



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 16, 2016**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, August 16, 2016 at 5:30 PM for the purpose of discussing the following items:

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

I. CALL TO ORDER

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

II. PUBLIC COMMENTS

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

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. PUBLIC HEARING

- A. To solicit input from the public regarding the City of Weslaco ad valorem property tax rate, assessed at the same rate as last year, \$0.6767/\$100.00 valuation, pursuant to §26.05(d) of the Texas Tax Code. Attachment.
- B. To solicit input on the proposed demolition order for unoccupied building located at 101 South Illinois Avenue, being Lots 17-18, Block B, Weslaco Original Townsite, an addition to the City of Weslaco, Hidalgo County,

Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Attachment.

- C. To solicit input on the proposed demolition order for unoccupied building located at 205 North Republic Street, being Lot 22, Block 6, Christensen Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Attachment.
- D. To solicit input on the proposed demolition order for unoccupied building located at 1604 Ramos Drive, being West Tract N123.5'-E157.26'-W314.52', Farm Tract 728 0.445 acres A/K/A Lot 2, City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Attachment.
- E. To solicit input on the proposed demolition order for unoccupied building located at 509 South Texas Blvd, being Lots 39-40, Block 42, Weslaco Original Townsite, an addition to the City of Weslaco as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Attachment.
- F. To solicit input on the proposed demolition order for unoccupied building located at 1301 Davenport Street, being Lots 18-20, Block 10, Davenport #1, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Attachment.
- G. To solicit input on the proposed demolition order for unoccupied building located at 719 North Republic Street, being the East ½ of Lots 1&2, Block 2, Hughes Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Attachment.

- H. To solicit input on the proposed demolition order for unoccupied building located at 1605 Ramos Drive, being West Tract S123.5'-N277'-E157.26'-W344.52, Farm Tract 728 A/K/A Lot 2, City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Attachment.
- I. To solicit input on the proposed demolition order for unoccupied building located at 609 West Hidalgo Street, being Lots 14-15, Block 7, Weslaco, Original Townsite, and addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Attachment.
- J. To solicit input on the proposed demolition order for unoccupied building located at 300 Bluebonnet Street, being Lots 3-5, Block 3, Expressway Heights Subdivision Unit 1, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Attachment.
- K. To solicit input on the proposed demolition order for unoccupied building located at 219 North Palmas Street, being Lot 23, Block 11, Northside Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Attachment.
- L. To solicit input on the proposed demolition order for unoccupied building located at 506 South Indiana Avenue, being Lot N17.7'-1, Block 38, Weslaco Original Townsite and Lot 4 Block 38 A. Canal Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Attachment.
- M. To solicit input on the proposed demolition order for unoccupied building located at 2018 Abilene Drive, being Lot 16, Block 4, Expressway Heights, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the

health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Attachment.

- N. To solicit input on behalf of Nho Chan Tu for a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd., also being Lots 1 and 2, Blk 57-A, Canal Property Subdivision, and 45.3 feet north of Lot 1, Blk 57, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department) Attachment.
- O. To solicit input on behalf of Nancy Bazan for a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Blk 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department) Attachment.

IV. **CONSENT AGENDA**

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

A. Approval of the following:

1. Minutes of the Regular Meeting on August 2, 2016;
2. Record of the Budget Workshop on August 10, 2016; and
3. Record of the Budget Workshop on August 11, 2016.

(Staffed by City Secretary's Office.) Attachment.

- B. Approval of the Lease Agreement with the Weslaco Youth Football League for the use of Isaac Rodriguez multi-purpose fields and Harlon Block Sports Complex practice area, for a term of 4 months (September 1, 2016-December 31, 2016) and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment.
- C. Approval of the renewal of the lease agreement with Mid Valley Youth Soccer League for use of Pablo G. Pena City Park soccer fields and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment.

- D. Approval of the renewal of the Federal Work-Study Community Service, America Reads, and America Counts agreements with the University of Texas Rio Grande Valley and authorize the Mayor to execute any related documents. (Staffed by Library Department.) Attachment.
- E. Approval of the renewal of the service agreement with Trafficpayment.com and authorize the Mayor to execute any related documents. (Staffed by Municipal Court.) Attachment.
- F. Approval of the renewal of agreement between Texas 1033 Grant Program and City of Weslaco Police Department and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

V. APPOINTMENTS

- A. Discussion and consideration to accept the resignations of Roy Tijerina and Joe Garza from the Weslaco Hotel Occupancy Tax Advisory Committee and approve Resolutions 2016-52 and 2016-53 appointing two members to unexpired terms. Possible action. (Staffed by Finance Department.) Attachment.
- B. Discussion and consideration to approve Resolution 2016-54 appointing an official member and an alternate member to the Amigos del Valle, Inc. Board of Directors for Fiscal Year 2016-2017 and authorize the Mayor to execute any related documents. Possible action. (Requested by Amigos del Valle.) Attachment.

VI. NEW BUSINESS

- A. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 101 South Illinois Avenue, being Lots 17-18, Block B, Weslaco Original Townsite, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.
- B. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 205 North Republic Street, being Lot 22, Block 6, Christensen Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated,

substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.

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- N. Discussion and consideration after public hearing on behalf of Nancy Bazan to approve Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Block 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Requires three-fourths vote to approve; Staffed by Planning and Code Enforcement Department.) Attachment.
- O. Discussion and consideration to approve final payment for GNH Construction for the Parking Lot project at Mayor Pablo G. Peña City Park in an amount not to exceed \$25,800.57. Possible action. (Staffed by Planning and Code Enforcement.) Attachment.
- P. Discussion and consideration to approve Change Order Number 1 to Request for Bids 2015-16-14 Sixth Street Striping Project, removing the items related to street signage and reducing award amount by \$40,500.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.) Attachment.
- Q. Discussion and consideration to reduce the size of 15-foot drainage and utility easement along the South side lot 8, Block A Pecan Grove Phase II

Subdivision, Hidalgo County, Texas, to a 10 foot Drainage and utility easement. Possible action. (Staffed by Planning and Code Enforcement.) Attachment.

R. Discussion and consideration to award Request For Bids No. 2015-16-16 to the lowest responsible bidder for the purchase of a 1998 Caterpillar BL Long Reach Excavator in the amount not to exceed \$65,000.00. Possible action. (Staffed by Public Works.) Attachment.

S. Discussion and consideration to ratify Amendment No. 2 to the Agreement with the Texas Department of Transportation for project 1421WESLA increasing the local contribution in an amount not to exceed \$17,545.00, an increase of \$3,030.00, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment.

T. Discussion and consideration to approve Resolution 2016-55 opposing the recent administrative efforts by the Texas Department of Transportation to no longer apply the economically disadvantaged county program to off-system (Non-TXDOT roadways) transportation projects throughout the state and more specifically Hidalgo County. Possible action. (Staffed by City Manager's Office.) Attachment.

U. Discussion and consideration to approve Ordinance 2016-28 authorizing a negotiated resolution with Texas Gas Service regarding the company's 2016 cost of service adjustment ("COSA") filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement and finding the rates to be set by the attached tariffs to be just and reasonable; providing for the recovery of the City's reasonable and necessary rate case expenses; adopting a savings clause and other matters as ordained. First Reading of Ordinance 2016-28. Possible action. (Staffed by City Manager's Office.) Attachment.

VII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

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

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

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

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

(1) commits an offense; and

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

- (A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;
 - (B) reasonable attorney fees and court costs; and
 - (C) at the discretion of the trier of fact, exemplary damages.
- (b) An offense under Subsection (a)(1) is a Class B misdemeanor.
- (c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection
- (a)(2) that:
- (1) the defendant had good reason to believe the disclosure was lawful; or
 - (2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)

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

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by §551.074 of the Texas Government Code.
- B. Pending Litigation - Consultation with City Attorney regarding *City of Weslaco v. Briones Consulting and Engineering* as authorized by §551.071 of the Texas Government Code.
- C. Real Property - Consultation with City Attorney on the purchase, exchange, lease or value of real property (North Texas; Intersection of Mile 11 and Texas Boulevard) as authorized by §551.072 of the Texas Local Government Code.
- D. Pending Litigation – Consultation with City Attorney regarding Cause No.C-1277-15-H *Elvia Caballero Lopez d/b/a or a/k/a Caballero Governmental Affairs v. City of Weslaco, Texas* in the 389th Judicial District Court of Hidalgo County pursuant to §551.071 of the Texas Government Code.
- E. Economic Development – Consultation with City Attorney regarding Economic Development opportunities and incentive programs related to industrial prospects, including Project Chicken Hatch "B", as well as retail and airport development as authorized by §551.087 of The Texas Government Code.
- F. Economic Development – Consultation with City Attorney regarding a lease agreement for Economic Development Project Wild Boar "B" as authorized by §551.087 of The Texas Government Code.
- G. Economic Development – Consultation with City Attorney regarding an incentive at the airport for Economic Development Project Golden Eagle as authorized by §551.087 of The Texas Government Code.

- H. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at 1411 West 18th Street as authorized by §551.072 of the Texas Local Government Code.
- I. Pending Litigation - Consultation with Attorney to give a legal briefing regarding Civil Case No. 7:15-CV-334 *Alvino Flores v. City of Weslaco, et al.* in the United States District Court for the Southern District of Texas – McAllen Division as authorized by §551.071(1) of the Texas Government Code.

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

IX. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 12th day of August, 2016 at 4:20 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: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-244	
From: Elizabeth Walker, City Secretary			
Subject: Certification of Public Notice.			
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral recognition. E. Roll Call.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission: N/A			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A			
Advisory Review, if any (name of board/committee, date of action, recommendation): N/A			
Elizabeth Walker		Created/Initiated	
City Manager Comments:			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Bob Slade, Love of Christ Church, will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge & Mission Statement			
Responsibilities upon Approval: Conduct meeting per Ordinance 2011-05, according to Roberts Rule of Order and commencing at 5:30 p.m.			

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Peña, III, Commissioner, District 6

Mike R. Perez, City Manager

The Pledge of Allegiance to the Flag

"I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL."

The Pledge of Allegiance to the State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

**The pledge was amended by House Bill 1034 during the 80th Legislature with the addition of "one state under God." The revised wording became effective on June 15, 2007.*

Preamble to the Constitution of the United States of America

We the people of the United States, in order to form a more perfect union, establish justice, insure domestic tranquility, provide for the common defense, promote the general welfare, and secure the blessings of liberty to ourselves and our posterity, do ordain and establish this Constitution for the United States of America.

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

- *Positive Attitude of Courtesy & Concern
- *Doing it Right the First Time
- *Sensitive to the citizens' needs
- *Friendly Respect for All
- *Service without Hassle

NOTICE OF 2016 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF WESLACO

A tax rate of \$0.6767 per \$100 valuation has been proposed for adoption by the governing body of City of Weslaco. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of City of Weslaco proposes to use revenue attributable to the tax rate increase for the purpose of funding increases in medical insurance expenses, purchase of equipment, increases in personnel, as well as other increased expenses related to the growth of the community.

PROPOSED TAX RATE	\$0.6767 per \$100
PRECEDING YEAR'S TAX RATE	\$0.6767 per \$100
EFFECTIVE TAX RATE	\$0.6598 per \$100
ROLLBACK TAX RATE	\$0.8914 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for City of Weslaco from the same properties in both the 2015 tax year and the 2016 tax year.

The rollback tax rate is the highest tax rate that City of Weslaco may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS
FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Pablo (Paul) Villarreal, Jr PCC
Hidalgo County Tax Assessor-Collector
2804 S Business Hwy 281
Edinburg TX 78539
(956) 318-2157
propertytax@hidalgocountytax.org
<http://www.hidalgocountytax.org>

You are urged to attend and express your views at the following public hearings on the proposed tax rate:

First Hearing: August 16, 2016 at 5:30 at Weslaco Legislative Chamber of City Hall, 255 South Kansas Ave.

Second Hearing: August 23, 2016 at 5:30 at Weslaco Legislative Chamber of City Hall, 255 South Kansas Ave.



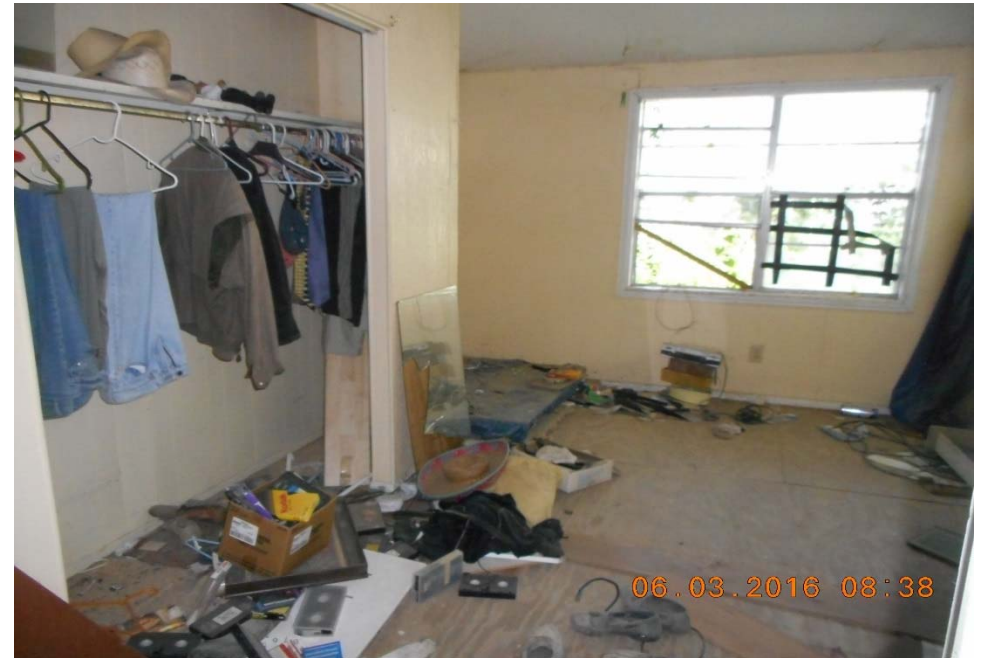
Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-344	
From: Mardoqueo Hinojosa, Planning Director			
Subject: To solicit input on the proposed demolition order for unoccupied building located at 101 South Illinois Avenue, being Lots 17-18, Block B, Weslaco Original Townsite, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.			
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of this item appeared in The Monitor on July 25, 2016 and August 1, 2016			
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures			
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days			
Attachments, if any: Attachment			
Responsibilities upon Approval:			

Staff will notify owner

101 South Illinois







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-345
From: Mardoqueo Hinojosa, Planning Director		
Subject: To solicit input on the proposed demolition order for unoccupied building located at 205 North Republic Street, being Lot 22, Block 6, Christensen Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days		
Attachments, if any: Attachment		

Responsibilities upon Approval:

Staff will notify owner

205 North Republic



03.17.2016 10:47







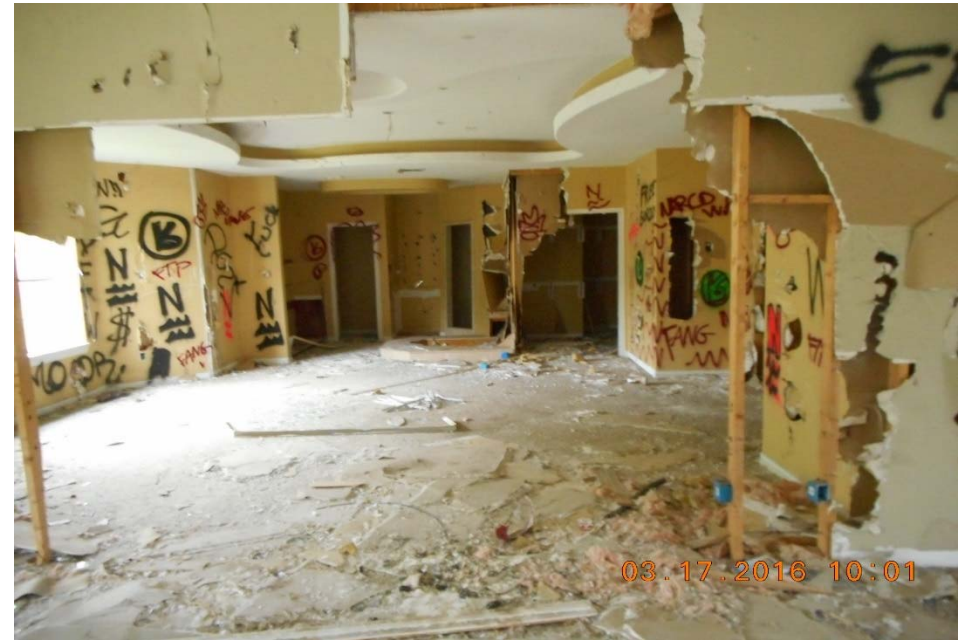
Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-346
From: Mardoqueo Hinojosa, Planning Director		
Subject: To solicit input on the proposed demolition order for unoccupied building located at 1604 Ramos Drive, being West Tract N123.5'-E157.26'-W314.52', Farm Tract 728 0.445 acres A/K/A Lot 2, City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		

Staff Recommendation:
Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days
Attachments, if any: Attachment 2
Responsibilities upon Approval: Staff will notify owner

1604 Ramos Drive







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-347	
From: Mardoqueo Hinojosa, Planning Director			
Subject: To solicit input on the proposed demolition order for unoccupied building located at 509 South Texas Blvd, being Lots 39-40, Block 42, Weslaco Original Townsite, an addition to the City of Weslaco as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.			
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures			
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City			

Commission Order that it be demolished by the owner within sixty (60) days
Attachments, if any: Attachment
Responsibilities upon Approval: Staff will notify owner

509 South Texas Blvd.







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-348
From:		
Subject: To solicit input on the proposed demolition order for unoccupied building located at 1301 Davenport Street, being Lots 18-20, Block 10, Davenport #1, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to to demolish the structures		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days		
Attachments, if any: Attachment		

Responsibilities upon Approval:

Staff will notify owner

1301 East Davenport Street







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-349
From: Mardoqueo Hinojosa, Planning Director		
Subject: To solicit input on the proposed demolition order for unoccupied building located at 719 North Republic Street, being the East ½ of Lots 1&2, Block 2, Hughes Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff Recommends that the structure(s) be declared a public nuisance and that the		

City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

Attachment

Responsibilities upon Approval:

Staff will notify owner

719 North Republic Street







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-350
From: Mardoqueo Hinojosa, Planning Director		
Subject: To solicit input on the proposed demolition order for unoccupied building located at 1605 Ramos Drive, being West Tract S123.5'-N277'-E157.26'-W344.52, Farm Tract 728 A/K/A Lot 2, City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation:		

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

Attachment

Responsibilities upon Approval:

Staff will notify owner

1605 Ramos Drive







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-351
From: Mardoqueo Hinojosa, Planning Director		
Subject: To solicit input on the proposed demolition order for unoccupied building located at 609 West Hidalgo Street, being Lots 14-15, Block 7, Weslaco, Original Townsite, and addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to allow property owner to demolish.		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation:		

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

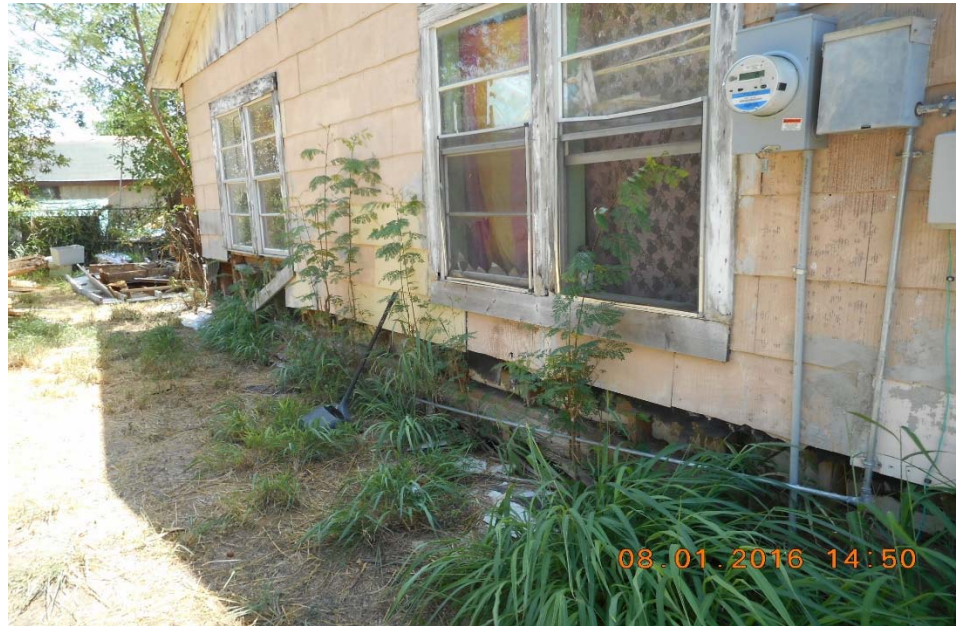
Attachment

Responsibilities upon Approval:

Staff will notify owner

609 West Hidalgo







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-352
From: Mardoqueo Hinojosa, Planning Director		
Subject: To solicit input on the proposed demolition order for unoccupied building located at 300 Bluebonnet Street, being Lots 3-5, Block 3, Expressway Heights Subdivision Unit 1, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to allow property owner to demolish structures		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation:		

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

Attachment

Responsibilities upon Approval:

Staff will notify owner

300 Bluebonnet Avenue











Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-353
From: Mardoqueo Hinojosa, Planning Director		
Subject: To solicit input on the proposed demolition order for unoccupied building located at 219 North Palmas Street, being Lot 23, Block 11, Northside Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to allow property owner to demolish structures		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation:		

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

Attachment

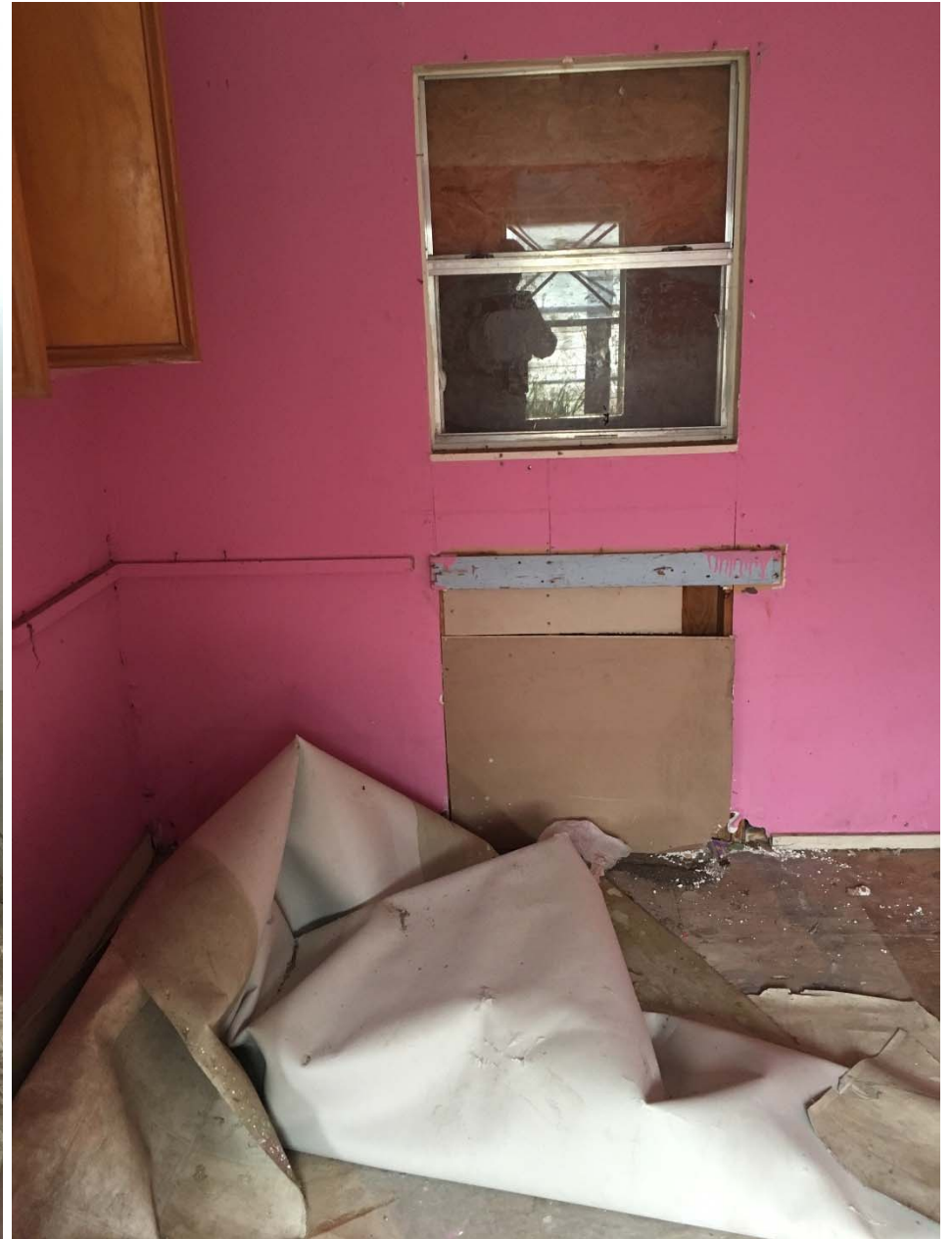
Responsibilities upon Approval:

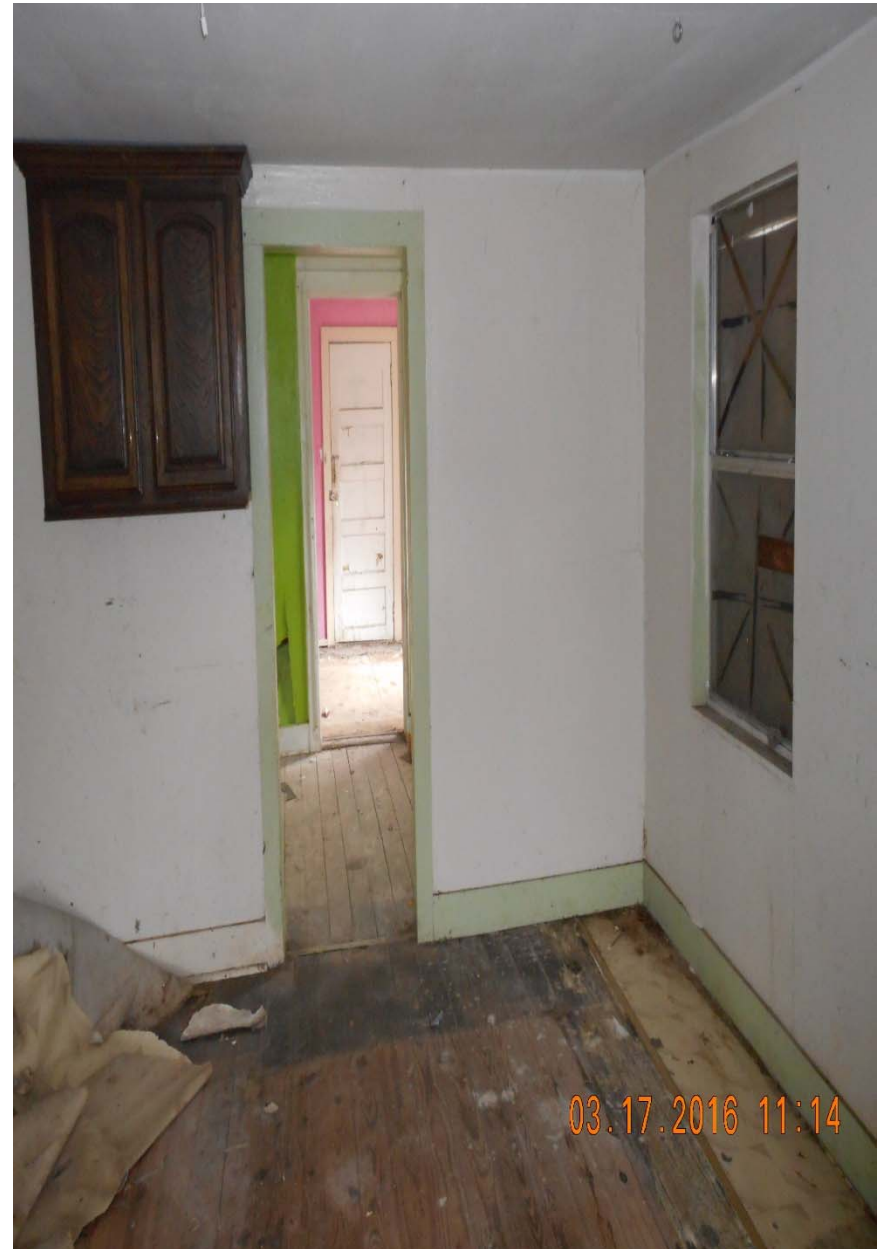
Staff will notify owner

219 North Palmas











Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-354
From: Mardoqueo Hinojosa, Planning Director		
Subject: To solicit input on the proposed demolition order for unoccupied building located at 506 South Indiana Avenue, being Lot N17.7'-1, Block 38, Weslaco Original Townsite and Lot 4 Block 38 A. Canal Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days		

Attachments, if any:
Attachment
Responsibilities upon Approval:
Staff will notify owner

506 South Indiana Avenue







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-355
From: Mardoqueo Hinojosa, Planning Director		
Subject: To solicit input on the proposed demolition order for unoccupied building located at 2018 Abilene Drive, being Lot 16, Block 4, Expressway Heights, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225.		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes, property owner has requested an appeal		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation:		

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

Attachment

Responsibilities upon Approval:

Staff will notify owner

2018 Abilene Drive



03.17.2016 14:52





Standardized Agenda Request Form

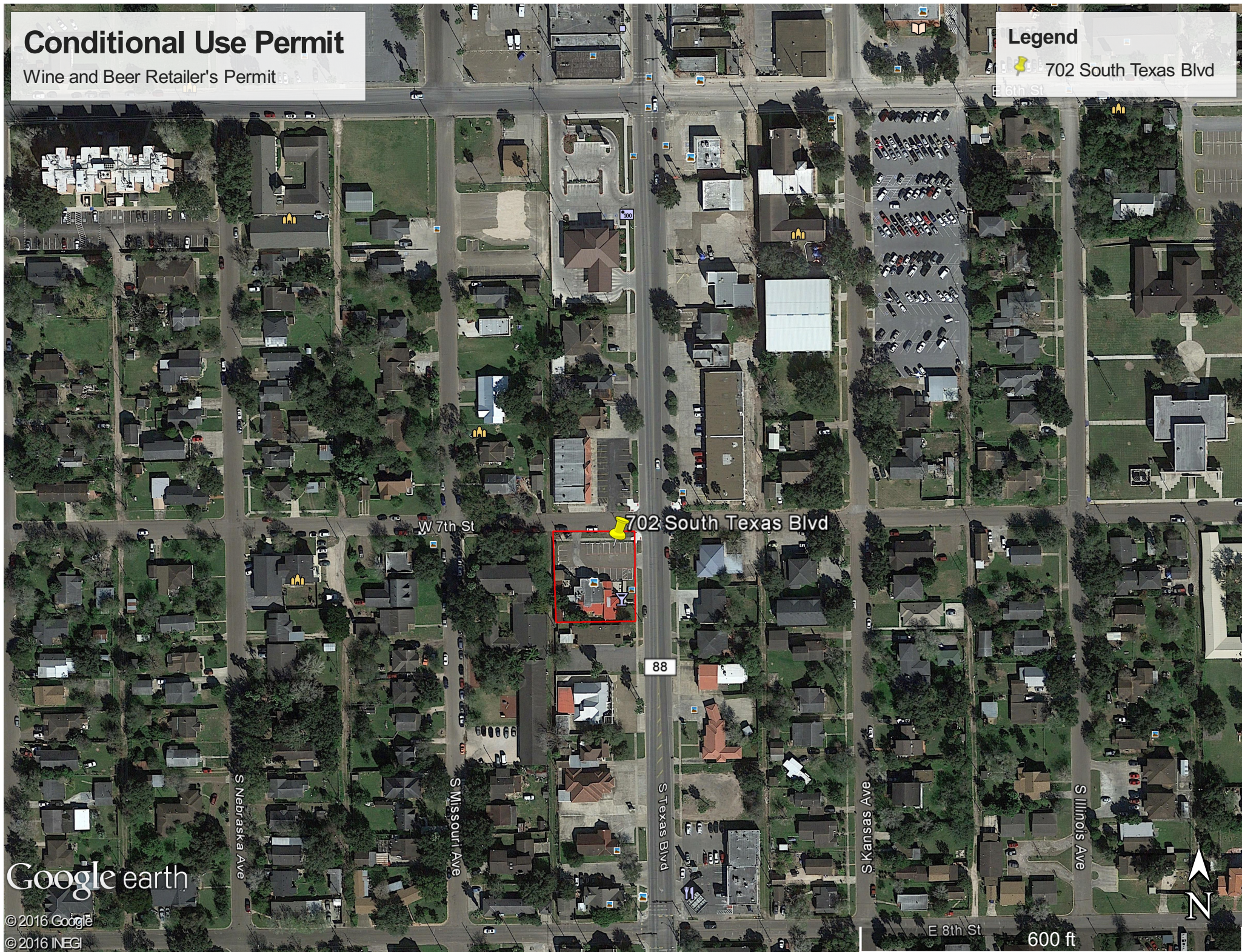
Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-356
From: Mardoqueo Hinojosa, Planning Director		
Subject: To solicit input on behalf of Nho Chan Tu for a Conditional Use Permit obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd., also being Lots 1 and 2, Blk 57-A, Canal Property Subdivision, and 45.3 feet north of Lot 1, Blk 57, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department)		
Background: The applicant is requesting to obtain Conditional Use Permit to obtain a Wine and Beer Retailer's Permit. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on July 22, 2016.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 18, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended approval on August 3, 2016.		
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: CUP Aerial, Photo, Photo, 702 S Texas Blvd		
Responsibilities upon Approval: Planning staff will advise applicant.		

Conditional Use Permit

Wine and Beer Retailer's Permit

Legend

 702 South Texas Blvd



Google earth

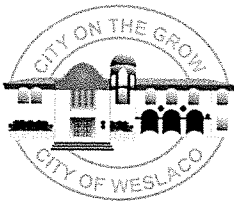
© 2016 Google

© 2016 INEGI





08.03.2016 09:15



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. 2016-12

RECEIVED
JUL 14 2016

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

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

Lot 1 & 2 / Lot 1 Block 57 & 57A

Subdivision Name CANAL PROPERTY SUBDIVISION

Street Address 702 S. TEXAS BLVD.

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

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

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

APPLICANT

Name NHO CHAN Tu Phone (956) 569-9924

Address 1004 N. 49TH. ST. Fax: _____

City McAllen State Tx Zip Code 78501 E-Mail: _____

OWNER

Name Brian Hsu Phone (956) 566-3349

Address 702 S. TEXAS BLVD. Fax: _____

City WESLACO State Tx Zip Code 78596 E-Mail: _____

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

Yes _____

No ☒ _____

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

Signature _____
Owner

Date _____

Signature *[Signature]*
Applicant

Date _____

Signature _____
Authorized Agent

Date _____

STAFF USE ONLY

Accepted By *MA* Payment Received By *MA* Date Paid 7/14/10

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

Date 7/22/10

P & Z Notice of Public Hearing Published in Newspaper

Date 7/18/10

City Commission Notice of Public Hearing Published
in Newspaper

Date 7/18/10

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

Date 8/3/10

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date 8/10/10

CITY OF WESLACO
956-968-3181

REC#: 02153215 7/14/2016 1:26 PM
OPER: KPere TERM: 036
REF#:

ACCT #: XXXX-XXXX-XXXX-7525
AUTH #: 08626B
TRAN #: 000000002176

TRAN: 202.0000 CONDITIONAL USE PERM
NHO CHAN TU
CONDITIONAL USE PER 300.00CR

TENDERED: 300.00 CREDIT CARD
APPLIED: 300.00-

CHANGE: 0.00

CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 3, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 16, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests: Si desea informaci3n en espa±ol, llame al departamento de Planeaci3n de la Ciudad de Weslaco, (956) 447-3403. Nancy Bazan is requesting a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Blk 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas. Nho Chan Tu is requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd., also being Lots 1 and 2, Blk 57-A, Canal Property Subdivision, and 45.3 feet north of Lot 1, Blk 57, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before August 3, 2016, for the Planning and Zoning Commission and on or before August 16, 2016 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

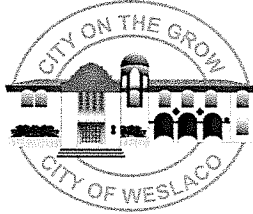
[Click here](#) to view the public notice as it appeared in print.

Appeared in: ***The Monitor*** on Monday, 07/18/2016

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City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 22, 2016

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 3, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 16, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests:

CONDITIONAL USE PERMIT:

Nho Chan Tu is requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd., also being Lots 1 and 2, Blk 57-A, Canal Property Subdivision, and 45.3 feet north of Lot 1, Blk 57, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas.

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

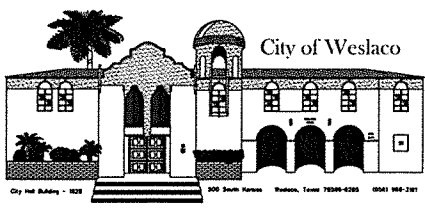
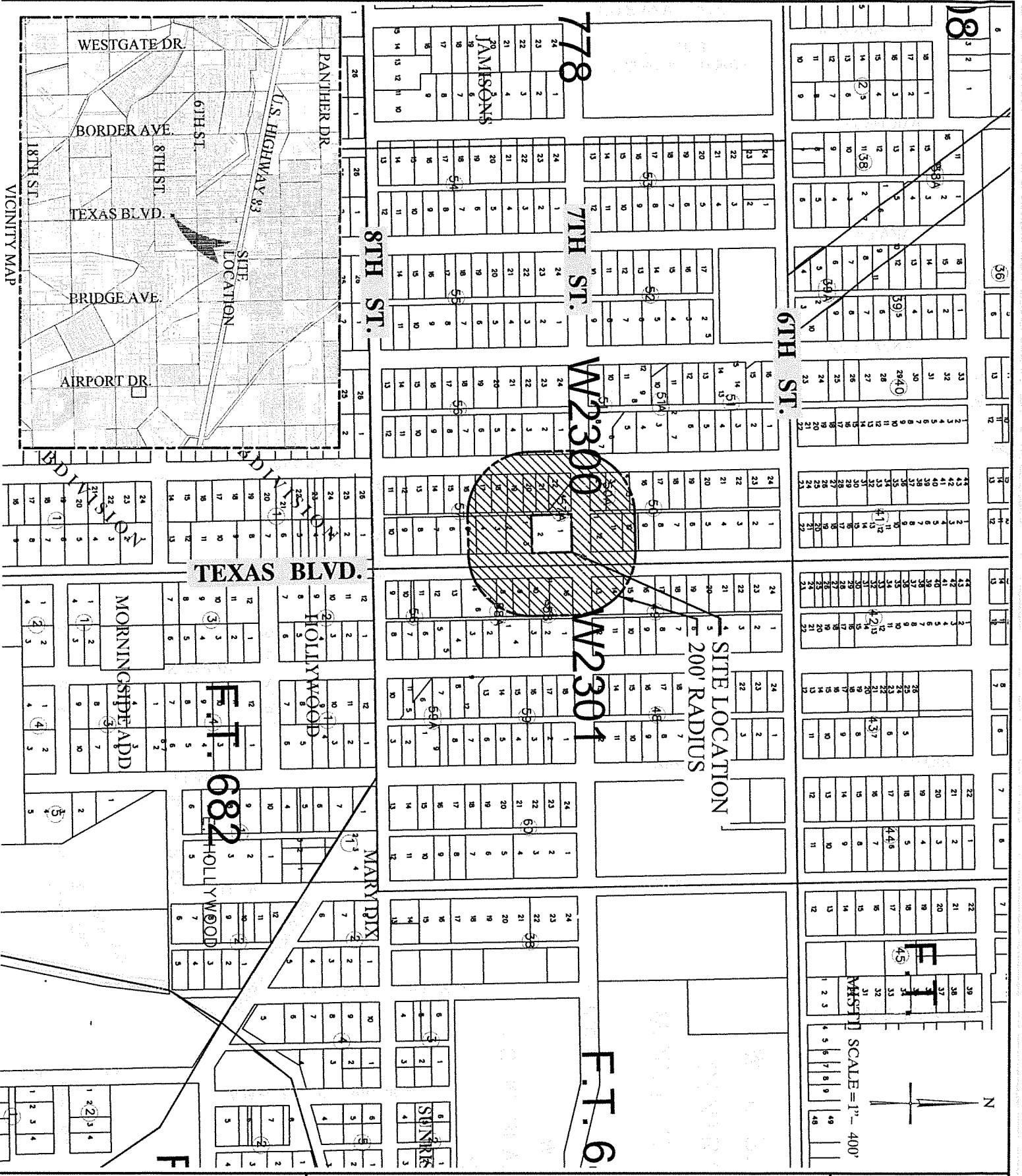
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

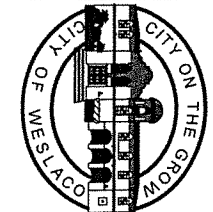
Mardoqueo Hinojosa, P.E., CFM
Planning Director/City Engineer

MH/mh

VICINITY MAP



NHO CHAN TU
702 S. TEXAS BLVD
WESLACO ORIGINAL TOWNSITE SUBD.
LOT 1&2 BLOCK 57
CUP:WINE AND BEER RETAILER



JUL 21, 2016

STOVALL DONNA & TINA WEINTRAUB MARGARET CORDELIA V STOVALL 3315 GREENBRIER DR DALLAS TX 75225-4818	W2300-00-049-0013-00 WESLACO ORIGINAL TOWNSITE LOTS 1 3-14 BLK 49 621 S TEXAS BLVD	L: 72000 B: 187577
MORALES SERGIO G 5211 S MCCOLL RD EDINBURG TX 78539	W2300-00-049-0015-00 WESLACO ORIGINAL TOWNSITE LOTS 1 5-16 BLK 49 621 S TEXAS BLVD	L: 72000 B: 194887
LOPEZ LUPITA SANDOVAL 1715 N OKLAHOMA AVE WESLACO TX 78599-4988	W2300-00-050-0010-00 WESLACO ORIGINAL TOWNSITE BLK 50 LT 10 618 S TEXAS BLVD	L: 39600 B: 31285
GARCIA GUADALUPE & LUPITA LOPEZ SANDOVAL 620 S TEXAS BLVD WESLACO TX 78596-6222	W2300-00-050-0011-00 WESLACO ORIGINAL TOWNSITE LOTS 1 1 & 12 BLK 50 & ALL LOT 1 BLK 50 620 S TEXAS BLVD	L: 72000 B: 247989
CASTRO, LUIS (DECEASED) CLEOTILDA CASTRO 623 S MISSOURI AVE WESLACO TX 78596-6939	W2300-00-050-0011-01 WESLACO ORIGINAL TOWNSITE BLK 50 A-CANAL LT 2-CANAL 623 S MISSOURI AVE	L: 20100 B: 16840
TANNER ELIZABETH 1512 COUNTY ROAD 995 ASHLAND OH 44805-9411	W2300-00-050-0013-00 WESLACO ORIGINAL TOWNSITE LOT 3, & S 25' -4, S 54.7-13 BLK 50, 5 621 S MISSOURI AVE	L: 30150 B: 22590
HOVDA, HANS O & CONSTANCE 1310 S TEXAS BLVD WESLACO TX 78596-7079	W2300-00-050-0013-01 WESLACO ORIGINAL TOWNSITE N 25-4 , ALL-5, N 25'-13, ALL-14 BLK 50 619 S MISSOURI AVE	L: 30150 B: 61613
RODRIGUEZ ELVIRA B 534 LINARES WESLACO TX 78596	W2300-00-050-0015-00 WESLACO ORIGINAL TOWNSITE BLK 50 LT 15 615 S MISSOURI AVE	L: 20100 B: 0
CASTELLANOS LESLEY A 534 LINARES WESLACO TX 78596-5782	W2300-00-050-0016-00 WESLACO ORIGINAL TOWNSITE BLK 50 LT 16 613 S MISSOURI AVE	L: 20100 B: 29182
HOLLEY, STEVE N & THELMA 622 S MISSOURI AVE WESLACO TX 78596-6940	W2300-00-051-0008-01 WESLACO ORIGINAL TOWNSITE S 25-6 , ALL-7, S 75'-8 BLK 51, 51A CAN 622 S MISSOURI AVE	L: 32663 B: 40223
HERNANDEZ, JUAN R 700 S MISSOURI AVE WESLACO TX 78596-6942	W2300-00-056-0001-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 1 700 S MISSOURI AVE	L: 21775 B: 26665
RODRIGUEZ, ISAAC D & ROSALINDA 225 S TEXAS BLVD WESLACO TX 78596-610	W2300-00-056-0002-00 WESLACO ORIGINAL TOWNSITE LOT BLK 56 706 S MISSOURI AVE	L: 11375 B: 24008

JUL 21, 2016

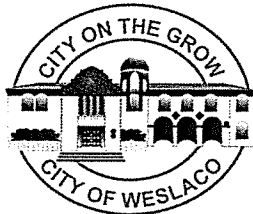
CARDOZA SILVIO H & ANGELICA 2710 N WESTGATE DR WESLACO TX 78599-3875	W2300-00-056-0002-01 WESLACO ORIGINAL TOWNSITE - LOT 2 BLK 56 704 S MISSOURI AVE	L: 21775 B: 44580
RODRIGUEZ, ISAAC D & ROSAL 225 S TEXAS BLVD WESLACO TX 78596-6105	W2300-00-056-0003-01 WESLACO ORIGINAL TOWNSITE - LOT 3 BLK 56 706 S MISSOURI AVE	L: 21775 B: 23716
RODRIGUEZ, ISAAC D & ROSAL 1211 W 4TH ST WESLACO TX 78596-5712	W2300-00-056-0004-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 4 708 S MISSOURI AVE	L: 21775 B: 20536
OLIVAREZ, JOE DANIEL PO BOX 1667 WESLACO TX 78599-1667	W2300-00-056-0005-00 WESLACO ORIGINAL TOWNSITE LOT 5 BLOCK 56 710 S MISSOURI AVE	L: 21775 B: 20412
GARZA ENRIQUE JR 1614 WOODLAND DR WESLACO TX 78596-3413	W2300-00-057-0000-00 WESLACO ORIGINAL TOWNSITE N45' L OT 1 BLK 57 & ALL LOTS 1 & 2 BLK 702 S TEXAS BLVD	L: 91296 B: 106510
SHEPARD, STEPHEN P 2022 E HARRISON AVE HARLINGEN TX 78550-7312	W2300-00-057-0001-00 WESLACO ORIGINAL TOWNSITE S50' L OT 1, N30.7' LOT 2 BLK 57 & ALL 704 S TEXAS BLVD	L: 58104 B: 47394
MOLINA, JUAN R PO BOX 190 WESLACO TX 78599-0190	W2300-00-057-0003-00 WESLACO ORIGINAL TOWNSITE ALL LO T 3, S8.4' LOT 2 & ALL LOT 4 BLK 710 S TEXAS BLVD	L: 67248 B: 72464
CARDENAS, WILBERT 714 S TEXAS BLVD WESLACO TX 78596-7052	W2300-00-057-0005-00 WESLACO ORIGINAL TOWNSITE BLK 57 LT 5 714 S TEXAS BLVD	L: 39600 B: 44111
FUQUA, MICHAEL W 2202 S 77 SUNSHINE STRIP STE B HARLINGEN TX 78550-8332	W2300-00-058-0013-00 WESLACO ORIGINAL TOWNSITE N 15'- 13, 14, 6-7-CANAL BLK 58, 58A 713 S TEXAS BLVD	L: 59400 B: 63918
PENA, JAIME J 711 S TEXAS BLVD WESLACO TX 78596-7051	W2300-00-058-0013-01 WESLACO ORIGINAL TOWNSITE BLK 58 A CAN LT 8-CANAL 711 S TEXAS BLVD	L: 40392 B: 57942
RIOS, ALICIA T & RUBEN 707 S TEXAS BLVD WESLACO TX 78596-7051	W2300-00-058-0013-02 WESLACO ORIGINAL TOWNSITE BLK 58 A-CAN LT 9-CANAL 707 S TEXAS BLVD	L: 40392 B: 15503
SKY IT SOLUTIONS INC 311 S MISSOURI AVE WESLACO TX 78596-6015	W2300-00-058-0015-00 WESLACO ORIGINAL TOWNSITE S57.3' LOT 15 BLK 58 & ALL LOT 10; S12 705 S TEXAS BLVD	L: 47520 B: 77315

JUL 21, 2016

WOODMEN OF THE WORLD 701 S TEXAS BLVD WESLACO TX 78596-7051	W2300-00-058-0015-01 WESLACO ORIGINAL TOWNSITE N 38'- 11,N 38'-15,16-CANAL BLK 58, 58A 701 S TEXAS BLVD	L: 47520 B: 54752
RIOS, RUBEN & ALICIA 707 S TEXAS BLVD WESLACO TX 78596-7051	W2300-00-058-0013-05 WESLACO ORIGINAL TOWNSITE BLK 58 A-CAN LT 9-CANAL, 50.000000% UDI 707 S TEXAS BLVD	L: 18360 B: 9242
TRUSTEES OF THE DIOCESES OF 701 S MISSOURI WESLACO TX 78596	W2300-00-057-0018-00 WESLACO ORIGINAL TOWNSITE LOTS 1 8-22 BLK 57 & LOT 4 BLK 57A	L: 162000 B: 241074
TRUSTEEES OF THE DIOCESE OF EPISCOPAL CHURCH 701 S MISSOURI WESLACO TX	W2300-00-057-0016-00 WESLACO ORIGINAL TOWNSITE LOTS 1 6-17 BLK 57	L: 60000 B: 91327

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO

TO: Joe Pedraza, Health Official

FROM: Rolando Gonzalez, Chief Building Official 

DATE: July 20, 2016

SUBJECT: Basil Asia Restaurant

As per your request on the application for **Wine and Beer Retailer's Permit** for the above mentioned establishment. The building is located at **702 S. Texas Blvd.**, Weslaco, Texas the following establishments are located in the vicinity:

First Christian Church
SE Corner of Missouri & 6th
1376'

Central Middle School
NW Corner of Illinois & 7th
727'

First Baptist Church
SW Corner of 6th & Kansas
1157'

First Presbyterian Church
SW Corner of Iowa & 7th
1102'

Grace Episcopal Church
SE Corner of Missouri & 7th
519'

Church of No Walls
621 S Texas Suite B
370'

Thank you



45,069

ON-PREMISE PREQUALIFICATION PACKET

RECEIVED

JUL 14 2016

L-ON
(01/2016)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. *Planning & Enforcement Dept.*

Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.

All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number _____

☐ Reinstatement

License/Permit Number _____

☐ Change of Licensed Location

License/Permit Number _____

2. Type of On-Premise License/Permit

- | | |
|--|--|
| ☒ BG Wine and Beer Retailer's Permit | ☐ LB Mixed Beverage Late Hours Permit |
| ☐ BE Beer Retail Dealer's On-Premise License | ☐ MI Minibar Permit |
| ☐ BL Retail Dealer's On-Premise Late Hours License | ☐ CB Caterer's Permit |
| ☐ BP Brewpub License | ☐ FB Food and Beverage Certificate |
| ☐ V Wine & Beer Retailer's Permit for Excursion Boats | ☐ PE Beverage Cartage Permit |
| ☐ Y Wine & Beer Retailer's Permit for Railway Dining Car | ☐ RM Mixed Beverage Restaurant Permit with FB |
| ☐ MB Mixed Beverage Permit | |
| ☐ O Private Carrier's Permit – For Brewpubs (BP) with a BG only | |

3. Indicate Primary Business at this Location

- | | |
|--|--|
| ☒ Restaurant | ☐ Sporting Arena, Civic Center, Hotel |
| ☐ Bar | ☐ Grocery/Market |
| ☐ Sexually Oriented | ☐ Miscellaneous _____ |

4. Trade Name of Location

BASIL ASIA RESTAURANT

5. Location Address

702 S TEXAS BLVD

City
WESLACO

County
HIDALGO

State
TX

Zip Code
78596

6. Mailing Address

702 S TEXAS BLVD

City
WESLACO

State
TX

Zip Code
78596

7. Business Phone No.

956-520-8022

Alternate Phone No.

956-569-9942

E-mail Address

arnold.enriquez@att.net

OWNER INFORMATION

8. Type of Owner

- | | | |
|--|---|---|
| ☐ Individual | ☐ Corporation | ☐ City/County/University |
| ☐ Partnership | ☒ Limited Liability Company | ☐ Other _____ |
| ☐ Limited Partnership | ☐ Joint Venture | |
| ☐ Limited Liability Partnership | ☐ Trust | |

9. Business Owner/Applicant

FA-CHAI LLC

10. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name TU	First Name NHO	MI C	Title OWNER/MANAGER
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION

Section 109.31 et seq.

11. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No

NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.

12. Will your business be located within 300 feet of any private/public school, day care center or child care facility? ☐ Yes ☒ No

If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No

NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.

NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.

NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.

13. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No

14. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No

60-DAY SIGN

15. As required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.	Exact Date (mm/dd/yyyy) 07/01/2016
--	---------------------------------------

ALL APPLICANTS

16. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐

I, the applicant, have confirmed I am not located in the city limits of any city and therefore all city certificates are not required.

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
Officer/Manager

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

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT
NAME

NHO CHAN TW

SIGN
HERE

[Signature]

TITLE

OWNER (MANAGER)

Before me, the undersigned authority, on this 20 day of JUNE 20 16, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

[Signature]
NOTARY PUBLIC

SEAL



ROMER ESPARAGOZA FAJUTAG
Notary Public, State of Texas
My Commission Expires
April 17, 2019

CERTIFICATE OF CITY SECRETARY (FOR MB, RM, V & Y)

Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN

HERE

City Secretary/Clerk

City

TEXAS

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
☐ legal sale of all alcoholic beverages except mixed beverages
☐ legal sale of all alcoholic beverages including mixed beverages
☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per Section 25.14 or Section 69.17 of the TABC Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG and BE)

SIGN

HERE

City Secretary/Clerk

City

TEXAS

SEAL

**CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT
(LB & BL)**

Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

- ☐ The governing body of this city has by ordinance authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The governing body of this city has by ordinance authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN

HERE _____, TEXAS

City Secretary/Clerk

City

SEAL

CERTIFICATE OF COUNTY CLERK (FOR MB, RM, V & Y)

Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN

HERE _____ COUNTY

County Clerk

SEAL

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this 21 day of June, 2016, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court for a Wine & Beer Retailer's Permit.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☒ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per 25.14 or 69.17 of the TAB Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG and BE)



ARTURO GUAJARDO, JR.

County Clerk

HIDALGO

COUNTY

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT (LB & BL)

Chapters 29 & 70 et seq

- I hereby certify on this _____ day of _____, 20____, that one of the below are correct:
- ☐ The Commissioner's Court of the county has by order authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The Commissioner's Court of the county has by order authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN
HERE

County Clerk

COUNTY

S E A L

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this 21 day of June, 2016, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number 32060701474 Outlet Number 00001

Print Name of Comptroller Employee Patricia Tamez

Print Title of Comptroller Employee Tax Compliance officer

SIGN HERE Patricia Tamez FIELD OFFICE McAllen 2H11

S E A L

PUBLISHER'S AFFIDAVIT (FOR MB, LB, RM, BP, BG, BE, BL, V & Y)

Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE
City, County		
Dates notice published in daily/weekly newspaper (mm/dd/yyyy)		
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.		
Signature of publisher or designee		
Sworn to and subscribed before me on this date		
Signature of Notary Public		
S E A L		



OWNERSHIP INFORMATION Continued for Prequalification Packet

L-OIC
(01/2016)

LOCATION INFORMATION

1. Trade Name of Location BASIL ASIA RESTAURANT			
2. Location Address 702 S TEXAS BLVD			
City WESLACO	County HIDALGO	State TX	Zip Code 78596

OWNER INFORMATION

3. Type of Owner			
☐ Individual	☐ Corporation	☐ City/County/University	
☐ Partnership	☒ Limited Liability Company	☐ Other _____	
☐ Limited Partnership	☐ Joint Venture		
☐ Limited Liability Partnership	☐ Trust		
Last Name NHO	First Name TU	MI C	Title OWNER/MANA
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title



Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-357	
From: Mardoqueo Hinojosa, Planning Director			
Subject: To solicit input on behalf of Nancy Bazan for a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Blk 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department)			
Background: The applicant is requesting to obtain Conditional Use Permit to operate a daycare. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on July 22, 2016.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 18, 2016			
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended denial on August 3, 2016.			
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: CUP Aerial, Photo, Photo, 610 W 13th St., opposition letters			
Responsibilities upon Approval: Planning staff will advise applicant.			

Conditional Use Permit

Daycare Facilities

Legend

 610 West 13th Street

610 West 13th Street 

W 12th St

W 13th St

Orchard Ct

S Georgia Ave

S Border Ave

W 14th St

Google earth

© 2016 Google
© 2016 INEG

14th St

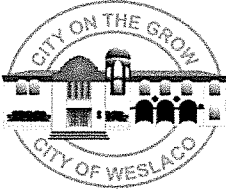
12th St



600 ft







APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. 2016-11

RECEIVED
JUL 13 2016

PROPOSED PROJECT

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

Lot 7 Block 1

Subdivision Name Rowena

Street Address 610 W. 13th St Weslaco, TX

Existing Zoning Daycare Existing Land Use Home

Purpose for the Conditional Use Permit Request Child Daycare

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

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

APPLICANT

Name Nancy Bazar Phone 956-463-1529

Address 213 Zamora Ave Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: nbazar1984@yahoo.com

OWNER

Name Nancy Bazar Phone 956-463-1529

Address 213 Zamora Ave Fax: _____

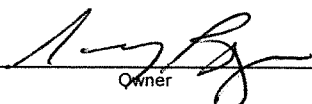
City Weslaco State TX Zip Code 78596 E-Mail: nbazar1984@yahoo.com

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

Yes _____

No NB

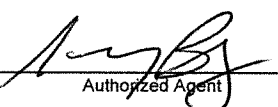
I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature 
Owner

Date July 6, 2016

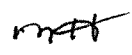
Signature 
Applicant

Date July 6, 2016

Signature 
Authorized Agent

Date July 6, 2016

STAFF USE ONLY

Accepted By  Payment Received By  Date Paid 7/13/16

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

Date 7/22/16

P & Z Notice of Public Hearing Published in Newspaper

Date 7/18/16

City Commission Notice of Public Hearing Published in Newspaper

Date 7/18/16

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

Date 8/3/16

Presented to City Commission
Approved _____ Disapproved _____ Tabled _____

Date 8/16/16

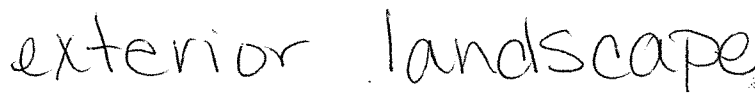
CITY OF WESLACO
956-968-3181

REC#: 02152601 7/12/2016 3:53 PM
OPER: DFuga TERM: 006
REF#: 1679

TRAN: 202.0000 CONDITIONAL USE PERM
NANCY BAZAN
610 W 13TH ST
CONDITIONAL USE PER 300.00CR

TENDERED: 300.00 CHECK
APPLIED: 300.00-

CHANGE: 0.00



Serial# C8F818F6

610 West 13th Street. Weslaco, TX 78596

Hours of Operation; Monday to Friday 6:45AM – 6:00PM

A corner sign will be installed next to tree facing south west 8Ftx4ft

INTERIOR of HOME/ BUILDING

Bedroom 1- classroom 1; add sink

Bedroom 2 & 3- classroom 2; knock down center walls, shower and closet; enclose toilet area.

Dining room & Living room – Make into classroom 3.

Garage- Classroom 4- enclose garage and make entrance and exit door, bathroom toilet and sick in storage area.

Enclosed Patio- Office

Kitchen – remove dish washer and sink; install commercial 3 compartment sink

- Install hood fire suppression system

Install Fire Extinguishers where needed

Install lighted Exit signs where needed

Install Security and fire alarm where needed.

EXTERIOR of HOME/ BUILDING

-removal of cactus for safety reasons

Removal of courtyard fencing to make 8 parking space in front of building.

Make driveway entrance entering east side of 13th and exit on west side of 13th.

CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 3, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 16, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests: Si desea informaci3n en espa±ol, llame al departamento de Planeaci3n de la Ciudad de Weslaco, (956) 447-3403. Nancy Bazan is requesting a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Blk 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas. Nho Chan Tu is requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd., also being Lots 1 and 2, Blk 57-A, Canal Property Subdivision, and 45.3 feet north of Lot 1, Blk 57, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before August 3, 2016, for the Planning and Zoning Commission and on or before August 16, 2016 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

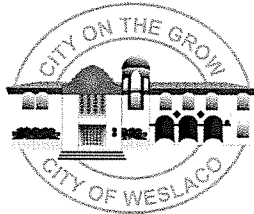
[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 07/18/2016

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City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 22, 2016

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 3, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 16, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests:

CONDITIONAL USE PERMIT:

Nancy Bazan is requesting a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Blk 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas.

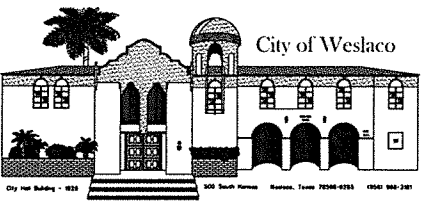
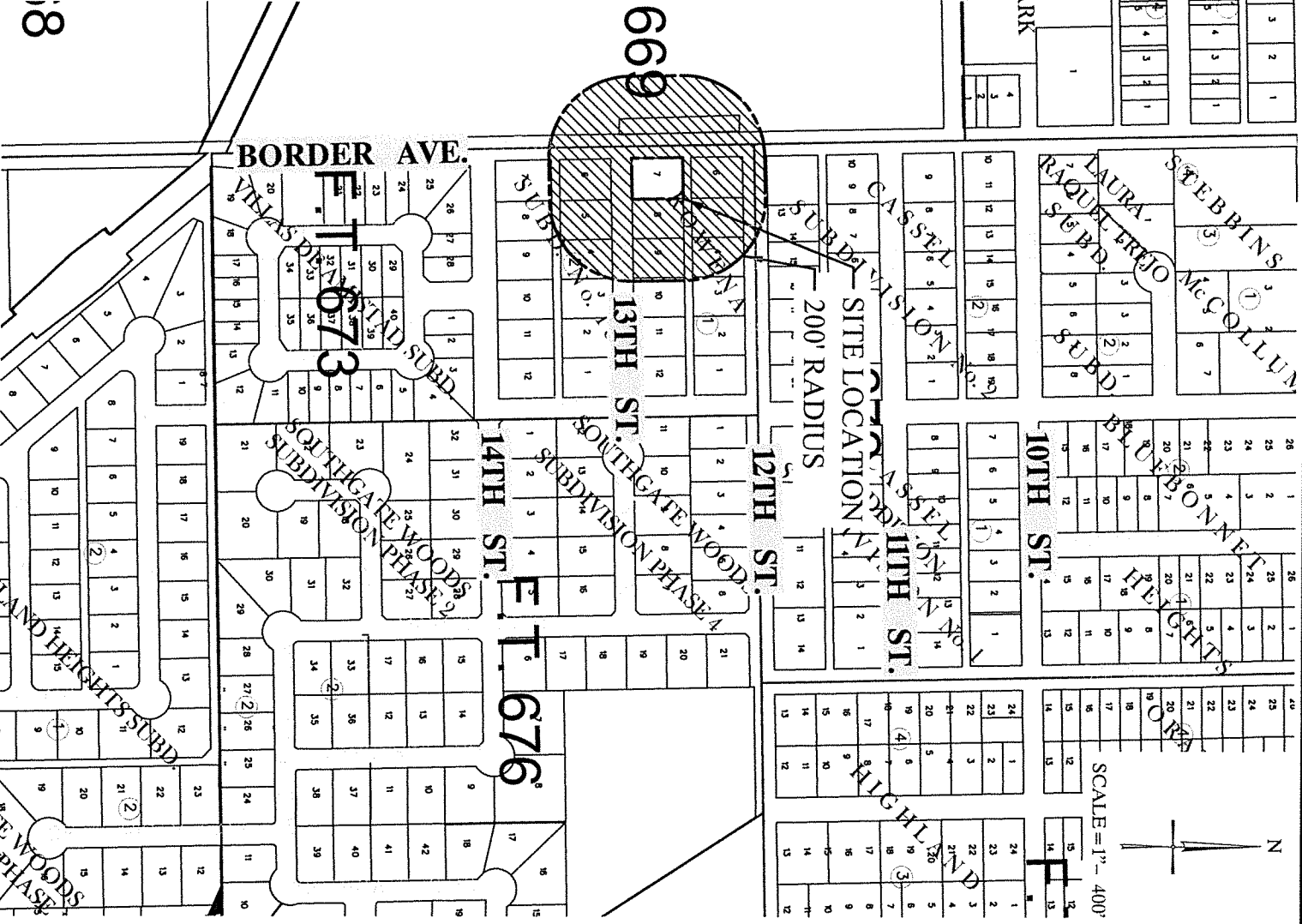
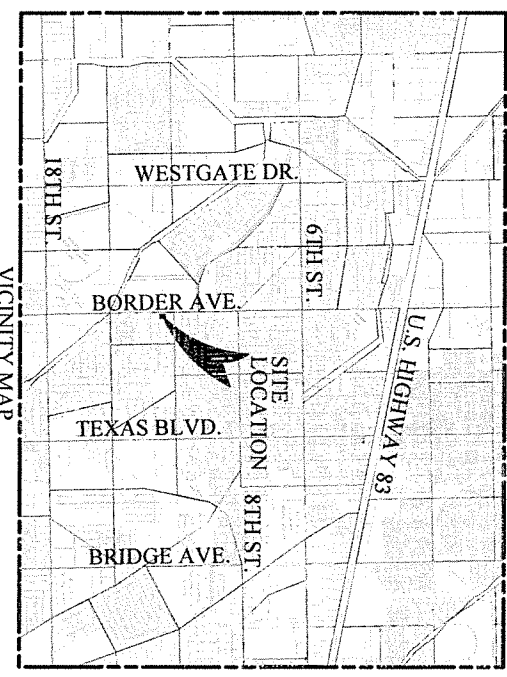
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

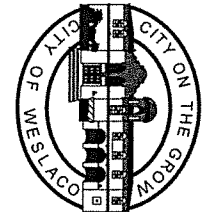
Sincerely,

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

MH/mh



NANCY BAZAN
610 W. 13TH ST.
ROWENA SUBDIVISION UNIT 1
LOT 1 BLOCK 7
CUP:DAYCARE



JUL 21, 2016

MIMS, JACK M 605 W 12TH ST WESLACO TX 78596-7407	R4250-01-001-0003-00 ROWENA #1 BLK 1 LT 3 605 W 12TH ST	L: 36000 B: 84528
RIOS, JUAN, JR 11121 FRANKLINS TALE LOOP AUSTIN TX 78748-2769	R4250-01-001-0004-00 ROWENA #1 BLK 1 LT 4 607 W 12TH ST	L: 36000 B: 91626
SANCHEZ, OMAR & IRENE 609 W 12TH ST WESLACO TX 78596-7407	R4250-01-001-0005-00 ROWENA #1 BLK 1 LT 5 609 W 12TH ST	L: 36000 B: 125880
MUNOZ, ARMINDA & BASILIO B 611 W 12TH ST WESLACO TX 78596-7407	R4250-01-001-0006-00 ROWENA #1 BLK 1 LT 6 611 W 12TH ST	L: 37500 B: 84980
DAVIS, MICHAEL RENE 610 W 13TH ST WESLACO TX 78596-7410	R4250-01-001-0007-00 ROWENA #1 BLK 1 LT 7 610 W 13TH ST	L: 37500 B: 75568
JOHNSON, TERRY ALAN & MARY 608 W 13TH ST WESLACO TX 78596-7410	R4250-01-001-0008-00 ROWENA #1 BLK 1 LT 8 608 W 13TH ST	L: 36000 B: 83121
ORTIZ, FRANK M & GAIL WEIG 606 W 13TH ST WESLACO TX 78596-7410	R4250-01-001-0009-00 ROWENA #1 BLK 1 LT 9 606 W 13TH ST	L: 36000 B: 80007
THE BHAGAT FAMILY TRUST 604 W 13TH ST WESLACO TX 78596-7410	R4250-01-001-0010-00 ROWENA #1 BLK 1 LT 10 604 W 13TH ST	L: 36000 B: 85940
BUSTOS, SANTIAGA 605 W 13TH ST WESLACO TX 78596-7409	R4250-02-002-0003-00 ROWENA #2 BLK 2 LT 3 605 W 13TH ST	L: 36000 B: 82967
CASTRO, ISIDRO & FELICITA ENRIQUE GONZALEZ PO BOX 1092 WESLACO TX 78599-1092	R4250-02-002-0004-00 ROWENA #2 BLK 2 LT 4 607 W 13TH ST	L: 36000 B: 63033
WALTERS, BRIAN 609 W 13TH ST WESLACO TX 78596-7409	R4250-02-002-0005-00 ROWENA #2 BLK 2 LT 5 609 W 13TH ST	L: 36000 B: 78720
VELASQUEZ, GILBERTO & ANGE 611 W 13TH ST WESLACO TX 78596-7409	R4250-02-002-0006-00 ROWENA #2 BLK 2 LT 6 611 W 13TH ST	L: 37500 B: 99112

JUL 21, 2016

SEPULVEDA, JOSE T & CARMEN	R4250-02-002-0007-00	L: 40500
C/O C V JONES	ROWENA #2 BLK 2 LT 7	
610 W 14TH ST		B: 80132
WESLACO TX 78596-7412	610 W 14TH ST	

MARTINEZ JOSEFINA S	R4250-02-002-0008-00	L: 38880
606 W 14TH ST	ROWENA #2 BLK 2 LT 8	
		B: 0
WESLACO TX 78596-7412	608 W 14TH ST	

8/3/2016

8-16
Elizabeth
Back up for
plan on Conditional
Use for Day Care
not

Good Evening to the members of the City of Weslaco Planning and Zoning Commission and the Weslaco City Commission,

I am here tonight to express my strong objection to the proposed conditional use permit for the property at 610 W. 13th Street. I have resided in Weslaco since 1967 except for a few years away to graduate from Baylor University and pursue my career. When I was blessed to start a family, we returned to live in Weslaco when our son was nine months old and looked to buy property in an established secure residential neighborhood with the best elementary school. We found that on 13th Street and have resided there for the past 17 years.

Please allow me to quote to you from the planning and code enforcement page of The City of Weslaco website, "The residential environment should be safe, efficient and visually appealing. Landscaping is strongly encouraged. Commercial, institutional, public and quasi-public land uses within neighborhoods will be restricted to those services which directly benefit the residents of the associated neighborhood."

The proposal to put in a day care center that will require extensive unattractive concrete paving to provide off-street parking in a quiet neighborhood consisting of mostly older residents would not meet this provision.

Also, Border Avenue is a very highly travelled road with Memorial Elementary to the south and with the additional impedences of the rise in Border Avenue on the southern end and the direct across the street access to two entrances/exits to John Knox Village, a very large retirement community. The increase in traffic during the school year is significant and the right hand turn from 13th Street to go north on Border Avenue is already one that must be done very cautiously even without the addition of pick up and drop off of a day care center on that corner.

Please consider this request for a conditional use permit carefully and we ask that you not recommend or grant this request.

Respectfully submitted,

Gail Weigel Ortiz

606 W. 13th Street

Weslaco, TX 78596

RECEIVED

AUG 03 2016

Planning &
Code Enforcement Dept.

8/2/2016

To The City of Weslaco Planning and Zoning Commission and the Weslaco City Commission,

We are totally opposed to the rezoning of the property on the corner of Thirteenth Street and Border Avenue. This is a quiet residential neighborhood and that is the reason we originally moved to this location.

We do not want our property values to go down. The traffic on Border Avenue is very heavy in the morning and all afternoon because of Memorial Elementary School and all of the subdivisions south on Border Avenue. A Day Care will only add to the difficulty getting in and out of the street which also has traffic trying to get in and out of John Knox.

Please consider your decision carefully this election year.

Sincerely,

Dr. Francis P. Bhagat

Margaret S. Bhagat

604 W. 13th Street

Weslaco, TX 78596

RECEIVED

AUG 03 2016

Planning &
Code Enforcement Dept.

Terry Johnson

Mary Anne Johnson

608 W. 13th Street

Weslaco, TX 78596

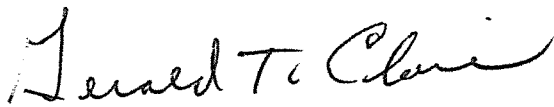
TO: The city of Weslaco Planning & Zoning Department

I am Gerald T Close I reside at 607 W 12th st in Weslaco.

I am opposing the residence at 610 w 13th in Weslaco Texas being converted to a Child Care Facility.

I do not believe this will be an upgrade to the community or improve the already quite heavy traffic in that area.

I will be out of town for the hearing and asking Mr. Jack Mims my neighbor to voice my opinion with this letter to the city.



Gerald T Close

August 3, 2016

RECEIVED

AUG 03 2016

Planning &
Code Enforcement Dept.

This is in response to the request from Nancy Bazan for a conditional use permit to operate a daycare at 610 W 13th St.

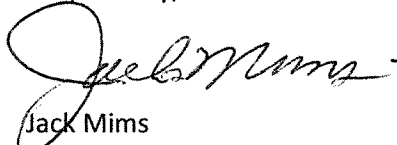
I have resided at 605 W 12th Street since 1974. Several of the neighbors bought their homes about the same time. We all bought in good faith that the city would protect our single family residential status and not allow any changes. We trusted the city commission to do as promised and maintain the single family home status as a way of protecting the value of our properties. Protecting property values of the homeowners in any city should always be at the top of the list of duties the city commission and mayor should perform. For the majority of us the only significant investment we have is our home. Some factors have unfortunately worked against our values, the latest being the flood this past October.

Most of the homes have now been renovated and are again livable. Please consider denying the permit to Ms. Bazan. I believe the added vehicular traffic would be an inconvenience to the people who must use S. Border Ave. to get to work while the noise of having children playing outside is inevitable, it could disturb the peace of nearby neighbors who might need to sleep in the daytime or who are ill. Several of my neighbors are senior citizens.

Granting such a permit will only open the door to others who might want to operate other types of businesses out of single family residences.

It would certainly be a betrayal of the trust that has been placed in the mayor and city commissioners to grant the permit. Please consider denying the permit to Ms. Bazan.

Respectfully,



Jack Mims
605 W 12th Street
(956) 968-7795

8-2-16

RECEIVED
AUG 02 2016
Planning &
Code Enforcement Dept.

August 3, 2016

A Quien Corresponda
Yo Soy Gilbert Velásquez
Mi Familia y yo hemos Vivido en esta Dirección
por 31 años,
No estoy de acuerdo, que se aga un Centro
de Cuidado en 610 W 13th St.

RECEIVED

AUG 03 2016

Planning &
Code Enforcement Dept.

Gracias,
Gilbert Velásquez
Gilbert Velásquez



Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-330	
From: Elizabeth Walker, City Secretary			
Subject: Approval of the following: 1. Minutes of the Regular Meeting on August 2, 2016; 2. Record of the Budget Workshop on August 10, 2016; and 3. Record of the Budget Workshop on August 11, 2016. (Staffed by City Secretary's Office.) Attachment.			
Background: Official records of commission meetings and workshops			
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: N/A			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A			
Advisory Review, if any (name of board/committee, date of action, recommendation): N/A			
Elizabeth Walker Mike Perez		Created	
City Manager Comments:			
Staff Recommendation: Approve.			
Attachments, if any: 16-08-02 minutes, 16-08-10 Record, 16-08-11 Record			
Responsibilities upon Approval: Execute and preserve.			



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, AUGUST 2, 2016**

On this 2nd day of August, 2016 at 5:34 p.m., the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members present:

Mayor	David Suarez
Mayor Pro-Tem	Olga Noriega
Commissioner	Gerardo “Jerry” Tafolla
Commissioner	Letty Lopez
Commissioner	Leo Muñoz
Commissioner	Greg Kerr
Commissioner	Fidel Peña III
City Manager	Mike R. Perez
City Secretary	Elizabeth M. Walker
City Attorney	Juan E. Gonzalez

Also present: Mary Barrera, Finance Director; Veronica Ramirez, Human Resources Director; Jose Peña, IT Director; Pete Garcia, Public Works Director; Chief Tony Lopez, Fire Department; Assistant Chief Ted Walensky, Police Department; Israel Gaona, Planning and Code Enforcement Department; Arnoldo Becho, Library Director; Andrew Muñoz, Airport Director; Rosa Huerta, Municipal Court Coordinator; and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 29, 2016.

B. Invocation.

Reverend Howard Bloomquist, Police Department Chaplain, led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the Pledge of Allegiance and Texas Flag.

D. Mayoral recognition.

The Mayor recognized the Summer Reading Program award recipients.

E. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting perfect attendance.

II. PUBLIC COMMENTS

There were no comments received.

III. CONSENT AGENDA

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

A. Approval of the Minutes of the Regular Meeting on July 19, 2016. (Staffed by City Secretary's Office.) Attachment.

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

1) Ordinance 2016-25 rezoning 520 S. Illinois Ave., also being Lots 6-11, Block 43, Weslaco Original Subdivision, Weslaco, Hidalgo County, Texas, from R-1 One Family Dwelling District to R-2 Duplex and Apartments District. (First reading held July 19, 2016; Staffed by the Planning and Code Enforcement Department.)

2) Ordinance 2016-26, amending Ordinance 27-172, codified as Section 134-259 "Designation of Truck Routes:"

1. Westgate Drive from Frost Proof Drive to 18th Street
2. U.S. Business 83 from Midway Road to Mile 2 ½ West
3. Farm to Market Road 1015 within City limits
4. Farm to Market Road 88/Texas Blvd from 579.65 feet North of 18th Street to Mina Street
5. 18th Street from Westgate Drive to Mile 2 ¾ West Road
6. Airport Drive from 18th Street to Haggard Avenue
7. Border Avenue from Interstate 2 to U.S. Business 83
8. Panther Drive the West 900 Feet
9. Bridge Avenue from Interstate 2 to Ballard Street
10. Sugarcane Drive from Farm to Market Road 1015 to Joe Stephens Avenue
11. Vo-Tech Drive from Interstate 2 to Sugarcane Drive
12. Mid Valley Drive
13. Venture Drive
14. Industrial Drive
15. Corporate Drive
16. Sugarsweet Avenue
17. Ballard Street from Farm to Market Road 88/Texas Blvd to Dolores Huerta Avenue
18. Farm to Market Road 88/Texas Blvd from Interstate 2 to the North City limits
19. Annie Drive
20. Garza Avenue from U.S. Business 83 to 2nd Street

21. Calle De La Republica from Railroad Street to U.S. Business 83
22. Illinois Avenue from Interstate 2 to Pike Blvd
23. Pike Blvd from Farm to Market Road 1015 to North Airport Drive
24. Pike Blvd from Illinois Avenue to Border Avenue
25. Milanos Road from U.S. Business 83 to Interstate 2
26. Pike Blvd from Westgate Drive to Milanos Road
27. Interstate 2 within City limits
28. Pleasantview Drive from Interstate 2 to US Business 83
29. Calle De La Republica from Interstate 2 to Pike Blvd.

(First reading held July 19, 2016; Staffed by Planning and Code Enforcement Department.)
Attachment.

C. Approval of the renewal of the annual Host Agency Agreement with AARP Senior Community Service Employment Program allowing the City of Weslaco to accept participants through a short-term work-training program and authorize the Mayor to execute any documents. (Staffed by Human Resources.)

D. Approval of an Election Order toward an election of Mayor, Commissioner District 5, and Commissioner District 6 during the General Election on November 8, 2016 pursuant to Texas Election Code Chapter 271 and authorize the Mayor and Commissioners to execute any related documents. (Staffed by City Secretary's Office.)

E. Authorization for the solicitation of sealed bids for the 2nd Street Sidewalks between Airport Drive and Illinois Avenue as part of the 5310 Program for Enhanced Mobility for Seniors and Persons with Disabilities. (Staffed by Planning and Code Enforcement.)

Commissioner Tafolla, seconded by Commissioner Peña, moved to approve consent agenda items A, B1, B2, C, D and E as presented. The motion carried unanimously, Mayor Suarez was present and voting.

For the record, the ordinance is as follows:

ORDINANCE NO. 2016-25

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 320 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 520 S. ILLINOIS AVE., ALSO BEING LOTS 6-11, BLK 43, WESLACO ORIGINAL SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS, FROM R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENTS DISTRICT.

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

SECTION I: R-1 Single Family Dwelling District to R-2 Duplex and Apartments District being Lots 6-11, Blk 43, Weslaco Original Subdivision, also being 520 S. Illinois Ave., Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 19th day of July, 2016.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 2nd day of

August, 2016.

ORDINANCE 2016-26

AN ORDINANCE AMENDING ORDINANCE NUMBER 1984-43, THE CITY OF WESLACO TRUCK ROUTES ORDINANCE; CODIFIED AS ARTICLE V OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO TEXAS THAT:

SECTION I.

Ordinance 1984-43 passed and approved on November 16, 1984 as "Truck Routes Ordinance" and Codified as Article V of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the amended Truck Routes ordinance sections will be adopted and codified as Article V of the Weslaco Code of Ordinances and said Chapter shall read as follows:

ARTICLE V TRUCK ROUTES

SECTION 134-259 Designation of Routes

1. Westgate Drive from Frost Proof Drive to 18th Street
2. U.S. Business 83 from Midway Road to Mile 2 ½ West
3. Farm to Market Road 1015 within City limits
4. Farm to Market Road 88/Texas Blvd from 579.65 feet North of 18th Street to Mina Street
5. 18th Street from Westgate Drive to Mile 2 ¾ West Road
6. Airport Drive from 18th Street to Haggard Avenue
7. Border Avenue from Interstate 2 to U.S. Business 83
8. Panther Drive the West 900 Feet
9. Bridge Avenue from Interstate 2 to Ballard Street
10. Sugarcane Drive from Farm to Market Road 1015 to Joe Stephens Avenue
11. Vo-Tech Drive from Interstate 2 to Sugarcane Drive
12. Mid Valley Drive
13. Venture Drive
14. Industrial Drive
15. Corporate Drive
16. Sugarsweet Avenue
17. Ballard Street from Farm to Market Road 88/Texas Blvd to Dolores Huerta Avenue
18. Farm to Market Road 88/Texas Blvd from Interstate 2 to the North City limits
19. Annie Drive
20. Garza Avenue from U.S. Business 83 to 2nd Street
21. Calle De La Republica from Railroad Street to U.S. Business 83
22. Illinois Avenue from Interstate 2 to Pike Blvd
23. Pike Blvd from Farm to Market Road 1015 to North Airport Drive
24. Pike Blvd from Illinois Avenue to Border Avenue
25. Milanos Road from U.S. Business 83 to Interstate 2
26. Pike Blvd from Westgate Drive to Milanos Road
27. Interstate 2 within City limits
28. Pleasantview Drive from Interstate 2 to US Business 83
29. Calle De La Republica from Interstate 2 to Pike Blvd.

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:

/s/Elizabeth M. Walker, CITY SECRETARY

APPROVED AS TO FORM:

/s/Juan E. Gonzalez, CITY ATTORNEY

Mayor Suarez changed the order of the day and went to item IV. New Business item J.

IV. NEW BUSINESS

J. Discussion and consideration to approve Resolution 2016-51 proposing an ad valorem tax rate and setting a date on which the Commission will adopt the 2016-2017 ad valorem tax rate. Roll Call Vote. Possible action. (Staffed by Finance Department.)

Mary Barrera stated the City Manager is the budget officer for the city and the proposed budget was calculated with the same tax rate of \$0.6767; any time the proposed rate exceeds the rollback or effective tax rate, public hearings would be needed. If public hearings are needed she proposes August 16th and 23rd at 5:30 p.m. Staff recommends approval. The Mayor clarified this action does not set the rate, merely accepts the proposed rate for budget discussions.

Commissioner Tafolla, seconded by Commissioner Peña, moved to approve Resolution 2016-51 as presented. By roll call vote, the motion carried unanimously; the Mayor was present and voting.

For the record following is the resolution:

RESOLUTION NO. 2016-51

RESOLUTION OF THE CITY OF WESLACO, TEXAS
PROPOSING AN AD VALOREM TAX RATE; SETTING A DATE
ON WHICH THE COMMISSION WILL ADOPT THE 2016-2017
AD VALOREM TAX RATE AND SETTING DATES FOR PUBLIC
HEARINGS, IF NECESSARY.

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

- 1) The maximum proposed ad valorem tax rate that the Commission will consider for Fiscal Year 2016-2017 is 67.67 cents per \$100 taxable value; and
- 2) If the calculation of the effective and rollback tax rates results in a rate that is lower than the proposed rate, the City Commission will consider the proposed rate at two public hearings as follows: First Public Hearing – August 16th, 2016; and Second Public Hearing – August 23rd, 2016; and
- 3) The City Commission will adopt the Fiscal Year 2016-2017 ad valorem tax rate at 5:30 p.m. on September 6, 2016, at the Weslaco City Commission Legislative Chambers, 255 S. Kansas Avenue, Weslaco, Texas.

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

PASSED AND APPROVED on this 2nd day of August, 2016

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Elizabeth M. Walker, CITY SECRETARY

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

Mayor Suarez changed the order of the day and proceeded to item K under New Business IV.

K. Discussion and consideration to accept the calculation of effective and rollback tax rates for the 2016 tax year by Hidalgo County Tax-Assessor Collector Pablo "Paul" Villarreal. Possible action. (Staffed by Finance Department.)

Mr. Pablo "Paul" Villarreal, Tax Assessor-Collector, and Eva Mireles, Chief Deputy, reviewed the effective tax rate calculations. The current tax rate is \$0.6767. The appraised values increased from last year by \$137 million. Ms. Mireles stated the effective tax rate is \$0.6598 for the City and the rollback rate is \$0.8914. The effective tax rate will bring in the same revenue as last year as a result of higher appraisals. The City Manager recommended maintaining the same tax rate \$0.6767 as a benchmark.

Commissioner Muñoz, seconded by Commissioner Tafolla, moved to accept the calculation as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Mayor Suarez went to item A under New Business IV.

A. Discussion and consideration to extend the current health insurance policy with Allegian and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.)

Veronica Ramirez, HR Director, went over the renewal rates stating there was an increase of 3.8%. Staff recommends renewing with Allegian.

Commissioner Tafolla, seconded by Commissioner Muñoz, moved to extend the current health insurance policy with Allegian as recommended. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to authorize staff to solicit proposals from qualified insurance carriers for the following:

1. Worker's Compensation Insurance
2. Commercial Package (General Liability/Professional, Law Enforcement Liability, Errors & Omissions Liability, Auto Liability, Auto Physical Damage, Aviation, Real & Personal Property, Flood & Earthquake, Mobile Equipment, Ocean Marine, Crime, etc.)

and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.)

Veronica Ramirez stated renewal rates for worker's compensation increased by 12% and renewal rates for liability and property increased by 13%. Staff recommends soliciting proposals at this time. In response to Commissioner Tafolla, advertisement will be August 10th and 17th; bid opening August 21st; award September 20th.

Commissioner Muñoz, seconded by Commissioner Lopez, moved to authorize staff to solicit proposals from qualified insurance carriers for worker's compensation and commercial package as recommended. The motion carried unanimously; Mayor Suarez was present and voting.

- C. Discussion and consideration to negotiate and enter into agreement with Roger Garza, Valley Risk Consulting, for Professional Consulting Services related to insurance coverages for the City and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department).

Veronica Ramirez recommended approval stating the consultant assists with preparations of the request for bid packet, prepares an evaluation and recommendation to staff.

Commissioner Peña, seconded by Commissioner Lopez, moved to negotiate and enter into agreement with Roger Garza, Valley Risk Consulting, for Professional Consulting Services related to insurance coverages for the City as recommended. The motion carried unanimously; Mayor Suarez was present and voting.

- D. Discussion and consideration to extend current basic life and AD&D policy with Dearborn National and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources.)

Veronica Ramirez recommended extending the current carrier, Dearborn National, stating current rates are guaranteed until October 1, 2017.

Commissioner Tafolla, seconded by Commissioner Lopez, moved to extend current basic life and AD&D policy with Dearborn National as presented. The motion carried unanimously; Mayor Suarez was present and voting.

- E. Discussion and consideration to award the best qualified, most advantageous response to the Request for Proposals for the City of Weslaco Alton Landfill Post-Closure Care Monitoring (RFP No. 2015-16-13). Possible action. (Staffed by Public Works Department.) Attachment.

Pete Garcia, Public Works Director, stated the landfill has been monitored for over twenty years.

Mike Perez, City Manager, stated the landfill is a 40 acre landfill site that is regulated for compliance by Texas Commission Environmental Quality (TCEQ). Staff recommends awarding to Raba Kistner, Inc. Staff will negotiate a contract and bring back to the commission for approval.

Commissioner Tafolla, seconded by Commissioner Kerr, moved to award Raba Kistner, Inc. as the best qualified, most advantageous response to the Request for Proposals for the City of Weslaco Alton Landfill Post-Closure Care Monitoring (RFP No. 2015-16-13). The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration to approve a Memorandum of Understanding with Texas A&M University Extension Service for the striping of the cycling trail. Possible action. (Staffed by Parks and Recreation Department.).

Mike Perez stated the Mayor and he had met with Texas A&M for project assistance for the bike trail. The Memorandum of Understanding outlines the City's contribution to the project as labor and equipment; \$29,800.00 will be reimbursed by Texas A&M for the cost of materials, including paint and reflective beads for over four miles of trails. Staff recommends approval.

Commissioner Tafolla, seconded by Commissioner Kerr, moved to approve Memorandum of Understanding with Texas A&M University Extension Service for the striping of the cycling trail as presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration to award Request For Bid 2015-16-14 for the 6th Street Striping from Westgate Drive to U.S. Business 83 to the best qualified, most advantageous bidder. Possible action. (Staffed by Planning and Code Enforcement Department.)

Israel Gaona, Engineer II, recommended awarding Pavement Markings for the 6th Street Striping from Westgate Drive to U.S. Business 83 as the lowest bidder and negotiating a change order for the signs that will reduce the project cost by approximately \$30,000.00.

Commissioner Peña, seconded by Commissioner Tafolla, moved to award Request for Bid 2015-16-14 to Pavement Markings for the 6th Street Striping from Westgate Drive to U.S. Business 83. The motion carried unanimously; Mayor Suarez was present and voting.

H. Discussion and consideration to award the best qualified, most advantageous response to the Request for Proposals for the City of Weslaco radio equipment upgrade. Possible action. (Staffed by the Police Department)

Ted Walansky, Assistant Chief, stated two state contract pricing proposals were received and recommended award to local vendor Tri-County Communications. All departments will be able to communicate with each other as well as other outside agencies on this digital system; cost is \$813,000.00 for turnkey operating system with two year warranty. Mike Perez, City Manager, stated staff will be soliciting financing proposals for the best interest rate for a five to seven year lease purchase arrangement.

Commissioner Peña, seconded by Commissioner Muñoz, moved to award Tri-County Communications as the best qualified, most advantageous response for the City of Weslaco radio equipment as recommended. The motion carried unanimously; Mayor Suarez was present and voting.

I. Discussion and consideration to approve the purchase of an IT backup solution using the State of Texas DIR contract in an amount not to exceed \$39,000 and authorize the

Mayor to execute any related documents. Possible action. (Staffed by Information Technology Department.)

Jose Pena, IT Director, stated this purchase will allow automated backup for two data centers that will not impose on hourly employee's labor of uploading to the servers, providing a storage solution for preserving data. The quote includes 3 years maintenance.

Commissioner Peña, seconded by Commissioner Muñoz, moved to approve the purchase of an IT backup solution using the State of Texas DIR contract in an amount not to exceed \$39,000.00 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

V. REPORTS

A. Report by Finance Department - Quarterly Financial report. Possible action to accept and file.

Mary Barrera, Finance Director, reported on the general fund combined assets of \$11,812,069; total liabilities of \$11,812,069 with 96% property taxes collected; water and sewer fund total assets at \$99,820,128 million; total liabilities \$99,820,128; solid waste fund total assets at \$4,192,757 million; total liabilities of \$4,192,757 stating \$2 million loan advanced to Water/Sewer fund was included in fund equity; airport fund total assets at \$8,897,463; total liabilities \$8,897,463.

Commissioner Peña, seconded by Commissioner Tafolla, moved to accept and file the quarterly financial report as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Report by Finance Department - Quarterly Investment report. Possible action to accept and file.

Mary Barrera reported interest year to date at \$44,916.11 ahead of 3 month T-Bill Rate benchmark.

Commissioner Peña, seconded by Commissioner Tafolla, moved to accept and file as presented. The motion carried unanimously; Mayor Suarez was present and voting.

C. Report by Weslaco Area Chamber of Commerce.

Martha Noell, Chamber Director, reported they are close to launching a free mobile app; June had 426 visitors and July 385.

D. Report by Economic Development Corporation of Weslaco.

Marie McDermott; Interim EDC Director, reported a grant was received from the Economic Development Agency in the amount of \$1.4 million for UTRGV to be housed in our building. She also reported on meeting with retail prospects with a summary of leads list of 34 and introduced Steven Valdez, newly hired Economic Development Director.

E. Report by Planning and Code Enforcement.

Israel Gaona reported the Boys and Girls Club is completed with exterior sign in production; 69 parking stalls were installed with drainage improvement; the 6th Street project contractor was released with Public Works completing paving; concrete collars are pending by Public Works.

In response to Mayor Pro-Tem, in follow-up to the sidewalk ordinance denied last Commission meeting, residents at Los Ranchitos continue to need to apply for a variance to the sidewalk requirement. The Commission directed staff to waive the filing fee for Los Ranchitos and other property owners with existing adjacent bar ditches who apply for a sidewalk variance with the Zoning Board of Adjustment and Appeals; additionally, the City should reimburse any pending applications for this sidewalk variance. Such directive is memorialized as a Minute Order.

Joe Pedraza reported an increase in building construction valuation by \$15 million last quarter; also 13 homes will be presented next meeting for proposed demolition this year.

F. Report by Fire Department.

Tony Lopez, Fire Chief, reported the new fire truck was received for the Fire Station 3; received a grant for \$67,000.00 for new hospital shelter was received and another \$200,000 in grants were applied for from TCEQ for HAZMAT equipment that does not require any local matching funds. The EMS is assisting Knapp Medical with critical care patients needed transporting to another facility.

G. Report by Severn Trent.

Trinidad Cantu, Severn Trent, stated water demand consumption is averaging 6mgd for the summer months; they collected copper samples as required by EPA; they initiated a Pilot Study for an oxidation system for the NWWTP and reported on improvements for Lift Station 18.

H. Report by Public Works Department.

Pete Garcia, Public Works Director, reported on water and sewer breaks; paving of 6th street working on placing cement collars and will be scheduling paving of park trail.

I. Report by Parks and Recreation Department.

David Arce, Parks Director, reported ongoing small projects being done; such as La Placita Park getting new light poles; Harlon Park getting hitting stations, new benches, trash cans and BBQ pits; also an expression swing was installed at Isaac Rodriguez Park and 23 pool rentals.

VI. EXECUTIVE SESSION

At 7:35 p.m. Mayor David Suarez announced the regular meeting to convene in executive session. At 9:00 p.m. Mayor Pro-Tem announced the City Commission had completed its executive session and reconvened the regular meeting as open to the public.

VII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

Mayor Pro-Tem changed the order of the day to proceed immediately with item VII. G.

G. Pending Litigation - Consultation with Attorney to give a legal briefing regarding Civil Case No. 7:15-CV-334 Alvino Flores v. City of Weslaco, et al. in the United States District Court for the Southern District of Texas – McAllen Division as authorized by §551.071(1) of the Texas Government Code.

Mayor Pro-Tem moved to approve the payment amount as requested by counsel for Alvino Flores. Motion failed for lack of second.

Commissioner Tafolla, seconded by Commissioner Kerr, moved to authorize payment as recommended in executive session by counsel representing the City regarding Civil Case No. 7:15-CV-334 Alvino Flores. The motion carried with Mayor Pro-Tem against; Mayor Suarez was absent (5-1).

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

There was no action on this item.

B. Pending Litigation - Consultation with City Attorney regarding City of Weslaco v. Briones Consulting and Engineering as authorized by §551.071 of the Texas Government Code.

There was no action on this item.

C. Real Property - Consultation with City Attorney on the purchase, exchange, lease or value of real property (North Texas; Intersection of Mile 11 and Texas Boulevard) as authorized by §551.072 of the Texas Local Government Code.

Commissioner Kerr, seconded by Commissioner Tafolla, moved to authorize the Mayor and City Manager to proceed with negotiations as discussed in executive session. The motion carried unanimously; Mayor Suarez was absent.

D. Pending Litigation – Consultation with City Attorney regarding Cause No.C-1277-15-H Elvia Caballero Lopez d/b/a or a/k/a Caballero Governmental Affairs v. City of Weslaco, Texas in the 389th Judicial District Court of Hidalgo County pursuant to §551.071 of the Texas Government Code.

Commissioner Kerr, seconded by Commissioner Tafolla, moved to authorize the City Manager and City Attorney to proceed with the offer regarding Cause No.C-1277-15-H Elvia Caballero Lopez d/b/a or a/k/a Caballero Governmental Affairs as discussed in executive session. The motion carried unanimously; Mayor Suarez was absent.

E. Economic Development – Consultation with City Attorney regarding Economic Development opportunities and incentive programs related to industrial prospects, including Project Chicken Hatch "B", as well as retail and airport development as authorized by §551.087 of The Texas Government Code.

Commissioner Muñoz, seconded by Commissioner Tafolla, moved to authorize Mayor Pro-Tem to execute the Memorandum of Understanding with UTRGV as discussed in executive session. The motion carried unanimously; Mayor Suarez was absent.

F. Economic Development – Consultation with City Attorney regarding a lease agreement for Economic Development Project Wild Boar "B" as authorized by §551.087 of The Texas Government Code.

Commissioner Kerr, seconded by Commissioner Lopez, moved to authorize the Mayor to execute the Memorandum of Understanding with Texas A&M University as discussed in executive session. The motion carried unanimously; Mayor Suarez was absent.

H. Pending Litigation - Consultation with City Attorney regarding Docket No. CL-14-3345-G Juan Zuniga v. City of Weslaco as authorized by §551.071 of the Texas Government Code.

There was no action on this item; the City Attorney stated it was a report only.

VIII. ADJOURNMENT

With no other business before the commission, at 9:05 p.m. on August 2, 2016, Commissioner Peña, seconded by Commissioner Tafolla, moved to adjourn the regular meeting. The motion carried unanimously; Mayor Suarez was absent.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker

MAYOR PRO-TEM, Olga Noriega

COMMISSIONER, Leo Muñoz

COMMISSIONER, Greg Kerr

COMMISSIONER, Gerardo “Jerry” Tafolla

COMMISSIONER, Letty Lopez

COMMISSIONER, Fidel L. Peña, III



**RECORD - WORKSHOP
OF THE WESLACO CITY COMMISSION
WEDNESDAY, AUGUST 10, 2016**

On this 10th day of August, 2016 at 5:30 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop at City Hall in the Planning Conference Room, located at 255 South Kansas Avenue with the following members present:

Commissioner
Commissioner
Commissioner

Gerardo “Jerry” Tafolla
Letty Lopez
Fidel Peña III

City Manager
City Secretary

Mike R. Perez
Elizabeth M. Walker

Also present: Mardoqueo Hinojosa, Planning and Code Enforcement Director; Veronica Ramirez, Human Resources Director; Rosa Huerta, Court Administrator; Chief Stephen Mayer, Police Department; and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Commissioner Tafolla called the meeting to order and certified the public notice of the meeting as properly posted Thursday, August 4, 2016.

B. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Mayor Suarez, Mayor Pro-Tem Noriega, Commissioners Kerr and Muñoz.

II. NEW BUSINESS

A. Discussion and consideration of the City of Weslaco Proposed Budget for Fiscal Year 2016-2017.

The City Manager presented a five-year budget, though the Commission will approve only the first year. Though all five years are balanced, he cautioned the Water and Wastewater fund should be monitored carefully as it carries significant debt and its revenue is vulnerable when it rains. He identified capital improvement projects scheduled and budgeted, such as a new police and fire station, new Northside park, library expansion, and ongoing investments in park and street improvements.

For the upcoming year, he proposes moving the Building Maintenance Division to Parks and Recreation and a 2% salary increase for all personnel. Though the Mayor supports a property tax decrease, the City Manager extrapolated the five year impact of a one cent reduction.

The City Secretary presented budget considerations for the next five years, as programmed, requesting consideration of a records room and expressing support for any technology in other departments which reduces the paper burden within City Secretary’s Office. Municipal Court

requested an additional staff person to process the influx of citations. Planning and Code Enforcement requested replacement of the animal control truck and vector control fogger as well as survey equipment. Human Resources requested two additional staff to assist with data entry and risk management.

There was no action.

III. ADJOURNMENT

With no other business before the Commission, at 7:00 p.m. on August 10, 2016, the workshop meeting stood adjourned.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker



**RECORD - WORKSHOP
OF THE WESLACO CITY COMMISSION
THURSDAY, AUGUST 11, 2016**

On this 11th day of August, 2016 at 5:30 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop at City Hall in the Planning Conference Room, located at 255 South Kansas Avenue with the following members present:

Mayor Pro-Tem
Commissioner
Commissioner
Commissioner

Olga Noriega
Gerardo “Jerry” Tafolla
Letty Lopez
Fidel Peña III

City Manager
City Secretary

Mike R. Perez
Elizabeth M. Walker

Also present: Chief Stephen Mayer, Police Department; Chief Tony Lopez, Fire Department; Assistant Chief Jaime Hernandez, Fire Department; and other staff members and citizens.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Pro-Tem called the meeting to order and certified the public notice of the meeting as properly posted Thursday, August 4, 2016.

B. Roll Call.

Elizabeth Walker, City Secretary, called the roll, noting the absence of Mayor Suarez, Commissioners Kerr and Muñoz.

II. NEW BUSINESS

A. Discussion and consideration of the City of Weslaco Proposed Budget for Fiscal Year 2016-2017.

The Police Chief requested three additional dispatchers to handle increased call volume; two additional police officers, one of which he can pay through forfeiture funds the first year. He hopes to increase patrol officers by ten over the next five years. The City Manager noted that though he didn’t budget for a fiscal clerk added to the department, he can justify it. Lastly the Chief requested an allocation for professional services to inventory evidence.

The Fire Chief proposed adding seven EMTs in order to establish a dedicated transfer division, by which he believes he can increase the \$120,000.00 average monthly revenue for EMS. The EMS billing staff will transfer to Finance budget. He also requests more training for EMS, but any equipment is proposed through the Apparatus Replacement Program.

There was no action.

III. ADJOURNMENT

With no other business before the Commission, at 6:35 p.m. on August 11, 2016, the workshop meeting stood adjourned.

CITY OF WESLACO

MAYOR, David Suarez

ATTEST:

CITY SECRETARY, Elizabeth Walker



Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-341
From: David Arce, Parks Director		
Subject: Approval of the Lease Agreement with the Weslaco Youth Football League for the use of Isaac Rodriguez multi-purpose fields and Harlon Block Sports Complex practice area, for a term of 4 months (September 1, 2016-December 31, 2016) and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)		
Background: Approval of the renewal of the Lease Agreement with the Weslaco Youth Football League		
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):		
David Arce	Created/Initiated	
David Arce	Approved	
Mike Perez	Final Approval	
City Manager Comments:		
Staff Recommendation: Recommend Approval		
Attachments, if any: WYFL Insurance 2016, WYFL FINANCIALS 2015, 2016 LEASE WYFL, WYFL EXHIBIT A-B		
Responsibilities upon Approval:		



WESLYOU-01

RCROOK

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/27/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Terry L. Green & Associates, Inc. 3100 Five Forks Trickum Road Suite 101 Lilburn, GA 30047	CONTACT NAME: Rhonda Crook	
	PHONE (A/C, No, Ext): FAX (A/C, No):	
INSURED Weslaco Youth Football League PO Box 1261 Weslaco, TX 78599	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Atlantic Specialty Insurance Company	27154
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	X		CP04948-02-10304	08/01/2016	08/01/2017	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	☒ ABUSE 1M OCC/1M AGG						MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:						PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 3,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							PARTICIPANTS \$ 1,000,000
A	AUTOMOBILE LIABILITY			CP04948-02-10304	08/01/2016	08/01/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☐ ANY AUTO	☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS	BODILY INJURY (Per person) \$				
	☐ ALL OWNED AUTOS		BODILY INJURY (Per accident) \$				
	☒ HIRED AUTOS		PROPERTY DAMAGE (Per accident) \$				
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB	☐ OCCUR					AGGREGATE \$
		☐ CLAIMS-MADE					\$
	DED RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage is provided under this policy for sponsored and supervised activities of the named insured for which a premium has been paid.

Youth Tackle Football & Cheer

The Certificate Holder is an additional insured with respect to the operations of the named insured

CERTIFICATE HOLDER

CANCELLATION

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

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

WYFL Expense Report for 2015-2016

Registration Fees		Total Reg.		Total Amount
Flag		39	39	\$ 1,365.00
Peewees		51	51	\$ 2,550.00
Juniors		79	79	\$ 3,950.00
Seniors		78	78	\$ 3,900.00
Reg. Cheerleaders		99	99	\$ 2,475.00
Hardship Case -Discount apply				
		Total:	\$	12,875.00

Sponsors Name		Sponsors signs	
Lone Star National Bank	\$ 600.00	Casa De Marisco	\$ 50.00
Spectrum Health Care	\$ 600.00	Miracle Medical	\$ 100.00
Miracle Medical	\$ 600.00	Valley Trophies	\$ 100.00
Dance Time	\$ 600.00	Vision Source	\$ 100.00
Idea School	\$ 600.00	Margo's Raspa	\$ 100.00
IBC Bank	\$ 600.00	Extreme Nutrition	\$ 100.00
Armando Martinez	\$ 600.00	Sanders Ortho	\$ 100.00
United Health Care	\$ 600.00	Mobile X-Ray	\$ 100.00
Valware, Inc.	\$ 600.00	Academy	\$ 200.00
Amigo Home Health	\$ 600.00	Frost Bank	\$ 200.00
Spectrum Health Care (all flag)	\$ 600.00	Amigo Home Health	\$ 200.00
Academy	\$ 600.00	Javier De La Garza, DDS	\$ 200.00
American Audio Alarm & Tint	\$ 600.00	Rita's Dance Studio	\$ 200.00
		L&G Concrete Const.	\$ 200.00
		Maximum Home Health, LLC	\$ 200.00
		Blimpie	\$ 200.00
		Inc.	\$ 200.00
Total:	\$ 7,800.00		\$ 2,550.00

Grand Total Profit:

\$ 32,843.00

Expenditures	Amount Pd. Out	Total Games Concession Food & Drinks
Football Jerseys	\$ 8,304.96	1st wk. 1 day
Cheerleaders Bows	\$ 300.00	2nd wk. 2 day
Football Decals	\$ 718.81	3rd wk. 3 day
WISD Football Fields	\$ 1,000.25	4th wk. 3 day
Signs - Sponsors	\$ 3,816.00	5th wk. 3 day
Security - monitors equip.	\$ 3,200.00	6th wk. 3 day
Youth Insurance	\$ 788.00	7th wk. 4 day
Concession misc.	\$ 3,000.00	Total:
Supplies - paper, pens, copies etc...	\$ 196.80	
Expense for Concession	\$ 972.27	

Popcorn JR	\$ 3,830.00
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Popcoren Sr	\$ 1,922.00
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Entry \$ 1,500.00

\$ 100.00

\$ 100.00

\$ 100.00

\$ 100.00

\$ 100.00

\$ 100.00

\$	100.00
\$	700.00

\$ 700.00

Valley Trophies	\$	2,190.00
popcorn	\$	3,150.00
Sales Taxes Pay Out -	\$	154.96
Fundraiser prize	\$	390.02

Total:	\$	28,182.07
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Grand Total Expenditures:	\$	28,882.07
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Previous WYFL Bal.	\$	2,500.00
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Grand Total for WYFL	\$	6,460.93
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STATE OF TEXAS *

COUNTY OF HIDALGO * **LEASE AGREEMENT OF CITY PROPERTY**

CITY OF WESLACO *

On this ____ day of ____, 2016 THE CITY OF WESLACO, a municipal Corporation located in Hidalgo County, Texas hereafter called "CITY" and the WESLACO YOUTH FOOTBALL LEAGUE here after called "LEAGUE" enter into this lease agreement for the lease of city property under the following terms.

1. The CITY leases to the "LEAGUE" certain real property physically located in the Isaac Rodriguez Park Multi-Purpose field, Minor Practice Field, Parking Lot and Concession Stand as described in Exhibit "A" and also practice fields at Harlon Block Sports Complex as described in Exhibit "B".
2. The Term of this lease shall be for four (4) months beginning September 1, 2016 and ending December 31, 2016.

In consideration of the lease of the City property described in Exhibits "A", "B", the LEAGUE agrees as follows.

1. That the LEAGUE will not construct any permanent buildings or improvements on the real property the subjects of this lease agreement.
2. That "League" will not sublet the leased property or sign this lease to any other party without written consent of the CITY OF WESLACO.
3. The "League" agrees and understands that the real property, the subject of this lease agreement, will be used exclusively for football games.
4. The "League" will hold the CITY OF WESLACO harmless for any injuries that are sustained by any person either playing or watching the playing of football on real property.
5. That the "League" will carry liability insurance and said insurance shall name the CITY OF WESLACO as an additional insured.
6. That the "League" will be entitled to possession of the leased property immediately upon execution of this agreement.

7. The “League” will provide a schedule of practice and league games to the City at least one (1) week prior to start of such games.
8. The “League” is responsible for expenses for any out of town games, play-offs, or tournaments.
9. The “League” shall endeavor and assist the city in providing a safe and clean complex for participant and spectator.
10. There shall be no parking of automobiles or other vehicles in any area other than areas designated for such purpose by City.
11. The “League” shall be responsible for the accounting of registration fees for each participant.
12. The “League” is responsible for scheduling all games and providing adult supervision at all scheduled football games and practices.
13. The “CITY” shall have the right to decide when the football fields are un-playable due to current or anticipated weather conditions.
14. The “League” will file with the Parks and Recreation Department By – Laws, Organization structure, officers, and appropriate contact phone numbers for the purpose of addressing or directing public inquires to the proper authorities regarding this program.
15. The “League” shall report any repairs or potential hazards to the Parks and Recreation Department immediately.
16. “City” will maintain the football fields, including mowing and marking. Maintenance scheduling will be determined by city upon advanced receipt of written practice and league games schedules.
17. CITY is not responsible for registration of individual participants.
18. CITY undertakes no responsibility to obtain sponsors for the “League” activities.
19. City employees will NOT be allowed to participate in association activities as officers, Board Members, Bookkeepers, or any other official capacity.

20. The "League" will provide the City an accounting of all monies collected in registration fees and all concession stand revenues and all expenses incurred. The accounting will be due on December 31, 2016.
21. That the person signing on behalf of the League is authorized to execute this Lease agreement with the CITY OF WESLACO.
22. The person signing on behalf of the LEAGUE will receive one (1) City of Weslaco issued key for the concession stands and the lights and this key will not be duplicated by the LEAGUE.
23. That the CITY OF WESLACO has the right to cancel this agreement within the 30 days notice to the WESLACO YOUTH FOOTBALL LEAGUE.

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

CITY OF WESLACO

David Suarez, Mayor

ATTEST:

Elizabeth Walker, City Secretary

WESLACO YOUTH FOOTBALL LEAGUE

BY: _____

Albert Ortiz

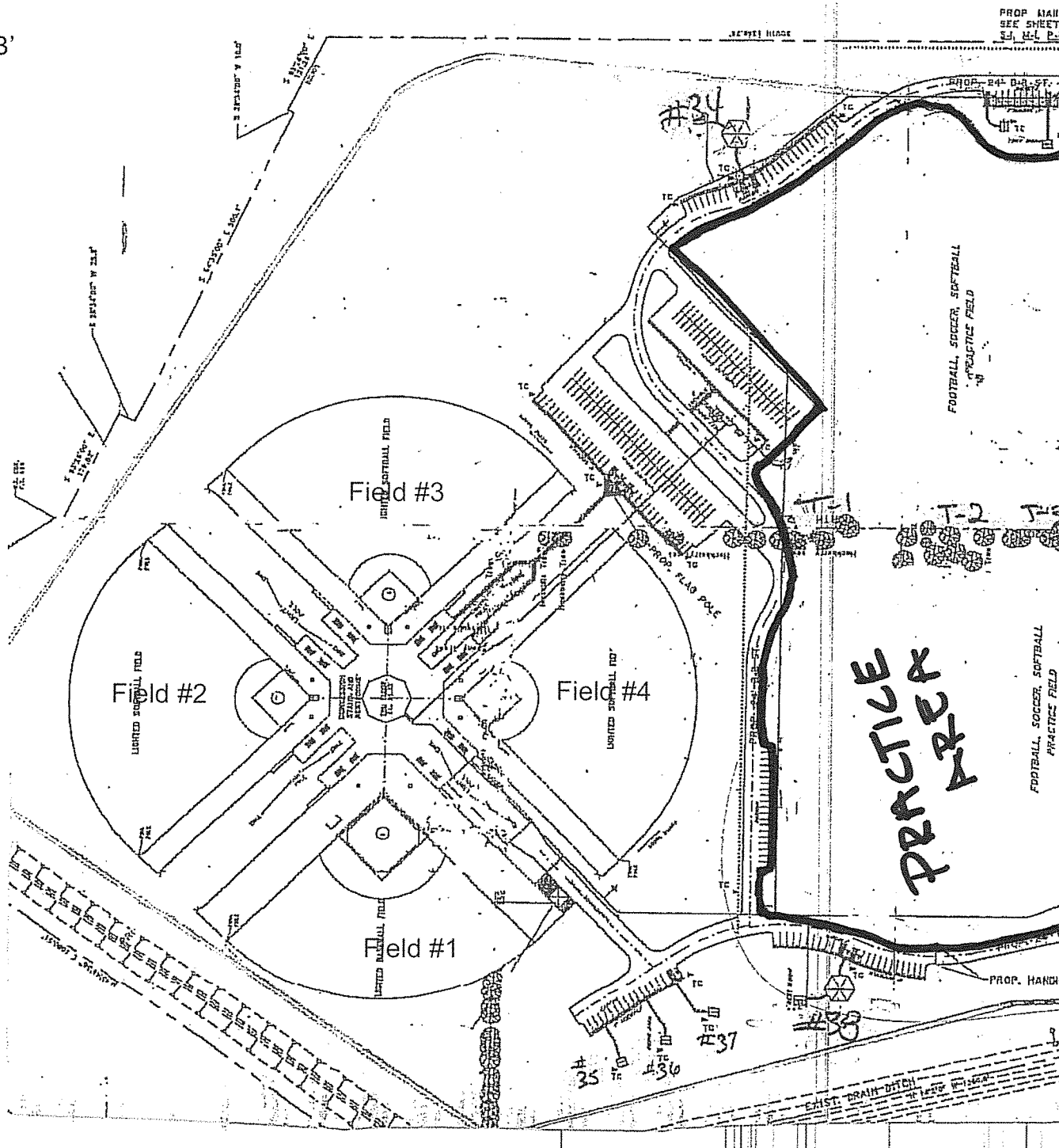
APPROVED AS TO FORM:

CITY ATTORNEY

Harlon Block Sports Complex

1020 W. 18th St.

Exhibit 'B'



8th St.

Exhibit 'A'

Not Approved parking

Hospital
Parking

Playground

Picnic
Area

Playgrou

Rest
Rooms

Minor
Field

Concession
Stand

Multi-Purpose Field

Wesl
Traile
Park

Service
Center

Swimming
Pool

Parking Lot
Approved Parking

ONE WAY

6th St.

Rodriguez Park
1200 E. 6th St.



Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-343
From: David Arce, Parks Director		
Subject: Approval of the renewal of the lease agreement with Mid Valley Youth Soccer League for use of Pablo G. Pena City Park soccer fields and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.)		
Background: Approval of the renewal of the 2016 Mid Valley Youth Soccer League Lease Agreement.		
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):		
David Arce	Created/Initiated	
David Arce	Approved	
Mike Perez	Final Approval	
City Manager Comments:		
Staff Recommendation: Recommend Approval		
Attachments, if any: 2016 LEASE -MVYS , 2016-2017 MVYS INSURANCE, 2015 MVYS FINANCIALS, MVYS EXHIBIT A		
Responsibilities upon Approval:		

STATE OF TEXAS

*

*

COUNTY OF HIDALGO

*

LEASE AGREEMENT OF CITY

*

PROPERTY

CITY OF WESLACO

*

On this ____ day of _____, 2016, THE CITY OF WESLACO, a municipal corporation located in Hidalgo County, Texas, hereinafter called "CITY" and the Mid Valley Youth Soccer League, hereinafter called "CLUB" enter into this Lease Agreement for the lease of city property under the following terms:

1. The City leases to the CLUB certain real property physically located at The Weslaco City Parks Soccer Fields located in the Eastside of the park along Airport Dr.
2. The term of this lease shall be for 4 months beginning September 1, 2016, and ending December 31, 2016. Games will be Saturday morning from 8am – 1pm

In consideration of the lease of the CITY property the "CLUB" agrees as follows:

1. That the CLUB will not construct any permanent buildings or improvements on the real property subject of this lease agreement.
2. That the CLUB will not sublet the leased property or sign this lease to any other party without the written consent of the CITY OF WESLACO.
3. The CLUB agrees and understands that the real property, the subject of this lease agreement, will be used exclusively for soccer games.
4. The CLUB will hold the CITY OF WESLACO harmless for any injuries that are sustained by any person either playing or watching the playing of soccer on this real property.
5. That the CLUB will carry liability insurance and said insurance will include the CITY OF WESLACO in its policy.
6. That the CLUB will be entitled to possession of the leased property immediately upon execution of this lease agreement.
7. That the person signing on behalf of the team is authorized to execute this lease agreement with the CITY OF WESLACO.

8. The "CLUB" shall endeavor to assist the CITY in providing a safe and clean complex for participant and spectator.
9. One (1) vehicle shall be allowed to be parked next to concession stand for the purpose of carrying equipment & supplies and security all Other automobiles or other vehicles will park in areas designated for such purpose by City to provide adequate parking.
10. The "CLUB" will provide the City an accounting of all monies collected in registration fees and all concession stand revenues and all the expenses incurred. Any time the City requests such accounting.
11. The "CLUB" is responsible for scheduling soccer games with The Mid Valley Youth Soccer Association and providing adult supervision at all scheduled soccer activities.
12. The "CITY" shall have the right to decide when the soccer field is unplayable due to current or anticipated weather conditions.
13. The "CLUB" will file with the Parks and Recreation Department, officers and appropriate contact phone numbers for the purpose of directing public inquires to the proper authorities regarding this program.
14. The "CLUB" shall report any repairs or potential hazards to the Parks and Recreation Department
15. City will maintain the Soccer fields; including mowing and marking when possible & maintenance scheduling will be determined by City upon advanced receipt of written practice and CLUB game schedules.
16. City undertakes no Responsibility to obtain sponsors for "CLUB" activities.
17. City employees will not be allowed to participate in Association activities as Officers.
18. The "CLUB" will provide the city an accounting of all monies collected in registration fees and all concession stand revenues and all expenses incurred. The accounting will be due on or before December 31, 2016.

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

CITY OF WESLACO

DAVID SUAREZ, Mayor

ATTEST:

ELIZABETH M. WALKER, City Secretary

MID VALLEY YOUTH SOCCER LEAGUE

By:_____
ROBERT GONZALEZ

ATTEST:

By:_____
City Attorney



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/18/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Office of America, Inc. 1855 West State Road 434 Longwood FL 32750		CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS:		FAX (A/C, No):
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Everest Indemnity Insurance Company		10851
INSURED USCLUBS-01 National Association of Competitive Soccer Clubs dba US Club Soccer 192 East Bay Street Suite 301 Charleston SC 29401		INSURER B: United States Fire Insurance Compan		21113
		INSURER C:		
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 43498368

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Abuse/Molestatio ☒ Participant LL GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☒ OTHER: Per Club			SI8GL00839161	1/1/2016	1/1/2017	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$3,000,000 PRODUCTS - COMP/OP AGG \$3,000,000 A&M \$1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$			SI8EX00349-161	1/1/2016	1/1/2017	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Accident Medical Full Excess			US561695	1/1/2016	1/1/2017	Medical Maximum 100,000 Deductible 500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is named as an Additional Insured under the General Liability and Excess Liability policies when required by written contract but only with respect to the operations of the Named Insured. This Certificate is issued on behalf of all valid YOUTH US CLUB SOCCER registered and approved players and staff participating with:
Mid Valley Youth Soccer Club, C 7107

CERTIFICATE HOLDER

CANCELLATION

City of Weslaco 300 Airport Ave. Weslaco TX 78596	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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Mid Valley Youth Soccer Club			
Balance Sheet for 2015			
	Beginnig of Year Balance	\$ 3,721.26	
DEPOSITS	Total Deposits for January	\$ 6,390.00	
	Total Deposits for February	\$ 250.00	
	Total Deposits for March	\$ 6.32	
	Total Deposits for April	\$ -	
	Total Deposits for May	\$ 500.00	
	Total Deposits for June	\$ -	
	Total Deposits for July	\$ -	
	Total Deposits for August	\$ 778.48	
	Total Deposits for September	\$ 5,712.66	
	Total Deposits for October	\$ 895.00	
	Total Deposits for November	\$ 166.00	
	Total Deposits for December	\$ 109.46	
			\$18,529.18
EXPENSES:			
	Total Expenses for January	\$ 737.53	
	Total Expenses for February	\$ 3,141.82	
	Total Expenses for March	\$ 1,541.50	
	Total Expenses for April	\$ 1,351.53	
	Total Expenses for May	\$ 2,446.89	
	Total Expenses for June	\$ 1,518.33	
	Total Expenses for July	\$ 13.00	
	Total Expenses for August	\$ 469.17	
	Total Expenses for September	\$ 3,526.82	
	Total Expenses for October	\$ 2,491.08	
	Total Expenses for November	\$ 1,166.34	
	Total Expenses for December	\$ 83.00	
			\$ 18,487.01
	Net Income for Year 2015		\$42.17

Income Statement

January 31, 2015

Income:				
		Balance as of 1/1/15		\$ 3,721.26
	Fees:	depoit 1/3/15	910.00	
		deposit 1/10/15	190.00	
		deposit 1/17/15	780.00	
			220.00	
			480.00	
		deposit 1/24/15	560.00	
			810.00	
			2,440.00	
		Total Deposits for Month	6,390.00	
Total Income:				\$ 10,111.26
Expenses:				
	Credit Card Expenses:			
	Reason:	Who:		
		ATM	80.00	
		Churches	19.46	
		Office Depot	88.74	
		Fast Sign	376.06	
		Popeye	11.57	
		Whataburger	23.75	
		Fast Sign	65.47	
		Whataburger	22.89	
		Popeye	15.89	
		Monterry	23.20	
	Credit Card Total		727.03	
	Checks Expenses:			
	Check #	Who:		
			7.50	
		Bank Fee	1.00	
		Paper Fee	2.00	
	Total Checks		10.50	
Total Expenses:				\$ 737.53
Total Income:				
		Ending balance of 1/31/15		\$ 9,373.73

Income Statement				
February 28, 2015				
Income:				
		Balance of 2/1/15		\$ 9,373.73
	Fees:	depoit 2/7/15	250.00	
		Total Deposits for Month	250.00	
Total Income:				\$ 9,623.73
Expenses:	Credit Cards Expneses:			
	Reason:	Who:	-	
		Office Depot	31.38	
		Customer Inquiry	2.99	
			200.00	
		Score	373.74	
			200.00	
		Score	2,330.71	
	Total Credit Card		3,138.82	
	Checks Expenses:			
	Check #	Who:		
		Bank Fee	1.00	
		Paper Fee	2.00	
	Total Checks		3.00	
Total Expenses:				\$ 3,141.82
Total Income:	Ending Balance as off 2/28/15			\$ 6,481.91

Income Statement

March 31, 2015

Income:				
		Balance of 3/1/15		\$ 6,481.91
		depoit 3/7/15	0.97	
		depoit 3/14/15	0.49	
		depoit 3/21/15	4.86	
		Total Deposits for Month	6.32	
Total Income:				\$ 6,488.23
Expenses:	Credit Card Expenses:			
	Reason:	Who:		
		Academy	87.60	
			0.49	
		Sams	315.00	
		Score	313.86	
		Golden Vorrall	69.72	
		Service Charge	7.50	
	Total Credit Card		794.17	
	Checks Expenses:			
	Check #	Who:		
	1451	A. U. Strickland	333.33	
Refund	1452	Jennifer Reboloso	25.00	
	1453	Julie	50.00	
	1454	Vicky	45.00	
	1455	Chase	45.00	
	1456	Jessie	40.00	
	1457	Hector	35.00	
	1458	Roel	17.00	
	1459	Roel	17.00	
	1460	Rosendo	17.00	
	1461	Hector	40.00	
	1462	Alex	40.00	
	1463	Marco	40.00	
		Bank Fee	1.00	
		Paper Fee	2.00	
	Total Checks		747.33	
Total Expenses:				\$ 1,541.50
Total Income:	Ending Balance as of 3/31/14			\$ 4,946.73

Income Statement				
April 30, 2015				
		Balance of 4/4/15		\$ 4,946.73
		Deposit 4/18/2015	-	
		Total Deposits for Month	-	
Total Income:				\$ 4,946.73
Expenses:	Credit Card Expenses:			
	Reason:	Who:		
			360	
		Score	308.35	
		Score	42.68	
			-	
	Total Credit Card Expenses		711.03	
	Checks Expenses:			
	Check #	Who:		
	1450	Refund R. Mendoza	50	
	1464	Julie	130	
	1467	Chase	84	
	1469	Roel	16	
	1470	Maria	40	
	1471	Mariela	30	
	1472		120	
	1473	Rensendo	55	
	1474	Miguel	125	
	1475	Julie	30	
		Service charge	7.5	
		Bank Fee	1.00	
		Paper Fee	2.00	
	Total Checks		640.50	
Total Expenses:				\$ 1,351.53
Total Income:	Ending Balance of 4/30/15			\$ 3,595.20

Income Statement				
May 31, 2015				
Income:		Balance as of 5/1/15		\$ 3,595.20
		Deposit 5/28/15	500.00	
		Total Deposits for Month	500.00	
Total Income:				\$ 4,095.20
Expenses:	Credit Cards Expenses:			
	Reason:	Who:		
		HEB	41.39	
		Carls	12.55	
		Mcdonald	20.11	
		HEB	40.02	
		Stars	10.50	
		Walmart	20.57	
		ATM	300.00	
		Shell	40.00	
		ATM	300.00	
		Office Depot	38.94	
		Post Office	5.08	
		ATM	200.00	
		ATM	200.00	
		Office Depot	16.23	
		ATM-Brown	40.00	
	Total Credit Card:		1,285.39	
	Checks Expenses:			
	Check #	Who:		
	1465	Maria	30	
	1468	Caitlyn	16	
	1476	Thorkenson	30	
	1477	Church plates	90	
	1478	Chase	75	
	1479	Rensendo	50	
	1480	Vicky	50	
	1481	Jessie	200	
	1482	Delgado	30	
	1483	Resendo	30	
	1484	Rigo Coronado Sponsor	400.00	
	1486	Frank Sponsor	150.00	
		Bank Fee	7.50	
		Bank Fee	1.00	
		Paper Fee	2.00	
	Total Checks		1,161.50	
	Total Expenses:			\$ 2,446.89
Total Income:	Ending Balance as of 5/31/15			\$ 1,648.31

Income Statement				
June 30, 2015				
Income:				
		Balance as of 5/1/15		\$ 1,648.31
		Deposit 5/28/15		
		Total Deposits for Month	-	
Total Income:				\$ 1,648.31
Expenses:	Credit Cards Expenses:			
	Reason:	Who:		
		Score	486.37	
		Post Office	136.50	
		Post Office	33.54	
		ATM	200.00	
		Sonic	21.55	
		HEB	25.01	
		Dairy Queen	26.04	
		Office Depot	14.06	
		EXXON	26.01	
		Tranfs	75.00	
		HEB	26.00	
		Green Beret	43.25	
		HEB	70.00	
	Total Credit Card:		1,183.33	
	Checks Expenses:			
	Check #	Who:		
	1466	Vicky	94	
	1485	Wille Garcia Sponsor	300.00	
	1487	Frank Sponsor	32.00	
		Bank Fee	1.00	
		Bank Fee	2.00	
		Paper Fee		
	Total Checks		335.00	
	Total Expenses:			\$ 1,518.33
Total Income:	Ending Balance as of 5/31/15			\$ 129.98

Income Statement				
July 31, 2015				
Income:				
		Balance of as 7/1/15		\$ 129.98
		Deposit 7/25/15	-	
		Total Deposits for Month	-	
Total Income:				\$ 129.98
Expenses:	Credit Card Expenses:			
	Rreason:	Who:		
			10.00	
			-	
			-	
	Total Credit Card		10.00	
	Checks Expenses:			
	Check #	Who:		
		Bank Fee	1.00	
		Paper Fee	2.00	
	Total Checks		3.00	
	Total Expenses:			\$ 13.00
Total Income:	Ending Balance as of 7/31/15			\$ 116.98

Income Statement				
August 31, 2015				
Income:				
		Balance of 8/1/15		\$ 116.98
		depoit 8/1/15	0.49	
		depoit 8/8/15	447.35	
		deposit 8/15/15	82.66	
		deposit 8/22/15	247.98	
		Total Deposits for Month	778.48	
Total Income:				\$ 895.46
Expenses:	Credit Card Expenses:			
	Reason:	Who:		
		Service Charge		
		Square	0.49	
		Office Depot	25.43	
		HEB	50.00	
		Academy	90.75	
		Humana Heath	289.50	
		Service Charge	10.00	
		Total Credit card	466.17	
	Checks Expenses:			
	Check #	Who:	-	
		Bank Fee	1.00	
		Paper Fee	2.00	
		Total Checks	3.00	
Total Expenses:				\$ 469.17
Total Income:	Ending Balance as of 8/31/15			\$ 426.29

Income Statement				
September 30, 2015				
Income:				
		Balance of 9/1/15		\$ 426.29
		depoit 9/5/15	82.66	
		depoit 9/18/15	3,655.00	
		depoit 9/19/15	1,975.00	
		depoit 9/26/15	-	
		Total Deposits for Month	5,712.66	
Total Income:				\$ 6,138.95
Expenses:	Credit Card Expenses:			
	Reason:	Who:	-	
		Score	3,305.90	
		HEB	56.95	
		Wendys	28.53	
		Lowes	12.80	
		Academy	103.75	
		Mission	5.89	
		Fee	10.00	
		Total Credit card	3,523.82	
	Checks Expenses:			
	Check #	Who:		
	1461		40	
	1488	Refund Madison	60	
		Bank Fee	1.00	
		Paper Fee	2.00	
		Total Checks	3.00	
Total Expenses:				\$ 3,526.82
Total Income:	Ending Balance as of 9/30/15			\$ 2,612.13

Income Statement				
October 30, 2015				
Income:				
		Balance of 10/1/15		\$ 2,612.13
		Deposit 10/3/15	735.00	
		Deposit 10/10/15	85.00	
		Deposit 10/17/15	75.00	
		Total Deposits for Month	895.00	
Total Income:				\$ 3,507.13
Expenses:	Credit Card Expenses:			
	Reason:	Who:		
		Score	363.10	
		Internet	43.65	
		ACE	32.44	
		HEB	132.11	
		Walmart	85.36	
		HEB	20.00	
		Dollar Tree	9.74	
		Sams	200.63	
		Whataburger	26.63	
		Foys	41.56	
		Score	272.08	
		Stripes	40.00	
		Sams	50.61	
		Churches	17.71	
		Zams	100.00	
		HEB	10.01	
		Score	266.95	
		Insurance	289.50	
		ATM	80.00	
			10.00	
		Total Credit card	2,092.08	
	Checks Expenses:			
	Check #	Who:		
	1489	Refund Maldonado	55.00	
	1490	Torkenson	32.00	
	1492	Rain	47.00	
	1493	Vicky	65.00	
	1494	Marla	45.00	
	1495	Maria	40.00	
	1496	Maria	15.00	
	1497	Sol	27.00	
	1498	Deldaldo	20.00	
	1500	Vicky	25.00	
	1501	Rain	25.00	
		Bank Fee	1.00	
		Paper Fee	2.00	
		Total Checks	399.00	
Total Expenses:				\$ 2,491.08
Total Income:	Ending Balance as of 10/31/15			\$ 1,016.05

Income Statement				
November 30, 2015				
Income:				
		Balance of 11/1/15		\$ 1,016.05
		Deposit 11/7/15	85.00	
		Deposit 11/14/15	81.00	
			-	
		Total Deposits for Month	166.00	
Total Income:				\$ 1,182.05
Expenses:	Credit Card Expenses:			
	Reason:	Who:	-	
		HEB	26.00	
		Internet	43.65	
		HEB	30.00	
		Sams	34.00	
		ATM	100.00	
		ATM	160.00	
		Juniors Super	7.30	
		Sunoco	8.12	
		HEB	15.01	
		HEB	83.19	
		Whataburger	15.40	
		ATM	40.00	
		Corner Store	1.29	
		ATM	20.00	
		HEB	10.00	
		HEB	11.00	
		HEB	20.00	
		Dairy Queen	8.73	
		HEB	20.00	
		Score	88.01	
		Stripes	5.20	
		N S F	35.99	
		N S F	35.99	
		N S F	35.99	
		N S F	35.99	
		N S F	35.99	
		N S F	35.99	
		Fee	10.00	
		Total Credit card	972.84	
	Checks Expenses:			
	Check #	Who:		
	1491	Abby	8.00	
	1499	Alejandro	50.00	
	1505	Rain	50.00	
	1508	Kattie	82.50	
		Bank Fee	1.00	
		Pape Fee	2.00	
		Total Checks	193.50	
Total Expenses:				\$ 1,166.34
Total Income:	Ending Balance as of 11/30/15			\$ 15.71

Income Statement

December 30, 2015

Income:			
		Balance of 12/1/15	\$ 15.71
		Deposit 12/5/15	0.97
		Deposit 12/12/15	55.35
		Deposit 12/19/15	18.14
	Fees:	Deposit 12/26/15	35.00
		Total Deposits for Month	109.46
Total Income:			\$ 125.17
Expenses:			
	Credit Card Expenses:		
	Reason:	Who:	-
		N S F	35.00
		N S F	35.00
		Fee	10.00
		Total Credit card	\$ 80.00
	Checks Expenses:		
	Check #	Who:	
		Bank Fee	1.00
		Paper Fee	2.00
		Total Checks	\$ 3.00
Total Expenses:			\$ 83.00
Total Income:			
	Ending Balance as of 12/31/15		\$ 42.17

[illegible]

Weslaco City Park 300 N. Airport Dr.



Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-363	
From: Arnold Becho, Library Director			
Subject: Approval of the renewal of the Federal Work-Study Community Service, America Reads, and America Counts agreements with the University of Texas Rio Grande Valley and authorize the Mayor to execute any related documents. (Staffed by Library Department.)			
Background: The agreements proposed allow the library to obtain student help at a discount or even no cost, while providing financial aid opportunities to local and area students. The America Reads and America Counts agreements allow for employment of students at no cost, the Community Service agreement allows for employment at an estimated discount of 75%. It is recommended that all three options be approved because often there are not sufficient individuals within the free programs to meet need. The City has renewed these agreements and budgeted funds for this annually since the 1990's. The program has proven incredibly useful to the library and helps provide local university students with employment options at the same time.			
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: N/A			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A			
Advisory Review, if any (name of board/committee, date of action, recommendation): None at this time.			
Arnold Becho		Created/Initiated	
Arnold Becho		Approved	
Mike Perez		Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: UTRGV Work Study Community Service Agreement, UTRGV Work Study America Reads Agreement, UTRGV Work Study America Counts Agreement, Memo UTRGV Work Study Agreements			

Responsibilities upon Approval:

The signed agreements must be emailed to UTRGV through the Library's Volunteer Coordinator, Yolanda Alaniz. After the agreements are signed a PDF of the executed agreements should be emailed to Ms. Alaniz at yalaniz@weslacopl.us. Please copy the Library Director within this email. Ms. Alaniz will transmit the agreement back to the City Secretary's Department when she receives a fully executed copy.

This Agreement is entered into between The University of Texas Rio Grande Valley, hereinafter known as the "Institution", with Weslaco Public Library, hereinafter known as the "Agency", a Federal, State, or local public agency or private non-profit organization within the meaning of that term as defined in section 56.076 of the regulations governing the Texas College Work-Study Program, for the purpose of providing work to students eligible to participate in the Texas College Work-Study Program. This agreement shall become effective at the date the Institution approves this agreement and shall continue until its termination at the request of either party upon 30 days written notice to the other party.

Schedules to be attached to this agreement from time to time, bearing the signature of an authorized official of the Institution and of the Agency, will set forth brief descriptions of the work performed by students under this agreement,¹ the total number of students to be employed, the hourly rate of pay, and the average number of hours per week each student will be utilized.² These schedules will also state the total length of the time the project is expected to run and total percent, if any, of the non-federal/non-state share of student compensation that the Agency will pay to the Institution. The institution will inform the Agency of the maximum number of hours per week a student may work.

Students will be employed by the Institution and made available to the Agency by the Institution for performance of specified work assigned. Students may be removed from work on a particular assignment or from the Agency by the Institution, either on its own initiative or at the request of the Agency. The Agency agrees that no student will be denied work or subjected to different treatment under this agreement on the grounds of race, color, sex or national origin, and that it will comply with the provisions of the Civil Rights Act to 1964 (P.L. 88-352; 78 Stat. 252) and Title IX of the Education Amendment of 1972 (P.L. 92-318), and the Regulations of the Department of Education, which implements those Acts. The Agency further agrees that the students will be supervised by a permanent employee of the Agency who will give proper guidance and counseling to insure proper performance of services and will ensure accurate and timely reporting of time worked. The Agency will keep appropriate time records of all students employed. These time records will be attested to by authorized officials of the Agency as listed in a schedule attached to this agreement. Time summary cards will be submitted by email of one on the listed individuals to the Work-Study Coordinator's Office at the Institution on a monthly basis. The Agency will be responsible for the accuracy and timeliness of reported time worked, and accepts this responsibility as a requirement to participate in the program. Failure to adhere to these requirements can lead to termination of this agreement.

The Agency agrees that students placed with them to meet the Community Service expenditure requirement will directly perform duties in agency programs designed to improve the quality of life of all members of the community, primarily low-income individuals and/or provide support services to individuals with disabilities. Transportation for students to and from their work assignment will not be provided by either the Institution or Agency.

Students performing work on the project under this agreement will receive compensation of at least the required minimum set by the Federal Fair Labor Standard Act, to be paid by the Institution. Federal minimum wage is established at \$7.25 per hour, however the Institution mandates that Students will be paid at \$8.00 per hour. All payments due as employer's contribution under Federal Social Security laws will be made by the Institution. The Agency will pay to the Institution an amount calculated to be 25% of the gross monthly earnings to cover the Agency's share of the compensation of students employed under this agreement. The Agency will be responsible for 100% of gross monthly earnings for time cards not submitted timely. The Agency further agrees to promptly remit payment to the Comptroller's Office upon receiving statement of said earnings.

The Institution shall be deemed the employer of students participating with the Agency and may provide Workman's Compensation in case of injuries the student receives on the job under this agreement. The Agency will be responsible for the direct supervision of work performed and will maintain and provide to the Institution the names and qualifications of Agency supervisors. The Institution will only accept time records from the Agency director/department head, and/or individuals they specifically designate.

Institution Representative:

Name: _____

Title: Vice President for Business Affairs

Agency Representative:

Name: _____

Title: _____

¹Work to be performed under this agreement must either be related to the student's educational objective or be work in the public interest, which would not otherwise be provided, will not result in the displacement of employed workers or impair existing contracts for services, will be governed by such conditions of employment, including compensation, as will be appropriate and reasonable in light of such factors as the type of work performed, geographical region, and proficiency of the employee; and must not involve political activity or work for any political party. Further, no project may involve the construction, operation, or maintenance of so much of any facility used, or to be used, for sectarian instruction or as a place for religious worship.

²No student may perform work on any project under the Texas College Work-Study Program exceeding 20 hours per week while school is in session, and 40 hours per week while school is not in session.

Date: _____

Date: _____

This Agreement is entered into between The University of Texas Rio Grande Valley, hereinafter known as the "Institution", and the America Reads Program with Weslaco Public Library, hereinafter known as the "Agency", a Federal, State, or local public agency or private non-profit organization within the meaning of that term as defined in section 675 of the regulations governing the Federal Work-Study Program, for the purpose of providing work to students eligible to participate in the Federal Work-Study Program. This agreement shall become effective at the date the Institution approves this agreement and shall continue until its termination at the request of either party upon 30 days written notice to the other party.

Schedules to be attached to this agreement from time to time, bearing the signature of an authorized official of the Institution and of the Agency, will set forth brief descriptions of the work performed by students under this agreement,¹ the total number of students to be employed, the hourly rate of pay, and the average number of hours per week each student will be utilized.² These schedules will also state the total length of the time the project is expected to run and total percent, if any, of the non-federal/non-state share of student compensation that the Agency will pay to the Institution. The institution will inform the Agency of the maximum number of hours per week a student may work.

Students will be employed by the Institution and made available to the Agency by the Institution for performance of specified work assigned. Students may be removed from work on a particular assignment or from the Agency by the Institution, either on its own initiative or at the request of the Agency. The Agency agrees that no student will be denied work or subjected to different treatment under this agreement on the grounds of race, color, sex or national origin, and that it will comply with the provisions of the Civil Rights Act of 1964 (P.L. 88-352; 78 Stat. 252) and Title IX of the Education Amendment of 1972 (P.L. 92-318), and the Regulations of the Department of Education, which implements those Acts. The Agency further agrees that the students will be supervised by a permanent employee of the Agency who will give proper guidance and counseling to insure proper performance of services and will ensure accurate and timely reporting of time worked.

The Agency will keep appropriate time records of all students employed. These time records will be attested to by authorized officials of the Agency as listed in a schedule attached to this agreement. Time summary cards will be submitted by email of one on the listed individuals to the Work-Study Coordinator's Office at the Institution on a semi-monthly basis. The Agency will be responsible for the accuracy and timeliness of reported time worked, and accepts this responsibility as a requirement to participate in the program. Agency is to keep all original timecards until institution personnel picks them up at the end of every semester. Failure to adhere to these requirements can lead to termination of this agreement.

The Agency agrees that students placed with them to meet the Community Service expenditure requirement will directly perform duties in agency programs designed to improve the quality of life of all members of the community, primarily low-income individuals and/or provide support services to individuals with disabilities. Transportation for students to and from their work assignment will not be provided by either the Institution or Agency.

Federal minimum wage is established at 7.25 per hour. However, students performing work on the project under this agreement will be paid at a rate of \$9.00 per hour as mandated by the Institution. All payments due as employer's contribution under Federal Social Security laws will be made by the Institution. The Institution shall pay the student one hundred percent (100%) of the gross earnings from Federal Work Study Funds.

The Institution shall be deemed the employer of students participating with the Agency and may provide Workman's Compensation in case of injuries the student receives on the job under this agreement. The Agency will be responsible for the direct supervision of work performed and will maintain and provide to the Institution the names and qualifications of Agency supervisors. The Institution will only accept time records from the Agency director/department head, and/or individuals they specifically designate.

Institution Representative:

Agency Representative:

Name: _____

Name: _____

Title: Vice President for Business Affairs

Title: _____

Date: _____

Date: _____

¹Under sections 675.20 and 675.22 of the FWS Regulations, work to be performed under this agreement must either be related to the student's educational objective or be work in the public interest, which would not otherwise be provided, will not result in the displacement of employed workers or impair existing contracts for services, will be governed by such conditions of employment, including compensation, as will be appropriate and reasonable in light of such factors as the type of work performed, geographical region, and proficiency of the employee; and must not involve political activity or work for any political party. Further, no project may involve the construction, operation, or maintenance of so much of any facility used, or to be used, for sectarian instruction or as a place for religious worship.

²No student may perform work on any project under the Federal Work-Study Program exceeding 20 hours per week while school is in session, and 40 hours per week while school is not in session.

This Agreement is entered into between The University of Texas Rio Grande Valley, hereinafter known as the "Institution", and the America Counts Program with Weslaco Public Library, hereinafter known as the "Agency", a Federal, State, or local public agency or private non-profit organization within the meaning of that term as defined in section 675 of the regulations governing the Federal Work-Study Program, for the purpose of providing work to students eligible to participate in the Federal Work-Study Program. This agreement shall become effective at the date the Institution approves this agreement and shall continue until its termination at the request of either party upon 30 days written notice to the other party.

Schedules to be attached to this agreement from time to time, bearing the signature of an authorized official of the Institution and of the Agency, will set forth brief descriptions of the work performed by students under this agreement,¹ the total number of students to be employed, the hourly rate of pay, and the average number of hours per week each student will be utilized.² These schedules will also state the total length of the time the project is expected to run and total percent, if any, of the non-federal/non-state share of student compensation that the Agency will pay to the Institution. The institution will inform the Agency of the maximum number of hours per week a student may work.

Students will be employed by the Institution and made available to the Agency by the Institution for performance of specified work assigned. Students may be removed from work on a particular assignment or from the Agency by the Institution, either on its own initiative or at the request of the Agency. The Agency agrees that no student will be denied work or subjected to different treatment under this agreement on the grounds of race, color, sex or national origin, and that it will comply with the provisions of the Civil Rights Act of 1964 (P.L. 88-352; 78 Stat. 252) and Title IX of the Education Amendment of 1972 (P.L. 92-318), and the Regulations of the Department of Education, which implements those Acts. The Agency further agrees that the students will be supervised by a permanent employee of the Agency who will give proper guidance and counseling to insure proper performance of services and will ensure accurate and timely reporting of time worked.

The Agency will keep appropriate time records of all students employed. These time records will be attested to by authorized officials of the Agency as listed in a schedule attached to this agreement. Time summary cards will be submitted by email of one on the listed individuals to the Work-Study Coordinator's Office at the Institution on a semi-monthly basis. The Agency will be responsible for the accuracy and timeliness of reported time worked, and accepts this responsibility as a requirement to participate in the program. Agency is to keep all original timecards until institution personnel picks them up at the end of every semester. Failure to adhere to these requirements can lead to termination of this agreement.

The Agency agrees that students placed with them to meet the Community Service expenditure requirement will directly perform duties in agency programs designed to improve the quality of life of all members of the community, primarily low-income individuals and/or provide support services to individuals with disabilities. Transportation for students to and from their work assignment will not be provided by either the Institution or Agency.

Federal minimum wage is established at 7.25 per hour. However, students performing work on the project under this agreement will be paid at a rate of \$9.00 per hour as mandated by the Institution. All payments due as employer's contribution under Federal Social Security laws will be made by the Institution. The Institution shall pay the student one hundred percent (100%) of the gross earnings from Federal Work Study Funds.

The Institution shall be deemed the employer of students participating with the Agency and may provide Workman's Compensation in case of injuries the student receives on the job under this agreement. The Agency will be responsible for the direct supervision of work performed and will maintain and provide to the Institution the names and qualifications of Agency supervisors. The Institution will only accept time records from the Agency director/department head, and/or individuals they specifically designate.

Institution Representative:

Name: _____

Title: Vice President for Business Affairs

Date: _____

Agency Representative:

Name: _____

Title: _____

Date: _____

¹Under sections 675.20 and 675.22 of the FWS Regulations, work to be performed under this agreement must either be related to the student's educational objective or be work in the public interest, which would not otherwise be provided, will not result in the displacement of employed workers or impair existing contracts for services, will be governed by such conditions of employment, including compensation, as will be appropriate and reasonable in light of such factors as the type of work performed, geographical region, and proficiency of the employee; and must not involve political activity or work for any political party. Further, no project may involve the construction, operation, or maintenance of so much of any facility used, or to be used, for sectarian instruction or as a place for religious worship.

²No student may perform work on any project under the Federal Work-Study Program exceeding 20 hours per week while school is in session, and 40 hours per week while school is not in session.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David Fox, Commissioner, District 1
Gregory Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, Commissioner, District 6

Mike Perez, City Manager

August 5, 2016

To: Mike Perez, City Manager; David Suarez, Mayor; Olga M. Noriega, Mayor Pro-Tem; David Fox, Commissioner; Gregory Kerr, Commissioner; Gerardo Tafolla, Commissioner; Letty Lopez, Commissioner; Fidel L. Pena, Commissioner
CC: Martin J. Mata
Fr: Arnoldo Becho, Library Director
Re: Request to authorize the Federal Work-Study Community Service, America Reads, and America Counts agreements

Through the Federal Work Study program community agencies are allowed to hire university students to assist within their institutions. The agreements proposed allow the library to obtain student help at a discount or even no cost, while providing financial aid opportunities to local and area students.

The America Reads and America Counts agreements allow for employment of students at no cost, the Community Service agreement allows for employment at an estimate discount of 75%. It is recommended that all three options be approved because often there are not sufficient individuals within the free programs to meet need. The City has renewed these agreements and budgeted funds for this annually since the 1990's. The program has proven incredibly useful to the library and helps provide local university students with employment options at the same time.

The proposed budget for next year has allotted \$3,500 for this program. That will be sufficient for program implementation and is not an increase over the amount budgeted the previous year. The library strongly supports approval.

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

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



Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-365
From:		
Subject: Approval of the renewal of the service agreement with Trafficpayment.com and authorize the Mayor to execute any related documents. (Staffed by Municipal Court.)		
Background: There was a program integration done with our system to be linked to trafficpayment.com to do online payment. Now, the customers will be able to see what they owe and how much its owed.		
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):		
Elizabeth Walker	Created/Initiated	
Rosa Huerta	Approved	
Mike Perez	Approved	
Mike Perez	Final Approval	
City Manager Comments:		
Staff Recommendation: Approval		
Attachments, if any: TrafficPayment service agreement		
Responsibilities upon Approval: The Municipal Court will be able to provide customers an easier way to pay their citations and warrants.		

TrafficPayment.com Service Agreement

Important – Read Carefully: This is an agreement between The Payment Group, LLC and its division, TRAFFICPAYMENT.COM (“TP”), a Texas limited liability company, and the City of Weslaco, TX (“Client”), for the license of TP online citation payment service, associated software, hardware, media materials, and electronic documentation. Client and TP are collectively referred to in this agreement as the “Parties”. The purpose of this agreement is to state the terms and conditions under which TP will provide for Client *telephone citation payment services and/or online citation payment services* to individuals who have received citation(s) from Client for traffic or other legal violations (“End User”).

Agreement

1. **Services Provided:** TP will provide online citation payment services 24 hours a day, and pay-by-phone services via toll-free number during normal business hours. TP will also provide ancillary services for Client, including all necessary installation/setup, promotional assistance, credit card processing, payments to client's specified account(s), and access to real time online reporting. Client agrees to retain the service of TP to act as an agent for the limited purpose of receiving and processing debit and credit card payments. Client agrees to promptly clear all citations upon notice or posting by TP that payment for such citations has been received by TP. If a “chargeback” to a credit/debit card occurs, TP will handle the matter and make the proper adjustment on the next Client report, and Client will then reinstate the affected citation(s) as remaining outstanding and unpaid.
2. **Timing of Contract:** TP will furnish the necessary setup and perform all services required to begin processing citation payments within twenty- four (24) hours, or as soon as is practicable thereafter, of the time this contract and other paperwork are completed and received by TP.
3. **Property of TP:** All computer programs, written procedures, promotional materials, and other supporting items used in the work performed for Client shall be the property of TP, and shall be returned upon termination of this agreement.
4. **Hardware and Software Requirements:** In order to access posting of payments and view online reports, and communicate with TP, Client needs the following: Access to the Internet and ability to browse to TP administration website, an email address, an up-to-date copy of Adobe Reader to view reports, and a telephone line for TP to communicate with Client when a payment is received or for any other common communication.
5. **Information Provided by Client:** Client must provide the following to TP prior to startup:
 - a) Any and all standard contact information;
 - b) Bank routing number, bank account number (if using direct deposit); and
 - c) Bank account type for deposit of all payments (if using direct deposit).
6. **Actions to be Performed by TP:** TP will provide toll free pay-by-phone service during business hours, and paper check or electronic payment to the Client for all citations paid using TP. TP will provide all necessary technical support to maintain the payment system 24 hours a day, 7 days a week. TP will send or electronically deposit funds to Client on Wednesday of each week for the previous week's (Monday-Sunday) activity to the account or address specified.
7. **Term and Cancellation of Contract:** The term of this agreement shall begin on the date executed by both parties and shall continue in full force and effect from that date until it is terminated by thirty (30) days written notice from either party to the other.
8. **Indemnity:** TP will hold harmless the Client for causes of action and damages resulting from the wrongful arrest of defendants due to TP's negligence in processing and reporting payments in accordance with this Agreement. If, and to the extent, allowed under Texas law, Client will hold harmless TP for causes of action and damages resulting from the wrongful arrest of defendants due to Client's negligence in processing payments or errors in information generated by Client and furnished to TP. The liability of either Party to the other with respect to this Agreement shall not include any contingent liability or exemplary or consequential damages.
9. **Reservation:** All rights not expressly granted in this agreement are reserved by TP.
10. **Support Services:** TP will provide Client with support services related to all aspects of TP citation payment service. The TP web portal, software applications, electronic payments, online reports, and promotional materials are the specific services supported. Client may contact TP support services during business hours Monday through Friday 8:00am to 5:00pm, CST. It is understood that TP will charge End Users a processing fee for the use of its services, and in no event shall Client ever be responsible for any such fee.

Initials: “TP” _____ “Client” _____

11. **Attorney Fees and Costs:** If any action at law or in equity is necessary to enforce or interpret the terms of this agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which such party may be entitled.
12. **Promotional Materials:** Client agrees to the following for promotional purposes: *a.* to allow TP to use any logo or trademark of Client on the TP website for Client Identification if deemed necessary by TP; and *b.* to allow TP to send promotional material to Client regarding TP services for Client to display on-site reflecting TP as an authorized agent of Client to receive payment of traffic and parking citations. The use of these materials is optional and Client is in no way obligated to use or display.
13. **Miscellaneous Provisions:**
- a. *Texas Law to apply:* This provision shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created under this agreement are performable in the State of Texas.
 - b. *Parties Bound:* This agreement shall be binding on and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors, and assigns.
 - c. *Legal Construction:* In case any one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality or unenforceable shall not affect any other provision of this agreement, and this agreement shall be construed as if the invalid, illegal, or unenforceable provision was not contained in the agreement.
 - d. *Sole Agreement:* This agreement constitutes the sole agreement of the parties and supercedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this agreement.

The Payment Group, LLC

Weslaco, TX

Name: _____ Name: _____

Title: _____ Title: _____

Address: 5151 Belt Line Rd. Suite 505 Address: _____

Dallas, TX 75254 _____

Signature: _____ Signature: _____

Date: _____ Date: _____

Initials: "TP" _____ "Client" _____



Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-382
From: Stephen Mayer, Police Chief		
Subject: Approval of the renewal of agreement between Texas 1033 Grant Program and City of Weslaco Police Department and authorize the Mayor to execute any related documents. (Staffed by Police Department.)		
Background: Discussion and consideration in continuance of the application between Texas 1033 Grant Program and City of Weslaco Police Department. This agreement will supply our police department with law enforcement duty equipment for FY 16-17 & FY 17-18		
Funding Source (budget code, if applicable):		
Amount: \$0.00	Term of Impact: 2 years	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission: Continuance of Grant program FY 2014- 2015		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A		
Advisory Review, if any (name of board/committee, date of action, recommendation): N/A		
Elizabeth Walker	Created/Initiated	
Stephen Mayer	Approved	
Mike Perez	Final Approval	
City Manager Comments:		
Staff Recommendation: Staff recommends approval		
Attachments, if any: SPO/COWPD		
Responsibilities upon Approval: Finance Funds, Police Department will be responsible for activity loges regarding MOU		

STATE PLAN OF OPERATIONS
BETWEEN THE STATE OF
TEXAS
AND THE

Weslaco Police Department

I. PURPOSE

This State Plan of Operation (SPO) is entered into between the State of Texas and the (*LEA name*) Weslaco Police Department, to set forth the terms and conditions which will be binding on the parties with respect to excess Department of Defense (DOD) personal property transferred pursuant to 10 USC § 2576a in order to promote the efficient and expeditious transfer of property and to ensure accountability of the same.

II. AUTHORITY

The Secretary of Defense is authorized by 10 USC § 2576a to transfer to State Law Enforcement Agencies, personal property that is excess to the needs of the DOD and that the Secretary determines is suitable to be used by such agencies in law enforcement activities, with preferences for counter-drug / counter-terrorism or border security activities, under such terms prescribed by the Secretary. The authorities granted to the Secretary of Defense have been delegated to the Defense Logistics Agency (DLA) in determining whether property is suitable for use by agencies in Law Enforcement Activities (LEAs). DLA defines law enforcement activities as activities performed by governmental agencies whose primary function is the enforcement of applicable Federal, State, and local laws and whose compensated law enforcement officers have powers of arrest and apprehension. This program is also known as the "1033 Program" or the "LESO Program" and is administered by DLA Disposition Services, Law Enforcement Support Office (LESO).

III. GENERAL TERMS AND CONDITIONS

A. OPERATIONAL AUTHORITY

The Governor of the State of Texas has designated in writing with an effective date of August 26, 2015 to implement this program statewide as well as conduct management and oversight of this program. Funding / Budgeting to administer this program are provided by the Texas Department of Public Safety.

The provided funding is used to support assistance to the LEAs with customer service to include

computer / telephone assistance and physical visits to the LEAs to assist with acquiring access to the LESO Program. The staffing to provide the support to the LEAs within the State of Texas is as follows:

State Coordinator (SC): Skylor Hearn

State Point of Contact (SPOC): Rolando Ayala

State Point of Contact (SPOC): Laurie Patterson

State Point of Contact (SPOC): John Riddick

The following is the facility / physical location and business hours to provide customer service to those LEAs currently enrolled, as well as interested participants of the LESO Program:

Agency Address / Location: 5805 N Lamar Blvd Austin, Texas 78752

EMAIL / Contact Phone Numbers: Texas1033Program@dps.texas.gov 512-424-7590

Fax Number: 512-424-7591

Hours of Operation: 7AM – 5PM

B. The DLA LESO has final authority to determine the type, quantity, and location of excess DOD personal property suitable for law enforcement activities, if any, which will be transferred to the (LEA name) Weslaco Police Department.

C. This agreement creates no entitlement to the LEA to receive excess DOD personal property.

D. The (LEA name) Weslaco Police Department understands that property made available under this agreement is for the use of authorized program participants only. Property may not be obtained for any individual, organization, or agency that has not been approved as a participant in the LESO Program. All requests for property must be based on bona fide law enforcement requirements. Property will not be obtained by any authorized participant for the purpose of sale, lease, loan, personal use, rent, exchange, barter, transfer, or to secure a loan.

E. Controlled property (equipment) includes any property that has a demilitarization (DEMIL) Code of B, C, D, F, G, and Q; and property, regardless of demilitarization code, that was specifically identified in the Law Enforcement Equipment Working Group Report from May 2015, created pursuant to Executive Order 13688 (EO). The Working Group Report mandates that the following items be treated as controlled property:

- 1) Manned Aircraft, fixed or rotary wing
- 2) Unmanned Aerial Vehicles
- 3) Wheeled Armored Vehicles
- 4) Wheeled Tactical Vehicles
- 5) Command and Control Vehicles
- 6) Specialized Firearms and Ammunition Under .50 Cal (excluded firearms and ammunition for service-issued weapons)
- 7) Explosives and Pyrotechnics
- 8) Breaching apparatus

- 9) Riot Batons
- 10) Riot Helmets
- 11) Riot Shields

F. LEAs that request items in Paragraph E above must provide all required information outlined in the Law Enforcement Equipment Working Group Report and all information on the LESO request form. Among other specific requirements identified in these documents, LEAs will be required to certify and submit:

- 1) A detailed written justification with a clear and persuasive explanation of the need for the property and the law enforcement purposes it will serve;
- 2) Evidence of approval or concurrence by the LEA's civilian governing body (city council, mayor, etc.);
- 3) The LEA's policies and protocols on deployment of this type of property;
- 4) Certifications on required training for use of this type of property; and
- 5) Information on whether the LEA has applied, or has pending an application, for this type of property from another Federal agency.

G. The (*LEA name*) Weslaco Police Department must maintain and enforce regulations designed to impose adequate security measures for controlled property to mitigate the risk of loss or theft.

H. Under no circumstances will controlled property be sold or otherwise transferred to non-U.S. persons, or exported. All transfers must be approved by the State and DLA Disposition Services LESO.

I. Cannibalization requests for controlled property must be submitted in writing to the State, with final approval by the LESO. The LESO will consider cannibalization requests on a case-by-case basis.

J. The LESO conditionally transfers all excess DOD property to States / LEAs enrolled in the LESO Program. Title or ownership of controlled property will remain with the LESO in perpetuity and will not be relinquished to the LEAs. When the LEA no longer has legitimate law enforcement uses for controlled property, the LEA must notify the State, who will then notify the LESO, and the controlled property must either be transferred to another enrolled LEA (via standard transfer process) or returned to DLA Disposition Services for disposal. The LESO reserves the right to recall controlled and non-controlled property issued through the LESO Program at any time.

K. Property with a DEMIL Code of "A" is also conditionally transferred to the LEA. However, after one year from the Ship Date, the LESO will relinquish ownership and title to the LEA. Prior to this date, the State and LEA remains responsible for the accountability and physical control of the item(s) and the LESO retains the right to recall the property. Title will not be relinquished to any property with DEMIL Code of "A" that is controlled property identified in Paragraph III E.

- 1) Property with DEMIL Code of "A" will automatically be placed in an archived status on the LEAs property book upon meeting the one year mark.
- 2) Once archived, the property is no longer subject to annual inventory requirements and will not be inventoried during a LESO Program Compliance Review (PCR).
- 3) Ownership and title of DEMIL "A" items that have been archived will pass automatically from the LESO to the LEA when they are archived at the one year mark (from Ship Date) without issuance of any further documentation.
- 4) LEAs receive title and ownership of DEMIL "A" items as governmental entities. Title and ownership of DEMIL "A" property does not pass from DOD to any private individual or LEA official in their private capacity. Accordingly, such property should be maintained and ultimately disposed of in accordance with provisions in State and local law that govern public property. Sales or gifting of DEMIL "A" property after the one year mark in a manner inconsistent with State or local law may constitute grounds to deny future participation in the LESO Program.

L. The LEAs are not authorized to transfer controlled property or DEMIL Code "A" property carried on their inventory without LESO notification and approval. Property will not physically move until the State and LESO approval process is complete.

IV. ENROLLMENT

A. An LEA must have at least one full-time law enforcement officer in order to enroll and/or receive property via the LESO Program. Only full-time and part-time law enforcement officers are authorized to receive property. Reserve officers are not authorized to receive property.

- 1) The LEA shall submit an updated Application Packet to the State Coordinator's office no later than December 1 each year and/or any time there is a change in personnel or LEA contact information. Failure to do so may result in suspension and/or termination from the program.
- 2) Once approved for participation in the program, at least one of the LEA's authorized screeners must attend a mandatory training class prior to any requests for property being approved. The class will be conducted free of charge to the LEA and will be held at location determined by the State Coordinator's office.
- 3) LEA transfer of responsibility – program property assigned to the LEA. A change in the Chief Law Enforcement Official (CLEO), due to any reason, will not relinquish responsibility from the LEA for properly maintaining existing program property in the LEA's possession. If the new CLEO does not wish to be responsible for existing property, they shall notify the State Coordinator's office in writing that they wish to return the equipment to the nearest Disposition Site or transfer it to a qualifying LEA. The new CLEO remains responsible for existing property until the property is officially transferred or returned.

B. The State shall:

- 1) Implement LESO Program eligibility criteria in accordance with 10 USC § 2576a, DLA Instructions and Manuals, and the DLA MOA the State signs.
- 2) Receive and process applications for participation from LEAs currently enrolled and those LEAs that wish to participate in the LESO Program.
- 3) Receive and recommend approval or disapprove LEA applications for participation in the LESO Program. The State Coordinators have sole discretion to disapprove LEA applications on behalf of the Governor of their State. The LESO should be notified of any applications disapproved at the State Coordinator level. The State Coordinator will only forward and recommend certified LEAs to the LESO that are government agencies whose primary function is the enforcement of applicable Federal, State, and local laws and whose compensated officers have the powers of arrest and apprehension. The LESO retains final approval / disapproval authority for all LEA applications forwarded by State Coordinators.
- 4) Ensure LEAs enrolled in the LESO Program update the LEAs account information annually (accomplished during the FY Annual Inventory in the Federal Excess Property Management Information System [FEPMIS]).
- 5) Provide a comprehensive overview of the LESO Program to all LEAs once they are approved for enrollment. This comprehensive overview must be done within thirty (30) days and include, verbatim, the information contained in Paragraph III E of this SPO.
- 6) Ensure that screeners of property are employees of the LEA. Contractors may not conduct screening on behalf of the LEA.
- 7) Ensure that at least one person per LEA maintains access to the FEPMIS. Account holders must be employees of the LEA.

V. ANNUAL INVENTORY REQUIREMENTS

A. Per the DLA Instructions and Manuals and the DLA MOA, each State and participating LEA within is required to conduct an annual inventory certification of controlled property, which includes DEMIL "A" for one (1) year from Ship Date. Annual inventories start on October 1 of each year and end December 1 of each year.

B. The State shall:

- 1) Receive, validate, and reconcile incoming certified inventories from the LEAs.
- 2) Ensure LEAs provide serial numbers and photos identified during the annual inventory process for inclusion in the LESO property accounting system for all controlled property identified in Paragraph III E, small arms and other unique

items as required. For equipment that does not contain a serial number, such as riot control or breaching equipment, a photograph will suffice.

- 3) Suspend the LEA as a result of the LEAs failure to properly conduct and/or certify and submit certified inventories, according to the aforementioned requirements.

C. The LEA shall:

- 1) Complete the annual physical inventory as required.
- 2) Provide serial numbers and photos identified in the annual inventory process for inclusion in the LESO property accounting system for all controlled property identified in Paragraph III E, small arms and other unique items, as required. For equipment that does not contain serial number, such as riot control or breaching equipment, a photograph will suffice.
- 3) Certify the accountability of all controlled property received through the LESO Program annually by conducting and certifying the physical inventory. The LEA must adhere to additional annual certification requirements as identified by the LESO.
 - a. The State requires each LEA to submit certified inventories for their Agency by December 1 of each year. The Fiscal Year (FY) is defined as October 1 through September 30 of each year. This gives the LEA two (2) months to physically inventory LESO Program property in their possession and submit their certified inventories to the State Coordinators.
 - (1) The LESO requires a front or side and data plate photo for Aircraft and Tactical Vehicles that are serial number controlled, received through the LESO Program.
 - (2) The LESO requires serial number photos for each small arm received through the LESO Program.
 - b. The LEAs failure to submit the certified annual inventory by December 1 may result in the agency being suspended from operations within the LESO Program. Further failure to submit the certified annual inventory may result in a LEA termination.
- 4) Be aware that High Profile Commodities (Aircraft, Tactical Vehicles and Small Arms) and High Awareness (controlled) property are subject to additional controls.

VI. PROGRAM COMPLIANCE REVIEWS

A. The LESO conducts a Program Compliance Review (PCR) for each State that is enrolled in the LESO Program every two (2) years. The LESO reserves the right to require an annual PCR, or similar inspection on a more frequent basis for any State. The LESO PCRs are performed in order to ensure that State Coordinators, SPOCs and all LEAs within a State are compliant with the terms and conditions of the LESO Program as required by 10 USC § 2576a, DLA Instructions and

Manuals, and the DLA MOA signed by the State.

- 1) If a State and/or LEA fails a PCR, the LESO will immediately suspend their operations and will subsequently issue corrective actions (with suspense dates) to the State Coordinator, which will identify what is needed to rectify the identified deficiencies within the State and/or LEA.
- 2) If a State and/or LEA fails to correct identified deficiencies by the given suspense dates, the LESO will move to terminate the LESO Program operations within the State and/or LEA.

B. The State shall:

- 1) Support the LESO PCR process by:
 - a. Contacting LEAs selected for the PCR review via phone and/or email to ensure they are aware of the PCR schedule and prepared for review.
 - b. Receiving inventory selection from the LESO. The LEA POCs shall gather the selected items in a centralized location to ensure that the LESO can efficiently inventory the items.
 - c. Providing additional assistance to the LESO as required, prior to and during the course of the PCR.
- 2) Conduct internal Program Compliance Reviews of LEAs participating in the LESO Program in order to ensure accountability, program compliance and validate annual inventory submissions are accurate. The State Coordinator must ensure an internal PCR of at least 5% of LEAs that have a property book from the LESO Program within his / her State is completed annually. This may result in a random review of all or selected property at the LEA.
 - a. The internal PCR will include, at minimum:
 - (1) A review of each selected LEAs LESO Program files.
 - (2) A review of the signed State Plan of Operation (SPO).
 - (3) A review of the LEA application and screener's letter.
 - (4) A physical inventory of the LESO Program property at each selected LEA.
 - (5) A specific review of each selected LEAs files for the following:
DD Form 1348-1A for each item currently on inventory, small arms documentation, transfer documents, turn-in documents, inventory adjustment documents, exception to policy letters (if any), approved cannibalization requests (if any), and other pertinent documentation as

required.

- b. The State and/or LEA will bear all expenses related to the repossession and/or turn-in of LESO Program property to the nearest DLA Disposition Services site.

VII. STATE PLAN OF OPERATION (SPO)

A. The State shall:

- 1) Identify, establish, and issue minimum criteria to be included in the SPO for the State and each participating LEA.
- 2) Establish a State Plan of Operation, developed in accordance with Federal and State law, and conforming (at minimum) to the provisions of the DLA Instruction and Manuals and the DLA MOA.
 - a. The SPO will include detailed organizational and operational authority including: staffing, budget, facilities, and equipment that the State believes is sufficient to manage the LESO Program within their State.
 - b. The SPO must address procedures for making determinations of LEA eligibility, allocation, and equitable distribution of material, accountability and responsibility concerning excess DOD personal property, inventory requirements, training and education, State-level internal Program Compliance Reviews (PCR), and procedures for turn-in, transfer, and disposal.
- 2) Enter into written agreement with each LEA, via the LESO approved State Plan of Operation, to ensure the LEA fully acknowledges the terms, conditions, and limitations applicable to property transferred pursuant to this agreement. The State Plan of Operation must be signed by the Chief Law Enforcement Official (CLEO), or assigned designee of the respective LEA, and the current State Coordinator.
- 3) Request that the LESO Suspend or Terminate an LEA(s) from the LESO Program when an LEA fails to comply with any term of DLA MOA, the DLA Instruction and Manuals, any Federal statute or regulation, or the State Plan of Operation.

VIII. REPORTING REQUIREMENTS FOR LOST, MISSING, STOLEN, DAMAGED OR DESTROYED LESO PROGRAM PROPERTY

A. All property Lost, Missing, Stolen, (LMS) damaged, or destroyed carried on a LEA's current inventory must be reported to the LESO.

- 1) Controlled property must be reported to the State and the LESO within twenty-four (24) hours. The aforementioned property may require a police and National Crime Information Center (NCIC) report submitted to the LESO, to include DEMIL "A" items that are considered controlled items in Paragraph III E.

- 2) Property with a DEMIL Code of "A" must be reported to the State and the LESO within seven (7) days.
- 3) All reports are subject to review by the DLA Office of the Inspector General (OIG).

B. LESO may grant extensions to the reporting requirements listed above on a case-by-case basis.

IX. AIRCRAFT AND SMALL ARMS

A. All aircraft are considered controlled property, regardless of DEMIL Code. Aircraft may not be sold and must be returned to the LESO at the end of their useful life. This State Plan of Operation ensures that all LEAs and all subsequent users are aware of and agree to provide all required controls and documentation in accordance with applicable laws and regulations for these items.

B. LEAs no longer requiring small arms issued through the LESO Program must request authorization to transfer or turn-in small arms. Transfers and turn-ins must be forwarded and endorsed by the State Coordinator's office first, and then approved by the LESO. Small Arms will not physically transfer until the approval process is complete.

C. Small Arms that are issued must have a documented chain of custody, with the chain of custody including a signature of the receiving officer indicating that he / she has received the appropriate small arm(s) with the correct, specific serial number(s). Small Arms that are issued to an officer will be issued utilizing an Equipment Custody Receipt (ECR); this Custody Receipt obtains the signature of the officer responsible for the small arm.

X. RECORDS MANAGEMENT

The LESO, State Coordinator, and LEAs enrolled in the LESO Program must maintain all records in accordance with the DLA Records Schedule. Records for property acquired through the LESO Program have retention controls based on the property's DEMIL Code. All documents concerning a property record must be retained.

- 1) Property records for items with DEMIL Code of "A" must be retained for two (2) calendar years from the date the property is removed from the LEA's property book before being destroyed.
- 2) Property records for controlled property must be retained for five (5) calendar years from the date the property is removed from the LEA's property book before being destroyed.
- 3) Environmental Property records must be retained for fifty (50) years, regardless of DEMIL Code (Chemicals, Batteries, Hazardous Material / Hazardous Waste).
- 4) LESO Program files must be segregated from all other records.

- 5) All property records must be filed, retained, and destroyed in accordance with DLA Records Schedule. These records include, but are not limited to, the following:
DD Form 1348-1A, requests for transfer, turn-in, or disposal, approved Bureau of Alcohol, Tobacco, Firearms and Explosives (BATFE) Forms 10 and 5, Certificate of Aircraft Registration (AC Form 8050-3), Aircraft Registration Application (AC 8050-1) and any other pertinent documentation and/or records associated with the LESO Program.

XI. LESO PROGRAM ANNUAL TRAINING

A. 10 USC § 380 provides that the Secretary of Defense, in cooperation with the U.S. Attorney General, shall conduct an annual briefing of law enforcement personnel of each state. The briefing will include information on training, technical support, equipment, and facilities that are available to civilian law enforcement personnel from the Department of Defense.

B. The State shall organize and conduct training pertaining to information, equipment, technical support and training available to LEAs via the LESO Program.

C. The State shall ensure at least one representative (i.e. the State Coordinator or SPOC) attend the annual training that the LESO conducts.

XII. PROPERTY ALLOCATION

A. The State Shall:

- 1) Provide the LEA with a website that will afford timely and accurate guidance, information, and links for all LEAs who work, or have an interest in, the LESO Program.
- 2) Upon receipt of a valid State / LEA request for property through the DLA Disposition Services RTD website, a preference will be given to those applications indicating that the transferred property will be used in the counter-drug, counter-terrorism, or border security activities of the recipient agency. Additionally, to the greatest extent possible, the State will ensure fair and equitable distribution of property based on current LEAs inventory and justification for property.
- 3) The State and the LESO reserve the right to determine and/or adjust allocation limits. Generally, no more than one of any item per officer will be allocated to an LEA. Quantity exceptions may be granted on a case-by-case basis by the LESO. Currently, the following quantity limits apply:
 - a. Small Arms: one (1) type for each qualified officer, full-time / part-time;
 - b. HMMWVs: one (1) vehicle for every three (3) officers;
 - c. MRAPs: one (1) vehicle per LEA.
- 4) The State and the LESO reserve final authority on determining the approval and/or disapproval for requests of specific types and quantities of excess DOD property.

B. The LEA shall:

- 1) Ensure an appropriate justification is submitted when requesting excess DOD property via the LESO Program and will ensure LESO Program property will be used for the law enforcement activity and for law enforcement purposes only within his / her State and agency.
- 2) When requesting property, provide a justification to the State and the LESO on how the requests for property will be used in counter-drug, counter-terrorism, or border security activities of the recipient agency. Additionally, the LEA should be fair and equitable when making requisitions based on current LEA inventory and the justification for property. Generally, no more than one of any item per officer will be allocated.
- 3) Ensure screeners of property are employees of the LEA. Contractors may not conduct screening on behalf of the LEA.
- 4) Obtain access to FEPMIS to ensure the property book is properly maintained, to include but not limited to transfers, turn-ins, and disposal requests and to generate these requests at the LEA level and forward all approvals to the State for action.
- 5) Ensure at least one person per LEA maintains access to FEPMIS. FEPMIS account holders must be employees of the LEA.

XIII. PROGRAM SUSPENSION & TERMINATION

A. The State and LEA are required to abide by the terms and conditions of the DLA MOA in order to maintain active status.

B. The State shall:

- 1) Suspend LEAs for a minimum of sixty (60) days in all situations relating to the suspected or actual abuse of LESO Program property or requirements and/or repeated failure to meet the terms and conditions of the DLA MOA. Suspension may lead to TERMINATION.
- 2) The State and/or the LESO have final discretion on reinstatement requests. Reinstatement to full participation from a suspension and/or termination is not automatic.
- 3) In coordination with the LESO, issue corrective action guidance to the LEA with suspense dates to rectify issues and/or discrepancies that caused suspension and/or termination.
- 4) Require the LEA to submit results regarding all completed police investigations and/or reports regarding lost, missing, stolen and/or damaged LESO Program property, to include the LEAs Corrective Action Plan (CAP).

- 5) Suspend or terminate an LEA from the LESO Program if an LEA fails to comply with any term of the DLA MOA, the DLA Instruction and Manuals, any Federal statute or regulation, or the State Plan of Operation.
 - a. In the event of an LEA termination, the State Coordinator will make every attempt to transfer the LESO Program property of the terminated LEA to an authorized State or LEA, as applicable, prior to requesting a turn-in of the property to the nearest DLA Disposition Services location.
 - b. In cases relating to an LEA termination, the LEA will have ninety (90) days to complete the transfer or turn-in of all LESO Program property in their possession.

C. The LEA shall:

- 1) Notify the State Coordinator's office and initiate an investigation into any questionable activity or actions involving LESO property issued to the LEA that comes to the attention of the CLEO, and is otherwise within the authority of the Governor / State to investigate. LEAs must understand that the State Coordinators, acting on behalf of their Governor, may revoke or terminate their concurrence for LEA participation in the LESO Program at any time, and for any reason.
- 2) Understand that the State may suspend LEA(s) and/or LEA POC(s) from within their State, based upon their findings during internal Program Compliance Reviews and/or spot checks at the State level.
- 3) Initiate corrective action to rectify suspensions and/or terminations placed upon the LEA for failure to meet the terms and conditions of the LESO Program.
- 4) Be required to complete and submit results regarding all completed police investigations and/or reports regarding lost, missing, stolen and/or damaged LESO Program property. The LEA must submit all documentation to the State and the LESO upon receipt.
- 5) Provide documentation to the State and the LESO when actionable items are rectified for the State and/or LEA(s).
- 6) The LEAs Chief Law Enforcement Official must request reinstatement as required, via the State Coordinator or SPOC(s), to full participation status at the conclusion of a suspension period.

XIV. COSTS & FEES

- 1) All costs associated with the transportation, turn-in, transfer, repair, maintenance, insurance, disposal, repossession or other expenses related to property obtained through the LESO Program is the sole responsibility of the LEA. In the event an agency is dissolved or disbanded and no civilian governing body exists, the costs associated with the transportation and turn-in of all property in the possession of the

dissolved or disbanded LEA then becomes responsibility of the State.

XV. NOTICES

Any notices, communications, or correspondence related to this agreement shall be provided by E-mail, the United States Postal Service, express service, or facsimile to the State Coordinators office or cognizant DLA office. The LESO may, from time to time, make unilateral modifications or amendments to the provisions of this SPO. Notice of these changes will be provided to State Coordinators in writing. Unless State Coordinators take immediate action to terminate this SPO in accordance with Section XVIII, such modifications or amendments will become binding. In such cases, reasonable opportunity will, insofar as practicable, be afforded the State Coordinator to conform changes affecting their operations.

XVI. ANTI-DISCRIMINATION

A. By signing this SPO, or accepting excess DOD personal property under this SPO, the State pledges that it and each LEA agrees to comply with applicable provisions of the following national policies prohibiting discrimination:

- 1) On the basis of race, color, or national origin, in Title VI of the Civil Rights Act of 1964 (42 USC 2000d et seq.) as implemented by DOD regulations 32 CR Part 195.
- 2) On the basis of age, in the Age Discrimination Act of 1975 (42 USC 6101, et seq) as implemented by Department of Health and Human Services regulations in 45 CFR Part 90.
- 3) On the basis of handicap, in Section 504 of the Rehabilitation Act of 1973, P.L. 93-112, as amended by the Rehabilitation Act Amendments of 1974, P.L. 93-516 (29 USC 794), as implemented by Department of Justice regulations in 28 CFR Part 41 and DOD regulations at 32 CFR Part 56.

B. These elements are considered the minimum essential ingredients for establishment of a satisfactory business agreement between the State and the DOD.

XVII. INDEMNIFICATION CLAUSE

The LEA is required to maintain adequate insurance to cover damages or injuries to persons or property relating to the use of property issued under the LESO program. Self-insurance by the LEA is considered acceptable. The U.S. Government and the Texas Department of Public Safety assumes no liability for damages or injuries to any person(s) or property arising from the use of property issued under the LESO program. It is recognized that State and local law generally limit or preclude State Coordinators / LEAs from agreeing to open-ended indemnity provisions. However, to the extent permitted by State and local laws, the LEA shall indemnify and hold the U.S. Government and the Texas Department of Public Safety harmless from any and all actions, claims, debts, demands, judgments, liabilities, cost, and attorney's fees arising out of, claimed on account of, or in any manner predicated upon loss of, or damage to property and injuries, illness or disabilities to, or death of any and all persons whatsoever, including members of the general public, or to the property of any legal or political entity including states, local and interstate

bodies, in any manner caused by or contributed to by the LEA, its agents, servants, employees, or any person subject to its control while the property is in the possession of, used by, or subject to the control of the LEA, its agents, servants, or employees after the property has been removed from U.S. Government control.

XVIII. TERMINATION

A. This SPO may be terminated by either party, provided the other party receives thirty (30) days' notice, in writing, or as otherwise stipulated by Public Law.

B. The undersigned State Coordinator and CLEO hereby agree to comply with all provisions set forth herein and acknowledge that any violation of the terms and conditions of this SPO may be grounds for immediate termination and possible legal consequences, to include pursuit of criminal prosecution if so warranted.

XIX. IN WITNESS THEREOF, the parties hereto have executed this agreement as of the last date written below.

Chief of Police Stephen S. Mayer, CLS
Type / Print Chief Law Enforcement Official Name

Chief Law Enforcement Official Signature

Date (MM/DD/YYYY)

Type/Print Civilian Governing Body Authorized Official

CGB Authorized Official Signature

Date (MM/DD/YYYY)

Type / Print State Coordinator Name

State Coordinator Signature

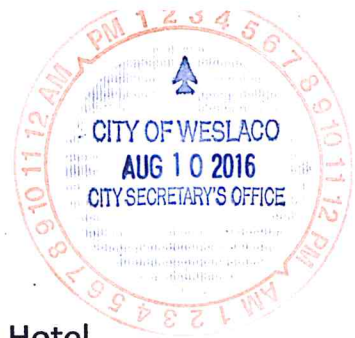
Date (MM/DD/YYYY)



Standardized Agenda Request Form

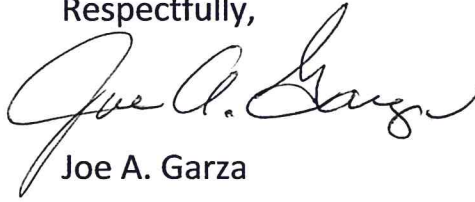
Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-376
From: Mary Barrera, Finance Director		
Subject: Discussion and consideration to accept the resignations of Roy Tijerina and Joe Garza from the Weslaco Hotel Occupancy Tax Advisory Committee and approve Resolutions 2016-52 and 2016-53 appointing two members to unexpired terms. Possible action. (Staffed by Finance Department.)		
Background: Mr. Tijerina and Mr. Garza have expressed their desire to resign from the Weslaco Hotel Occupancy Tax Advisory Committee. We are seeking two new members.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation):		
Elizabeth Walker	Created/Initiated	
Mary Barrera	Approved	
Mike Perez	Final Approval	
City Manager Comments:		
Staff Recommendation: Recommend acceptance of resignations and appointment of two new members.		
Attachments, if any: Letter of resignation-Joe A. Garza, Hotel Occupancy Tax advisory board, Resolution 2016-52, Resolution 2016-53		
Responsibilities upon Approval:		

Elizabeth Walker, City Secretary



This is to inform you that I am resigning from the City of Weslaco Hotel Occupancy Tax Advisory Committee effective immediately. Thank you for allowing me to participate in this advisory committee.

Respectfully,


Joe A. Garza

HOTEL OCCUPANCY TAX ADVISORY COMMITTEE

FIRST NAME	LAST NAME	TERM EXPIRES
James	Simmons	no later than 4/07/18
Nancy	Sanchez	no later than 4/07/18
Joe A.	Garza	no later than 4/07/18
Roy	Tijerina	no later than 4/07/18
Sergio	Lozano	no later than 4/07/18
Rafael	Caballero Jr.	no later than 4/07/18
Ruben	Villanueva	no later than 4/07/18

No new applicants to date as of 8-11-2016

RESOLUTION NO. 2016-

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
ONE MEMBER TO THE HOTEL OCCUPANCY TAX ADVISORY
COMMITTEE**

WHEREAS, the City of Weslaco has established the Hotel Occupancy Tax Advisory Committee pursuant to Ordinance 2015-09; and

WHEREAS, the term of one member on the Hotel Occupancy Tax Advisory Committee is for three (3) years; and

WHEREAS, The Hotel Occupancy Tax Advisory Committee's board members shall serve staggered terms without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____ is appointed to a term as a member of the Hotel Occupancy Tax Advisory Committee that will expire not later than the _____ day of _____, 20____.

PASSED AND APPROVED on this 16th day of August, 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Frank Garza, **CITY ATTORNEY**

RESOLUTION NO. 2016-53

**A RESOLUTION OF THE CITY OF WESLACO APPOINTING
ONE MEMBER TO THE HOTEL OCCUPANCY TAX ADVISORY
COMMITTEE**

WHEREAS, the City of Weslaco has established the Hotel Occupancy Tax Advisory Committee pursuant to Ordinance 2015-09; and

WHEREAS, the term of one member on the Hotel Occupancy Tax Advisory Committee is for three (3) years; and

WHEREAS, The Hotel Occupancy Tax Advisory Committee's board members shall serve staggered terms without compensation; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT _____ is appointed to an unexpired term as a member of the Hotel Occupancy Tax Advisory Committee that will expire not later than the _____ day of _____, 20____.

PASSED AND APPROVED on this 16th day of August, 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



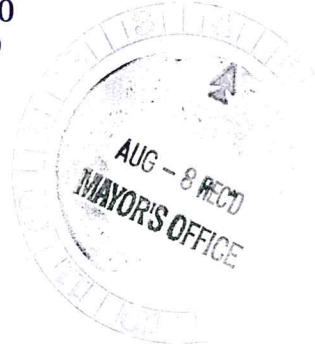
Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-378
From:		
Subject: Discussion and consideration to approve Resolution 2016-54 appointing an official member and an alternate member to the Amigos del Valle, Inc. Board of Directors for Fiscal Year 2016-2017 and authorize the Mayor to execute any related documents. Possible action. (Requested by Amigos del Valle.)		
Background: The City's appointment to Amigos del Valle is Commissioner Tafolla with Mayor Pro-Tem Noriega as alternate, as adopted by resolution last August. We notified Amigos then of the change in alternate. Their letter does not reflect that change. However, it appears by their organizational Bylaws these are annual appointments regardless.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
If item previously considered, provide date and action by Commission: August 2016		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A		
Advisory Review, if any (name of board/committee, date of action, recommendation): N/A		
Elizabeth Walker Mike Perez		Created/Initiated Final Approval
City Manager Comments:		
Staff Recommendation: Appoint two members from the Commission.		
Attachments, if any: Request from ADV, ADV Bylaws, ADV brochure, Resolution 2016-54		
Responsibilities upon Approval: Notify Amigos del Valle.		



Amigos Del Valle, Inc.

4138 Crosspoint Blvd.
Edinburg, Texas 78539
Phone (956) 213-9400
Fax (956) 213-8119



BOARD OFFICERS

RICHARD MOLINA
City Commissioner, Edinburg
President
GERARDO "JERRY" TAFOLLA
City Commissioner, Weslaco
Vice President
VICTOR LEAL
City Commissioner, Harlingen
Secretary
SONIA GALLEGOS
Mayor Pro Tem, Donna
Treasurer
EMILIO VERA, JR.
Member At-Large, Willacy County
Immediate Past President

BOARD MEMBERS

ELEAZAR J. ROMERO
Member At-Large, Hidalgo County
ELEAZAR GUAJARDO
Commissioner, Pharr
EDUARDO "EDDIE" CANTU
County Commissioner, Hidalgo County
EDUARDO GONZALES
County Commissioner, Willacy County
BASILIO SANCHEZ
Representative, Cameron County
JIM DARLING
City of McAllen, Mayor
JOHN L. VILLAREAL
Commissioner, Brownsville
ARMANDO LOPEZ
City Commissioner, Mercedes
NORIE GARZA
Mayor Pro Tem, Mission
CHRIS TAMEZ
City of Raymondville
ANTONIO GONZALES
Mayor Pro Tem, San Benito
SAN JUANITA SANCHEZ
Mayor, San Juan
OMAR QUINTANILLA
Frost Bank, Vice-President
Finance / Banking
NORBERTO "BETO" SALINAS
Member Emeritus

ALEX GUERRA
EXECUTIVE DIRECTOR

August 4, 2016

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

RE: City of Weslaco ADV Annual Board Representative & Alternate Re-Appointment

Honorable Mayor Suarez:

Our agency continues to need and depend on your County's active participation in our Board of Directors through your appointed Board Representative and Alternate.

This letter is to request your County's appointment of your Representative and Alternate for our Fiscal Year 2016-17 (October 1, 2015 – September 30, 2016) Board of Directors by no later than Wednesday, August 31, 2016.

Please submit your appointments' names and their respective elected positions and/or job titles, as applicable, in writing to Ms. Anita Jenny, Executive Administrative Assistant, at our Administration Office.

Representative

Comm. Gerardo Tafolla

Alternate

Comm. David Fox

Please be assured that we are very grateful for your County's fortieth (40) year commitment and involvement with our agency as a member of our Board of Directors.

Enclosed please find a copy of our agency's By-Laws and Brochure for your information. If you have any questions, please call me at your convenience at (956) 213-9400.

Sincerely,

Alex Guerra
Executive Director

cc: Comm. Gerardo Tafolla
Comm. David Fox



"Providing 41 Years of Service"
1974 - 2016

**BY –LAWS
OF
AMIGOS DEL VALLE, INC.**

ARTICLE I

NAME, ORGANIZATION:

This organization, to be known as Amigos Del Valle, Incorporated (Amigos Del Valle, Inc.), is a regional non-profit corporation incorporated under the Texas Non-Profit Corporation Act. Amigos Del Valle, Inc. is a cooperative effort of city and county governments, a voluntary association of the local governmental entities located within Cameron, Hidalgo, Willacy, Zapata, Starr, Duval and Jim Hogg Counties.

ARTICLE II

DEFINITIONS:

As used in These By-Laws:

1. "Alternate" means a community representative appointed by the commission of the member governmental entity to attend meetings of the Board when the Representative is unable to attend.
2. "Banking/Finance Members" means a person with a banking and/or housing and economic development finance background; and who is elected by the Board of Directors.
3. "The Board" means the Full Board of Directors
4. "Commission" means a City Commission or City Council and a County Commissioners Court.
5. "Corporation" means Amigos Del Valle, Inc.
6. "Executive Officers" means the officers of the Corporation consisting of the President, Vice-President, Secretary, Treasurer, and Immediate Past President (or Senior Member).
7. Finance Committee - means committee members consisting of the President, Treasurer, Banking/ Finance and Executive Director

8. "General matters for voting" means the approval of minutes and routine transactions such as approval of reports, approval of committee reports, etc. local governmental entity" means a city or county located within the political jurisdictions of Cameron, Hidalgo, and Willacy- Counties.
9. "Membership" or "Member" means the local governmental entities having agreed to participate in Amigos Del Valle, Inc.
10. "Region" means the geographic area covered by Cameron, Hidalgo, Willacy, Starr, Duvall, Zapata and Jim Hogg, Counties.
11. "Regional" means the physical area embraced by Cameron, Hidalgo and Willacy Counties for the purpose of program implementation under one administration.
12. "Representative" means a community representative appointed by the commission of the member governmental entity to represent that entity and all of its resident constituency on the Board.
13. "Senior Member" means a member serving 2 years or more.

ARTICLE III

GENERAL PURPOSE AND OBJECTIVES:

A. PURPOSE:

This corporation is organized and operated exclusively for educational and charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, including but not limited to, the general purposes of:

1. Implementing and administering a regional system of coordinated and comprehensive services and programs designed to insure and improve the overall well-being of the elderly population and other client groups;
2. Gaining community-wide support for a regional system of coordinated and comprehensive services and programs;
3. Assisting in undertaking studies, collecting data and developing plans for the region for programs pertaining to nutrition, housing, transportation, information and referral, recreation, preventive services, income, education, training and employment, and other social and supportive services;
4. Providing elderly persons and handicapped persons with housing facilities, housing rehabilitation services, and other services especially designed to meet their physical, social, and psychological needs, and to promote their health, security,

happiness and quality of life, consistent with the provisions of maintenance and operation thereof on a non-profit basis;

5. Assisting, encouraging and coordinating any social services, both in the public and private sectors, to implement those plans and programs which impact the social and economic of the people we service in the region.
6. The corporation is irrevocably dedicated to and operated exclusively for non-profit purposes, and no part of the income or assets of the corporation shall be distributed to or be used to the benefit of any individual or director, stockholder or officer of the corporation, and no director or officer of the corporation, or any private individual shall be entitled to share in the distribution of any of the corporate assets upon dissolution of the corporation. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office; and,
7. Notwithstanding any other provision of these By-Laws, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt from taxation under Section 501 (c) (3) of the Internal Revenue Code and its regulations as they now exist, or as they may hereafter be amended, or by an organization, contributions to which are deductible under Section 170 (c) (2) of the Internal Revenue Code and regulations as they now exist or as they may hereafter be amended.

B. OBJECTIVES:

1. To encourage local units of government within Cameron, Hidalgo, Willacy, Zapata, Starr, Duval and Jim Hogg Counties to join and cooperate, to meet and work with members of major social and economic interests, citizen groups and groups experiencing socio-economic distress, to improve the health and safety of the people we serve of the region.
2. To exercise any powers heretofore, or hereafter, conferred upon it by its member units of government and state and federal authorities.
3. To seek and obtain necessary funding to ensure a system of coordinated and comprehensive direct services to meet the general purposes of the corporation.

4. To provide the membership with information on issues, problems, and opportunities as related to the larger population.
5. To establish a working relationship with local and state media sources.
6. To coordinate service delivery and planning with other entities at the local, state, and federal levels.
7. To assist in undertaking studies, collecting data, and developing plans for the regional programs pertaining to nutrition, housing, transportation, information and referral, recreation, preventive services, income, education, training and employment, and other social and supportive services.
8. To research the issues on housing and maintain a priority for housing development, updating information as necessary.
9. To acquire, on a continuing basis, information relative to housing opportunities from the state, federal, and private sector.
10. To develop housing concepts to incorporate services to meet the total needs of the target population, when feasible.
11. To assist, encourage and coordinate any social activity, both in the public and private sectors to implement those plans and programs which affect the socio-economic well-being of the people we serve of the region.
12. To identify sub-geographic areas within a member governmental entity's geographic area and, in coordination with the member governmental entity, designate the sub-geographic area or the entire community for purposes of neighborhood revitalization and redevelopment.

ARTICLE IV

POWERS OF CORPORATION:

The corporation is empowered:

- A. To buy, own, sell, assign, mortgage or lease any interest in real estate and personal property and to construct, maintain and operate improvements thereon necessary or incident to, the accomplishment of the purposes as set forth in Article III hereof;
- B. To borrow money and issue evidence of indebtedness in furtherance of any or all of the objectives of its business, and to secure the same by mortgage, pledge, or other lien on the corporation's property;

- C. To do and perform all acts reasonably necessary to accomplish the purposes of the corporation, including the execution of any regulatory agreements, contracts, and any other instruments and undertaking as may be necessary to enable the corporation to secure the benefits of financing from the public and private sectors.
- D. Adopt and amend as necessary the By-laws of Amigos Del Valle, Inc. which will be reviewed and approved by the Board.
- E. Adopt an annual operating budget.
- F. Implement and administer all programs consistent with agreements with sponsor entities.
- G. Prepare and submit any reports to local, state, and federal entities deemed necessary to its function.
- H. Receive and expend gifts, contributions and donations.
- I. Apply for funds and grants from local, state and federal governmental entities, and from the private sector.
- J. Accept contracts, partnership agreements and subcontracts from the public or private sectors to include non-profit agencies.
- K. To assess, receive and expend membership dues consistent with these By-Laws in the operation of the corporation.
- L. Assist regional planning agencies, city and county planning agencies in coordinating, planning and developing the region.
- M. Work with the private sector to secure financial resources in order to expand corporation activities consistent with the purposes and objectives.
- N. Notwithstanding paragraphs A, B, and C of Article IV herein, the corporation shall not, either in its articles of incorporation or bylaws, make the corporation responsible for indemnifying its officers and/or board members, except to the extent mandated by state law and/or to the extent that such indemnification is limited to liability insurance coverage or distribution approved by HUD from residential receipts or surplus cash.

ARTICLE V

MEMBERSHIP: Any city or county located within the political jurisdictions of Cameron, Hidalgo Willacy, Zapata and Starr, Duval and Jim Hogg Counties is eligible for membership in Amigos Del Valle, Inc. To join Amigos Del Valle, Inc., the local governmental entity must present a "Resolution of Intent to Join" to the Amigos Del Valle, Inc. Board of Directors. The Board, upon receipt of such resolution, will determine by simple majority vote, the amount of membership fees to be paid by the applicant and advise the applicant of this amount. Membership becomes effective upon payment of such membership fees. Upon payment of membership fees, the applicant is entitled to appoint a Representative and Alternate to the Board in accordance with the procedures set forth herein and otherwise participate in corporation matters.

ARTICLE VI

TERMINATION OF MEMBERSHIP:

A. VOLUNTARY TERMINATION:

Any member of Amigos Del Valle, Inc. may voluntarily withdraw from membership by presenting a resignation letter"" to the Board of Directors.

B. INVOLUNTARY TERMINATION

Any member who fails to pay membership fees in accordance with Article XIII-B stated herein may be - terminated as a member without further action of the Board. Upon involuntary termination, a member loses all rights and privileges associated with membership including the right to appoint a Representative and Alternate to the Board. Designated Representatives and Alternates of such member lose the right to participate or vote in Board meetings, and the right to hold office.

In the event any member voluntarily withdraws, all corporation services and functions to such member shall be terminated 30 days after the effective date of such withdrawal unless other arrangement are made between the withdrawing member and the Board to retain certain services

Upon involuntary termination, all corporation services and functions to such member shall be terminated 30 days after the effective date of termination, unless the Board, by majority vote, decides to retain certain services.

ARTICLE VII

BOARD OF DIRECTORS

A. COMPOSITION

The Board of Directors shall be composed of the duly appointed Representatives and Alternates from the membership and Banking/Finance Member.

Representatives and Alternates shall be designated as follows:

In September of each year, each member of Amigos Del Valle, Inc. shall appoint a community representative to serve on the Board as its Representative. The term of appointments shall be for one year. An appointed Representative to the Board may serve successive terms without limitation. The Representative serves at the pleasure of the appointing member. Each member shall also appoint an Alternate to the Representative. The Alternate shall also be a community representative of the member governmental entity. Alternates shall serve a one-year term consistent with the member's Representative. In selecting the Representative and Alternate, the member commission should give consideration to the ability of the person appointed to attend Board meetings and complete a full term. Each member shall notify the Board of Directors by a resolution or letter of the names of their Representative and Alternate on or before August 31st of each year. Representatives missing three (3) consecutive Board meetings during the fiscal year shall be reported to the appointing member's commission by the Board. If no just cause exists for the absence of the Representative from such meetings, the member shall immediately name a replacement Representative and notify the Board. Vacancies on the Board during the course of the year shall be filled in the same manner as a prescribed for appointment of the original Representative or Alternate.

In addition to the Representatives and Alternates designated by the member entities, the membership of the Board must meet the following requirements.

1. Demonstrate through attendance, in accordance with Article VII-A-2, at corporation meetings, and participation in corporation activities, a dedication to the purposes and objectives of the corporation.
2. Nominated for such position by a current Board member in good standing.

In addition to the Representatives and Alternates designated by the member entities, the membership of the Board may also include Banking /Finance Member who must meet the following requirements:

1. Have a banking and/or housing and economic development finance background.
2. Nominated for such position by a current Board member in good standing.
3. Elected to such position by majority vote of the Board of Directors.
4. Demonstrate through attendance, in accordance with Article VII-A-2, at corporation meetings, and participation in corporation activities, a dedication to the purposes and objectives of the corporation.
5. Banking/finance Members shall not be required to pay membership fees. Once elected to the position of Banking/finance member, membership continues at the pleasure of the Board of Directors.

B. DUTIES AND RESPONSIBILITIES:

As a general rule, but not inclusive guide, the Board shall have the following functions, duties, and responsibilities.

1. To approve and implement an annual work plan and budget to transact the business of Amigos Del Valle, Inc. for a period of twelve (12) months. The annual work plan and budget will be approved at the annual meeting of the Board.
2. To employ the Executive Director and set the terms, conditions, and compensations of employment.
3. To contract with local, state, and federal governmental entities for the provisions of carrying out the purposes and objectives of the corporation.
4. To acquire, construct, own and dispose of property, equipment, supplies and office space required in the performance of corporation duties.
5. To appoint special committees.
6. To formulate resolutions, recommendations and take any other actions which are necessary to favorable advocacy for the target population at the local, state, and federal levels.
7. To elect the officers of the Board.

C. CONFLICT OF INTEREST:

Representatives, Alternates, and employees of the corporation shall disclose to the Board of Directors any personal involvement which may result in a conflict of interest.

Following disclosure of such interest, an affected Representative or Alternate shall abstain from voting on such matters and state for the record the reason for abstention in compliance with Article VIII.

For purposes of this Article, a conflict of interest is defined as follows:

- a. Outside interests causing a conflict of interest:
 - (1) To hold, directly or indirectly, a position or a material financial interest in any outside concern from which the individual has reason to believe the corporation secures goods or services or that provides services competitive with the corporation unless such interest is fully disclosed to the Board of Directors and the Board determines by resolution that there is not a substantial conflict, nor a conflict which will adversely affect the corporation and its operations.
 - (2) To compete, directly or indirectly, with the corporation in the purchase or sale of property or property rights, interests, or services, unless such interest is fully disclosed to the Board of Directors and the Board determines by resolutions that there is not a substantial conflict nor a conflict which will adversely affect the corporation and its operations.
- b. Outside activities causing a conflict of interest:
 - (1) To render directive, managerial, or consultative services to any outside concern that does business with, or competes with the services of the corporation, or to render other services in competition with the corporation, unless such interest is fully disclosed to the Board of Directors and the Board determines by resolution that there is not a substantial conflict, nor a conflict which will adversely affect the corporation and its operations.
- c. Acceptance of gifts, gratuities, and entertainment causing a conflict of interest:
 - (1) To accept gifts, excessive entertainment, or other favors from any outside concern that does, or is seeking to do, business with, or is a competitor, of the corporation, under circumstances from which it might be inferred that such action was intended to influence, or possibly would influence, the individual in the performance of their duties. This does not include the acceptance of items of nominal or minor value that are clearly tokens of respect or friendship and not related to any particular transaction or activity of the corporation.

d. Disclosure of inside information which causes a conflict of interest:

- (1) To disclose or use information relating to the corporation's business for the personal profit or advantage of the individual or their immediate family. Full disclosure of any situation in doubt should be made to the Board of Directors so as to permit an impartial and objective determination by the Board. Disclosure of inside information shall not be made by the Board member, employee, nor by their immediate family.

An irreconcilable conflict of interest shall be grounds for removal of a Representative or Alternate and discharge of an employee.

ARTICLE VIII

VOTING RIGHTS:

Each member of the Board, including Alternates, shall have one vote to be exercised at Board meetings.

Voting rights terminate immediately upon voluntary or involuntary termination of membership.

Unless specified in these By-laws to the contrary, all matters requiring Board action, including general matters for voting, shall be decided by a simple majority vote.

ARTICLE IX

QUORUM:

At all Board meetings, a quorum will be constituted by five (5) members for which four (4) members consist of the voting Board and (1) member of the Executive Board must be present.

ARTICLE X

EXECUTIVE BOARD:

A. ELECTION OF OFFICERS:

Yearly at the annual meeting, the Board of Directors shall elect from the Representatives, a President, Vice-President, Secretary, and Treasurer who shall termed officers of the Board. Such elections shall be governed by the following rules:

1. Only Representatives, Banking/Finance Members may hold office.

2. There is a two (2) year term limit to the number of terms an officer.
3. Each officer shall serve a term of one year or until otherwise disqualified.

In addition, at such annual meeting, the Board of Directors shall appoint the corporation's Officers and other Board members to serve on all corporation subsidiary housing corporations in accordance with each housing corporation's by-laws.

B. DUTIES, RESPONSIBILITIES, AND POWERS OF THE OFFICERS:

1. PRESIDENT:

The President shall preside at meetings of Amigos Del Valle, Inc., sign, with the countersignature of the Secretary, any contracts or other instruments which Amigos Del Valle, Inc., deems in its best interests, and perform such other duties incident to the office as may be prescribed by Amigos Del Valle, Inc. The President may meet with the Executive Director at least once each month to discuss the status of the corporation and its programs.

2. VICE- PRESIDENT:

The Vice-President shall assist the President in the performance of his/her duties, and in the absence of the President or in the event of the President's inability or refusal to act, shall have the powers and shall perform the duties of the President.

3. SECRETARY:

The Secretary shall be responsible to review the minutes of all Regular, Special and Executive Board meetings and shall attest to the same, and shall see that notices are duly given in accordance with the provisions of these By-laws or as required by law.

4. TREASURER:

The Treasurer shall be primarily responsible - in assisting the Finance Director on the financial condition of the corporation. In that regard, the Treasurer should meet and review on a quarterly basis with the Corporation's Finance Director to receive a financial status report on the corporation and report the financial status of the corporation to the Board at least once each quarter.

C. COMPOSITION, DUTIES, RESPONSIBILITIES, AND POWERS OF THE EXECUTIVE BOARD:

The Executive Officers shall consist of the President, Vice-President, Secretary, Treasurer, and Immediate Past President (or Senior Member) of the Board of Directors. In the event there is no Immediate Past President, the Board shall elect a member at the annual meeting (or as soon thereafter as possible) to fill

such position to be known as Senior Member to serve as the fifth member of the Executive Officers.

D. REMOVAL FROM OFFICE, VACANCIES:

1. REMOVAL:

Any officer who misses Board meetings in accordance with Article VII-A during the fiscal year may be removed from office by majority vote of the voting Board.

Any officer whose elected term of office expires, or whose member entity terminates membership, or who becomes ineligible to serve for any other reason shall vacate his office.

2. FILLING VACANCIES:

When any office of the Executive Officers becomes vacant, the President or Vice-President shall place election of a replacement on the agenda for the next regular meeting of the Board and give notice consistent with Article XII.

At such regular meetings, a replacement officer for the unexpired term shall be elected consistent with this article.

ARTICLE XI

EXECUTIVE DIRECTOR:

A. FUNCTION:

The corporation shall employ through the Board an Executive Director who shall serve as the chief administrative officer of the corporation.

B. DUTIES, RESPONSIBILITIES, AND POWERS:

The Executive Director shall have the following duties and responsibilities:

1. Subject to the policies of the Board of Directors of Amigos Del Valle, Inc., the Executive Director shall serve as the chief administrative officer of the corporation and shall have the sole authority to appoint, promote, increase salaries, and dismiss any and all subordinate staff.
2. The Executive Director shall prepare the annual work plan and budget and present it to the Full Board of Directors for review during the annual Full Board of Directors Meeting.

3. The Executive Director shall at all times, and without political prejudice, be the chief advocate for the target population.
4. The Executive Director shall faithfully execute such other duties and responsibilities as determined by the Board.

C. SALARY AND BENEFITS:

The salary and fringe benefits of the Executive Director shall be determined by the Board. The Executive Board shall make recommendations concerning changes in salary and benefits to the Board at the annual meeting.

ARTICLE XII

MEETINGS OF THE BOARD:

A. REGULAR MEETINGS:

Regular meetings of the Full Board shall be monthly on the fourth Thursday of the particular month at such times and at such locations as determined by the Board.

1. Take care of Amigos Del Valle, Inc. (ADV) by ensuring prudent use of all assets, including facility, people, and good will; and provide oversight for all activities that advance the Corporation's effectiveness and sustainability. (Duty of due care)
2. Make decisions in the best interest of the Amigos Del Valle Inc. Corporation; not in his or her self-interest. (Duty of loyalty)
3. Ensure that Amigos Del Valle Inc. obeys applicable laws and acts in accordance with ethical practices; that ADV Corporation adheres to its stated corporate purposes, and that its activities advance its mission. (Duty of obedience)

B. ANNUAL MEETING:

The annual meeting of the Board shall be held on the fourth Thursday in September of each year. The time and location of the annual meeting shall be determined by majority vote of the Board. The date of the annual meeting may be altered to avoid conflicts by majority vote of the Board.

C. SPECIAL MEETINGS:

Special meetings may be called by the President to consider any matter of an urgent nature. Upon petition of a majority of the members of the Board, the President shall call a special meeting for any purpose consistent with these By-laws.

D. NOTICE:

Written notice stating the place, day and time of the meeting, and in case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than five days or more than ten days before the date of the meeting either personally or by mail. By direction of the President, notice of special meetings may be given by telephone call to each member.

All available information concerning agenda items to be considered shall be delivered to each member at the same time and in the same manner as notice is given.

ARTICLE XIII

Finance Committee – Consisting of the President, Treasurer, Banking/ Finance and Executive Director shall meet and report to the Full Board of Directors on a quarterly basis.

ARTICLE XIV

BUDGET, MEMBERSHIP FEE, FINANCES:

A. ANNUAL BUDGET:

The Board shall adopt a budget for the forthcoming year at the annual meeting subject to the following restrictions:

1. No expenditure may be approved or authorized which is inconsistent with these By-laws or Articles of Incorporation.
2. Budget expenditures shall not exceed funds available for the forthcoming year from membership fees and other income.

B. MEMBERSHIP FEES:

At each annual meeting, the Board shall determine the membership fee to be paid by members during the forthcoming year. Such fees shall be sufficient to provide funds to meet anticipated expenses. Membership fees are due on October 1st, and shall be paid no later than February 28th of the year following assessment unless extended by the Board. Membership fees of new members shall be due upon assessment.

C. FINANCIAL AUDIT:

At the annual meeting, the Board shall select a certified public accountant to provide an annual audit report for the proceeding year. The audit shall be due within 60 days of authorization unless extended by the Board.

ARTICLE XIV

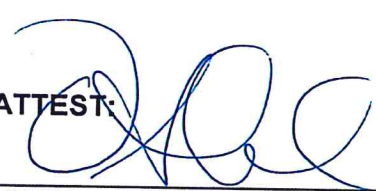
AMENDMENTS:

These By-laws may be altered, amended, deleted, or expanded if approved by a two-thirds majority of the members present at a regular Board meeting. Notice of proposed changes to these By-laws shall contain a full statement of the proposed amendment and be placed on the agenda consistent with the requirements of Article XII.

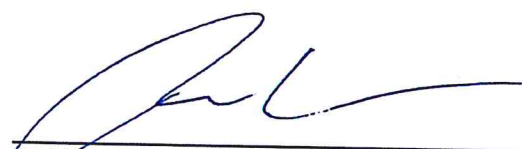
ARTICLE XV

ADOPTED with amendments approved by AMIGOS DEL VALLE, INC. Board of Directors, on the 31st day of May, 2016

ATTEST:



VICTOR LEAL
SECRETARY



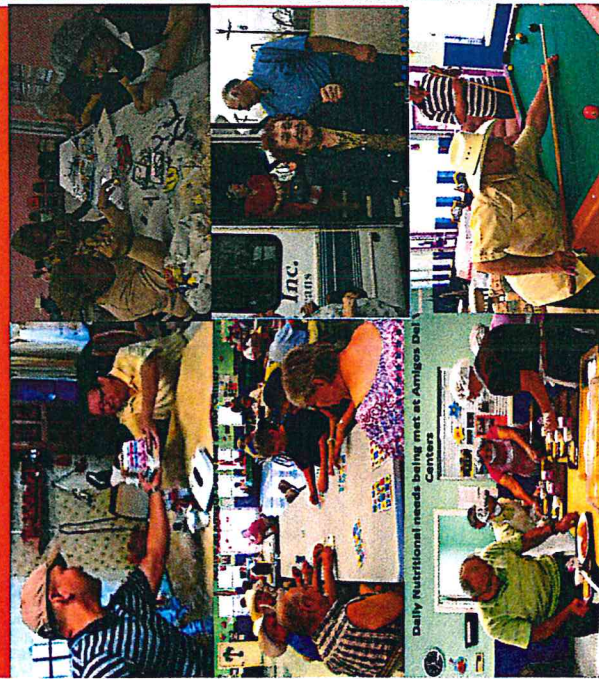
RICHARD MOLINA
BOARD PRESIDENT

Nutrition & Transportation

- Congregate Meals
- Home Meal Delivery
- Transportation
- Arts & Crafts
- Recreational Trips
- Social Services

WHO QUALIFIES?

- Individuals 60 years of age and older
- Spouse is eligible and participates at the nutrition site.
- Serves as a volunteer at the nutrition site in accordance with Older Americans Act (OAA) standards.
- Disabled / resides in the housing facility and wants to participate in the congregate meal program provided at the site.
- Disabled and lives with the person participating in congregate meal program.



HUD 202 Section 8 Housing for the Elderly

ADV is the largest non-profit developer and manager of senior subsidized rental housing in the Lower Rio Grande Valley of South Texas. The agency currently owns and manages 533 senior multi-family rental housing apartments in the services area.

ADV Housing Projects under HUD 202 Section 8 for the Elderly is accepting applications for the rental properties. You may contact the Housing Property Manager in person or by calling any of the housing projects of your preference. If you need assistance in completing the application, please contact the Housing Project Manager from the housing properties listed to the right:

Housing Property Requirements

The Housing Property sites vary in bedroom size but have apartments available in: One (1) Bedroom, Two (2) Bedroom, and Efficiency-Zero (0) Bedroom. The requirement to qualify is that the applicant must be 62 years old, be handicap, or mobility impaired.

Must qualify under the income limits listed to the right above:

- 1 Person \$11,770.00
- 2 Persons \$15,930.00
- 3 Persons \$20,090.00
- 4 Persons \$24,250.00



Housing Property Listing

Casa De Amigos #1 (100 Units)
Hsg. Proj. Mgr.: Virginia Sandoval
455 El Paso Road
Brownsville, TX 78520
Tel.: (956) 544-1803
Fax: (956) 542-6175
Email: casa1@advrgv.org

Casa De Amigos #2 (72 Units)
Hsg. Proj. Mgr.: Leslie Flores
1100 E. Dallas Street
McAllen, TX 78501
Tel.: (956) 687-6202
Fax: (956) 668-0391
Email: casa2@advrgv.org

Casa De Amigos #3 (55 Units)
Hsg. Proj. Mgr.: Rosie Puga
402 New Hampshire Street
Harlingen, TX 78520
Tel.: (956) 423-3147
/Fax: (956) 423-3478
Ct. Tel.: (956) 428-4456
Email: casa3@advrgv.org

Casa De Amigos #4 (38 Units)
Hsg. Proj. Mgr.: Leslie Flores
146 E. FM 3168
Raymondville, TX 78580
Tel.: (956) 689-3082
Fax: (956) 689-3356
Email: casa4@advrgv.org

Casa De Amigos #5 (71 Units)
Hsg. Proj. Mgr.: Rubina Garza
2101 W. 6th Street
Weslaco, TX 78596
Tel.: (956) 968-6423
Fax: (956) 968-2588
Email: casa5@advrgv.org

Casa De Amigos #6 (40 Units)
Hsg. Proj. Mgr.: Pharr, TX 78577
Tel.: (956) 783-1145
Fax: (956) 787-9775
Email: casa6@advrgv.org

Casa Del Mar (Casa #8)
Hsg. Proj. Mgr.: Gracela Cantu
2575 Russell Drive
Brownsville, TX 78520
Tel.: (956) 550-8400
Fax: (956) 550-8450
Email: casa8@advrgv.org

Villas Residencial (Casa #7) (40 Units)
Hsg. Proj. Mgr.: Martha Solis
334 E. 5th Street
Mercedes, TX 78570
Tel.: (956) 514-0208
Fax: (956) 565-5020
Email: casa7@advrgv.org

Villas De Arnaldo Ramirez (Casa #9) (59 Units)
Hsg. Proj. Mgr.: Janie Puente
1303 Matamoros Street,
Mission, TX 78572
Tel.: (956) 584-2888
Fax: (956) 584-7090
Email: casa9@advrgv.org

In accordance with the Fair Housing Act and Section 504 of the Rehabilitation Act of 1973, Amigos Del Valle, Inc. will make reasonable accommodations for individuals with handicaps or disabilities (be it an applicant or a resident).

Persons with disabilities have the right to reasonable accommodations to participate in the informal hearing process. Amigos Del Valle, Inc.-Housing Management Services Corporation, Inc. does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

For the hearing impaired, call TTY at 1-800-735-2988 and provide Amigos Del Valle, Inc. toll free number: 1-866-581-9494.

Amigos Del Valle, Inc. Mission Statement

The Mission of Amigos Del Valle, Inc. (ADV) is to positively impact the quality of life in the lower Rio Grande Valley and South Texas through the provision of diversified and effective human services, community development activities, and advocacy, which are directed to low and moderate income individuals and families; and with special emphasis in assisting the senior population to maintain active, healthy, and independent lives.



Mr. Alex Guerra
Amigos Del Valle, Inc.
Executive Director
Ph.: (956) 213-9400
Email: aguerra@advrgv.org

**"Providing the best quality service
for our Seniors in need."**

Senior Center Facilities

Casa Del Mar Senior Center
Ct. Mgr.: Victoria Gonzalez
2575 Russell Drive
Brownsville, TX 78520
Tel/Fax: (956) 451-2711

Doña Senior Center
Ct. Mgr.: Maria Ayunaga
1408 w. Silver Street
Doña, TX 78537
Tel/Fax: (956) 464-4912

San Juan Senior Center
Ct. Mgr.: Connie Arroyo
600 W. 1st Street
San Juan, TX 78589
Tel/Fax: (956) 787-6705

Villas Residential Senior Center
Ct. Mgr.: Adabel Zuniga
334 E. 5th Street
Mercedes, TX 78570
Tel/Fax: (956) 565-0011

Casa 2 Senior Center
Ct. Mgr.: Carmen Ramon
1100 E. Dallas
McAllen, TX 78501
Tel/Fax: (956) 627-6540

Las Presas Senior Center
Ct. Mgr.: Lupita Munoz
204 N. Brazil Street
Los Fresnos, TX 78566
Tel: (956) 233-4350

Edinburg Towers Senior Center
Ct. Mgr.: Rosie Briseno
201 N. 13th Street
Edinburg, TX 78541
Tel: (956) 383-1124 Fax: (956) 380-6308

La Joya Senior Center
Ct. Mgr.: Teresa Veia
924 S. Leo Street
La Joya, TX 78560
Tel: (956) 585-7672 /Fax: (956) 580-7025

Las Palmas Community Center
Ct. Mgr.: Sara Garcia
1921 N. 29th Street
McAllen, TX 78501
Tel: (956) 688-3350 Fax: (956) 688-3356

Palm View Senior Center
Ct. Mgr.: Victor Ayala
3401 Jordan Road
McAllen, TX 78503
(956) 681-3360

Alta Vista Center
Ct. Mgr.: Tom Bahi
303 W. 6th St.
Westaco, TX 78596
Tel:(956) 351-5731 Fax: (956) 351-5734

Rio Hondo Senior Center
Ct. Mgr.: Claudia Parias
121 N. Arroyo St.
Rio Hondo, TX 78583
Tel: (956) 784-3082 Fax: (956) 784-4394

Los Indios Center
Ct. Mgr.: Denise Guzman
309 E. Heywood
Los Indios, TX 78567
(956) 399-4255 Fax: (956) 399-4582

Cesar Menchaca Senior Center
Ct. Mgr.: Dora Gonzalez
402 N. New Hampshire Street
Hartington, TX 78550
Tel: (956) 428-4456 Fax: (956) 423-3472

Edinburg Senior Center
Ct. Mgr.: Maria M. Garcia
1210 E. Kuhn Street
Edinburg, TX 78539
Tel/Fax: (956) 383-0302

Villas De Aranda Ramirez Sr. Senior Ctr.
Ct. Mgr.: Lulu Duraz
1303 Matamoros Street
Mission, TX 78572
Tel: (956) 585-7562 Fax: (956) 584-7090

Westaco Senior Center
Ct. Mgr.: Cynthia Guerrero
1201 E. 6th Street
Westaco, TX 78596
Tel: (956) 968-0673

Casa 1 Senior Center
Ct. Mgr.: Irma Sanchez
455 El Paso Road
Brownsville, Texas 78520
Tel/Fax: (956) 545-0379

Port Isabel Senior Center
Ct. Mgr.: Cecilia Zamora
213 Yurra Street, Port Isabel, TX 78578
Tel: (956) 266-2231 Fax: (956) 943-4638

Elisa Senior Center
Ct. Mgr.: Maria Garces
W. 9th Street & N. Hidalgo Street
Elisa, TX 78543
Tel/Fax: (956) 262-2472

Laek Community Center
Ct. Mgr.: Jesse Franco
2601 Laek Avenue
McAllen, TX 78570
Tel: (956) 688-3340 /Fax: (956) 688-3345

Palm Plaza Senior Center
Ct. Mgr.: Connie Ybarra
810 Mayberry Street
Mission, Tx 78572
Tel: (956) 585-6296

Enstituto Guzmanes Senior Center
Ct. Mgr.: Ana Garza
146 E. FM 3168
Raymondville, Texas 78580
Tel: (956) 689-3082 Fax: 956) 380-6308

Alton Center
Ct. Mgr.: Rasmela Cantu
289 W. Dawes St.
Alton, TX 78572
(956) 581-4851 Fax: (956) 510-3616

Santa Rosa Center
Ct. Mgr.: Carlo Ochoa
513 N. FM 506
Santa Rosa, TX 78593
Tel/Fax: (956) 636-1113

*Satellite Centers



Amigos Del Valle, Inc.
4138 Crosspoint Blvd.
Edinburg, Texas 78539
(956) 213-9400

"Serving our Communities"
In Cameron, Hidalgo, & Willacy
and Starr Counties

Since 1974



MEALS on WHEELS
AMERICA
TOGETHER, WE CAN DELIVER.

RESOLUTION NO. 2015-54

THE STATE OF TEXAS § A RESOLUTION APPOINTING A MEMBER
COUNTY OF HIDALGO § AND AN ALTERNATE MEMBER TO THE
CITY OF WESLACO § AMIGOS DEL VALLE, INC. BOARD OF
DIRECTORS FOR FISCAL YEAR 2016-2017

WHEREAS, the Amigos del Valle, Inc. has requested that a City of Weslaco elected official be appointed to serve as the official member of the Amigos del Valle, Inc. Board of Directors; and

WHEREAS, the City of Weslaco may elect to appoint an individual of the City of Weslaco to serve in place of the official member; and

WHEREAS, the Amigos del Valle, Inc. has requested that a City of Weslaco elected official be appointed to serve as an alternate member of the Amigos del Valle, Inc. Board of Directors; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO that _____ be appointed as the official member of the Amigos del Valle, Inc. Board of Directors.

BE FURTHER RESOLVED that _____, City Commissioner be appointed as an alternate member of the Amigos del Valle, Inc. Board of Directors and a copy of this Resolution shall be delivered to the Amigos del Valle, Inc. to evidence these appointments.

PASSED AND APPROVED this 16th day of August, 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

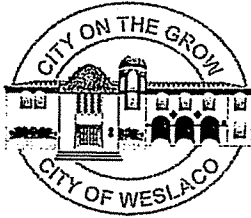
Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-344
From: Mardoqueo Hinojosa, Planning Director		
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 101 South Illinois Avenue, being Lots 17-18, Block B, Weslaco Original Townsite, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.)		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of this item appeared in The Monitor on July 25, 2016 and August 1, 2016		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days		
Attachments, if any: Attachment, Attachment 2		

Responsibilities upon Approval:

Staff will notify owner

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

South Texas College Trust
PO Box 178
Edinburg, TX 78540

Notice of Public Hearing

**RE: Dilapidated Structure at 101 South Illinois Ave.,
Legally described as being; Weslaco Original Townsite Subdivision, Block B, Lot 17,18**

To Whom It May Concern:

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

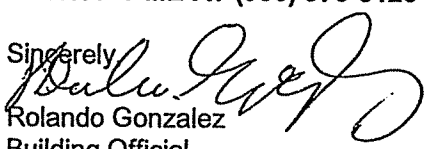
August 9, 2016, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. August 16, 2016, has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco will charge you with the cost of the building on your property and all the costs and expenses incurred. A lien will be placed on your property for the expenses and charges incurred. You are afforded the opportunity to appeal the City Commission's decision to a district court up to (30) days from final decision on the structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS YOU RECEIVE THIS NOTICE. IF YOU DO NOT CONTACT ME WE CAN KNOW THE ACTIONS YOU WILL TAKE. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM.

Sincerely,


Rolando Gonzalez
Building Official

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-968-

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☐ Adult Signature Restricted Delivery	\$
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SOUTH TEXAS COLLEGE TRUST
PO BOX 178
EDINBURG TX 78540

SENDER: COMPLETE THIS SECTION

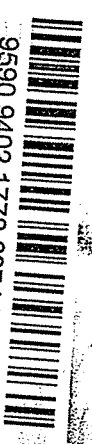
■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

OUTH TEXAS COLLEGE TRUST
PO BOX 178
DINBURG TX 78540



9590 9402 1778 6074 5034 39

Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

B. Received by (Printed Name)

[Printed Name]

C. Date of Delivery

[Date]

D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type

- ☐ Adult Signature
- ☒ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Return Receipt
- ☐ Collect on Delivery Signature Required
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise

May 17, 2016

South Texas College Trst
PO Box Box 178
Edinburg, Tx 78540

RE: Dilapidated Structure at 101 South Illinois Ave

Legally described as being; Weslaco Original Townsite Subdivison, Lot 17,18, Block B

To Whom It May Concern,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

Sincerely,

Rolando Gonzalez
Building Official

Hidalgo CAD - Map of Property ID 321641 for Year 2016



Property Details

Account

Property ID: 321641

Geo ID: W2300-00-00B-0017-00

Type: Real

Location

Legal Description: WESLACO ORIGINAL TOWNSITE BLK B LT 17 & 18

Situs Address: S ILLINOIS AVE TX 101

Neighborhood: WESLACO ORIGINAL TOWNSITE

Mapsco:

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

Owner

Owner Name: SOUTH TEXAS COLLEGE TRST

Mailing Address: , PO BOX 178, EDINBURG, TX 78540

Property

Appraised Value: \$39932

<http://propaccess.hidalgoad.org/Map/View/Map/1/321641/2016>

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

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DILAPIDATED STRUCTURE INSPECTION REPORT

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
x	21	Broken/cracked exterior walls
	22	Other:
	23	
	24	Other:

 COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.
Harlingen, TX 78552-2090

(956)467-6674
revreports@gmail.com

Property Address: 101 South Illinois Ave.

Property ID: 321641

Taxpayer Name: South Texas College Trst
P.O. Box 178
Edinburg, Tx. 78540

EFFECTIVE DATE: March 23, 2016.

LEGAL DESCRIPTION: Lots 17 and 18, Block "B", Original Townsite of Weslaco, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 103 Page 177, Deed Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paving ordinances, regulations of the city holding extra territorial jurisdiction of said property. NOTE: Map not attached to referenced volume and page. (See

Document	Grantor (s)	Grantee (s)	File Date	File #	Vol.	Pg.	Examiner Notes
Constable's Tax Deed	Martin N. Cantu, Constable, Precinct 2, Hidalgo County, Texas	South Texas College, Trustee, for Weslaco Ind. Sch. Dist., City of Weslaco, South Texas Ind School Dist., Hidalgo County and Hidalgo County Drainage District 1	June 3, 2015.	2616740			Prior Deed to Ysidora Rios filed for record November 4, 1924 in volume 178 page 574, Deed Records, covers Lot 18 only. No recorded deed found to Lot 17. (copies attached)

NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.

10/2/15

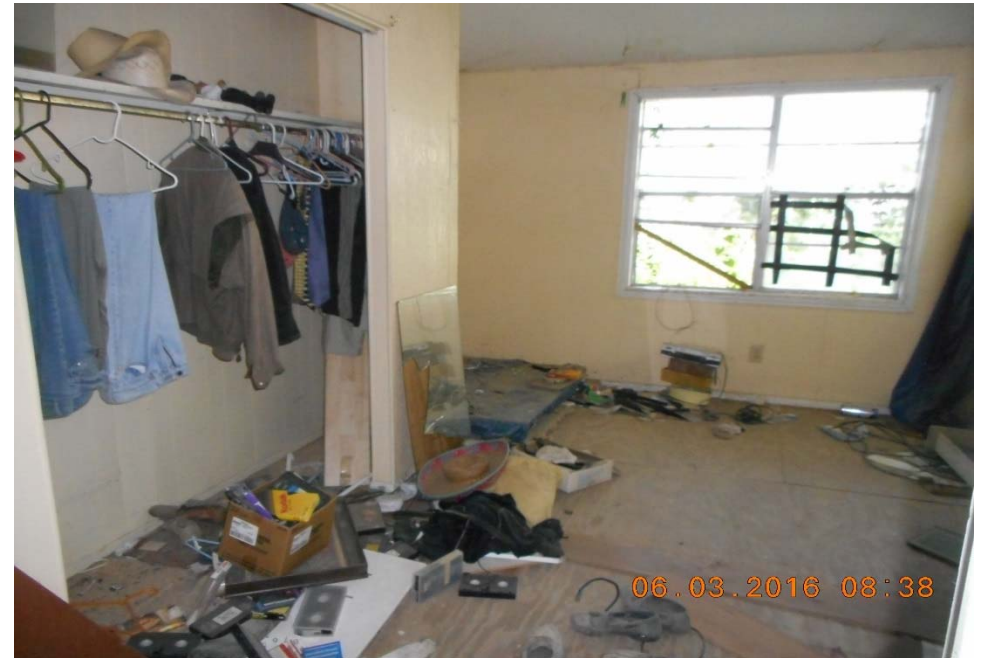
Joe Rios Sole Proprietor





101 South Illinois







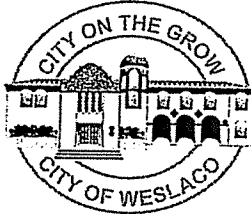
Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-345	
From: Mardoqueo Hinojosa, Planning Director			
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 205 North Republic Street, being Lot 22, Block 6, Christensen Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of this item appeared in The Monitor on July 25, 2016 and August 1, 2016			
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures			
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days			
Attachments, if any:			

Attachment, Attachment 2
Responsibilities upon Approval: Staff will notify owner

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Mrs. Bella Nira M. Garcia
205 North Republic Street
Weslaco, TX 78596-5129

Notice of Public Hearing

**RE: Dilapidated Structure at 205 North Republic,
Legally described as being; Christensen Subdivision, Block 6, Lot 22**

Dear Mrs. Garcia,,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

August 9, 2016, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. August 16, 2016, has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses incurred will be charged to you against the property. A lien will be placed on the property for the expenses and charges incurred. You are afforded the opportunity to appeal the City Commission's decision to a district court up to (30) days from final decision on the structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS YOU RECEIVE THIS NOTICE. IF YOU DO NOT CONTACT ME WE CAN NOT KNOW THE ACTIONS YOU WILL TAKE. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM

Sincerely,

Rolando Gonzalez
Building Official

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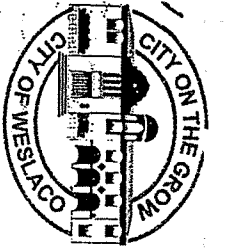
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

MRS BELLA NIRA M GARCIA
205 NORTH REPUBLIC STREET
WESLACO TX 78596-5129



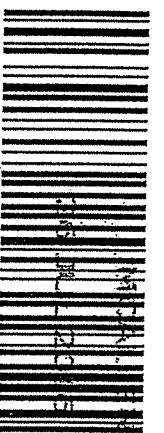
www.weslacotx.gov

CITY OF WESLACO
255 South Kansas Avenue
Weslaco, Texas 78596

RECEIVED

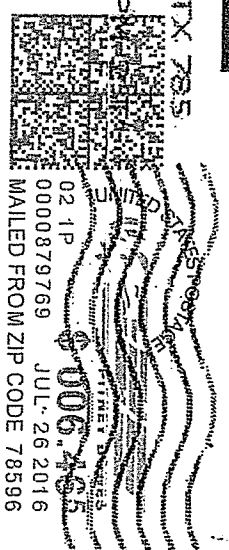
AUG 01 2016

Planning &
Code Enforcement Dept.



7016 0910 0000 2466 3234

MRS BELLA NIRA M GARCIA
205 NORTH REPUBLIC STREET
WESLACO TX 78596-5129



NIXIE 782 SE 1

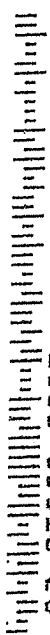
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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

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Street

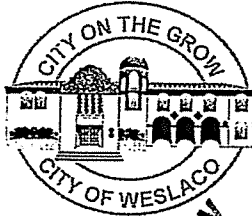
City, State, ZIP+4®

PS Form 3800, June 2010

MRS BELLA NIRA M GUERRA
 205 NORTH REPUBLIC STREET
 WESLACO TX 78596 5129

Postmark
 Here

FILE COPY



City of Weslaco

"The City on the Grow"

May 17, 2016

Mrs. Bella Nira M. Guerra
 205 North Republic Street
 Weslaco, TX 78596-5129

**RE: Dilapidated Structure at 205 North Republic Street,
 Legally described as being; Christensen Subdivision, Block 6, Lot 22**

Dear Mrs Bella Nira M. Guerra,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

Sincerely,

Rolando Gonzalez
 Building Official

Sec. 26-225. Unlawful to allow building or premises to become dilapidated, substandard, etc.

It shall be unlawful for the owner of any building or premises to allow or permit any building or part of any building used for human habitation or used by the general public, or the surroundings thereof, to become dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the city.

(Code 1959, § 8-55; Ord. No. 85-24, § 1, 3-17-1986; Ord. No. 97-23, § 1, 3-4-1987)

Sec. 26-226. Right of entry for purpose of inspection; penalty.

The city manager or authorized agent of the department of code enforcement, shall have the right at all times to enter into and upon any premises or buildings in the city for the purpose of examining and inspecting said premises or buildings for any violation of this article, or for the purpose of enforcing the provisions of this article. Any individual who interferes with, or obstructs the examination or inspection of, a premises or building by an authorized agent shall be guilty of a misdemeanor violation that shall be punishable by a fine that shall be not less than \$1.00 and no more than \$500.00.

(Code 1959, § 8-56; Ord. No. 85-24, § 1, 3-17-1986)

LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.
Harlingen, TX 78552-2090
(956)467-6674
revreports@gmail.com

Property Address: 205 North Republic St.

Property ID: 135088 Lt 22 Bk 6
Taxpayer Name: Guerra, Bella Nira M.
205 N Republic St.
Weslaco, Texas 78596-5129

EFFECTIVE DATE: April 18, 2016.

LEGAL DESCRIPTION: Lot 22 Block 6, Christensen Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 7 Page 53, Map Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paying ordinances, regulations of the city holding extra territorial jurisdiction of said property.

Document	Grantor (s)	Grantee (s)	File Date	File #	Vol.	Pg.	Examiner Notes
Warranty Deed	Clemente Ramos	Victor Moreno and wife, * Juana Rosa Moreno*	Feb. 27, 1965	3627	1109	844 D/R	*Record Owner*
Last Will And Testament	Victor Moreno	*Bella Nira M. Guerra*	Aug. 20, 1991	21,902-B	480	676 Prob. Rec.	*Record Owner* NOTE: Application For Probate Of Will indicates Victor Moreno was a widower at the time of his passing. However, there is no Probate or Affidavit Of Heirship filed for record to Juana Rosa Moreno

NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.

Joe Ruiz, Sales Proprietor

Hidalgo CAD - Map of Property ID 135088 for Year 2016



Property Details

7/53 No Entry

Account

Property ID: 135088

Geo ID: C4200-00-006-0022-00

Type: Real

Legal Description: CHRISTENSEN BLK 6 LT 22

Location

Situs Address: 205 N REPUBLIC ST TX

Neighborhood: CHRISTENSEN

Mapsco:

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

Owner

Owner Name: GUERRA BELLA NIRA M

Mailing Address: , 205 N REPUBLIC ST, WESLACO, TX 78596-5129

Property

Appraised Value: \$11277

<http://propaccess.hidalgoad.org/Map/View/Map/1/135088/2016>

powered by:
PropertyACCESS **LPS**
www.innovation.com

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

Hidalgo CAD - Map of Property ID 135088 for Year 2016



Property Details

Account

Property ID: 135088

Geo ID: C4200-00-006-0022-00

Type: Real

Legal Description: CHRISTENSEN BLK 6 LT 22

Location

Situs Address: 205 N REPUBLIC ST TX

Neighborhood: CHRISTENSEN

Mapsco:

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

Owner

Owner Name: GUERRA BELLA NIRA M

Mailing Address: , 205 N REPUBLIC ST, WESLACO, TX 78596-5129

Property

Appraised Value: \$11277

<http://propaccess.hidalgoad.org/Map/View/Map/1/135088/2016>

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

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WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 03/15/16 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Residence
PHYSICAL & MAILING ADDRESS: 205 N. Republic Weslaco, TX 78596
PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
x	2	Deteriorated roof
x	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
x	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
x	20	Graffiti
x	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

 COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT

205

STREET

N. Republic

CITY

Weslaco

COUNTY

Hidalgo

STATE

TX

ZIP

78596

HOUSING TYPE

- ☒ Single Family
☐ Duplex Dwelling
☐ Apartment
☐ Other

NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED

PHONE NO.

ITEM NO. 1. LIVING ROOM

COMMENT

INITIAL
ASSESSMENT

1.1 ELECTRICITY

7

1.2 WINDOW CONDITION

Single pane windows

7

1.3 CEILING CONDITION

7

1.4 WALL CONDITION

holes thru-out

6

1.5 FLOOR CONDITION

6

ITEM NO. 2. KITCHEN

COMMENT

INITIAL
ASSESSMENT

2.1 ELECTRICITY

7

2.2 WINDOW CONDITION

Single pane windows

7

2.3 CEILING CONDITION

hole in ceiling

7

2.4 WALL CONDITION

holes thru-out

6

2.5 FLOOR CONDITION

6

ITEM NO. 3. BATHROOM

COMMENT

INITIAL
ASSESSMENT

3.1 ELECTRICITY

7

3.2 WINDOW CONDITION

Single pane windows

7

3.3 CEILING CONDITION

7

3.4 WALL CONDITION

6

3.5 FLOOR CONDITION

6

3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT

7

3.7 FIXED WASH BASIN IN LAVATORY IN UNIT

7

3.8 TUB OR SHOWER IN UNIT

7

3.9 VENTILATION

7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION	Single pan windows	7
4.3 CEILING CONDITION		7
4.4 WALL CONDITION		6
4.5 FLOOR CONDITION		6
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	Water damage	7/6
6.2 CONDITION OF STAIRS, RAILS AND PORCHES	Sailed down	6
6.3 CONDITION OF ROOF AND GUTTERS	Water damage thru-out	7
6.4 CONDITION OF EXTERIOR SURFACES		7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER	No water heater	7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.

REASON FOR COMMENTS

Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR

DEMOLISH

VACATE

INTERPRETATION OF NUMERIC SCALE

1 = Newly constructed

2 = Good condition requiring no repairs

3 = Standard condition requiring minor maintenance repair from normal seasonal wear

4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect

5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard

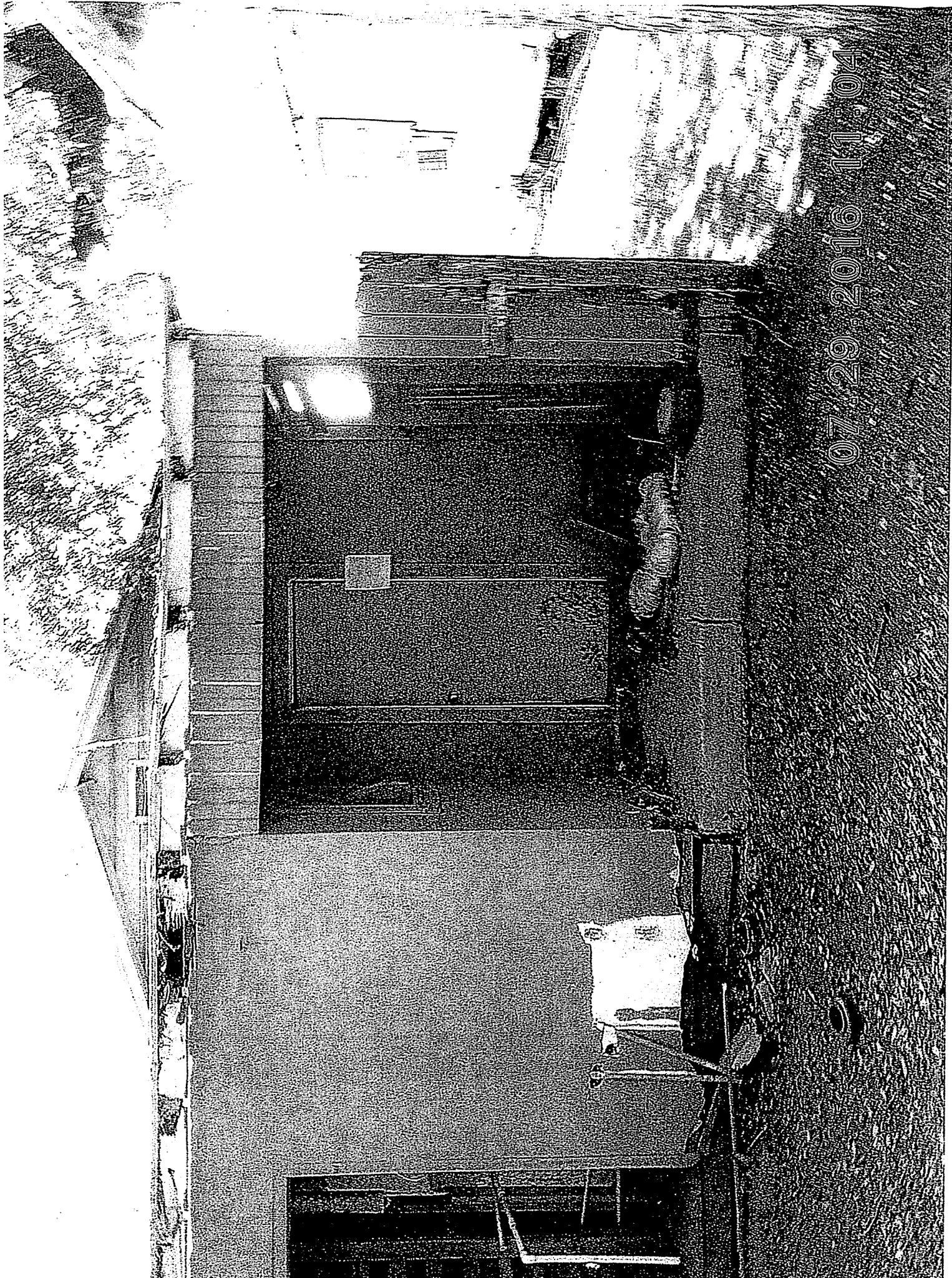
6 = Dilapidated condition requiring more than 50% structural replacement

7 = Severe dilapidated condition that would require immediate attention

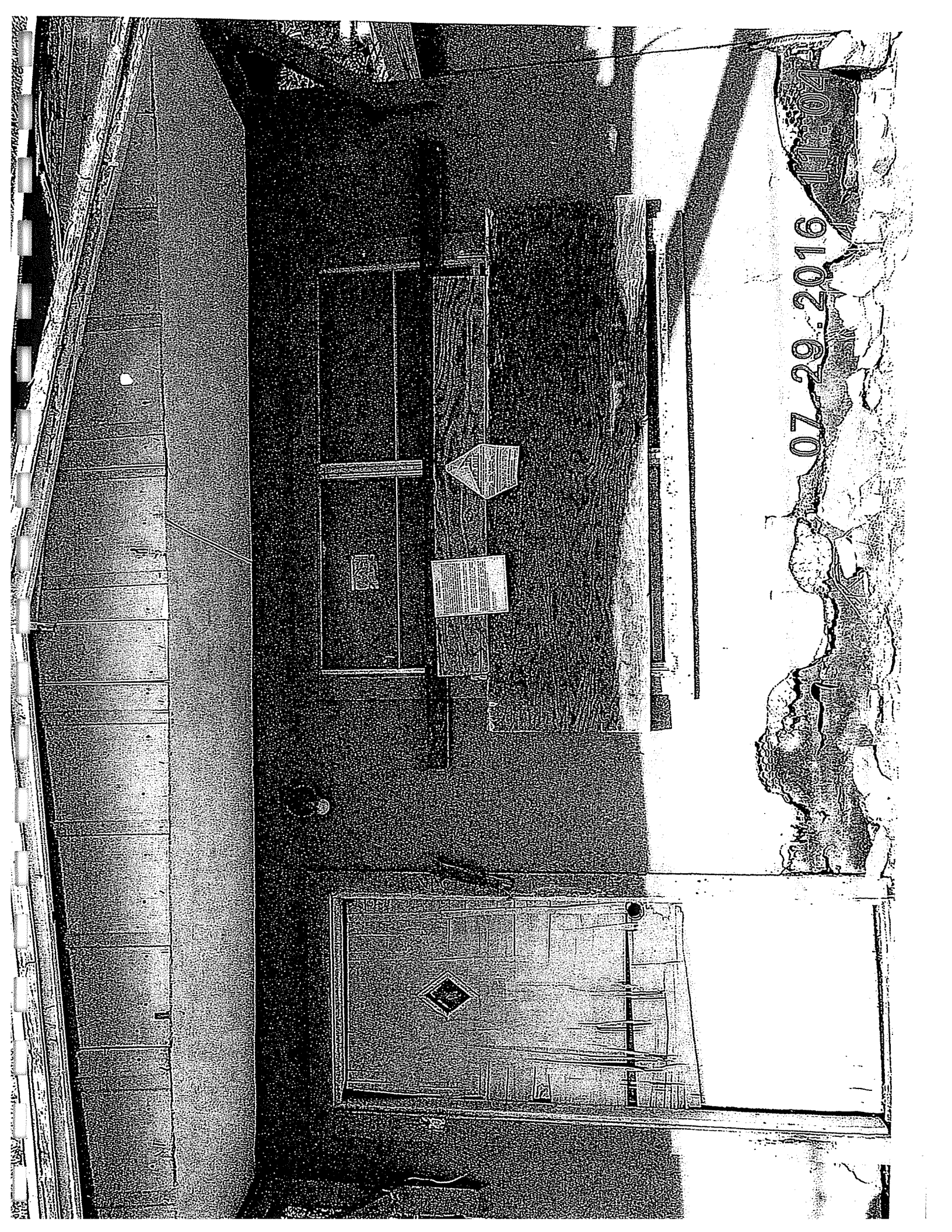
INSPECTED BY

DATE

4/18/2016



07:29 2016 11:04



07-29-2016 11:04

205 North Republic









Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-346	
From: Mardoqueo Hinojosa, Planning Director			
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 1604 Ramos Drive, being West Tract N123.5'-E157.26'-W314.52', Farm Tract 728 0.445 acres A/K/A Lot 2, City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures			
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation:			

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

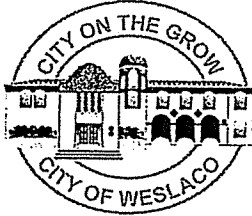
Attachment, Attachment 2

Responsibilities upon Approval:

Staff will notify owner

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Mr. & Ms. Manuel Jr. & Francisca Ramos
2711 South Westgate Drive
Weslaco, TX 78596-3737

Notice of Public Hearing

RE: Dilapidated Structure at 1604 Ramos,
Legally described as being; West Tract S123.5' -N277' -E157.26' W344.52' FT 728 0.445AC
A/K/A lot 2

Dear Mr. Ramos,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

August 9, 2016, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. August 16, 2016, has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City the building on your property and all the costs and expenses will be charged to you against the property. A lien will be placed on the property for the expenses and charges incurred. You are afforded the opportunity to appeal the City's decision to a district court up to (30) days from final decision on the structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS YOU CAN
MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE
CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM-5PM

Sincerely,

Rolando Gonzalez
Building Official

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-91

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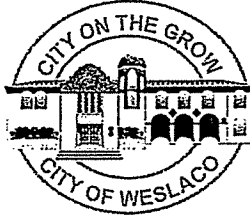
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☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

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MR & MS MANUEL JR & FRANCISCA
RAMOS
2711 SOUTH WESTGATE DRIVE
WESLACO TX 78596-3737

City of Weslaco

"The City on the Grow"



May 17, 2016

Mr & Ms. Manuel Jr. & Francisca Ramos
2711 South Westgate Drive
Weslaco, TX 78596-3737

**RE: Dilapidated Structure at 1604 Ramos Drive,
Legally described as being; West Tract N123.5'-E157.26'-W314.52', FT 728 0.445 AC
A/K/A, Lot 2**

Dear Mr. Manuel Ramos,

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The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3122 MON- FRI 8AM- 5PM

Sincerely,

Rolando Gonzalez
Building Official

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total \$

Postmark Here

Sent to: **MR & MRS MANUEL JR FRANCISCA RAMOS**
Street: **2711 SOUTH WESTGATE DRIVE**
City: **WESLACO TX 78596 3737**

PS Form 3800, June 2010

Sec. 26-225. Unlawful to allow building or premises to become dilapidated, substandard, etc.

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Sec. 26-226. Right of entry for purpose of inspection; penalty.

The city manager or authorized agent of the department of code enforcement, shall have the right at all times to enter into and upon any premises or buildings in the city for the purpose of examining and inspecting said premises or buildings for any violation of this article, or for the purpose of enforcing the provisions of this article. Any individual who interferes with, or obstructs the examination or inspection of, a premises or building by an authorized agent shall be guilty of a misdemeanor violation that shall be punishable by a fine that shall be not less than \$1.00 and no more than \$500.00.

(Code 1968, § 8-55; Ord. No. 86-24, § 1, 3-17-1986)

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT <i>11604</i>			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET <i>Ramos Dr.</i>	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	<i>No wiring</i>	<i>7</i>
1.2 WINDOW CONDITION	<i>Broken windows</i>	<i>7</i>
1.3 CEILING CONDITION		<i>4</i>
1.4 WALL CONDITION	<i>Being vandalized</i>	<i>7</i>
1.5 FLOOR CONDITION		<i>4</i>

ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT
2.1 ELECTRICITY	<i>No wiring</i>	<i>7</i>
2.2 WINDOW CONDITION	<i>Broken windows</i>	<i>7</i>
2.3 CEILING CONDITION		<i>4</i>
2.4 WALL CONDITION	<i>Being vandalized</i>	<i>7</i>
2.5 FLOOR CONDITION		<i>4</i>

ITEM NO. 3. BATHROOM	COMMENT	INITIAL ASSESSMENT
3.1 ELECTRICITY	<i>No wiring</i>	<i>7</i>
3.2 WINDOW CONDITION		<i>7</i>
3.3 CEILING CONDITION		<i>4</i>
3.4 WALL CONDITION	<i>Being vandalized</i>	<i>7</i>
3.5 FLOOR CONDITION		<i>4</i>
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT	<i>removed</i>	<i>7</i>
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		<i>7</i>
3.8 TUB OR SHOWER IN UNIT		<i>7</i>
3.9 VENTILATION		<i>7</i>

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS		COMMENT	INITIAL ASSESSMENT
4.1	ELECTRICITY/ILLUMINATION	No wiring	7
4.2	WINDOW CONDITION	Broken windows	7
4.3	CEILING CONDITION		4
4.4	WALL CONDITION	Being vandalized	7
4.5	FLOOR CONDITION		4
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION		COMMENT	INITIAL ASSESSMENT
5.1	ELECTRICITY/ILLUMINATION	No wiring	7
5.2	WINDOW CONDITION	Broken windows	7
5.3	CEILING CONDITION		4
5.4	WALL CONDITION	Being vandalized	7
5.5	FLOOR CONDITION		4
ITEM NO. 6. BUILDING EXTERIOR		COMMENT	INITIAL ASSESSMENT
6.1	CONDITION OF FOUNDATION	Over gas-line easement	7
6.2	CONDITION OF STAIRS, RAILS AND PORCHES		4
6.3	CONDITION OF ROOF AND GUTTERS		4
6.4	CONDITION OF EXTERIOR SURFACES		4
6.5	LEAD PAINT: EXT. SURFACES		4
ITEM NO. 7. HEATING & PLUMBING		COMMENT	INITIAL ASSESSMENT
7.1	ADEQUACY OF HEATING EQUIP		7
7.2	SAFETY OF HEATING EQUIP.		7
7.3	VENTILATION/COOLING		7
7.4	WATER HEATER		7
7.5	APPROVABLE WATER SUPPLY		7
7.6	PLUMBING		7
7.7	SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH / VACATE _____

***INTERPRETATION OF NUMERIC SCALE**

- 1 = Newly constructed
- 2 = Good condition requiring no repairs
- 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
- 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
- 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
- 6 = Dilapidated condition requiring more than 50% structural replacement
- 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY _____

DATE 4/18/2012

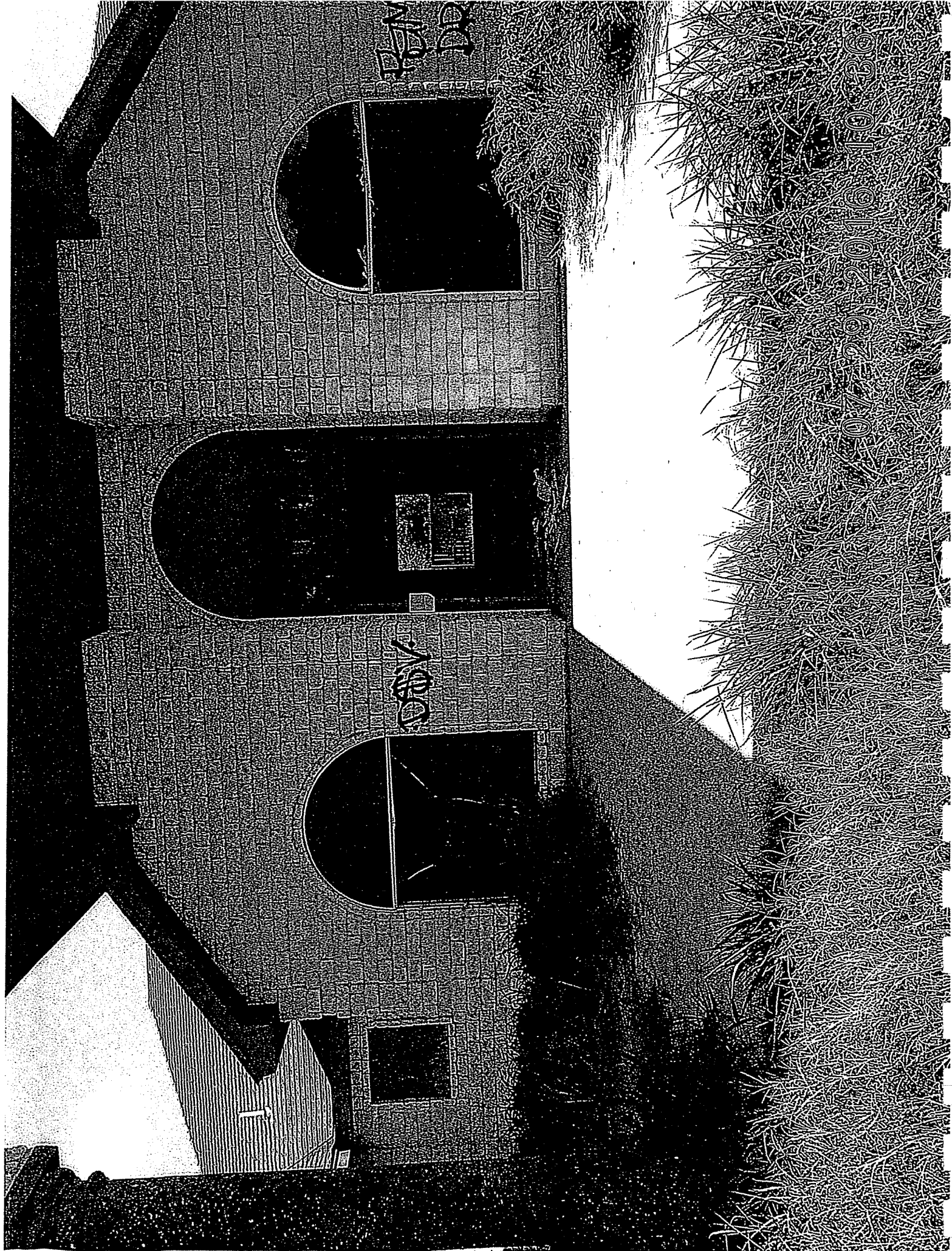
DILAPIDATED STRUCTURE INSPECTION REPORT

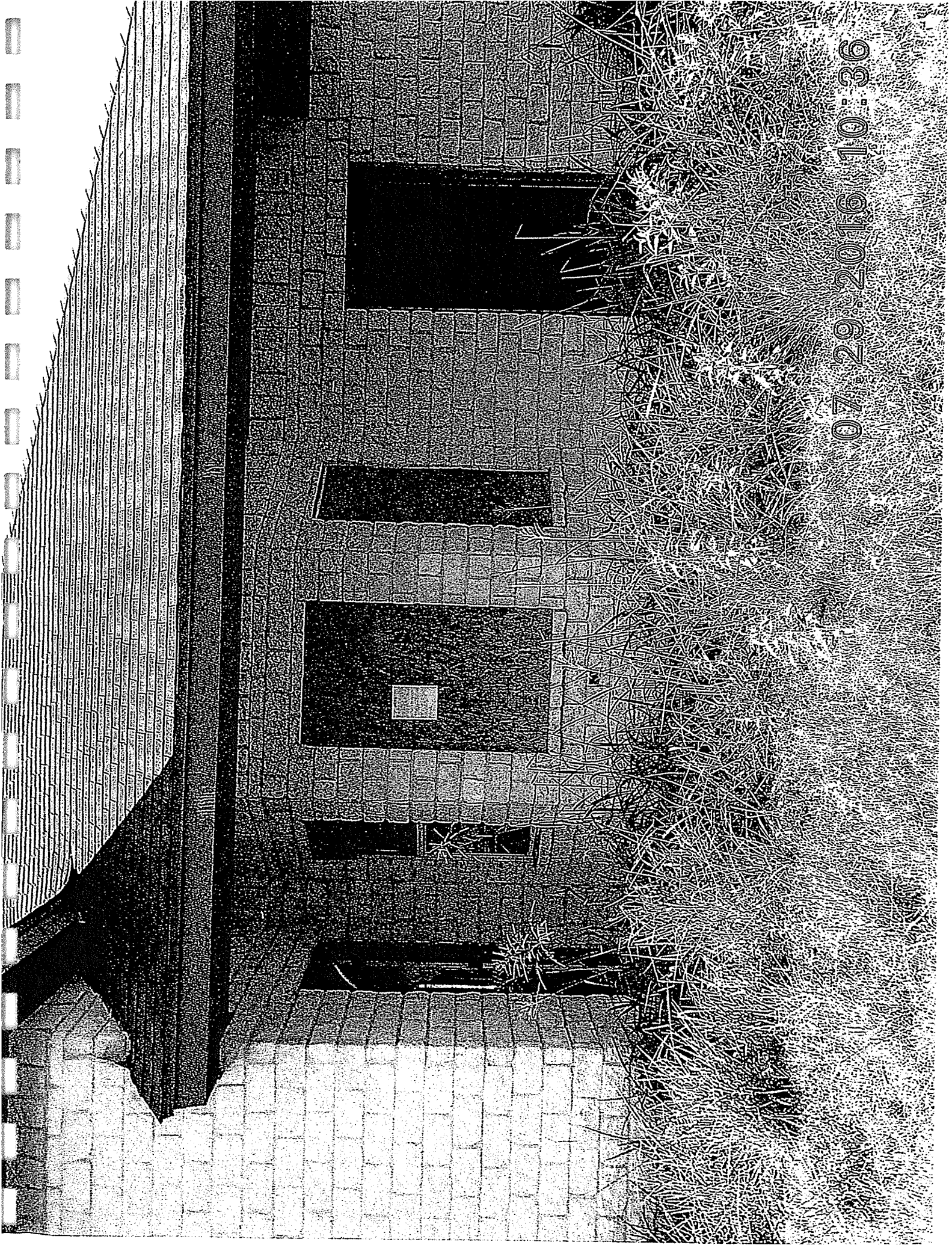
TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

x	13	Sheetrock walls exposed
x	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
x	20	Graffiti
	21	Broken/cracked exterior walls
	22	Other:
	23	
	24	Other:

 COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.





07:29:2016 10:36

LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.
Harlingen, TX 78552-2090

(956)467-6674
revreports@gmail.com

Property Address: 1605 Ramos Dr.

Property ID: 326853 & 326857
Taxpayer Name: Weslaco ISD

ATTN: Perdue, Brandon Fielder, Collins & Mott
P.O. Box 2916
McAllen, Tx 78502
March 13, 2016.

EFFECTIVE DATE:

TRACT I: W3800-00-728-0000-23; 0.4458 acre, more or less, being the South 123.5 feet of a 1.00 acre tract situated in the North 5.00 acres of Farm Tract 728 West Tract Subdivision of the Llano Grande Grant, an Addition to the city of Weslaco, Hidalgo County, Texas, as described in deed dated November 19, 2003, from Manel Ramos to Manuel Ramos Jr., in County Clerk's file #1269170, Official Records, Hidalgo County, Texas. TRACT II: W3800-00-728-0000-27; 0.4458 acre, more or less, situated in Farm Tract 728 West Tract Subdivision, Hidalgo County, Texas, being Lot 2, of an unrecorded subdivision; Said 0.445 acre as described in deed dated January 8, 2010, from Rodolfo Flores and wife, Maria Louisa Flores to Manuel Ramos Jr., and wife, Francisca Ramos, in 2010-2131595, Official Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paving ordinances, regulations of the city holding extra territorial jurisdiction of said property.

LEGAL

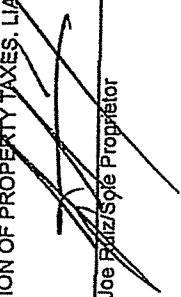
DESCRIPTION:

Document	Grantor (s)	Grantee (s)	File Date	File #	Vol.	Pg.	Examiner Notes
Gift Warranty Deed	Manuel Ramos	Manuel Ramos, Jr.	Nov. 12, 2003.	1269170			The South 123.5 feet of a 1 acre of land of the North 5.0 acres FT 728
Special Warranty Deed	Rodolfo Flores and wife, Maria Louisa Flores	Manuel Ramos, Jr., and wife, Francisca Ramos	Aug. 20, 2010.	2131595			The North 123.5 feet of a 1 acre tract of land of the North 5.0 acres FT 728
Special Warranty Deed	Juan R. Rios, joined by husband Raul Rios	Manuel Ramos, Jr.	July 31, 2007.	1788667			The North 123.5 feet of a 1 acre tract of land of the North 5.0 acres FT 728

LAND INVESTIGATION SERVICES

Sheriffs Deed	J. E. Eddie Guerra, Sheriff of Hidalgo County (Re: Casue No. T-548-08-B)	Weslaco Independent School District, In Trust, for the benefit of itself and City Of Weslaco, Hidalgo County Drainage District #01, South Texas Independent School District, South Texas College, Hidalgo County and South Texas Independent School District, Taxing units	Dec. 21, 2015.	2671570					
---------------	---	---	----------------	---------	--	--	--	--	--

NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.


Joe Ruiz/Sole Proprietor

157.26'

123.5'
ID: # 326853

TRACT II

1231595
DOC. 1269170
1788667
2671570

WESLACO I.S.D., et al

123.5'

153.5'

20'

FD: # 326857

TRACT I

DOC. 1269170

2671570

WESLACO I.S.D., et al

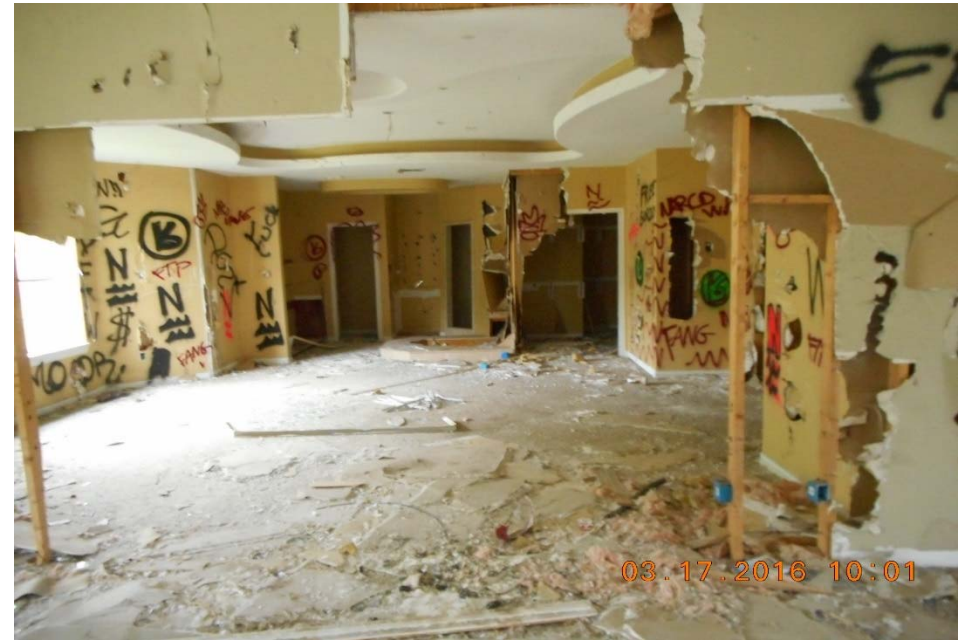
123.5'

123.5'

N
1"=30'
FT 728

1604 Ramos Drive







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-347	
From: Mardoqueo Hinojosa, Planning Director			
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 509 South Texas Blvd, being Lots 39-40, Block 42, Weslaco Original Townsite, an addition to the City of Weslaco as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures			
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation:			

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

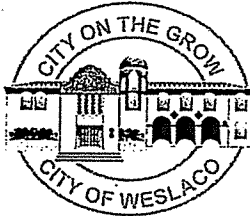
Attachment, Attachment 2

Responsibilities upon Approval:

Staff will notify owner

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Mrs. & Ms. Jorge & Maria E. Gallegos
13432 North FM 491
Mercedes, TX 78570-8987

Notice of Public Hearing

**RE: Dilapidated Structure at 509 South Texas Blvd.,
Legally described as being; Weslaco Original Townsite Subdivision, Block 42, Lot 39-40**

Dear Mr. & Ms. Gallegos,

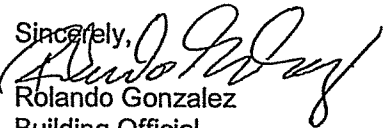
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

August 9, 2016, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. August 16, 2016, has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses will be charged to you against the property. A lien will be placed on the property for the expenses and charges incurred. You are afforded the opportunity to appeal the City Commission's decision to a district court up to (30) days from final decision on the structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS YOU RECEIVE THIS NOTICE. IF YOU DO NOT CONTACT ME SOON, WE MAY TAKE ACTION ON YOUR MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM-5PM.

Sincerely,

Rolando Gonzalez
Building Official

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at: www.usps.com

OFFICIAL USE

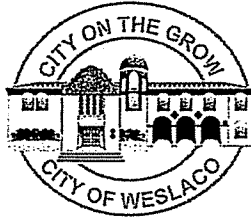
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	

Postmark
Here

MRS & MS JORGE & MARIA E
GALLEGOS
13432 NORTH FM 491
MERCEDES TX 78570-8987

City of Weslaco

"The City on the Grow"



FILE COPY

May 17, 2016

Mr. & Ms. Jorge & Maria E. Gallegos
13432 North FM 491
Mercedes, TX 78570-8987

7015 3010 0001 0456 4018

Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$

Postmark Here

MR & MS JORGE & MARIA E
GALLEGOS
13432 NORTH FM 491
MERCEDES TX 78570 8987

Instructions

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

**RE: Dilapidated Structure at 509 South Texas Blvd.,
Legally described as being; Weslaco Original Townsite, Block 42, Lot 39-40**

Mr. & Mrs. Jorge & Maria E. Gallegos,
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3122 MON- FRI 8AM- 5PM

Sincerely,

Rolando Gonzalez
Building Official

Sec. 26-225. Unlawful to allow building or premises to become dilapidated, substandard, etc.

It shall be unlawful for the owner of any building or premises to allow or permit any building or part of any building used for human habitation or used by the general public, or the surroundings thereof, to become dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the city.

(Code 1959, § 8-55; Ord. No. 85-24, § 1, 3-17-1986; Ord. No. 87-23, § 1, 3-4-1987)

Sec. 26-226. Right of entry for purpose of inspection; penalty.

The city manager or authorized agent of the department of code enforcement, shall have the right at all times to enter into and upon any premises or buildings in the city for the purpose of examining and inspecting said premises or buildings for any violation of this article, or for the purpose of enforcing the provisions of this article. Any individual who interferes with, or obstructs the examination or inspection of, a premises or building by an authorized agent shall be guilty of a misdemeanor violation that shall be punishable by a fine that shall be not less than \$1.00 and no more than \$500.00.

(Code 1959, § 8-56; Ord. No. 85-24, § 1, 3-17-1986)

LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.
Harlingen, TX 78552-2090

(956)467-6674
rgvreports@gmail.com

Property Address: 509 South Texas Blvd.

Property ID: 321978

Taxpayer Name: Gallegos, Jorge & Maria E.
13432 N. FM 491
Mercedes, TX 78570-8987

EFFECTIVE DATE: March 23, 2016.

LEGAL DESCRIPTION: Lots 39 and 40, Block 42, Original Townsite of the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2 Page 30, Map Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paving ordinances, regulations of the city holding extra territorial jurisdiction of said property.

Document	Grantor (s)	Grantee (s)	File Date	File #	Vol.	Pg.	Examiner Notes
Warranty Deed	Rojelama Family Partnership, LTD	Cesar A. Cano and wife, Veronica D. Cano	Oct. 23, 2009	2046015			Ownership Subject to: Party Wall Agreement as stated therein, Volume 1371 Page 980, Deed Records, HCTX.
Warranty Deed With Vendors Lien	Cesar A. Cano and wife, Veronica D. Cano	Jorge Gallegos and wife, Maria E. Gallegos	Dec. 16, 2011	2265926			\$56,000.00 V/L
Deed of Trust	Jorge Gallegos and wife, Maria E. Gallegos	Elsa State Bank	Nov. 11, 2011	2265927			\$56,000.00 (Extended by clerk's Document No. 2584437, filed Feb. 6, 2015)
Delinquent Tax Suit	City Of Weslaco, et al	Jorge Gallegos and Maria E. Gallegos	Aug. 12, 2014.	T-1946-14-G			
Delinquent Tax Suit	City of Weslaco, et al	Jorge Gallegos and Maria E. Gallegos	May 15, 2015.	T-0928-15-B			

NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.


Joe Ralaz Sole Proprietor

Hidalgo CAD - Map of Property ID 321978 for Year 2016



Property Details

Account

Property ID: 321978

Geo ID: W2300-00-042-0039-00

Type: Real

Location

Legal Description: WESLACO ORIGINAL TOWNSITE BLK 42 LTS 39-40

Situs Address: 509 S TEXAS BLVD TX

Neighborhood: WESLACO ORIGINAL TOWNSITE

Mapscot:

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

Owner

Owner Name: GALLEGOS JORGE & MARIA E

Mailing Address: , 13432 N FM 491, , MERCEDES, TX 78570-8987

Property

Appraised Value: \$129990

<http://propaccess.hidalgoad.org/Map/View/Map/1/321978/2016>

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

powered by:
PropertyACCESS 
www.educationmall.com

Building Inspection Checklist

GENERAL INFORMATION			
ADDRESS: <u>509</u>			Building Type <u>COMMERCIAL</u>
STREET <u>S. TEXAS</u>	CITY: WESLACO		
COUNTY: HIDALGO	STATE: TEXAS	ZIP: 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.
ITEM NO.1. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT	
1.1 CONDITION OF EXTERIOR SURFACES	<u>broken window's</u> <u>boarded up by city</u>	4	
1.2 LEAD PAINT: EXT. SURFACES		7	
1.3 CONDITION OF ROOF AND GUTTERS	<u>roofs Caved In</u>	7	
1.4 CONDITION OF FOUNDATION		4	
ITEM NO. 2. BUILDING INTERIOR	COMMENT	INITIAL ASSESSMENT	
2.1 CEILING CONDITION	<u>no ceiling Caved-In</u>	7	
2.2 WALL CONDITION	<u>none standing</u>	7	
2.3 FLOORING CONDITION		7	
2.4 ELECTRICITY		7	
ITEM NO. 3. BATHROOM	COMMENT	INITIAL ASSESSMENT	
3.1 CEILING CONDITION		7	
3.2 WALL CONDITION		7	
3.3 FLOORING CONDITION		7	
3.4 ELECTRICITY		7	
3.5 TOILET/URINALS		7	
3.6 FIXED WASH BASIN/LAVATORY		7	
3.7 VENTILATION		7	
ITEM NO. 4. HEATING, PLUMBING & ELECTRICAL	COMMENT	INITIAL ASSESSMENT	
4.1 ADEQUACY OF HEATING EQUIP.		7	
4.2 SAFETY OF HEATING EQUIP		7	
4.3 VENTILATION/COOLING		7	
4.4 WATER HEATER		7	
4.5 APPROVABLE WATER SUPPLY		7	
4.6 PLUMBING		7	
4.7 SEWER CONNECTION		7	
4.8 ELECTRICAL SERVICE/PANEL		7	

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS

--

Structure was found to be in a condition of neglect by owners. As the building report indicates several areas are considered to be in severe dilapidation. Owners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

only exterior walls and ceiling water with

Only exterior walls and ceiling plaster with heavy
in place entire roof structure checked in.

RECOMMENDATION: REPAIR _____ DEMOLISH / VACATE _____

***INTERPRETATION OF NUMERIC SCALE**

1=Newly constructed

2 = Good condition requiring no repairs

3 = Standard condition requiring minor maintenance repair from normal seasonal wear

4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect

5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard

6 = Dilapidated condition requiring more than 50% structural replacement

7 = Severe dilapidated condition that would require immediate attention

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/ = Severe dilapidated condition that would require immediate attention

INSPECTED BY

5/13/2016
DATE

DILAPIDATED STRUCTURE INSPECTION REPORT

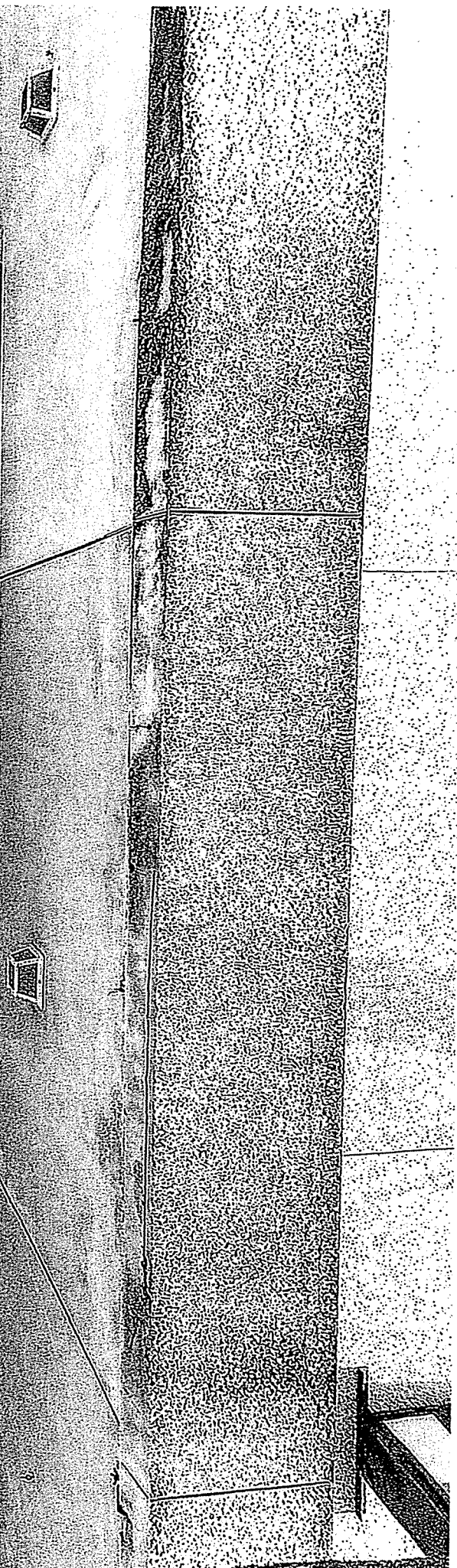
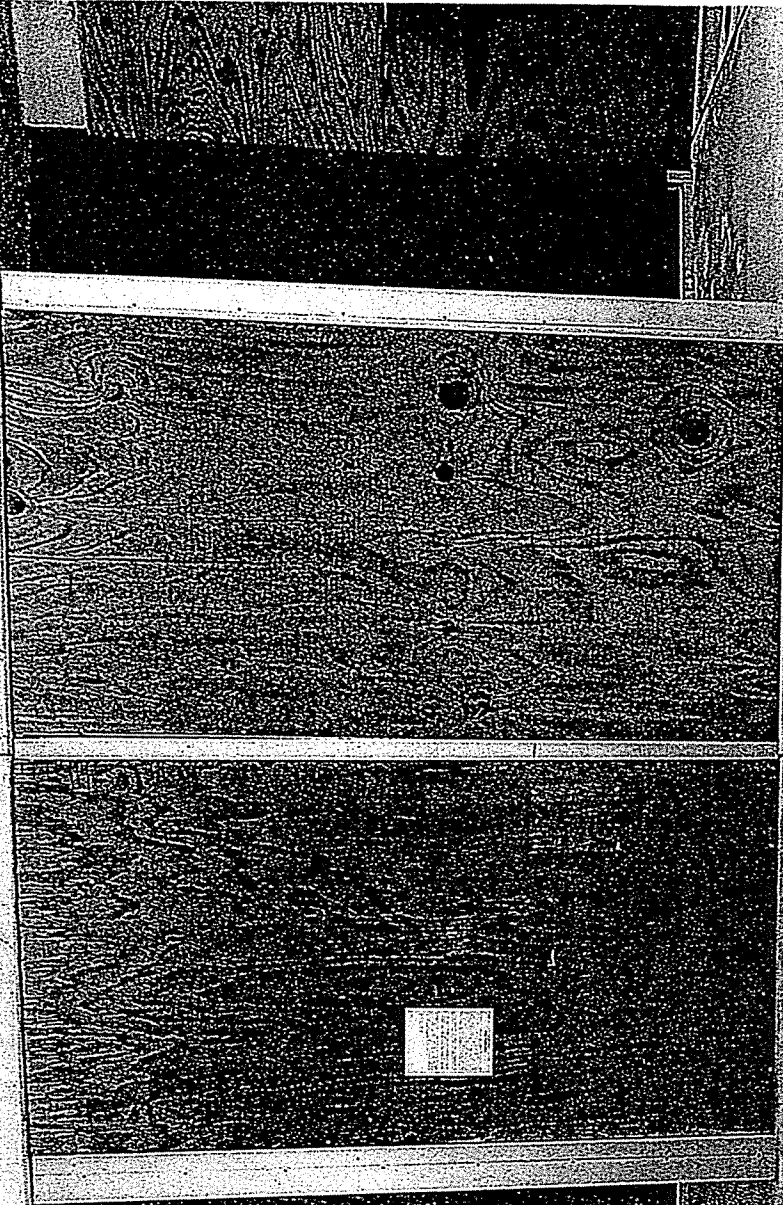
PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: COMMERCIAL

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.



07-29-2016-15:29



509 South Texas Blvd.







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-348	
From: Mardoqueo Hinojosa, Planning Director			
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 1301 Davenport Street, being Lots 18-20, Block 10, Davenport #1, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures			
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			

Staff Recommendation:

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

Attachment, Attachment 2

Responsibilities upon Approval:

Staff will notify owner

Sec. 26-225. Unlawful to allow building or premises to become dilapidated, substandard, etc.

It shall be unlawful for the owner of any building or premises to allow or permit any building or part of any building used for human habitation or used by the general public, or the surroundings thereof, to become dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the city.

(Code 1959, § 8-55; Ord. No. 85-24, § 1, 3-17-1986; Ord. No. 91-23, § 1, 5-4-1987)

Sec. 26-226. Right of entry for purpose of inspection; penalty.

The city manager or authorized agent of the department of code enforcement, shall have the right at all times to enter into and upon any premises or buildings in the city for the purpose of examining and inspecting said premises or buildings for any violation of this article, or for the purpose of enforcing the provisions of this article. Any individual who interferes with, or obstructs the examination or inspection of, a premises or building by an authorized agent shall be guilty of a misdemeanor violation that shall be punishable by a fine that shall be not less than \$1.00 and no more than \$500.00.

(Code 1959, § 8-56; Ord. No. 85-24, § 1, 3-17-1986)

DILAPIDATED STRUCTURE INSPECTION REPORT

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

 COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.
Harlingen, TX 78552-2090

(956)467-6674
ravreports@gmail.com

Property Address: 1301 Davenport St.

Property ID: 157341

Taxpayer Name: Martinez, Luisa Gamboa
1301 Davenport St.
Weslaco, Tx 78596-6537

EFFECTIVE DATE: May 12, 2016.

LEGAL DESCRIPTION: Lots 18, 19 and 20, Block 10, C. Davenport Subdivision, City of Weslaco, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 10 Page 14, Map Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paving ordinances, regulations of the city holding extra territorial jurisdiction of said property.

Document	Grantor(s)	Grantee(s)	File Date	File #	Vol.	Pg.	Examiner Notes
Warranty Deed	Luis T. Gamboa	**Luisa R. Gamboa, ** a feme sole	Oct. 13, 1972.	21988	1334	54 D/R	**RECORD OWNER** Lots 18, 19 & 20 Bk 10
Deed of Trust	**Javier Martinez, ** and wife, Luisa R. Gamboa Martinez	Southmost Savings and Loan Association	Dec. 3, 1974.	26623	719	665 D/T	**RECORD OWNER** Lots 19 & 20 Bk 10; \$14,749.00 (120 Installments-beginning Jan. 15, 1975) NOTE: Deed of Trust to illustrate ownership by joiner in llen note.
Notice Of Lien	United States Attorney	Javier Martinez	Nov. 9, 1999.	811837			\$2,000.00
Notice Of Federal Tax Lien	IRS	Javier Martinez SS#0727	Nov. 28, 2006.	1691191			\$6,659.47
Abstract Of Judgment	Midland Funding LLC Assignee of Citibank USA N.A.	Javier Martinez	July 26, 2011.	2226096			\$5,689.08
Abstract Of Judgment	Castro, Eddie M.	Javier Martinez	April 5, 2012.	2296560			\$1,832.97

NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.

Joe Ruiz Sale Proprietor

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT

1301 Duvalport

STREET

CITY

Weslaco

COUNTY

Hidalgo

STATE

TX

ZIP

78596

HOUSING TYPE

- ☒ Single Family
☐ Duplex Dwelling
☐ Apartment
☐ Other

NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED

PHONE NO.

ITEM NO. 1. LIVING ROOM

COMMENT

INITIAL
ASSESSMENT

1.1 ELECTRICITY

wiring hanging stolen

7

1.2 WINDOW CONDITION

single pane.

7

1.3 CEILING CONDITION

5

1.4 WALL CONDITION

5

1.5 FLOOR CONDITION

4

ITEM NO. 2. KITCHEN

COMMENT

INITIAL
ASSESSMENT

2.1 ELECTRICITY

7

2.2 WINDOW CONDITION

single pane

7

2.3 CEILING CONDITION

5

2.4 WALL CONDITION

hole in wall

5

2.5 FLOOR CONDITION

4

ITEM NO. 3. BATHROOM

COMMENT

INITIAL
ASSESSMENT

3.1 ELECTRICITY

7

3.2 WINDOW CONDITION

7

3.3 CEILING CONDITION

5

3.4 WALL CONDITION

7

3.5 FLOOR CONDITION

4

3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT

removed / no water lines

7

3.7 FIXED WASH BASIN IN LAVATORY IN UNIT

no water lines

7

3.8 TUB OR SHOWER IN UNIT

7

3.9 VENTILATION

7

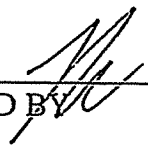
ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION	Single pane windows	7
4.3 CEILING CONDITION		5
4.4 WALL CONDITION		5
4.5 FLOOR CONDITION		4
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		7
5.2 WINDOW CONDITION		7
5.3 CEILING CONDITION		5
5.4 WALL CONDITION		5
5.5 FLOOR CONDITION		4
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	missing work	5
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		7
6.3 CONDITION OF ROOF AND GUTTERS		4
6.4 CONDITION OF EXTERIOR SURFACES		5
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH / VACATE _____

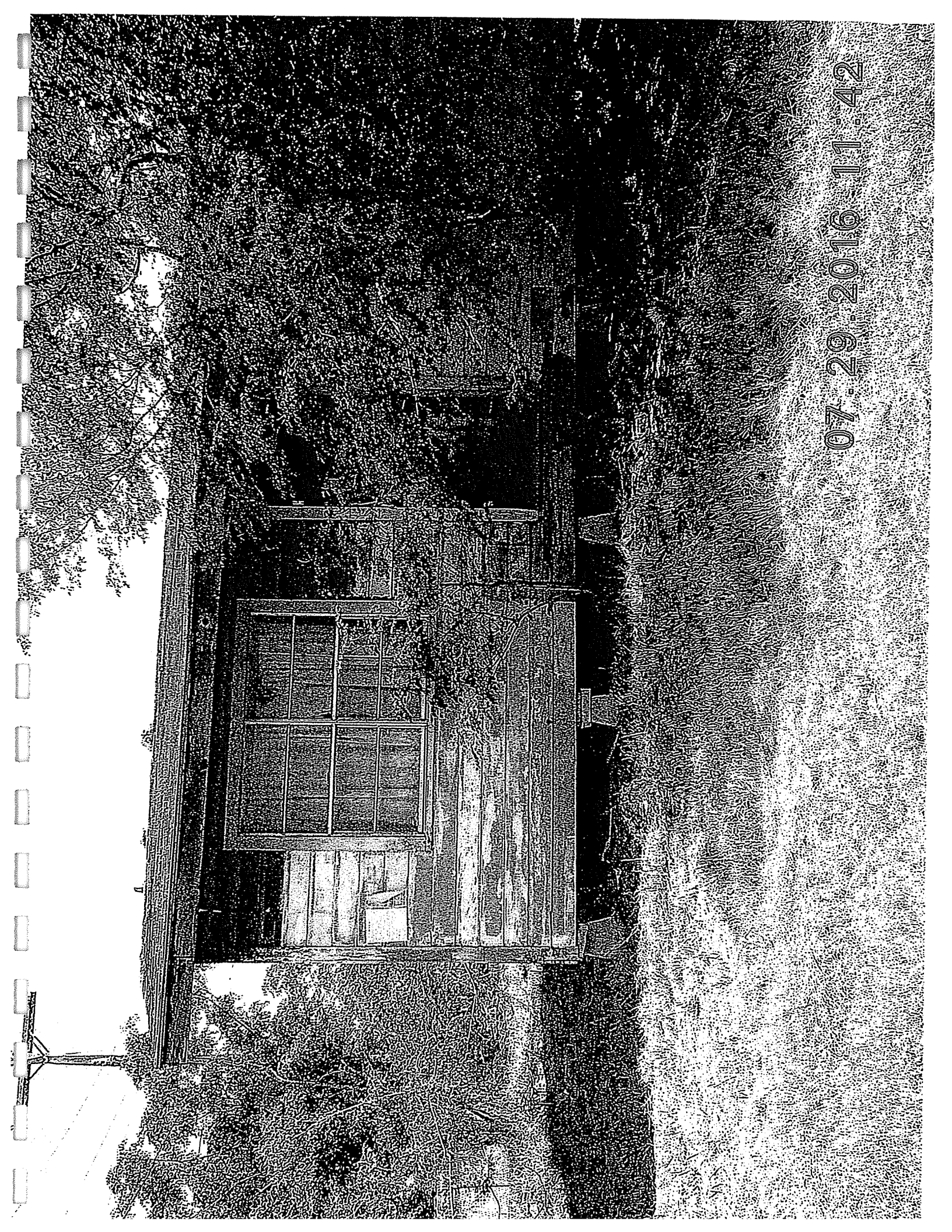
- INTERPRETATION OF NUMERIC SCALE**
- ☐ 1 = Newly constructed
 - ☐ 2 = Good condition requiring no repairs
 - ☐ 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
 - ☐ 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
 - ☐ 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
 - ☐ 6 = Dilapidated condition requiring more than 50% structural replacement
 - ☐ 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY 

DATE 4/15/2016



07-29-2016 11:42



07-29-2016 11:42

1301 East Davenport Street







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-349	
From: Mardoqueo Hinojosa, Planning Director			
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 719 North Republic Street, being the East ½ of Lots 1&2, Block 2, Hughes Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures			
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation:			

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

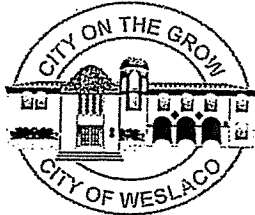
Attachment, Attachment 2

Responsibilities upon Approval:

Staff will notify owner

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Mrs. Abelina Camacho
3289 Los Arcos Circle
Weslaco, TX 78599-9046

Notice of Public Hearing

**RE: Dilapidated Structure at 719 North Republic Street,
Legally described as being; Hughes Subdivision, Block 2, Lot E ½ of lots 1,2**

Dear Mrs. Camacho,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. **Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

August 9, 2016, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. August 16, 2016, has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City the building on your property and all the costs and expenses will be charged to you against the property. A lien will be placed on the property for the expenses and charges incurred. You are afforded the opportunity to appeal the City Commission's decision to a district court up to (30) days from final decision on the structure.

**IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SC
MATTER SO WE CAN KNOW THE ACTIONS YOU WILL
CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8A-5P**

Sincerely,

Rolando Gonzalez
Building Official

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-973-3123

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

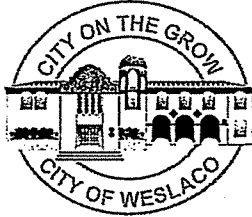
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark Here

MRS ABELINA CAMACHO
3289 LOS ARCOS CIRCLE
WESLACO TX 78599-9046



"The City on the Grow"



May 17, 2016

Mrs. Abelina Camacho
3289 Los Arcos Circle
Weslaco, TX 78599-9046

FILE COPY

**RE: Dilapidated Structure at 719 North Republic Street,
Legally described as being; Hughes Subdivision, E ½ of Lots 1 & 2, Block 2**

Dear Mrs. Abelina Camacho,
Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

Sincerely,

Rolando Gonzalez
Building Official

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (Check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Troie \$

Sen

Sire

City

PS Form 3800, January 2002 (PSN 7530-02-000-9000)

MRS ABELINA CAMACHO

3289 LOS ARCOS CIRCLE

WESLACO TX 78599 9046

Postmark Here

Instructions:

Sec. 26-225. Unlawful to allow building or premises to become dilapidated, substandard, etc.

It shall be unlawful for the owner of any building or premises to allow or permit any building or part of any building used for human habitation or used by the general public, or the surroundings thereof, to become dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the city.

(Code 1959, § 8-55; Ord. No. 85-24, § 1, 3-17-1986; Ord. No. 97-23, § 1, 5-4-1987)

Sec. 26-226. Right of entry for purpose of inspection; penalty.

The city manager or authorized agent of the department of code enforcement, shall have the right at all times to enter into and upon any premises or buildings in the city for the purpose of examining and inspecting said premises or buildings for any violation of this article, or for the purpose of enforcing the provisions of this article. Any individual who interferes with, or obstructs the examination or inspection of, a premises or building by an authorized agent shall be guilty of a misdemeanor violation that shall be punishable by a fine that shall be not less than \$1.00 and no more than \$500.00.

(Code 1959, § 8-56; Ord. No. 85-24, § 1, 3-17-1986)

LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.
Harlingen, TX 78552-2090

(956)467-6674
rgvreports@gmail.com

Property Address: 719 N Republic St.

Property ID: 195653

Taxpayer Name: Camacho, Abelina
3289 Los Arcos Cir.
Weslaco, Tx 78599-9046

EFFECTIVE DATE: March 13, 2016.

LEGAL DESCRIPTION: The East 1/2 of Lots 1 and 2, Block 2, Hughes Subdivision, City of Weslaco, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 9 Page 54, Map Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paving ordinances, regulations of the city holding extra territorial jurisdiction of said property.

Document	Grantor (s)	Grantee (s)	File Date	File #	Vol.	Pg.	Examiner Notes
Warranty Deed	Melba Hughes, Independent Executrix of the Estate Of William L. Hughes	*Abelina Camacho*	Feb. 7, 1980.	4252	1658	892 O/R	*RECORD OWNER*

NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.

Joe Ruiz/Sole Proprietor

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 03/15/16 X INSPECTION REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 719 N. Republic Weslaco, TX 78596

PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

x	1	Deteriorated interior walls
x	2	Deteriorated roof
x	3	Vegetation overgrowth
x	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
	7	Debris outside
	8	Exposed electrical wiring
x	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
x	12	Signs of transients/vagrants

x	13	Sheetrock walls exposed
x	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
x	20	Graffiti
x	21	Broken/cracked exterior walls
x	22	Other: No roof
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

 COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT 719			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET N. Republic	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			
PHONE NO.			
ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT	
1.1 ELECTRICITY	no wiring in ceiling	7	
1.2 WINDOW CONDITION	Single pane.	7	
1.3 CEILING CONDITION	roof caught in	7	
1.4 WALL CONDITION	brick wall	6	
1.5 FLOOR CONDITION		6	
ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT	
2.1 ELECTRICITY	no wiring in ceiling	7	
2.2 WINDOW CONDITION		7	
2.3 CEILING CONDITION	roof-caught in	7	
2.4 WALL CONDITION	brick wall	6	
2.5 FLOOR CONDITION		6	
ITEM NO. 3. BATHROOM	COMMENT	INITIAL ASSESSMENT	
3.1 ELECTRICITY		7	
3.2 WINDOW CONDITION		7	
3.3 CEILING CONDITION		7	
3.4 WALL CONDITION		6	
3.5 FLOOR CONDITION		6	
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT		7	
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		7	
3.8 TUB OR SHOWER IN UNIT		7	
3.9 VENTILATION		7	

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION	NO wiring in ceiling	7
4.2 WINDOW CONDITION		7
4.3 CEILING CONDITION	CAVED GARDEN IN	7
4.4 WALL CONDITION		6
4.5 FLOOR CONDITION		6
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		7
5.2 WINDOW CONDITION		7
5.3 CEILING CONDITION		7
5.4 WALL CONDITION		6
5.5 FLOOR CONDITION		6
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		6
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		7
6.3 CONDITION OF ROOF AND GUTTERS	ROOF CAVED IN	7
6.4 CONDITION OF EXTERIOR SURFACES		7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH VACATE _____

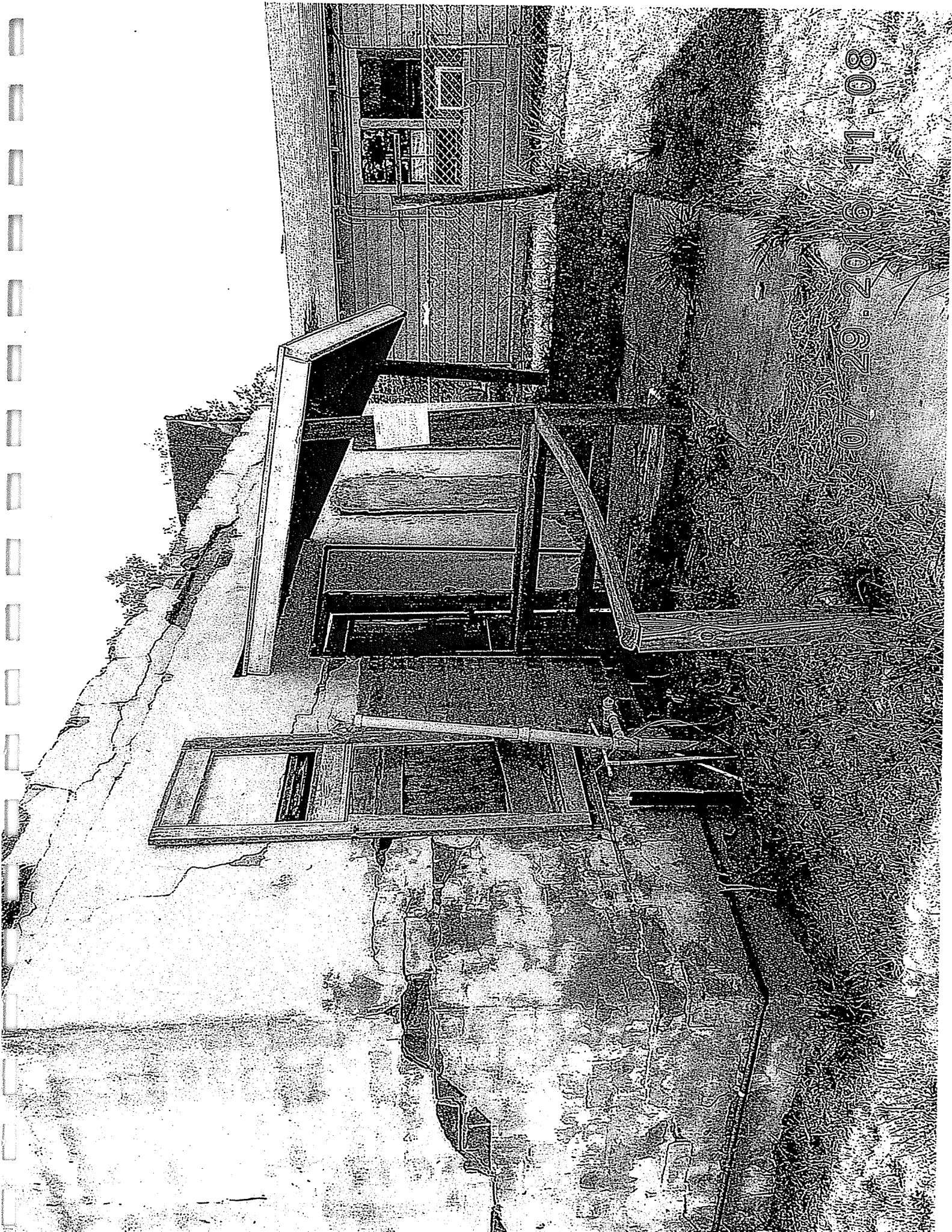
***INTERPRETATION OF NUMERIC SCALE**

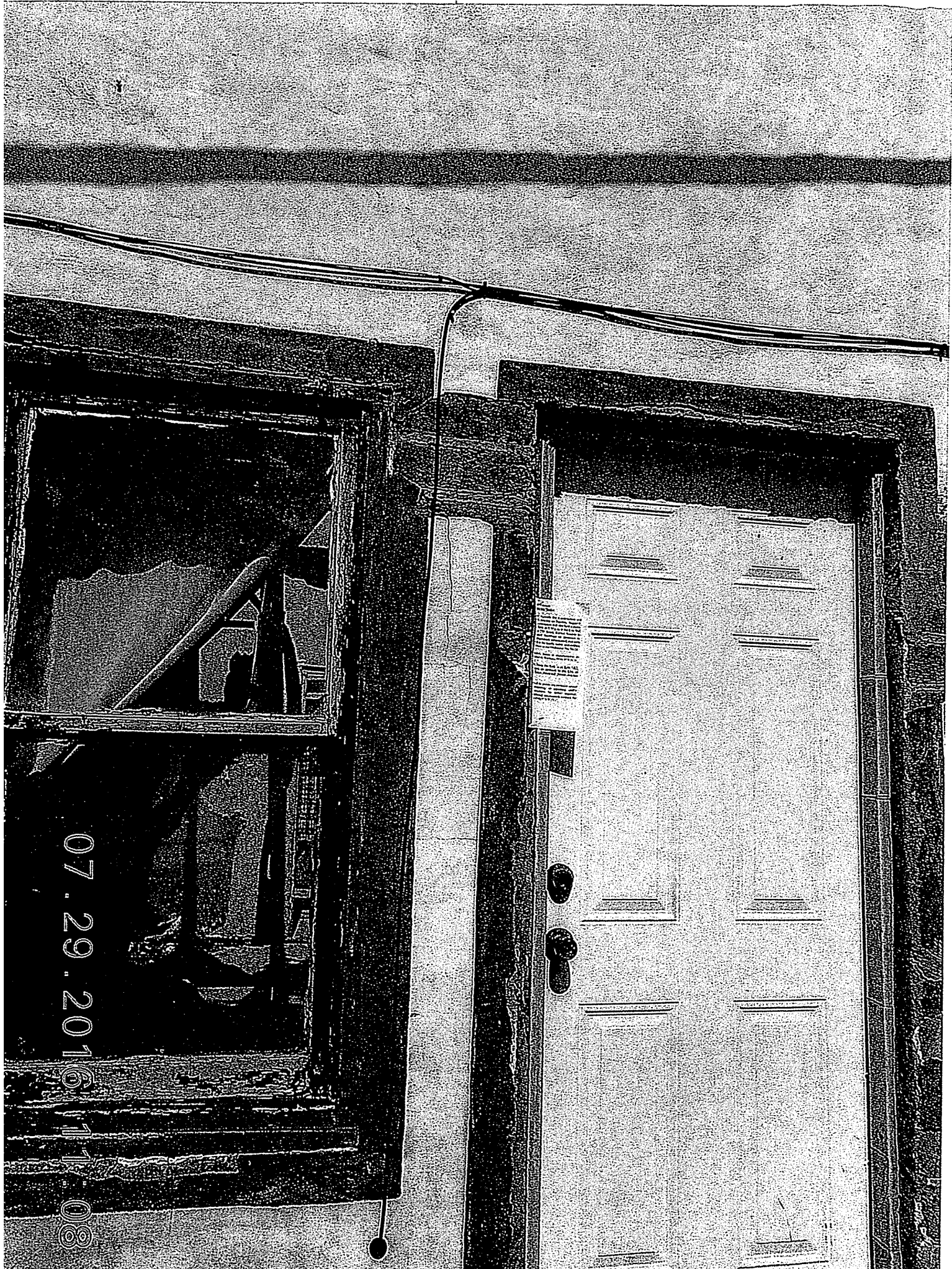
- 1 = Newly constructed
- 2 = Good condition requiring no repairs
- 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
- 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
- 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
- 6 = Dilapidated condition requiring more than 50% structural replacement
- 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY _____

DATE

4/18/2014





07.29.2016 11:08

719 North Republic Street







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-350
From: Mardoqueo Hinojosa, Planning Director		
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 1605 Ramos Drive, being West Tract S123.5'-N277'-E157.26'-W344.52, Farm Tract 728 A/K/A Lot 2, City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.)		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation:		

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

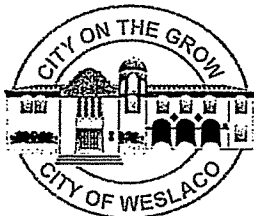
Attachment, Attachment 2

Responsibilities upon Approval:

Staff will notify owner

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Mr. & Ms. Manuel Jr. & Francisca Ramos
2711 South Westgate Drive
Weslaco, TX 78596-3737

Notice of Public Hearing

RE: Dilapidated Structure at 1605 Ramos,
Legally described as being; West Tract S123.5' -N277' -E157.26' W344.52' FT 728 A/K/A lot
2

Dear Mr. Ramos,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

August 9, 2016, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. August 16, 2016, has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City the building on your property and all the costs and expenses will be charged to you against the property. A lien will be placed on the property for the expenses and charges incurred. You are afforded the opportunity to appeal the decision to a district court up to (30) days from final decision on the structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS YOU ARE NOTIFIED OF THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM-5PM

Sincerely,

Rolando Gonzalez
Building Official

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-96

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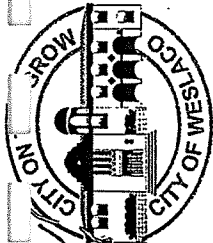
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

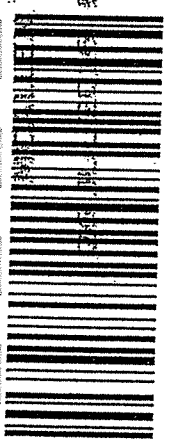
MR & MS MANUEL JR & FRANCISCA
RAMOS
2711 SOUTH WESTGATE DRIVE
WESLACO TX 78596-3737



CITY OF WESLACO
255 South Kansas Avenue
Weslaco, Texas 78596

www.weslacotx.gov

RECEIVED
AUG 01 2016
Planning &
Code Enforcement Dept.



7016 0910 0000 2466 3210

MR & MS MANUEL JR & FRANCISCA
RAMOS
2711 SOUTH WESTGATE DRIVE
WESLACO TX 78596-3737



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0000879769 JUL 26 2016
MAILED FROM ZIP CODE 78596

NIXIE 782 7E 1 0007/29/16

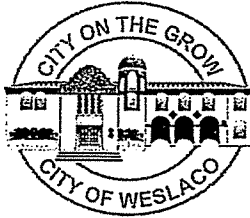
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 78596615855 *1688-02310-26-41

785966158

City of Weslaco

"The City on the Grow"



May 17, 2016

Mr. Manuel Ramos Jr.
2711 South Westgate Drive
Weslaco, TX 78596-3737

FILE COPY

U.S. POSTAL SERVICE CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$	
Total For \$	
Sent To	MR MANUEL RAMOS JR
Street in	2711 SOUTH WESTGATE DRIVE
City, State	WESLACO TX 78596 3737
PS Form 3800	

RE: Dilapidated Structure at 1605 Ramos Drive,
Legally described as being; West Tract S123.5'-N277'-E157.26'-W344.52', FT 728 A/K/A,
Lot 2

Dear Mr. Manuel Ramos,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3122 MON- FRI 8AM- 5PM

Sincerely,

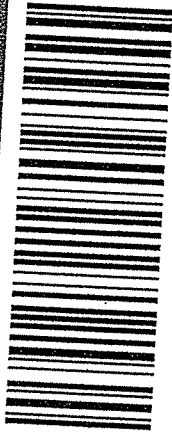
Rolando Gonzalez
Building Official



CITY OF WESLACO
255 South Kansas Avenue
Weslaco, Texas 78596

www.weslacotx.gov

CERTIFIED MAIL



7015 3010 0001 0456 3737



RECEIVED

JUN 17 2016

Planning &
Code Enforcement Dept.

MR & MRS MANUEL JR FRANCISCA
RAMOS
2711 SOUTH WESTGATE DRIVE
WESLACO TX 78596 3737

NIXIE 782 DE 1

0006/15/16

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 78596615855 *1410-12473-20-37

78596615855

LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.
Harlingen, TX 78552-2090

(956)467-6674
rgvreports@gmail.com

Property Address: 1605 Ramos Dr.

Property ID: 326853 & 326857

Taxpayer Name: Weslaco ISD
ATTN: Perdue, Brandon Fielder, Collins & Mott
P.O. Box 2916
McAllen, Tx 78502
EFFECTIVE DATE: March 13, 2016.

LEGAL DESCRIPTION: TRACT I: W3800-00-728-0000-23; 0.4458 acre, more or less, being the South 123.5 feet of a 1.00 acre tract situated in the North 5.00 acres of Farm Tract 728 West Tract Subdivision of the Llano Grande Grant, an Addition to the city of Weslaco, Hidalgo County, Texas, as described in deed dated November 19, 2003, from Manel Ramos to Manuel Ramos Jr., in County Clerk's file #1269170, Official Records, Hidalgo County, Texas. TRACT II: W3800-00-728-0000-27; 0.4458 acre, more or less, situated in Farm Tract 728 West Tract Subdivision, Hidalgo County, Texas, being Lot 2, of an unrecorded subdivision; Said 0.445 acre as described in deed dated January 8, 2010, from Rodolfo Flores and wife, Maria Louisa Flores to Manuel Ramos Jr., and wife, Francisca Ramos, in 2010-2131595, Official Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paving ordinances, regulations of the city holding extra territorial jurisdiction of said property.

Document	Grantor (s)	Grantee (s)	File Date	File #	Vol.	Pg.	Examiner Notes
Gift Warranty Deed	Manuel Ramos	Manuel Ramos, Jr.	Nov. 12, 2003.	1269170			The South 123.5 feet of a 1 acre of land of the North 5.0 acres FT 728
Special Warranty Deed	Rodolfo Flores and wife, Maria Louisa Flores	Manuel Ramos, Jr., and wife, Francisca Ramos	Aug. 20, 2010.	2131595			The North 123.5 feet of a 1 acre tract of land of the North 5.0 acres FT 728
Special Warranty Deed	Juan R. Rios, joined by husband Raul Rios	Manuel Ramos, Jr.	July 31, 2007	1788667			The North 123.5 feet of a 1 acre tract of land of the North 5.0 acres FT 728

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT

1205

STREET

Powers Dr

CITY

Weslaco

COUNTY

Hidalgo

STATE

TX

ZIP

78596

HOUSING TYPE

☒ Single Family

☐ Duplex Dwelling

☐ Apartment

☐ Other

NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED

PHONE NO.

ITEM NO. 1. LIVING ROOM

COMMENT

INITIAL
ASSESSMENT

1.1 ELECTRICITY

No wiring

7

1.2 WINDOW CONDITION

Broken / ~~any~~ Single pane.

7

1.3 CEILING CONDITION

~~un~~ ceiling finish

7

1.4 WALL CONDITION

Block walls

4

1.5 FLOOR CONDITION

Concrete Floor

4

ITEM NO. 2. KITCHEN

COMMENT

INITIAL
ASSESSMENT

2.1 ELECTRICITY

No - wiring

7

2.2 WINDOW CONDITION

No - window

7

2.3 CEILING CONDITION

No - ceiling

7

2.4 WALL CONDITION

Block walls

4

2.5 FLOOR CONDITION

Concrete Floor.

4

ITEM NO. 3. BATHROOM

COMMENT

INITIAL
ASSESSMENT

3.1 ELECTRICITY

No wiring

7

3.2 WINDOW CONDITION

Single pane window

7

3.3 CEILING CONDITION

no finish ceiling

7

3.4 WALL CONDITION

Block walls

4

3.5 FLOOR CONDITION

concrete floor.

4

3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT

4

3.7 FIXED WASH BASIN IN LAVATORY IN UNIT

4

3.8 TUB OR SHOWER IN UNIT

4

3.9 VENTILATION

7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION	No wiring	7
4.2 WINDOW CONDITION	Broke window/ single pane	7
4.3 CEILING CONDITION	No ceiling	7
4.4 WALL CONDITION	Block wall	4
4.5 FLOOR CONDITION	concrete Floors	4
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	concrete Floor	4
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		5
6.3 CONDITION OF ROOF AND GUTTERS		5
6.4 CONDITION OF EXTERIOR SURFACES		7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.

REASON FOR COMMENTS

Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR

DEMOLISH

VACATE

INTERPRETATION OF NUMERIC SCALE

1 = Newly constructed

2 = Good condition requiring no repairs

3 = Standard condition requiring minor maintenance repair from normal seasonal wear

4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect

5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard

6 = Dilapidated condition requiring more than 50% structural replacement

7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY

DATE

4/18/2010

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 03/15/16 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Residence
PHYSICAL & MAILING ADDRESS: 1605 Ramos Drive Weslaco, TX 78596
PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
x	2	Deteriorated roof
x	3	Vegetation overgrowth
x	4	Unsecured doors
x	5	Unsecured windows
x	6	Debris inside
x	7	Debris outside
	8	Exposed electrical wiring
x	9	Broken or missing windows
x	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
x	20	Graffiti
x	21	Broken/cracked exterior walls
	22	Other:
	23	
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.



07:29:2016 10:34

1605 Ramos Drive







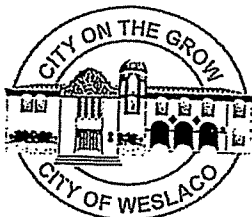
Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-351	
From: Mardoqueo Hinojosa, Planning Director			
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 609 West Hidalgo Street, being Lots 14-15, Block 7, Weslaco, Original Townsite, and addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to allow property owner to demolish structures.			
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			

Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days
Attachments, if any: Attachment, Attachment 2
Responsibilities upon Approval: Staff will notify owner

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Mr. Graciela Maria Maldonado
609 West Hidalgo
Weslaco, TX 78596

Notice of Public Hearing

**RE: Dilapidated Structure at 609 West Hidalgo,
Legally described as being; Weslaco Original Townsite Subdivision, Block 7, Lot 14,15**

Dear Mr. Maldonado,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

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MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE
CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM-5PM**

Sincerely,

Rolando Gonzalez
Building Official

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-968-3123

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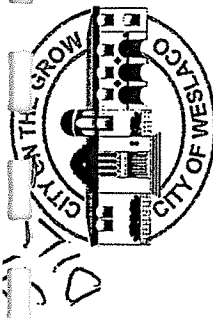
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

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MS GRACIELA MARIA MALDONADO
609 WEST HIDALGO
WESLACO TX 78596



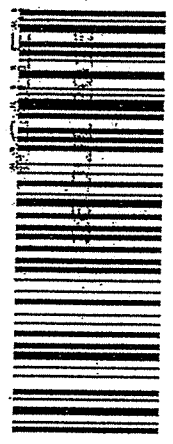
CITY OF WESLACO
255 South Kansas Avenue
Weslaco, Texas 78596

www.weslacotx.gov

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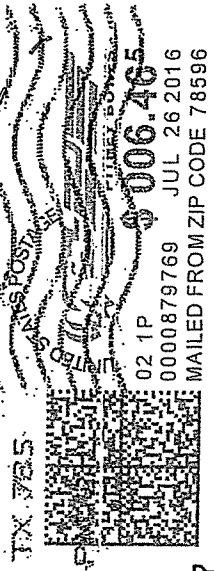
AUG 01 2016

Planning &
Code Enforcement Dept.



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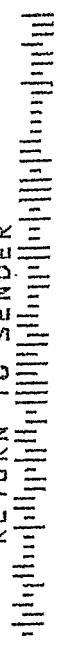
MS GRACIELA MARIA MALDONADO
609 WEST HIDALGO
WESLACO TX 78596



782 N7E 1 51510007/26/16
FORWARD TIME EXP RTN TO SEND
MALDONADO
9709 SOPHORA CIR
DALLAS TX 75249-1415

RETURN TO SENDER

7555249158



May 17, 2016

Mrs Graciela Maria Maldonado
609 West Hidalgo
Weslaco, TX 78596

RE: Dilapidated Structure at 609 West Hidalgo Street
Legally described as being, Weslaco Original Townsite, Block 7, Lot 14,15

Dear Mrs. Maldonado,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

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Sincerely,

Rolando Gonzalez
Building Official

LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.

Harlingen, TX 78552-2090

(956)467-6674

rgvreports@gmail.com

Property Address: 609 West Hidalgo

Property ID: 321602

Taxpayer Name: Maldonado, Graciela Maria

609 West Hidalgo

Weslaco, Tx 78596

EFFECTIVE DATE: March 23, 2016.

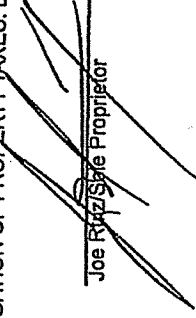
LEGAL DESCRIPTION: Lots 14 and 15 Block 7, Weslaco Townsite, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2 Page 30, Map Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paving ordinances, regulations of the city holding extra territorial jurisdiction of said property.

Document	Grantor (s)	Grantee (s)	File Date	File #	Vol.	Pg.	Examiner Notes
Warranty Deed	Susana Maldonado Cano and husband, Jose Cano, Francisco Maldonado and wife, Sanjuanita S. Maldonado; Apolonia Maldonado Turrubiates, and husband, Tranquilino Turrubiates; Felipa Maldonado Cuellar, a widow; and Isidoro Maldonado, Jr., and wife, Maria H. Maldonado	Oligario Maldonado and Elisa G. Maldonado	Jan. 29, 1971	1397	1276	982 D/R	
Deed of Life Estate Rights	Oligario Maldonado and Elisa G. Maldonado	Graciela Maria Maldonado	June 9, 1999	781417			Subject to: Life Estate Reservation onto Grantors. Remainder to Grantee
Warranty Deed	Maria Elisa Maldonado and Graciela Maria Maldonado	*Graciela Maria Maldonado*, Cervando Maldonado and *Maria Elisa Maldonado*	April 26, 2001.	964647			*Record Owners*

LAND INVESTIGATION SERVICES

General Warranty Gift Deed	Cervando Maldonado	*Graciela Maria Maldonado*	June 27, 2014.	2525945				*Record Owner*
-------------------------------	--------------------	-------------------------------	----------------	---------	--	--	--	----------------

NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.


 Joe Ruiz/State Proprietor

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 03/15/16 X INSPECTION REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 609 W. Hidalgo Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
x	2	Deteriorated roof
x	3	Vegetation overgrowth
	4	Unsecured doors
x	5	Unsecured windows
	6	Debris inside
x	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
x	20	Graffiti
x	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

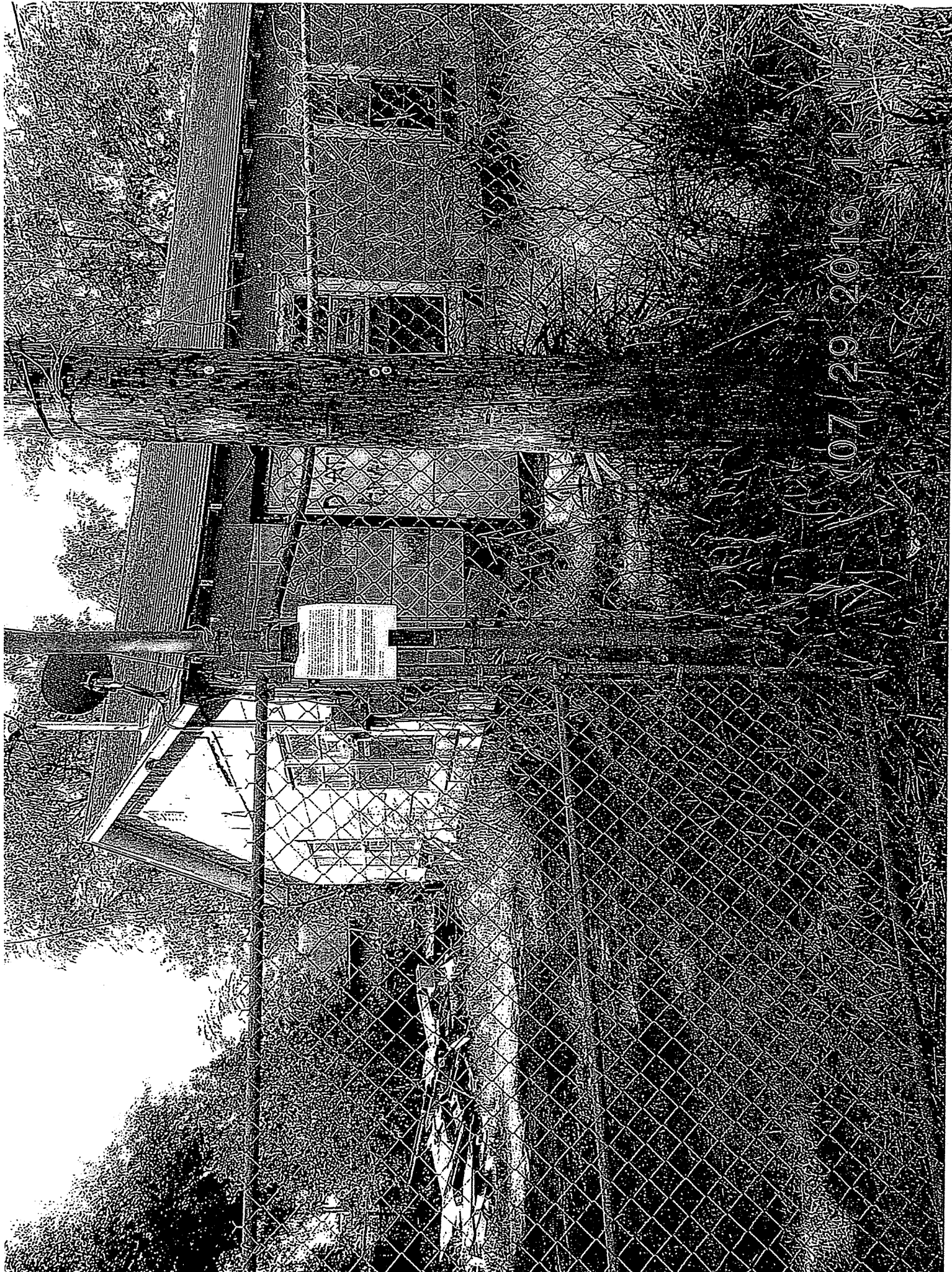
NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT _____

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

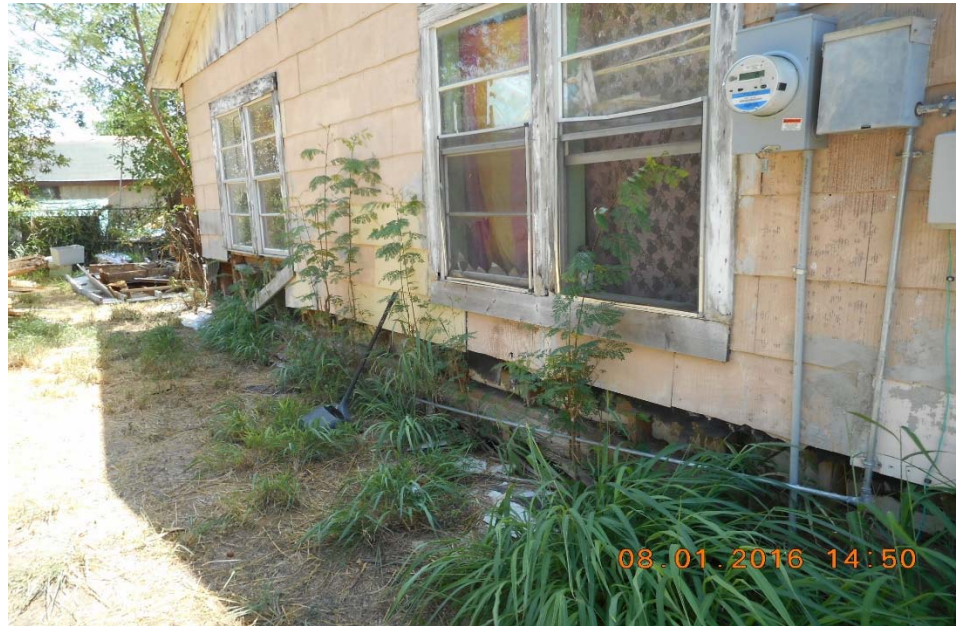


07/29/2016 11:11



609 West Hidalgo







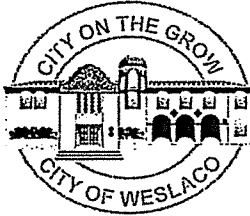
Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-352	
From: Mardoqueo Hinojosa, Planning Director			
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 300 Bluebonnet Street, being Lots 3-5, Block 3, Expressway Heights Subdivision Unit 1, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to allow property owner to demolish structures.			
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			

Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days
Attachments, if any: Attachment, Attachment 2
Responsibilities upon Approval: Staff will notify owner

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Mrs. Adela Vasquez
300 Bluebonnet Street
Weslaco, TX 78599-3916

Notice of Public Hearing

**RE: Dilapidated Structure at 300 Bluebonnet Street,
Legally described as being; Expressway Heights Unit 1 Subdivision, Block 3, Lot 3,4 and 5**

Dear Mrs. Vasquez,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

August 9, 2016, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. August 16, 2016, has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City will remove the building on your property and all the costs and expenses will be charged to you against the property. A lien will be placed on the property for the expenses and charges incurred. You are afforded the opportunity to appeal the City's decision to a district court up to (30) days from final decision on the structure.

**IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE
MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE
CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM-5PM**

Sincerely,

Rolando Gonzalez
Building Official

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Post Office

To: MRS ADELA VASQUEZ
300 BLUEBONNET STREET
WESLACO TX 78599-3916

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MRS ADELA VASQUEZ
300 BLUEBONNET STREET
WESLACO TX 78599-3916



9590 9402 1778 6074 5034 60

2. Article Number (Transfer from service label)

7016 0910 0000 2466 3296

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

X *Saul Pineda* ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

Saul Pineda *7-27-16*

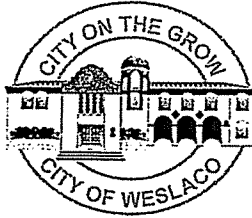
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Mail
 - ☐ Mail Restricted Delivery
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☒ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

City of Weslaco

"The City on the Grow"



May 17, 2016

Mrs. Adela Vasquez
300 Bluebonnet Street
Weslaco, Tx 78599-3916

FILE COPY

7015 3010 0001 0456 4056

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent To

Street and City, State ZIP+4[®]

MRS ADELA VASQUEZ
300 BLUEBONNET STREET
WESLACO TX 78599 3916

Postmark Here

**RE: Dilapidated Structure at 300 Bluebonnet Street,
Legally described as being; Expressway Heights Unit 1, Block 3, Lot 3,4, and 5**

Dear Mr. or Mrs. Vasquez,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3122 MON- FRI 8AM- 5PM

Sincerely,

Rolando Gonzalez
Building Official

Sec. 26-225. Unlawful to allow building or premises to become dilapidated, substandard, etc.

It shall be unlawful for the owner of any building or premises to allow or permit any building or part of any building used for human habitation or used by the general public, or the surroundings thereof, to become dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the city.

(Code 1959, § 3-55; Ord. No. 85-24, § 1, 3-17-1986; Ord. No. 87-23, § 1, 5-4-1987)

Sec. 26-226. Right of entry for purpose of inspection; penalty.

The city manager or authorized agent of the department of code enforcement, shall have the ~~right at all times to enter into and upon any premises or buildings in the city for the purpose of~~ examining and inspecting said premises or buildings for any violation of this article, or for the purpose of enforcing the provisions of this article. Any individual who interferes with, or obstructs the examination or inspection of, a premises or building by an authorized agent shall be guilty of a misdemeanor violation that shall be punishable by a fine that shall be not less than \$1.00 and no more than \$500.00.

(Code 1959, § 3-56; Ord. No. 85-24, § 1, 3-17-1986)

LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.
Harlingen, TX 78552-2090

(956)467-6674
rgvreports@gmail.com

Property Address: 300 Blue Bonnet Ave.

Property ID: 172821

Taxpayer Name: Vasquez, Adela
300 Bluebonnet St.
Weslaco, Texas 78599-3916

EFFECTIVE DATE: March 13, 2016.

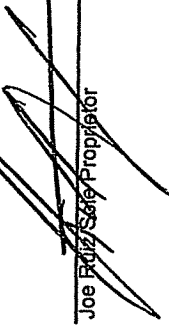
LEGAL DESCRIPTION: Lots 3, 4, and 5, Block 3, Expressway Heights Subdivision Unit 1, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 14 Page 24, Map Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paving ordinances, regulations of the city holding extra territorial jurisdiction of said property.

Document	Grantor (s)	Grantee (s)	File Date	File #	Vol.	Pg.	Examiner Notes
Warranty Deed With Vendor's Lien	Joaquin R. Luna and wife, Concepcion G. Luna	Manuel Vasquez and wife, Adela Vasquez	April 16, 1974.	8571	1403	57	\$1,000.00 V/L
Deed Of Trust	Manuel Vasquez and wife, Adela Vasquez	Joaquin R. Luna and wife, Concepcion G. Luna	April 16, 1974.	8572	701	639 D/T	\$1,000.00 (Rel. by Vol. 734 Pg. 855)
Builder's and Mechanic's Lien Contract	Manuel Vasquez and wife, Adela Vasquez	Francisco Ortiz,	Sept. 18, 1975.	20064	206	769 M/L	\$6635.40 (Rel. Vol. 265 Pg. 73)
Affidavit Of Heirship and Declaration Of Homestead	Adela Vasquez (Affiant) Surviving Spouse of Manuel Vasquez (Decedent) died intestate February 15, 1996	*Record Owner*	March 31, 2000.	859705			Five Children: Maria De Los Angeles V. Pineda, Carlos Vasquez, Irma V. Rincon, Marina Vasquez and Jorge Vasquez. NOTE: Pursuant to S45 (a), Texas Probate Code, all community property owned by decedent upon his death passes to his surviving spouse, Affiant, *Adela Vasquez*.

LAND INVESTIGATION SERVICES

Revised Affidavit of Heirship and Declaration of Homestead	Adela Vasquez (Affiant) Surviving Spouse of Manuel Vasquez (Decedent) died intestate February 15, 1996	*Record Owner*	April 20, 2000.	865768	Five Children: Maria De Los Angeles V. Pineda, Carlos Vasquez, Irma V. Rincon, Marina Vasquez and Jorge Vasquez. NOTE: Pursuant to S45 (a), Texas Probate Code, all community property owned by decedent upon his death passes to his surviving spouse, Affiant, *Adela Vasquez*.
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NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.


 Joe Ruiz/Sole Proprietor

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 03/15/16 X INSPECTION REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 2202 W. Abilene Weslaco, TX 78596

PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
x	2	Deteriorated roof
x	3	Vegetation overgrowth
x	4	Unsecured doors
x	5	Unsecured windows
x	6	Debris inside
x	7	Debris outside
	8	Exposed electrical wiring
x	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
x	12	Signs of transients/vagrants

x	13	Sheetrock walls exposed
x	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
x	20	Graffiti
x	21	Broken/cracked exterior walls
x	22	Other: two structures
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

 COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT <i>300 (2-story)</i>			HOUSING TYPE ☒ Single-Family ☒ Duplex Dwelling ☐ Apartment ☐ Other
STREET <i>Blue, W. 300th</i>	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	<i>wiring being stolen</i>	7
1.2 WINDOW CONDITION	<i>single pane</i>	7
1.3 CEILING CONDITION		4
1.4 WALL CONDITION	<i>hair vandalized</i>	4
1.5 FLOOR CONDITION	<i>concrete foundation</i>	4
ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT
2.1 ELECTRICITY		7
2.2 WINDOW CONDITION		7
2.3 CEILING CONDITION		4
2.4 WALL CONDITION		4
2.5 FLOOR CONDITION		4
ITEM NO. 3. BATHROOM	COMMENT	INITIAL ASSESSMENT
3.1 ELECTRICITY		7
3.2 WINDOW CONDITION		7
3.3 CEILING CONDITION	<i>no ceiling</i>	7
3.4 WALL CONDITION		4
3.5 FLOOR CONDITION		4
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT		4
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		4
3.8 TUB OR SHOWER IN UNIT		4
3.9 VENTILATION		7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS		COMMENT	INITIAL ASSESSMENT
4.1	ELECTRICITY/ILLUMINATION		7
4.2	WINDOW CONDITION		7
4.3	CEILING CONDITION		4
4.4	WALL CONDITION	<i>Being vandalized</i>	4
4.5	FLOOR CONDITION		4
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION		COMMENT	INITIAL ASSESSMENT
5.1	ELECTRICITY/ILLUMINATION		7
5.2	WINDOW CONDITION		7
5.3	CEILING CONDITION		4
5.4	WALL CONDITION		4
5.5	FLOOR CONDITION		4
ITEM NO. 6. BUILDING EXTERIOR		COMMENT	INITIAL ASSESSMENT
6.1	CONDITION OF FOUNDATION		4
6.2	CONDITION OF STAIRS, RAILS AND PORCHES	<i>Falling down</i>	7
6.3	CONDITION OF ROOF AND GUTTERS		4
6.4	CONDITION OF EXTERIOR SURFACES	<i>Block walls & siding</i>	4
6.5	LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING		COMMENT	INITIAL ASSESSMENT
7.1	ADEQUACY OF HEATING EQUIP		7
7.2	SAFETY OF HEATING EQUIP.		7
7.3	VENTILATION/COOLING		7
7.4	WATER HEATER		7
7.5	APPROVABLE WATER SUPPLY		7
7.6	PLUMBING		7
7.7	SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH / VACATE _____

***INTERPRETATION OF NUMERIC SCALE**

- 1 = Newly constructed
- 2 = Good condition requiring no repairs
- 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
- 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
- 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
- 6 = Dilapidated condition requiring more than 50% structural replacement
- 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY _____

DATE 4/18/2016

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT 500 (Middle Building)			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET Bluebonnet	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	

NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED

PHONE NO.

ITEM NO. 1. LIVING ROOM

COMMENT

INITIAL
ASSESSMENT

1.1 ELECTRICITY

7

1.2 WINDOW CONDITION

single pane

7

1.3 CEILING CONDITION

no ceiling finish

7

1.4 WALL CONDITION

4

1.5 FLOOR CONDITION

7

ITEM NO. 2. KITCHEN

COMMENT

INITIAL
ASSESSMENT

2.1 ELECTRICITY

7

2.2 WINDOW CONDITION

7

2.3 CEILING CONDITION

7

2.4 WALL CONDITION

4

2.5 FLOOR CONDITION

7

ITEM NO. 3. BATHROOM

COMMENT

INITIAL
ASSESSMENT

3.1 ELECTRICITY

7

3.2 WINDOW CONDITION

7

3.3 CEILING CONDITION

3.4 WALL CONDITION

3.5 FLOOR CONDITION

3.6 FLUSH TOILET IN ENCLOSED
ROOM IN UNIT

3.7 FIXED WASH BASIN IN
LAVATORY IN UNIT

3.8 TUB OR SHOWER IN UNIT

3.9 VENTILATION

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION	Single pane	7
4.3 CEILING CONDITION	no ceiling finish	7
4.4 WALL CONDITION		7
4.5 FLOOR CONDITION		1
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		7
6.2 CONDITION OF STAIRS, RAILS AND PORCHES	Hole in roof	7
6.3 CONDITION OF ROOF AND GUTTERS	Damaged shingles	7
6.4 CONDITION OF EXTERIOR SURFACES		7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		1

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH / VACATE _____

INTERPRETATION OF NUMERIC SCALE

- 1 = Newly constructed
- 2 = Good condition requiring no repairs
- 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
- 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
- 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
- 6 = Dilapidated condition requiring more than 50% structural replacement
- 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY 

DATE 4/18/2018

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT <i>3000 (Front Building)</i>			HOUSING TYPE
STREET <i>Blue Bonnet</i>	CITY Weslaco		☒ Single Family
COUNTY Hidalgo	STATE TX	ZIP 78596	☐ Duplex Dwelling
			☐ Apartment
			☐ Other

NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED	PHONE NO.
--	-----------

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
-------------------------	---------	--------------------

1.1 ELECTRICITY		7
1.2 WINDOW CONDITION	<i>single pane window</i>	7
1.3 CEILING CONDITION		4
1.4 WALL CONDITION		4
1.5 FLOOR CONDITION		4

ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT
---------------------	---------	--------------------

2.1 ELECTRICITY		7
2.2 WINDOW CONDITION	<i>single pane window</i>	7
2.3 CEILING CONDITION		4
2.4 WALL CONDITION		4
2.5 FLOOR CONDITION		4

ITEM NO. 3. BATHROOM	COMMENT	INITIAL ASSESSMENT
----------------------	---------	--------------------

3.1 ELECTRICITY		7
3.2 WINDOW CONDITION		7
3.3 CEILING CONDITION		7
3.4 WALL CONDITION		7
3.5 FLOOR CONDITION		7
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT		7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		7
3.8 TUB OR SHOWER IN UNIT		7
3.9 VENTILATION		7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION		7
4.3 CEILING CONDITION		4
4.4 WALL CONDITION		4
4.5 FLOOR CONDITION		4
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		7
5.2 WINDOW CONDITION		7
5.3 CEILING CONDITION		4
5.4 WALL CONDITION		4
5.5 FLOOR CONDITION		4
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	Damaged wood members	7
6.2 CONDITION OF STAIRS, RAILS AND PORCHES	No. stairs	7 5
6.3 CONDITION OF ROOF AND GUTTERS		4
6.4 CONDITION OF EXTERIOR SURFACES	water damaged siding	7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH / VACATE _____

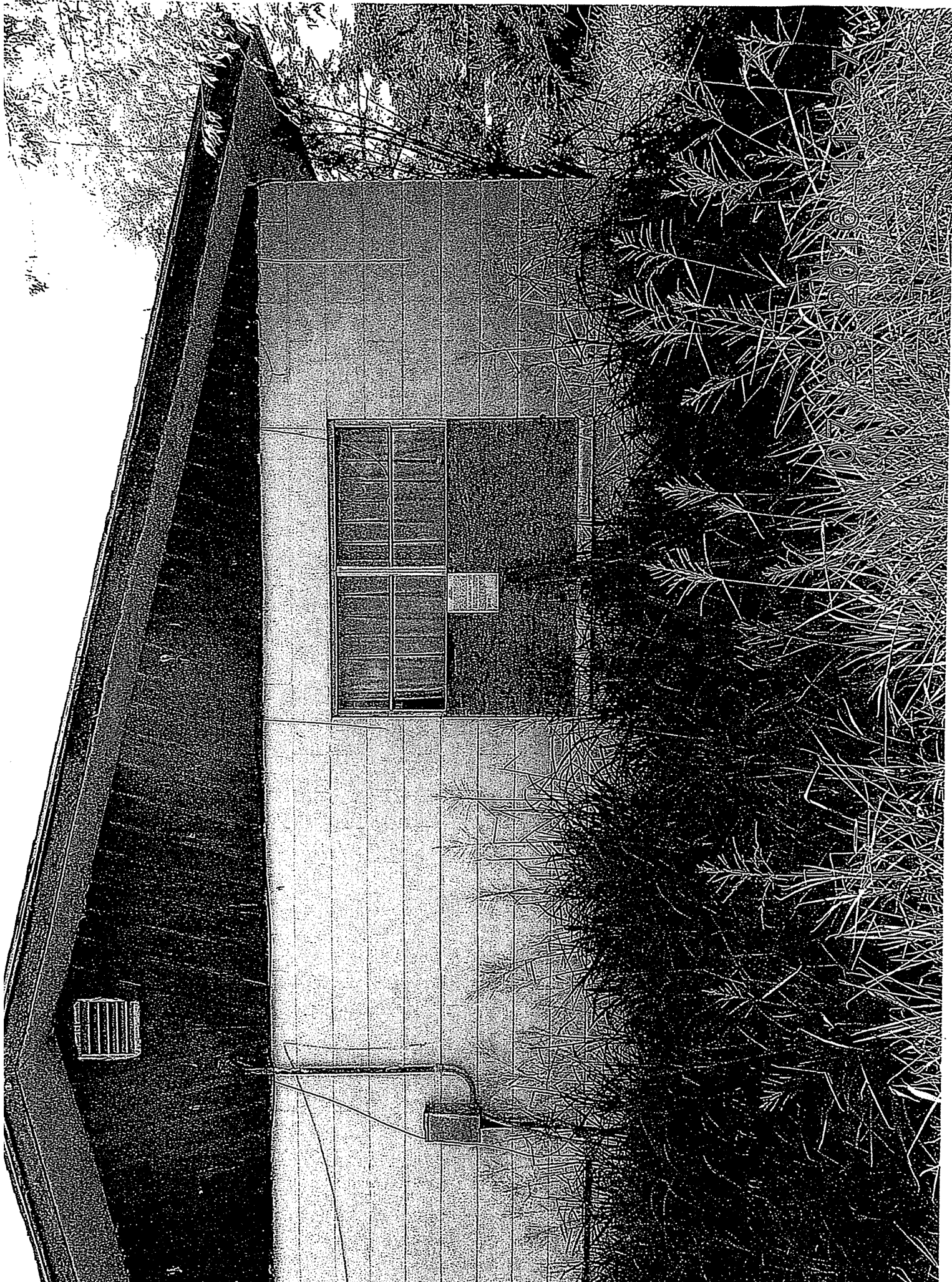
***INTERPRETATION OF NUMERIC SCALE**

- 1 = Newly constructed
- 2 = Good condition requiring no repairs
- 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
- 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
- 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
- 6 = Dilapidated condition requiring more than 50% structural replacement
- 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY _____

DATE 7/18/2014





300 Bluebonnet Avenue











Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-353
From: Mardoqueo Hinojosa, Planning Director		
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 219 North Palmas Street, being Lot 23, Block 11, Northside Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.)		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to allow property owner to demolish structures.		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		

Staff Recommendation:

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

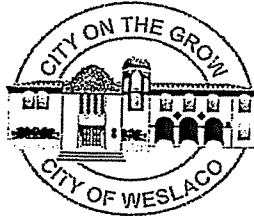
Attachment, Attachment 2

Responsibilities upon Approval:

Staff will notify owner

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Acquire Renovate & Sell LLC.
PO Box 1214
Edinburg, TX 78539

Notice of Public Hearing

**RE: Dilapidated Structure at 219 North Palmas Street,
Legally described as being; Northside Subdivision, Block 11, Lot 23**

Dear To Whom It May Concern,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

August 9, 2016, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. August 16, 2016, has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses will be charged to you against the property. A lien will be expenses and charges incurred. You are afforded the opportunity to a district court up to (30) days from final decision structure.

**IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SC
MATTER SO WE CAN KNOW THE ACTIONS YOU WILL
CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8A**

Sincerely,

Rolando Gonzalez
Building Official

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Postmark
Here

ACQUIRE RENOVATE & SELL LLC
PO BOX 1214
EDINBURG TX 78539

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ACQUIRE RENOVATE & SELL LLC
PO BOX 1214
EDINBURG TX 78539

9590 9402 1778 6074 5035 07

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

David M. ...

☐ Agent

B. Received by (Printed Name)

David M. ...

☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No



3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™

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 Domestic Mail Only

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
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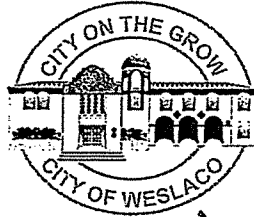
Postage

ACQUIRE RENOVATE & SELL LLC

PO BOX 1214

EDINBURG TX 78539

PS Form 3800, April 2015 PSN 7530-02-000-9047 See reverse for instructions



FILE COPY

City of Weslaco

"The City on the Grow"

May 17, 2016

Acquire Renovate & Sell LLC.
 PO Box 1214
 Edinburg, TX 78539

**RE: Dilapidated Structure at 219 North Palmas Street,
 Legally described as being; Northside, Block 11, Lot 23**

To Whom It May Concern:

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 447-3401 EXT # 3122 MON- FRI 8AM- 5PM

Sincerely,

Rolando Gonzalez
 Building Official

Sec. 26-225. Unlawful to allow building or premises to become dilapidated, substandard, etc.

It shall be unlawful for the owner of any building or premises to allow or permit any building or part of any building used for human habitation or used by the general public, or the surroundings thereof, to become dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the city.

(Code 1959, § 8-55; Ord. No. 85-24, § 1, 3-17-1986; Ord. No. 97-20, § 1, 5-4-1997)

Sec. 26-226. Right of entry for purpose of inspection; penalty.

The city manager or authorized agent of the department of code enforcement, shall have the ~~right at all times to enter into and upon any premises or buildings in the city for the purpose of~~ examining and inspecting said premises or buildings for any violation of this article, or for the purpose of enforcing the provisions of this article. Any individual who interferes with, or obstructs the examination or inspection of, a premises or building by an authorized agent shall be guilty of a misdemeanor violation that shall be punishable by a fine that shall be not less than \$1.00 and no more than \$500.00.

(Code 1959, § 8-56; Ord. No. 85-24, § 1, 3-17-1986)

Acquire Renovate & Sell LLC
d/b/a ARS Projects
1524 Bluebonnet Avenue
Edinburg, TX 78539
956-207-4582

August 4, 2016

Mr. Rolando Gonzalez
Planning & Code Enforcement
255 S. Kansas Avenue
Weslaco, Texas 78596

RE: 219 North Palmas Street

Dear Mr. Gonzalez:

Pursuant to our meeting this day please allow this letter to serve in lieu of a personal appearance at the public hearing set for August 9, 2016. As indicated in our meeting today, Acquire Renovate & Sell LLC (ARS) agrees with the Planning and Code Division of Weslaco that the structure identified as 219 North Palmas in Weslaco has become dilapidated and unfit for human habitation. Based upon this information and our discussion today it is the intention of ARS to appear at the City Commission meeting on August 16, 2106, to request a demolition permit.

I take this time to again reiterate that ARS wants the same results as Weslaco: a clean structure built to code for human habitation. I look forward to working with Weslaco to achieve this mutual goal.

Bryant B. Morrison
ARS Managing Member

LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.
Harlingen, TX 78552-2090

(956)467-6674
rgvreports@gmail.com

Property Address: 219 N Palmas

Property ID: 249242

Taxpayer Name: Acquire Renovate & Sell LLC
P.O. Box 1214
Edinburg, Tx. 78539

EFFECTIVE DATE: March 13, 2016.

LEGAL DESCRIPTION: Lots 23 Block 11, Northside Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 3 Page 58, Map Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paving ordinances, regulations of the city holding extra territorial jurisdiction of said property.

Document	Grantor (s)	Grantee (s)	File Date	File #	Vol.	Pg.	Examiner Notes
Warranty Deed	Amelia Garcia Martinez, Garcia et al	Enedelia Flores and Jose V. Flores	Oct. 2, 2015.	2609535			
Warranty Deed	Enedelia Flores and husband, Jose V. Flores	*Acquire Renovate & Sell, LLC*	Oct. 2, 2015.	2651282			*RECORD OWNER*

NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.

Jose V. Flores Sole Proprietor

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT

219

STREET

N. Palmes

CITY

Weslaco

COUNTY

Hidalgo

STATE

TX

ZIP

78596

HOUSING TYPE

- ☒ Single Family
☐ Duplex Dwelling
☐ Apartment
☐ Other

NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED

PHONE NO.

ITEM NO. 1. LIVING ROOM

COMMENT

INITIAL
ASSESSMENT

1.1 ELECTRICITY

Has a new service

7

1.2 WINDOW CONDITION

7

1.3 CEILING CONDITION

5

1.4 WALL CONDITION

5

1.5 FLOOR CONDITION

5

ITEM NO. 2. KITCHEN

COMMENT

INITIAL
ASSESSMENT

2.1 ELECTRICITY

No plugs around kitchen cabinet to cabinets

7

2.2 WINDOW CONDITION

Single pane

7

2.3 CEILING CONDITION

5

2.4 WALL CONDITION

5

2.5 FLOOR CONDITION

5

ITEM NO. 3. BATHROOM

COMMENT

INITIAL
ASSESSMENT

3.1 ELECTRICITY

Exposed wiring

7

3.2 WINDOW CONDITION

Single pane

7

3.3 CEILING CONDITION

5

3.4 WALL CONDITION

5

3.5 FLOOR CONDITION

5

3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT

5

3.7 FIXED WASH BASIN IN LAVATORY IN UNIT

7

3.8 TUB OR SHOWER IN UNIT

7

3.9 VENTILATION

7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION	Single Pane	7
4.3 CEILING CONDITION		4
4.4 WALL CONDITION		5
4.5 FLOOR CONDITION		5
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		5
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		3
6.3 CONDITION OF ROOF AND GUTTERS		4
6.4 CONDITION OF EXTERIOR SURFACES		7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR DEMOLISH VACATE

INTERPRETATION OF NUMERIC SCALE

- 1 = Newly constructed
- 2 = Good condition requiring no repairs
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- 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
- 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
- 6 = Dilapidated condition requiring more than 50% structural replacement
- 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY

DATE

4/18/2016

Hidalgo CAD - Map of Property ID 249242 for Year 2016



Property Details

Account

Property ID: 249242

Geo ID: N7700-00-011-0023-00

Type: Real

Legal Description: NORTHSIDE LOT 23 BLK 11

Location

Situs Address: 219 N PALMAS WESLACO, TX

Neighborhood: NORTHSIDE

Mapsco:

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

Owner

Owner Name: ACQUIRE RENOVATE & SELL LLC

Mailing Address: , PO BOX 1214, EDINBURG, TX 78539

Property

Appraised Value: \$11709

<http://propaccess.hidalgoad.org/Map/View/Map/1/249242/2016>

powered by:
PropertyACCESS (LPS)
www.trueautomation.com

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

WESLACO FIRE MARSHAL'S OFFICE

255 S. KANSAS

WESLACO, TEXAS 78596

(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 03/15/16 X INSPECTION REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 219 N. Palmas Weslaco, TX 78596

PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
x	2	Deteriorated roof
x	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
x	7	Debris outside
	8	Exposed electrical wiring
	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
x	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

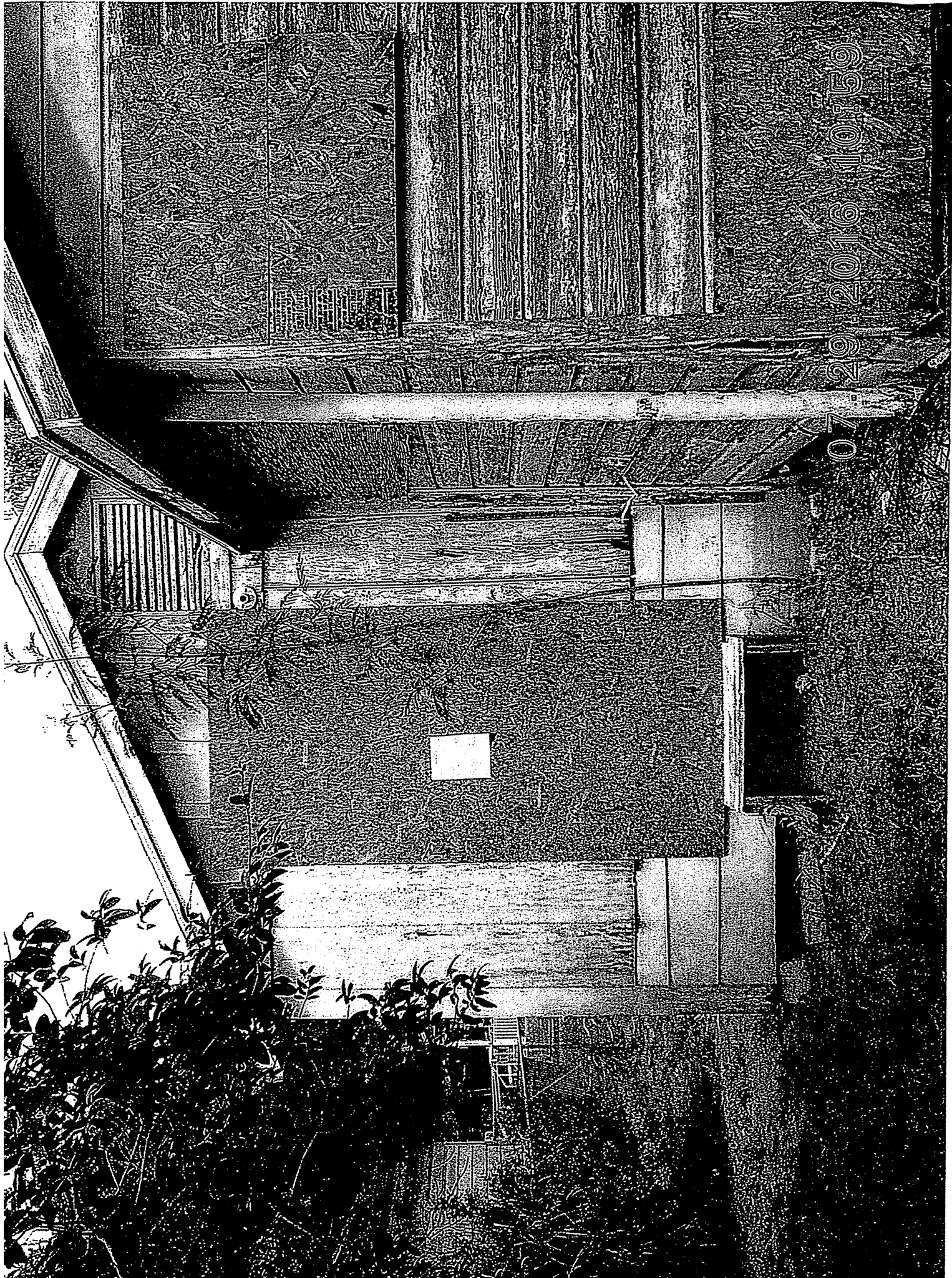
NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

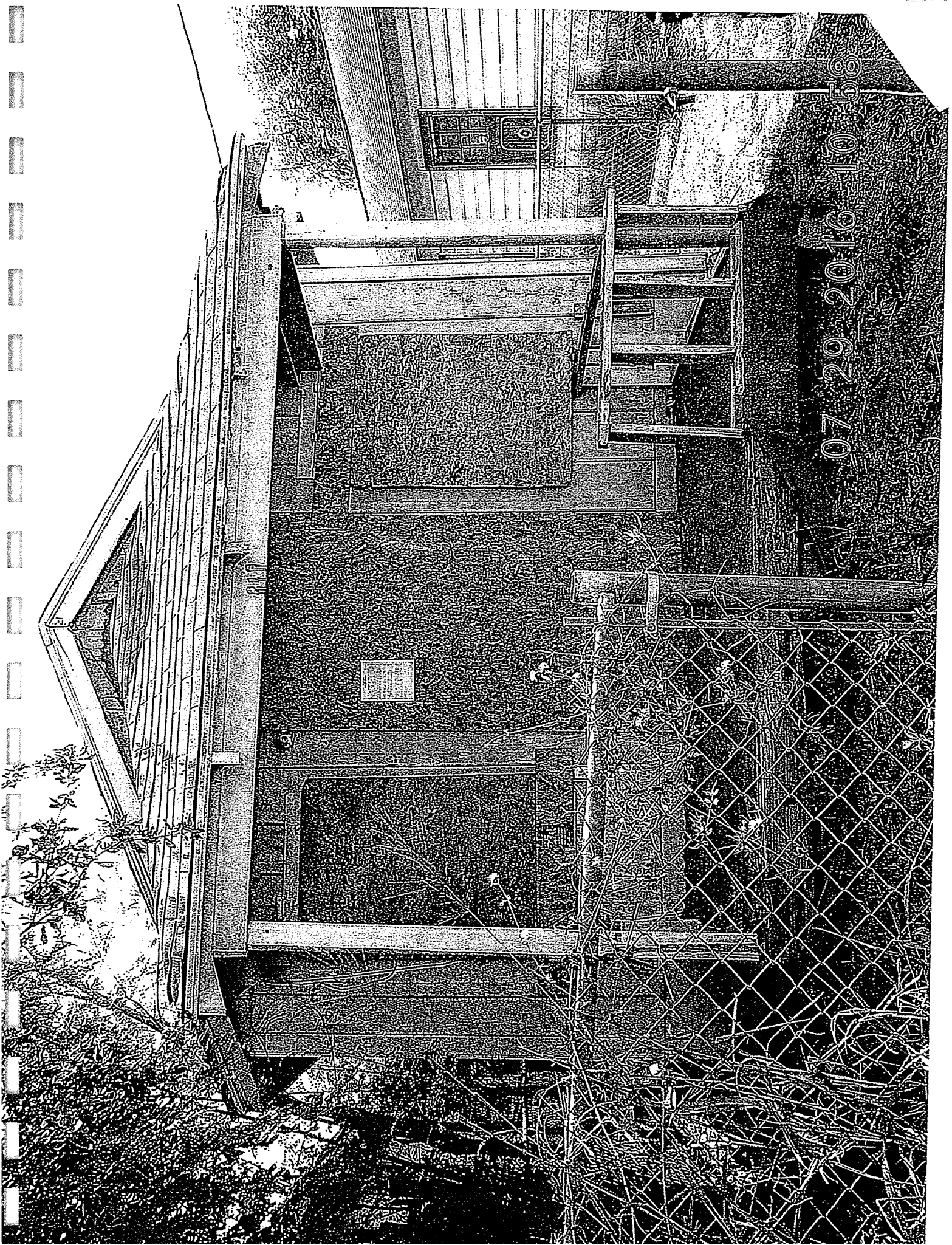
OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.



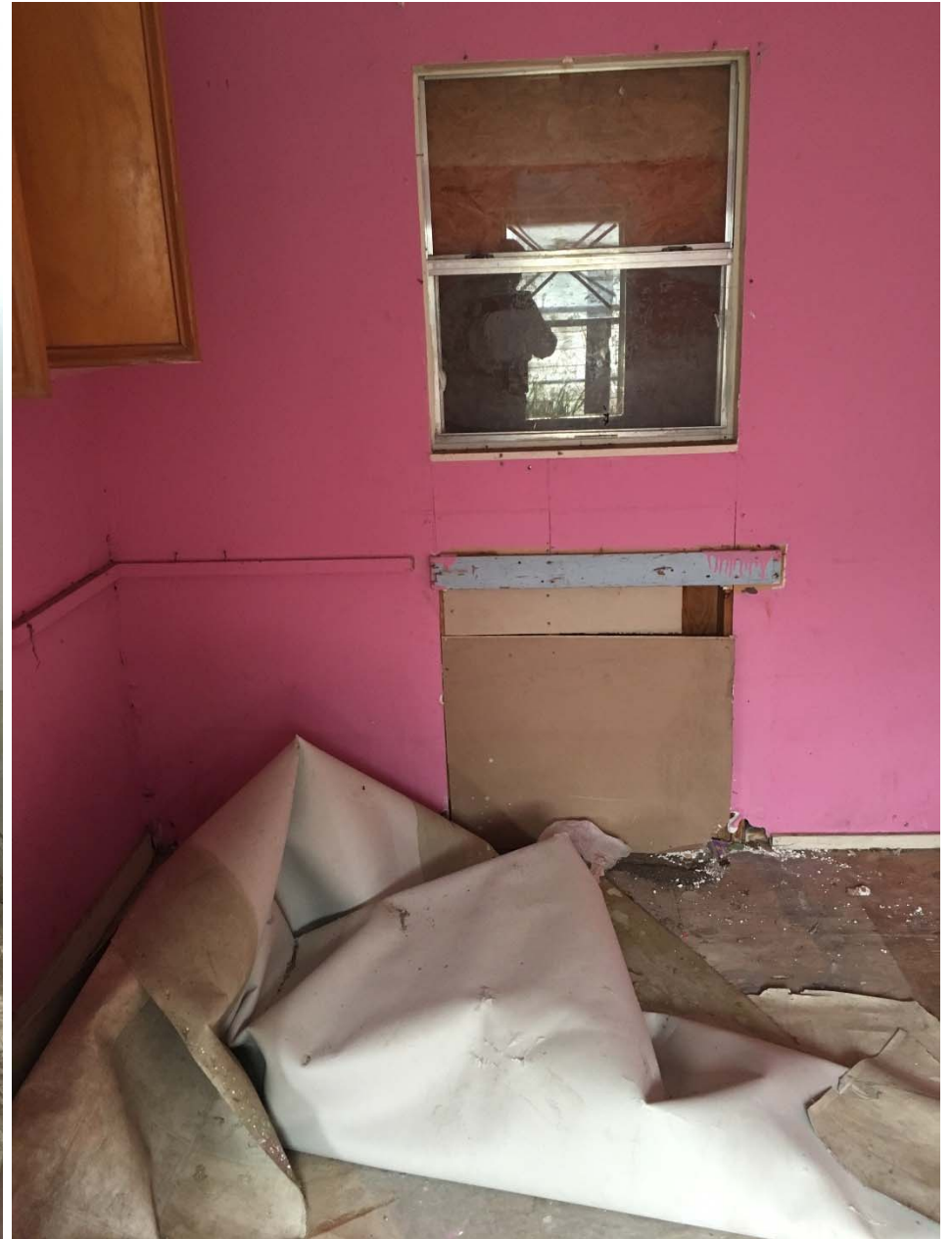
07-29-2016 10:59

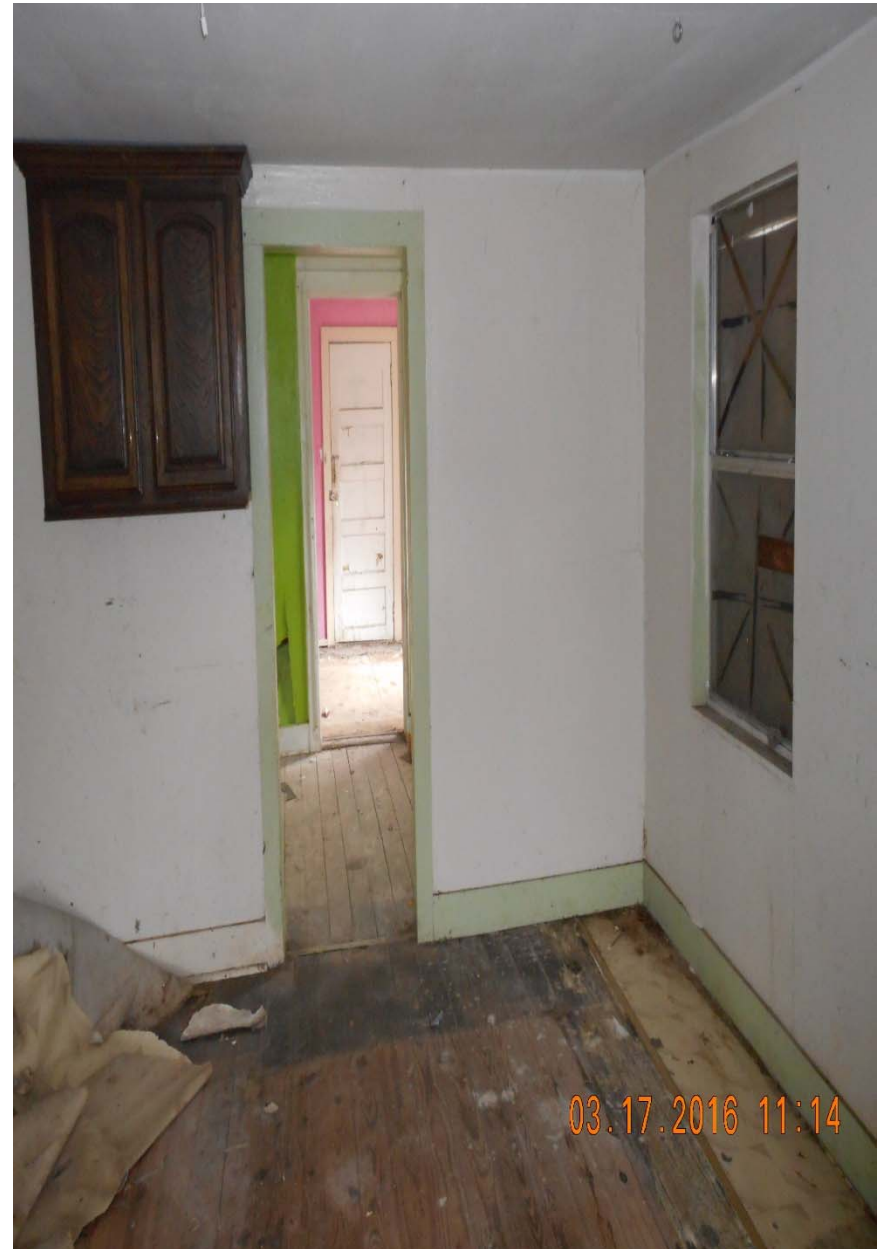


219 North Palmas











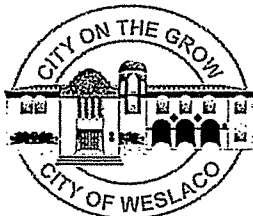
Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-354	
From: Mardoqueo Hinojosa, Planning Director			
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 506 South Indiana Avenue, being Lot N17.7'-1, Block 38, Weslaco Original Townsite and Lot 4 Block 38 A. Canal Subdivision, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.)			
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.			
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes recommended to demolish the structures			
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval	
City Manager Comments:			
Staff Recommendation: Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days			

Attachments, if any:
Attachment, Attachment 2
Responsibilities upon Approval:
Staff will notify owner

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Mr. Frank Montalvo
2009 West Jonquil Avenue
McAllen, TX 78501

Notice of Public Hearing

RE: Dilapidated Structure at 506 South Indiana Ave.,
Legally described as being; Weslaco Original Townsite Subdivision, Block 38, Lot N17.7'-1
Block 38 Lot 4 Canal

Dear Mr. Montalvo,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

August 9, 2016, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. August 16, 2016, has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building within the time restraints set forth by the Commission, the City the building on your property and all the costs and expenses will be charged to you against the property. A lien will be expenses and charges incurred. You are afforded the opp decision to a district court up to (30) days from final decis structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SC
MATTER SO WE CAN KNOW THE ACTIONS YOU WILL
CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8A

Sincerely,

Rolando Gonzalez

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-91

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

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MR FRANK MONTALVO
2009 WEST JONQUIL AVENUE
MCALLEN TX 78501

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box and fee as appropriate)

Postmark
Here

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

PS Form 3800

City, State: MCALLEN TX 78501

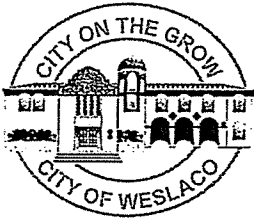
Street and: 2009 WEST JONQUIL AVENUE

Sent To: MR FRANK MONTALVO

PS Form 3800

City of Weslaco

"The City on the Grow"



FILE COPY

May 17, 2016

Mr. Frank Montalvo
 2009 West Jonquil Avenue
 McAllen, TX 78501

**RE: Dilapidated Structure at 506 South Indiana Avenue,
 Legally described as being; Weslaco Original Townsite, Block 38, Lot N17.7'-1 Block
 38A Lot 4 Canal**

Dear Mr. Frank Montalvo,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of **Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225** because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

The staff recommendation regarding your property will be made at a Public Hearing. As required by ordinance, we will attempt to notify you by certified mail with return receipt requested, and by publishing notice in The Monitor newspaper advising of the date and time of the Public Hearing. You will have the opportunity to address the City Commission regarding the property at this hearing.

At the Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The purpose of this letter is to provide you advance notice that staff expects to recommend that the structure(s) be repaired to current building codes or demolished so that you may have additional time to consider your options for the property prior to any further action by the Planning and Code Enforcement Department.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS POSSIBLE REGARDING THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE REGARDING THIS PROPERTY. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8AM- 5PM

Sincerely,

Rolando Gonzalez
 Building Official

Sec. 26-225. Unlawful to allow building or premises to become dilapidated, substandard, etc.

It shall be unlawful for the owner of any building or premises to allow or permit any building or part of any building used for human habitation or used by the general public, or the surroundings thereof, to become dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the city.

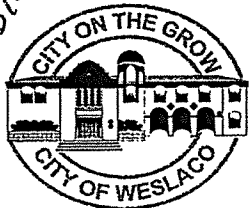
(Code 1959, § 8-55; Ord. No. 85-24, § 1, 3-17-1986; Ord. No. 87-23, § 1, 5-4-1987)

Sec. 26-226. Right of entry for purpose of inspection; penalty.

The city manager or authorized agent of the department of code enforcement, shall have the ~~right at all times to enter into and upon any premises or buildings in the city for the purpose of~~ examining and inspecting said premises or buildings for any violation of this article, or for the purpose of enforcing the provisions of this article. Any individual who interferes with, or obstructs the examination or inspection of, a premises or building by an authorized agent shall be guilty of a misdemeanor violation that shall be punishable by a fine that shall be not less than \$1.00 and no more than \$500.00.

(Code 1959, § 8-55; Ord. No. 85-24, § 1, 3-17-1986)

5/1
DIL



CITY OF WESLACO
255 South Kansas Avenue
Weslaco, Texas 78596

www.weslacotx.gov



UNITED STATES
02
000
MAIL

RECEIVED

MAY 26 2016

Planning &
Code Enforcement Dept.

[Handwritten signature]

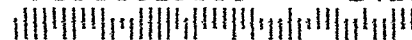
MRS ADELA VASQUEZ

NIXIE 782 FE 1

RETURN TO SENDE
NOT DELIVERABLE AS AD
UNABLE TO FORWA

BC: 78596615855 *1411

78596615855



LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.
Harlingen, TX 78552-2090

(956)467-6674
rgrreports@gmail.com

Property Address: 506 South Indiana Ave.

Property ID: 321914
Taxpayer Name: Montalvo, Frank
2009 W Jonquil Ave.
McAllen, TX. 78501

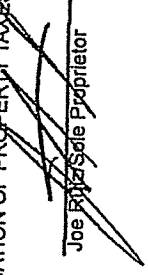
EFFECTIVE DATE: March 23, 2016.

LEGAL DESCRIPTION: The North 17.7 feet of Lot 1 Block 38, Original Townsite of the City of Weslaco, and all of Lot 4, Block 38A, Canal Subdivision, City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 5 Page 44, Map Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paving ordinances, regulations of the city holding extra territorial jurisdiction of said property.

Document	Grantor (s)	Grantee (s)	File Date	File #	Vol.	Pg.	Examiner Notes
Warranty Deed With Vendor's Lien	Lawrence Dalton, Jr., and wife, Louise Dalton	Frank Montalvo, a single man	Aug. 11, 1987.	30066			
Deed Of Trust	Frank Montalvo	Lawrence Dalton, Jr., and wife, Louise Dalton	Aug. 11, 1987	30067	2480	489 O/R	\$36,000.00 (Due O/B Aug. 3, 1997) - No Release on record
Abstract Of Assessment	Texas Workforce Commission	Frank Montalvo, Individually, and as an officer of Franks Industrial Painting & Sandblasting, Inc., a Texas Corporation	Feb. 20, 2001.	944789			\$5,941.60
Abstract Of Assessment	Texas Workforce Commission	Frank Montalvo, Individually, and as an officer of Franks Industrial Painting & Sandblasting, Inc., a Texas Corporation	Feb. 13, 2002.	1051862			\$3,449.86

LAND INVESTIGATION SERVICES

NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.


Joe R. Sale Proprietor

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 03/15/16 X INSPECTION REINSPECTION
FACILITY NAME: Abandoned Residence
PHYSICAL & MAILING ADDRESS: 506 S. Indiana Weslaco, TX 78596
PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
x	2	Deteriorated roof
x	3	Vegetation overgrowth
x	4	Unsecured doors
x	5	Unsecured windows
x	6	Debris inside
x	7	Debris outside
	8	Exposed electrical wiring
x	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
x	19	Roof collapsed and/or exposed
	20	Graffiti
x	21	Broken/cracked exterior walls
x	22	Other: Two structures on property
	23	
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT

506

HOUSING TYPE

STREET

S. Indiana

CITY

Weslaco

COUNTY

Hidalgo

STATE

TX

ZIP

78596

☒ Single Family
☐ Duplex Dwelling
☐ Apartment
☐ Other

NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED

PHONE NO.

ITEM NO. 1. LIVING ROOM

COMMENT

INITIAL
ASSESSMENT

1.1 ELECTRICITY

7

1.2 WINDOW CONDITION

Single pane broken

7

1.3 CEILING CONDITION

76

1.4 WALL CONDITION

Exterior cracks thru-out

7

1.5 FLOOR CONDITION

6

ITEM NO. 2. KITCHEN

COMMENT

INITIAL
ASSESSMENT

2.1 ELECTRICITY

7

2.2 WINDOW CONDITION

Single pane broke.

7

2.3 CEILING CONDITION

Hole in Ceiling

6

2.4 WALL CONDITION

7

2.5 FLOOR CONDITION

6

ITEM NO. 3. BATHROOM

COMMENT

INITIAL
ASSESSMENT

3.1 ELECTRICITY

7

3.2 WINDOW CONDITION

7

3.3 CEILING CONDITION

7

3.4 WALL CONDITION

7

3.5 FLOOR CONDITION

7

3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT

7

FIXED WASH BASIN IN LAVATORY IN UNIT

7

TUB OR SHOWER IN UNIT

7

VENTILATION

7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		7
4.2 WINDOW CONDITION		7
4.3 CEILING CONDITION		6
4.4 WALL CONDITION		7
4.5 FLOOR CONDITION		6
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		7
5.2 WINDOW CONDITION		7
5.3 CEILING CONDITION	Hole in ceiling	6
5.4 WALL CONDITION	Hole in wall	7
5.5 FLOOR CONDITION		6
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	wood foundation & visible damage	6
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		7
6.3 CONDITION OF ROOF AND GUTTERS	rear porch sullen down	6
6.4 CONDITION OF EXTERIOR SURFACES		7
6.5 LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		7
7.2 SAFETY OF HEATING EQUIP.		7
7.3 VENTILATION/COOLING		7
7.4 WATER HEATER		7
7.5 APPROVABLE WATER SUPPLY		7
7.6 PLUMBING		7
7.7 SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH _____ VACATE _____

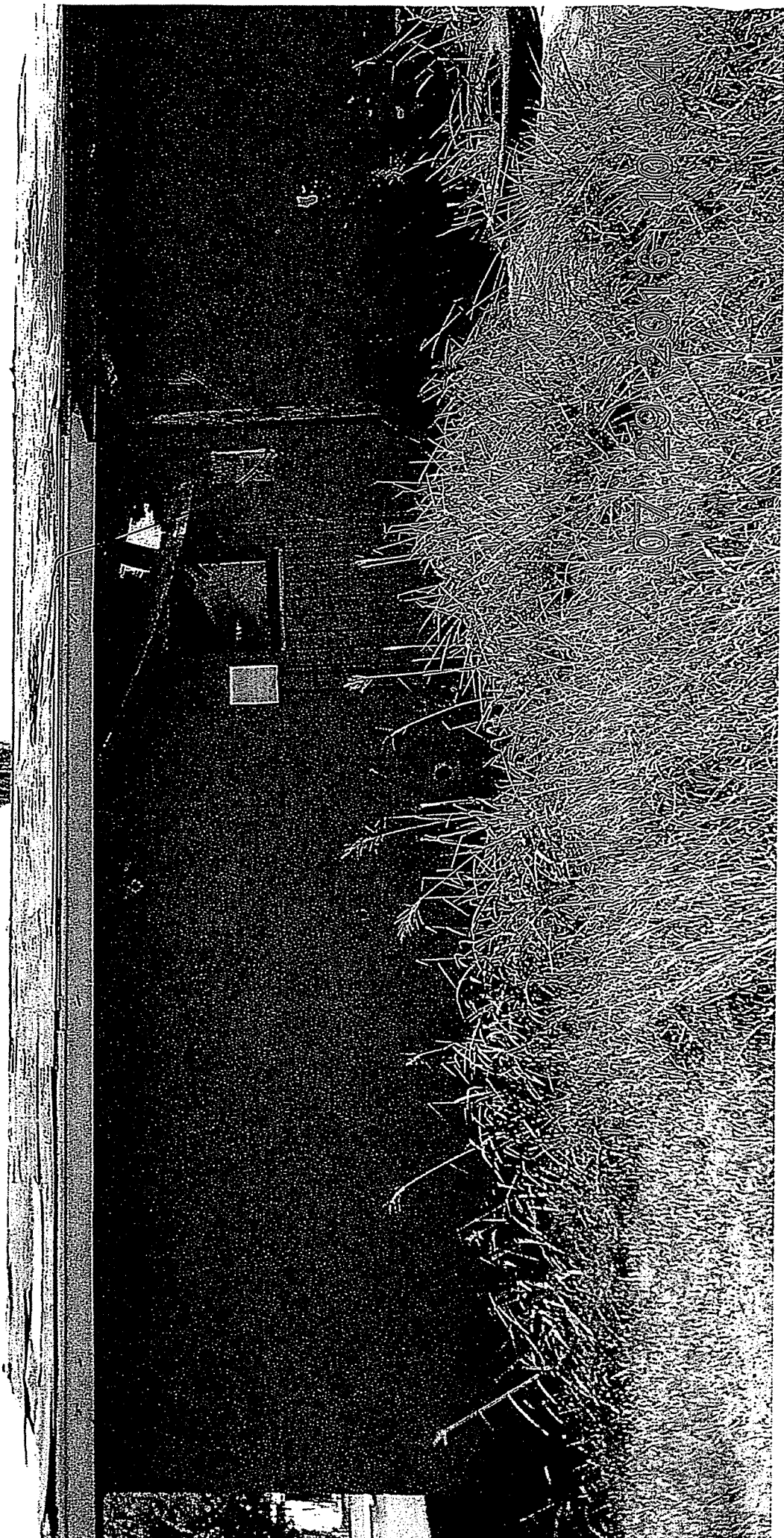
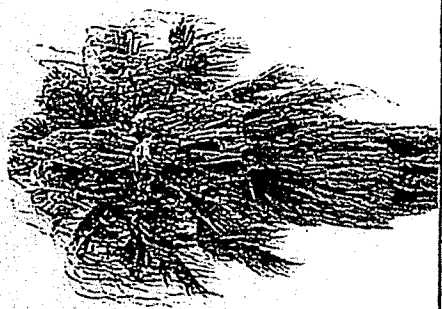
INTERPRETATION OF NUMERIC SCALE

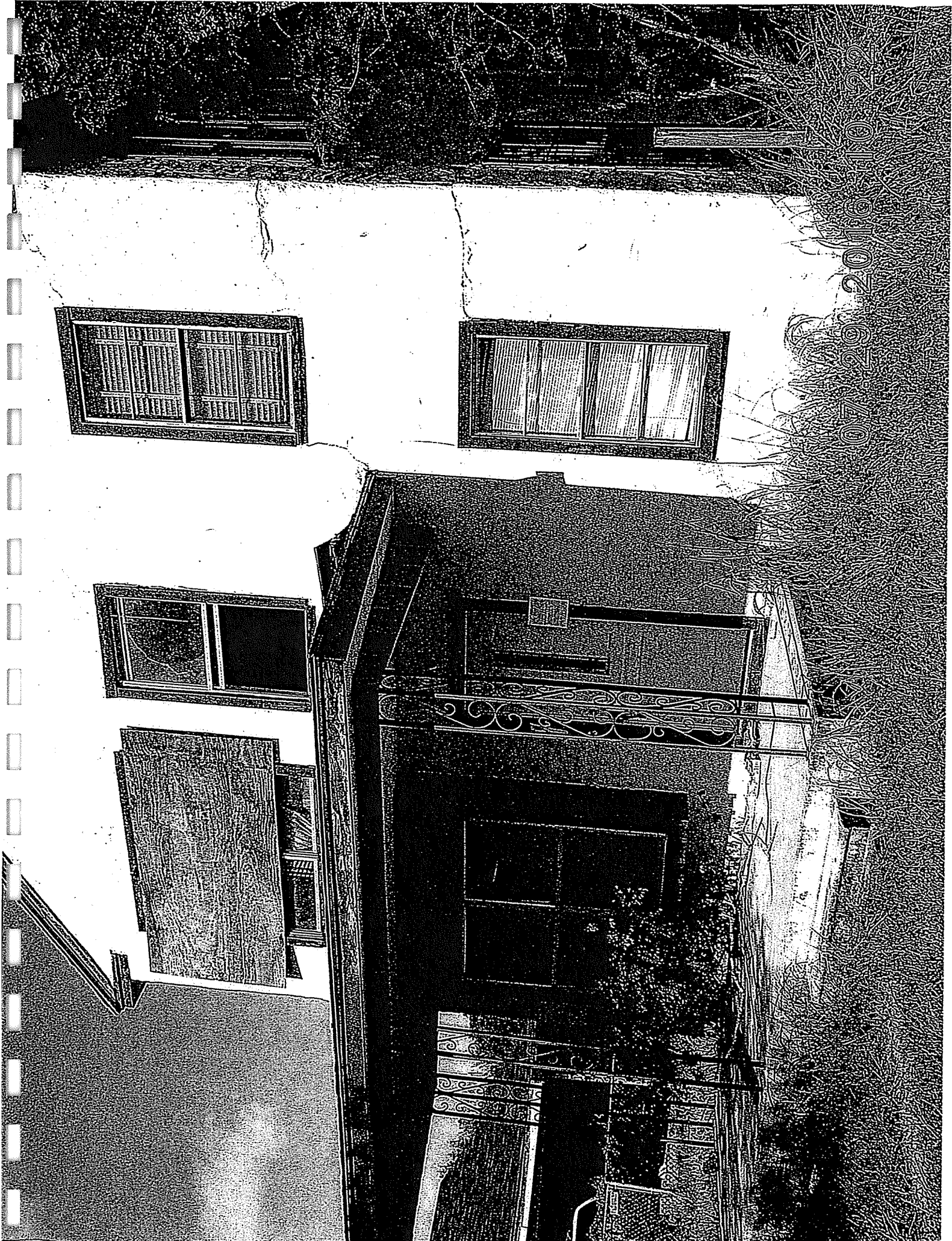
- 1 = Newly constructed
- 2 = Good condition requiring no repairs
- 3 = Standard condition requiring minor maintenance repair from normal seasonal wear
- 4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect
- 5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard
- 6 = Dilapidated condition requiring more than 50% structural replacement
- 7 = Severe dilapidated condition that would require immediate attention

INSPECTED BY _____

DATE

4/18/2016





506 South Indiana Avenue







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-355
From: Mardoqueo Hinojosa, Planning Director		
Subject: Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building located at 2018 Abilene Drive, being Lot 16, Block 4, Expressway Heights, an addition to the City of Weslaco, Hidalgo County, Texas as dilapidated, substandard, and unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of Ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225. Possible action. (Staffed by Planning and Code Enforcement Department.)		
Background: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice was published in The Monitor on June 25, 2016 and August 1, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): On August 9, 2016 the Board of Adjustments and Appeals to the Building Codes, property owner has requested an appeal		
Rebekah De La Fuente Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		

Staff Recommendation:

Staff recommends that the structure(s) be declared a public nuisance and that the City Commission Order that it be demolished by the owner within sixty (60) days

Attachments, if any:

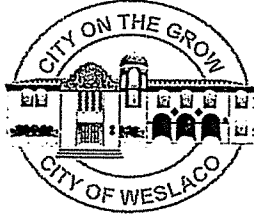
Attachment, Attachment 2

Responsibilities upon Approval:

Staff will notify owner

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Mrs. Leonarda Gonzalez C/O
Mr. Eduardo De Leon
3401 Del Norte
Mission, TX 78574-8779

Notice of Public Hearing

**RE: Dilapidated Structure at 2018 Abilene Drive,
Legally described as being; Expressway Heights Subdivision, Block 4, Lot 16**

Dear Mr. De Leon,

Please be advised that the City's Planning and Code Enforcement Department believes the main structure at the above address is in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225 because it is dilapidated, substandard, or it has become unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco. Staff has completed inspections of the structure and property and expects to recommend to the City Commission in the near future that the structure either be repaired to current building codes or demolished by the owner.

August 9, 2016, has been set as the date for a Public Hearing by the Board of Adjustments and Appeals of Building. August 16, 2016, has been set as the date for a Public Hearing, the City Commission is likely to order that the property be repaired to current building codes or demolished within 60 days as recommended by staff. It is important that you attend the public hearing, because you are allowed to voice your opinion on behalf of your property. Please note that any other citizen(s) present may voice their opinions as well.

The City Commission, depending on the evidence presented, may find that the building or premise is a public nuisance and may direct that the building or premise be either repaired or removed. At no time will repairs or removal of the building or premise be required less than fifteen (15) days from the public hearing day or exceed more than sixty (60) days from the public hearing date.

If the City Commission votes to remove or repair the building on your property and you do not comply within the time restraints set forth by the Commission, the City of Weslaco may cause the demolition of the building on your property and all the costs and expenses will be charged to you against the property. A lien will be placed on the property for the expenses and charges incurred. You are afforded the opportunity to appeal the decision to a district court up to (30) days from final decision on the structure.

IT IS VERY IMPORTANT THAT YOU CONTACT ME AS SOON AS YOU CAN ABOUT THIS MATTER SO WE CAN KNOW THE ACTIONS YOU WILL TAKE. CONTACT ME AT (956) 973-3123 EXT # 1403 MON- FRI 8A-5P.

Sincerely,

Rolando Gonzalez
Building Official

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-961-0000

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Postmark
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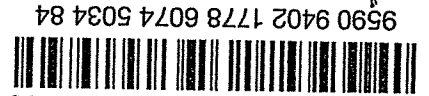
MRS LEONARDA GONZALEZ C/O
MR EDUARDO DE LEON
3401 DEL NORTE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MRS LEONARDA GONZALEZ C/O
MR EDUARDO LEON
3401 DEL NORTE
MISSION TX 78574-8779



9590 9402 1778 6074 5034 84

2. Article Number (Transfer from service label)

7036 0930 0000 2466 3272

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

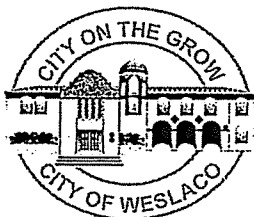
3. Service Type
- ☐ Adult Signature
 - ☐ Certified Mail®
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Mail Restricted Delivery
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Restricted Delivery
 - ☐ Priority Mail Express®

- A. Signature ☒ X
- B. Received by (Printed Name) _____
- C. Date of Delivery _____
- D. Is delivery address different from item 1? ☐ Yes ☐ No
- If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
David R. Fox, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Lupe V. Rivera, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike Perez, City Manager

Mr. Eduardo De Leon
3401 Del Norte
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Sincerely,


Rolando Gonzalez
Building Official

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	

Postmark
Here

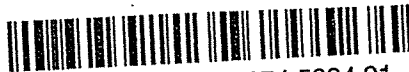
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3401 DEL NORTE
MISSION TX 78574-8779



9590 9402 1778 6074 5034 91

2. Article Number (Transfer from service label)

7016 0910 0000 2466 3265

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Mail Restricted Delivery

☐ Registered Mail

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restrict

☐ Delivery

☒ Return Receipt for Merchandise

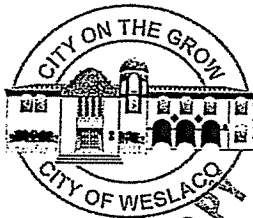
☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

"The City on the Grow"

Mr. Eduardo De Leon
3401 Del Norte
Mission, TX 785674-8779



FILE COPY

Rolando Gonzalez
Building Official

Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____
Postage	
\$ _____	
Tot: \$ _____	
Postmark Here	

Official Use	
For delivery information, visit our website at www.usps.com	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
PS Form 3800, July 2013 PSN 7530-02-000-9000-9001	
Use any number of instructions.	

Sec. 26-225. Unlawful to allow building or premises to become dilapidated, substandard, etc.

It shall be unlawful for the owner of any building or premises to allow or permit any building or part of any building used for human habitation or used by the general public, or the surroundings thereof, to become dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the city.

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(Code 1959, § 8-56; Ord. No. 85-24, § 1, 3-17-1986)

LAND INVESTIGATION SERVICES

TITLE EVIDENCE REPORT

27060 Bass Blvd.
Harlingen, TX 78552-2090

(956)467-6674
rgvreports@gmail.com

Property Address: 2018 Abilene Dr.

Property ID: 172835

Taxpayer Name: De Leon, Eduardo
3401 Del Norte
Mission, Texas 78574-8779

EFFECTIVE DATE: March 13, 2016.

LEGAL DESCRIPTION: Lot 16 Block 4, Expressway Heights Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 14 Page 24, Map Records, Hidalgo County, Texas. SUBJECT TO: Subdivision regulations of Hidalgo County and/or paving ordinances, regulations of the city holding extra territorial jurisdiction of said property.

Document	Grantor (s)	Grantee (s)	File Date	File #	Vol.	Pg.	Examiner Notes
Sheriff's Tax Deed	Weslaco Independent School District, and South Texas college, et al	Weslaco Independent School District	May 17, 2011.	2206978			
Tax Resale Deed	Weslaco Independent School District, City Of Weslaco, South Texas Independent School District, South Texas College, Hidalgo County and Hidalgo County Drainage District No. 1.	Eduardo De Leon *Joel Xavier De Leon* and *Amanda Victoria De Leon*, as their own and individual property	March 7, 2014.	2492326			
Gift Warranty Deed	Eduardo De Leon enjoined by his spouse, Enda M. De Leon		March 3, 2016.	2691206			*RECORD OWNERS*

NOTICE: THE INFORMATION CONTAINED HEREIN DOES NOT IMPLY WARRANTY OF TITLE, NOR DOES IT REFLECT INVESTIGATION OF PROPERTY TAXES. LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE TITLE REPORT FEE.

Joe Ruiz-Sole Proprietor

Hidalgo CAD - Map of Property ID 172835 for Year 2016



Property Details

Account

Property ID: 172835
Geo ID: E8500-00-004-0016-00
Type: Real

Legal Description: EXPRESSWAY HEIGHTS BLK 4 LOT 16

Location

Situs Address: 2018 ABILENE DR
Neighborhood: EXPRESSWAY HEIGHTS (, UT3)
Mapsc0:
Jurisdictions: CAD, SST, DR1, JCC, R02, GHD, SWL, CWL

Owner

Owner Name: DE LEON EDUARDO
Mailing Address: , 3401 DEL NORTE, , MISSION, TX 78574-8779

Property

Appraised Value: \$37565

<http://propaccess.hidalgoad.org/Map/View/Map/1/172835/2016>

powered by:
PropertyACCESS (LPS)
www.trueautomation.com

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

WESLACO FIRE MARSHAL'S OFFICE
255 S. KANSAS
WESLACO, TEXAS 78596
(956) 447-1990 FAX (956) 969-4921

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 03/15/16 X INSPECTION REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 2018 W. Abilene Weslaco, TX 78596

PHONE #: OWNER/MANAGER:

TYPE OF INSPECTION: COMPLAINT OCCUPANCY CLASS: RESIDENCE

	1	Deteriorated interior walls
x	2	Deteriorated roof
x	3	Vegetation overgrowth
	4	Unsecured doors
	5	Unsecured windows
	6	Debris inside
	7	Debris outside
	8	Exposed electrical wiring
x	9	Broken or missing windows
	10	Broken or missing door
	11	Signs or feces
x	12	Signs of transients/vagrants

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
	16	Broken and/or uneven floors
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
	19	Roof collapsed and/or exposed
	20	Graffiti
x	21	Broken/cracked exterior walls
	22	Other:
	23	Other:
	24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

 COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME WILL REINSPECT BY:

OWNER/OCCUPANT

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

SUCH CONDITIONS ARE VIOLATIONS OF EITHER CITY OR STATE FIRE PREVENTION REGULATIONS. PLEASE CORRECT HAZARD(S) AND HELP PREVENT FIRES. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER CITY & STATE REGULATIONS.

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION

ADDRESS OF INSPECTED UNIT <i>2018</i>			HOUSING TYPE ☒ Single Family ☐ Duplex Dwelling ☐ Apartment ☐ Other
STREET <i>Abilene</i>	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			
PHONE NO.			

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	<i>No wiring</i>	<i>7</i>
1.2 WINDOW CONDITION	<i>broken / single pane</i>	<i>7</i>
1.3 CEILING CONDITION		<i>7</i>
1.4 WALL CONDITION	<i>Block wall</i>	<i>5</i>
1.5 FLOOR CONDITION	<i>Concrete Foundation</i>	<i>5</i>

ITEM NO. 2. KITCHEN	COMMENT	INITIAL ASSESSMENT
2.1 ELECTRICITY	<i>No wiring</i>	<i>7</i>
2.2 WINDOW CONDITION	<i>broken / single pane</i>	<i>7</i>
2.3 CEILING CONDITION		<i>7</i>
2.4 WALL CONDITION	<i>Block wall</i>	<i>5</i>
2.5 FLOOR CONDITION	<i>Concrete Foundation</i>	<i>5</i>

ITEM NO. 3. BATHROOM	COMMENT	INITIAL ASSESSMENT
3.1 ELECTRICITY	<i>No wiring</i>	<i>7</i>
3.2 WINDOW CONDITION	<i>Single Pane</i>	<i>7</i>
3.3 CEILING CONDITION	<i>roofs damage.</i>	<i>7</i>
3.4 WALL CONDITION	<i>Block walls</i>	<i>5</i>
3.5 FLOOR CONDITION	<i>Concrete Foundation</i>	<i>5</i>
3.6 FLUSH TOILET IN ENCLOSED ROOM IN UNIT		<i>7</i>
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		<i>7</i>
3.8 TUB OR SHOWER IN UNIT		<i>7</i>
3.9 VENTILATION		<i>7</i>

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS		COMMENT	INITIAL ASSESSMENT
4.1	ELECTRICITY/ILLUMINATION	No wiring	7
4.2	WINDOW CONDITION	Window's Broken	7
4.3	CEILING CONDITION		7
4.4	WALL CONDITION		5
4.5	FLOOR CONDITION		5
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION		COMMENT	INITIAL ASSESSMENT
5.1	ELECTRICITY/ILLUMINATION	No wiring	7
5.2	WINDOW CONDITION	Single pane windows	7
5.3	CEILING CONDITION		7
5.4	WALL CONDITION		5
5.5	FLOOR CONDITION		5
ITEM NO. 6. BUILDING EXTERIOR		COMMENT	INITIAL ASSESSMENT
6.1	CONDITION OF FOUNDATION		5
6.2	CONDITION OF STAIRS, RAILS AND PORCHES		7
6.3	CONDITION OF ROOF AND GUTTERS	Uninsulated roof	7
6.4	CONDITION OF EXTERIOR SURFACES		7
6.5	LEAD PAINT: EXT. SURFACES		7
ITEM NO. 7. HEATING & PLUMBING		COMMENT	INITIAL ASSESSMENT
7.1	ADEQUACY OF HEATING EQUIP		7
7.2	SAFETY OF HEATING EQUIP.		7
7.3	VENTILATION/COOLING		7
7.4	WATER HEATER		7
7.5	APPROVABLE WATER SUPPLY		7
7.6	PLUMBING		7
7	SEWER CONNECTION		7

INSPECTION SUMMARY (OPTIONAL)

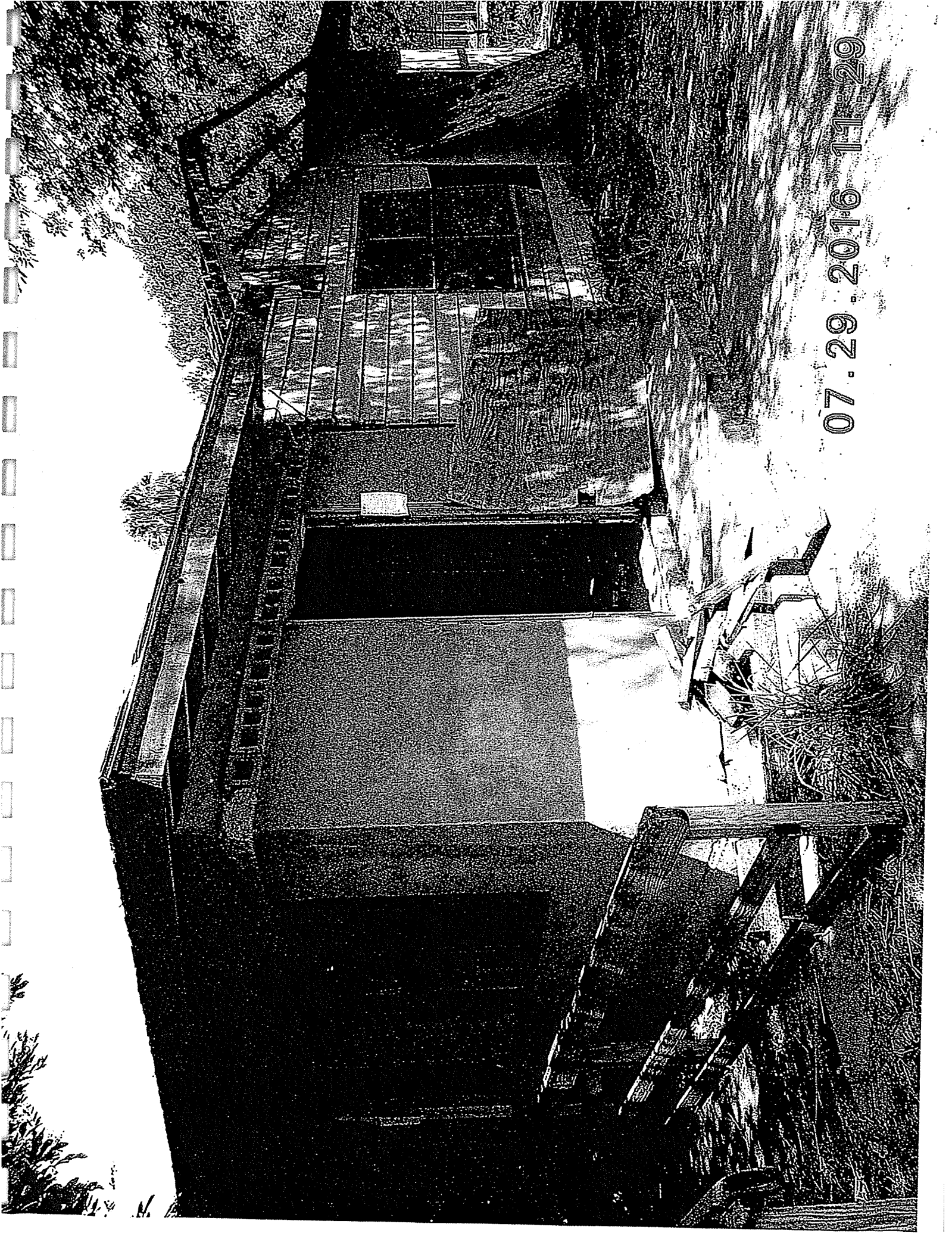
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.

RECOMMENDATION: REPAIR _____ DEMOLISH / VACATE _____***INTERPRETATION OF NUMERIC SCALE****1 = Newly constructed****2 = Good condition requiring no repairs****3 = Standard condition requiring minor maintenance repair from normal seasonal wear****4 = Substandard condition requiring major maintenance repair from an accumulation of seasonal wear, and abnormal wear from abusive treatment and neglect****5 = Deteriorating condition requiring major structural repair resulting from a period of substandard conditions; considered a health hazard****6 = Dilapidated condition requiring more than 50% structural replacement****7 = Severe dilapidated condition that would require immediate attention**

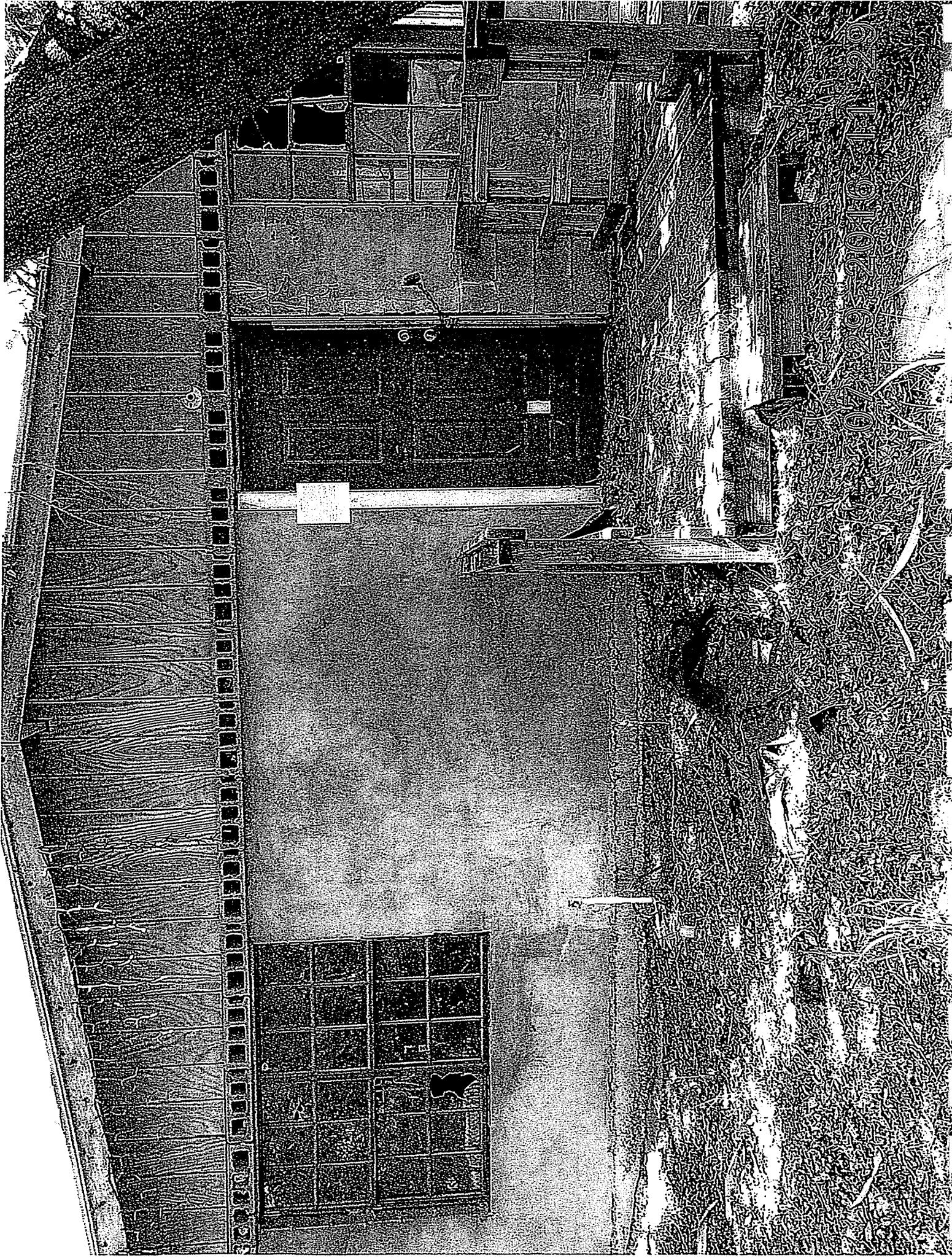
INSPECTED BY

DATE

4/18/2016



07.29.2016 11:29



2018 Abilene Drive



03.17.2016 14:52





Standardized Agenda Request Form

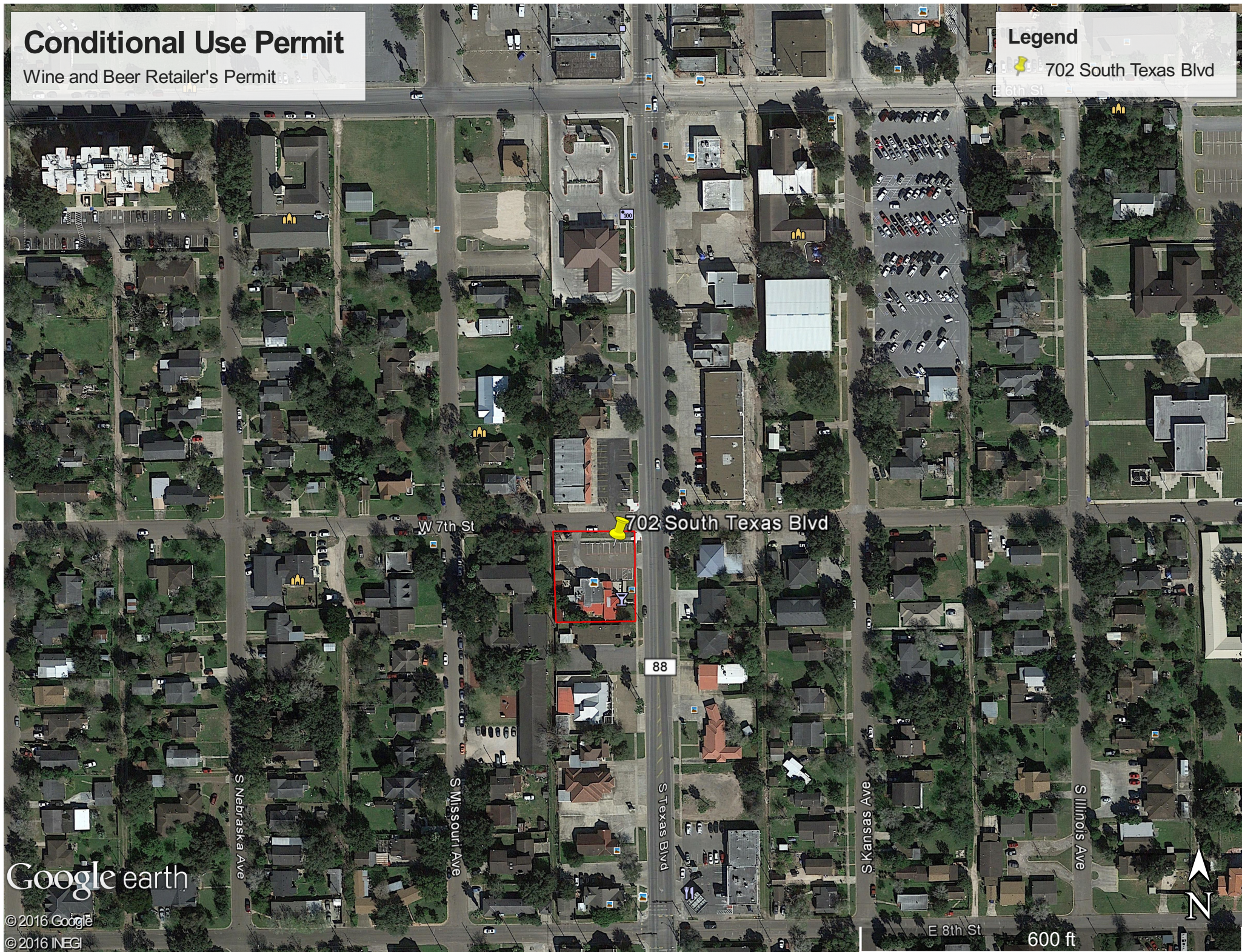
Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-356
From: Mardoqueo Hinojosa, Planning Director		
Subject: Discussion and consideration after public hearing on behalf of Nho Chan Tu to approve a Conditional Use Permit obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd., also being Lots 1 and 2, Block 57-A, Canal Property Subdivision, and 45.3 feet north of Lot 1, Block 57, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)		
Background: The applicant is requesting to obtain Conditional Use Permit to obtain a Wine and Beer Retailer's Permit. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on July 22, 2016.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 18, 2016.		
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended approval on August 3, 2016.		
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Aerial, Photo Building, Photo 2, 702 S Texas Blvd		
Responsibilities upon Approval: Planning staff will advise applicant.		

Conditional Use Permit

Wine and Beer Retailer's Permit

Legend

 702 South Texas Blvd



Google earth

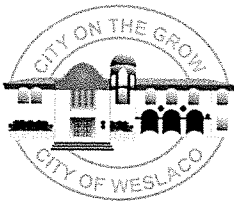
© 2016 Google

© 2016 INEGI





08.03.2016 09:15



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. 2016-12

RECEIVED
JUL 14 2016

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

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

Lot 1 & 2 / Lot 1 Block 57 & 57A

Subdivision Name CANAL PROPERTY SUBDIVISION

Street Address 702 S. TEXAS BLVD.

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

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

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

APPLICANT

Name NHO CHAN Tu Phone (956) 569-9924

Address 1004 N. 49TH. ST. Fax: _____

City McAllen State Tx Zip Code 78501 E-Mail: _____

OWNER

Name Brian Hsu Phone (956) 566-3349

Address 702 S. TEXAS BLVD. Fax: _____

City WESLACO State Tx Zip Code 78596 E-Mail: _____

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

Yes _____

No ✓

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

Signature _____
Owner

Date _____

Signature 
Applicant

Date _____

Signature _____
Authorized Agent

Date _____

STAFF USE ONLY

Accepted By MA Payment Received By MA Date Paid 7/14/10

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

Date 7/22/10

P & Z Notice of Public Hearing Published in Newspaper

Date 7/18/10

City Commission Notice of Public Hearing Published
in Newspaper

Date 7/18/10

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

Date 8/3/10

Presented to City Commission
Approved _____ Disapproved _____ Tabled _____

Date 8/10/10

CITY OF WESLACO
956-968-3181

REC#: 02153215 7/14/2016 1:26 PM
OPER: KPere TERM: 036
REF#:

ACCT #: XXXX-XXXX-XXXX-7525
AUTH #: 08626B
TRAN #: 000000002176

TRAN: 202.0000 CONDITIONAL USE PERM
NHO CHAN TU
CONDITIONAL USE PER 300.00CR

TENDERED: 300.00 CREDIT CARD
APPLIED: 300.00-

CHANGE: 0.00

CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 3, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 16, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests: Si desea informaci3n en espa±ol, llame al departamento de Planeaci3n de la Ciudad de Weslaco, (956) 447-3403. Nancy Bazan is requesting a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Blk 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas. Nho Chan Tu is requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd., also being Lots 1 and 2, Blk 57-A, Canal Property Subdivision, and 45.3 feet north of Lot 1, Blk 57, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before August 3, 2016, for the Planning and Zoning Commission and on or before August 16, 2016 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

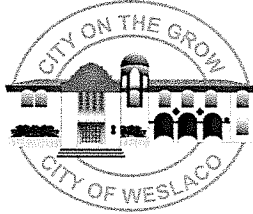
[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 07/18/2016

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City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 22, 2016

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 3, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 16, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests:

CONDITIONAL USE PERMIT:

Nho Chan Tu is requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd., also being Lots 1 and 2, Blk 57-A, Canal Property Subdivision, and 45.3 feet north of Lot 1, Blk 57, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas.

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

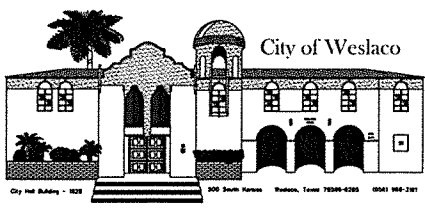
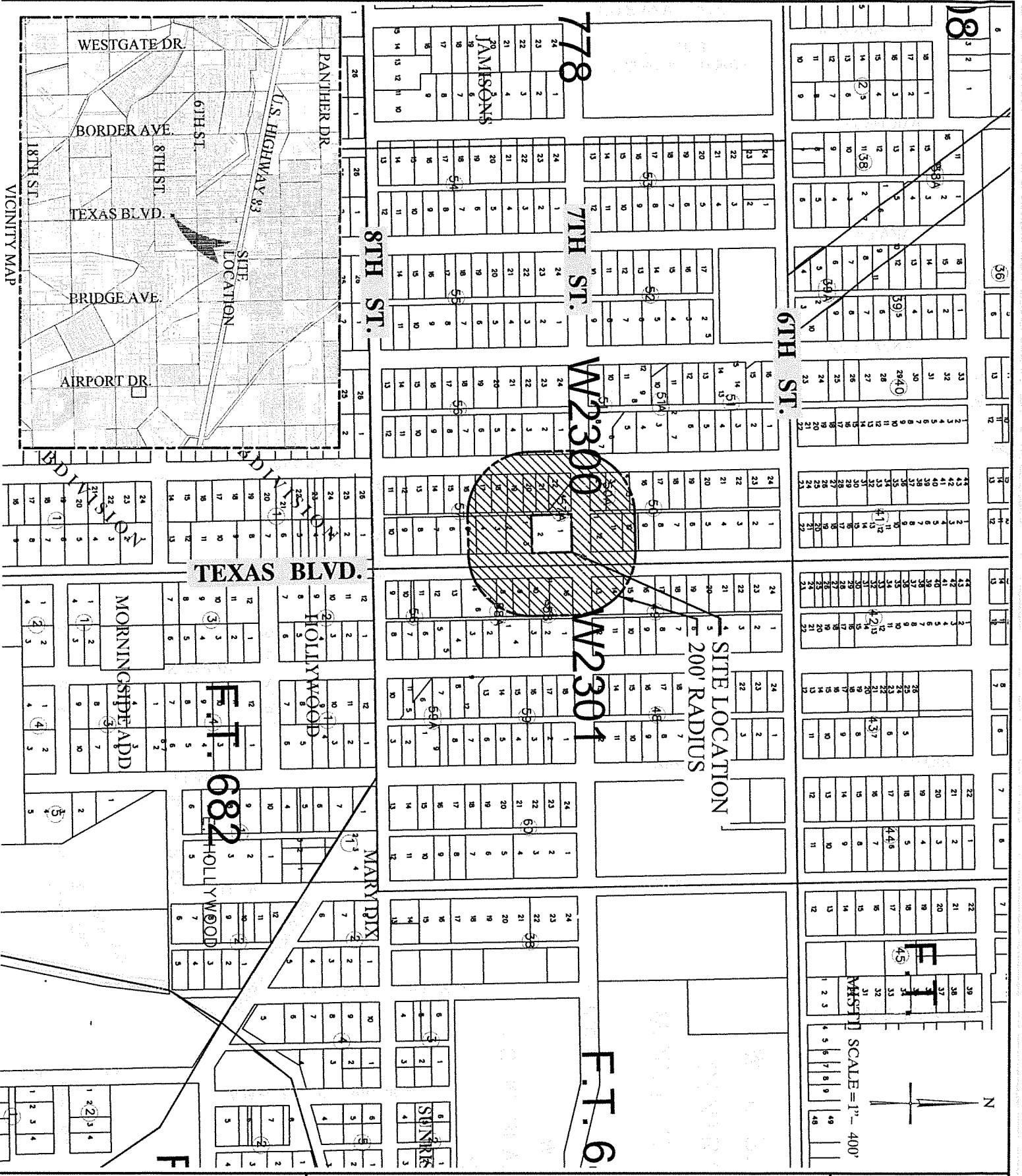
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

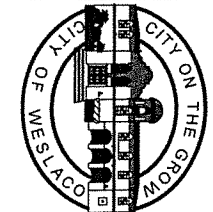
Mardoqueo Hinojosa, P.E., CFM
Planning Director/City Engineer

MH/mh

VICINITY MAP



NHO CHAN TU
702 S. TEXAS BLVD
WESLACO ORIGINAL TOWNSITE SUBD.
LOT 1&2 BLOCK 57
CUP: WINE AND BEER RETAILER



JUL 21, 2016

STOVALL DONNA & TINA WEINTRAUB MARGARET CORDELIA V STOVALL 3315 GREENBRIER DR DALLAS TX 75225-4818	W2300-00-049-0013-00 WESLACO ORIGINAL TOWNSITE LOTS 1 3-14 BLK 49 621 S TEXAS BLVD	L: 72000 B: 187577
MORALES SERGIO G 5211 S MCCOLL RD EDINBURG TX 78539	W2300-00-049-0015-00 WESLACO ORIGINAL TOWNSITE LOTS 1 5-16 BLK 49 621 S TEXAS BLVD	L: 72000 B: 194887
LOPEZ LUPITA SANDOVAL 1715 N OKLAHOMA AVE WESLACO TX 78599-4988	W2300-00-050-0010-00 WESLACO ORIGINAL TOWNSITE BLK 50 LT 10 618 S TEXAS BLVD	L: 39600 B: 31285
GARCIA GUADALUPE & LUPITA LOPEZ SANDOVAL 620 S TEXAS BLVD WESLACO TX 78596-6222	W2300-00-050-0011-00 WESLACO ORIGINAL TOWNSITE LOTS 1 1 & 12 BLK 50 & ALL LOT 1 BLK 50 620 S TEXAS BLVD	L: 72000 B: 247989
CASTRO, LUIS (DECEASED) CLEOTILDA CASTRO 623 S MISSOURI AVE WESLACO TX 78596-6939	W2300-00-050-0011-01 WESLACO ORIGINAL TOWNSITE BLK 50 A-CANAL LT 2-CANAL 623 S MISSOURI AVE	L: 20100 B: 16840
TANNER ELIZABETH 1512 COUNTY ROAD 995 ASHLAND OH 44805-9411	W2300-00-050-0013-00 WESLACO ORIGINAL TOWNSITE LOT 3, & S 25' -4, S 54.7-13 BLK 50, 5 621 S MISSOURI AVE	L: 30150 B: 22590
HOVDA, HANS O & CONSTANCE 1310 S TEXAS BLVD WESLACO TX 78596-7079	W2300-00-050-0013-01 WESLACO ORIGINAL TOWNSITE N 25-4 , ALL-5, N 25'-13, ALL-14 BLK 50 619 S MISSOURI AVE	L: 30150 B: 61613
RODRIGUEZ ELVIRA B 534 LINARES WESLACO TX 78596	W2300-00-050-0015-00 WESLACO ORIGINAL TOWNSITE BLK 50 LT 15 615 S MISSOURI AVE	L: 20100 B: 0
CASTELLANOS LESLEY A 534 LINARES WESLACO TX 78596-5782	W2300-00-050-0016-00 WESLACO ORIGINAL TOWNSITE BLK 50 LT 16 613 S MISSOURI AVE	L: 20100 B: 29182
HOLLEY, STEVE N & THELMA 622 S MISSOURI AVE WESLACO TX 78596-6940	W2300-00-051-0008-01 WESLACO ORIGINAL TOWNSITE S 25-6 , ALL-7, S 75'-8 BLK 51, 51A CAN 622 S MISSOURI AVE	L: 32663 B: 40223
HERNANDEZ, JUAN R 700 S MISSOURI AVE WESLACO TX 78596-6942	W2300-00-056-0001-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 1 700 S MISSOURI AVE	L: 21775 B: 26665
RODRIGUEZ, ISAAC D & ROSALINDA 225 S TEXAS BLVD WESLACO TX 78596-610	W2300-00-056-0002-00 WESLACO ORIGINAL TOWNSITE LOT BLK 56 706 S MISSOURI AVE	L: 11375 B: 24008

JUL 21, 2016

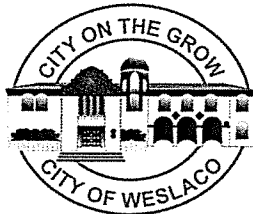
CARDOZA SILVIO H & ANGELICA 2710 N WESTGATE DR WESLACO TX 78599-3875	W2300-00-056-0002-01 WESLACO ORIGINAL TOWNSITE - LOT 2 BLK 56 704 S MISSOURI AVE	L: 21775 B: 44580
RODRIGUEZ, ISAAC D & ROSAL 225 S TEXAS BLVD WESLACO TX 78596-6105	W2300-00-056-0003-01 WESLACO ORIGINAL TOWNSITE - LOT 3 BLK 56 706 S MISSOURI AVE	L: 21775 B: 23716
RODRIGUEZ, ISAAC D & ROSAL 1211 W 4TH ST WESLACO TX 78596-5712	W2300-00-056-0004-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 4 708 S MISSOURI AVE	L: 21775 B: 20536
OLIVAREZ, JOE DANIEL PO BOX 1667 WESLACO TX 78599-1667	W2300-00-056-0005-00 WESLACO ORIGINAL TOWNSITE LOT 5 BLOCK 56 710 S MISSOURI AVE	L: 21775 B: 20412
GARZA ENRIQUE JR 1614 WOODLAND DR WESLACO TX 78596-3413	W2300-00-057-0000-00 WESLACO ORIGINAL TOWNSITE N45' L OT 1 BLK 57 & ALL LOTS 1 & 2 BLK 702 S TEXAS BLVD	L: 91296 B: 106510
SHEPARD, STEPHEN P 2022 E HARRISON AVE HARLINGEN TX 78550-7312	W2300-00-057-0001-00 WESLACO ORIGINAL TOWNSITE S50' L OT 1, N30.7' LOT 2 BLK 57 & ALL 704 S TEXAS BLVD	L: 58104 B: 47394
MOLINA, JUAN R PO BOX 190 WESLACO TX 78599-0190	W2300-00-057-0003-00 WESLACO ORIGINAL TOWNSITE ALL LO T 3, S8.4' LOT 2 & ALL LOT 4 BLK 710 S TEXAS BLVD	L: 67248 B: 72464
CARDENAS, WILBERT 714 S TEXAS BLVD WESLACO TX 78596-7052	W2300-00-057-0005-00 WESLACO ORIGINAL TOWNSITE BLK 57 LT 5 714 S TEXAS BLVD	L: 39600 B: 44111
FUQUA, MICHAEL W 2202 S 77 SUNSHINE STRIP STE B HARLINGEN TX 78550-8332	W2300-00-058-0013-00 WESLACO ORIGINAL TOWNSITE N 15'- 13, 14, 6-7-CANAL BLK 58, 58A 713 S TEXAS BLVD	L: 59400 B: 63918
PENA, JAIME J 711 S TEXAS BLVD WESLACO TX 78596-7051	W2300-00-058-0013-01 WESLACO ORIGINAL TOWNSITE BLK 58 A CAN LT 8-CANAL 711 S TEXAS BLVD	L: 40392 B: 57942
RIOS, ALICIA T & RUBEN 707 S TEXAS BLVD WESLACO TX 78596-7051	W2300-00-058-0013-02 WESLACO ORIGINAL TOWNSITE BLK 58 A-CAN LT 9-CANAL 707 S TEXAS BLVD	L: 40392 B: 15503
SKY IT SOLUTIONS INC 311 S MISSOURI AVE WESLACO TX 78596-6015	W2300-00-058-0015-00 WESLACO ORIGINAL TOWNSITE S57.3' LOT 15 BLK 58 & ALL LOT 10; S12 705 S TEXAS BLVD	L: 47520 B: 77315

JUL 21, 2016

WOODMEN OF THE WORLD 701 S TEXAS BLVD WESLACO TX 78596-7051	W2300-00-058-0015-01 WESLACO ORIGINAL TOWNSITE N 38'- 11,N 38'-15,16-CANAL BLK 58, 58A 701 S TEXAS BLVD	L: 47520 B: 54752
RIOS, RUBEN & ALICIA 707 S TEXAS BLVD WESLACO TX 78596-7051	W2300-00-058-0013-05 WESLACO ORIGINAL TOWNSITE BLK 58 A-CAN LT 9-CANAL, 50.000000% UDI 707 S TEXAS BLVD	L: 18360 B: 9242
TRUSTEES OF THE DIOCESES OF 701 S MISSOURI WESLACO TX 78596	W2300-00-057-0018-00 WESLACO ORIGINAL TOWNSITE LOTS 1 8-22 BLK 57 & LOT 4 BLK 57A	L: 162000 B: 241074
TRUSTEEES OF THE DIOCESE OF EPISCOPAL CHURCH 701 S MISSOURI WESLACO TX	W2300-00-057-0016-00 WESLACO ORIGINAL TOWNSITE LOTS 1 6-17 BLK 57	L: 60000 B: 91327

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO

TO: Joe Pedraza, Health Official

FROM: Rolando Gonzalez, Chief Building Official 

DATE: July 20, 2016

SUBJECT: Basil Asia Restaurant

As per your request on the application for **Wine and Beer Retailer's Permit** for the above mentioned establishment. The building is located at **702 S. Texas Blvd.**, Weslaco, Texas the following establishments are located in the vicinity:

First Christian Church
SE Corner of Missouri & 6th
1376'

Central Middle School
NW Corner of Illinois & 7th
727'

First Baptist Church
SW Corner of 6th & Kansas
1157'

First Presbyterian Church
SW Corner of Iowa & 7th
1102'

Grace Episcopal Church
SE Corner of Missouri & 7th
519'

Church of No Walls
621 S Texas Suite B
370'

Thank you



45,069

ON-PREMISE PREQUALIFICATION PACKET

RECEIVED

JUL 14 2016

L-ON
(01/2016)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. *Planning & Enforcement Dept.*

Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.

All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number _____

☐ Reinstatement

License/Permit Number _____

☐ Change of Licensed Location

License/Permit Number _____

2. Type of On-Premise License/Permit

- | | |
|--|--|
| ☒ BG Wine and Beer Retailer's Permit | ☐ LB Mixed Beverage Late Hours Permit |
| ☐ BE Beer Retail Dealer's On-Premise License | ☐ MI Minibar Permit |
| ☐ BL Retail Dealer's On-Premise Late Hours License | ☐ CB Caterer's Permit |
| ☐ BP Brewpub License | ☐ FB Food and Beverage Certificate |
| ☐ V Wine & Beer Retailer's Permit for Excursion Boats | ☐ PE Beverage Cartage Permit |
| ☐ Y Wine & Beer Retailer's Permit for Railway Dining Car | ☐ RM Mixed Beverage Restaurant Permit with FB |
| ☐ MB Mixed Beverage Permit | |
| ☐ O Private Carrier's Permit – For Brewpubs (BP) with a BG only | |

3. Indicate Primary Business at this Location

- | | |
|--|--|
| ☒ Restaurant | ☐ Sporting Arena, Civic Center, Hotel |
| ☐ Bar | ☐ Grocery/Market |
| ☐ Sexually Oriented | ☐ Miscellaneous _____ |

4. Trade Name of Location

BASIL ASIA RESTAURANT

5. Location Address

702 S TEXAS BLVD

City
WESLACO

County
HIDALGO

State
TX

Zip Code
78596

6. Mailing Address

702 S TEXAS BLVD

City
WESLACO

State
TX

Zip Code
78596

7. Business Phone No.

956-520-8022

Alternate Phone No.

956-569-9942

E-mail Address

arnold.enriquez@att.net

OWNER INFORMATION

8. Type of Owner

- | | | |
|--|---|---|
| ☐ Individual | ☐ Corporation | ☐ City/County/University |
| ☐ Partnership | ☒ Limited Liability Company | ☐ Other _____ |
| ☐ Limited Partnership | ☐ Joint Venture | |
| ☐ Limited Liability Partnership | ☐ Trust | |

9. Business Owner/Applicant

FA-CHAI LLC

10. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name TU	First Name NHO	MI C	Title OWNER/MANAGER
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION

Section 109.31 et seq.

11. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No

NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.

12. Will your business be located within 300 feet of any private/public school, day care center or child care facility? ☐ Yes ☒ No

If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No

NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.

NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.

NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.

13. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No

14. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No

60-DAY SIGN

15. As required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.	Exact Date (mm/dd/yyyy) 07/01/2016
--	---------------------------------------

ALL APPLICANTS

16. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐

I, the applicant, have confirmed I am not located in the city limits of any city and therefore all city certificates are not required.

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
Officer/Manager

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

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT
NAME

NHO CHAN TW

SIGN
HERE

[Signature]

TITLE

OWNER (MANAGER)

Before me, the undersigned authority, on this 20 day of JUNE 20 16, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

[Signature]
NOTARY PUBLIC

SEAL



ROMER ESPARAGOZA FAJUTAG
Notary Public, State of Texas
My Commission Expires
April 17, 2019

CERTIFICATE OF CITY SECRETARY (FOR MB, RM, V & Y)

Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN

HERE

City Secretary/Clerk

City

TEXAS

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
☐ legal sale of all alcoholic beverages except mixed beverages
☐ legal sale of all alcoholic beverages including mixed beverages
☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per Section 25.14 or Section 69.17 of the TABC Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG and BE)

SIGN

HERE

City Secretary/Clerk

City

TEXAS

SEAL

**CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT
(LB & BL)**

Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

- ☐ The governing body of this city has by ordinance authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The governing body of this city has by ordinance authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN

HERE _____, TEXAS

City Secretary/Clerk

City

SEAL

CERTIFICATE OF COUNTY CLERK (FOR MB, RM, V & Y)

Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN

HERE _____ COUNTY

County Clerk

SEAL

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this 21 day of June, 2016, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court for a Wine & Beer Retailer's Permit.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☒ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per 25.14 or 69.17 of the TAB Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG and BE)



ARTURO GUAJARDO, JR.

County Clerk

HIDALGO

COUNTY

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT (LB & BL)

Chapters 29 & 70 et seq

- I hereby certify on this _____ day of _____, 20____, that one of the below are correct:
- ☐ The Commissioner's Court of the county has by order authorized the sale of *mixed beverages* between midnight and 2:00 A.M.; or
- ☐ The Commissioner's Court of the county has by order authorized the sale of *beer* between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN
HERE

County Clerk

COUNTY

S E A L

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this 21 day of June, 2016, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number 32060701474 Outlet Number 00001

Print Name of Comptroller Employee Patricia Tamez

Print Title of Comptroller Employee Tax Compliance officer

SIGN HERE Patricia Tamez FIELD OFFICE McAllen 2H11

S E A L

PUBLISHER'S AFFIDAVIT (FOR MB, LB, RM, BP, BG, BE, BL, V & Y)

Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE
City, County		
Dates notice published in daily/weekly newspaper (mm/dd/yyyy)		
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.		
Signature of publisher or designee		
Sworn to and subscribed before me on this date		
Signature of Notary Public		
S E A L		



OWNERSHIP INFORMATION

Continued for Prequalification Packet

L-OIC
(01/2016)

LOCATION INFORMATION

1. Trade Name of Location BASIL ASIA RESTAURANT			
2. Location Address 702 S TEXAS BLVD			
City WESLACO	County HIDALGO	State TX	Zip Code 78596

OWNER INFORMATION

3. Type of Owner			
☐ Individual	☐ Corporation	☐ City/County/University	
☐ Partnership	☒ Limited Liability Company	☐ Other _____	
☐ Limited Partnership	☐ Joint Venture		
☐ Limited Liability Partnership	☐ Trust		
Last Name NHO	First Name TU	MI C	Title OWNER/MANA
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title



Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-357
From: Mardoqueo Hinojosa, Planning Director		
Subject: Discussion and consideration after public hearing on behalf of Nancy Bazan to approve Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Block 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Requires three-fourths vote to approve; Staffed by Planning and Code Enforcement Department.)		
Background: The applicant is requesting to obtain Conditional Use Permit to operate a daycare. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on July 22, 2016.		
Funding Source (budget code, if applicable):		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Public Hearing		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 18, 2016		
Advisory Review, if any (name of board/committee, date of action, recommendation): Planning and Zoning Commission recommended denial on August 3, 2016.		
Martha Hernandez Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: CUP Aerial, Photo, Photo 2, 610 W 13th St., opposition letters		
Responsibilities upon Approval: Planning staff will advise applicant.		

Conditional Use Permit

Daycare Facilities

Legend

 610 West 13th Street

610 West 13th Street 

W 12th St

W 13th St

Orchard Ct

S Georgia Ave

S Border Ave

W 14th St



600 ft

Google earth

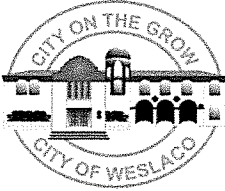
© 2016 Google
© 2016 INEG

14th St

12th St







APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. 2016-11

RECEIVED
JUL 13 2016

PROPOSED PROJECT

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

Lot 7 Block 1

Subdivision Name Rowena

Street Address 610 W. 13th St Weslaco, TX

Existing Zoning Daycare Existing Land Use Home

Purpose for the Conditional Use Permit Request Child Daycare

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

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

APPLICANT

Name Nancy Baran Phone 956-463-1529

Address 213 Zamora Ave Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: nbaran1984@yahoo.com

OWNER

Name Nancy Baran Phone 956-463-1529

Address 213 Zamora Ave Fax: _____

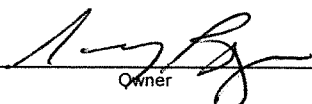
City Weslaco State TX Zip Code 78596 E-Mail: nbaran1984@yahoo.com

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

Yes _____

No NB

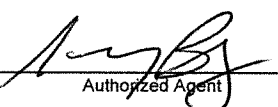
I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature 
Owner

Date July 6, 2016

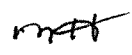
Signature 
Applicant

Date July 6, 2016

Signature 
Authorized Agent

Date July 6, 2016

STAFF USE ONLY

Accepted By  Payment Received By  Date Paid 7/13/16

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

Date 7/22/16

P & Z Notice of Public Hearing Published in Newspaper

Date 7/18/16

City Commission Notice of Public Hearing Published in Newspaper

Date 7/18/16

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

Date 8/3/16

Presented to City Commission
Approved _____ Disapproved _____ Tabled _____

Date 8/16/16

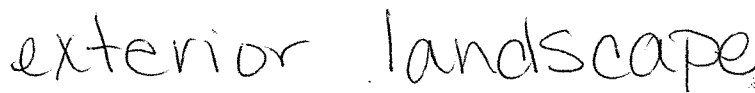
CITY OF WESLACO
956-968-3181

REC#: 02152601 7/12/2016 3:53 PM
OPER: DFuga TERM: 006
REF#: 1679

TRAN: 202.0000 CONDITIONAL USE PERM
NANCY BAZAN
610 W 13TH ST
CONDITIONAL USE PER 300.00CR

TENDERED: 300.00 CHECK
APPLIED: 300.00-

CHANGE: 0.00



Serial# C8F818F6

610 West 13th Street. Weslaco, TX 78596

Hours of Operation; Monday to Friday 6:45AM – 6:00PM

A corner sign will be installed next to tree facing south west 8Ftx4ft

INTERIOR of HOME/ BUILDING

Bedroom 1- classroom 1; add sink

Bedroom 2 & 3- classroom 2; knock down center walls, shower and closet; enclose toilet area.

Dining room & Living room – Make into classroom 3.

Garage- Classroom 4- enclose garage and make entrance and exit door, bathroom toilet and sick in storage area.

Enclosed Patio- Office

Kitchen – remove dish washer and sink; install commercial 3 compartment sink

- Install hood fire suppression system

Install Fire Extinguishers where needed

Install lighted Exit signs where needed

Install Security and fire alarm where needed.

EXTERIOR of HOME/ BUILDING

-removal of cactus for safety reasons

Removal of courtyard fencing to make 8 parking space in front of building.

Make driveway entrance entering east side of 13th and exit on west side of 13th.

CITY OF WESLACO LEGAL NOTICE THE WESLACO PLANNING AND

CITY OF WESLACO LEGAL NOTICE The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 3, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 16, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests: Si desea informaci3n en espa±ol, llame al departamento de Planeaci3n de la Ciudad de Weslaco, (956) 447-3403. Nancy Bazan is requesting a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Blk 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas. Nho Chan Tu is requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 702 S. Texas Blvd., also being Lots 1 and 2, Blk 57-A, Canal Property Subdivision, and 45.3 feet north of Lot 1, Blk 57, Original Townsite of Weslaco Subdivision, Weslaco, Hidalgo County, Texas. The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before August 3, 2016, for the Planning and Zoning Commission and on or before August 16, 2016 for City Commission. For additional information, contact the Planning Department at (956) 447-3403. /S/ MARDOQUEO HINOJOSA, P.E., CFM Planning Director/City Engineer

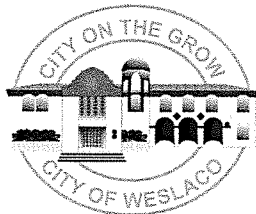
[Click here](#) to view the public notice as it appeared in print.

Appeared in: **The Monitor** on Monday, 07/18/2016

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City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 22, 2016

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 3, 2016, at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 16, 2016 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 S. Kansas Ave. to consider the following requests:

CONDITIONAL USE PERMIT:

Nancy Bazan is requesting a Conditional Use Permit to operate a daycare at 610 W. 13th St., also being Lot 7, Blk 1, Rowena Subdivision Unit #1, Weslaco, Hidalgo County, Texas.

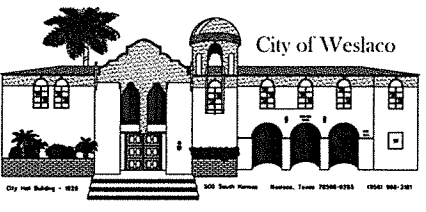
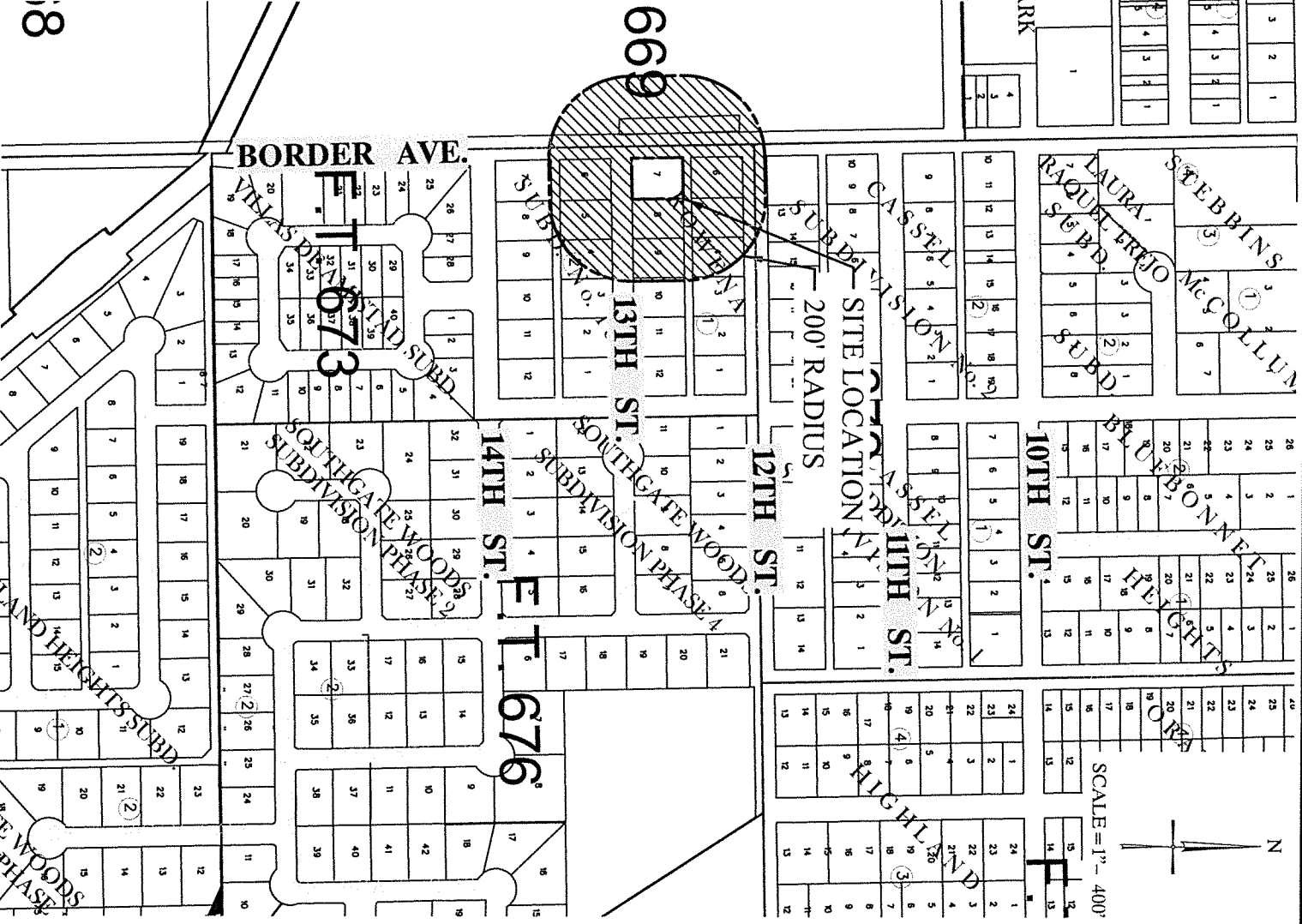
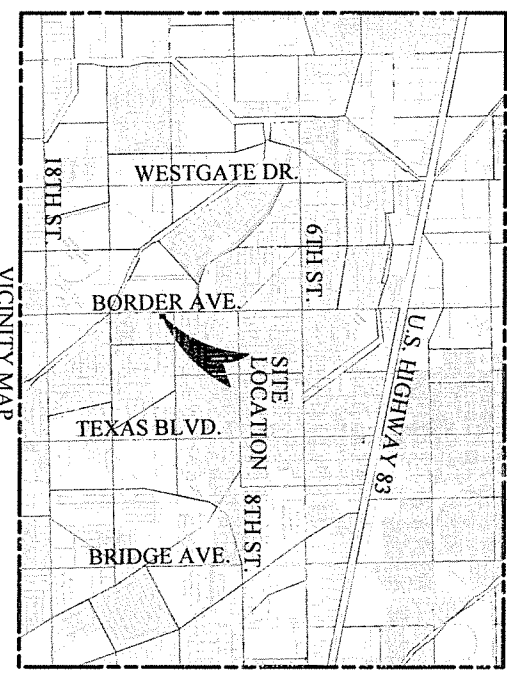
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

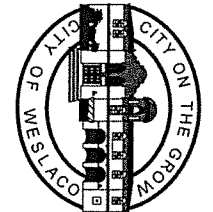
Sincerely,

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

MH/mh



NANCY BAZAN
610 W. 13TH ST.
ROWENA SUBDIVISION UNIT 1
LOT 1 BLOCK 7
CUP:DAYCARE



JUL 21, 2016

MIMS, JACK M 605 W 12TH ST WESLACO TX 78596-7407	R4250-01-001-0003-00 ROWENA #1 BLK 1 LT 3 605 W 12TH ST	L: 36000 B: 84528
RIOS, JUAN, JR 11121 FRANKLINS TALE LOOP AUSTIN TX 78748-2769	R4250-01-001-0004-00 ROWENA #1 BLK 1 LT 4 607 W 12TH ST	L: 36000 B: 91626
SANCHEZ, OMAR & IRENE 609 W 12TH ST WESLACO TX 78596-7407	R4250-01-001-0005-00 ROWENA #1 BLK 1 LT 5 609 W 12TH ST	L: 36000 B: 125880
MUNOZ, ARMINDA & BASILIO B 611 W 12TH ST WESLACO TX 78596-7407	R4250-01-001-0006-00 ROWENA #1 BLK 1 LT 6 611 W 12TH ST	L: 37500 B: 84980
DAVIS, MICHAEL RENE 610 W 13TH ST WESLACO TX 78596-7410	R4250-01-001-0007-00 ROWENA #1 BLK 1 LT 7 610 W 13TH ST	L: 37500 B: 75568
JOHNSON, TERRY ALAN & MARY 608 W 13TH ST WESLACO TX 78596-7410	R4250-01-001-0008-00 ROWENA #1 BLK 1 LT 8 608 W 13TH ST	L: 36000 B: 83121
ORTIZ, FRANK M & GAIL WEIG 606 W 13TH ST WESLACO TX 78596-7410	R4250-01-001-0009-00 ROWENA #1 BLK 1 LT 9 606 W 13TH ST	L: 36000 B: 80007
THE BHAGAT FAMILY TRUST 604 W 13TH ST WESLACO TX 78596-7410	R4250-01-001-0010-00 ROWENA #1 BLK 1 LT 10 604 W 13TH ST	L: 36000 B: 85940
BUSTOS, SANTIAGA 605 W 13TH ST WESLACO TX 78596-7409	R4250-02-002-0003-00 ROWENA #2 BLK 2 LT 3 605 W 13TH ST	L: 36000 B: 82967
CASTRO, ISIDRO & FELICITA ENRIQUE GONZALEZ PO BOX 1092 WESLACO TX 78599-1092	R4250-02-002-0004-00 ROWENA #2 BLK 2 LT 4 607 W 13TH ST	L: 36000 B: 63033
WALTERS, BRIAN 609 W 13TH ST WESLACO TX 78596-7409	R4250-02-002-0005-00 ROWENA #2 BLK 2 LT 5 609 W 13TH ST	L: 36000 B: 78720
VELASQUEZ, GILBERTO & ANGE 611 W 13TH ST WESLACO TX 78596-7409	R4250-02-002-0006-00 ROWENA #2 BLK 2 LT 6 611 W 13TH ST	L: 37500 B: 99112

JUL 21, 2016

SEPULVEDA, JOSE T & CARMEN	R4250-02-002-0007-00	L: 40500
C/O C V JONES	ROWENA #2 BLK 2 LT 7	
610 W 14TH ST		B: 80132
WESLACO TX 78596-7412	610 W 14TH ST	

MARTINEZ JOSEFINA S	R4250-02-002-0008-00	L: 38880
606 W 14TH ST	ROWENA #2 BLK 2 LT 8	
		B: 0
WESLACO TX 78596-7412	608 W 14TH ST	

8/3/2016

8-16
Elizabeth
Back up for
plan on Conditional
Use for Day Care
not

Good Evening to the members of the City of Weslaco Planning and Zoning Commission and the Weslaco City Commission,

I am here tonight to express my strong objection to the proposed conditional use permit for the property at 610 W. 13th Street. I have resided in Weslaco since 1967 except for a few years away to graduate from Baylor University and pursue my career. When I was blessed to start a family, we returned to live in Weslaco when our son was nine months old and looked to buy property in an established secure residential neighborhood with the best elementary school. We found that on 13th Street and have resided there for the past 17 years.

Please allow me to quote to you from the planning and code enforcement page of The City of Weslaco website, "The residential environment should be safe, efficient and visually appealing. Landscaping is strongly encouraged. Commercial, institutional, public and quasi-public land uses within neighborhoods will be restricted to those services which directly benefit the residents of the associated neighborhood."

The proposal to put in a day care center that will require extensive unattractive concrete paving to provide off-street parking in a quiet neighborhood consisting of mostly older residents would not meet this provision.

Also, Border Avenue is a very highly travelled road with Memorial Elementary to the south and with the additional impedences of the rise in Border Avenue on the southern end and the direct across the street access to two entrances/exits to John Knox Village, a very large retirement community. The increase in traffic during the school year is significant and the right hand turn from 13th Street to go north on Border Avenue is already one that must be done very cautiously even without the addition of pick up and drop off of a day care center on that corner.

Please consider this request for a conditional use permit carefully and we ask that you not recommend or grant this request.

Respectfully submitted,

Gail Weigel Ortiz

606 W. 13th Street

Weslaco, TX 78596

RECEIVED

AUG 03 2016

Planning &
Code Enforcement Dept.

8/2/2016

To The City of Weslaco Planning and Zoning Commission and the Weslaco City Commission,

We are totally opposed to the rezoning of the property on the corner of Thirteenth Street and Border Avenue. This is a quiet residential neighborhood and that is the reason we originally moved to this location.

We do not want our property values to go down. The traffic on Border Avenue is very heavy in the morning and all afternoon because of Memorial Elementary School and all of the subdivisions south on Border Avenue. A Day Care will only add to the difficulty getting in and out of the street which also has traffic trying to get in and out of John Knox.

Please consider your decision carefully this election year.

Sincerely,

Dr. Francis P. Bhagat

Margaret S. Bhagat

604 W. 13th Street

Weslaco, TX 78596

RECEIVED

AUG 03 2016

Planning &
Code Enforcement Dept.

Terry Johnson

Mary Anne Johnson

608 W. 13th Street

Weslaco, TX 78596

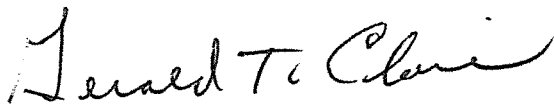
TO: The city of Weslaco Planning & Zoning Department

I am Gerald T Close I reside at 607 W 12th st in Weslaco.

I am opposing the residence at 610 w 13th in Weslaco Texas being converted to a Child Care Facility.

I do not believe this will be an upgrade to the community or improve the already quite heavy traffic in that area.

I will be out of town for the hearing and asking Mr. Jack Mims my neighbor to voice my opinion with this letter to the city.



Gerald T Close

August 3, 2016

RECEIVED

AUG 03 2016

Planning &
Code Enforcement Dept.

This is in response to the request from Nancy Bazan for a conditional use permit to operate a daycare at 610 W 13th St.

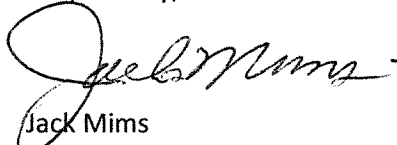
I have resided at 605 W 12th Street since 1974. Several of the neighbors bought their homes about the same time. We all bought in good faith that the city would protect our single family residential status and not allow any changes. We trusted the city commission to do as promised and maintain the single family home status as a way of protecting the value of our properties. Protecting property values of the homeowners in any city should always be at the top of the list of duties the city commission and mayor should perform. For the majority of us the only significant investment we have is our home. Some factors have unfortunately worked against our values, the latest being the flood this past October.

Most of the homes have now been renovated and are again livable. Please consider denying the permit to Ms. Bazan. I believe the added vehicular traffic would be an inconvenience to the people who must use S. Border Ave. to get to work while the noise of having children playing outside is inevitable, it could disturb the peace of nearby neighbors who might need to sleep in the daytime or who are ill. Several of my neighbors are senior citizens.

Granting such a permit will only open the door to others who might want to operate other types of businesses out of single family residences.

It would certainly be a betrayal of the trust that has been placed in the mayor and city commissioners to grant the permit. Please consider denying the permit to Ms. Bazan.

Respectfully,



Jack Mims
605 W 12th Street
(956) 968-7795

8-2-16

RECEIVED
AUG 02 2016
Planning &
Code Enforcement Dept.

August 3, 2016

A Quien Corresponda
Yo Soy Gilbert Velásquez
Mi Familia y yo hemos Vivido en esta Dirección
por 31 años,
No estoy de acuerdo, que se aga un Centro
de Cuidado en 610 W 13th St.

RECEIVED

AUG 03 2016

Planning &
Code Enforcement Dept.

Gracias,
Gilbert Velásquez
Gilbert Velásquez



Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-323
From: Mardoqueo Hinojosa, Planning Director		
Subject: Discussion and consideration to approve final payment for GNH Construction for the Parking Lot project at Mayor Pablo G. Peña City Park in an amount not to exceed \$25,800.57. Possible action. (Staffed by Planning and Code Enforcement.)		
Background: Project has been completed and satisfactorily passed inspections and material testing. Final payment includes retainage of \$19,574.57 and cost overruns of \$6,226 for entrance and pavilion area.		
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):		
Mardoqueo Hinojosa Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval of final payment.		
Attachments, if any: Photo, Photo 2		
Responsibilities upon Approval: Staff will proceed with payment upon receipt of final documentation from contractor.		







Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-366
From: Mardoqueo Hinojosa, Planning Director		
Subject: Discussion and consideration to approve Change Order Number 1 to Request for Bids 2015-16-14 Sixth Street Striping Project, removing the items related to street signage and reducing award amount by \$40,500.00 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)		
Background: As discussed in previous meeting, line items on signs have a total amount of \$40,500. Staff is requesting to reduce contract amount and self perform this work. Three quotes for materials were received with lowest being \$6,758.95.		
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):		
Elizabeth Walker Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Change Order		
Responsibilities upon Approval: Staff will procure materials and self perform.		

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Olga M. Noriega, Mayor Pro-Tem, District 3
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Gerardo "Jerry" Tafolla, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Fidel L. Pena, III, Commissioner, District 6

Mike R. Perez, City Manager

Change Order Request

PROJECT (Name and address): 6th Street Striping Project Phases I & II Weslaco, Texas 78596	CHANGE ORDER NUMBER: 01 DATE: August 8, 2016	OWNER: ☒
TO CONTRACTOR (Name and address): Pavement Markings, Inc. 7010 N. FM 493 Donna, Texas 78537	PROJECT NUMBER: 2015-16-14 CONTRACT DATE: August 17 to October 18, 2016 CONTRACT FOR: 6th Street Striping Project Phases I & II	ENGINEER: ☒ CONTRACTOR: ☒ FIELD: ☐ OTHER: ☐

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Remove Line Items Phase I:

02580-16 INSTALL SMALL ROAD SIGN
02580-17 INSTALL FLASHING LED STOP SIGN
02580-18 REMOVE AND REPLACE EXISTING SIGN
02580-19 REMOVE EXISTING SIGN (BY OTHERS)

Remove Line Items Phase II:

02580-15 INSTALL SMALL ROAD SIGN

The original Contract Sum was	\$ 154,611.82
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 154,611.82
The Contract Sum will be decreased by this Change Order in the amount of	\$ 40,500
The new Contract Sum including this Change Order will be	\$ 114,111.82

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is: **October 7, 2016**

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

NOT VALID UNTIL SIGNED BY THE ENGINEER, CONTRACTOR AND OWNER.

Mardoqueo Hinojosa P.E., CFM
ENGINEER

255 S. Kansas Ave.
Weslaco, Texas 78596

ADDRESS

BY (Signature)

Mardoqueo Hinojosa
(Print name)

8-9-16
DATE

Pavement Markings, Inc.

CONTRACTOR (Firm name)

7010 N. FM 493
Donna, Texas 78537

ADDRESS

BY (Signature)

Cassandra Villaseca
(Print name)

8/8/2016
DATE

City of Weslaco

OWNER (Firm name)

255 S. Kansas Ave.
Weslaco, Texas 78596

ADDRESS

BY (Signature)

(Print name)

DATE



Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-368
From:		
Subject: Discussion and consideration to reduce the size of 15-foot drainage and utility easement along the South side lot 8, Block A Pecan Grove Phase II Subdivision, Hidalgo County, Texas, to a 10 foot Drainage and utility easement. Possible action. (Staffed by Planning and Code Enforcement.)		
Background: Owner is requesting to reduce easement from Pecan Grove Phase 2 Subdivision from 15-feet to 10-feet. Owner is submitting for building permit and encroachment on an easement is evident. Staff has confirmed that no City Infrastructure is laid within this easement. Owner has called for utility spotting and no lines were found.		
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):		
Elizabeth Walker Mardoqueo Hinojosa Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Letter, Plat, Exhibit, Ordinance		
Responsibilities upon Approval: Staff will advise applicant.		



A&M CONSTRUCTION

August 1, 2016

RE:

Lot 8, Phase II, Block A
Pecan Grove

Attn: Rebekah de la Fuente

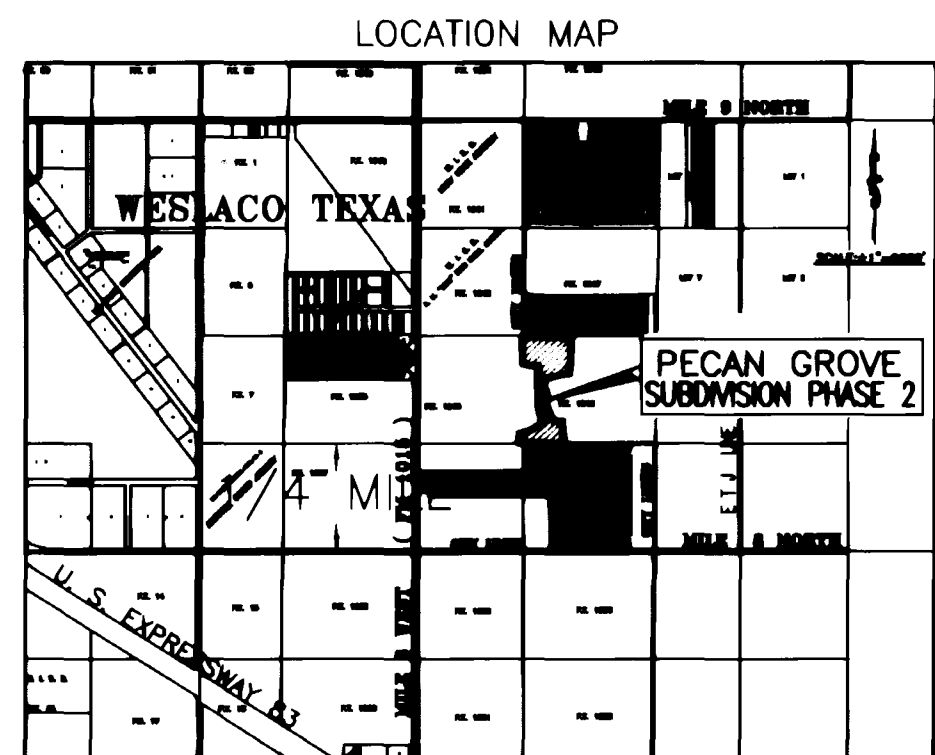
I hereby request for the south side utility easement of the above mentioned property to be reduced from 15ft to 10ft. We have verified that there are no utilities being run within the easement.

I may be reached at (956) 638-0216 with any questions.

Thank you,

A handwritten signature in black ink, appearing to read "AJH", with a long horizontal line extending to the right.

Albert J. Hanks Jr.
dba A&M Construction



LOCATION OF PECAN GROVE SUBDIVISION PHASE 2

PECAN GROVE SUBDIVISION PHASE 2 IS LOCATED A 1/4 OF A MILE NORTH OF THE INTERSECTION OF MILE 8 NORTH ON MILE 3 WEST (F.M. 1015) AND A 1/4 OF A MILE EAST OF MILE 3 WEST, AND LOCATED NORTHEAST HIDALGO COUNTY PRECINCT NO. 1.

STATE OF TEXAS:
COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SOUTHERN ORCHARD LP, VIA ITS MANAGING PARTNER SOUTHERN TRADES MANAGEMENT, LLC, RICARDO R. RUBIANO, MANAGER OF THE 10,270 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PECAN GROVE SUBDIVISION PHASE 2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

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

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

SOUTHERN ORCHARD LP
VIA ITS MANAGING PARTNER
SOUTHERN TRADES MANAGEMENT, LLC
RICARDO R. RUBIANO, MANAGER

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF Dec. 2004.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

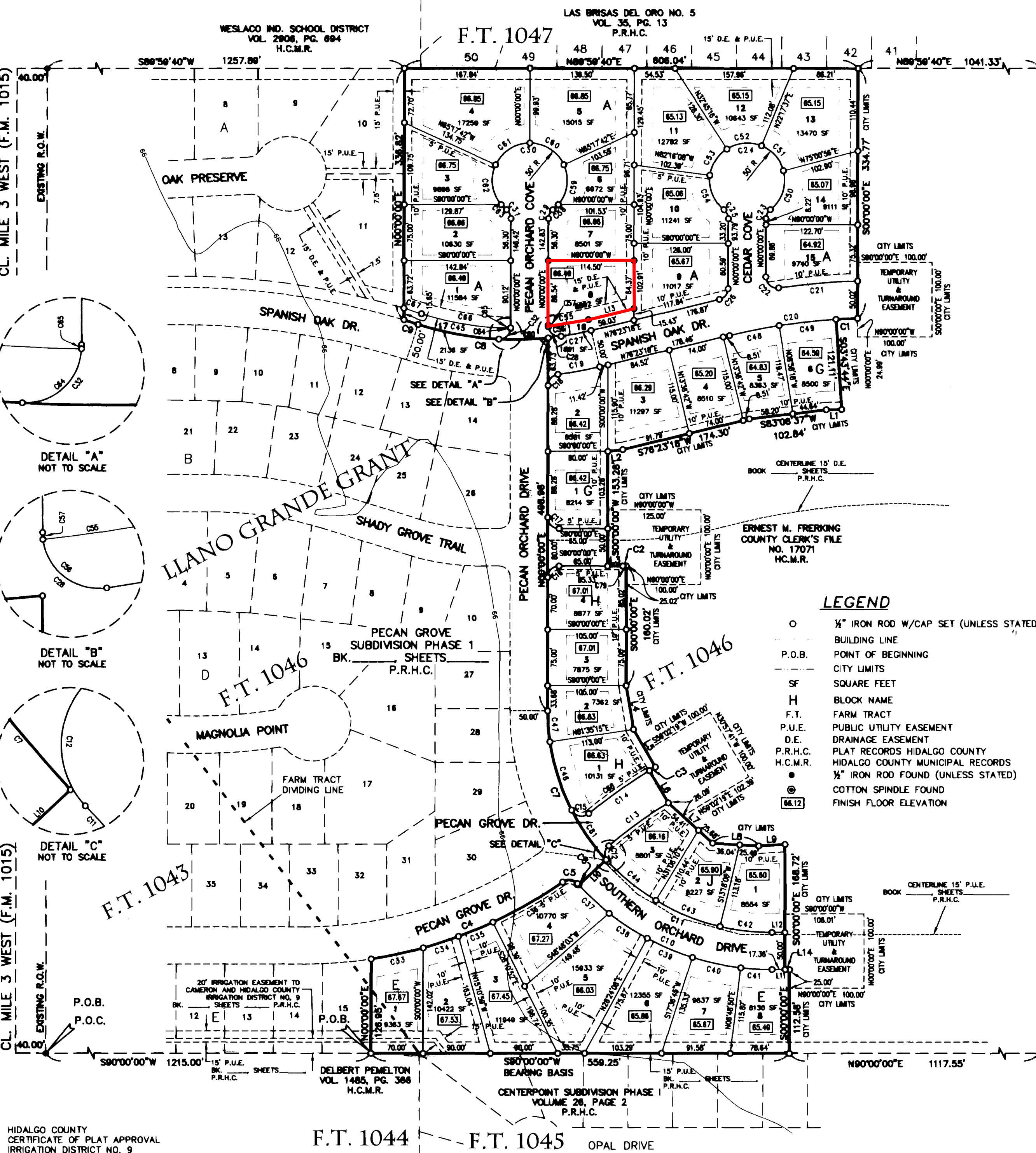
KNOW ALL MEN BY THESE PRESENTS, THAT THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER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

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

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AND THE GRANTOR'S INTENT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 16 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

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



HIDALGO COUNTY CLERK CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 9 THIS 8 DAY OF Dec. 2004

ATTEST: SECRETARY
DATE: 8-2-05

COUNTY CLERK'S RECORDING CERTIFICATE I, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND _____ WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF _____ COUNTY AT _____ O'CLOCK _____ M. ON _____

HIDALGO COUNTY CLERK

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

BY: _____ DATE: 8/6/04

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	28.86	834.00	158°58'	14.43	28.86	S87°15'44"W
C2	4.87	850.00	0°28'13"	2.34	4.87	N89°45'23"E
C3	9.49	650.00	0°50'12"	4.75	9.49	S59°27'25"W
C4	278.62	600.00	26°38'23"	141.87	276.12	N67°37'42"E
C5	21.87	15.00	82°48'32"	13.22	19.83	S83°57'14"E
C6	2.70	350.00	0°28'13"	1.35	2.70	S42°21'51"E
C7	219.02	300.00	41°48'42"	114.85	214.19	N21°24'24"W
C8	175.95	426.97	23°36'40"	89.24	174.71	N84°01'19"W
C9	19.98	1036.00	1°06'17"	9.99	19.98	N72°46'08"W
C10	290.65	350.00	47°34'49"	154.30	282.37	S68°12'35"E
C11	245.98	300.00	46°38'40"	130.37	239.14	S68°30'40"E
C12	24.26	15.00	82°48'32"	13.22	19.83	S83°57'14"E
C13	98.55	600.00	0°24'40"	49.29	98.44	S54°19'58"W
C14	99.31	650.00	8°45'14"	49.75	99.21	S54°39'42"W
C15	26.84	15.00	102°53'40"	18.82	23.46	S78°16'05"E
C16	23.56	15.00	90°00'00"	15.00	21.21	S45°00'00"W
C17	23.56	15.00	90°00'00"	15.00	21.21	S45°00'00"W
C18	21.78	15.00	83°11'17"	13.31	19.92	S41°35'30"W
C19	56.61	476.97	6°47'59"	28.34	56.57	N79°47'18"E
C20	172.71	834.00	1°11'55"	86.67	172.40	S82°19'16"W
C21	105.96	884.00	6°52'03"	53.04	105.90	S84°55'07"W
C22	25.79	15.00	98°30'55"	17.41	22.73	S49°15'27"E
C23	13.52	15.00	5°20'12"	7.32	13.16	S26°00'36"W
C24	247.87	50.00	284°02'45"	39.04	61.54	N90°00'00"W
C25	13.62	15.00	9°20'12"	7.32	13.16	N26°00'36"W
C26	20.00	15.00	76°23'15"	11.80	18.55	N38°11'39"E
C27	40.75	426.97	5°28'07"	20.38	40.74	N79°07'22"E
C28	25.89	15.00	98°00'35"	17.30	22.67	S49°04'17"E
C29	13.52	15.00	5°20'12"	7.32	13.16	S26°00'36"W
C30	247.87	50.00	284°02'45"	39.04	61.54	N90°00'00"W
C31	13.62	15.00	9°20'12"	7.32	13.16	N26°00'36"W
C32	24.35	15.00	93°00'43"	15.81	21.76	N46°30'22"E
C33	71.65	600.00	6°50'31"	35.87	71.61	N77°30'38"E
C34	49.73	600.00	4°44'57"	24.88	49.72	N72°02'54"E
C35	49.73	600.00	4°44'59"	24.80	49.75	N67°17'50"E
C36	107.47	600.00	1°03'46"	53.88	107.43	N58°47'23"E
C37	55.71	350.00	0°07'14"	27.92	55.66	S46°38'46"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C38	61.44	350.00	10°37'27"	30.80	61.36	S56°34'08"E
C39	65.91	350.00	10°47'23"	33.05	65.81	S68°59'33"E
C40	65.97	350.00	17°47'56"	33.08	65.87	S77°47'13"E
C41	41.62	350.00	6°48'50"	20.84	41.60	S86°35'35"E
C42	69.65	300.00	13°18'06"	34.98	69.49	S83°20'57"E
C43	83.21	300.00	17°48'04"	46.98	92.83	S67°47'52"E
C44	83.12	300.00	15°52'31"	41.83	82.86	S50°57'35"E
C45	110.08	426.97	14°48'17"	55.35	109.77	S79°36'08"E
C46	96.39	300.00	18°24'31"	48.61	95.97	S17°37'00"E
C47	41.47	300.00	7°55'14"	20.77	41.44	S04°27'08"E
C48	67.54	834.00	4°38'24"	33.79	67.52	S78°42'30"W
C49	76.31	834.00	51°24'38"	38.18	76.29	S83°38'59"W
C50	58.47	50.00	67°00'16"	33.10	55.20	N10°31'04"E
C51	46.01	50.00	52°43'19"	24.78	44.40	N41°20'43"W
C52	40.44	50.00	55°02'53"	26.06	46.21	S84°46'10"W
C53	43.21	50.00	49°30'52"	23.06	41.88	S32°29'18"W
C54	52.14	50.00	59°45'04"	28.72	49.91	S22°08'40"E
C55	54.32	411.97	7°33'18"	27.20	54.28	N80°29'57"E
C56	23.84	15.00	91°02'35"	15.28	21.41	S52°37'17"E
C57	1.86	15.00	7°05'59"	0.93	1.86	S03°33'00"E
C58	9.97	50.00	11°25'49"	5.00	9.96	N46°18'18"E
C59	56.98	50.00	65°17'42"	32.03	53.95	N07°56'32"E
C60	56.98	50.00	65°17'42"	32.03	53.95	N57°21'09"W
C61	56.98	50.00	65°17'42"	32.03	53.95	S57°21'09"W
C62	56.98	50.00	65°17'42"	32.03	53.95	S07°56'32"E
C63	9.97	50.00	11°25'49"	5.00	9.96	N46°18'18"E
C64	23.84	15.00	91°02'35"	15.28	21.41	N47°29'26"E
C65	5.02	15.00	1°58'08"	0.26	0.52	N00°59'04"E
C66	12.22	411.97	16°31'32"	61.05	120.78	S80°38'46"E
C67	24.78	1051.00	1°20'59"	12.38	24.76	N72°33'28"W
C68	108.80	650.00	9°35'26"	54.53	108.67	S55°24'48"W
C69	46.87	550.00	0°29'13"	2.34	46.87	N89°45'23"E
C70	65.87	850.00	33°00'00"	65.81	85.81	N88°35'32"E
C81	81.16	300.00	15°30'02"	40.83	80.91	S34°34'16"E

COMMEHENDING AT A 1/2 inch iron rod found in the east right-of-way of Farm to Market Road 1015 (F.M. 1015) (80 foot R.O.W.), the north line of Farm Tract 1044, the north line of that certain tract of land described in deed to Delbert Pemerton of record in Volume 1485, Page 366 of the Hidalgo County Municipal Records, Hidalgo County, Texas, the south line of said Frerking tract (File Number 7844), and the south line of said Farm Tract 1043, from which a 1/2 inch iron rod found in the east right-of-way of said F.M. 1015 and the north line of that certain tract of land described as Tract One to Ernest M. Frerking of record in Hidalgo County Clerk's File Number 17071 bears, N00°00'29"E a distance of 1319.79 feet;

THENCE with the south line of said Frerking tract (File Number 7844), the south line of said Farm Tract 1043, the north line of said Pemerton tract, and the north line of said Farm Tract 1044, N90°00'00"E a distance of 1215.00 feet to a point for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE over and across said Frerking tract (File Number 7844), Tract Two of said Frerking tract (File Number 17071), and said Farm Tracts 1043 and 1046 the following ten (10) courses:

- N00°00'00"E a distance of 126.95 feet to a point in the arc of a curve to the left;
- With the arc of said curve to the left a distance of 278.62 feet, having a radius of 600.00 feet, a central angle of 26°36'23", and a chord which bears N67°57'42"E a distance of 276.12 feet to a point at the beginning of a reverse curve to the right;
- With the arc of said reverse curve to the left a distance of 21.67 feet, having a radius of 15.00 feet, a central angle of 82°48'32", and a chord which bears N42°47'15"E a distance of 2.70 feet to a point;
- N46°59'29"E a distance of 50.00 feet to a point in the arc of a curve to the right;
- With the arc of said curve to the right a distance of 219.02 feet, having a radius of 300.00 feet, a central angle of 41°48'42", and a chord which bears N21°24'24"W a distance of 214.19 feet to a point;
- N00°00'00"E a distance of 498.98 feet to a point in the arc of a curve to the right;
- With the arc of said curve to the right a distance of 175.95 feet, having a radius of 426.97 feet, a central angle of 23°36'40", and a chord which bears N84°01'19"W a distance of 174.71 feet to a point at the beginning of a reverse curve to the left;
- With the arc of said reverse curve to the left a distance of 19.98 feet, having a radius of 1036.00 feet, a central angle of 0°06'17", and a chord which bears N72°46'08"W a distance of 19.98 feet to a point;
- N00°00'00"E a distance of 336.82 feet to a point in the north line of Tract Two of said Frerking tract (File Number 17071) and the south line of that certain tract of land described in deed to Weslaco Independent School District of record in Volume 2906, Page 694 of the Hidalgo County Municipal Records, Hidalgo County, Texas, for the northeast corner of the herein described tract, from which a 1/2 inch iron rod found in the east right-of-way of said F.M. 1015 and the north line of Tract One to Ernest M. Frerking of record in Hidalgo County Clerk's File Number 17071 bears, S89°59'40"W a distance of 1257.89 feet;

THENCE with the north line of Tract Two of said Frerking tract (File Number 17071), the north line of said Farm Tract 1046, the south line of said Weslaco Independent School District tract, the south line of Las Brisas del Oro, Number 5 Subdivision according to the map or plat thereof recorded in Volume 35, Page 13 of the Hidalgo County Municipal Records, Hidalgo County, Texas, and the north line of the herein described tract N89°59'40"E a distance of 606.04 feet to a point for the northeast corner of the herein described tract, from which a 1/2 inch iron rod found in the northeast corner of Tract Two of said Frerking tract (File Number 17071), the northeast corner of said Farm Tract 1046, and the southeast corner of Farm Tract 1047, and the southeast corner of said Las Brisas del Oro Subdivision bears, N89°59'40"E a distance of 1041.33 feet;

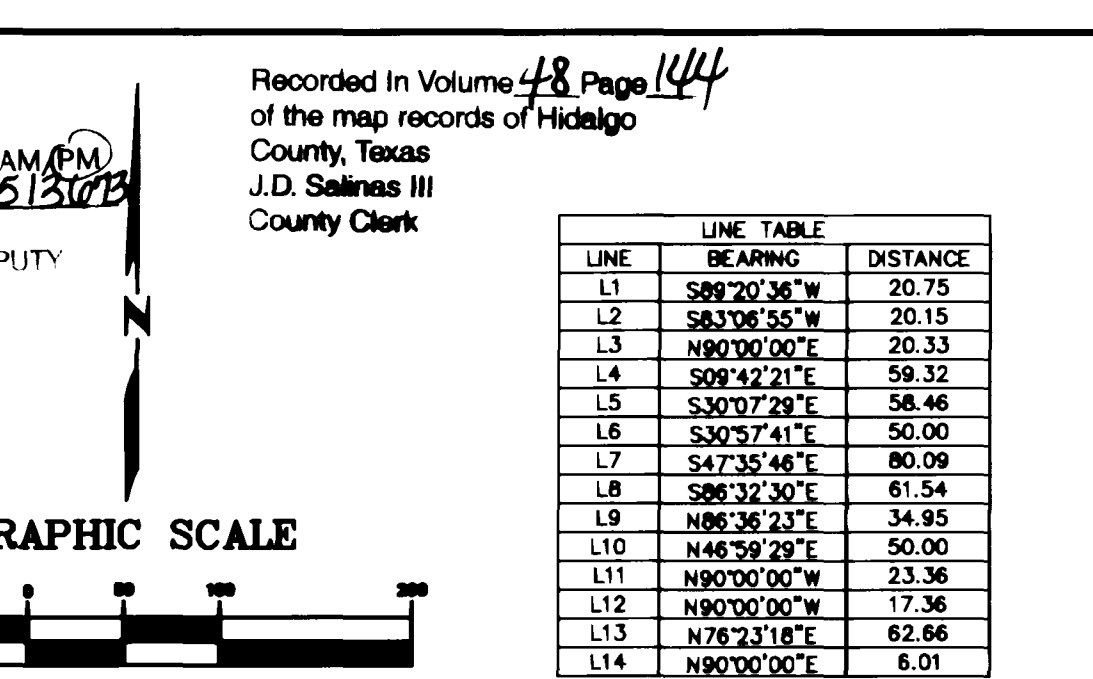
THENCE over and across Tract Two of said Frerking tract (File Number 17071) and said Farm Tract 1046 the following twenty one (21) courses:

- S00°00'00"E a distance of 334.77 feet to a point in the arc of a curve to the left;
- With the arc of said curve to the left a distance of 28.86 feet, having a radius of 834.00 feet, a central angle of 0°15'58", and a chord which bears S87°15'44"W a distance of 28.86 feet to a point;
- S03°43'44"E a distance of 121.11 feet to a point;
- S89°20'36"W a distance of 20.75 feet to a point;
- S83°06'37"W a distance of 102.84 feet to a point;
- S78°23'18"W a distance of 174.30 feet to a point;
- S83°06'55"W a distance of 20.15 feet to a point;
- S00°00'00"W a distance of 153.28 feet to a point;
- S00°00'00"E a distance of 20.33 feet to a point at the beginning of a curve to the left;
- With the arc of said curve to the left a distance of 4.67 feet, having a radius of 550.00 feet, a central angle of 0°02'29", and a chord which bears N89°45'23"E a distance of 4.67 feet to a point;
- S00°00'00"E a distance of 180.02 feet to a point;
- S09°42'21"E a distance of 59.32 feet to a point;
- S30°07'29"E a distance of 58.46 feet to a point in the arc of a curve to the left;
- With the arc of said curve to the left a distance of 9.49 feet, having a radius of 650.00 feet, a central angle of 0°05'01", and a chord which bears S59°27'25"W a distance of 9.49 feet to a point;
- S30°57'41"E a distance of 50.00 feet to a point;
- S47°35'46"E a distance of 80.09 feet to a point;
- S88°32'30"E a distance of 81.54 feet to a point;
- N88°32'30"E a distance of 34.95 feet to a point;
- S00°00'00"E a distance of 168.72 feet to a point;
- N90°00'00"E a distance of 60.01 feet to a point;
- S00°00'00"E a distance of 112.58 feet to a point in the south line of Tract Two of said Frerking tract (File Number 17071), the south line of said Farm Tract 1046, the north line of said Farm Tract 1045, and the north line of Centerpoint Subdivision Phase 1 according to the map or plat thereof recorded in Volume 26, Page 2 of the Plat Records of Hidalgo County, Hidalgo County, Texas, for the southeast corner of the herein described tract, from which a 1/2 inch iron rod for the southeast corner of Tract Two of said Frerking tract (File Number 17071), the southeast corner of said Farm Tract 1046, and the northeast corner of said Farm Tract 1045 bears, N90°00'00"E a distance of 1117.55 feet;

THENCE with the south line of Tract Two of said Frerking tract (File Number 17071), the south line of said Farm Tract 1046, the north line of said Farm Tract 1045, and the north line of said Centerpoint Subdivision Phase 1, and the south line of the herein described tract S90°00'00"W a distance of 559.25 feet to the POINT OF BEGINNING containing 10,270 acres within this metes and bounds description.

Bearing Reference: The south line of Farm Tracts 1043 and 1046 and the north line of Farm Tracts 1044 and 1045, Block 115, Adams Tract Subdivision according to the map or plat thereof recorded in Volume 2, Page 34 of the Hidalgo County Municipal Records, Hidalgo County, Texas. (S90°00'00"W)

OWNER	ENGINEER	SURVEYOR
SOUTHERN ORCHARD, L.P. VIA ITS MANAGING PARTNER SOUTHERN TRADES MANAGEMENT, LLC RICARDO R. RUBIANO, MANAGER PO BOX 251 OLMITO, TX 78575 PH (956) 350-3433 FAX (956) 350-0922	FREDDIE E. DIPPEL, JR. 3103 BEE CAVE RD, STE. 202 AUSTIN, TX 78744 PH (512) 327-2946 FAX (512) 327-2973	FREDDIE E. DIPPEL, JR. 3103 BEE CAVE RD, STE. 202 AUSTIN, TX 78744 PH (512) 327-2946 FAX (512) 327-2973



STATE OF TEXAS:
COUNTY OF HIDALGO:

FREDDIE E. DIPPEL, JR., A REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFIES THAT THE PLAT AND DESCRIPTION OF THE PECAN GROVE SUBDIVISION PHASE 2, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON NOVEMBER-2003.

FREDDIE E. DIPPEL, JR. P.E. 36575

STATE OF TEXAS:
COUNTY OF HIDALGO:

FREDDIE E. DIPPEL, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFIES THAT THE ABOVE PLAT AND DESCRIPTION OF THE PECAN GROVE SUBDIVISION PHASE 2, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON NOVEMBER-2003.

FREDDIE E. DIPPEL, JR. R.P.L.S. 2988

THIS PLAT OF PECAN GROVE SUBDIVISION PHASE 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 24th DAY OF NOVEMBER, 2004

SECRETARY

CHAIRMAN

BENCHMARK LIST:
COTTON SPINDLE SET IN THE EAST SIDE OF A POWER POLE LOCATED ON THE EAST SIDE OF FM 1015 +/- 375 FEET NORTH OF THE CENTERLINE OF THE INTERSECTION OF DIAMOND RD. AND FM. 1015.
ELEVATION = 68.68 FEET

COTTON SPINDLE SET IN THE NORTH BASE OF POWER POLE LOCATED

Pecan Grove Phase II

Block A, Lot 8

Legend

 LOT 8



Google earth

© 2016 INEGI
© 2016 Google



300 ft

ORDINANCE NO. 2016-XX

AN ORDINANCE REDUCING THE SIZE OF 15-FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHSIDE LOT 8 BLOCK A PECAN GROVE PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS, TO A 10 FOOT DRAINAGE AND UTILITY EASEMENT AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I. Reducing the size of 15-foot drainage and utility easement along the Southside Lot 8 Block A Pecan Grove Phase Ii Subdivision, Hidalgo County, Texas, to a 10 foot drainage and utility easement

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16 day of August, 2016.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

City of Weslaco
 Bid Tabulation Summary
 RFB No.: 2015-16-16



Date: 6/28/2016

ITEM DESCRIPTION QTY

1 Long Reach Excavator 2

Rojas Heavy Equipment, LLC. Fernando Del Castillo 240 Frontage Rd. Alamo, TX 78516 Ph No.: 956.252.6974 Office No.: 956.787.8778 rentals@rojasheavygroup.com	Texas State Equipment Beto Flores 2730 S. Exp. 83 Harlingen, TX 78552 Ph No.: 956.564.2591 Office No.: 956.317.4060 beto@txstate.equipment	H & V Equipment Services, Inc. Thad R. Moore 5627 Hwy 281 E. Progreso, TX 78579 Ph No.: 956.565.3788 Fax No.: 956.565.2252 tmoores@hvequipment.com	ROMCO Equipment Co. J-M. Garcia 312 Park St. Mercedes, TX 78570 Ph No.: 956.565.0100 Fax No.: 956.565.1765 jmgarcia@romco.com	Mid Valley Equipment Duane Cotter P.O. Box 8294 Weslaco, TX 78596 Ph No.: 956.969.0806 Fax No.: 956.969.0067 sales@midvalleyequipment.com	BC Equipment Sales Rene Vela 201 E Exp. 83 La Feria, TX 78559 Ph No.: 956.379.8664 Fax No.: 956.797.0092 rvela@bc-equipment.com
Total Price	Total Price	Total Price	Total Price	Total Price	Total Price
\$129,500.00	\$218,850.00	\$88,975.00	\$122,358.00	\$65,000.00	\$148,750.00
2007 240X2 Link Belt Long Reach Hydraulic	New 2016 Sany 190HP SY235CLR Long Reach	Used 2007 Hyundai R360LC-7A Long Reach Hydraulic	Used 2013 Volvo EC250DLR Long Reach Hydraulic	1998 Caterpillar 330BL 59.2' Long Reach Hydraulic	2012 250X3 Link Belt 60' Long Reach Hydraulic
\$129,500.00	\$218,850.00	\$88,975.00	\$122,358.00	\$65,000.00	\$148,750.00
Rojas Heavy Equipment	Texas State Equipment	H&V Equipment	ROMCO Equipment	Mid Valley Equipment	BC Equipment

RECOMMENDATION:

Based on the qualifications received: The Public Works Department is recommending to award the bid for a Long Reach Excavator as stated on RFB No.: 2015-16-16.

Tabulation created by: Olga Garza



Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-364
From: Andrew Muñoz, Airport Director		
Subject: Discussion and consideration to ratify Amendment No. 2 to the Agreement with the Texas Department of Transportation for project 1421WESLA increasing the local contribution in an amount not to exceed \$17,545.00, an increase of \$3,030.00, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)		
Background: In 2014, the City approved an additional grant to the runway expansion project for a drainage study at the airport with a City contribution of \$9,000.00. In February 2016, a fee was negotiated that increased the City contribution to \$14,515.00 through Change Order No. 1. After reviewing the current drainage system, TxDOT is requesting additional analysis and proposed improvements along the north end of the runway. The proposed changes increase our local contribution \$3,030.00 to a total local contribution amount of \$17,545.00.		
Funding Source (budget code, if applicable): Capital Improvement Line Item		
Amount: \$3,030.00	Term of Impact: one year	Identified in Current Budget: Not budgeted in the current budget.
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation): The change order was requested by TxDOT and has not presented to the Airport Advisory Committee.		
Andrew Muñoz Mary Barrera Mike Perez		Created/Initiated Approved Final Approval
City Manager Comments:		

Staff Recommendation:

Staff recommends approval.

Attachments, if any:

TxDOT Notification Letter, Amendment Agreement

Responsibilities upon Approval:

Execute the Change Order Agreement and provide payment to TxDOT in the amount as approved by the City Commission.



125 EAST 11TH STREET, AUSTIN, TEXAS 78701-2483 | 512.463.8588 | WWW.TXDOT.GOV

INVOICE

July 1, 2016

Mr. Mike Perez
City Manager
City of Weslaco
255 South Kansas Ave.
Weslaco, Texas 78596

RE: TxDOT CSJ: 1421WESLA
Project No: AP WESLACO 7
Fund Source: 44900

Dear Mr. Perez:

Enclosed are two copies of Amendment Number 02 to the Airport Project Participation Agreement between the City of Weslaco and the Texas Department of Transportation for this project. This amendment will increase the agreement by \$30,300 for additional design services.

The sponsor's share of the total project costs is estimated to be \$17,545. We have currently received \$14,515 which leaves a balance of \$3,030. Please remit the additional \$3,030 to the address below:

Texas Department of Transportation
P.O. Box 149001
Austin, Texas 78714.

Attn.: Seth Reed

We request that you proceed as expeditiously as possible to execute the Agreement and return the Agreement no later than July 14, 2016. We cannot begin work until we have received the funds. **Please return both copies of the fully signed and witnessed documents to the:**

Texas Department of Transportation - Aviation Division
125 E. 11th Street
Austin, Texas 78701-2483

Sincerely,

Allison Martin
Grant Manager

OUR VALUES: People • Accountability • Trust • Honesty

OUR MISSION: Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.

An Equal Opportunity Employer

**TEXAS DEPARTMENT OF TRANSPORTATION
AIRPORT PROJECT PARTICIPATION AGREEMENT**

(Federally Assisted Airport Development)

TxDOT CSJ No.: 1421WESLA
TxDOT Project No.: AP WESLACO 7
TxDOT Contract No. : 4XXAV077
Commission Approval: May 29, 2014
DUNS: 036562767
C.F.D.A.:20.106

Amendment No. 02 to the Agreement

Part I - Identification of the Project

TO: The City of Weslaco, Texas

FROM: The State of Texas, acting through the Texas Department of Transportation

The City of Weslaco, Texas, hereinafter referred to as the "Sponsor," and the Texas Department of Transportation, hereinafter referred to as the "State," have entered into an Airport Project Participation Agreement TxDOT CSJ Number 1421WESLA, executed by the Sponsor on June 3, 2014, and by the State on June 12, 2014, for the development of the Mid Valley Municipal Airport, hereinafter referred to as the "Airport".

The project is described as project services to: conduct a drainage study at the Mid Valley Municipal Airport.

It is in the mutual interest of the Sponsor and the State to increase the agreement by \$30,300 for additional design services.

Part II - Offer of Financial Assistance, as changed by Amendment No. 01 , estimates total project costs to be \$145,150; and financial assistance is currently limited to \$130,635 in federal funds and \$14,515 in local sponsor funds.

The following amendment to the Airport Project Participation Agreement shall become effective upon execution of this Amendment by the Sponsor and the State.

The Airport Project Participation Agreement is amended as follows:

1. On Part II, Item No. 2 of the Agreement, change Amount A, estimated total project costs, and any further references in the Agreement to Amount A, to \$175,450.

2. On Part II, Item No. 2 of the Agreement, change Amount B, estimated project costs eligible for federal financial assistance, and any further references in the Agreement to Amount B, to \$175,450.

3. On Part II, Item 3 of the Agreement, change Amount C, the maximum obligation of the United States payable under this offer, and any further references in the Agreement to Amount C, to \$157,905.

4. On Part II, Item 4 of the Agreement, change Amount D, Sponsor's share of the estimated construction costs, and any further references in the Agreement to Amount D, to \$17,545.

All other terms and conditions of the agreement are unchanged and remain in full force and effect.

This Amendment to the Airport Project Participation Agreement between the City of Weslaco, Texas, and the Texas Department of Transportation is mutually agreed to and accepted.

Executed this _____ day of _____, 20_____.

The City of Weslaco, Texas
Sponsor

Witness Signature

Sponsor Signature

Witness Title

Sponsor Title

Execution by the State

Executed by and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs and grants heretofore approved and authorized by the Texas Transportation Commission.

STATE OF TEXAS
TEXAS DEPARTMENT OF TRANSPORTATION

By: _____

Date: _____



Standardized Agenda Request Form

Date of Meeting: August 16, 2016		Agenda Item No. (to be assigned by CSO): 2016-377	
From: Mike Perez, City Manager			
Subject: Discussion and consideration to approve Resolution 2016-55 opposing the recent administrative efforts by the Texas Department of Transportation to no longer apply the economically disadvantaged county program to off-system (Non-TXDOT roadways) transportation projects throughout the state and more specifically Hidalgo County. Possible action. (Staffed by City Manager's Office.)			
Background: Section 1.18 of Senate Bill 370 gave the Texas Transportation Commission the ability to adjust the minimum local matching funds for counties with below average property values, per capita income and above average unemployment. This program came to be known as the Economically Disadvantaged Counties (EDC) program providing an incentive and a tool to assist counties and local governments in leveraging the necessary dollars to build roads. Recently the Hidalgo County Metropolitan Planning Organization was advised by TXDOT Pharr district staff that TXDOT EDC funds would no longer be available to off-system projects (non-TXDOT roadways)			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution			
If item previously considered, provide date and action by Commission: N/A			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A			
Advisory Review, if any (name of board/committee, date of action, recommendation): N/A			
Elizabeth Walker Mike Perez		Created/Initiated Final Approval	
City Manager Comments: Approve.			
Staff Recommendation: Approve.			
Attachments, if any: HCMPO resolution			

Responsibilities upon Approval:

Execute and convey to HCMPO.

RESOLUTION 2016-55

“CONSIDERATION AND APPROVAL OF A RESOLUTION OPPOSING THE RECENT ADMINISTRATIVE EFFORTS BY THE TEXAS DEPARTMENT OF TRANSPORTATION TO NO LONGER APPLY THE ECONOMICALLY DISADVANTAGED COUNTY PROGRAM TO OFF-SYSTEM (NON-TXDOT ROADWAYS) TRANSPORTATION PROJECTS THROUGHOUT THE STATE AND MORE SPECIFICALLY HIDALGO COUNTY.”

WHEREAS, IN 1997, THE 75TH LEGISLATURE PASSED SENATE BILL 370, BETTER KNOWN AS THE TEXAS DEPARTMENT OF TRANSPORTATION SUNSET BILL; AND

WHEREAS, SECTION 1.18 OF SENATE BILL 370 GAVE THE TEXAS TRANSPORTATION COMMISSION THE ABILITY TO ADJUST THE MINIMUM LOCAL MATCHING FUNDS FOR COUNTIES WITH BELOW AVERAGE PROPERTY VALUES, PER CAPITA INCOME AND ABOVE AVERAGE UNEMPLOYMENT; AND

WHEREAS, THIS PROGRAM CAME TO BE KNOWN AS THE ECONOMICALLY DISADVANTAGED COUNTIES (EDC) PROGRAM PROVIDING AN INCENTIVE AND A TOOL TO ASSIST COUNTIES AND LOCAL GOVERNMENTS IN LEVERAGING THE NECESSARY DOLLARS TO BUILD ROADS; AND

WHEREAS, RECENTLY THE HIDALGO COUNTY METROPOLITAN PLANNING ORGANIZATION WAS ADVISED BY TXDOT PHARR DISTRICT STAFF THAT TXDOT EDC FUNDS WOULD NO LONGER BE AVAILABLE TO OFF-SYSTEM PROJECTS (NON-TXDOT ROADWAYS); AND

WHEREAS, ALL OFF-SYSTEM LOCAL PROJECTS WITH ADVANCED FUNDING AGREEMENTS FOR NEW AND FUTURE PROJECTS WOULD NO LONGER BE ABLE TO ACCESS THESE MONIES; AND

WHEREAS, OVER TIME THIS PROGRAM HAS HELPED THE COUNTY PROVIDE MILLIONS IN LOCAL MATCHING DOLLARS TO MANY PROJECTS DELIVERING QUALITY OF LIFE IMPROVEMENTS, ESSENTIAL INFRASTRUCTURE, AND CONTINUED ECONOMIC GROWTH TO THE REGION; AND

WHEREAS, THE RECENTLY REVISED INTERPRETATION OF THE TEXAS ADMINISTRATIVE CODE BY THE TEXAS DEPARTMENT OF TRANSPORTATION WILL GREATLY HINDER THE ABILITY OF LOCAL GOVERNMENTS TO DEVELOP LOCAL INFRASTRUCTURE USING FEDERAL FUNDS; AND

WHEREAS, TXDOT, BECAUSE OF THE PASSAGE OF PROPOSITION 1 AND PROPOSITION 7 WHICH HAD STRONG SUPPORT FROM THIS COURT AND MANY CITIZENS IN THIS COUNTY AS APPROVED BY THE VOTERS, WILL HAVE NEW DOLLARS TO ADDRESS THEIR ROADWAYS LEAVING LOCAL GOVERNMENTS TASKED TO DEVELOP PLANS TO ADDRESS DEVELOPMENT AND MAINTENANCE OF THEIR LOCAL ROADWAY SYSTEM; AND

WHEREAS, THE COST TO THE STATE GOVERNMENT VERSUS THE BENEFIT TO THE CITIZENS OF HIDALGO COUNTY AND THE STATE OF TEXAS IS HIGHLY DISPROPORTIONATE AND WE BELIEVE THIS CHANGE IN TXDOT POLICY WILL UNFAIRLY IMPACT OUR AREAS.

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY OF WESLACO EXPRESSES ITS OPPOSITION TO THIS POLICY AND URGES THE TEXAS DEPARTMENT OF TRANSPORTATION TO CONTINUE THE ECONOMICALLY DISADVANTAGED COUNTY PROGRAM FOR ALL PREVIOUSLY APPLICABLE COSTS SUCH AS CONSTRUCTION ENGINEERING AND CONSTRUCTION FOR OFF-SYSTEM ROADWAY PROJECTS.

PASSED AND APPROVED this 16th day of August, 2016.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Elizabeth M. Walker, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**

Model Staff Report in Support of TGS COSA Rate Increase Ordinance

Background

On April 28, 2016, Texas Gas Service Company (“TGS” or “Company”) filed for a rate increase pursuant to the Cost of Service Adjustment (“COSA”) tariff adopted by the Rio Grande Valley Service Area (“RGVSA”) Cities. TGS claimed an entitlement to rate relief under the tariff in the amount of \$1,791,783 on a system-wide basis. Attorney, Geoffrey Gay, and consultant, Karl Nalepa, relied upon by Valley Cities to review the TGS filing and negotiate a settlement, agreed to recommend a settlement of \$1,491,783 on a system-wide basis.

Purpose of the COSA

The Texas Legislature allows gas utilities to annually adjust rates based on changes to invested capital. That statutory provision is referred to as the Gas Reliability Infrastructure Program (“GRIP”). In a GRIP proceeding, cities are not allowed to intervene at the Railroad Commission, cannot challenge the reasonableness of any investment, and may not recover rate case expenses. In 2009, RGVSA Cities negotiated a COSA tariff as a three year experimental substitute for the GRIP process. Finding the COSA process to be mutually beneficial, the COSA process was renewed at the end of the experiment. In 2012, Cities and TGS agreed to a revised COSA tariff. This is the fifth filing under the revised tariff.

Resolution of the 2016 Filing

Cities’ consultant Karl Nalepa recommended adjustments to reduce the \$1,791,783 rate increase requested by TGS by \$638,634. Settlement discussions resulted in TGS agreeing to reduce their request by \$300,000.

Cities’ special counsel Geoffrey Gay recommended the rescinding of the COSA tariff that allows for an expedited comprehensive rate review process adopted by the RGVSA Cities in 2009. This rescission will result in TGS having to file a traditional rate case for future rate increase proceedings.

Bill Impact

The proof of revenues prepared by TGS, and affirmed by Karl Nalepa, reveals that the rate increase will have the following impact on average monthly customer bills:

Residential	\$0.65
Commercial	\$15.02
Industrial	\$154.87
Public Authority	\$13.39
Transportation T-1	\$223.69
Transportation T-2	\$161.90

EXPLANATION OF “BE IT ORDAINED” PARAGRAPHS IN THE ORDINANCE

- Section 1. When rates change, it is critical for the regulatory authority to find existing rates to be unreasonable and for the new rates to be just and reasonable. This section finds that the new rates reflected in tariffs for each customer class attached to the Ordinance are reasonable.
- Section 2. This paragraph authorizes TGS to collect an additional \$1,491,783 in revenue.
- Section 3. This paragraph requires the Company to reimburse the City for consulting and legal costs associated with the requested increase.
- Section 4. This paragraph repeals any prior City action that might be inconsistent with the new tariffs adopted by the Council.
- Section 5. This paragraph repeals the existing COSA tariff, thus requiring that TGS file a traditional rate case proceeding for future rate increases.
- Section 6. This paragraph recites compliance with the Open Meetings Act.
- Section 7. This paragraph is a typical savings clause, preserving the remaining provisions of the Ordinance should any one provision be determined to be invalid.
- Section 8. Pursuant to the COSA tariff, the new rates are to become effective July 29th. This paragraph allows the Company to implement the new rates on meter reads that occur on or after July 27, 2016.
- Section 9. This paragraph requires that an adopted and signed copy of the Ordinance be sent to the Company and special counsel to the City.

RECOMMENDATION

The City staff recommends adoption of the Ordinance and tariffs establishing new rates.

ORDINANCE NO. 2016-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESLACO, TEXAS, (“CITY”) APPROVING A NEGOTIATED RESOLUTION BETWEEN THE CITY OF WESLACO AND TEXAS GAS SERVICE (“TGS” OR “THE COMPANY”) REGARDING THE COMPANY’S APRIL 28, 2016 COST OF SERVICE ADJUSTMENT (“COSA”) FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING NEW TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT AND FINDING THE RATES TO BE SET BY THE ATTACHED TARIFFS TO BE JUST AND REASONABLE; PROVIDING FOR THE RECOVERY OF THE CITY’S AND TGS’ REASONABLE AND NECESSARY RATE CASE EXPENSES; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; REPEALING ANY PRIOR ORDINANCES INCONSISTENT WITH THIS ORDINANCE AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY’S AND THE CITY’S LEGAL COUNSEL.

WHEREAS, the City of Weslaco, Texas (“City”) is a gas utility customer of Texas Gas Service (“TGS” or “the Company”), and a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, pursuant to the terms of the agreement settling TGS’ 2009 Statement of Intent to increase rates, to which City was a signatory, the City and other municipalities within the Rio Grande Valley Service Area and TGS worked collaboratively to develop the Cost of Service Adjustment (“COSA”) tariff that allows for an expedited comprehensive rate review process; and

WHEREAS, on or about April 28, 2016, TGS filed with the City a COSA tariff seeking to increase natural gas rates to all customers residing in the City; and

WHEREAS, the Company has requested a system-wide increase of \$1,791,783; and

WHEREAS, the City coordinated a review of TGS' COSA filing and designated attorneys and consultants to resolve issues in the Company's COSA filing; and

WHEREAS, the Company has filed evidence that existing rates are unreasonable and should be changed; and

WHEREAS, independent analysis by the City's rate expert concluded that TGS is able to justify an increase over current rates; and

WHEREAS, the City's attorney and consultant recommend that the City approve the Settlement Agreement reflecting increased revenues of \$1,491,783 on a system-wide basis; and

WHEREAS, the attached tariffs implementing new rates are consistent with the negotiated resolution reached by the City and are just, reasonable, and in the public interest; and

WHEREAS, the negotiated resolution of the Company's COSA filing and the resulting rates are, as a whole, in the public interest; and

WHEREAS, the City desires to rescind the COSA tariff that allows for an expedited comprehensive rate review process, thus requiring TGS to file a traditional rate case in the future.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF Weslaco, TEXAS:

Section 1. That the City Council finds that the existing rates for natural gas service provided by TGS are unreasonable and the new tariffs implementing this Ordinance, which are attached hereto and incorporated herein as Attachment A, are just and reasonable and are hereby adopted.

Section 2. That a rate increase of \$1,491,783 on a system-wide basis.

Section 3. That TGS shall reimburse the reasonable ratemaking expenses of the City in processing the Company's rate application.

Section 4. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 5. That the City Council finds that the existing COSA process needs to be updated, that the existing COSA tariff is rescinded and that the Company shall file a traditional rate case in 2017 with a test year ending December 31, 2016.

Section 6. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 7. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 8. That the tariffs attached as Attachment A to this Ordinance shall become effective for meters read on and after July 27, 2016, consistent with the COSA tariff.

Section 9. That a copy of this Ordinance shall be sent to TGS, care of Stephanie Houle, 1301 South Mopac, Suite 400, Austin, Texas 78746, and to Geoffrey Gay, Special Counsel to the City, at Lloyd Gosselink Rochelle & Townsend, P.C., P. O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED on first reading this _____ day of _____, 2016.

PASSED AND APPROVED on second and final reading this _____ day of _____, 2016.

CITY OF WESLACO

David Suarez, Mayor

ATTEST:

Elizabeth Walker, City Secretary

APPROVED AS TO FORM:

Juan E. Gonzalez, City Attorney

RESIDENTIAL SERVICE RATE**APPLICABILITY**

Applicable to a residential customer in a single dwelling, or in a dwelling unit of a multiple dwelling or residential apartment, or nursing homes, for domestic purposes.

TERRITORY

All customers in the incorporated areas served by the Company in its Rio Grande Valley Service Area.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of \$11.25 plus -
All Ccf @ \$ 0.57904 per Ccf

OTHER ADJUSTMENTS

In addition to the Cost of Service set forth above, each customer's bill shall include the following adjustments:

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Conservation Adjustment Clause: Adjustments in accordance with the provisions of the Conservation Adjustment Clause, Rate Schedule 1C, if applicable.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above, see Rate Schedule 1B.

CONDITIONS

Subject in all respects to applicable laws, rules, and regulations from time to time in effect.

COMMERCIAL SERVICE RATE**APPLICABILITY**

Applicable to commercial consumers and to consumers not otherwise specifically provided for under any other rate schedule.

TERRITORY

All customers in the incorporated areas served by the Company in its Rio Grande Valley Service Area.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of \$31.25 plus (For Commercial Service)

A Customer Charge per meter per month of \$18.75 plus (For Church Service)

All Ccf @ \$ 0.42023 per Ccf

OTHER ADJUSTMENTS

In addition to the Cost of Service set forth above, each customer's bill shall include the following adjustments:

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Conservation Adjustment Clause: Adjustments in accordance with the provisions of the Conservation Adjustment Clause, Rate Schedule 1C, if applicable.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above, see Rate Schedule 1B.

CONDITIONS

1. Subject in all respects to applicable laws, rules, and regulations from time to time in effect.
2. Delivery of Gas hereunder may be interrupted or curtailed at the discretion of the Company, in case of shortage or threatened shortage of gas supply from any cause whatsoever, to conserve gas for residences, hospitals, schools, churches, and other human needs customers as prioritized in the Company's approved Curtailment Program.

INDUSTRIAL SERVICE RATE**APPLICABILITY**

Service under this rate schedule is available to any customer whose primary business activity at the location served is included in one of the following classifications of the Standard Industrial Classification Manual of the U.S. Government.

Division B	- Mining - all Major Groups
Division D	- Manufacturing - all Major Groups
Divisions E and J	- Utility and Government - facilities generating power for resale only

TERRITORY

All customers in the incorporated areas served by the Company in its Rio Grande Valley Service Area.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of \$66.85 plus -
All Ccf @ \$ 0.50289 per Ccf

OTHER ADJUSTMENTS

In addition to the Cost of Service set forth above, each customer's bill shall include the following adjustments:

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above, see Rate Schedule 1B.

CONDITIONS

1. Subject in all respects to applicable laws, rules, and regulations from time to time in effect.
2. Delivery of gas hereunder may be interrupted or curtailed at the discretion of the Company, in case of shortage or threatened shortage of gas supply from any cause whatsoever, to conserve gas for residences, hospitals, schools, churches, and other human needs customers as prioritized in the Company's approved Curtailment Program.

PUBLIC AUTHORITY SERVICE RATE**APPLICABILITY**

Applicable to all public and parochial schools and colleges, and to all facilities operated by Governmental agencies not specifically provided for in other rate schedules or special contracts.

TERRITORY

All customers in the incorporated areas served by the Company in its Rio Grande Valley Service Area.

COST OF SERVICE RATE

During each monthly billing period:

A Customer Charge per meter per month of \$35.71 plus -
All Ccf @ \$ 0.44999 per Ccf

OTHER ADJUSTMENTS

In addition to the Cost of Service set forth above, each customer's bill shall include the following adjustments:

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Taxes: Plus applicable taxes and fees (including franchises fees) related to above, see Rate Schedule 1B.

CONDITIONS

1. Subject in all respects to applicable laws, rules, and regulations from time to time in effect.
2. Delivery of gas hereunder may be interrupted or curtailed at the discretion of the Company, in case of shortage or threatened shortage of gas supply from any cause whatsoever, to conserve gas for residences, hospitals, schools, churches, and other human needs customers as prioritized in the Company's approved Curtailment Program.

TRANSPORTATION SERVICE RATEAPPLICABILITY

Service under this rate schedule is available to any customer of Texas Gas Service Company (“Company”) and to Qualified Suppliers or Producers supplying natural gas to be transported, pursuant to Rate Schedule T-GEN (General Charges, Provisions and Conditions) for the transportation of customer-owned natural gas through the Company’s Rio Grande Valley distribution system for use by customers within the Company’s Rio Grande Valley’s Service Area or delivered to connecting pipelines. The customer must arrange with its gas supplier to have the customer’s gas delivered to one of the Company’s existing receipt points for transportation by the Company to the customer’s facilities at the customer’s delivery point. The receipt points shall be specified by the Company at its reasonable discretion, taking into consideration available capacity, operational constraints, and integrity of the distribution system.

Prior to the execution of a Gas Transportation Service Agreement, customer must represent and certify that its usage shall average five hundred (500) Mcf of gas per month or six thousand (6,000) Mcf annually. The Company shall have the right at all reasonable times, upon prior notice to Customer, to enter onto Customer’s premises and inspect Customer’s facilities and operations to verify such capability. Customer must agree to notify the Company within a reasonable time if there is any change in Customer’s usage. Should Customer’s usage capability average less than five hundred (500) Mcf per month or six thousand (6,000) Mcf annually, Customer must so notify the Company and the Company may discontinue service hereunder except as provided in the Gas Transportation Service Agreement.

TERRITORY

All areas served by the Company in its Rio Grande Valley Service Area.

RATE

This rate shall be the sum of Part A, Part B, and Part C as described below.

Part A: A customer charge of \$127.82 per meter per month.

Part B: All volumes of natural gas transported during each month in accordance with this schedule shall be billed at the following Ccf charge:

All Ccf @ \$0.23728 per Ccf

Part C: “Additional Charges to Cost of Service Rate” pursuant to Rate Schedule T-GEN (General Charges, Provisions and Conditions).

CONDITIONS

See the “Special Provisions” and “Conditions” pursuant to Rate Schedule T-GEN (General Charges, Provisions and Conditions)

TRANSPORTATION SERVICE RATE

APPLICABILITY

Service under this rate schedule is available to any customer of Texas Gas Service Company ("Company") and to Qualified Suppliers or Producers supplying natural gas to be transported, pursuant to Rate Schedule T-GEN (General Charges, Provisions and Conditions) for the transportation of customer-owned natural gas through the Company's Rio Grande Valley distribution system for use by customers within the Company's Rio Grande Valley's Service Area or delivered to connecting pipelines. This rate schedule requires a one-year commitment for transportation service. The customer must arrange with its gas supplier to have the customer's gas delivered to one of the Company's existing receipt points for transportation by the Company to the customer's facilities at the customer's delivery point. The receipt points shall be specified by the Company at its reasonable discretion, taking into consideration available capacity, operational constraints, and integrity of the distribution system.

TERRITORY

All areas served by the Company in its Rio Grande Valley Service Area.

RATE

This rate shall be the sum of Part A, Part B, and Part C as described below.

Part A: A customer charge of \$327.82 per meter per month.

Part B: All volumes of natural gas transported during each month in accordance with this schedule shall be billed at the following Ccf charge:

All Ccf @ \$0.06717 per Ccf

Part C: "Additional Charges to Cost of Service Rate" pursuant to Rate Schedule T-GEN (General Charges, Provisions and Conditions).

Minimum Monthly Bill of \$1,500 (from the sum of Part A and Part

B) CONDITIONS

See the "Special Provisions" and "Conditions" pursuant to Rate Schedule T-GEN (General Charges, Provisions and Conditions)

