



EDINBURG CITY COUNCIL
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78539

REGULAR MEETING AGENDA
JUNE 4, 2024
6:00 PM

1. CALL TO ORDER, ESTABLISH QUORUM

- A. Prayer.
- B. Pledge of Allegiance.

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. PROCLAMATIONS/RECOGNITIONS

- A. Presentation of Proclamation Recognizing Stephanie Meza, Miss Teen Rio Grande Valley as Requested by Filemon Meza. [Clarice Y. Balderas, City Secretary]
- B. Presentation of Proclamation Recognizing June 2024 as Elder Abuse Awareness Month as Requested by the Department of Family and Protective Services. [Clarice Y. Balderas, City Secretary]
- C. Presentation of Proclamation Recognizing City of Edinburg Retiree, Jose J. Garza, Custodian, City Manager's Department/Building Maintenance Division for 20 Years of Service. [Belinda Torres, Director of Human Resources/Civil Service]
- D. Present the Recipient for the Employee of the Month Award for the Month of May 2024. [Belinda Torres, Director of Human Resources/Civil Service]

5. PUBLIC COMMENTS

The Mayor and City Council allow for a specific portion of the City Council Meeting to be dedicated to public comments. Public Comments are limited to three (3) minutes. Please note that this public comment period is not interactive. The City Council may not respond to public comments.

If a resident desires to make a public comment in person, please complete the Public Comments Form which will be located outside of the City Council Chambers and submit the completed form to the City Secretary prior to the commencement of the City Council Meeting. We ask for everyone's cooperation in

following this procedure.

6. PRESENTATION AND REPORT

- A. Presentation and Discussion on the Proposed West and East Owassa Road Sanitary Sewer Improvements. [Gerardo Carmona Jr., P.E., Director of Utilities]

7. PUBLIC HEARINGS

- A. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, Being 199.997 Acres, Being All of Lots 38 and 39, Baker's Subdivision of the Cucharria Tract, According to the Plat Thereof Recorded in Volume 2, Page 46, Maps of Records in the Office of the County Clerk of Hidalgo County, Texas, Being Located at 8601 North Jasman Road, as Requested by the City of Edinburg. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- B. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, All of Share 4 Containing 125.17 Acres, Tract of Land out of Mutual Partition of Tract 158 San Salvador Del Tule Grant, as Per Map or Plat Thereof Recorded in Volume 16, Page 11, Maps of Records in the Office of the County Clerk of Hidalgo County, Texas, Being Located at 8601 North Jasman Road, as Requested by the City of Edinburg. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- C. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being All of Lot 13, Kenyon Heights Subdivision, Unit No. 2, Located at 1210 Virginia Drive, as Requested by Olegario Cantu and Yolanda Cantu. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- D. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Commercial, General (CG) District to Downtown (DT) District, Being all of Lots 8 and 9, Block 144, Original Townsite of Edinburg, Located at 500 North Closner Boulevard, as Requested by Armando Gutierrez on Behalf of Homer Jasso Sr. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- E. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being the West Three feet of Lot 7 and All of Lot 8, Block 95, Original Townsite of Edinburg, Located at 505 West Van Week Street, as Requested by Joseph Ruiz on Behalf of E & E Professional Solutions, LLC. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- F. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Being a 2.38 Acre Tract of Land Out of Lot 5, Section 243, Texas-Mexican Railway Company Survey, Located at 3001 North I-69C, as Requested by Isael Posadas Jr. on Behalf of Ricardo Rodriguez Jr. and Deyanira Rodriguez. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- G. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District, Being a 1.00 Acre

Tract of Land, More or Less, Being the North 208.70 Feet of the East 208.70 Feet of Lot 8, Block 3, A.J. McColl Subdivision, Located at 1702 West Alberta Road, as Requested by George Cruz and Erica Garcia. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]

- H. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District, Being a 0.72 Acre Tract of Land, Being Out of the West 400 Feet of the North 6 Acres of the South ½ of Lot 20, Kelly-Pharr Subdivision, (Proposed Meridien at 281 Subdivision, Lot 2), Located at 3316-3326 South Business Highway 281, as Requested by Roberto Rojas on Behalf of Durga Properties, LTD. [Jaime Acevedo, Director of Planning & Zoning]
- I. Hold Public Hearing on the Proposed Community Development Block Grant (CDBG) FY 2024-2025 Annual Action Plan (AAP) as Recommended by the Community Development Council. [Claudia L. Farias, Director of Grants Administration]

8. ORDINANCE

- A. Consider Ordinance Providing for a Temporary Special Use Permit for the “18th Annual Texas Cook’Em: High Steaks in Edinburg” to be held from Friday, July 5, 2024 through Saturday, July 6, 2024 at Ebony Hills Golf Course, Being a Tract of Land Containing 66.886 Acres Situated in the City of Edinburg Out of Lot 9, Section 274 and Lots 11 & 12, Section 271, Located at 300 West Mark Peña Drive, as Requested by Ronnie Larralde on Behalf of the Edinburg Chamber of Commerce. [Jaime Acevedo, Director of Planning and Zoning]

9. VARIANCE

- A. Consider Variance Request to the City's Unified Development Code Article 3, Table 3.102-4 Duplex and Multiplex Lot and Building Standards, Lot Width for the proposed Serenity Springs Phase II Subdivision, Being a 4.00 Acre Tract of Land Being the East 4.00 Acres of the South 5.00 Acres of the North 20.00 Acres of Lot 7, Section 275, Texas-Mexican Rail Way Company’s Survey, Hidalgo County, Texas, Located at 1300 South McColl Road, as Requested by Quintanilla Headley & Associates. [Jaime Acevedo, Director of Planning & Zoning]

10. RESOLUTION

- A. Consider Resolution Authorizing the City Manager to Submit a Grant Application to the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS Office) Under the Fiscal Year 2024 COPS Hiring Program (CHP), and Execute Grant Documents Relating Thereto. [Jaime Ayala, Chief of Police].

11. AWARDING OF BID

- A. Consider Awarding RFQ No. 2024-2, Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction Material Testing Services to Millennium Engineers Group, Inc. the Highest Ranked Proposal, and Authorize the City Manager or Designee to Negotiate an Agreement Related Thereto. [Gerardo Carmona Jr., P.E., Director of Utilities]

12. APPOINTMENTS

- A. Consider Appointments to the Following City Advisory Boards, Councils, Commissions and Committees: All America City David Chavana 10K Advisory Board, Four Members; Airport Advisory Board of South Texas International Airport of Edinburg, Two Members; Building Board of

Adjustments and Appeals, One Member; Community Development Council, Two Members; Cultural Activities Board, One Member; Downtown District Steering Committee, One Member; Edinburg Golf Board, Two Members; Edinburg Little League, Four Members; Environment Advisory Board, One Member; Public Library Board, One Member. [Clarice Y. Balderas, City Secretary]

13. CONSENT AGENDA

All Matters Listed Under Consent Agenda Are Considered To Be Routine By The Governing Body And Will Be Enacted By One Motion. There Will Be No Separate Discussion Of These Items. If Discussion Is Desired, That Item Will Be Removed From The Consent Agenda And Will Be Considered Separately. With Regard To Any Item, The City Council May Take Various Actions; Including But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Council May Elect To Go Into Executive Session On Any Item 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 Open Meetings Act.

- A. Consider Increasing the Amount of Purchase Order P240653 to 7 Day Addiction LLC in the Amount Not to Exceed \$3,280 for the Little League Baseball & Softball Shirts. [Javier Garza, Director of Parks and Recreation]

14. OTHER BUSINESS

- A. Future Items Requested by City Council. [Myra L. Ayala, City Manager]

15. EXECUTIVE SESSION

The City Council will convene in Executive Session, in accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions to Requirement that Meetings be Open. The City Council May Elect To Go Into Executive Session On Any Item 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 Open Meetings Act.

- A. Discussion and Possible Action Regarding Economic Development. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- B. Discussion and Possible Action Regarding the Purchase, Exchange, Lease, or Value of Real Property. (§551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting.; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- C. Discussion of Duties, Responsibilities, Remuneration, and Possible Action Regarding Appointment of a City Attorney. (§552.074 Personnel Matters and §551.071 Consultation with Attorney; Closed Meeting).
- D. Consultation with City Attorney. (§551.071. Consultation with Attorney; Closed Meeting; §551.087)

OPEN SESSION

The City Council will convene in Open Session to take necessary action, if any, in accordance with Chapter 551, Open meetings, Subchapter E, Procedures Relating to Closed Meeting, §551.102, Requirement to Vote or Take Final Action in Open Meeting.

16. ADJOURNMENT

I hereby certify this Notice of a City Council Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on May 31, 2024 at 4:30 p.m.

By: /s/ Clarice Y. Balderas
Clarice Y. Balderas, City Secretary
City of Edinburg, Texas

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PROCLAMATIONS/RECOGNITIONS

Agenda Item No: 4.A.

Proclamation - Miss Teen Rio Grande Valley

1. Agenda Item:

Presentation of Proclamation Recognizing Stephanie Meza, Miss Teen Rio Grande Valley as Requested by Filemon Meza. [Clarice Y. Balderas, City Secretary]

2. Description:

Stephanie Meza was recently crowned the winner of the 2024 Miss Rio Grande Valley Teen USA and will go on to represent the Rio Grande Valley, including the All American City of Edinburg, at the Miss Texas Teen USA Pageant in Houston, Texas on June 23, 2024. Stephanie Meza is a young 18 year old senior at Robert Vela High School in Edinburg, Texas, who has received Excellence Awards in Mathematics, History, English, and Science. She is a proud member of the National Math Honor Society and will graduate in the top ten percent of the senior 2024 class.

The City of Edinburg City Council would like to recognize the achievements of Stephanie Meza and wish her success in her future endeavors.

3. Staff's Recommendation:

Recognize Stephanie Meza 2024 Miss Teen Rio Grande Valley.

Reviewed by:

Clarice Balderas, City Secretary

Prepared by:

Maria Ortiz, Administrative Assistant

Attachments:

A. Proclamation- Stephanie Valeria Meza

PROCLAMATION



Stephanie Valeria Meza 2024 Miss Rio Grande Valley

WHEREAS, Stephanie Valeria Meza was born to Miriam and Filemon Meza on November 25, 2005 in McAllen, Texas; and,

WHEREAS, at the young age of five, Stephanie started participating in local pageants. Stephanie has won a plethora of local pageants which include: 2015 Little Miss Edinburg; 2016 Little Miss RGV; 2017 Pre-Teen South Padre Island; 2017 Miss RGV Ambassador; 2018 Miss Tropics of Texas Pre-Teen; 2019 Miss South Texas Jr. Teen; 2020 Miss South Texas Ambassador; 2022 Miss Tropics of South Texas; and is the current title holder of the 2024 Miss Rio Grande Valley Teen USA; and,

WHEREAS, Miss Stephanie Meza will go on to represent the Rio Grande Valley, including the All American City of Edinburg, at the Miss Texas Teen USA Pageant in Houston, Texas on June 23, 2024, which is a beauty pageant for girls ages 14-19. The pageant program includes a competition involving private interviews with judges, a presentation shows in active wear and evening gowns and a final on-stage interview question; and,

WHEREAS, Miss Meza is a young 18 year old senior at Robert Vela High School in Edinburg, Texas, who has received Excellence Awards in Mathematics, History, English, and Science, is a proud member of the National Math Honor Society and will graduate in the top ten percent of her Class of 2024; and,

WHEREAS, Miss Meza is a very dedicated individual who has triumphed in all her life goals, and will continue to excel in the future and is anxious to get involved in local politics in the near future, God willing. Throughout her life, Miss Meza has learned and applied her acquired skills to her school career and life situations. She has represented her school in external competitions such as the Miss Texas Teen USA in 2023 where she was blessed to make it into the much sought Final 17, which is incredibly difficult to accomplish, and has been a role model to her fellow students showing that through hard work everything is possible; and,

WHEREAS, the Edinburg native is also a very generous and helpful individual. She has hundreds of hours of community service and has raised over \$20,000 during her multiple reigns as a beauty pageant winner for our local charities such as the Food Bank of South Texas. She genuinely cares for people and hopes to soon be elected to a local office to represent those who are in need.

NOW, THEREFORE, I, RAMIRO GARZA, JR., MAYOR OF THE CITY OF EDINBURG, TX: By the power vested in me by law, do hereby recognize:

STEPHANIE VALERIA MEZA

for her accomplishments, and her service in the community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Edinburg, Texas, a Municipal Corporation, to be affixed on this the 4th day of June 2024.

CITY OF EDINBURG, TEXAS

By: _____
Ramiro Garza, Jr., Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary





CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PROCLAMATIONS/RECOGNITIONS

Agenda Item No: 4.B.

Proclamation - Elder Abuse Awareness Month

1. Agenda Item:

Presentation of Proclamation Recognizing June 2024 as Elder Abuse Awareness Month as Requested by the Department of Family and Protective Services. [Clarice Y. Balderas, City Secretary]

2. Description:

Abuse affects men and women of all income and ability levels, and all cultural and ethnic backgrounds in all communities. It takes the efforts of an entire community working together to spread awareness, and strengthen the efforts to prevent, report and address elder abuse.

The Edinburg City Council would like to recognize June 2024 as Elder Abuse Awareness Month.

3. Staff's Recommendation:

Present Proclamation recognizing June 2024 as Elder Abuse Awareness Month.

Reviewed by:

Clarice Balderas, City Secretary

Prepared by:

Maria Ortiz, Administrative Assistant

Attachments:

A. Proclamation- Elder Abuse Awareness Month 2024

PROCLAMATION



ELDER ABUSE AWARENESS MONTH JUNE 2024

WHEREAS, older adults and people with disabilities of diverse backgrounds contribute to the wellbeing of this city every day, enriching our community by working, caregiving, volunteering and actively preserving customs, rituals, and traditions; and,

WHEREAS, these residents are vital and integral members of our society, their wisdom, knowledge, insight, and experience can be shared to enrich our community and our lives; and,

WHEREAS, abuse of the elderly and people with disabilities in domestic and institutional settings is a wide-spread problem, affecting hundreds of thousands of people, not just in this community but across Texas; and,

WHEREAS, abuse affected more than 120,069 older adults and people with disabilities of which 83,737 were confirmed in Texas in 2023; and,

WHEREAS, abuse against older adults and people with disabilities is grossly underreported because of social stigma, embarrassment, and fear; and,

WHEREAS, adult abuse affects men and women of all income and ability levels, all cultural and ethnic backgrounds, in all communities; and,

WHEREAS, many of the cases investigated by Adult Protective Services in Texas involve self-neglect and it is our duty as citizens to reach out to people in need; and,

WHEREAS, elder abuse is everyone's business, it is important to strengthen our efforts to prevent, report, and address elder abuse.

NOW, THEREFORE, I, RAMIRO GARZA, JR., MAYOR OF THE CITY OF EDINBURG, TX:
By the power vested in me by law, do hereby proclaim June 2024 as:

ELDER ABUSE AWARENESS MONTH

and urge everyone to work together to reduce abuse and neglect of older adults and people with disabilities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Edinburg, Texas, a Municipal Corporation, to be affixed on this the 4th day of June, 2024.

CITY OF EDINBURG, TEXAS

By: _____
Ramiro Garza, Jr., Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary





CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PROCLAMATIONS/RECOGNITIONS

Agenda Item No: 4.C.

Proclamation - Retiree Jose J. Garza

1. Agenda Item:

Presentation of Proclamation Recognizing City of Edinburg Retiree, Jose J. Garza, Custodian, City Manager's Department/Building Maintenance Division for 20 Years of Service. [Belinda Torres, Director of Human Resources/Civil Service]

2. Description:

The City would like to recognize the following retiree for their dedication and service to the City of Edinburg:

Jose J. Garza, Custodian with the City Manager's Department/Building Maintenance Division, is retiring after 20 years of service.

The Edinburg City Council would like to recognize Jose J. Garza for being a loyal, dedicated employee of the City of Edinburg for the past 20 years.

3. Staff's Recommendation:

Present Proclamation recognizing City of Edinburg Retiree, Jose J. Garza, Custodian, City Manager's Department/Building Maintenance Division for 20 Years of Service.

Reviewed by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Prepared by:

Belinda Torres, Director of
Human Resources/Civil
Service

Attachments:

A. Proclamation- Jose J. Garza

PROCLAMATION



JOSE J. GARZA CUSTODIAN BUILDING MAINTENANCE DEPARTMENT

WHEREAS, on May 3, 2004, Jose J. Garza was hired by the City of Edinburg Community Services/Building Maintenance Division; and,

WHEREAS, on October 10, 2005, Mr. Garza was reclassified from Custodian to Custodian 1; and,

WHEREAS, on November 05, 2014, due to a Compensation Plan amendment Mr. Garza's title was changed to Custodian; and,

WHEREAS, during his years of service Mr. Garza attended numerous trainings: Certificate of training: Children's Advocacy Center of Hidalgo County-Estrella's House; numerous Certificate of Employee Appreciation; Ethics in the Workplace; Customer Service Fundamentals/Interactions; Cyber Security; Active Shooter Training; Harassment in the Workplace; Safety manual Title VII Discrimination and Harassment Prevention; and,

WHEREAS, on May 08, 2024, after 20 years of service Mr. Jose J. Garza retired from the City of Edinburg.

NOW, THEREFORE, I, RAMIRO GARZA, JR., MAYOR OF THE CITY OF EDINBURG, TX:
By the power vested in me by law, do hereby recognize:

JOSE J. GARZA CUSTODIAN BUILDING MAINTENANCE DEPARTMENT

for his years of loyalty; and dedicated service to the City of Edinburg. The Edinburg City Council would like to express their gratitude and wish Jose J. Garza a happy retirement.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Edinburg, Texas, a Municipal Corporation, to be affixed on this the 6th day of June, 2024.

CITY OF EDINBURG, TEXAS

ATTEST:

By: _____
Ramiro Garza, Jr., Mayor

By: _____
Clarice Y. Balderas, City Secretary





CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PROCLAMATIONS/RECOGNITIONS

Agenda Item No: 4.D.

Employee of the Month - May 2024

1. Agenda Item:

Present the Recipient for the Employee of the Month Award for the Month of May 2024. [Belinda Torres, Director of Human Resources/Civil Service]

2. Description:

The City of Edinburg Employee Engagement Committee assists to promote employee appreciation and recognition. The City would like to recognize the recipient for the Employee of the Month for the month of May 2024.

The recipient for the month of May 2024 is Maura L. Morales, Building Plans Examiner II with the Department of Building Safety.

The recipient of the employee of the month award has actively participated in programs and objectives above and beyond the employee's regular job duties and responsibilities.

The Edinburg City Council would like to recognize Maura L. Morales for being a loyal, dedicated employee of the City of Edinburg.

3. Staff's Recommendation:

Present the Recipient for the Employee of the Month Award for the Month of May 2024.

Reviewed by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Prepared by:

Belinda Torres, Director of
Human Resources/Civil
Service

Attachments:

None



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PRESENTATION AND REPORT

Agenda Item No: 6.A.

Presentation - Owassa Road Sanitary Sewer Improvements

1. Agenda Item:

Presentation and Discussion on the Proposed West and East Owassa Road Sanitary Sewer Improvements. [Gerardo Carmona Jr., P.E., Director of Utilities]

2. Description:

City staff will provide an update on the Proposed West and East Owassa Road Sanitary Sewer Improvements.

3. Staff's Recommendation:

Present and Discuss the Proposed West and East Owassa Road Sanitary Sewer Improvements.

Reviewed by:

Tomas Reyna, Assistant City Manager

Prepared by:

Gerardo Carmona, Director
of Utilities

Attachments:

A. Presentation: Proposed East and West Owassa Road Sanitary Sewer Improvements



Proposed West and East Owassa Road Sanitary Sewer Improvements

By: Gerardo Carmona Jr., P.E., Director of Utilities

**June 04, 2024
Regular City Council Meeting**



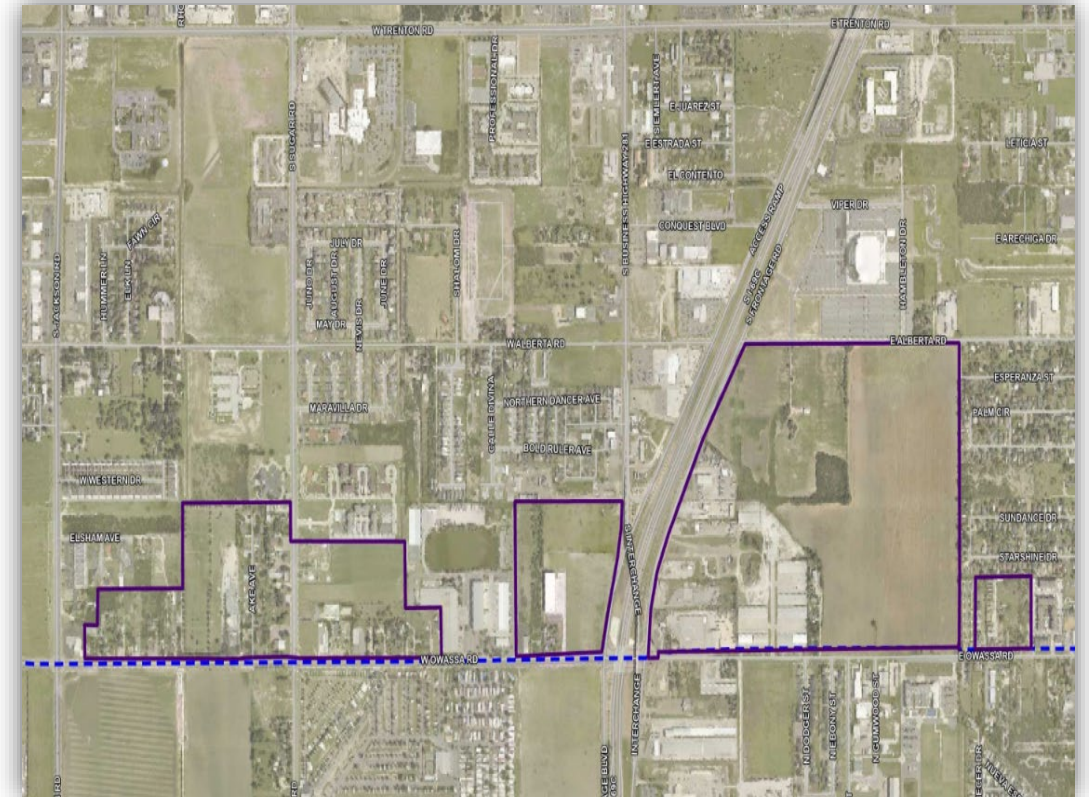
Owassa Road Background

Owassa Road areas were annexed

- 2013/2015 - West
- 2013 - East

There was approximately 102 Properties (325 acres)

- West - 73 Properties (122 acres)
- East - 29 Properties (203 acres)





West Owassa Road

Objective: Construct a lift station and provide first time sewer to the area

Update:

- City Staff and ROW agent are currently working on acquiring a property for the proposed lift station.
- City Staff is working with the Public Utility Commission (PUC) to bring this area into the City's Sewer CCN.





West Owassa Road

Tentative Timeline:

- Complete Property Acquisition Process: August 2024
- Design: Start September 2024 / Complete January 2025
- Obtain CCN Approval from PUC: January 2025
- Procurement: Start February 2025 / Complete March 2025
- Construction: Start April 2025 / Complete December 2025



East Owassa Road

Objective: Provide first time sewer to the area.

Update:

- City Staff and ROW agent are currently working on acquiring easements for the proposed sewer lines.





East Owassa Road

Tentative Timeline:

- Complete Easement Acquisition Process: December 2024
- Design: Start January 2025 / Complete June 2025
- Procurement: Start July 2025 / Complete August 2025
- Construction: Start September 2025 / Complete June 2026





CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PUBLIC HEARINGS

Agenda Item No: 7.A.

Public Hearings - 8601 North Jasman Road

1. **Agenda Item:**

Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, Being 199.997 Acres, Being All of Lots 38 and 39, Baker's Subdivision of the Cucharria Tract, According to the Plat Thereof Recorded in Volume 2, Page 46, Maps of Records in the Office of the County Clerk of Hidalgo County, Texas, Being Located at 8601 North Jasman Road, as Requested by the City of Edinburg. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]

2. **Description:**

This property is located at 8601 North Jasman Road and will be an addition to the current City of Edinburg landfill. The property consists of 199.997 acres and was annexed to the City of Edinburg on April 16, 2024. The requested zoning designation is the Industrial, General (IG) District, which is the primary heavy industrial district, intended to serve uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials.

The property is currently zoned Agriculture and Open Space (AO) District, which is intended to support agriculture and agriculture-supported uses as the primary use of land, and restricts uses or activities that interfere with agriculture or are incompatible because the users are negatively impacted by noise, dirt, or odors associated with agriculture. Adjacent zoning is Agriculture and Open Space (AO) District to the north, vacant land outside of the city limits to the east and west, and Industrial, General (IG) District to the south. Adjacent land consists of a mix of vacant land and landfill operations. The future land use designation is for Agriculture uses.

Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, May 3, 2024 and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.

The Planning & Zoning Commission recommended with a unanimous vote of 7-0 to approve the Rezoning Request. A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.

3. **Staff's Recommendation:**

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District based on adjacent zoning and surrounding land uses. The proposed zoning is not consistent with the outdated Future Land Use Plan. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Prepared by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Jaime Acevedo, Director of
Planning and Zoning

Attachments:

- A. City Council Agenda Packet Attachments
- B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 5/14/24
CITY COUNCIL – 6/4/24
DATE PREPARED – 5/1/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District

APPLICANT: City of Edinburg

AGENT: N/A

LEGAL: Being 199.997 acres, being all of Lots 38 and 39, Baker’s Subdivision of the Cucharia Tract

LOCATION: 8601 North Jasman Road

LOT/TRACT SIZE: 199.997 acres

CURRENT USE: Vacant land

PROPOSED USE: City Use and Development

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING: North – Agriculture and Open Space (AO) District
South – Industrial, General (IG) District
East – Outside City Limits
West – Outside City Limits

LAND USE PLAN: Agriculture

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District

REZONING REQUEST CITY OF EDINBURG

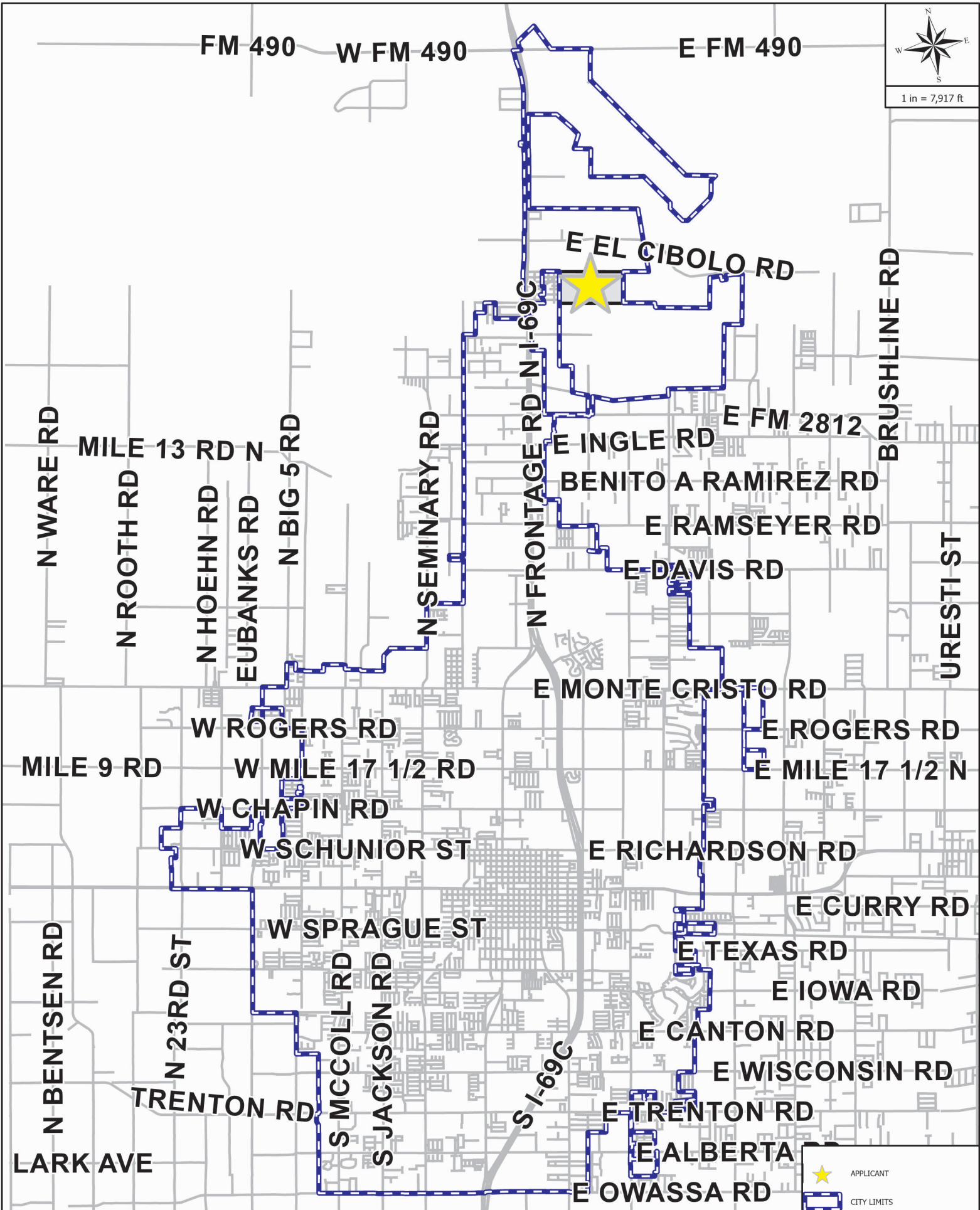
EVALUATION

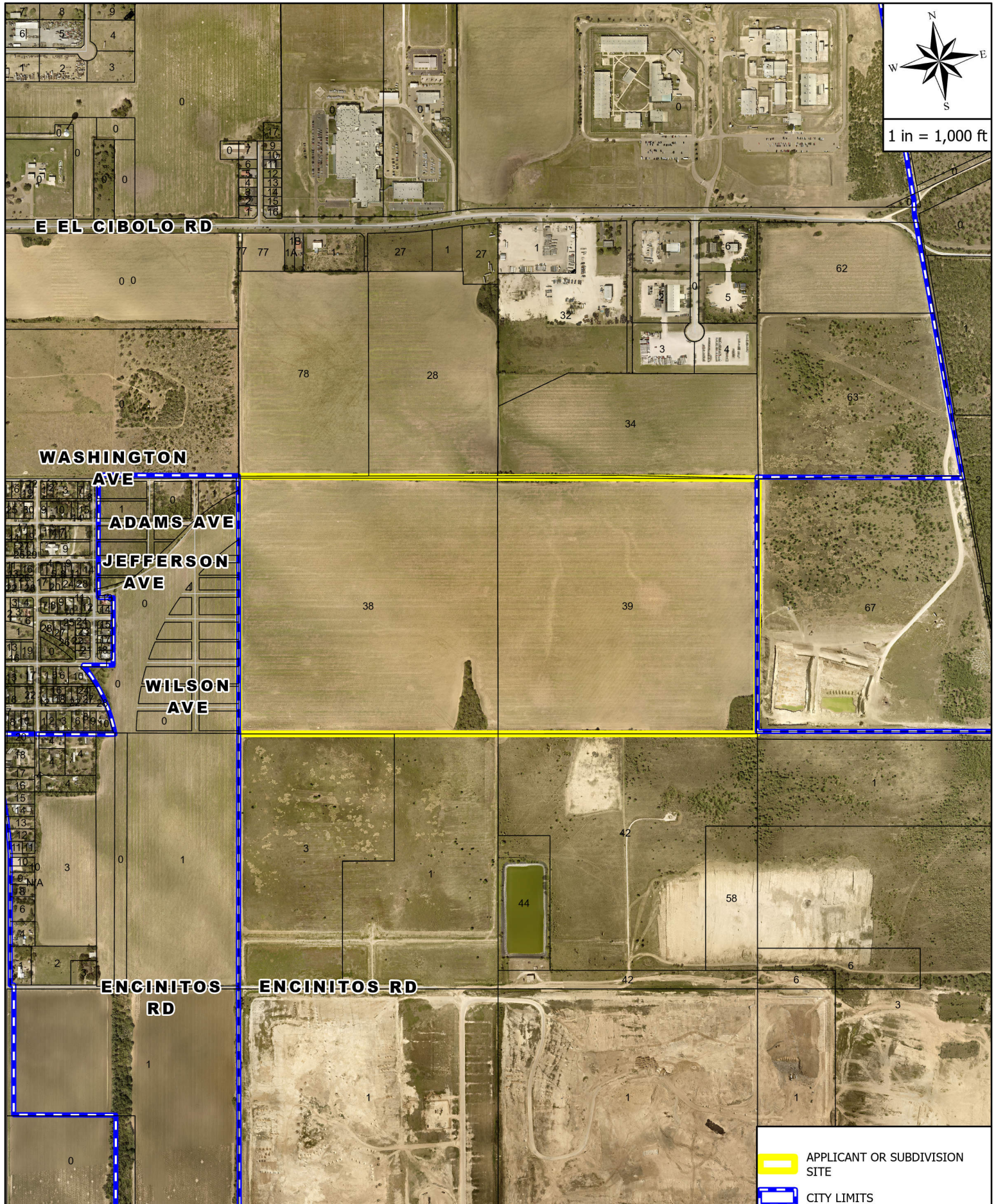
The following is staff's evaluation of the request.

1. The property was annexed into the city on April 16, 2024.
2. The land use pattern for this area is a mix of vacant land and landfill operations.
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District based on adjacent zoning and surrounding land uses. The proposed zoning is not consistent with the Future Land Use Plan. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, May 3, 2024 and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.

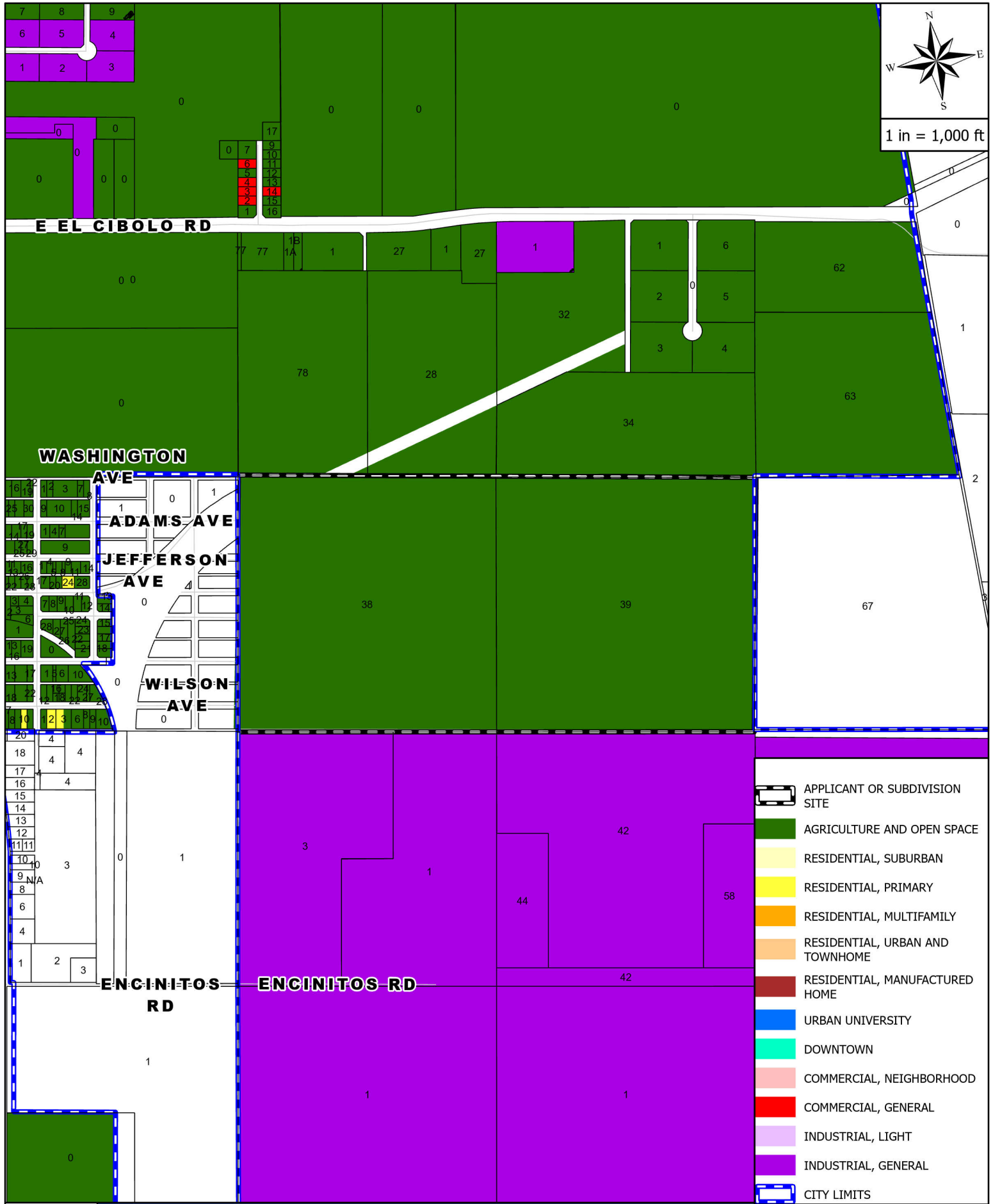




AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

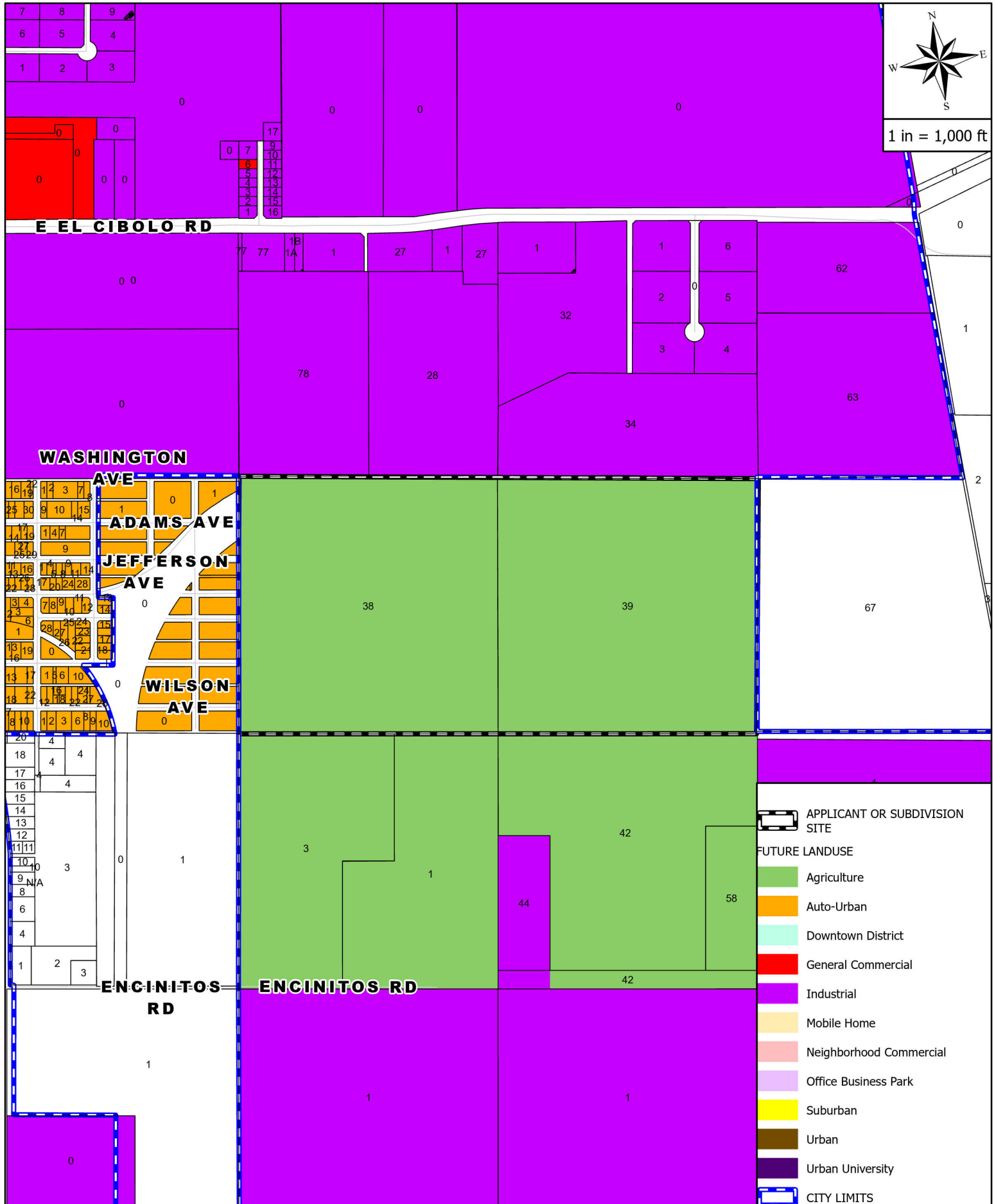
CITY OF EDINBURG 199.99 ACRES



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

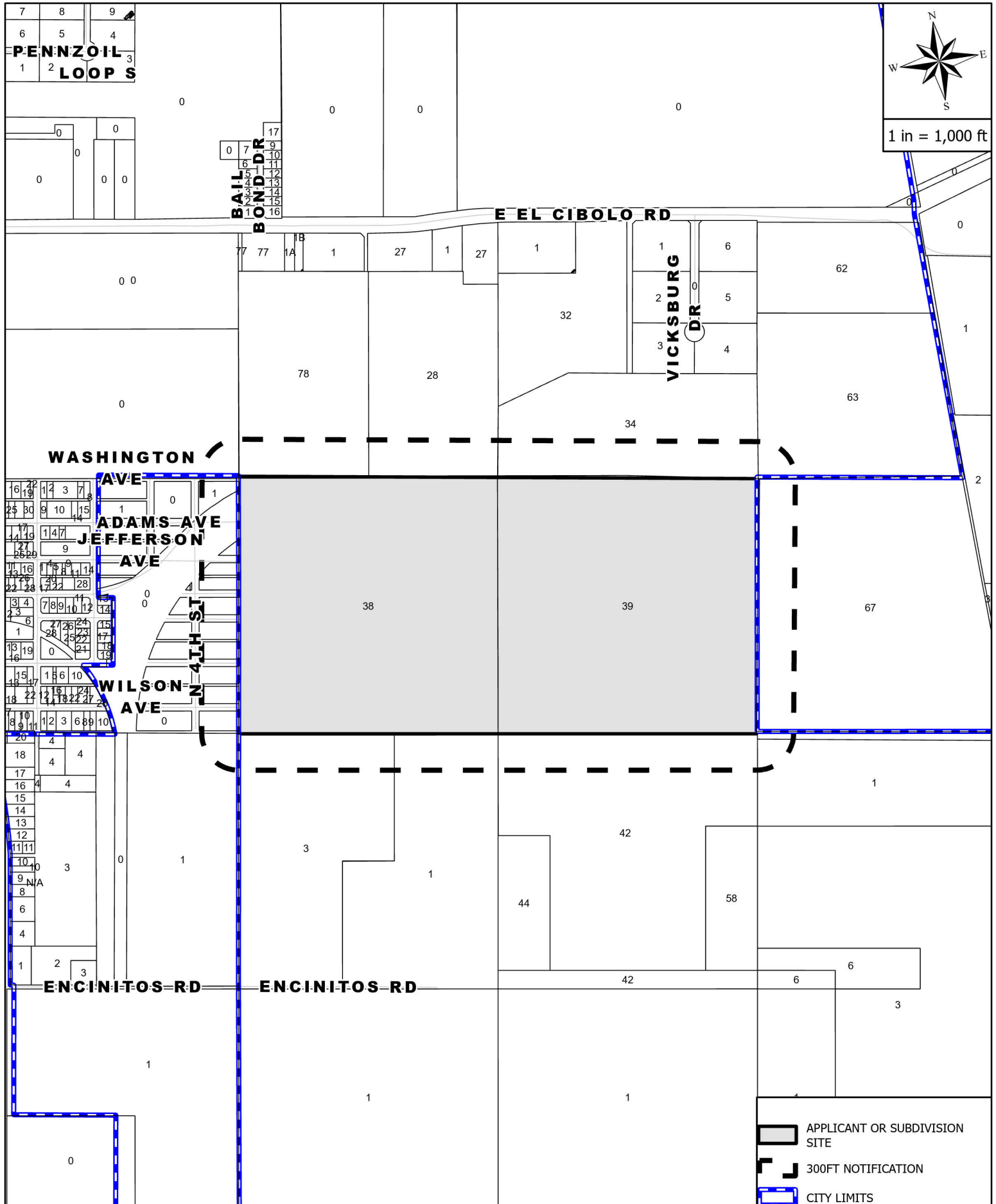
CITY OF EDINBURG 199.99 ACRES



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

CITY OF EDINBURG 199.99 ACRES



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

CITY OF EDINBURG 199.99 ACRES

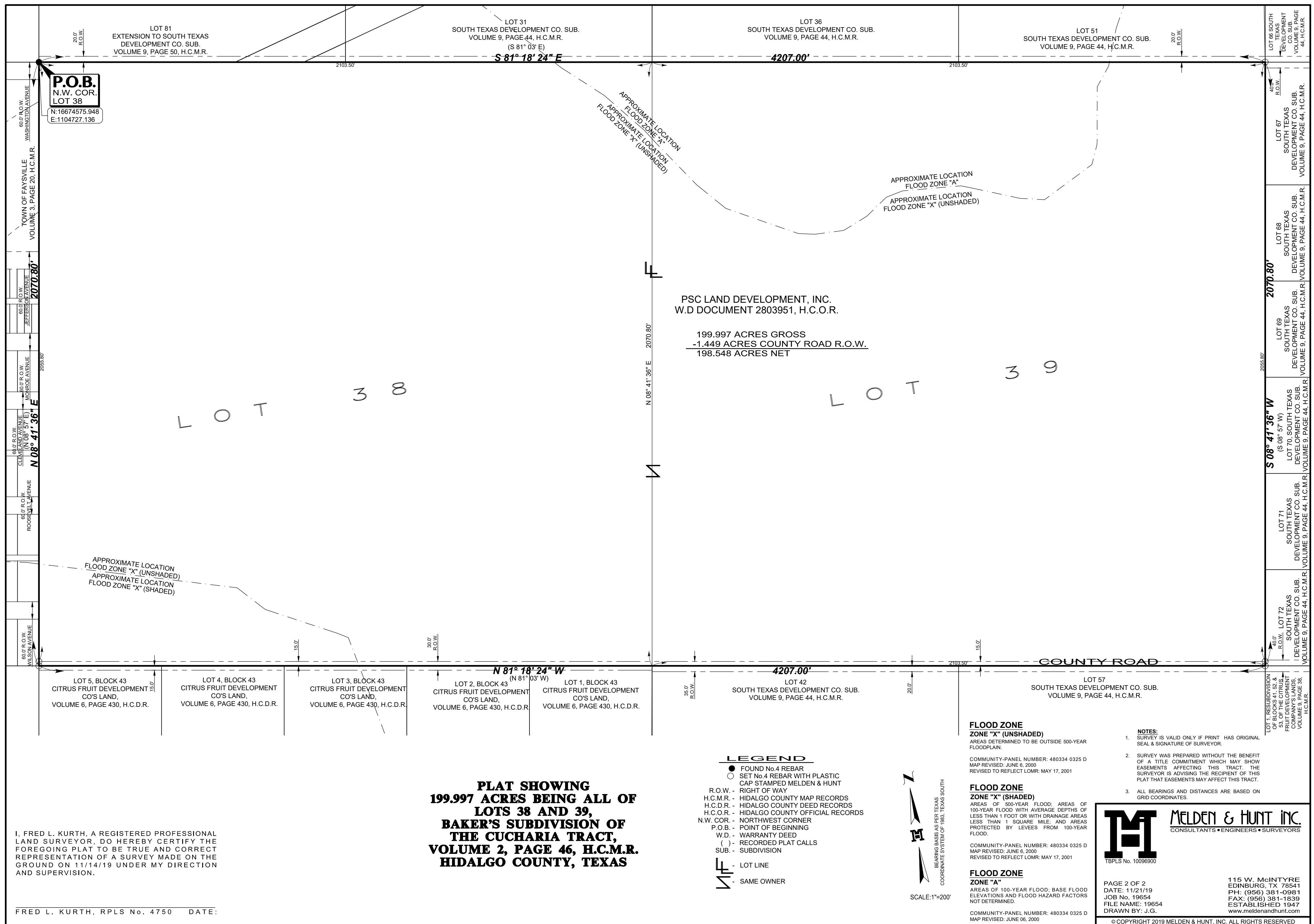


Rezoning Request Site Photo

CITY OF EDINBURG

8601 NORTH JASMAN ROAD





November 21, 2019

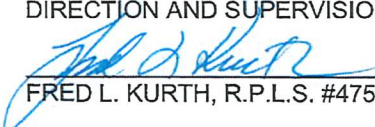
**METES AND BOUNDS DESCRIPTION
199.997 ACRES BEING ALL OF
LOTS 38 AND 39,
BAKER'S SUBDIVISION OF
THE CUCHARIA TRACT,
HIDALGO COUNTY, TEXAS**

A tract of land containing 199.997 acres situated in the County of Hidalgo, Texas, being all of Lots 38 and 39, Baker's Subdivision of the Cucharia Tract, according to the plat thereof recorded in Volume 2, Page 46, Hidalgo County Map Records, which said 199.997 acres were conveyed to PSC Land Development, Inc. by virtue of a Warranty Deed recorded under Document Number 2803951, Hidalgo County Official Records, said 199.997 acres being more particularly described as follows:

BEGINNING at a No. 4 rebar found [Northing: 16674575.948, Easting: 1104727.136] at the Northwest corner of said Lot 38 and the Southwest corner of Lot 81, Extension to South Texas Development Co. Subdivision, according to the plat thereof recorded in Volume 9, Page 50, Hidalgo County Map Records, for the Northwest corner of this herein described tract;

1. THENCE, S 81° 18' 24" E (S 81° 03' E plat call) along the North lines of said Lots 38 and 39, the South line of said Lot 81 and the South lines of Lots 31, 36 and 51, South Texas Development Co. Subdivision, according to the plat thereof recorded in Volume 9, Page 44, Hidalgo County Map Records, at a distance of 2,103.50 feet pass the Northeast corner of said Lot 38 and the Northwest corner of said Lot 39, continuing a total distance of 4,207.00 feet to a No. 4 rebar set on the Northeast corner of said Lot 39, the Southeast corner of Lot 51 the Southwest corner of Lot 66 and the Northwest corner of Lot 67, of said South Texas Development Co. Subdivision, for the Northeast corner of this tract;
2. THENCE, S 08° 41' 36" W (S 08° 57' W plat call) a distance along the West lines of Lots 67, 68, 69, 70, 71 and 72 of said South Texas Development Co. Subdivision, at a distance of 2,055.80 feet pass a No. 4 rebar set on the North right-of-way line of a County Road, continuing a total distance of 2,070.80 feet to a No. 4 rebar set at the Southeast corner of said Lot 39, the Southwest corner of Lot 72, the Northeast corner of Lot 57, of said South Texas Development Co. Subdivision, and the Northwest corner of Lot 1, Resubdivision of Blocks 41, 52 & 53, of The Citrus Fruit Development Company's Lands, according to the plat thereof recorded in Volume 9, Page 38, Hidalgo County Map Records, for the Southeast corner of this tract;
3. THENCE, N 81° 18' 24" W (N 81° 03' W plat call) along the South lines of said Lots 38 and 39, the North lines of Lots 42 and 57, of said South Texas Development Co. Subdivision, and the North lines of Lots 1, 2, 3, 4 and 5, Block 43, Citrus Fruit Development Co's Land, according to the plat thereof recorded in Volume 6, Page 430, Hidalgo County Deed Records, at a distance of 2,103.50 feet pass the Southwest corner of said Lot 39, the Northwest corner of Lot 42 and the Northeast corner of said Lot 1, Block 43, continuing a total distance of 4,207.00 feet to a No. 4 rebar set on the Southwest corner of said Lot 38, the Northeast corner of said Lot 5, Block 43 and the Southwest corner of Town of Faysville Subdivision, according to the plat thereof recorded in Volume 3, Page 20, Hidalgo County Map Records, for the Southwest corner of this tract;
4. THENCE, N 08° 41' 36" E (N 08° 57' E plat call) along the East line of said Lot 38, and the West line of said Town of Faysville Subdivision at a distance of 15.00 feet pass a No. 4 rebar set on the North right-of-way line of a County Road, continuing a total distance of 2,070.80 feet to the POINT OF BEGINNING and containing 199.997 acres, of which 1.449 acres lie within the existing right-of-way of a County Road, leaving a net of 198.548 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 11/14/19 UNDER MY DIRECTION AND SUPERVISION.


FRED L. KURTH, R.P.L.S. #4750

4-21-19
DATE:



PAGE 1 OF 2

Z:\Surveys\2019\19654\Metes & Bounds\199.997 ACRES METES AND BOUNDS.docx

Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



Zone Change Application

ENERGOV CASE #

RZNE-2024-0201

Date: November 14, 2023

1. Property Owner (required): CITY OF EDINBURG 2. Phone: (956) 381-5635

3. Mailing Address: POB 1079

4. City: EDINBURG State: TX Zip: 78540

5. Owner's Email: MAYALA@CITYOFEDINBURG.COM 6. Cell No. (956) 388-1851

7. Agent (not owner): _____ 8. Agent's Phone: _____

9. Agent's Mailing Address: _____

10. City: _____ State: _____ Zip: _____

11. Agent's Email: _____

12. Address/Location being Rezoned: The property is located at the eastern terminus of Wash

13. Legal Description of Property: _____ 14. Property ID(s): 120161

A tract of land containing 199.997 acres situated in the County of Hidalgo, Texas,

being all of Lots 38 and 39, Baker's Subdivision of the Cucharria Tract, according to

15. Zone Change: From: AO - Agriculture/Open Space To: IG - Industrial, General

16. Existing Land Use: FARMLAND

17. Reason for Zone Change: CITY USE AND DEVELOPMENT - EDINBURG REGIONAL

LANDFILL

Mayra L. Ayala, CM - for City of Edinburg

(Please Print Name)

Signature

OFFICE USE ONLY

REVIEWED BY _____ DATE RECEIVED _____

***INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.**

**ZONING CASE
OWNER NOTIFICATION LIST**

PID: 883426
CUNNINGHAM DAVID
1015 ATLANTIC BLVD NO 318
ATLANTIC BEACH
JACKSONVILLE, FL 32233

PID: 287792
SEKULA MARIA
25963 N FM 681
EDINBURG, TX 78541-6123

PID: 137144
CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID: 120161
CITY OF EDINBURG
415 W UNIVERSITY DR
EDINBURG, TX 78539-4353

PID: 287793
CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID: 137147
CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID: 120160
PENA MATIAS JR
13303 N EXPRESSWAY 281
EDINBURG, TX 78542-6459

PID: 173912
AGUILERA NOE
10606 N EXPRESSWAY 281
EDINBURG, TX 78542-8577

PID: 137149
PENA MATIAS JR
13303 N EXPRESSWAY 281
EDINBURG, TX 78542

PID: 173933
PENA MATIAS JR
13303 N EXPRESSWAY 281
EDINBURG, TX 78542-6459

PID: 847730
CITY OF EDINBURG
415 W UNIVERSITY DR
EDINBURG, TX 78539-4353

PID: 894945
SEKULA DANIEL G
606 N SKINNER RD
EDINBURG, TX 78542-5719

PID: 930188
SANTA ROSA FARMS LP
25130 JESUS FLORES RD
MONTE ALTO, TX 78538-3204

PID: 120152
RIOS MAXIMIANO
3220 E FM 2812
EDINBURG, TX 78542-4836

PID: 1412905
SANTA ROSA FARMS LP
25130 JESUS FLORES RD
MONTE ALTO, TX 78538-3204

PID: 173881
PSC LAND DEVELOPMENT INC
13303 N EXPRESSWAY 281
EDINBURG, TX 78542-6459

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES OF THE AGRICULTURE AND OPEN SPACE (AO) DISTRICT TO INDUSTRIAL, GENERAL (IG) DISTRICT, BEING 199.997 ACRES, BEING ALL OF LOTS 38 AND 39, BAKER'S SUBDIVISION OF THE CUCHARIA TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAPS OF RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, BEING LOCATED AT 8601 NORTH JASMAN ROAD, EDINBURG, HIDALGO COUNTY, TEXAS, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Agriculture and Open Space (AO) District and the Industrial, General (IG) District, as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of 199.997 acres, being all of Lots 38 and 39, Baker's Subdivision of the Cucharia Tract, according to the plat thereof recorded in Volume 2, Page 46, Maps of Records in the Office of the County Clerk of Hidalgo County, Texas, Being Located at 8601 North Jasman Road, Edinburg, Hidalgo County, Texas, from Agriculture and Open Space (AO) District to Industrial, General (IG) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on May 14, 2024, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on June 4, 2024 at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Agriculture and Open Space (AO) District to Industrial, General (IG) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Agriculture and Open Space (AO) District and added to Industrial, General (IG) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 4th day of June 2024.

CITY OF EDINBURG

By: _____
Ramiro Garza, Jr., Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:
OMAR OCHOA LAW FIRM, P.C.

By: _____
Omar Ochoa, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PUBLIC HEARINGS

Agenda Item No: 7.B.

Public Hearings - 8601 North Jasman Road

1. **Agenda Item:**

Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, All of Share 4 Containing 125.17 Acres, Tract of Land out of Mutual Partition of Tract 158 San Salvador Del Tule Grant, as Per Map or Plat Thereof Recorded in Volume 16, Page 11, Maps of Records in the Office of the County Clerk of Hidalgo County, Texas, Being Located at 8601 North Jasman Road, as Requested by the City of Edinburg. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]

2. **Description:**

This property is located at 8601 North Jasman Road and will be an addition to the current City of Edinburg landfill. The property consists of 125.17 acres and was annexed to the City of Edinburg on April 16, 2024. The requested zoning designation is the Industrial, General (IG) District, which is the primary heavy industrial district, intended to serve uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials.

The property is currently zoned Agriculture and Open Space (AO) District, which is intended to support agriculture and agriculture-supported uses as the primary use of land, and restricts uses or activities that interfere with agriculture or are incompatible because the users are negatively impacted by noise, dirt, or odors associated with agriculture. Adjacent zoning is Industrial, General (IG) District to the east, south, and west, and vacant land outside of the city limits to the north. Adjacent land consists of a mix of vacant land and landfill operations. The future land use designation is for Agriculture uses.

Staff mailed a notice of the public hearing to 8 neighboring property owners on Friday, May 3, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.

The Planning & Zoning Commission recommended with a unanimous vote of 7-0 to approve the Rezoning Request. A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.

3. **Staff's Recommendation:**

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District based on adjacent zoning and surrounding land uses. The proposed zoning is not consistent with the outdated Future Land Use Plan. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Prepared by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Jaime Acevedo, Director of
Planning and Zoning

Attachments:

- A. City Council Agenda Packet Attachments
- B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 5/14/24
CITY COUNCIL – 6/4/24
DATE PREPARED – 5/1/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District

APPLICANT: City of Edinburg

AGENT: N/A

LEGAL: All of Share 4 Containing 125.17 acres, Tract of Land out of Mutual Partition of Tract 158 San Salvador Del Tule Grant

LOCATION: 8601 North Jasman Road

LOT/TRACT SIZE: 125.17 acres

CURRENT USE: Vacant land

PROPOSED USE: City Use and Development

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING: North – Outside City Limits
South – Industrial, General (IG) District
East – Industrial, General (IG) District
West – Industrial, General (IG) District

LAND USE PLAN: Agriculture

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District

REZONING REQUEST CITY OF EDINBURG

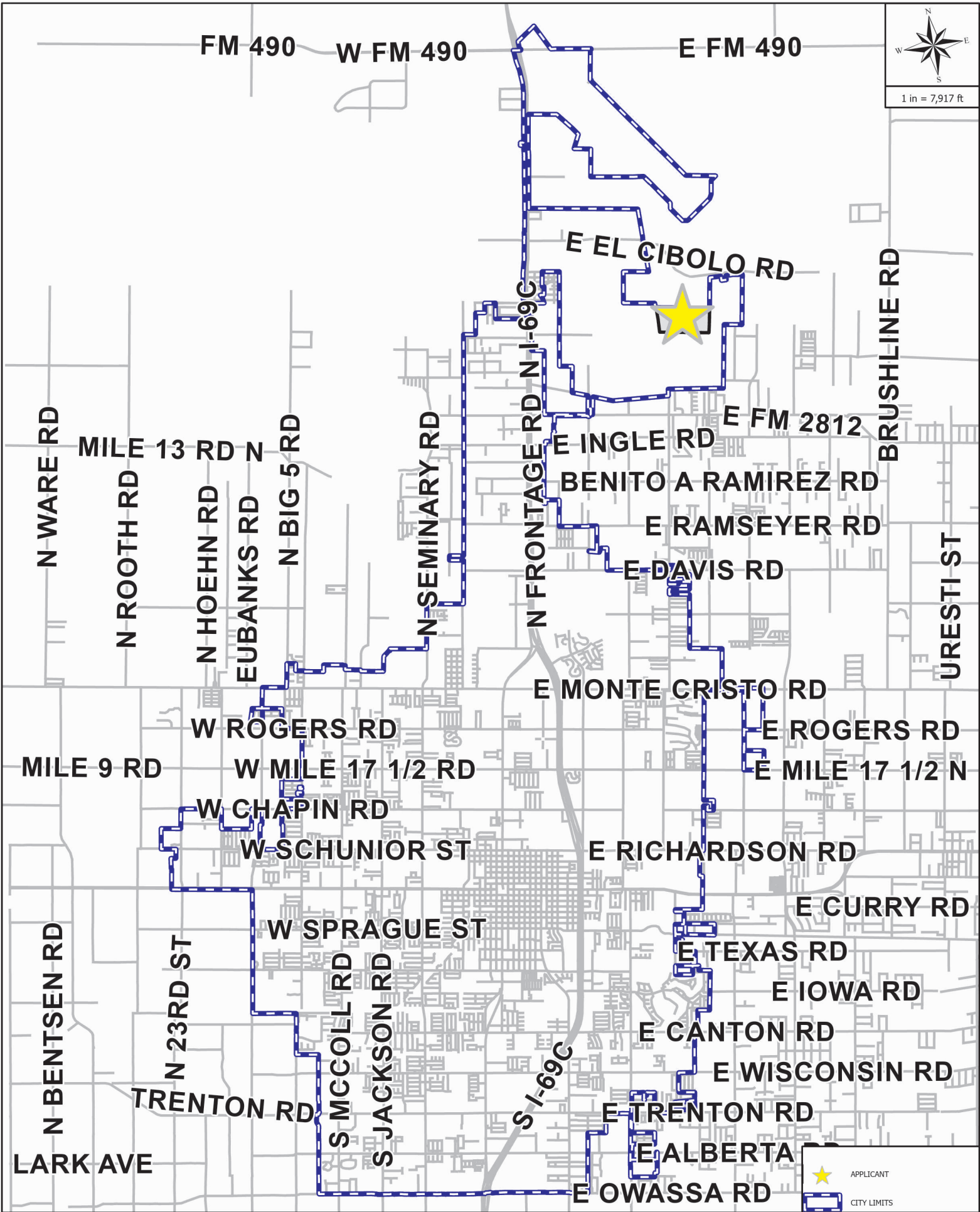
EVALUATION

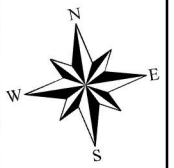
The following is staff's evaluation of the request.

1. The property was annexed into the city on April 16, 2024..
2. The land use pattern for this area is a mix of vacant land and landfill operations.
3. The proposed zoning is not consistent with the Future Land Use Plan.

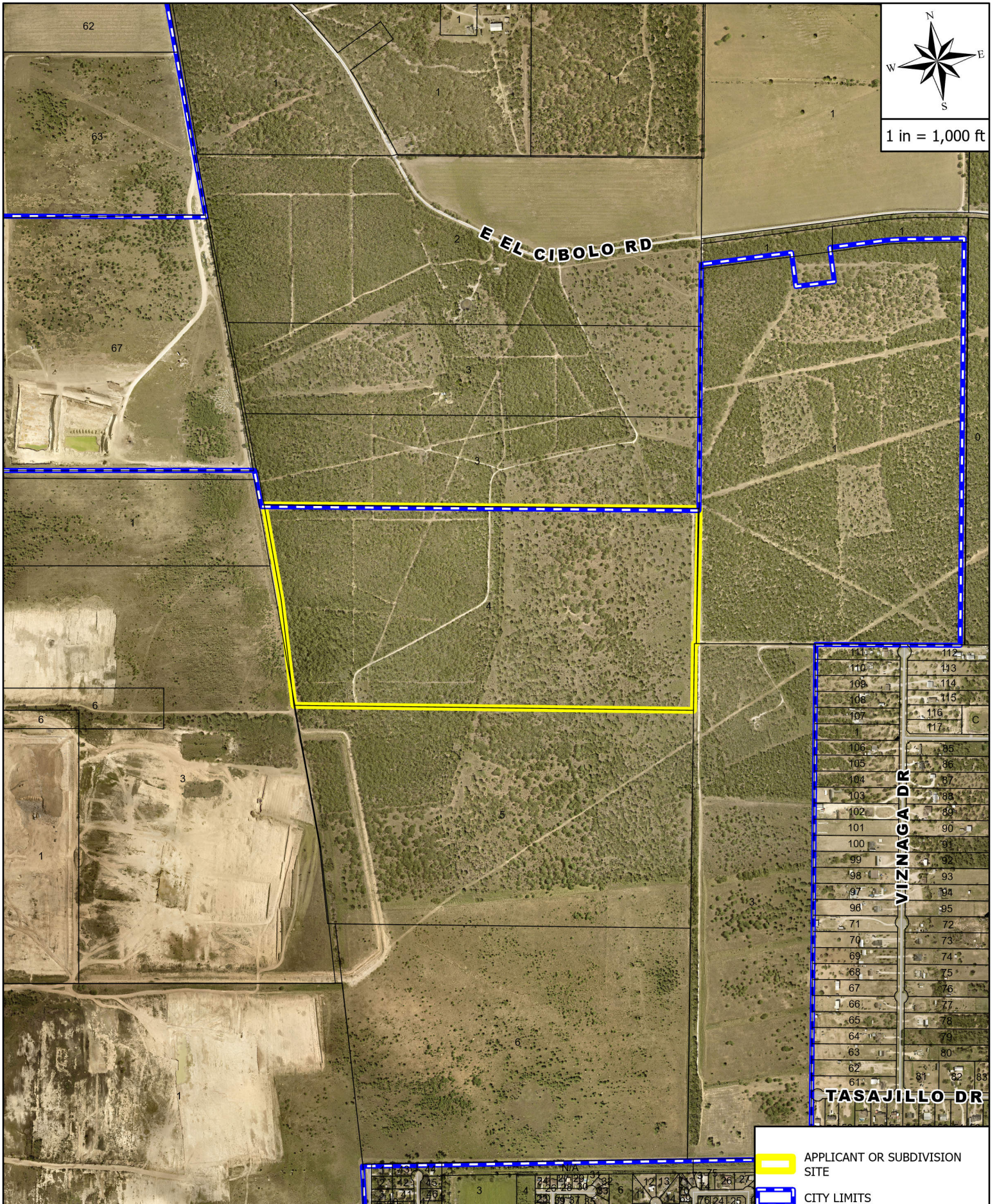
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1 in = 1,000 ft

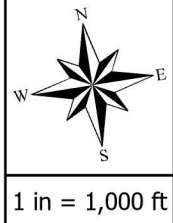
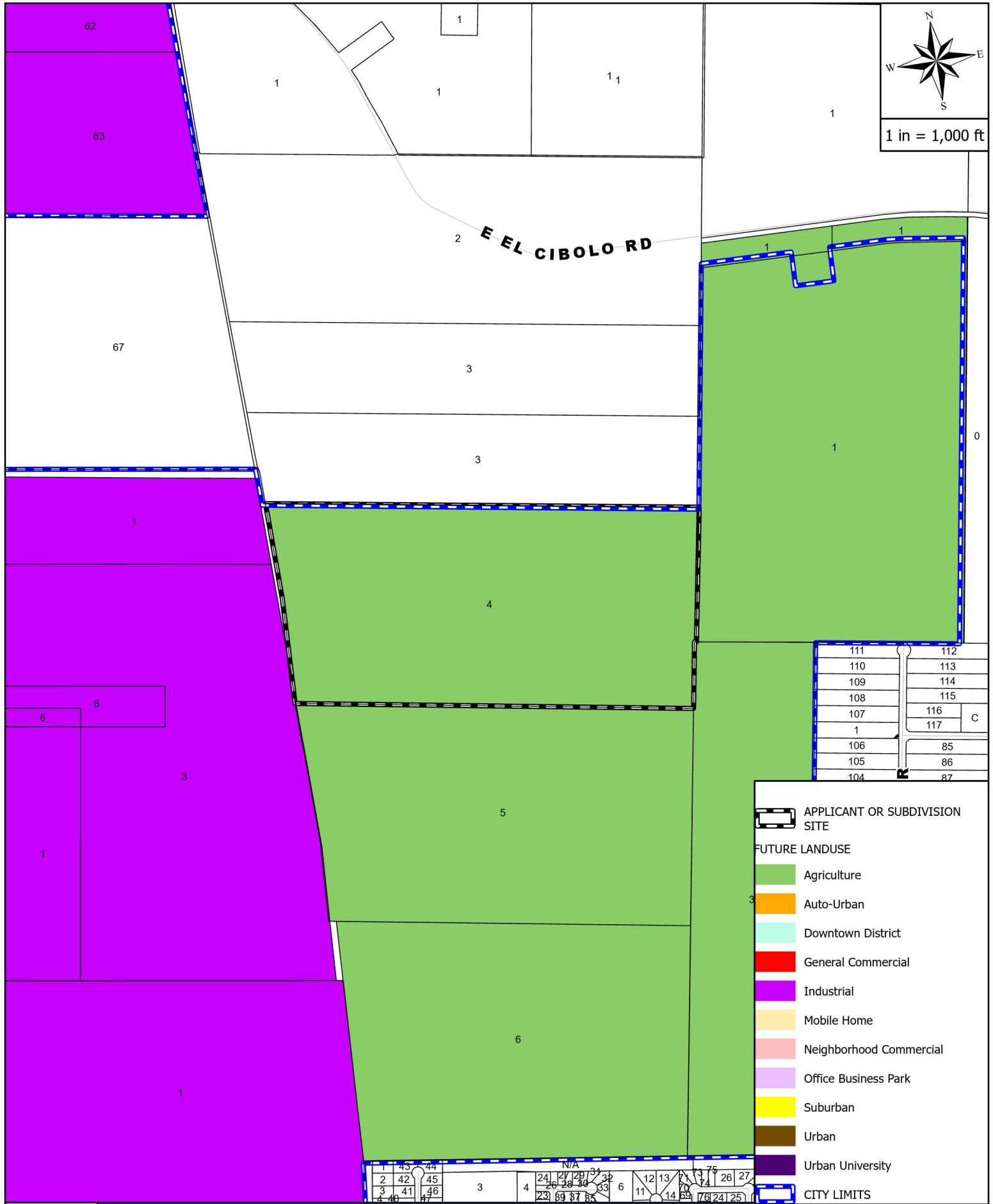


AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

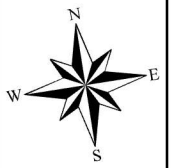
CITY OF EDINBURG 125.17 ACRES

-  APPLICANT OR SUBDIVISION SITE
-  CITY LIMITS

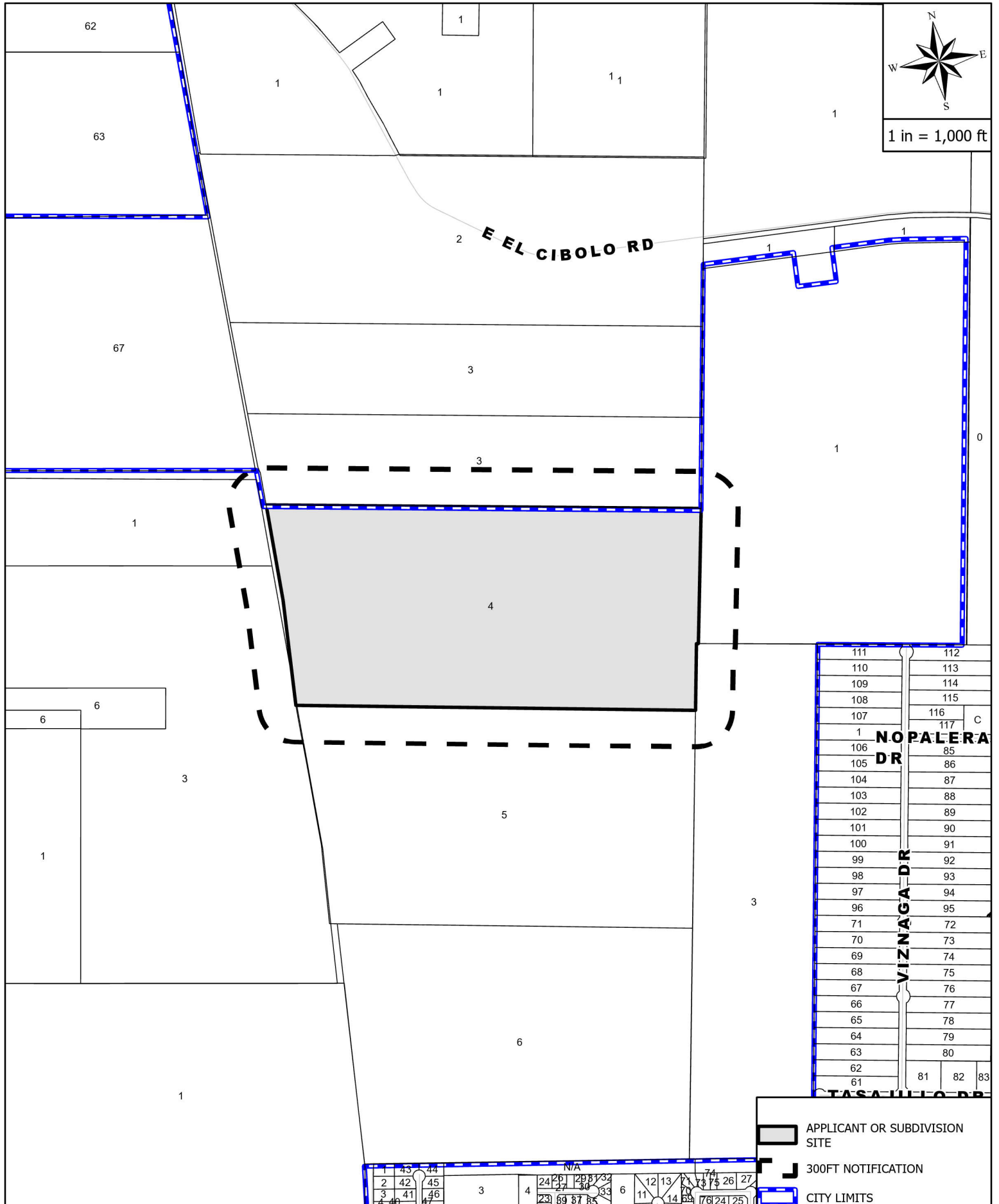


FUTURE LANDUSE MAP
APPLICANT AND/OR SUBDIVISION:

CITY OF EDINBURG 125.17 ACRES



1 in = 1,000 ft



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

CITY OF EDINBURG 125.17 ACRES



Rezoning Request Site Photo

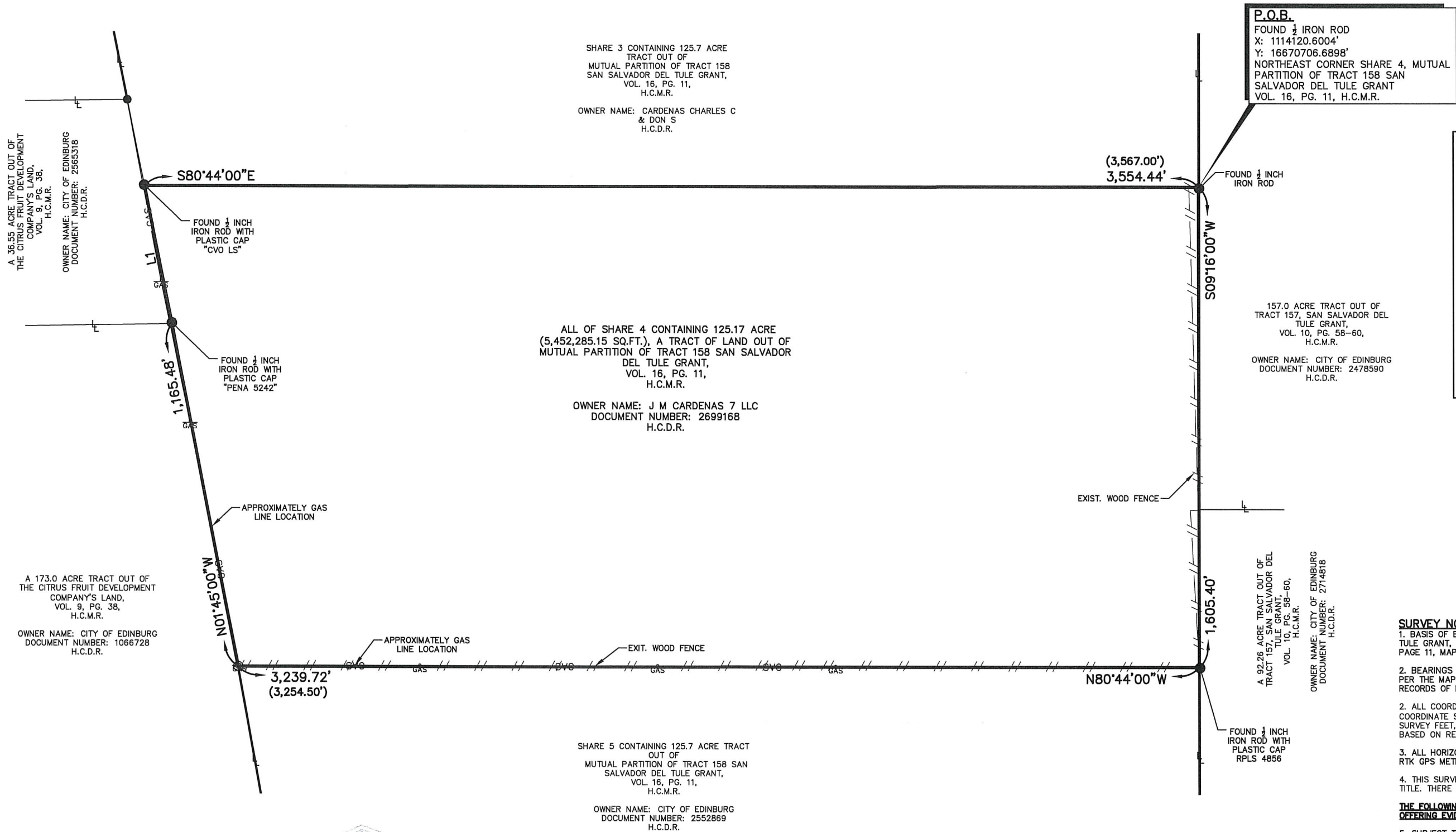
CITY OF EDINBURG

8601 NORTH JASMAN ROAD





SCALE: 1"=360'



LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
○	- FND. IRON PIPE
GAS	- UNDER GROUND GAS
---	- CEDAR FENCE LINE
L	- LOT LINE
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.D.R.	- HIDALGO COUNTY DEED RECORDS
O.R.H.C.	- OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	- RIGHT OF WAY
FND.	- FOUND
()	- RECORDED

Parcel Line Table		
Line #	Length	Direction
L1	470.44'	N02°00'39"W

- SURVEY NOTES:**
1. BASIS OF BEARING THE NORTH LINE OF TRACT 158, SAN SALVADOR DEL TULE GRANT, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 11, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 2. BEARINGS SHOWN ARE BASED ON SAN SALVADOR DEL TULE GRANT, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 11, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
 3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
 4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS.**
5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

PLAT SHOWING

ALL OF SHARE 4 CONTAINING 125.17 ACRE (5,452,285.15 SQ.FT.), TRACT OF LAND OUT OF MUTUAL PARTITION OF TRACT 158 SAN SALVADOR DEL TULE GRANT, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 11, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SAM Engineering & Surveying
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00

I, SAMUEL DAVID MALDONADO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND MEETS THE MINIMUM SURVEY STANDARDS.



SAMUEL DAVID MALDONADO		DATE	
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027		12/22/2020	
JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUR 20.650	E.H.	S.D.M.	12/23/2020

SHEET 1 OF 3: SURVEY PLAT

GENERAL NOTES:
ADDRESS: CIBOLO ROAD SHARE 4, EDINBURG TEXAS
SURVEYED: DECEMBER 14, 2020
REQUESTED BY: DALINDA L. CARDENAS - ADMINISTRATIVE SPECIALIST
SOLID WASTE MANAGEMENT.
FLOOD ZONE DESIGNATION: "ZONE X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NUMBER: 480334 0325 D
MAP REVISED: JUNE 6, 2000

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

METES & BOUNDS DESCRIPTION

**ALL OF SHARE 4 CONTAINING 125.17 ACRE (5,452,285.15 SQ. FT.),
TRACT OF LAND OUT OF MUTUAL PARTITION OF TRACT 158 SAN SALVADOR DEL TULE GRANT,
THEREOF RECORDED IN VOLUME 16, PAGE 11,
MAP RECORDS, HIDALGO COUNTY, TEXAS.**

ALL OF SHARE 4 CONTAINING 125.17 ACRE (5,452.285.15 SQ. FT.), TRACT OF LAND MORE OR LESS, OUT OF MUTUAL PARTITION OF TRACT 158 SAN SALVADOR DEL TULE GRANT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 11, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO J M CARDENAS 7 LCC, IN EXECUTOR'S DEED DOCUMENT NUMBER 2699168, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

BEGINNING; AT A FOUND 1/2 INCH ROD, FOR THE NORTHEAST CORNER OF SHARE 4, MUTUAL PARTITION OF TRACT 158 SAN SALVADOR DEL TULE GRANT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE OF X=1114120.6004', Y=16670706.6898', ALSO BEING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 09°16'00" WEST, ALONG WITH WEST LINE OF A 157.0 ACRE TRACT, THERE OF CONVEYED TO CITY OF EDINBURG, RECORDED IN DOCUMENT NUMBER 2478590, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 1,605.40 FEET, TO A FOUND, 1/2 INCH ROD WITH A PLASTIC CAP STAMPED "RPLS 4856", FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 80°44'00" WEST, ALONG THE NORTH LINE OF SHARE 5, MUTUAL PARTITION OF TRACT 158 SAN SALVADOR DEL TULE GRANT, RECORDED IN VOLUME 16, PAGE 11, THEREOF CONVEYED TO CITY OF EDINBURG, RECORDED IN DOCUMENT NUMBER 2552869, A DISTANCE OF 3,239.72 FEET (3,567.00 FEET), TO A SET HALF (1/2) INCH ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 01°45'00" WEST, ALONG THE EAST LINE OF A 173.0 ACRE TRACT, THERE OF CONVEYED TO CITY OF EDINBURG, RECORDED IN DOCUMENT NUMBER 1066728, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 1,165.48 FEET, TO A FOUND 1/2 INCH ROD WITH A PLASTIC CAP STAMPED "PENA 5242", TO A POINT;

THENCE; NORTH 02°00'39" WEST, ALONG THE EAST LINE OF A 36.55 ACRE TRACT, THEREOF CONVEYED TO CITY OF EDINBURG, RECORDED IN DOCUMENT NUMBER 2565318, A DISTANCE OF 470.44 FEET, TO A FOUND 1/2 INCH ROD WITH A PLASTIC CAP STAMPED "CVO LS", FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

THENCE; SOUTH 80°44'00" EAST, ALONG THE SOUTH LINE OF SHARE 3, MUTUAL PARTITION OF TRACT 158 SAN SALVADOR DEL TULE GRANT, THEREOF CONVEYED TO CARDENAS CHARLES C, RECORDED IN HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 3,554.44 FEET (3,567.00 FEET), TO **THE POINT OF BEGINNING**, CONTAINING A 125.17 ACRE (5,452,285.15 SQ. FT.) GROSS, TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, SAMUEL D. MALDONADO, CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

 12/22/2010
SAMUEL D. MALDONADO DATE
REGISTERED PROFESSIONAL LAND SURVEY No. 6027



Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



Zone Change Application

ENERGOV CASE #

RZNE-2024-0200

Date: November 14, 2023

1. Property Owner (required): CITY OF EDINBURG 2. Phone: (956) 381-5635

3. Mailing Address: POB 1079

4. City: EDINBURG State: TX Zip: 78540

5. Owner's Email: MAYALA@CITYOFEDINBURG.COM 6. Cell No. (956) 388-1851

7. Agent (not owner): _____ 8. Agent's Phone: _____

9. Agent's Mailing Address: _____

10. City: _____ State: _____ Zip: _____

11. Agent's Email: _____

12. Address/Location being Rezoned: 1.0 mile south of El Cibolo Road and± 1.60 miles east of

13. Legal Description of Property: _____ 14. Property ID(s): 158364

ALL OF SHARE 4 CONTAINING 125.17 ACRE (5,452,285.15 SQ. FT.), TRACT OF

LAND OUT OF MUTUAL PARTITION OF TRACT 158 SAN SALVADOR DEL TULE

15. Zone Change: From: AO - Agriculture/Open Space To: IG - Industrial, General

16. Existing Land Use: Ranchland

17. Reason for Zone Change: CITY USE AND DEVELOPMENT - EDINBURG REGIONAL

LANDFILL

Mayra L. Ayala, CM - for City of Edinburg

(Please Print Name)

Signature

OFFICE USE ONLY

REVIEWED BY _____ DATE RECEIVED _____

***INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.**

**ZONING CASE
OWNER NOTIFICATION LIST**

PID: 158365
CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID: 158364
CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID: 791134
CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID: 902278
CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID: 137144
CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID: 641113
CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID: 930188
SANTA ROSA FARMS LP
25130 JESUS FLORES RD
MONTE ALTO, TX 78538-3204

PID: 1378040
CARDENAS DON S
1407 S 13TH ST
EDINBURG, TX 78539-5621

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES OF THE AGRICULTURE AND OPEN SPACE (AO) DISTRICT TO INDUSTRIAL, GENERAL (IG) DISTRICT, ALL OF SHARE 4 CONTAINING 125.17 ACRES, TRACT OF LAND OUT OF MUTUAL PARTITION OF TRACT 158 SAN SALVADOR DEL TULE GRANT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 11, MAPS OF RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, BEING LOCATED AT 8601 NORTH JASMAN ROAD, EDINBURG, HIDALGO COUNTY, TEXAS, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Agriculture and Open Space (AO) District and the Industrial, General (IG) District, as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of All of Share 4 Containing 125.17 acres, Tract of Land out of Mutual Partition of Tract 158 San Salvador Del Tule Grant, As Per Map or Plat Thereof Recorded in Volume 16, Page 11, Maps of Records in the Office of the County Clerk of Hidalgo County, Texas, Being Located at 8601 North Jasman Road, Edinburg, Hidalgo County, Texas, from Agriculture and Open Space (AO) District to Industrial, General (IG) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on May 14, 2024, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they

approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on June 4, 2024 at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Agriculture and Open Space (AO) District to Industrial, General (IG) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Agriculture and Open Space (AO) District and added to Industrial, General (IG) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this

Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 4th day of June 2024.

CITY OF EDINBURG

By: _____
Ramiro Garza, Jr., Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:
OMAR OCHOA LAW FIRM, P.C.

By: _____
Omar Ochoa, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PUBLIC HEARINGS

Agenda Item No: 7.C.

Public Hearing - 1210 Virginia Drive

1. **Agenda Item:**

Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being All of Lot 13, Kenyon Heights Subdivision, Unit No. 2, Located at 1210 Virginia Drive, as Requested by Olegario Cantu and Yolanda Cantu. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]

2. **Description:**

This property is located on the east side of Virginia Drive in the Kenyon Heights Subdivision Unit No. 2. The property has 109.06 feet of frontage along Virginia Drive and a total lot area of approximately 22,972.29 square feet. The requested zoning designation is the Residential, Primary (RP) District, which is the primary residential district, intended to permit single-family residential uses. The applicant is seeking a zone change to establish a new single-family residential development at this location. The lot is currently vacant. Adjacent zoning to the north, east, west and south is Agriculture and Open Space (AO) District. Adjacent land uses are single-family residential. On March 17, 2015, a portion of the subdivision was annexed into the city with the Agricultural District designation. The future land use designation for this property is Auto-Urban Uses.

Staff received a Zone Change Application for the subject property on April 3, 2024. The zone change is being requested in order to build a new home on the property. To proceed with the proposed project, a rezoning would be required.

Staff mailed a notice of the public hearing to 23 neighboring property owners on Friday, May 3, 2024 and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.

The Planning & Zoning Commission recommended with a unanimous vote of 7-0 to approve the Rezoning Request. A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.

3. **Staff's Recommendation:**

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District based on adjacent land uses. The proposed use is also consistent with the Future Land Use Plan. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Prepared by:

Jaime Acevedo, Director of Planning and Zoning

Attachments:

- A. City Council Agenda Packet Attachments
- B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 5/14/24
CITY COUNCIL – 6/4/24
DATE PREPARED – 5/2/2024

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District

APPLICANT: Olegario Cantu and Yolanda Cantu

AGENT: N/A

LEGAL: Being all of Lot 13, Kenyon Heights Subdivision, Unit No. 2

LOCATION: 1210 Virginia Drive

LOT/TRACT SIZE: approximately 22,972.29 square feet

CURRENT USE: Vacant land

PROPOSED USE: Single-family Residential

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING: North – Agriculture and Open Space (AO)
South – Agriculture and Open Space (AO)
East – Agriculture and Open Space (AO)
West – Agriculture and Open Space (AO)

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District.

REZONING REQUEST
OLEGARIO CANTU AND YOLANDA CANTU

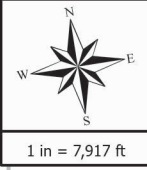
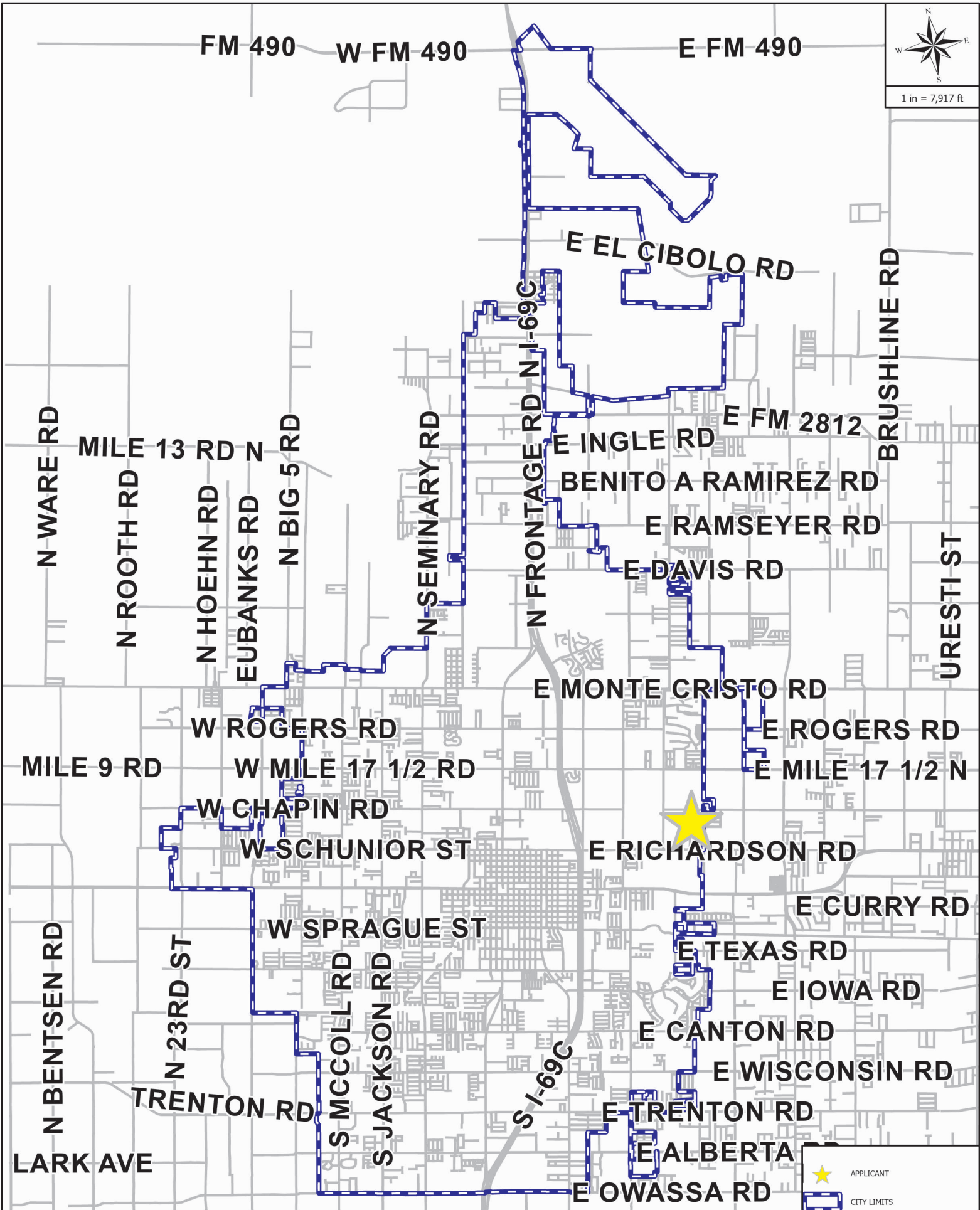
EVALUATION

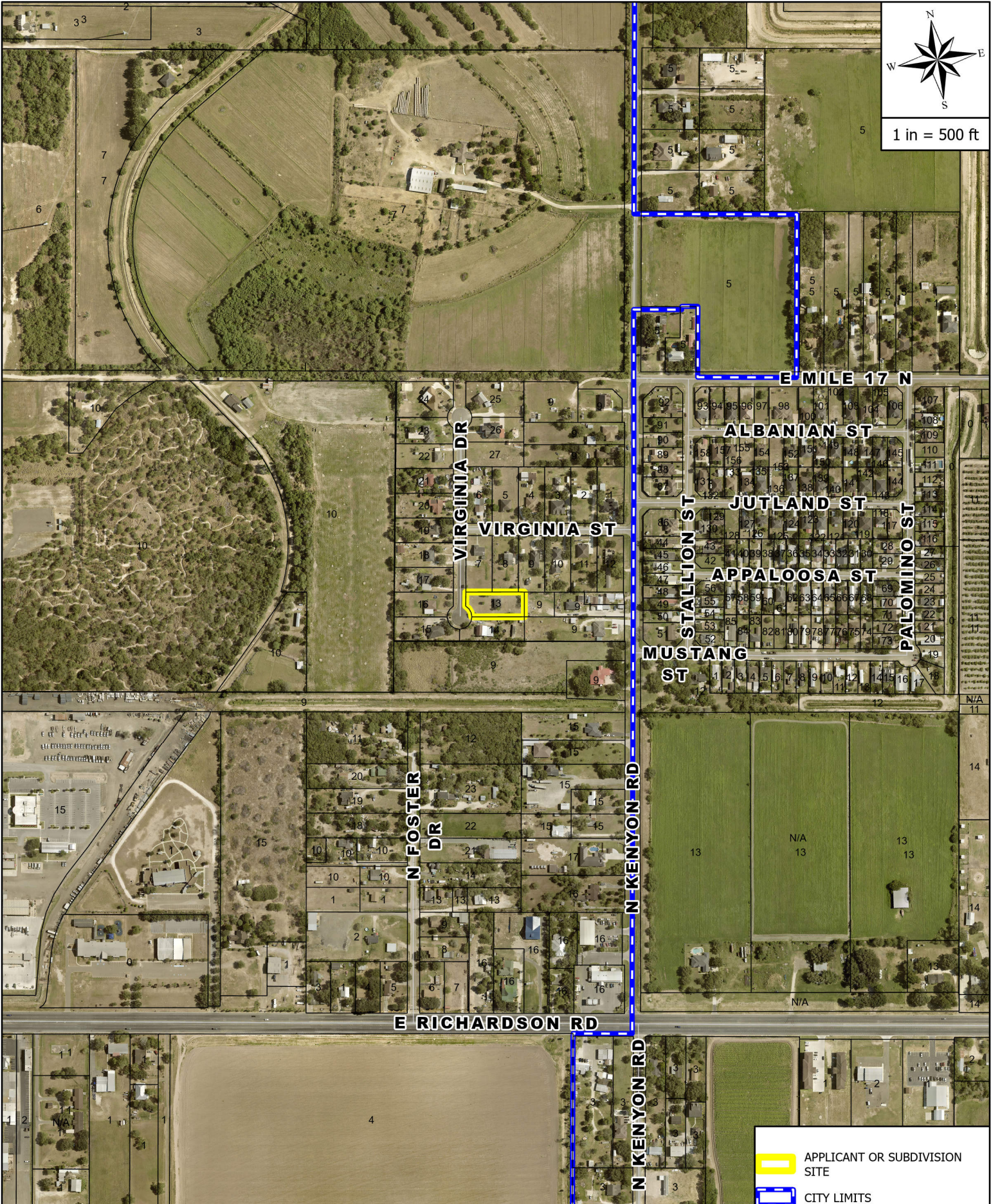
The following is staff's evaluation of the request:

1. As part of the 2015 annexation, the property was zoned Agriculture and Open Space (AO) District.
2. The residential uses along Virginia Drive were already established when the area was annexed.
3. The proposed zoning and land use is consistent with the adjacent land uses and character of the neighborhood.
4. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District based on adjacent land uses. The proposed use is also consistent with the Future Land Use Plan. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 23 neighboring property owners on Friday, May 3, 2024 and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.

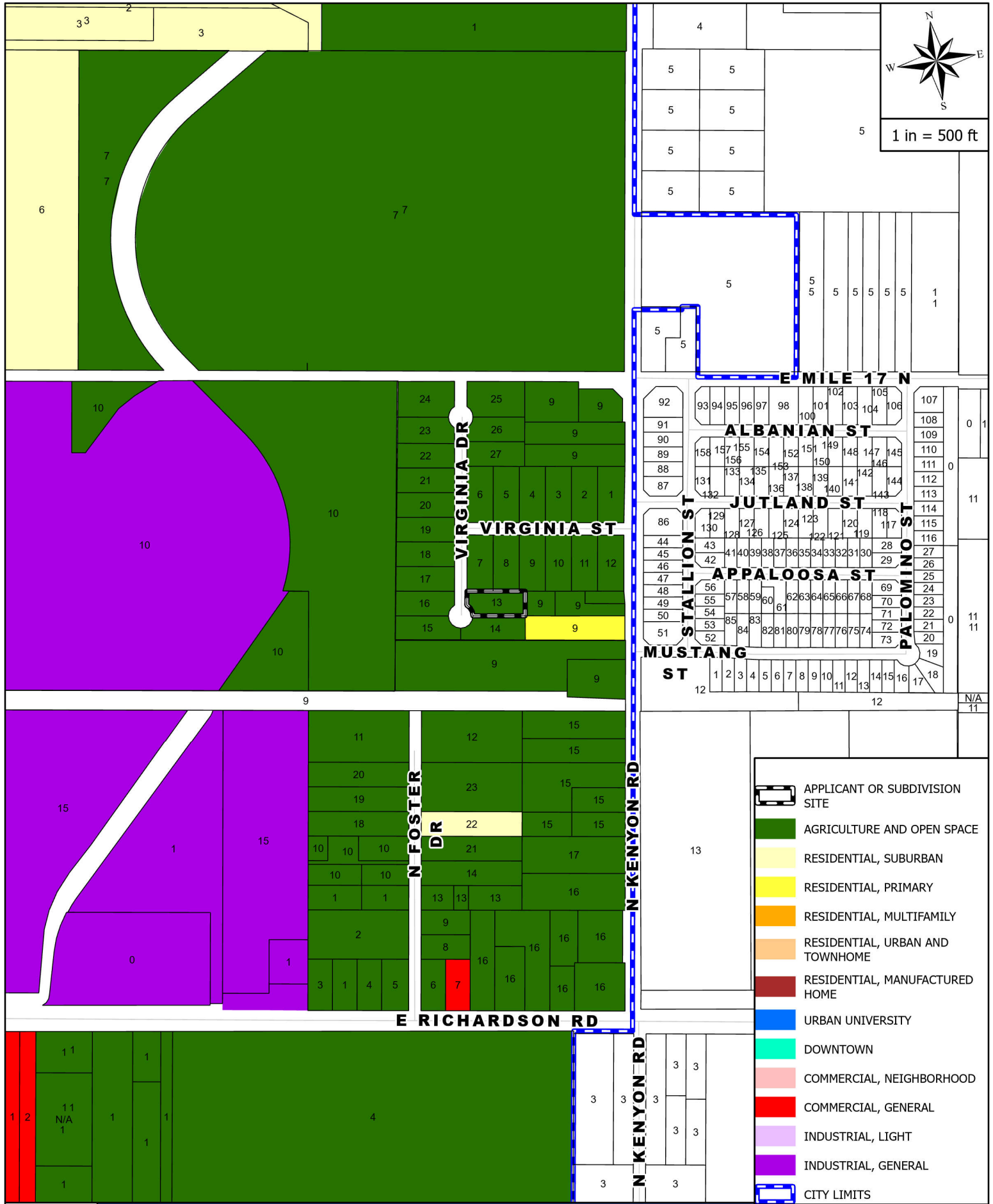




AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

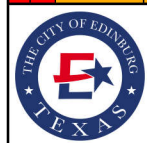
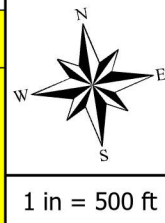
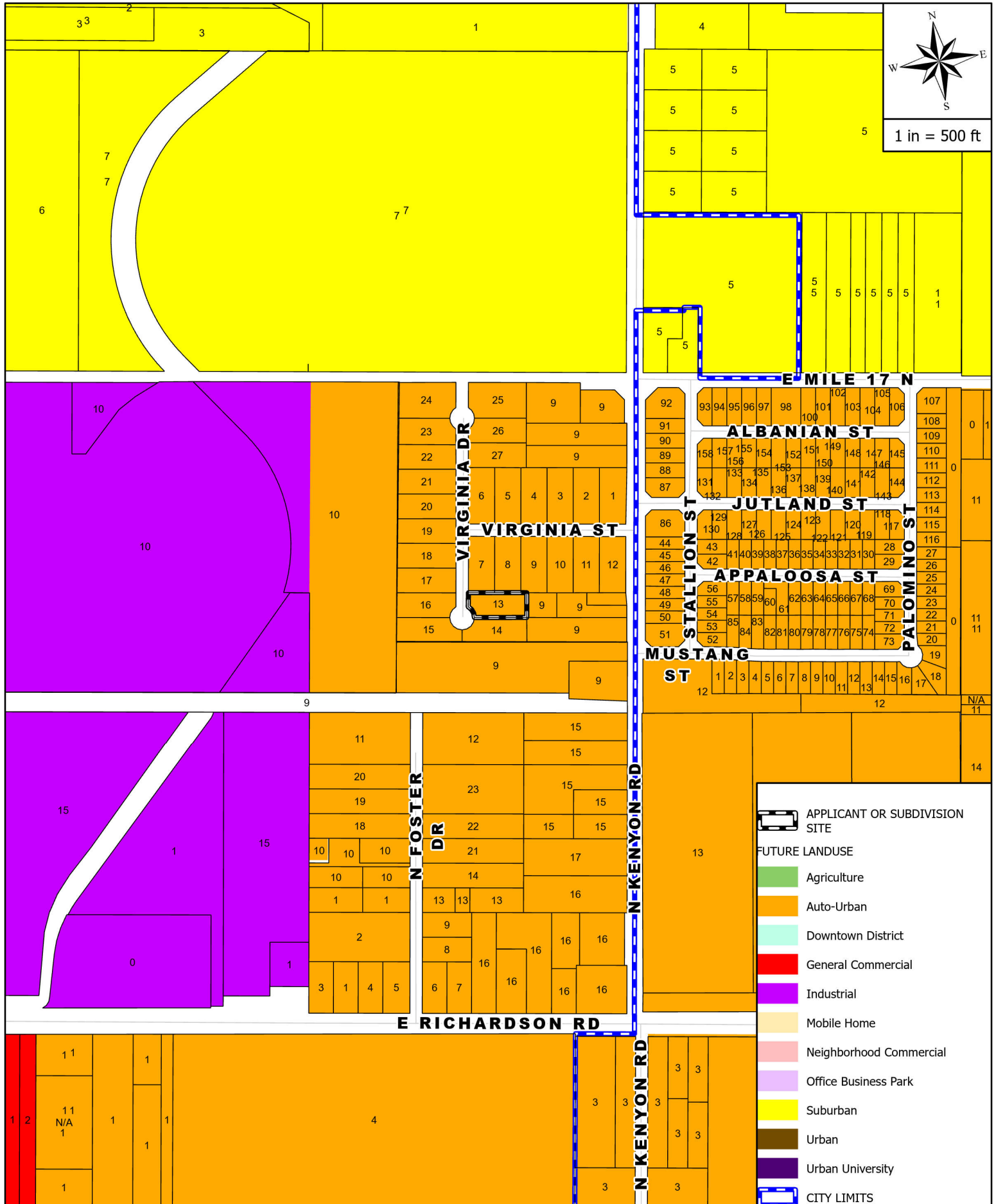
RZNE-2024-0198 OLEGARIO CANTU AND YOLANDA



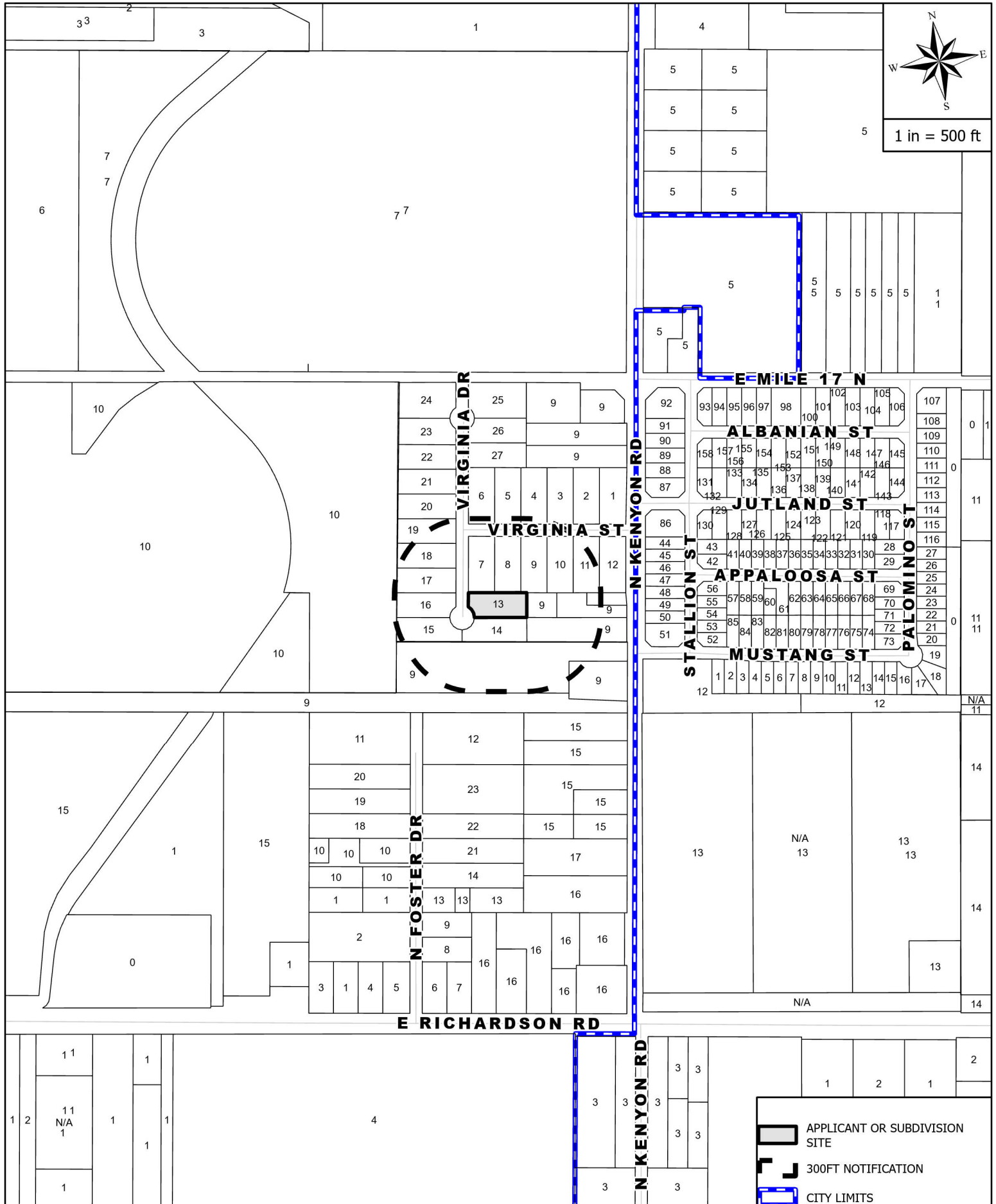
ZONING MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0198 OLEGARIO CANTU AND YOLANDA



FUTURE LANDUSE MAP
APPLICANT AND/OR SUBDIVISION:
 RZNE-2024-0198 OLEGARIO CANTU AND YOLANDA



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0198 OLEGARIO CANTU AND YOLANDA



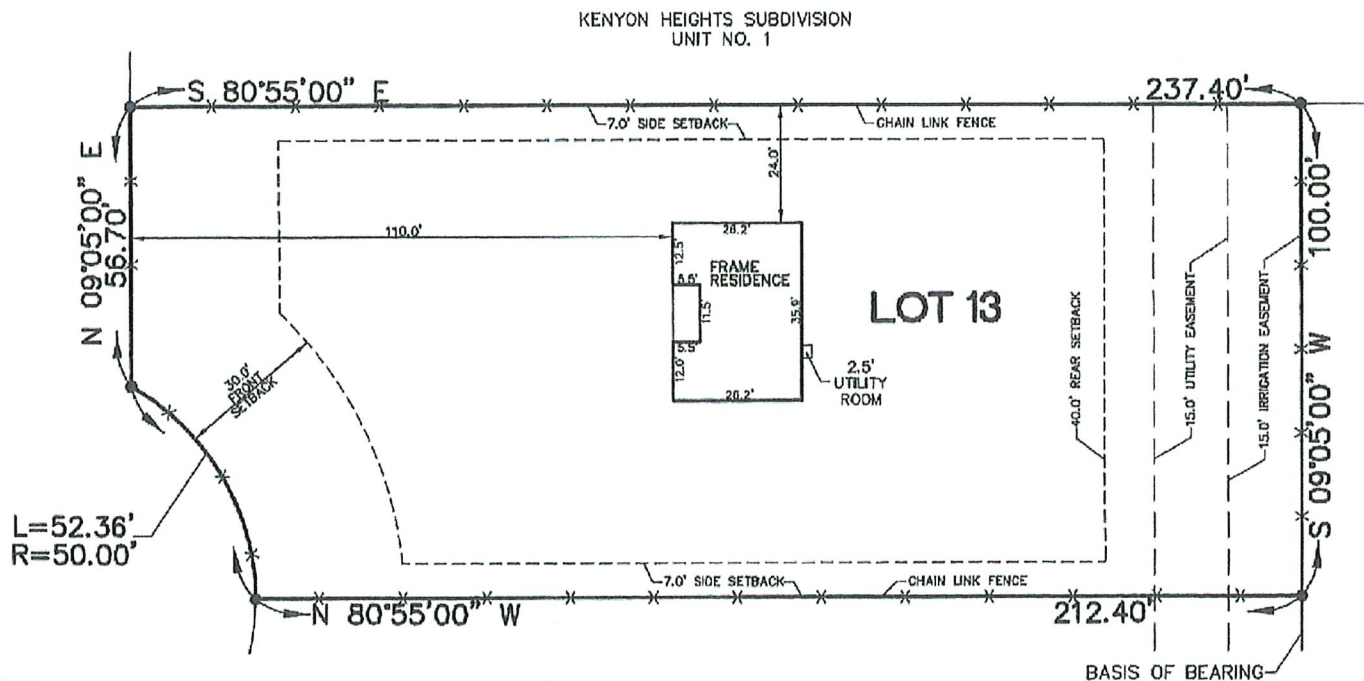
Rezoning Request Site Photo

OLEGARIO AND YOLANDA CANTU

1210 Virginia Drive



VIRGINIA DR.



BEARING SHOWN BASED ON RECORDED PLAT
SCALE: 1" = 30'



I, PABLO SOTO JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

[Signature] 3/11/2024
PABLO SOTO JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

PABLO SOTO JR. P.E.
1208 S. IRONWOOD ST.
PHARR, TEXAS 78577
TEL. (956) 400-1005

Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Zone Change Application

ENERGOV CASE # RZNE-2024-0198

Date: 4/3/24

Yolanda Rivera de C.

1. Property Owner (required): Olegario Cantu 2. Phone: 956 900 1356

3. Mailing Address: PO Box 2305

4. City: San Juan State: TX Zip: 78589

5. Owner's Email: dyko construction@gmail.com 6. Cell No. 956 900 1356

7. Agent (not owner): _____ 8. Agent's Phone: _____

9. Agent's Mailing Address: _____

10. City: _____ State: _____ Zip: _____

11. Agent's Email: _____

12. Address/Location being Rezoned: 1210 Virginia Dr Edinburg, TX 78542

13. Legal Description of Property: _____ 14. Property ID(s): _____

Lot 13 Kenyon Heights Subdivision Unit No. 2

15. Zone Change: From: Agriculture To: Residential

16. Existing Land Use: Existing house on property

17. Reason for Zone Change: New construction home

Olegario Cantu Yolanda Rivera de C.
(Please Print Name) Signature



OFFICE USE ONLY

REVIEWED BY Patricia Freeman DATE RECEIVED 4-3-2024

***INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.**

**ZONING CASE
OWNER NOTIFICATION LIST**

PID: 457878
MARTINEZ MARIA CRESENCIA
3603 VIRGINIA DR
EDINBURG, TX 78542-6032

PID: 457876
GARZA GUADALUPE
888 WOODSIDE DR
HOLLAND, MI 49424-1863

PID: 457868
DURAN JUAN & DEYANIRA
1202 VIRGINIA DR
EDINBURG, TX 78542-6026

PID: 457867
BELL CLIFTON & SANDRA
1201 VIRGINIA DR
EDINBURG, TX 78542-6026

PID: 457872
**GARCIA JUAN G &
ADRIANA M B**
3606 VIRGINIA ST
EDINBURG, TX 78542-6031

PID: 457873
BARBOSA JUAN A
3604 VIRGINIA ST
EDINBURG, TX 78542-6031

PID: 457874
DIAZ CIRILOJR
3510 VIRGINIA ST
EDINBURG, TX 78542-6029

PID: 457875
HUIZAR PEDRO
3502 VIRGINIA ST
EDINBURG, TX 78542-6029

PID: 457870
**MARTINEZ JOSE S
& ENEDELIA**
PO BOX 2053
EDINBURG, TX 78540-2053

PID: 457871
NAVA MARTHA AZUCENA ET AL
3608 VIRGINIA ST
EDINBURG, TX 78542-6031

PID: 457869
VILLARREAL SYLVIA ETAL
3319 E MILE 17 1/2 RD
EDINBURG, TX 78542-9546

PID: 457866
CASAS ABEL & IMELDA D
2704 W ROGERS RD
EDINBURG, TX 78541-8817

PID: 295893
**AGUILAR MICHAEL M &
OFELIA ABREGO**
1207 N KENYON RD
EDINBURG, TX 78542-3758

PID: 457879
SERNA JOSE I & MARIA C
3605 VIRGINIA ST
EDINBURG, TX 78542-6032

PID: 457864
**LERMA MARIA T &
SILVIA J CHAPA**
1213 VIRGINIA DR
EDINBURG, TX 78542-6026

PID: 457863
**VILLARREAL MILAGRO &
KRISTY VILLARREAL**
1219 VIRGINIA DR
EDINBURG, TX 78542-6026

PID: 457862
**MARTINEZ AURELIANO X
& CHRISTINA**
1225 VIRGINIA DR
EDINBURG, TX 78542-6026

PID: 295892
TIJERINA GLORIA G
1213 N KENYON RD
EDINBURG, TX 78542-3758

**ZONING CASE
OWNER NOTIFICATION LIST**

PID: 546542
GONZALEZ ROBERTO E JR
1219 N KENYON RD
EDINBURG, TX 78542-3743

PID: 457877
GARCIA JUAN F & ESTHER
1320 VIRGINIA DR
EDINBURG, TX 78542-6027

PID: 295903
VILLARREAL BENITO F
7100 AZTEC WAY
BAKERSFIELD, CA 93308

PID: 1075712
VERA VERA NICOLE
1203 N KENYON RD
EDINBURG, TX 78542-3758

PID: 295895
VERA ROMAN JR
& EDNA V TRUSTEE
1201 N KENYON RD
EDINBURG, TX 78542

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES OF THE AGRICULTURE AND OPEN SPACE (AO) DISTRICT TO RESIDENTIAL, PRIMARY (RP) DISTRICT, BEING ALL OF LOT 13, KENYON HEIGHTS SUBDIVISION, UNIT NO. 2, LOCATED AT 1210 VIRGINIA DRIVE, EDINBURG, HIDALGO COUNTY, TEXAS, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Agriculture and Open Space (AO) District and the Residential, Primary (RP) District, as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of all of Lot 13, Kenyon Heights Subdivision, Unit No. 2, Located at 1210 Virginia Drive, Edinburg, Hidalgo County, Texas, from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on May 14, 2024, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on June 4, 2024 at 6:00 P.M., in the Edinburg

City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Agriculture and Open Space (AO) District to Residential, Primary (RP) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Agriculture and Open Space (AO) District and added to Residential, Primary (RP) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 4th day of June 2024.

CITY OF EDINBURG

By: _____
Ramiro Garza, Jr., Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:
OMAR OCHOA LAW FIRM, P.C.

By: _____
Omar Ochoa, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PUBLIC HEARINGS

Agenda Item No: 7.D.

Public Hearings - Rezoning Request - 500 North Closner Boulevard

1. **Agenda Item:**

Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Commercial, General (CG) District to Downtown (DT) District, Being all of Lots 8 and 9, Block 144, Original Townsite of Edinburg, Located at 500 North Closner Boulevard, as Requested by Armando Gutierrez on Behalf of Homer Jasso Sr. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]

2. **Description:**

This property is located at the North East Corner of North Closner Boulevard and East Peter. The lots have 100 feet of total frontage along North Closner Boulevard and a lot depth of 124 feet for a total area of approximately 12,400 square feet. The requested zoning designation is the Downtown (DT) District, which is only for Edinburg's historic downtown square and its immediate environment. It is intended to permit a range of commercial and high-density residential uses that create a pedestrian-oriented Downtown that will serve as the civic and cultural heart of the City for generations. Minimal or zero setbacks are used to preserve the urban character. The applicant indicated that the proposed use of the property is to establish a family Mexican restaurant at this location.

The property is currently zoned Commercial, General (CG) District, which is the primary commercial district, intended to accommodate a wide range of commercial uses, including highway and service uses and community or regional commercial, office and service uses. Adjacent zoning is Commercial, General (CG) District to the north, Residential, Multifamily (RM) District to the east, Downtown (DT) District to the south, and Commercial, General (CG) District to the west. Surrounding land consists of a mix of commercial uses and residential uses. The future land use designation is for General Commercial uses.

Staff received a Zone Change Application for the subject property on April 3, 2024. Staff mailed a notice of the public hearing to 37 neighboring property owners on Friday, May 3, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.

The Planning & Zoning Commission recommended with a unanimous vote of 7-0 to approve the Rezoning Request. A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.

3. **Staff's Recommendation:**

Staff recommends approval of the Rezoning Request from Commercial, General (CG) District to Downtown (DT) District based on surrounding land uses and the character of the area. The proposed zoning is not consistent with the Future Land Use Plan. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/ fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Prepared by:

Jaime Acevedo, Director of
Planning and Zoning

Attachments:

- A. City Council Agenda Packet Attachments
- B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 5/14/24
CITY COUNCIL – 6/4/24
DATE PREPARED – 5/1/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Commercial, General (CG) District to Downtown (DT) District

APPLICANT: Homer Jasso Sr.

AGENT: Armando Gutierrez

LEGAL: Being all of Lots 8 and 9, Block 144, Original Townsite of Edinburg

LOCATION: 500 North Closner Boulevard

LOT/TRACT SIZE: approximately 12,400 square feet

CURRENT USE: Vacant land

PROPOSED USE: Restaurant

EXISTING ZONING: Commercial,

ADJACENT ZONING: North – Residential, Suburban (RS) District and vacant land
South – Residential, Suburban (RS) District
East – Vacant land
West – Commercial, General (CG) District

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Commercial, General (CG) District to Downtown (DT) District.

REZONING REQUEST
ARMANDO GUTIERREZ

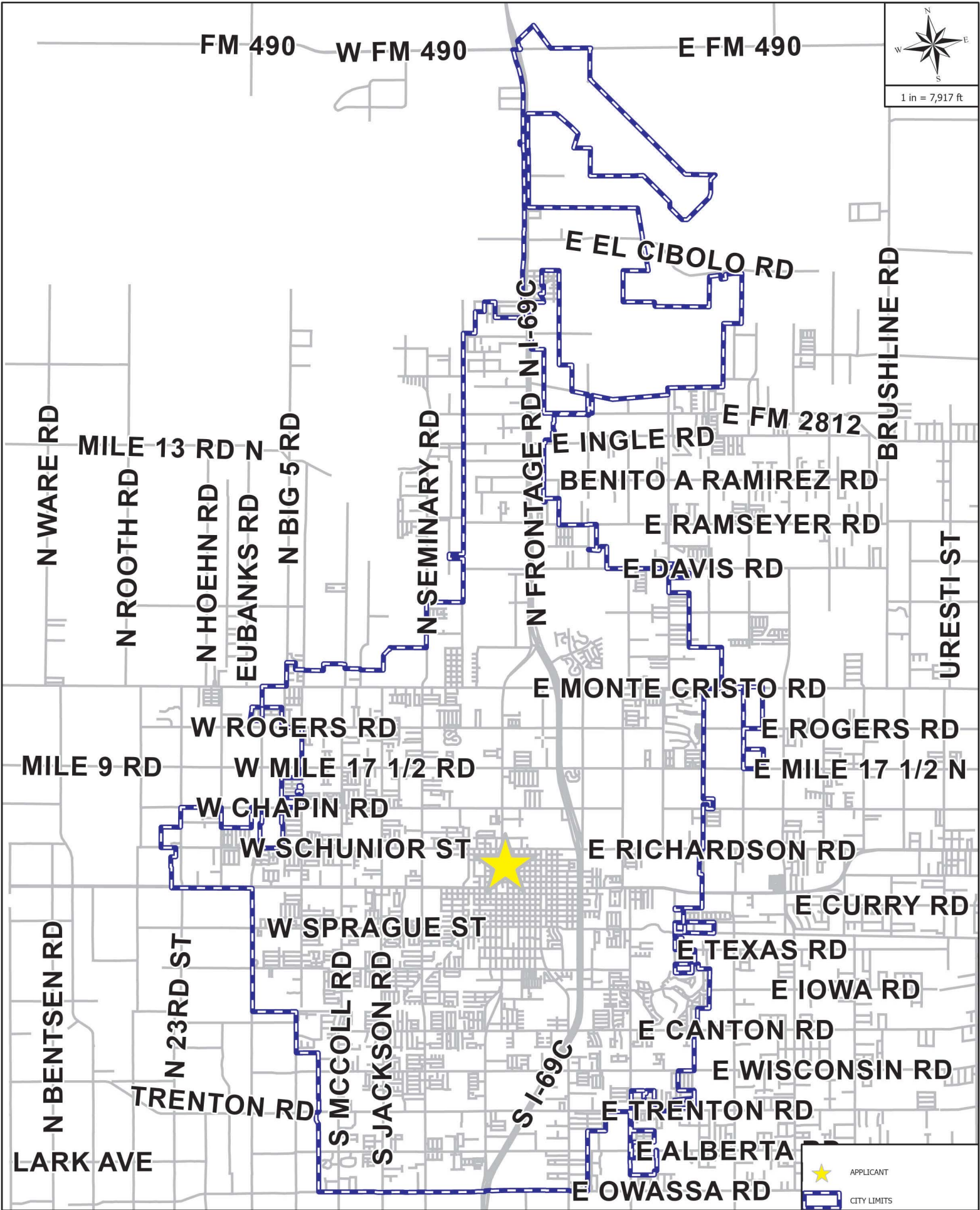
EVALUATION

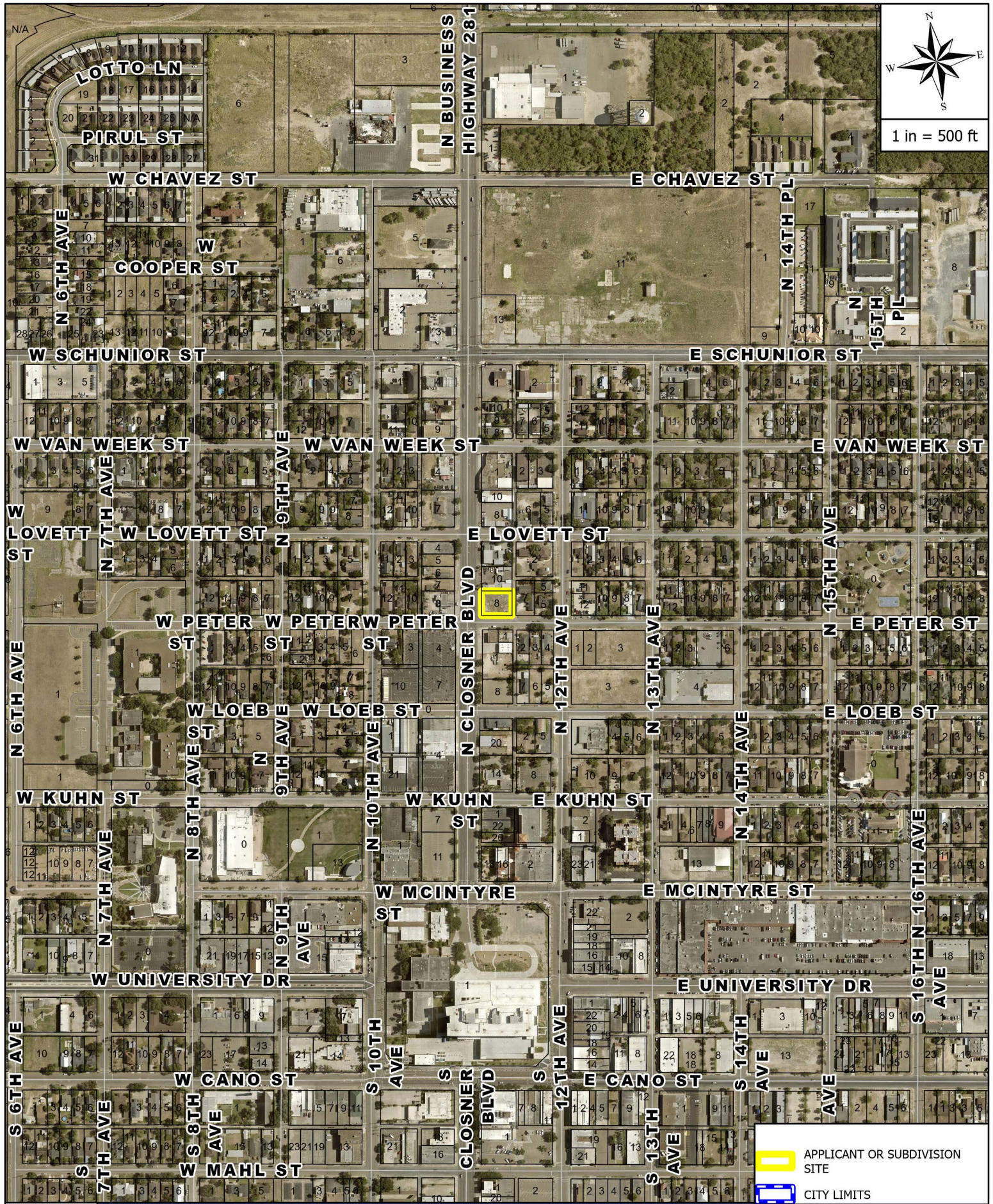
The following is staff's evaluation of the request.

1. The land use pattern for this area of the community is a mix of commercial uses and residential uses.
2. The proposed zoning is not in keeping with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Commercial, General (CG) District to Downtown (DT) District based on surrounding land uses and the character of the area. The proposed zoning is not consistent with the Future Land Use Plan. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/ fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 37 neighboring property owners on Friday, May 3, 2024 and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.

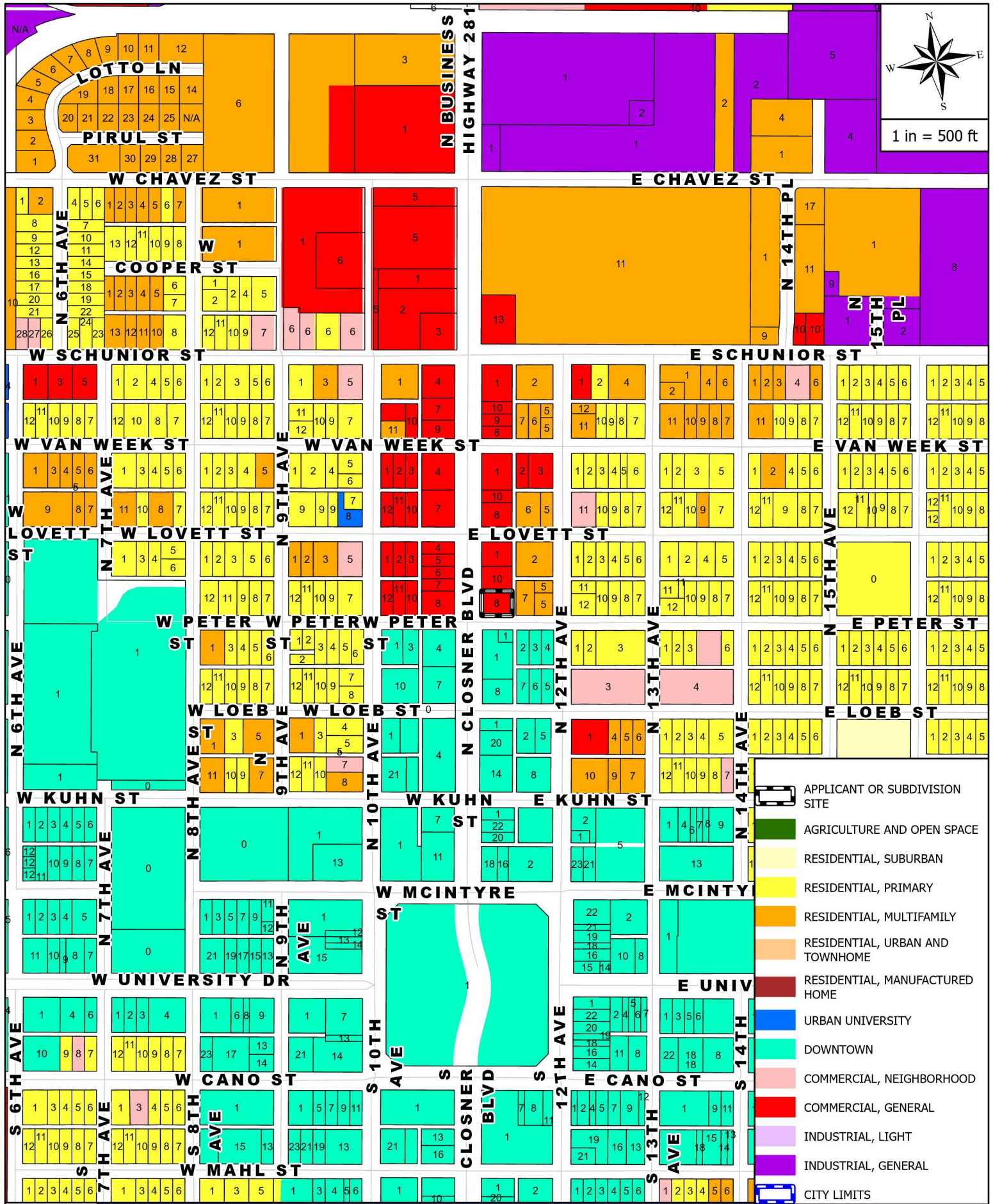




AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

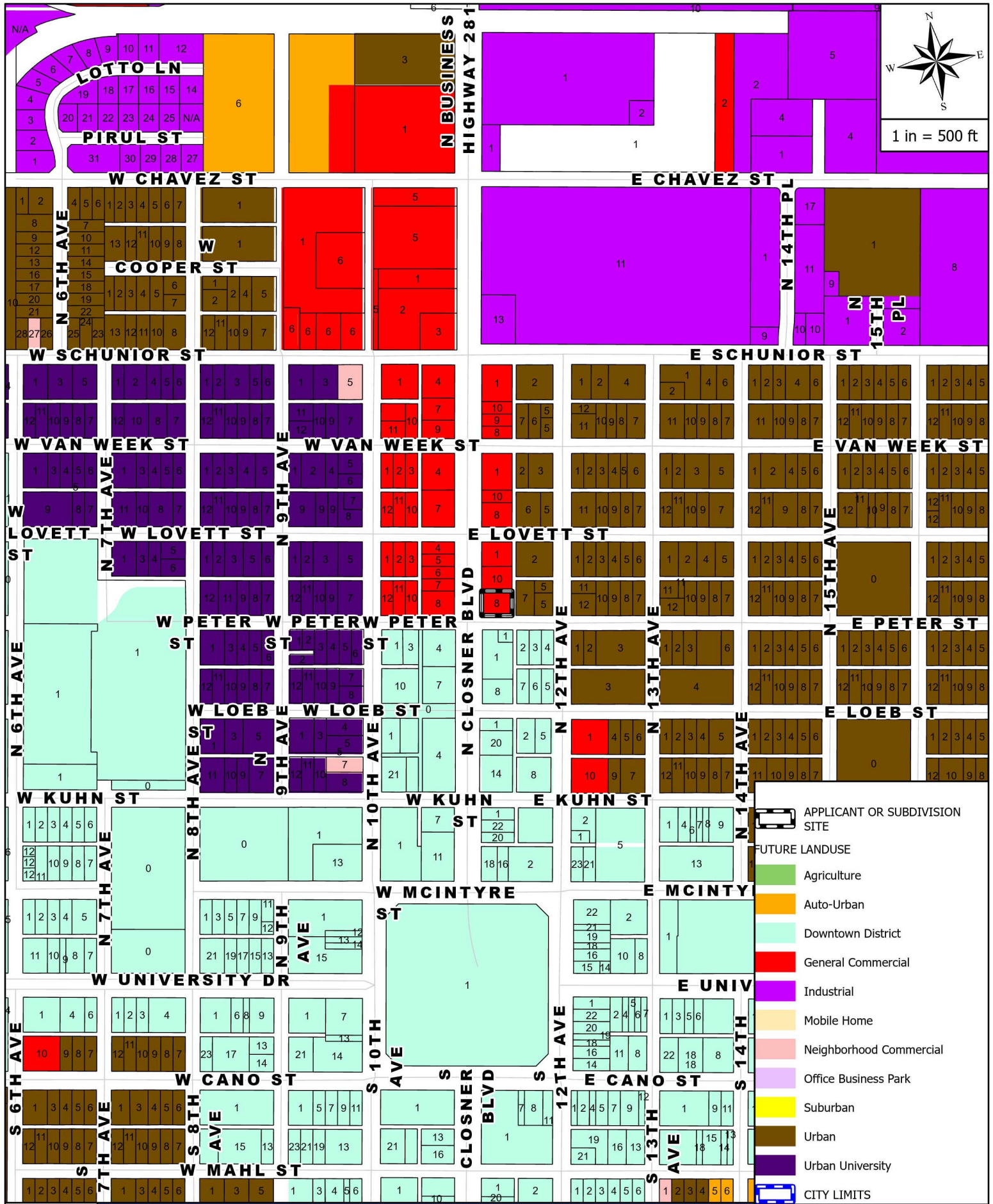
RZNE-2024-0197 ARMANDO GUTIERREZ



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0197 ARMANDO GUTIERREZ



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0197 ARMANDO GUTIERREZ



MAILOUT AND SITE MAP
APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0197 ARMANDO GUTIERREZ



Rezoning Request Site Photo

ARMANDO GUTIERREZ

500 NORTH CLOSER BOULEVARD



Scale 1" = 300'

[illegible]

Secretary, this 15th day of February, A.D. 1913.

Attest: J. R. Alomia Secretary.

The Edinburg Townsite Company.
By John Glisner President.

Before me, the undersigned authority, on this day personally appeared John Chaney and J. R. Almaraz, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the Elmhurst Transite Company is their, the said John Chaney, as President, and the said J. R. Almaraz, as Secretary, agent, jointly with all corporate powers, duly organized and existing under the laws of the State of California, and that they delivered the foregoing to me for the purpose and consideration there expressed and in the capacity therein stated.

Given under my hand and seal of office, this 18th day of February, A.D. 1910.

C. W. H. LEBLANC,
Notary Public in and for Hidalgo County, Texas.

The State of Texas,
County of Hidalgo.

I, Fred Warren, Civil Engineer and Surveyor, do hereby testify that the foregoing map of the Town of Edinburg, platted by the Edinburg Trust Company of the County of Hidalgo, State of Texas, is a true, true and complete map of the said Town, as surveyed by me for the said The Edinburg Trust Company, and of the Ackerly, Van, Streets, alleys and accommodations, as actually surveyed and

platted

Witness my hand, this 7th day of February, A.D. 1904.

Fred Warren
Civil Engineer and Surveyor.

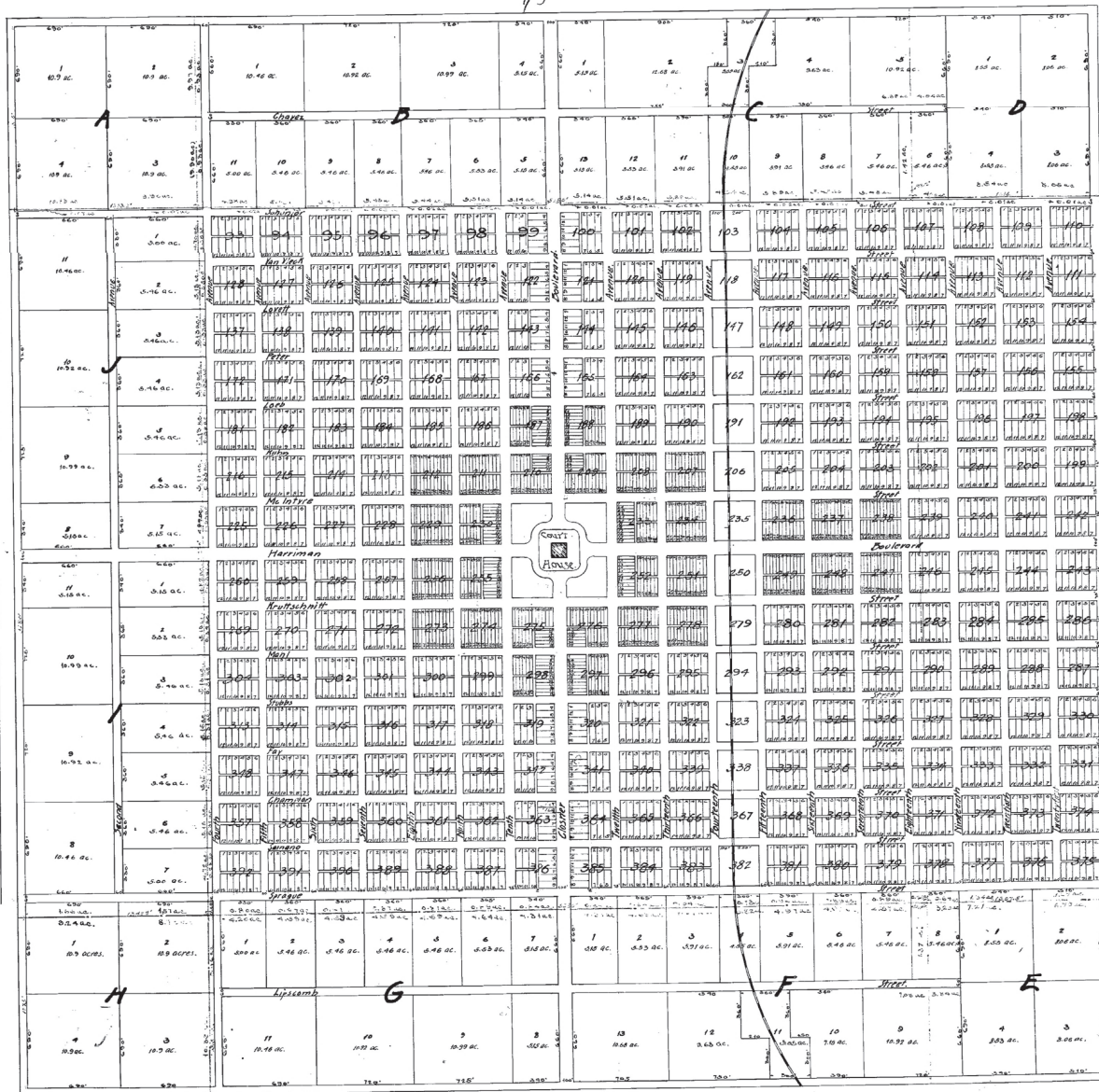
Subscribed and sworn to before me, this, the 18th day of February, A.D. 1913.

L. H. H. Ibbetson
Notary Public in and for Hidalgo County Texas

Filed for record this 1st day of April, A.D. 1913 at 8th o'clock A.M.

< A.E. Chavez >

Clark County Court, Hidalgo Co., Texas.



(Note: Scale of above map as recorded is 1"=100')

Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Zone Change Application

ENERGOV CASE # RZNE-2024-0197

Date: 4/1/24

1. Property Owner (required): Homer Jasso 2. Phone: 956-827-4100

3. Mailing Address: 2829 Fuente De Paz

4. City: Edinburg State: TX Zip: 78539

5. Owner's Email: rob.jasso@gmail.com 6. Cell No. 956-827-4100

7. Agent (not owner): Armando Gutierrez 8. Agent's Phone: 956-221-4400

9. Agent's Mailing Address: 11435 N Bryan Rd.

10. City: Mission State: TX Zip: 78573

11. Agent's Email: totalcommitmentllc@yahoo.com

12. Address/Location being Rezoned: 500 N Closer Blvd. Edinburg, TX

13. Legal Description of Property: 14. Property ID(s): 1164403

Edinburg Townsite lots 8 - 9 Blk 144

15. Zone Change: From: Commercial General To: Downtown District

16. Existing Land Use: Vacant

17. Reason for Zone Change: construction of a restaurant



Pedro A. Gutierrez Pedro
(Please Print Name) Signature

OFFICE USE ONLY

REVIEWED BY Rita Guerrero DATE RECEIVED April 3, 2024

***INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.**

CASE#

Zone Change Application Requirements

All items are required to be submitted with the application.



ITEM	DESCRIPTION	DATE	INITIALS
1.	Zoning Application	<u>4-3-24</u>	<u>RA</u>
2.	Application Fee \$400 <u>(FEE IS NON-REFUNDABLE)</u>	<u>4-3-24</u>	<u>RA</u>
3.	Survey*	<u>/</u>	<u></u>
4.	Metes & Bounds Description*	<u>/</u>	<u></u>
5.	Warranty Deed	<u>4-3-24</u>	<u>RA</u>
6.	Preliminary Site Plan/Sketch	<u>4-3-24</u>	<u>RA</u>
7.	Authorization Letter from Owner (If not owner)	<u>4-3-24</u>	<u>RA</u>
8.	Special Use Permit (if applicable)	<u>/</u>	<u></u>

*NOTE:

IF ACREAGE PROPERTY IS INVOLVED, AND/OR REZONING DOES NOT FOLLOW LOT LINES, THEN A SURVEY AND A METES AND BOUNDS DESCRIPTION ARE REQUIRED.

A SITE INSPECTION WILL BE CONDUCTED AS PART OF THE REZONING PROCESS.

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 5:30 PM:

May 7, 2024

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM:

May 23, 2024

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

**ZONING CASE
OWNER NOTIFICATION LIST**

PID: 164400
VERA JOSE C
1317 JOCELYN DR
EDINBURG, TX 78541

PID: 164393
GARCIA JOSE R
501 N CLOSNER BLVD
EDINBURG, TX 78541-3472

PID: 164397
MORENO JAVIER
930 N TERRY RD
EDINBURG, TX 78542-7613

PID: 164404
POWERS ADRIANA RODRIGUEZ
938 VISTA SERENA
SAN ANTONIO, TX 78260-4418

PID: 164403
JASSO HOMER SR
3006 N MCCOLL RD
MCALLEN, TX 78501

PID: 164402
**MUNIZ JOSE F &
DAHLIA LIVING TRUST**
1417 ORIOLE AVE
MCALLEN, TX 78504-3359

PID: 164416
CHURCH OF CHRIST
4002 E RICHARDSON RD
EDINBURG, TX 78542-8210

PID: 164309
**GONZALEZ JUAN M &
OLGA M RAMIREZ**
602 N CLOSNER BLVD
EDINBURG, TX 78541-3474

PID: 164315
LIMAS ELEAZAR & MAGDA NELLY
2019 ASCOT DR
EDINBURG, TX 78542-5426

PID: 164605
COUNTY OF HIDALGO
100 E CANO ST STE 302
EDINBURG, TX 78539-4548

PID: 164601
**PALACIOS JUAN SR
& TORIBIO SR**
624 PALACIOS DR
EDINBURG, TX 78539-7811

PID: 164597
ELIZONDO JESSE & CYNTHIA
1005 DOROTHY CIR
PHARR, TX 78577-2623

PID: 164596
BARRERA ENRIQUE E
114 E PETER
EDINBURG, TX 78541-3451

PID: 164598
MALDONADO ARNOLD
PO BOX 250
LA BLANCA, TX 78558-0250

PID: 164599
TORRES ELESVIA M
3901 W SCHUNIOR ST
EDINBURG, TX 78541-9410

PID: 164589
RODRIGUEZ J HUMBERTO
PO BOX 1078
EDINBURG, TX 78540-1078

PID: 164590
RODRIGUEZ J HUMBERTO
PO BOX 1078
EDINBURG, TX 78540-1078

PID: 164594
GARCIA ANDRES
5409 MIDDLE FISKVILLE RD NO 124
AUSTIN, TX 78751

PID: 164600
TORRES ELESVIA M
3901 W SCHUNIOR ST
EDINBURG, TX 78541-9410

**ZONING CASE
OWNER NOTIFICATION LIST**

PID: 164398
**MONTEAGUDO MARTIN A
& ELISA**
2002 N CESAR CHAVEZ RD
EDINBURG, TX 78542-3956

PID: 164401
RODRIGUEZ ANTONIO & ORALIA
121 E PETER ST
EDINBURG, TX 78541-3450

PID: 164415
IGLESIA DE CRISTO
PO BOX 4676
EDINBURG, TX 78540-4676

PID: 164603
COUNTY OF HIDALGO
100 E CANO ST STE 302
EDINBURG, TX 78539-4548

PID: 164604
COUNTY OF HIDALGO
100 E CANO ST STE 302
EDINBURG, TX 78539-4548

PID: 164592
GARZA EDUARDO
3006 S JACKSON RD
EDINBURG, TX 78539-6669

PID: 164593
GARZA ALFREDO R JR
420 N CLOSNER BLVD
EDINBURG, TX 78541-3471

PID: 164392
BALDERAS TRINIDAD
509 N CLOSNER BLVD
EDINBURG, TX 78541-3472

PID: 164405
MNB LLC
705 E BURNS DR
MCALLEN, TX 78501

PID: 711076
COUNTY OF HIDALGO
100 E CANO ST STE 302
EDINBURG, TX 78539-4548

PID: 164389
KATZ DAVID & ROSA E
3920 WOODLEIGH ST
HOUSTON, TX 77023-1622

PID: 164388
SALINAS FIDEL E
1115 PALM CIRCLE DR
EDINBURG, TX 78542-8362

PID: 164390
**FLORES RENE ADAN &
JUAN MANUEL LUNA LIMON**
PO BOX 801
ELSA, TX 78543-0801

PID: 164406
SALINAS PEDRO
206 E LOVETT ST
EDINBURG, TX 78541-3444

PID: 164306
PALACIOS BROTHERS INVESTMENTS
2919 N KENYON RD
EDINBURG, TX 78542-1597

PID: 164307
ETTENOM ENERGY LLC
21225 N VAL VERDE RD
EDINBURG, TX 78542-0026

PID: 164394
PENA ADOLFO D & OBDULIA S
1111 E LOVETT ST
EDINBURG, TX 78541-2711

PID: 164391
FLETCHER RICHARD BROWN
819 W SCHUNIOR ST
EDINBURG, TX 78541-3043

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES OF THE COMMERCIAL, GENERAL (CG) DISTRICT TO DOWNTOWN (DT) DISTRICT, BEING ALL OF LOTS 8 AND 9, BLOCK 144, ORIGINAL TOWNSITE OF EDINBURG, LOCATED AT 500 NORTH CLOSNER BOULEVARD, EDINBURG, HIDALGO COUNTY, TEXAS, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Commercial, General (CG) District and the Downtown (DT) District, as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of all of Lots 8 and 9, Block 144, Original Townsite of Edinburg, Located at 500 North Closner Boulevard, Edinburg, Hidalgo County, Texas, from Commercial, General (CG) District to Downtown (DT) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on May 14, 2024, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on June 4, 2024 at 6:00 P.M., in the Edinburg

City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Commercial, General (CG) District to Downtown (DT) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Commercial, General (CG) District and added to Downtown (DT) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 4th day of June 2024.

CITY OF EDINBURG

By: _____
Ramiro Garza, Jr., Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:
OMAR OCHOA LAW FIRM, P.C.

By: _____
Omar Ochoa, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PUBLIC HEARINGS

Agenda Item No: 7.E.

Public Hearings - Rezoning Request - 505 West Van Week Street

1. **Agenda Item:**

Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being the West Three feet of Lot 7 and All of Lot 8, Block 95, Original Townsite of Edinburg, Located at 505 West Van Week Street, as Requested by Joseph Ruiz on Behalf of E & E Professional Solutions, LLC. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]

2. **Description:**

This property is in the Original Townsite of Edinburg and is located on the north side of West Van Week Street, approximately 70 feet west of North 7th Avenue. The lot has 53 feet of frontage along West Van Week Street and a lot depth of 140 feet for a total area of 7,420 square feet. The requested zoning designation is the Residential, Multifamily (RM) District, which is a high intensity residential district intended to accommodate various multi-family residential uses (two or more dwelling units on a single lot). Densities associated with this type of development are generally only desirable in locations that have an urban character, but may be suited to other locations where multi-family uses serve a particular community need (e.g., university) or in transitional zones. The applicant is seeking a zone change to build a multi-family building with one bedroom units.

Surrounding zoning districts are Commercial, General (CG) District to the north, Residential, Primary (RP) District to the east and west, and Residential, Multifamily (RM) District to the south. Surrounding land consists of a mix of residential uses and commercial uses. The future land use designation for this property is Urban University uses, which is intended to provide for University growth and expansion and supporting residential areas for campus and non-campus housing with limited commercial and recreational uses.

Staff mailed a notice of the public hearing to 38 neighboring property owners on Friday, May 3, 2024 and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.

The Planning & Zoning Commission recommended with a unanimous vote of 7-0 to approve the Rezoning Request. A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.

3. **Staff's Recommendation:**

Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, based on surrounding land uses and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Prepared by:

Jaime Acevedo, Director of
Planning and Zoning

Attachments:

- A. City Council Agenda Packet Attachments
- B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 5/14/24
CITY COUNCIL – 6/4/24
DATE PREPARED – 5/2/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District

APPLICANT: E & E Professional Solutions, LLC.

AGENT: Joseph Ruiz

LEGAL: Being the West 3 feet of Lot 7 and all of Lot 8, Block 95, Original Townsite of Edinburg

LOCATION: 505 West Van Week Street

LOT/TRACT SIZE: 7,420 square feet

CURRENT USE: Vacant land

PROPOSED USE: Multi-family Development

EXISTING ZONING: Residential, Primary (RP) District

ADJACENT ZONING: North – Commercial, General (CG) District
South – Residential, Multifamily (RM) District
East – Residential, Primary (RP) District
West – Residential, Primary (RP) District

LAND USE PLAN: Urban University

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District.

REZONING REQUEST
JOSEPH RUIZ

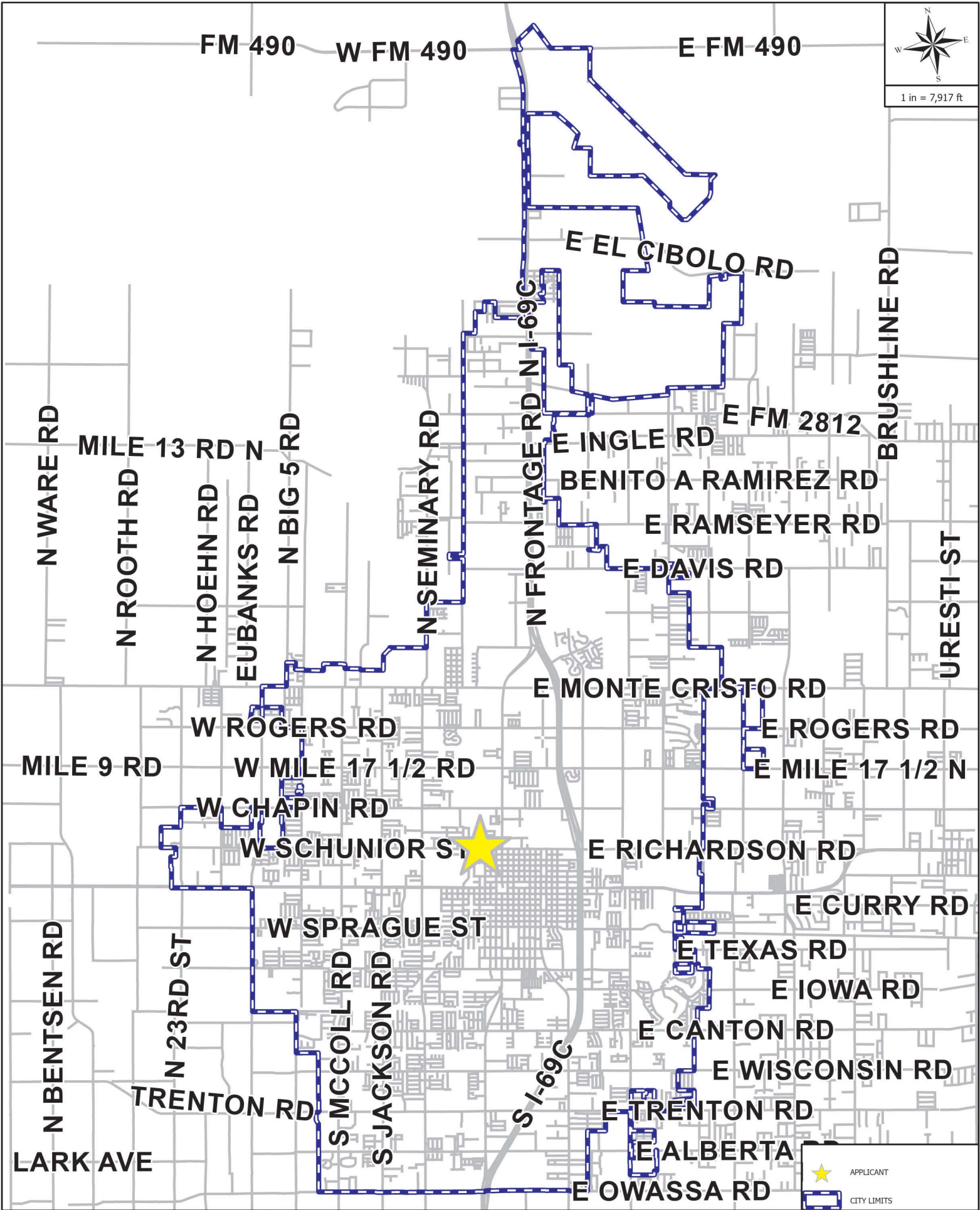
EVALUATION

The following is staff's evaluation of the request:

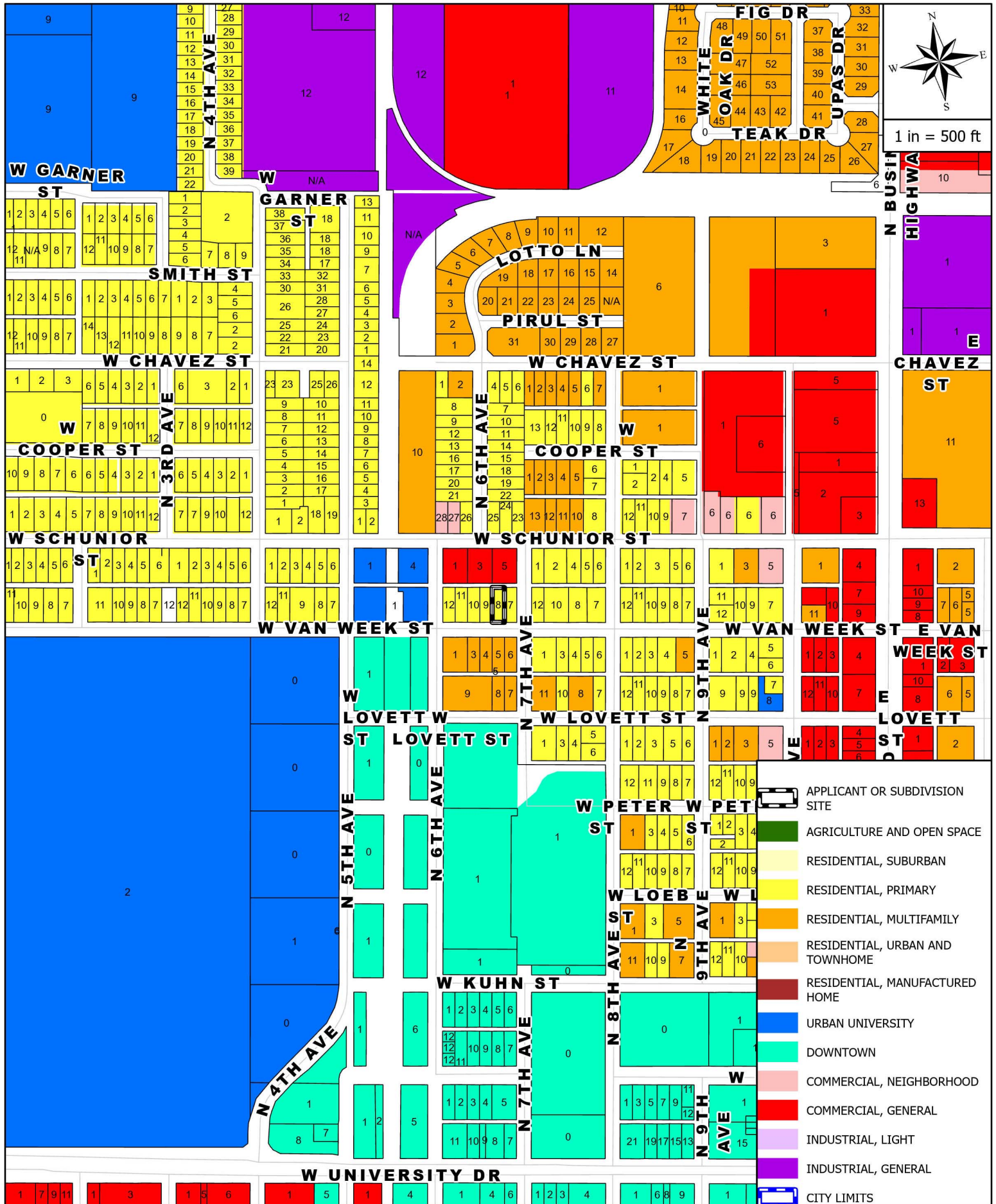
1. There is existing multi-family residential uses in the surrounding area.
2. There is need for additional housing in the community.
3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, based on surrounding land uses and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 38 neighboring property owners on Friday, May 3, 2024 and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.







ZONING MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0196 JOSEPH RUIZ





MAILOUT AND SITE MAP
APPLICANT AND/OR SUBDIVISION:
RZNE-2024-0196 JOSEPH RUIZ



Rezoning Request Site Photo

JOSEPH RUIZ

505 WEST VAN WEEK STREET



Scale 1" = 300'

[illegible]

Secretary, this 15th day of February, A.D. 1913.
Attest: J. R. A. Larmie Secretary.
The Edinburg Townsite Company.
By John Glazier President.

Before me, the undersigned authority, on this day personally appeared John Chasler and J. E. Williams to me, and they acknowledged to me that the personal assets named are acquired in the foregoing instrument, and acknowledged to me that The Edinburg Textile Company is then, the said John Chasler, as President, and the said J. E. Williams, as Secretary, agents, for the said company, and that they delivered the foregoing to the mortgage and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 16th day of February, A.D. 1910.

W. H. Williams,
Notary Public in and for Hidalgo County, Texas.

The State of Texas,
County of Hidalgo.

I, Fred Warren, Civil Engineer and Surveyor, do hereby testify that the foregoing map of the Town of Edinburg, placed by the Edinburg Trustee Company of the County of Hidalgo, State of Texas, is a true, true and complete map of the said Town, as surveyed by me for the said The Edinburg Trustee Company, and of the Ackerly, Van, Streets, alleys and accommodations, as actually surveyed and plotted.

Witness my hand, this 7th day of February, A.D. 1904.

Fred Warren
Civil Engineer and Surveyor.

L. H. H. Ibbetson
Notary Public in and for Hidalgo County Texas

< A.E. Chavez >
Clark County Court, Hidalgo Co., Texas.



ADDRESS :505 W. VAN WEEK STREET
HOUSTON, TEXAS 8539

CLIENT :EDUARDO SILVA

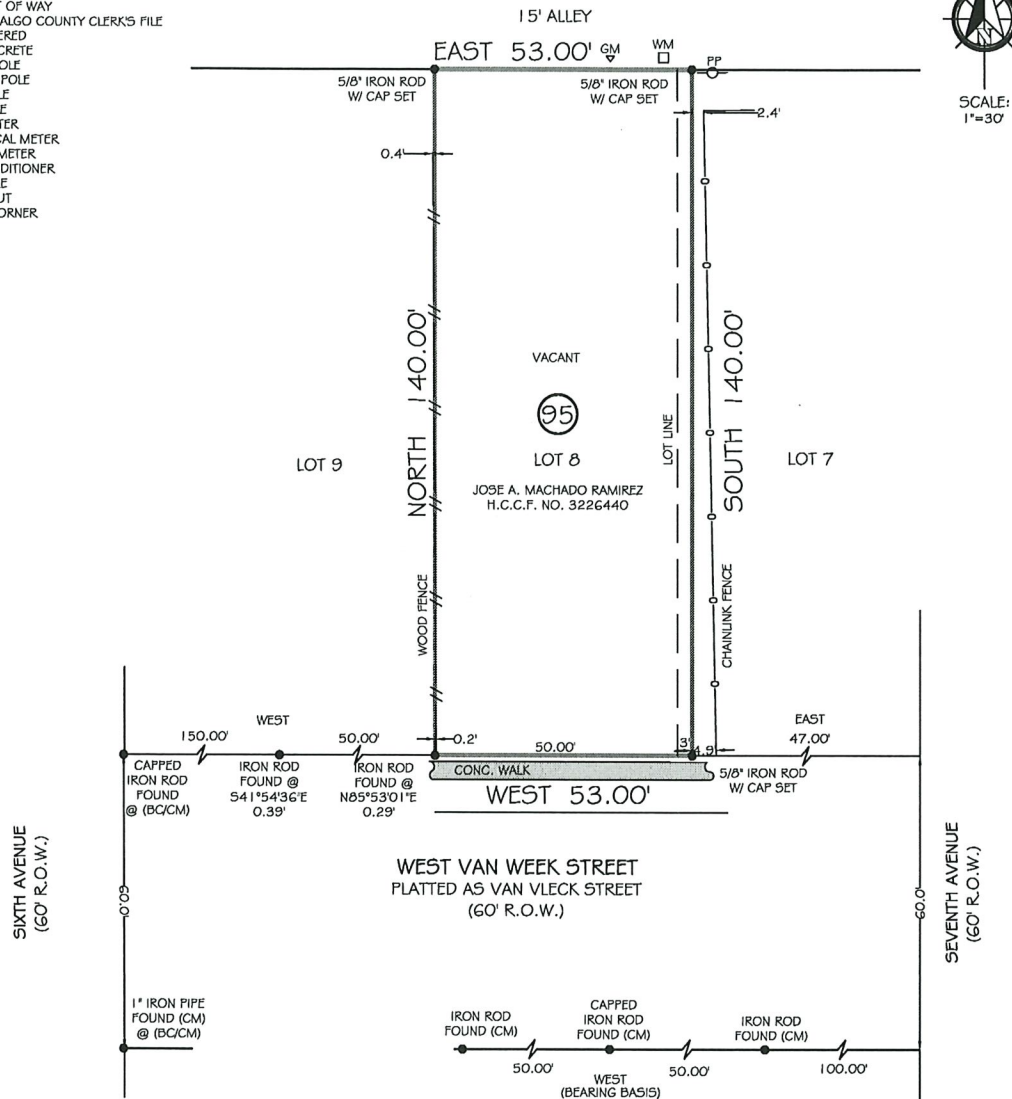
TITLE CO :N/A

GF NO :N/A

LENDER :N/A

A STANDARD LAND SURVEY OF
LOT 8 AND THE WEST 3.00' OF LOT 7, BLOCK 95
TOWNSITE OF EDINBURG
RECORDED IN VOLUME 1, PAGE 23
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

LEGEND
(CM) - CONTROLLING MONUMENT
R.O.W. - RIGHT OF WAY
H.C.C.F. - HIDALGO COUNTY CLERK'S FILE
COVD. - COVERED
CONC. - CONCRETE
PP - POWER POLE
SP - SERVICE POLE
LP - LIGHT POLE
GW - GUY WIRE
GM - GAS METER
EM - ELECTRICAL METER
WM - WATER METER
AC - AIR CONDITIONER
MH - MANHOLE
CO - CLEANOUT
BC - BLOCK CORNER



FIRM NO. 10133000
JOB NO: 240151
DATE: FEB. 23, 2023

FIELD BY: CS
DRAWN BY: AR
CHECKED BY: JDF

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND UNDER MY SUPERVISION AND
THAT IT CORRECTLY REPRESENTS THE FACTS
FOUND AT THE TIME OF THE SURVEY. THERE WERE
NO ENCROACHMENTS APPARENT ON THE GROUND
EXCEPT AS SHOWN HEREON.

FLOOD INFORMATION
*BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE "X"
DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN" PER F.E.M.A. FLOOD INSURANCE RATE MAP
PANEL NO: 480338001 SE REVISION DATE: 06-06-2000. *DUE TO
INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION
WITHOUT DETAILED FIELD STUDIES.

SEE LOMR - 01-06-1095P DATED 5/14/2001



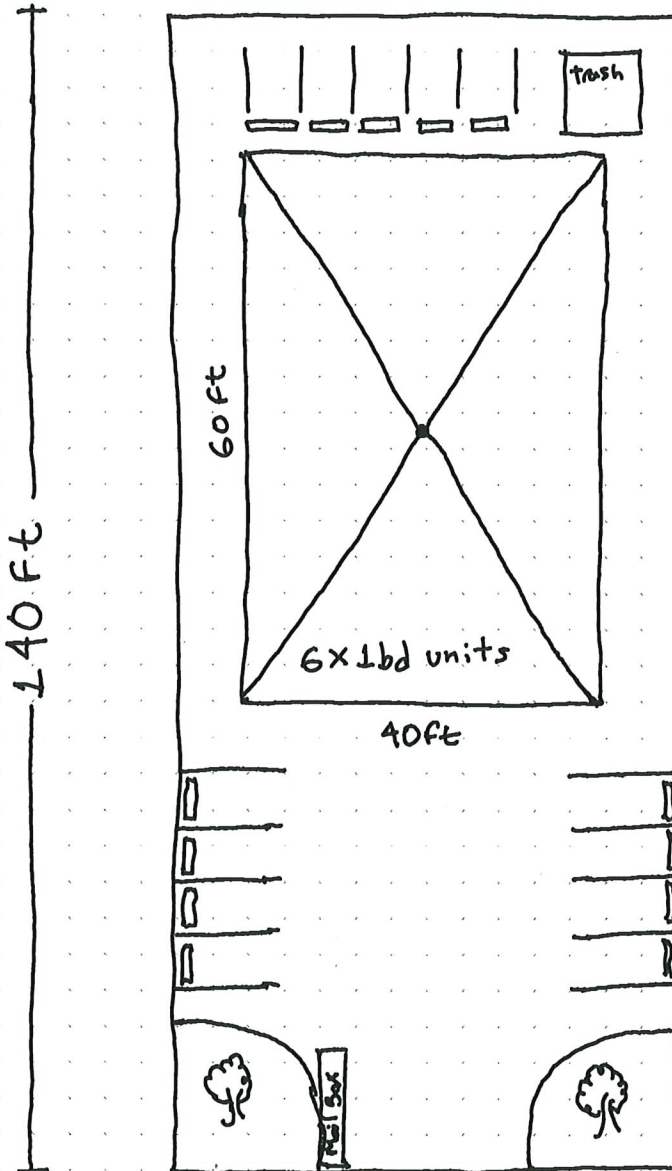
John D. Fisher
JOHN D. FISHER
R.P.L.S. NO. 6153

PRIME TEXAS SURVEYS
2417 NORTH FWY
HOUSTON TX, 77009

WWW.PRIMETXSURVEYS.COM
ORDERS@PRIMETXSURVEYS.COM

DIR 713-864-2400
FAX 713-869-1008

53 ft
Alley



7420 sqft

APR 18

W VAN WEEK ST

Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Zone Change Application

ENERGOV CASE # RZNE-2024-0196

Date: March 29, 2024

1. Property Owner (required): E&E Professional Solutions LLC 2. Phone: (956) 515-7944

3. Mailing Address: 501 N. Bridge St Suite 223

4. City: Hidalgo State: Texas Zip: 78557

5. Owner's Email: eduardo@inviertentexas.com 6. Cell No. (956) 515-7944

7. Agent (not owner): Joseph Ruiz 8. Agent's Phone: 956 5582914

9. Agent's Mailing Address: 3804 BLUEBIRD AVE.

10. City: MCALLEN State: TX Zip: 78504

11. Agent's Email: ALINECONSTRUCTION LLC 86@gmail.com

12. Address/Location being Rezoned: 505 W. Van Week St. Edinburg, TX. 78541

13. Legal Description of Property:

14. Property ID(s):

The west 3 ft of lot 7 and all of lot 8, block 95, original townsite of Edinburg.

15. Zone Change: From: RP - Residential, Primary To: RM - Residential, Multifamily & Urban

16. Existing Land Use: Vacant Lot

17. Reason for Zone Change: Would like to build a multi family building with 1 bedroom units. As a new investor, I would like to invest mi money locally (in the RGV, but specially in Edinburg, TX)

Eduardo O Silva Beattie

(Please Print Name)

Eduardo Silva

Signature

OFFICE USE ONLY

REVIEWED BY



DATE RECEIVED

4/1/24

*INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.

**ZONING CASE
OWNER NOTIFICATION LIST**

PID: 164055
LIND PATRICK D & GLORIA S
502 W SCHUNIOR ST
EDINBURG, TX 78541-3014

PID: 164056
LIND PATRICK D & GLORIA S
502 W SCHUNIOR ST
EDINBURG, TX 78541-3014

PID: 164057
LIND PATRICK D & GLORIA S
502 W SCHUNIOR ST
EDINBURG, TX 78541-3014

PID: 153984
LONG H S & ELOISE
PO BOX 203
EDINBURG, TX 78540-0203

PID: 164352
**BOARD OF REGENTS
OF THE UNIVERSITY**
ATTN: REAL ESTATE
210 W 7TH STREET
AUSTIN, TX 78701-2903

PID: 164338
SALAZAR ROBERTO & JULIANITA
418 W VAN WEEK ST
EDINBURG, TX 78541-3238

PID: 454006
FLORES FRANCISCO
3209 GULL AVE
MCALLEN, TX 78504-5041

PID: 164346
GRIMALDO ALMA
414 N DEPOT RD
EDINBURG, TX 78541-8830

PID: 164071
CASTRO JULIANA MARIE CUST
415 W VAN WEEK ST
EDINBURG, TX 78541-3237

PID: 164070
CAJERO MARCELINO & REYNA
411 W VAN WEEK
EDINBURG, TX 78541-3237

PID: 1472454
JTAAS CONSTRUCTION LLC
2110 E SUNLAND AVE
PHOENIX, AZ 85040-3429

PID: 164340
RAMIREZ SANTA
412 W VAN WEEK ST
EDINBURG, TX 78541-3238

PID: 164339
**NEVAREZ HUMBERTO G
& PATRICIA**
414 W VAN WEEK ST
EDINBURG, TX 78541-3238

PID: 164072
REYES LEONEL & ALTAGRACIA
419 W VAN WEEK ST
EDINBURG, TX 78541-3237

PID: 164347
ZAMORA LAURO
2309 NICOLE DR
MISSION, TX 78574-9709

PID: 164066
CONTRERAS YOLANDA
410 W SCHUNIOR ST
EDINBURG, TX 78541-3012

PID: 164064
GONZALEZ MATTHEW
4601 W STATE HIGHWAY 107
MCALLEN, TX 78504-9485

PID: 641865
EDWARD MIREYA INVESTMENTS LLC
4800 E IOWA RD
EDINBURG, TX 78542-2721

PID: 164353
SOUTHERN PACIFIC TRANSPORT
1400 DOUGLAS ST
STOP 1640
OMAHA, NE 68179-1001

PID: 204505
RVJ PROPERTIES LLC
523 W SCHUNIOR
EDINBURG, TX 78541-3066

**ZONING CASE
OWNER NOTIFICATION LIST**

PID: 164065
PORRAS DOMINGO
301 N 10TH AVE
EDINBURG, TX 78541-3321

PID: 204503
AGUIRRE IRMA MARIO A REYES &
511 W SCHUNIOR ST
EDINBURG, TX 78541-3066

PID: 204501
LOPEZ MATILDE
505 W SCHUNIOR ST
EDINBURG, TX 78541-3013

PID: 204500
PONCE FELIPE J & MA GUADALUPE
501 W SCHUNIOR ST
EDINBURG, TX 78541-3013

PID: 164063
MEDINA ALBERTO & MARIA A
1705 W ROGERS RD
EDINBURG, TX 78541-8582

PID: 164062
GONZALEZ DANIEL GUADALUPE JR
& ROSALINDA MENDEZ SANDOVAL
513 W VAN WEEK ST
EDINBURG, TX 78541-3239

PID: 164058
GARAY ROSA NELIA GUZMAN DE
50 CONQUISTADOR RD
RIO GRANDE CITY, TX 78582

PID: 164060
GUERRA GABRIEL
509 W VAN WEEK ST
EDINBURG, TX 78541-3239

PID: 164061
REQUENEZ ADOLFO
1121 E SPRAGUE ST
EDINBURG, TX 78539-4883

PID: 204502
ORTIZ GREGORIA
316 CAVAZOS ST
EDINBURG, TX 78539-9643

PID: 164351
MEDINA MARY ALICE
& SARA G PEREZ
505 W LOVETT ST
EDINBURG, TX 78541-3227

PID: 164350
SALINAS ADAN GEORGE
& MARIA D.
1621 RENEE
EDINBURG, TX 78539-5963

PID: 204504
VASQUEZ RUBEN & MELYNDA
2902 SUNSET DR
EDINBURG, TX 78539-9755

PID: 164059
RAMIREZ JOSE A MACHADO
702 W MAHL ST
EDINBURG, TX 78539-4146

PID: 164349
SOUTHERN UNION COMPANY
PO BOX 400
SAN ANTONIO, TX 78292

PID: 641863
FLORES FRANCISCO
3209 GULL AVE
MCALLEN, TX 78504-5041

PID: 641864
FLORES FRANCISCO
3209 GULL AVE
MCALLEN, TX 78504

PID: 527679
BOARD OF REGENTS
OF THE UNIVERSITY
ATTN: REAL ESTATE 210 W 7TH STREET
AUSTIN, TX 78701-2903

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES OF THE RESIDENTIAL, PRIMARY (RP) DISTRICT TO RESIDENTIAL, MULTIFAMILY (RM) DISTRICT, BEING THE WEST 3 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK 95, ORIGINAL TOWNSITE OF EDINBURG, LOCATED AT 505 WEST VAN WEEK STREET, EDINBURG, HIDALGO COUNTY, TEXAS, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Residential, Primary (RP) District and the Residential, Multifamily (RM) District, as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of the West 3 feet of Lot 7 and all of Lot 8, Block 95, Original Townsite of Edinburg, Located at 505 West Van Week Street, Edinburg, Hidalgo County, Texas, from Residential, Primary (RP) District to Residential, Multifamily (RM) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on May 14, 2024, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published

in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on June 4, 2024 at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Residential, Primary (RP) District to Residential, Multifamily (RM) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Residential, Primary (RP) District and added to the Residential, Multifamily (RM) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 4th day of June 2024.

CITY OF EDINBURG

By: _____
Ramiro Garza, Jr., Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:
OMAR OCHOA LAW FIRM, P.C.

By: _____
Omar Ochoa, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PUBLIC HEARINGS

Agenda Item No: 7.F.

Public Hearings - Rezoning Request - 3001 North I-69C

1. **Agenda Item:**

Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Being a 2.38 Acre Tract of Land Out of Lot 5, Section 243, Texas-Mexican Railway Company Survey, Located at 3001 North I-69C, as Requested by Israel Posadas Jr. on Behalf of Ricardo Rodriguez Jr. and Deyanira Rodriguez. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]

2. **Description:**

This property is located on the west side of North Frontage Road, approximately 1,700 feet south of East Monte Cristo Road (FM 1925). The lot has 231.70 feet of frontage along North I-69C and a depth of 448.09 feet for a total of 2.38 acres. The requested zoning designation is the Commercial, General (CG) District, which is the primary commercial district intended to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. The applicant indicated that the proposed use of the property is to establish a commercial development (law office).

The property is currently zoned Residential, Suburban (RS) District, which is the primary low-density single family residential district intended to permit a wide range of single-family uses on larger lots. The surrounding zoning is Commercial, General (CG) District to the north, Industrial, General (IG) District to the east, and Residential, Suburban (RS) District to the south and west. Adjacent land consists of a mix of commercial uses, residential uses, and vacant land. A portion of the future land use designation for this property is General Commercial along the frontage and Auto Urban uses in the rear.

Staff received a Zone Change Application for the subject property on March 28, 2024. Staff mailed a notice of the public hearing to 10 neighboring property owners on Friday, May 3, 2024, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.

The Planning & Zoning Commission recommended with a unanimous vote of 7-0 to approve the Rezoning Request. A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.

3. **Staff's Recommendation:**

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District based on adjacent zoning, surrounding land use, and the character of the area. The frontage portion of the property is consistent with the Future Land Use Plan. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Prepared by:

Jaime Acevedo, Director of
Planning and Zoning

Attachments:

- A. City Council Agenda Packet Attachments
- B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 5/14/24
CITY COUNCIL – 6/4/24
DATE PREPARED – 5/1/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District

APPLICANT: Ricardo Rodriguez Jr. and Deyanira Rodriguez

AGENT: Isael Posadas Jr.

LEGAL: Being a 2.38 acre tract of land out of Lot 5, Section 243, Texas-Mexican Railway Company Survey

LOCATION: 3001 North I-69C

LOT/TRACT SIZE: 2.38 acres

CURRENT USE: Vacant land

PROPOSED USE: Commercial Development

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Commercial, General (CG) District
South – Residential, Suburban (RS) District
East – I-69C (IG)
West – Residential, Suburban (RS) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District.

**REZONING REQUEST
ISRAEL POSADAS JR.**

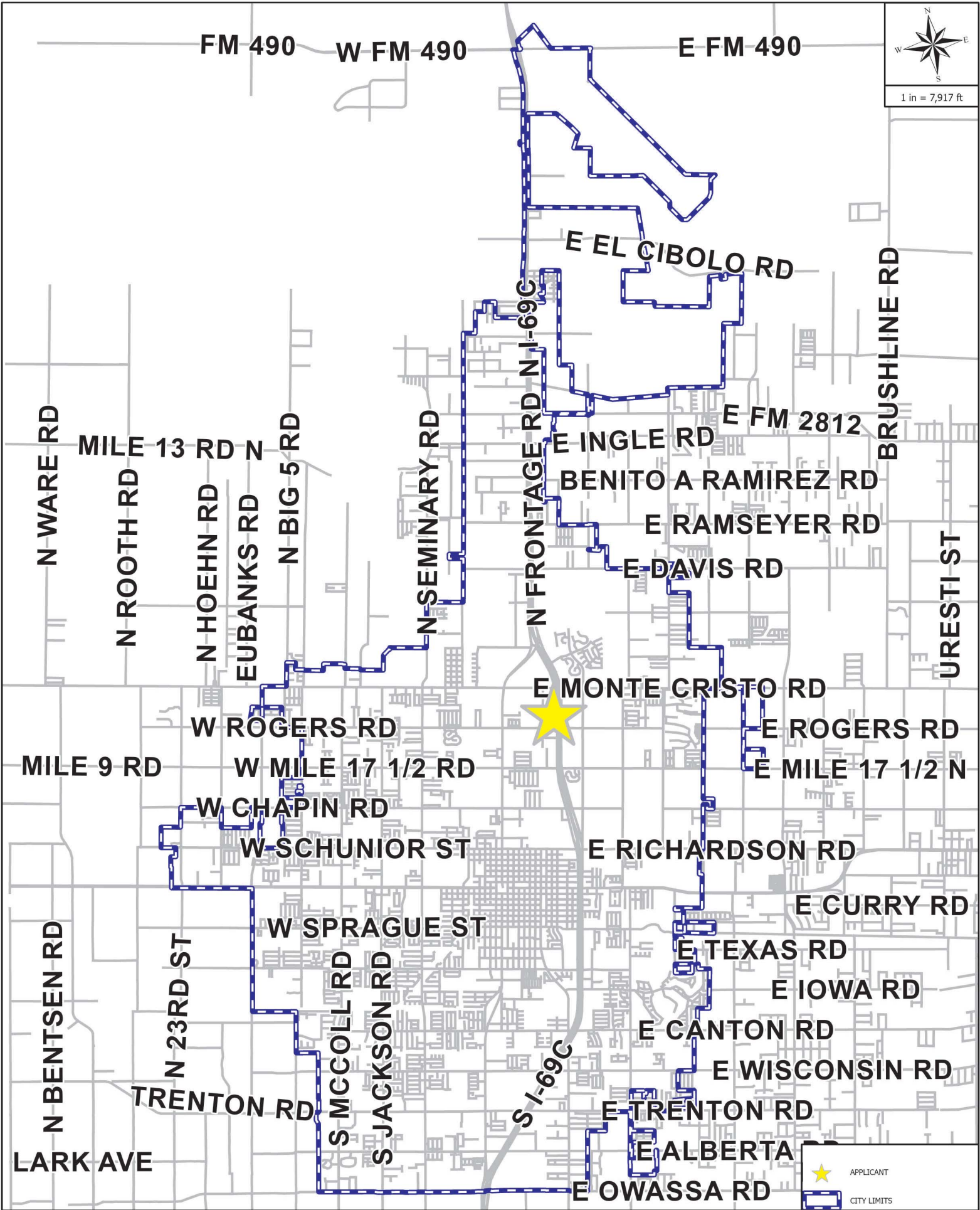
EVALUATION

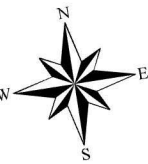
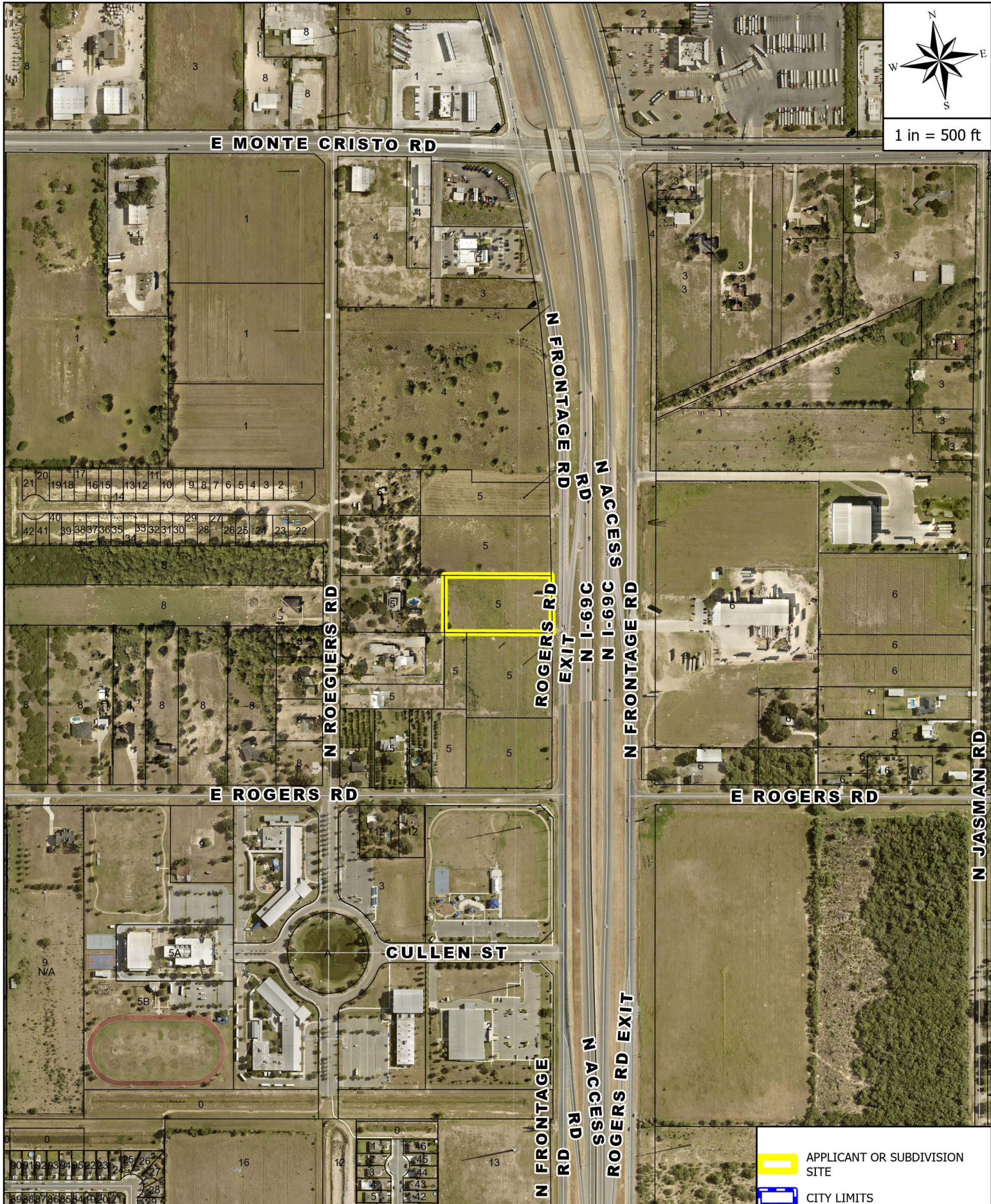
The following is staff's evaluation of the request.

1. The land use pattern for this area of the community is a mix of commercial uses, single-family residential uses, and vacant land.
2. The frontage portion of this property is in keeping with the Future Land Use Plan.
3. There are various commercial uses along this corridor.

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District based on adjacent zoning, surrounding land use, and the character of the area. The proposed zoning is not consistent with the Future Land Use Plan. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 10 neighboring property owners on Friday, May 3, 2024 and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.





1 in = 500 ft



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

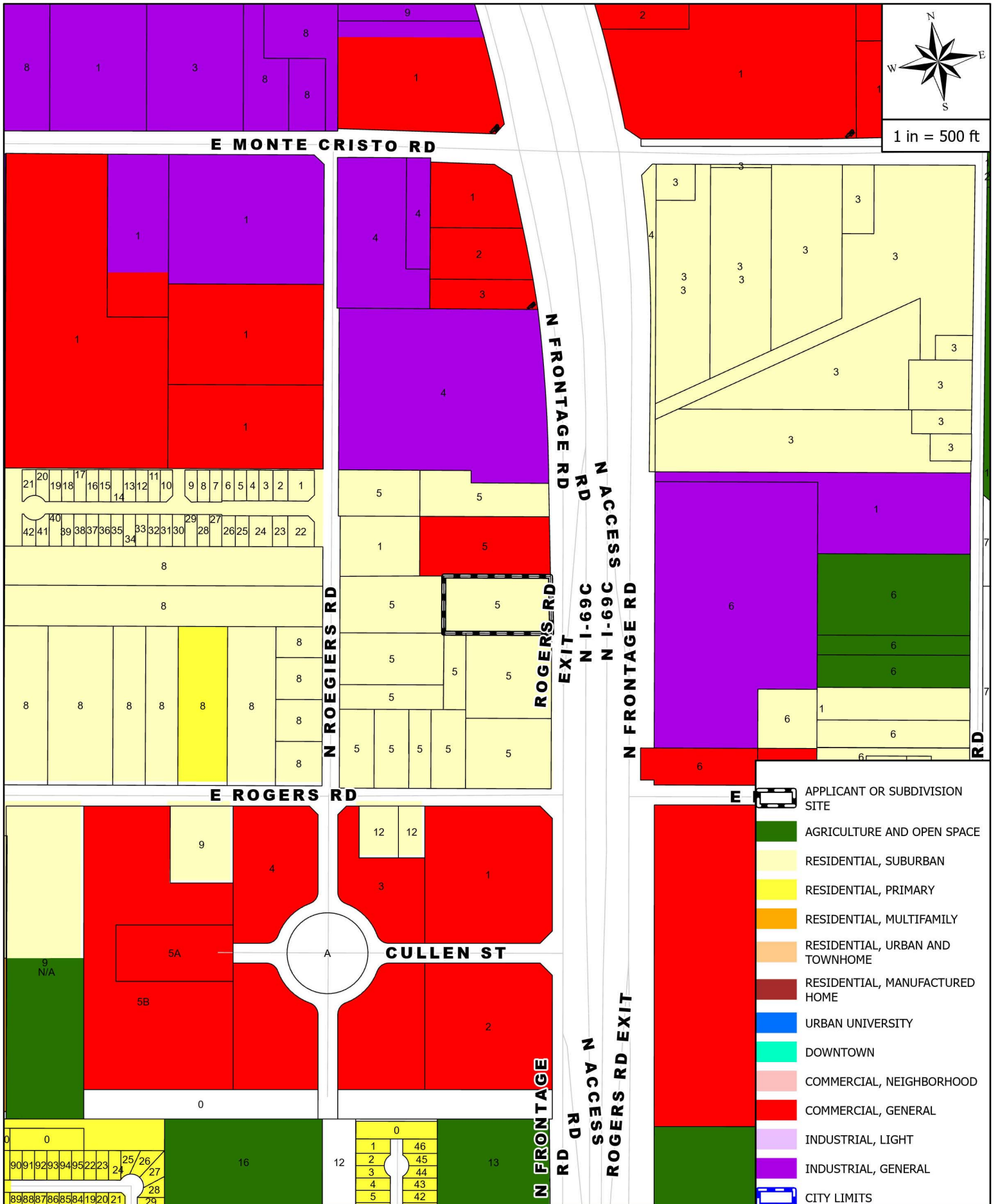
RZNE-2024-0195 ISABEL POSADAS



APPLICANT OR SUBDIVISION
SITE



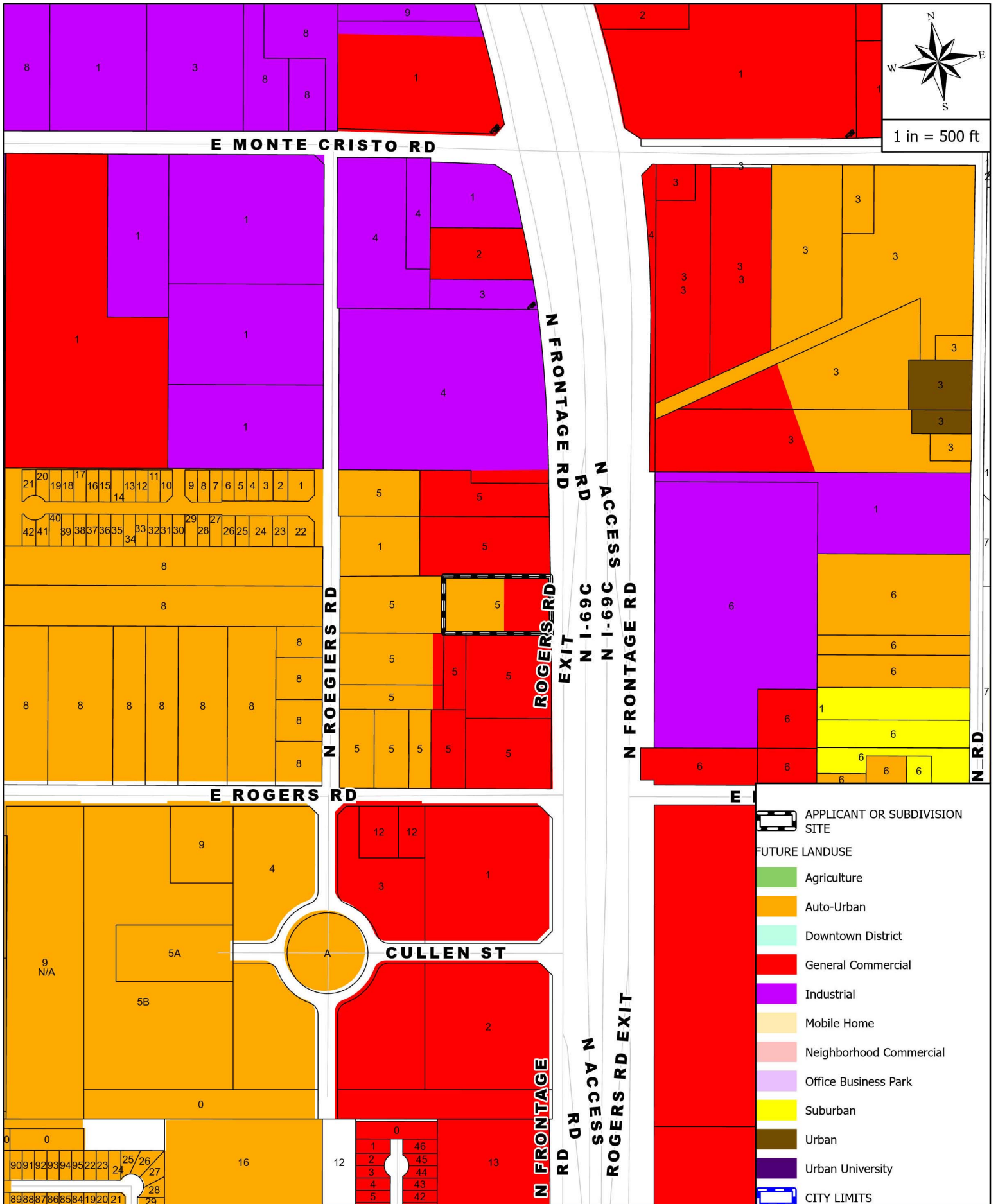
CITY LIMITS



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

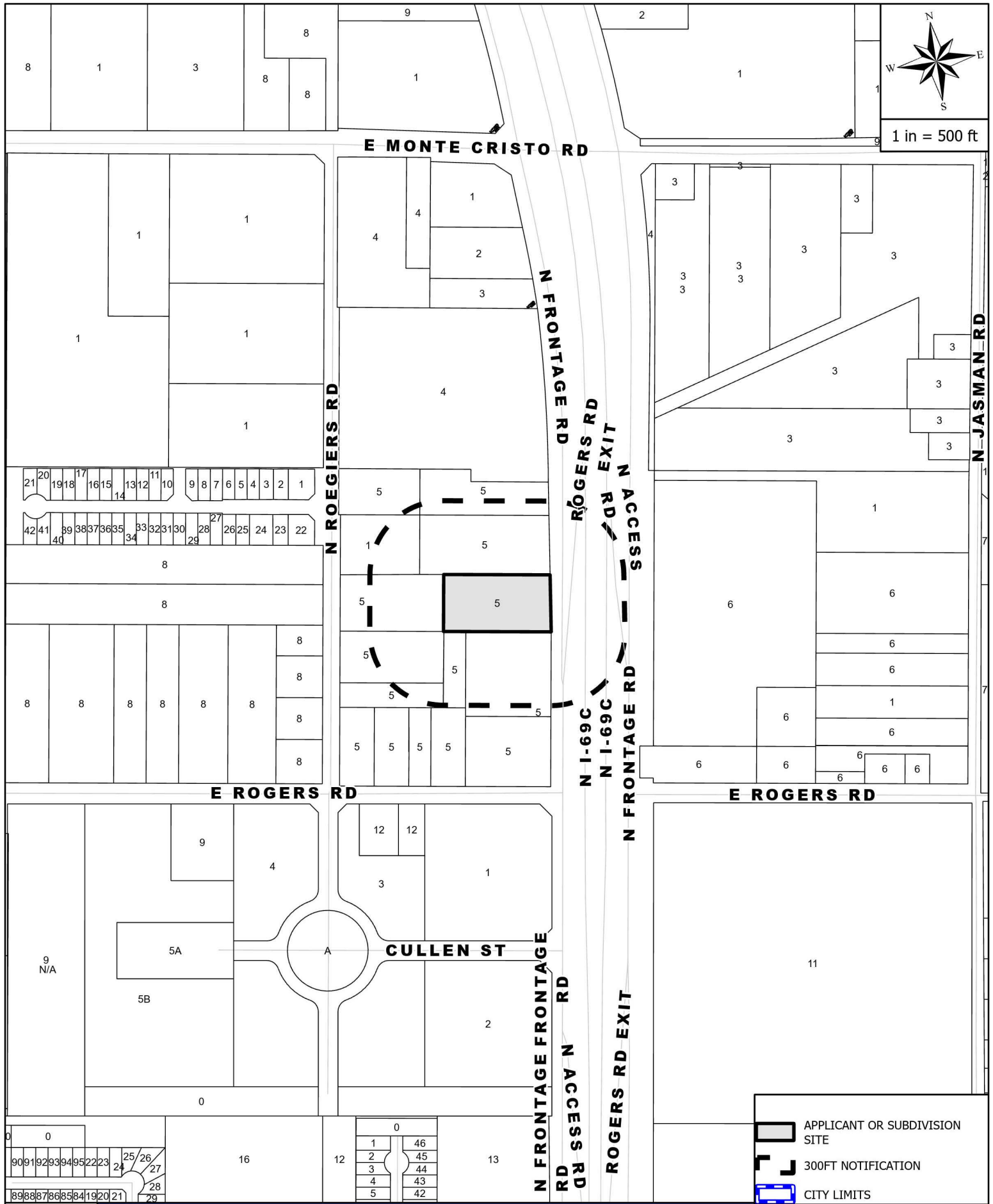
RZNE-2024-0195 ISRAEL POSADAS



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0195 ISRAEL POSADAS



MAILOUT AND SITE MAP
APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0195 ISABEL POSADAS



Rezoning Request Site Photo

ISAAEL POSADAS JR.

3001 NORTH I-69C





Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

METES AND BOUNDS DESCRIPTION

2.38 (103,822.45 SQ. FT.) ACRE TRACT OF LAND OUT OF LOT 5, SECTION 243, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO RICARDO RODRIGUEZ, JR. AND DEYANIRA RODRIGUEZ, AS RECORDED IN DOCUMENT NUMBER 2021-3245206, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEING A 2.38 (103,822.45 SQ. FT.) ACRE TRACT OF LAND OUT OF LOT 5, SECTION 243, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO RICARDO RODRIGUEZ, JR. AND DEYANIRA RODRIGUEZ, AS RECORDED IN DOCUMENT NUMBER 2021-3245206, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A POINT, AT THE COMMON CORNER OF LOT 1, D & D SUBDIVISION, AS RECORDED IN VOLUME 36, PAGE 130, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND A 3.03 ACRE TRACT OF LAND CONVEYED TO KHIT PROPERTY MANAGEMENT LLC, AS RECORDED IN DOCUMENT NUMBER 2022-3307254, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO RICARDO P. RODRIGUEZ JR. AND DEYANIRA RODRIGUEZ, AS RECORDED IN DOCUMENT NUMBER 2004-1349744. OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, **THENCE;** SOUTH 81°07'36" EAST, ALONG THE COMMON LINE OF SAID TRACT OF LAND CONVEYED TO RICARDO P. RODRIGUEZ JR. AND DEYANIRA RODRIGUEZ AND SAID 3.03 ACRE TRACT OF LAND CONVEYED TO KHIT PROPERTY MANAGEMENT LLC, A DISTANCE OF 98.06 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE **POINT OF BEGINNING** AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N= 16645819.2899', E= 1099680.6821';

THENCE; SOUTH 81°07'36" EAST, ALONG THE SOUTH LINE OF SAID 3.03 ACRE TRACT OF LAND CONVEYED TO KHIT PROPERTY MANAGEMENT LLC, A DISTANCE OF 448.09 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", AT THE SOUTHEAST CORNER OF SAID 3.03 ACRE TRACT OF LAND CONVEYED TO KHIT PROPERTY MANAGEMENT LLC, AND ALSO BEING ON THE WEST RIGHT OF WAY LINE OF NORTH EXPRESSWAY 281 (HAVING A 352.00' R.O.W.), FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°52'24" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID NORTH EXPRESSWAY 281, A DISTANCE OF 231.70 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", AT THE NORTHEAST CORNER OF A 2.82 ACRE TRACT OF LAND CONVEYED TO SHELLY LAVONNE DUFFEY, AS RECORDED IN DOCUMENT NUMBER 2023-3447554, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

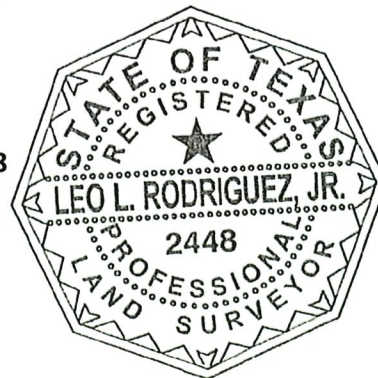
THENCE; NORTH 81°07'36" WEST, ALONG THE NORTH LINE OF SAID 2.82 ACRE TRACT OF LAND CONVEYED TO SHELLY LAVONNE DUFFEY, AT A DISTANCE OF 357.03 FEET, PASSING A POINT, AT THE COMMON CORNER OF A 0.65 ACRE TRACT OF LAND CONVEYED TO SHELLY LAVONNE DUFFEY, AS RECORDED IN DOCUMENT NUMBER 2023-3447556, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 2.82 ACRE TRACT OF LAND CONVEYED TO SHELLY LAVONNE DUFFEY, CONTINUING TO A TOTAL DISTANCE OF 448.09 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", AT THE COMMON CORNER OF SAID 0.65 ACRE TRACT OF LAND CONVEYED TO SHELLY LAVONNE DUFFEY, SAID TRACT OF LAND CONVEYED TO RICARDO P. RODRIGUEZ JR. AND DEYANIRA RODRIGUEZ AND A TRACT OF LAND CONVEYED TO ROY C. ROEGIERS, AS RECORDED IN DOCUMENT NUMBER 2001-986318, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°52'24" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO RICARDO P. RODRIGUEZ JR. AND DEYANIRA RODRIGUEZ, A DISTANCE OF 231.70 FEET, TO THE **POINT OF BEGINNING**, CONTAINING A 2.38 (103,822.45 SQ. FT.) ACRE TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, LEO L. RODRIGUEZ, JR., R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

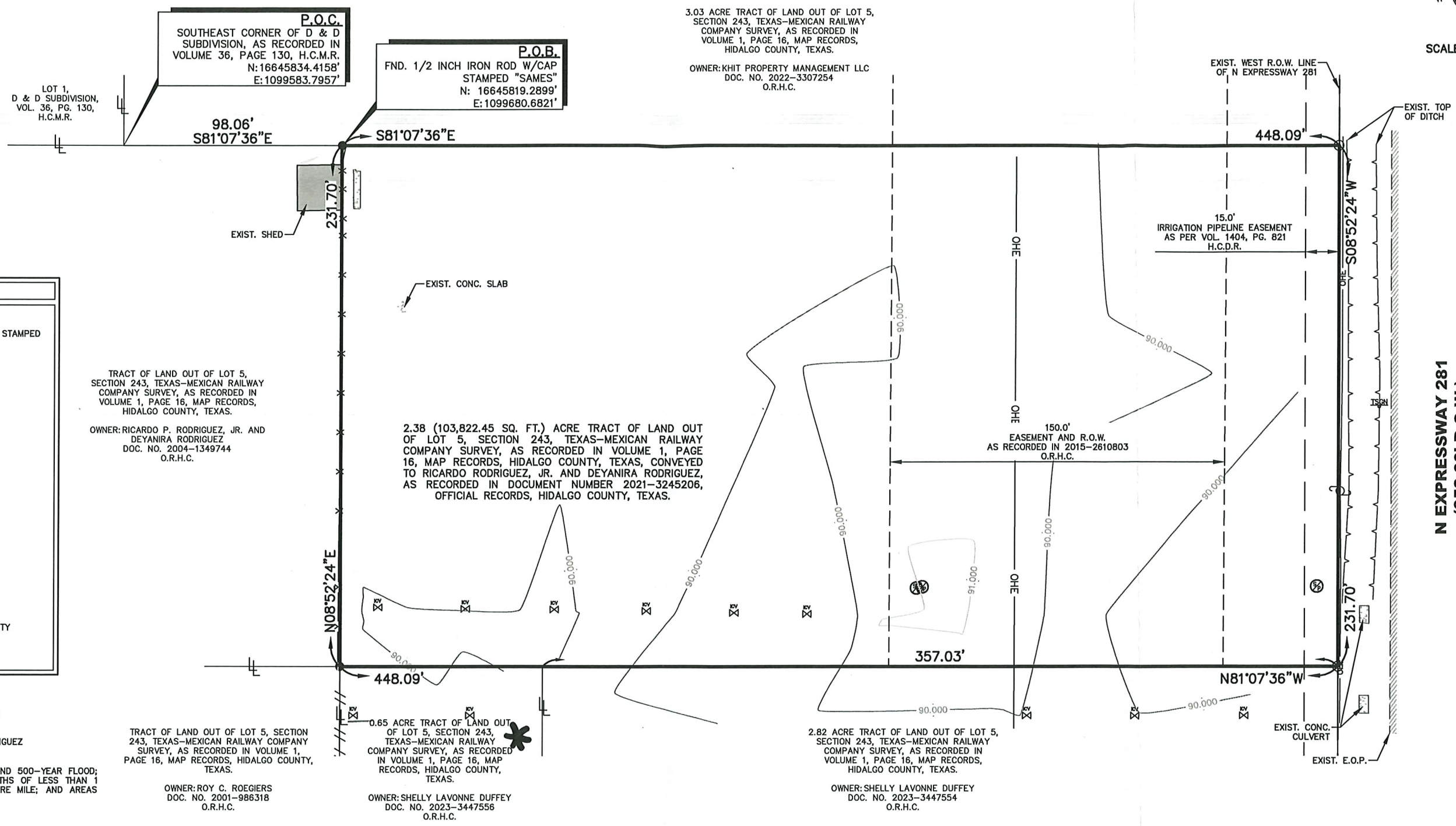
 3/22/24
LEO L. RODRIGUEZ, JR., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448



STREET NAME



SCALE: 1" = 50'



LEGEND

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
- ⚡ - POWER POLE
- ⊗ - IRRIGATION STANDPIPE
- ⊕ - IRRIGATION CONTROL VALVE
- ⚓ - TRAFFIC SIGN
- ✱ - PALM TREE
- - OVERHEAD ELECTRIC LINE
- X— - CHAINLINK FENCE LINE
- //— - CEDAR FENCE LINE
- EXIST. - EXISTING
- CONC. - CONCRETE
- ASPHALT
- CONCRETE
- P - PROPERTY LINE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- O.R.H.C. - OFFICIAL RECORDS OF HIDALGO COUNTY
- R.O.W. - RIGHT OF WAY
- FND. - FOUND

GENERAL NOTES:
ADDRESS: N EXPRESSWAY 281, EDINBURG, TEXAS 78542
SURVEYED: MARCH 14, 2024
REQUESTED BY: ISABEL POSADAS JR.
OWNER: RICARDO RODRIGUEZ, JR. AND DEYANIRA RODRIGUEZ

FLOOD ZONE DESIGNATION:
"ZONE X" - AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD;
OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1
FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS
PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0325 D
MAP REVISED: JUNE 6, 2000

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS
FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO
VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR
SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR
OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN
ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE
SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY
WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED
HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL
TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO
LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID
ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

3/22/24
LEO L. RODRIGUEZ, JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448



JOB NUMBER	DRAWN BY	RVMD. BY	DATE
SUR 24.060	B.S.	L.L.R.	03/22/2024

SURVEY NOTES:
1. BASIS OF BEARING AS PER THE WEST RIGHT OF WAY LINE OF N FRONTAGE,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS PER THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS OF HIDALGO
COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS
COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US
SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE
BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING
RTK GPS METHODS.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF
TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
**THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR
OFFERING EVIDENCE OF THE MATTERS:**
5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF
HIDALGO AND ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN
WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL
JURISDICTION OF SAID PROPERTY.

BOUNDARY PLAT SHOWING

2.38 (103,822.45 SQ. FT.) ACRE TRACT OF LAND OUT OF LOT 5,
SECTION 243, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS
RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY,
TEXAS, CONVEYED TO RICARDO RODRIGUEZ, JR. AND DEYANIRA
RODRIGUEZ, AS RECORDED IN DOCUMENT NUMBER 2021-3245206,
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SAMES
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00
[MCALLEN TX.] [HARLINGEN TX.] [SANTA FE VAL.] [LOS ALAMOS NM.]

Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Zone Change Application

ENERGOV CASE # RZNE-2024-0195

Date: March 27, 2024

1. Property Owner (required): Ricardo Rodriguez Jr
2. Phone: (956) 335-5555
3. Mailing Address: 3010 N Roegiers
4. City: Edinburg State: Texas Zip: 78541
5. Owner's Email: Ricky@rickyrodlaw.com
6. Cell No. (956) 335-5555
7. Agent (not owner): Isael Posadas Jr.
8. Agent's Phone: (956) 702-8880
9. Agent's Mailing Address: 200 S. 10th St. Ste. 1500
10. City: McAllen State: Texas Zip: 78501
11. Agent's Email: iposadas@samengineering-surveying.com
12. Address/Location being Rezoned: 662 ft North of intersection of E Rodgers Rd and N Expressway 281
13. Legal Description of Property: TEX-MEX SURVEY E448.09'-W908.26'-S231.70-N660' LOT 5 SEC 243 2.39 AC NET
14. Property ID(s): 1143960

15. Zone Change: From: RS - Residential, Suburban To: CG - Commercial, General
16. Existing Land Use: Open Space
17. Reason for Zone Change: Developer has plans for future commercial development
(Office Space)

Isael Posadas Jr
(Please Print Name)

Isael Posadas Jr
Signature



OFFICE USE ONLY

REVIEWED BY

DATE RECEIVED

3/28/24

***INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.**

**ZONING CASE
OWNER NOTIFICATION LIST**

PID: 295723
LINDLEY SHANNON
6400 STATE HIGHWAY 107
MISSION, TX 78573-7968

PID: 546540
LINDLEY SHANNON
6400 STATE HIGHWAY 107
MISSION, TX 78573-7968

PID: 627269
ROEGIERS ROY C
2912 N ROEGIERS RD
EDINBURG, TX 78541-4617

PID: 295720
RODRIGUEZ RICARDO P JR
3010 N ROEGIERS RD
EDINBURG, TX 78541-8628

PID: 620901
**BEJARANO JESUS EDUARDO
& DANIA VANESSA**
3114 N ROEGIERS RD
EDINBURG, TX 78541-8627

PID: 1143960
**RODRIGUEZ RICARDO JR
& DEYANIRA**
3010 N ROEGIERS
EDINBURG, TX 78541-8628

PID: 1377615
DUFFY MICHAEL ALLEN
923 E ROGERS RD
EDINBURG, TX 78541-8620

PID: 1412827
KHIT PROPERTY MANAGEMENT LLC
5401 N 10TH ST
MCALLEN, TX 78504-2751

PID: 1539870
DUFFEY SHELLY LAVONNE
915 E ROGERS RD
EDINBURG, TX 78541-8620

PID: 1539880
DUFFEY SHELLY LAVONNE
915 E ROGERS RD
EDINBURG, TX 78541-8620

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES OF THE RESIDENTIAL, SUBURBAN (RS) DISTRICT TO COMMERCIAL, GENERAL (CG) DISTRICT, BEING A 2.38 ACRE TRACT OF LAND OUT OF LOT 5, SECTION 243, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, LOCATED AT 3001 NORTH I-69C, EDINBURG, HIDALGO COUNTY, TEXAS, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Residential, Suburban (RS) District and the Commercial, General (CG) District, as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of a 2.38 acre tract of land out of Lot 5, Section 243, Texas-Mexican Railway Company Survey, Located at 3001 North I-69C, Edinburg, Hidalgo County, Texas, from Residential, Suburban (RS) District to Commercial, General (CG) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on May 14, 2024, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published

in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on June 4, 2024 at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Residential, Suburban (RS) District to Commercial, General (CG) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Residential, Suburban (RS) District and added to Commercial, General (CG) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 4th day of June 2024.

CITY OF EDINBURG

By: _____
Ramiro Garza, Jr., Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:
OMAR OCHOA LAW FIRM, P.C.

By: _____
Omar Ochoa, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PUBLIC HEARINGS

Agenda Item No: 7.G.

Public Hearings - Rezoning Request - 1702 West Alberta Road

1. **Agenda Item:**

Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District, Being a 1.00 Acre Tract of Land, More or Less, Being the North 208.70 Feet of the East 208.70 Feet of Lot 8, Block 3, A.J. McColl Subdivision, Located at 1702 West Alberta Road, as Requested by George Cruz and Erica Garcia. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]

2. **Description:**

This property is located on the south side of West Alberta Road, approximately 1,200 feet east of South Jackson Road. The lot has 208.70 feet of frontage along West Alberta Road and 208.70 of lot depth for a total lot area of approximately 43,555.69 square feet. The requested zoning designation is the Commercial, Neighborhood (CN) District, which is a commercial district intended to provide small neighborhood shopping opportunities and services in areas that are largely residential in use. Uses are limited to smaller commercial and service businesses that serve the neighborhood. Business in this district is encouraged to use repurposed residential structures and utilize architectural designs that have a residential style and appearance when possible. The applicant indicated that the proposed use of the property is to establish a daycare facility. The property is currently occupied with a single-family home.

The property is currently zoned Residential, Suburban (RS) District, which is the primary low density single-family residential district intended to permit a wide range of single-family uses on larger lots. Adjacent zoning is Residential, Suburban (RS) District in all directions. Surrounding land consists of a mix of residential uses, institutional uses, and vacant land. The future land use designation is for Auto-Urban uses. Staff received a Zone Change Application for the subject property on March 28, 2024.

Staff mailed a notice of the public hearing to 14 neighboring property owners on Friday, May 3, 2024, and received no comments in favor and 4 comments against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.

The Planning & Zoning Commission recommended with a unanimous vote of 7-0 to approve the Rezoning Request. A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.

3. **Staff's Recommendation:**

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District based on surrounding land uses and the character of the area. The proposed zoning is not consistent with the Future Land Use Plan. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Prepared by:

Jaime Acevedo, Director of
Planning and Zoning

Attachments:

- A. City Council Agenda Packet Attachments
- B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 5/14/24
CITY COUNCIL – 6/4/24
DATE PREPARED – 5/3/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District

APPLICANT: George Cruz and Erica Garcia

AGENT: N/A

LEGAL: Being the North 208.70 feet of the East 208.70 feet of Lot 8, Block 3, A.J. McColl Subdivision

LOCATION: 1702 West Alberta Road

LOT/TRACT SIZE: approximately 43,555.69 square feet

CURRENT USE: Single-family residential

PROPOSED USE: Daycare facility

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Residential, Suburban (RS) District and vacant land
South – Residential, Suburban (RS) District
East – Vacant land (RS)
West – Residential, Suburban (RS) District

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District.

**REZONING REQUEST
GEORGE CRUZ AND ERICA GARCIA**

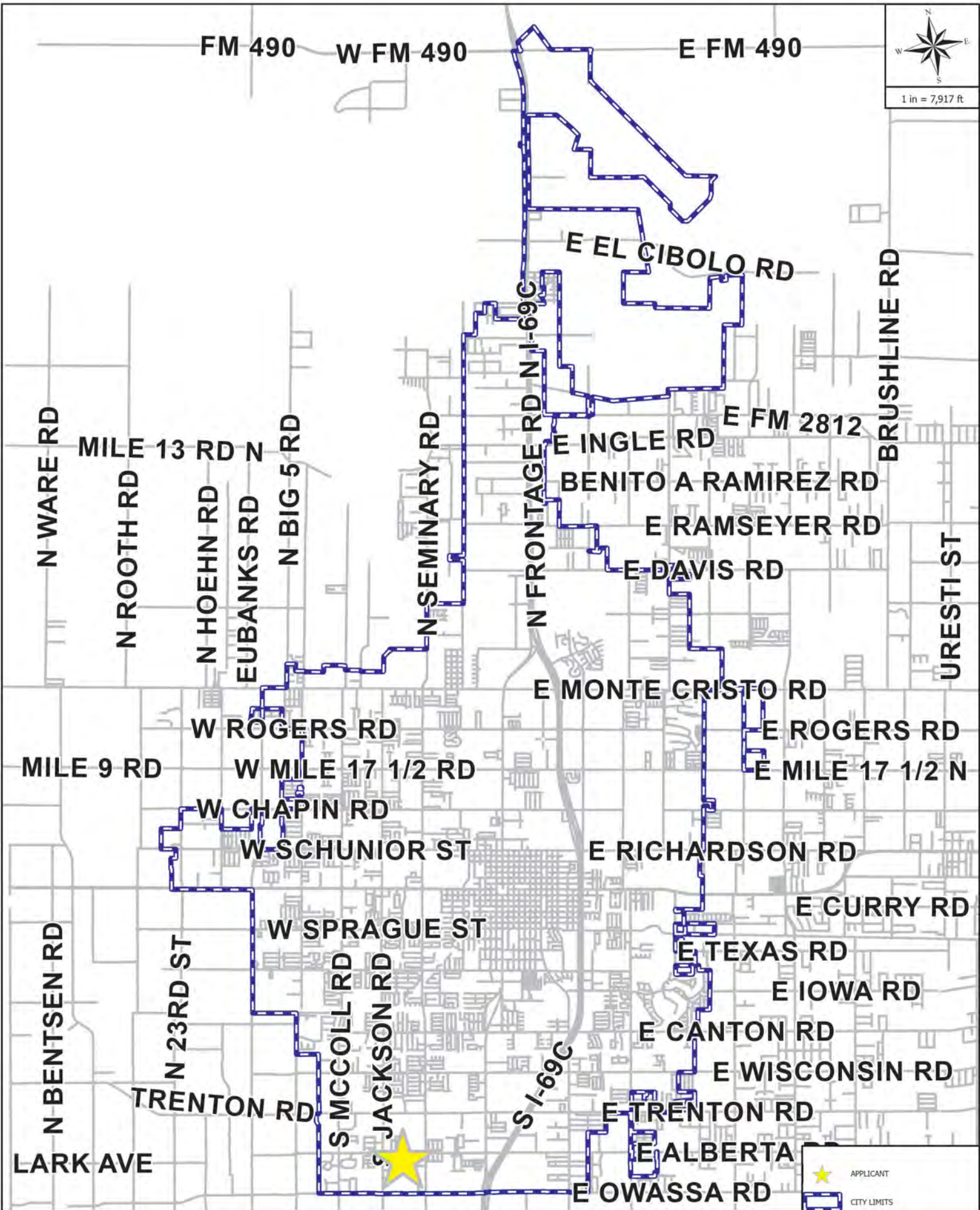
EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area of the community is a mix of single-family uses, institutional uses, and vacant land.
2. The proposed zoning is not in keeping with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District based on surrounding land uses and the character of the area. The proposed zoning is not consistent with the Future Land Use Plan. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

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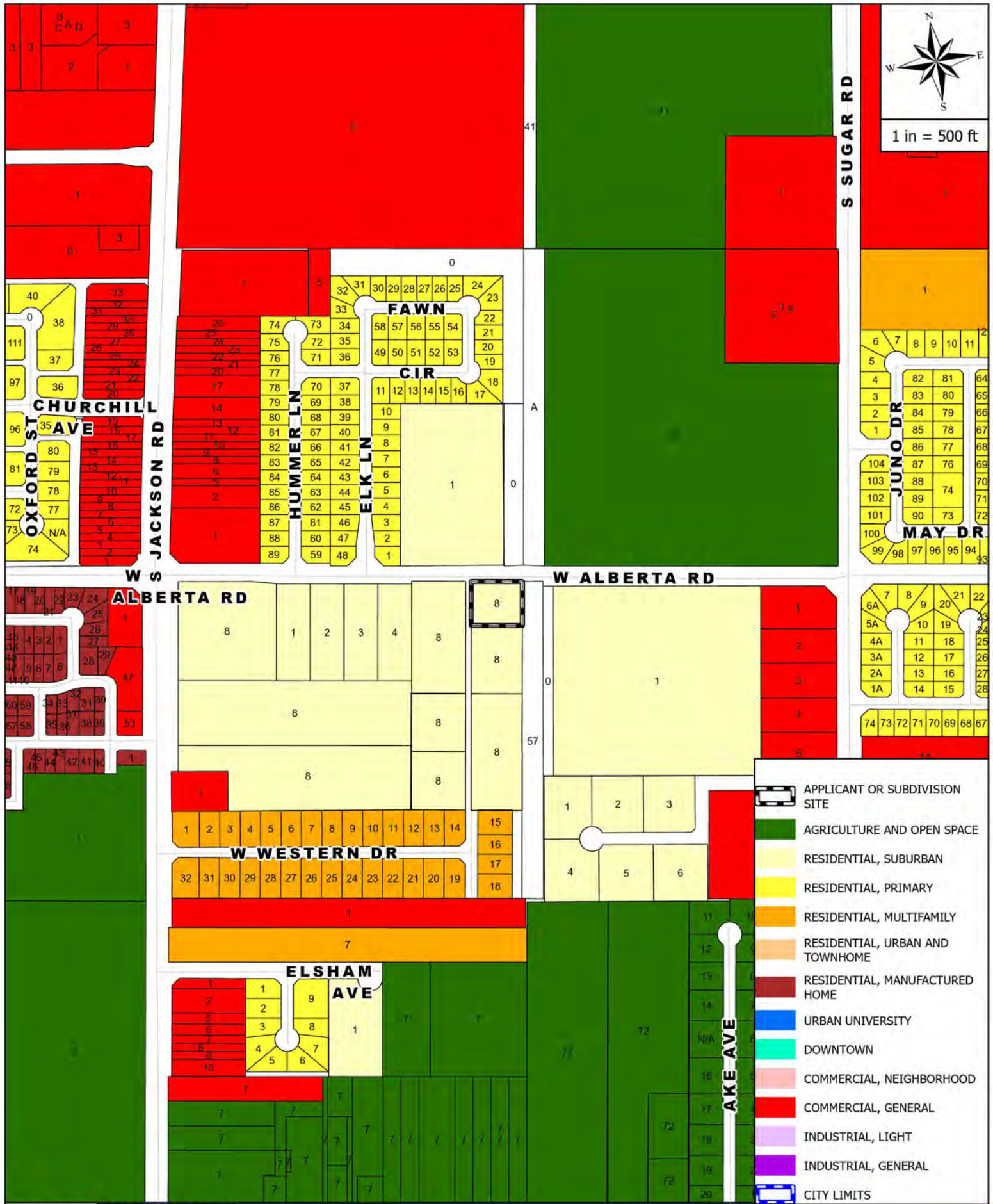




AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

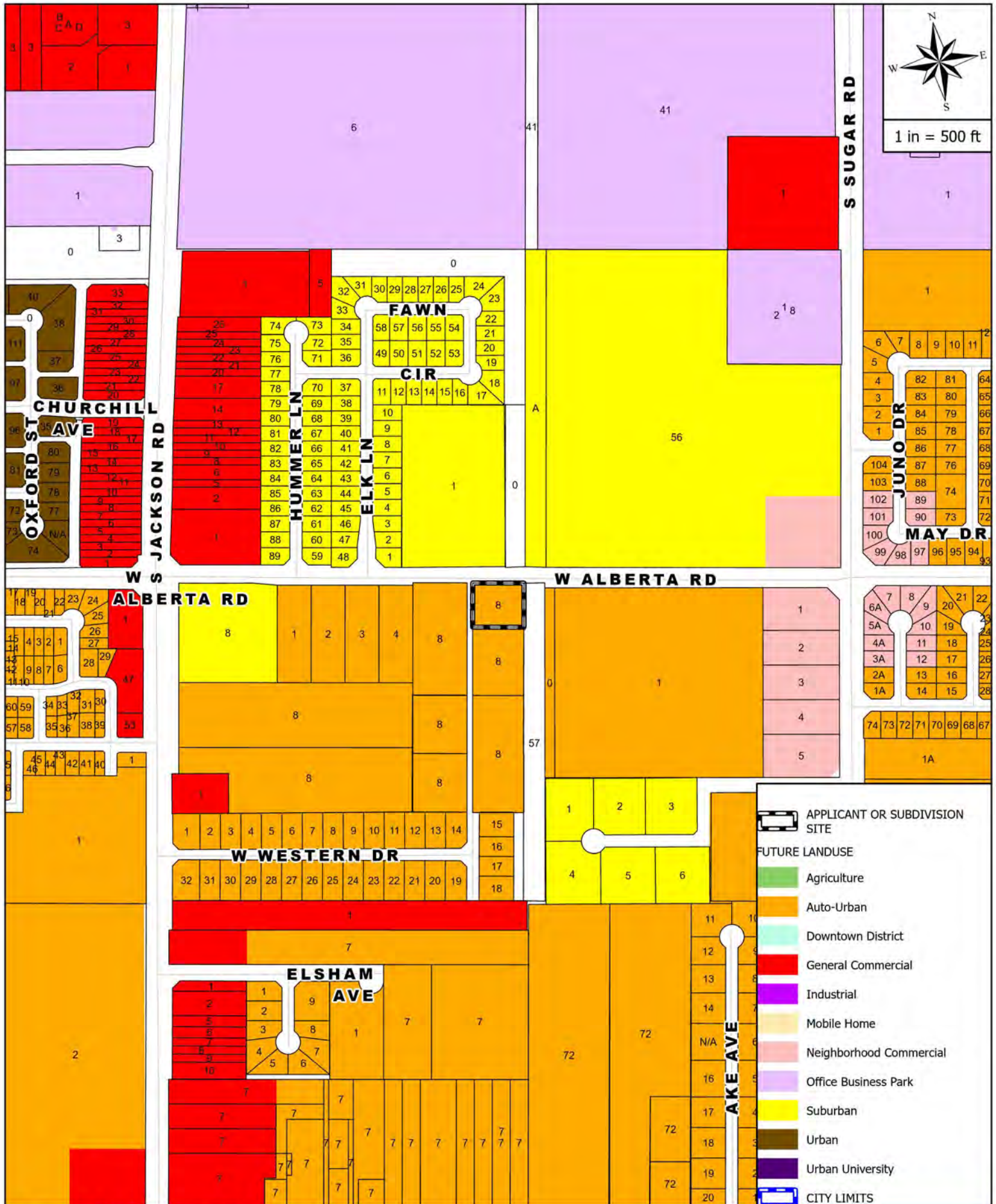
RZNE-2024-0194 GEORGE CRUZ AND ERICA GARCIA



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

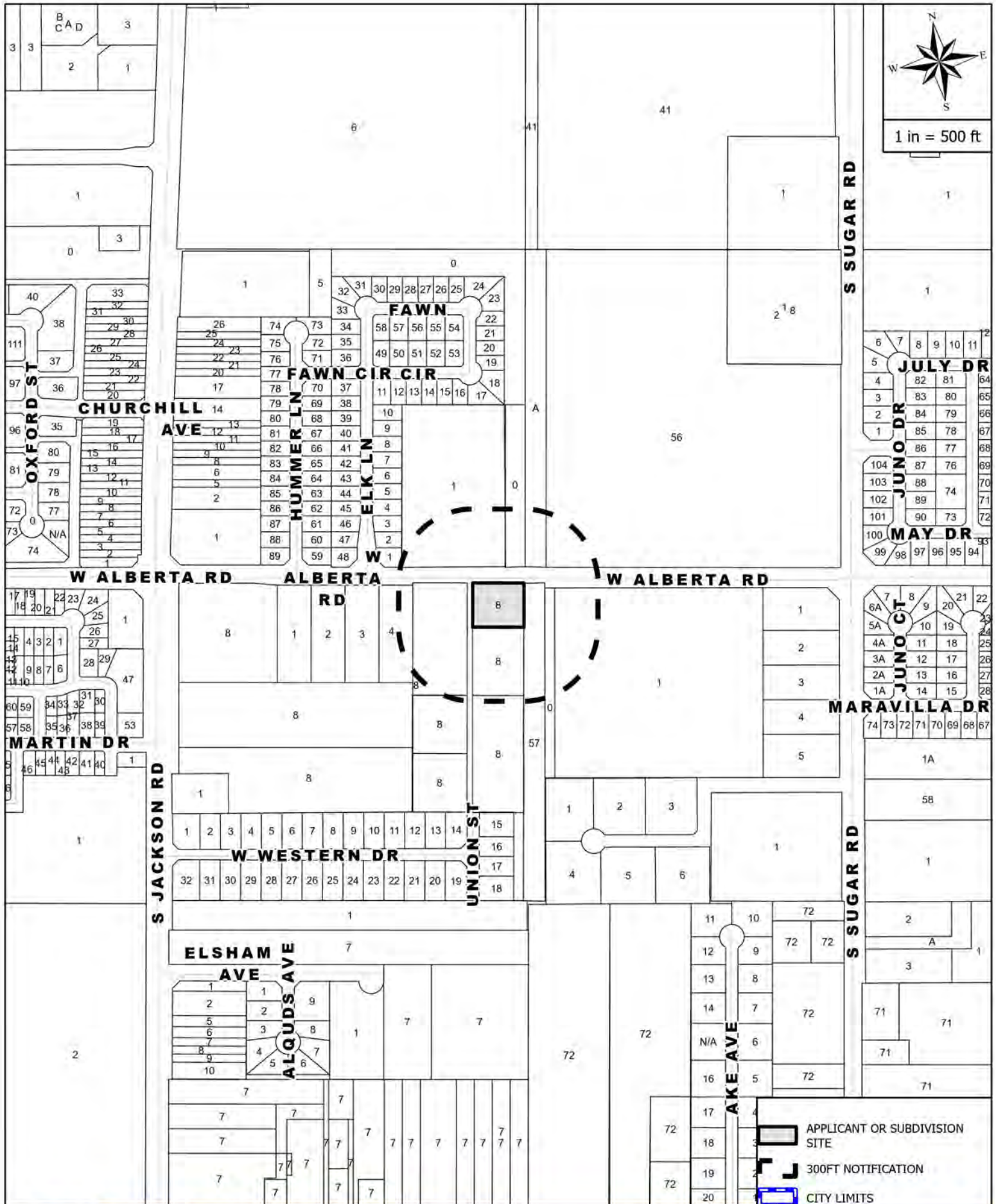
RZNE-2024-0194 GEORGE CRUZ AND ERICA GARCIA



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0194 GEORGE CRUZ AND ERICA GARCIA



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0194 GEORGE CRUZ AND ERICA GARCIA



Rezoning Request Site Photo

GEORGE CRUZ AND ERICA GARCIA

1702 WEST ALBERTA ROAD



COT 9/17

EXHIBIT "A"
METES AND BOUNDS
1.000-Acre TRACT

A 1.000-Acre Tract of land, more or less, being the North 208.70 feet of the East 208.70 feet of Lot 8, Block 3, A.J. McColl Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 21, Pages 598, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located South side of W. Alberta Road, approximately 1.320 feet West of Sugar Road, being more particularly described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a point for Northeast corner of said Lot 8, Block 3, and the Northwest corner of a 2.20-acre tract vested in City of Edinburg (Document #807869, Official Records, Hidalgo County, Texas), and also being the **POINT OF BEGINNING** of said 1.000-Acre Tract of land herein described;

THENCE, S 08°51'00" W, with the East line of said Lot 8, Block 3, 30.00 feet pass a No. 4 Rebar found on the South Right-of-Way line of said W. Alberta Road, continuing for a total distance of 208.70 feet to a 5/8" Iron Pipe found for an external corner of a 1.56-acre tract Vested in Noel E. and Maria del Refugio Echeverria (Document #453119, Official Records, Hidalgo County, Texas), and the Southeast corner of said 1.000-acre tract herein described;

THENCE, N 81°09'00" W, parallel to the North line of said Lot 8, Block 3, a distance of 208.70 feet to a No. 4 Rebar set for an internal corner of said 1.56-acre tract Vested in Noel E. and Maria del Refugio Echeverria, for the Southwest corner of said 1.000-Acre Tract of land herein described;

THENCE, N 08°51'00" E, parallel to the East lot line of said Lot 8, Block 3, and an Eastern line of said 1.56-acre tract Vested in Noel E. and Maria del Refugio Echeverria, 178.70 feet pass a No. 4 Rebar found on the South Right-of-Way line of said W. Alberta Road, continuing for a total distance of 208.70 feet to a point on the North line of said Lot 8, Block 3, for the Northeast corner of said 1.56-acre tract Vested in Noel E. and Maria del Refugio Echeverria, and the Northwest corner of said 1.000-Acre Tract of land herein described;

THENCE, S 81°09'00" E, with the North line of said Lot 8, Block 3, a distance 208.70 feet to a point for the Northwest corner of said 2.20-acre tract vested in City of Edinburg, and the Northeast corner of said 1.000-Acre Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 1.000 acres of land, of which 0.144-acres lies in existing Road Right-of-Way, leaving a Net of 0.856-acres of land, more or less.



Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Zone Change Application

ENERGOV CASE #

RZNE-2024-0194

Date: 03/25/2024

1. Property Owner (required): George Cruz
ERICA GARCIA

2. Phone: (956) 249-1294
(956) 207-5421

3. Mailing Address: 4016 Ora St.

4. City: Edinburg State: TX Zip: 78539

5. Owner's Email: ericagarcia1313@gmail.com Cell No. (956) 207-5421

7. Agent (not owner): _____ 8. Agent's Phone: _____

9. Agent's Mailing Address: _____

10. City: _____ State: _____ Zip: _____

11. Agent's Email: _____

12. Address/Location being Rezoned: 1702 W. Alberta Rd. Edinburg, Tx 78539

13. Legal Description of Property: _____ 14. Property ID(s): 230985

McColl, A. J. E208.7'-N208.7' Lot 8 BLK 3 1.0AC

15. Zone Change: From: RS To: CN

16. Existing Land Use: Residence

17. Reason for Zone Change: deneyure



Erica Garcia

(Please Print Name)

Signature [Signature]

OFFICE USE ONLY

REVIEWED BY [Signature]

DATE RECEIVED 3/28/24

***INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.**

CASE#

Zone Change Application Requirements



All items are required to be submitted with the application.

ITEM	DESCRIPTION	DATE	INITIALS
1.	Zoning Application	3/25/24	E.G.
2.	Application Fee \$400 (FEE IS NON-REFUNDABLE)	3/25/24	E.G.
3.	Survey*	3/25/24	E.G.
4.	Metes & Bounds Description*	3/25/24	E.G.
5.	Warranty Deed	3/25/24	E.G.
6.	Preliminary Site Plan/Sketch*	3/25/24	E.G.
7.	Authorization Letter from Owner (If not owner)	N/A	N/A
8.	Special Use Permit (if applicable) * See survey	3/25/24	E.G.

*NOTE:

IF ACREAGE PROPERTY IS INVOLVED, AND/OR REZONING DOES NOT FOLLOW LOT LINES, THEN A SURVEY AND A METES AND BOUNDS DESCRIPTION ARE REQUIRED.

A SITE INSPECTION WILL BE CONDUCTED AS PART OF THE REZONING PROCESS.

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 5:30 PM: May 14th 2024

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: June 4th 2024

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

May 2, 2024

City of Edinburg

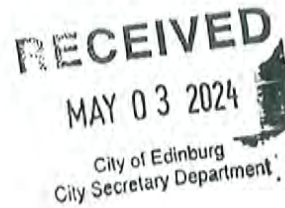
Mr. Ramiro Garza, Jr, Mayor

Mr. David White, Council Member Place 4

Mr. Daniel "Dan" Diaz, Mayor Pro Tem

Mr. Jason De Leon, Council Member Place 2

Mr. David Salazar, Jr., Council Member Place 3



Dear Mayor, Mayor Pro Tem, and Council Members:

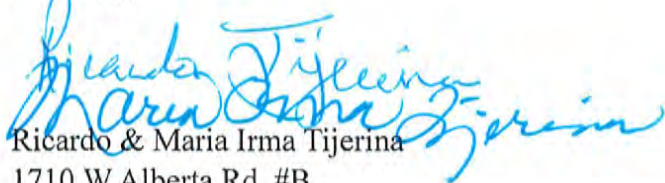
In reference to the Albert Road Reconstruction Project Phase II, Ms. Erica Garcia, [1702 W Alberta Rd] previously emailed you a request to humbly request that 'her neighboring homes and residents of the City of Edinburg be able to connect to the existing city sewer line. Due to the city infrastructure reaching Alberta Road, the following homes would benefit from a connection to the city sewer.' She added that 'the following residents would like for the city sewer to be accessible.'

This is to inform you that we wish to rescind our names from this request at the time. Ms. Garcia contacted us and informed us of this glorious possibility and mentioned that the connection was not budgeted by the City. Of course, we were sold on the idea of having the City provide us with city amenities after living here for more than 35 years. However, after seriously thinking about all the services the City has provided our neighborhood: garbage & brush pickup; we realized that the City was not likely going to provide us with such a service without us having to pay thousands of dollars for connections. The water was supplied by Sharyland Water Supply 35 years ago and our neighborhood was considered "County" until the City annexed us and changed the name from Sharyland Water to City of Edinburg. After all, our neighborhood is considered a "colonia" not a subdivision and the only reason a block is designated for our neighborhood on the maps is for City taxation purposes which we already pay for dearly.

Another issue that has come to light for our neighborhood is that Ms. Garcia is in the process of rezoning our neighborhood from residential to commercial without our consent. We are not aware if the sewer lines and the rezoning is a combined effort for Ms. Garcia, and we have no objections for her to open a daycare, however, we strongly and wholeheartedly oppose this rezoning that is already in the process without our consent or notification to our neighbors. Unfortunately, this issue appears to be done for her benefit at our expense. We sincerely wish Ms. Garcia well with her intentions for her daycare endeavors, but not in our neighborhood. Such a change to rezone from residential to commercial property is not in our best interest currently. We have no desire to increase our already high property taxes from the City of Edinburg.

We would appreciate it if you would consider our rescinding our names from the sewer connections at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ricardo Tijerina". The signature is fluid and cursive, with the first name "Ricardo" and last name "Tijerina" clearly distinguishable.

Ricardo & Maria Irma Tijerina

1710 W Alberta Rd #B

Edinburg, Tx 78539

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Tuesday, May 14, 2024, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE REZONING REQUEST FROM RESIDENTIAL, SUBURBAN (RS) DISTRICT TO COMMERCIAL, NEIGHBORHOOD (CN) DISTRICT, BEING A 1.00 ACRE TRACT OF LAND, MORE OR LESS, BEING THE NORTH 208.70 FEET OF THE EAST 208.70 FEET OF LOT 8, BLOCK 3, A.J. MCCOLL SUBDIVISION, LOCATED AT 1702 WEST ALBERTA ROAD, AS REQUESTED BY GEORGE CRUZ AND ERICA GARCIA

This district provides small neighborhood shopping opportunities and services in areas that are largely residential in use. Permitted uses are smaller-scale commercial businesses that, while auto-urban in nature, have buildings scaled to the surrounding residential area and more landscaping.

This request is scheduled to be heard by the City Council on Tuesday, June 4, 2024, at 6:00 P.M. As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input, but no action or response is required. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL:	P. O. Box 1079 Edinburg, Texas 78540
FAX:	(956) 292-2080 by Monday, May 13, 2024
EMAIL:	planning@cityofedinburg.com by Monday, May 13, 2024

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

☐ In Favor/A Favor ☒ Against/En Contra ☐ No Comments/No Comentario

Comments: This is due to an inevitable tax increase on our properties; we are not a "subdivision"; limited city amenities/ services; and easement and safety issues. See Attachments

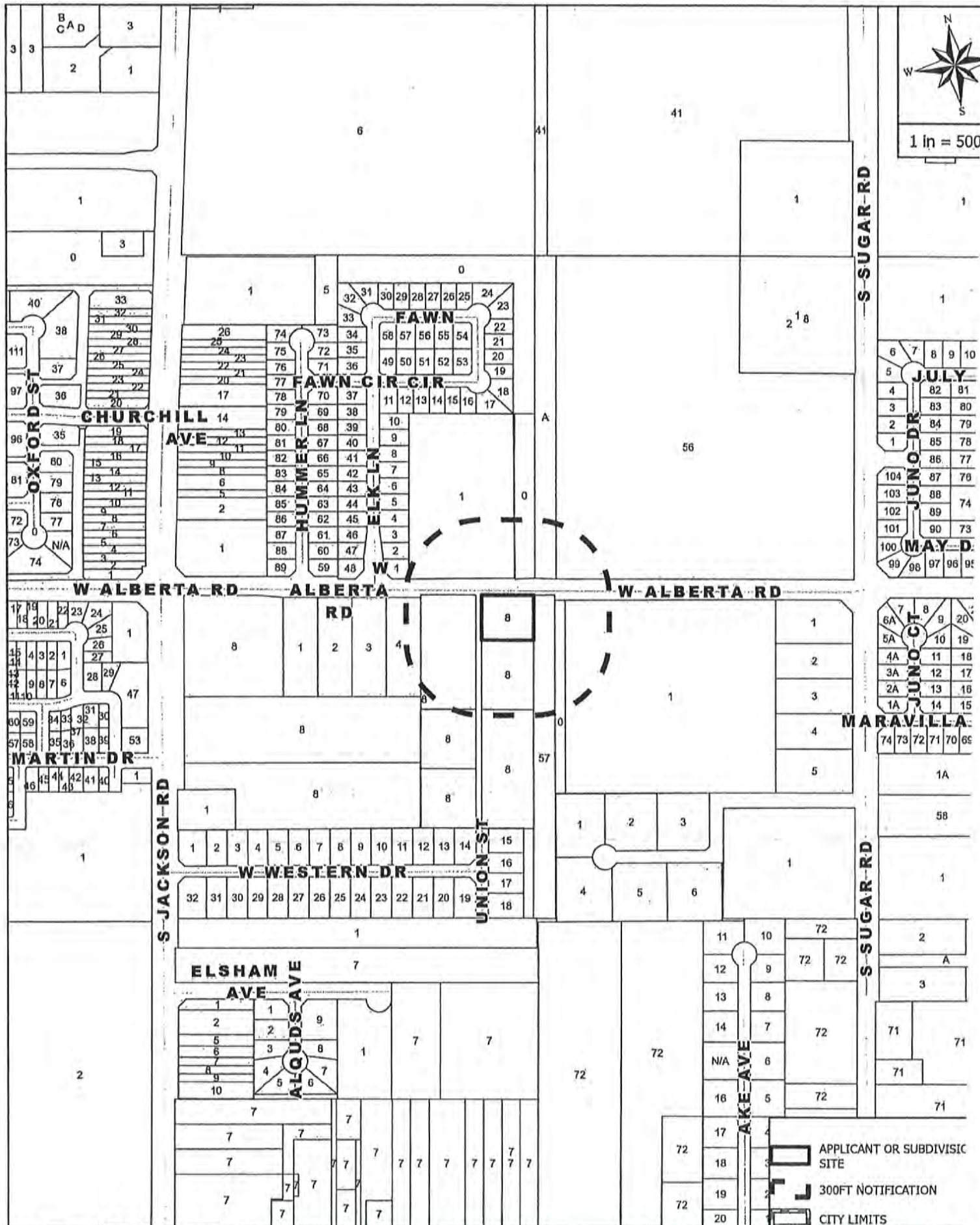
Print Name: Ricardo Tijerina Phone No. 956 607 6277 (cell)
Address: 1710 W Alberta Rd #B City: Edinburg State: Tx Zip: 78539

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079





MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

May 2, 2024

City of Edinburg
Planning and Zoning Department
P O Box 1079
Edinburg, Texas 7854-1079

RE: Case #RZNE-2024-0194

Dear Planning & Zoning Department:

This is to inform you that it has come to light that our newest neighbor is in the process of rezoning the residential home (1702 W Alberta Rd) she just purchased as well as our properties to a COMMERCIAL NEIGHBORHOOD!

Please be advised that the undersigned neighbors are **NOT** in agreement to have our neighborhood rezoned to commercial properties. This rezoning process was done without our knowledge.

For years, the City of Edinburg has denied us sewer lines. The only service the City has provided has been garbage collection and water. The water was only after the City took over the Sharyland Water Supply and our properties were changed from County to City for the City's sole tax purposes. When our properties were annexed to the City, The City did not resume responsibility to bring our subdivision in compliance to City standards. No drainage, sewer, curbs, paved roads, sidewalks, or gutters have ever been provided. Some of us have lived here for over 30 years and we have yet to receive any other city amenities. The City of Edinburg has NEVER placed us on the City's agenda to improve our properties in any way, shape, or form. Our subdivision is comparable to a "colonia" and therefore the City has done little to nothing for this neighborhood other than collect taxes comparable to a normal subdivision for the City.

We wholeheartedly oppose the rezoning request! If approved, this rezoning request will affect the ten acres in our subdivision. After a neighborhood discussion. Not one of us received a notice which will greatly impact our neighborhood. Some of us have USPS Informed Delivery for our mail and at no time was there a letter from the City. Our main concern is that once this property is rezoned, we will be taxed at a "commercial" basis NOT residential. The majority of the neighbors are on a fixed retirement income and cannot afford to have our property taxes increased. This is a major concern.

Already the schools have impacted our access to Alberta Rd due to the schools' heavy traffic. We have tolerated, been attacked, and harassed by these aggressive parents that have tried to deny us access to Alberta Rd by blocking, honking, screaming, hand gestures and what have you at us in our only private driveway. Not only do we have had to wait in line to have access to our properties for more than 45 minutes to gain access; leaving or returning to our homes is a

nightmare. The absence of police is remarkable! We are hoping that once the construction is completed, it will alleviate the heavy congested traffic in our area. Who is going to be responsible in case an emergency occurs? Rezoning this area will only increase the potential for an accident to happen.

Additionally, another issue is safety. In addition to the 2-way Alberta Rd (presently under construction), this daycare has limited parking spaces and parents picking up and dropping off their children will only add more grief to the already heavily trafficked, chaotic road. The City is opening a can of worms to the already infested area. This is not reflective of paranoia, but transparency and reasonable precaution in today's unsettled world.

With this in mind, we respectfully state our personal opposition to the proposed rezoning from Residential to Commercial properties in our area to make you aware of certain facts pertinent to this matter. Evidently, this is a premeditated rezoning request without our consent. If our request is ignored or denied, we are respectfully requesting the City provide us with a waiver admonishing all liabilities and responsibilities from any occurrences for all undersigned residents.

Respectfully submitted,


Eddie & Mary Echeverria


Rick & Irma Tijerina


Frank & Annette Garcia


Dianne Parry

c: City Manager
Mayor

May 6, 2024

City of Edinburg
Planning and Zoning Department
P O Box 1079
Edinburg TX 78540

RE: Case #RZNE-2024-0194

Dear Planning and Zoning Department:

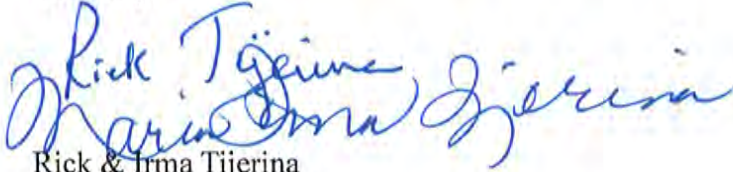
This is in response to the notification received regarding the above-mentioned rezoning from Residential to Commercial. Please be informed that we are (as well as all the neighbors at 1710) in opposition of the proposed rezoning. Our major concern is due to the fact that it will impact our whole neighborhood as our taxes will be increased due to the proximity of this residence (1702 W Alberta Rd). The majority of us are on a fixed retirement income.

Furthermore, this neighborhood, which includes the residents located at 1702 and 1708 W Alberta Rd, are on the same ten-acre tract which includes 1710 W Alberta Rd #A-E. As you can see, we were not bestowed with our own personal addresses. This is also due to the fact that even though our properties are labeled as "A. J. McColl Subdivision" in accordance to the City of Edinburg, we are not a subdivision. This whole ten acre "colonia" as we have been dubbed, was supposedly not properly recorded in the courthouse. Additionally, these 10 acres were sold with restrictions. As a matter of fact, the City informed us at a meeting that if we ever sold and wanted to build on the property, the new owners would have to "develop" the whole neighborhood and incur the expenses for a paved road and all the city amenities. In spite, of numerous requests to purchase our property, we have declined their offers. We love our privacy and our neighbors. Since the inception of these properties, the City has denied and/or refused us any City amenities unless it's at our expense. As a matter of fact, we've lived here for more than 38 years. While the properties facing Alberta Road have an opportunity to tap into city services the properties located along the private road are at a disadvantage. Alberta Road provides drainage, paved roads, sidewalks, gutters, and natural gas and sewer lines.

We are providing the City with copies (some partial) for the sole purpose of proving that our properties are part of these ten acres and the fact that in the past and occasionally there have been/are easement issues. Indicating "neighborhood" or referring to us as a "subdivision" makes us very nervous. These copies are solely for the purpose of referring to the history and restrictions of our properties as you research and plan. We pray these copies will assist and enlighten you.

We have been living in peace, tranquility, and amicably in our quiet neighborhood and wish to remain the same. Our intentions are not meant to be malicious, capricious, or even unneighborly. On the contrary, we wish and pray the "new" neighbors fulfill her dreams in another area and allow us to live our dreams and the few years left as we have been.

Sincerely,

A handwritten signature in blue ink that reads "Rick Tijerina". The signature is written in a cursive style with a large, stylized "R" and "T".

Rick & Irma Tijerina
1710 W Alberta Rd #B
Edinburg, TX 78539

Attachments

ATTACHMENT

WARRANTY DEED NUMBERS AND PROPERTY REFERENCES

Note from Landa – Research on Easement Issue

Note from Flores to Rowin (Atty)

Letter from Acuna to Rowin (Atty)

Release of Restrictions from Snelling [After the Fact]

Letter from Acuña's Atty - King (Atty) to Rowin (Atty)

Response to King (Atty) – Ineffective Release of Restrictions

Ten Acre Map with 30 ft Easement

File List of Property Transactions: File #6265, #24560, 24562, 25150,
15417, & 24863

Warranty Deed (Partial) with #25150 – Snelling to Flores

Warranty Deed (1 Pg only) #38158 Vol 1702 page 416-417 – Frankenberger to Acuna

Warranty Deed (1 Pg only) #30271 – Snelling to Landa

Letter to Magic Valley Elec Co-Op (MVEC) – Electrical/Easement Issue

Letter of Thanks to MVEC

*These copies are solely for the purpose of referring to the history and restrictions of our properties as you research

March 18, 1987

Dear Rick and Irma,

Hi! This informal letter is a first step taken by Glenda and I to communicate our intentions to begin the "action" that will be needed to resolve the problem that you are aware of concerning the roadway easement. As a group (neighbors) we have had several "discussions" but as of yet have not made any agreement on how "action" will be taken.

We, Glenda and I, have done some research and have made some inquiries about this problem. We have obtained some very important information that we feel you should know. We do respect your opinion and we are interested in hearing from you. We would appreciate your response within two or three days.

Sincerely,

Raul and Glenda Lande

Mr. Rowin:

When Acuna bought the
2½ acres, Charles Frelling
released two restrictions
contained in other deeds
sold to Versburg,
Flores and Landa.

Acuna claims that
the restrictions don't
mean anything because
it (ten acre lot) was
not a subdivision!
Can we take action?

Charlie Flores Jr

WK 383. 4911

Home 383. 2680

P.O. Box 3552
McAllen, Tx 78502
October 26, 1986

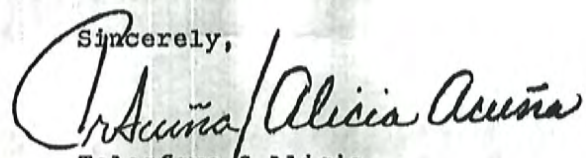
John G. Rowin, Attorney
P.O. Drawer 1078
Edinburg, Tx 78540

Mr. Rowin:

In reference to your letter dated 10/21/86, be informed that when we bought our land in 1980, we also purchased a title insurance policy. Based on this policy, there is no roadway easement on our land. If you wish to dispute this matter, please contact Mr. John King, Attorney for the Stewart Title Company. Mr. King may be contacted at:

3409 North 10th, Suite 100
McAllen, Tx 78501
Phone 687-6294

Sincerely,


Telesforo & Alicia
ACUNA

cc: Mr. John King, Attorney At Law
Mr. Eleazar Flores, Jr.
Mr. Hector Perez

1980

1702 87

3844

PARTIAL
RELEASE OF RESTRICTION

THE STATE OF TEXAS,
COUNTY OF HIDALGO.

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, In that certain Deed dated October 2, 1973, in Volume 1303, Page 491 of the Deed Record of Hidalgo County, Texas, Grantors therein, CHARLES W. SNELLING and wife, MARIA TERESA SNELLING, conveyed subject to certain restrictions on the use of said property

WHEREAS, Restriction No. 2 in said Deed stated as follows:

"The property herein conveyed shall at no time be subdivided into more than two sections, each of which shall contain at least 1.28 acres of land. In this connection it is agreed and understood that the frontage of the section facing on Alberta Road shall not be less than 229.8 feet with the East 15 feet dedicated as a roadway";

and

WHEREAS, Grantors therein no longer require that said restriction be applied to said property and, therefore, said Restriction No. 2 as set forth above be released;

NOW, THEREFORE, be it resolved that for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) cash in hand to us paid and other good and valuable consideration, we do hereby release Restriction No. 2 described hereinabove, as reserved in that certain Deed recorded in Volume 1303, Page 491 of the Deed Records of Hidalgo County, Texas, which said property is more fully described by metes and bounds as follows:

A tract of land containing 2.56 acres out of Lot B, Block 3, A. J. McCall Subdivision, Hidalgo County, Texas and being more particularly described as follows, to-wit:

BEGINNING at a point in the North line of Lot 8, said point being West 229.8 feet from the Northeast corner of Lot 8; THENCE, along a line parallel to the East line of Lot 8 South a distance of 486.11 feet; THENCE, along a line parallel to the North line of Lot 8 West a distance of 229.8 feet; THENCE, along a line parallel to the East line of Lot 8 North a distance of 486.11 feet to a point in the North line of Lot 8; THENCE, with and along the North line of Lot 8 East a distance of 229.8 feet to the place of beginning, said tract containing 2.56 acres, more or less.

SIGNED this the 19th day of December, 1980.

Charles W. Snelling
CHARLES W. SNELLING

1702/87 FILED

LAW OFFICES OF
KING & PUENTE

JOHN ROBERT KING
BOARD CERTIFIED - FAMILY LAW
COMMERCIAL REAL ESTATE LAW
RESIDENTIAL REAL ESTATE LAW
FARM & RANCH REAL ESTATE LAW
TEXAS BOARD OF LEGAL SPECIALIZATION

3409 NORTH 10TH
SUITE 100
MCALLEN, TEXAS 78501
(512) 687-6294

ARMANDO PUENTE

November 6, 1986

Mr. John F. Rowin
Attorney at Law
P. O. Drawer 1078
Edinburg, Texas 78540

RE: MR. & MRS. TELESFORO R. ACUNA
YOUR CLIENT: ELEAZAR FLORES, JR.

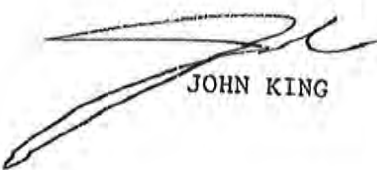
Dear John:

This is to confirm your and my conversation back on October 26th about the easement claims between the above referenced individuals.

After discussing the various merits of the matter, it was my understanding that I was to do nothing further until you had researched some additional documentation in the chain on this property. At that same time, I advised you that if the chain research was unsatisfactory to you, that we were also taking the position of the abandonment of the easement and would have a survey performed in verification of that situation. I advised you that I would ask for your approval on the surveyors so there would be no future disagreements as to what the survey shows. Our first choice would be Fabian, Nelson & Medina, Inc. here in McAllen. Please advise me whether that is a satisfactory firm to you and your client.

Please let me hear from you on this.

Yours very truly,


JOHN KING

JK:rc

cc: Mr. Ronnie E. Martin
President
Stewart Title of Hidalgo County, Inc.
3401 North 10th
McAllen, Texas 78501

NOTICE

For use by Texas Lawyers only. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms, constitutes the practice of law. Texas Standard Forms, Box 28, San Antonio, Texas 78201, Form No. 53

MCMLXIX

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF HIDALGO

24863

KNOW ALL MEN BY THESE PRESENTS:

That WE, CHARLES W. SNELLING and wife, MARIA TERESA SNELLING,

of the County of Hidalgo,

State of Texas,

for and

in consideration of the sum of TEN AND NO/100 (\$10.00)-----DOLLARS and other valuable consideration to the undersigned cash in hand paid by the grantees herein named, the

receipt of which is hereby acknowledged, and the further consideration of the execution by Grantees herein of one certain promissory vendor's lien note of even date herewith in the principal sum of \$5,000.00, payable to the order of Grantors in 60 monthly installments of \$102.59 each, with the first installment being due and payable on or before the 1st day of November, 1973, and one installment to become due and payable on or before the 1st day of each and every month thereafter until paid, said note bearing interest at the rate of 8 1/2% per annum and being further secured by Deed of Trust of even date therewith with power of sale in RAFAEL H. FLORES, Trustee;

the payment of which note is secured by vendor's lien herein retained, and is additionally secured by a deed of trust, of even date herewith, to RAFAEL H. FLORES Trustee, we

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto EARL FRANKENBERGER and wife, CARROLL P. FRANKENBERGER

of the County of Hidalgo,

State of Texas

, all of the following described real

property in Hidalgo

County, Texas, to-wit:

A tract of land containing 2.58 acres out of Lot 8, Block 3, A. J. McColl Subdivision, Hidalgo County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a point in the North line of Lot 8, said point being West 229.8 feet from the Northeast corner of Lot 8; THENCE, along a line parallel to the East line of Lot 8 South a distance of 486.11 feet; THENCE, along a line parallel to the North line of Lot 8 West a distance of 229.8 feet; THENCE, along a line parallel to the East line of Lot 8 North a distance of 486.11 feet to a point in the North line of Lot 8; THENCE, with and along the North line of Lot 8 East a distance of 229.8 feet to the place of beginning, said tract containing 2.58 acre, more or less.

SUBJECT TO easement for roadway purposes over the East 15 feet;
As part of the consideration for the purchase of this property the parties herein agree that the following covenants shall run with the land:

- (1) SELLERS shall be responsible for taxes up to and including 1973;
- (2) The property herein conveyed shall at no time be subdivided into more than two sections, each of which shall contain at least 1.28 acres of land. In this connection it is agreed and understood that the frontage of the section facing on Alberta Road shall not be less than 229.8 feet with the East 15 feet dedicated as a roadway;
- (3) Any residence or other improvement which may be constructed on the property herein conveyed must be set back at least 125 feet from the north boundary line of this tract and must be equally centered from the eastern and western boundaries of this tract;
- (4) No residence shall be constructed on any part of the above described tract of land unless it shall contain at least 1800 square feet of living area;
- (5) It is additionally agreed that Grantors will release the North 1.28 acres of this tract when the principal balance on the \$5,000.00 vendor's lien note shall have been reduced to \$4,100.00.

Released
19-80
12-17-81
page 87

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 9th day of October, A. D. 1973.

Charles W. Snelling
Charles W. Snelling
Maria Teresa Snelling
Maria Teresa Snelling

THE STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared
CHARLES W. SNELLING and MARIA TERESA SNELLING

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 11th day of October, A. D. 1973.

MARIA DE LA GUERRA
Notary Public
Hidalgo County, Texas

Maria De La Guerra
Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the day of

A. D. 19

CHARGE TO:

24863

Notary Public in and for

County, Texas

Proposed in law Office of	For the by County Clerk	Please Return To
VLOPES, SANCHEZ & VIDAURI P. O. Box 2128 McAllen, Texas	PAID FOR RECORD THIS DATE OCT 12 1973 SANTOS SILDANA County Clerk, Hidalgo County, Texas	Barl Frankenberg 11/27/13/2 M: Allen 11/27/13/2

JOHN F. ROWIN

ATTORNEY AT LAW

200 NORTH 12TH ST., SUITE 202
P. O. DRAWER 1078, EDINBURG, TEXAS 78840
512 381-0995

October 21, 1986

Mr. Telesforo R. Acuna
Mrs. Alicia M. Acuna
P. O. Box 3552
McAllen, TX 78502

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. P 190 310 692

In re: fifteen foot (15') roadway easement across East side of 2.56 acre tract out of Lot 8, Block 3, A. J. McColl Subdivision, Hidalgo County, Texas, and being a 486.11 foot by 229.8 foot tract of land being 229.8 feet from the Northeast corner of said lot and block

Dear Mr. and Mrs. Acuna:

This letter is being written on behalf of Hector Perez, Eleazar Flores, Jr., and others concerning the above-described easement across the land on which you live. Mr. Flores and Perez tell me that you have planted trees across this easement. Mr. Flores and Perez have immediate plans to utilize this easement by building a roadway from their tracts to Alberta Road. This letter is to request that you remove these trees so that paving the easement can begin immediately.

I am told that in 1980 the Snellings attempted to "release" this easement in a document to you when you purchased your property from the Frankenbergers. This release was ineffective for two reasons. First, the Snellings did not own the easement; and second, they had conveyed in 1973 to Mr. and Mrs. Flores an easement across the East 15 feet of your tract. This easement in favor of Mr. and Mrs. Flores is filed of record since 1973. Since the Snellings cannot give away what is no longer theirs, their "release" to you does nothing.

I would invite you to consult a lawyer of your own choosing to confirm this. My clients do not wish to appear unneighborly, but they must insist on their rights to the free and uninterrupted use of their easement given to them in 1973. They wish to assert their rights by this letter and do not wish to resort to litigation to have their rights formally declared. Should you not take the appropriate action within ten (10) days from the date of this letter my clients shall have no other course but to file suit to enforce their easement.

Yours very truly,

John F. Rowin

P 190 310 692

Sent to TELESFORO R. ACUNA	
ALICIA M. ACUNA	
P O BOX 3552	
P.O., State and ZIP Code	
MCALLEN, TX 78502	
Postage	\$ 2.20
Certified Fee	75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	70
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL POSTAGE	\$ 1.67
Postmark or date	

Flores, Jr.

DOMESTIC RETURN RECEIPT

1. Article addressed to: MR. TELESFORO R. ACUNA MRS. ALICIA M. ACUNA P O BOX 3552 MCALLEN, TX 78502	
2. ☐ Registered Delivery	3. ☐ Show to whom, date and address of delivery.
4. Types of Service: ☐ Registered ☐ Insured ☐ COD ☐ Certified ☐ Registered Mail	Article Number P 190 310 692
5. Signature of Addressee <i>Alicia M. Acuna</i>	
6. Signature - Agent	
7. Date of Delivery 10-21-86	
8. Addressee's Address (ONLY if requested and fee paid)	

NOTICE
MCLMLXIX

For use by Texas Lawyers only. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms, constitutes the practice of law. Texas Standard Forms, Box 20, San Antonio, Texas 78221, Form No. 63

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF HIDALGO

24863

KNOW ALL MEN BY THESE PRESENTS:

That WE, CHARLES W. SNELLING and wife, MARIA TERESA SNELLING,

of the County of Hidalgo, State of Texas, for and

in consideration of the sum of TEN AND NO/100 (\$10.00)-----DOLLARS

and other valuable consideration to the undersigned cash in hand paid by the grantees herein named, the

receipt of which is hereby acknowledged, and the further consideration of the execution by Grantees herein of one certain promissory vendor's lien note of even date herewith in the principal sum of \$3,000.00, payable to the order of Grantors in 60 monthly installments of \$102.59 each, with the first installment being due and payable on or before the 1st day of November, 1973, and one installment to become due and payable on or before the 1st day of each and every month thereafter until paid, said note bearing interest at the rate of 8 1/2% per annum and being further secured by Deed of Trust of even date therewith with power of sale in RAFAEL H. FLORES, Trustee;

the payment of which note is secured by vendor's lien herein retained, and is additionally secured by a deed of trust, of even date herewith, to RAFAEL H. FLORES Trustee, we

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

EARL FRANKENBERGER and wife, CARROLL P. FRANKENBERGER

of the County of Hidalgo, State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A tract of land containing 2.56 acres out of Lot 8, Block 3, A. J. McColl Subdivision, Hidalgo County, Texas, and being more particularly described as follows, to-wit:
BEGINNING at a point in the North line of Lot 8, said point being West 229.8 feet from the Northeast corner of Lot 8; THENCE, along a line parallel to the East line of Lot 8 South a distance of 486.11 feet; THENCE, along a line parallel to the North line of Lot 8 West a distance of 229.8 feet; THENCE, along a line parallel to the East line of Lot 8 North a distance of 486.11 feet to a point in the North line of Lot 8; THENCE, with and along the North line of Lot 8 East a distance of 229.8 feet to the place of beginning, said tract containing 2.56 acre, more or less.
SUBJECT TO easement for roadway purposes over the East 15 feet;

As part of the consideration for the purchase of this property the parties herein agree that the following covenants shall run with the land:

- (1) SELLERS shall be responsible for taxes up to and including 1973;
- (2) The property herein conveyed shall at no time be subdivided into more than two sections, each of which shall contain at least 1.28 acres of land. In this connection it is agreed and understood that the frontage of the section facing on Alberta Road shall not be less than 229.8 feet with the East 15 feet dedicated as a roadway;
- (3) Any residence or other improvement which may be constructed on the property herein conveyed must be set back at least 125 feet from the north boundary line of this tract and must be equally centered from the eastern and western boundaries of this tract;
- (4) No residence shall be constructed on any part of the above described tract of land unless it shall contain at least 1800 square feet of living area;
- (5) It is additionally agreed that Grantors will release the North 1.28 acres of this tract when the principal balance on the \$5,000.00 vendor's lien note shall have been reduced to \$4,100.00.

no 98864 49

WITNESS my hand this 1st day of July, 1963

Maria Lopez
MARIO LOPEZ
CONTESSA LOPEZ

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF BEXAR

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
MARIO LOPEZ and wife, CONTESSA LOPEZ

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
this 1st day of July, A.D. 1963

Maria Lopez MY NAME PLACES
Notary Public in and for Bexar County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
this day of A.D. 19

Notary Public in and for County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said

a corporation, and that he executed the same in the act of such corporation for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of A.D. 19

(L. 2)

Notary Public in and for County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of A.D. 19 at o'clock M.

and was duly recorded by me on the day of A.D. 19 at

in Vol. page of the Records of said County.
WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. 3)

County Clerk County, Texas

by _____, Deputy

Schnelling
TO
Frankenberg
383/491
Roadway easement
E. 15 feet

11 (CRO)
702/416

(MICRO)
Regueiro 1679/424 RV

(MICRO)
Perez 1826/924 RV

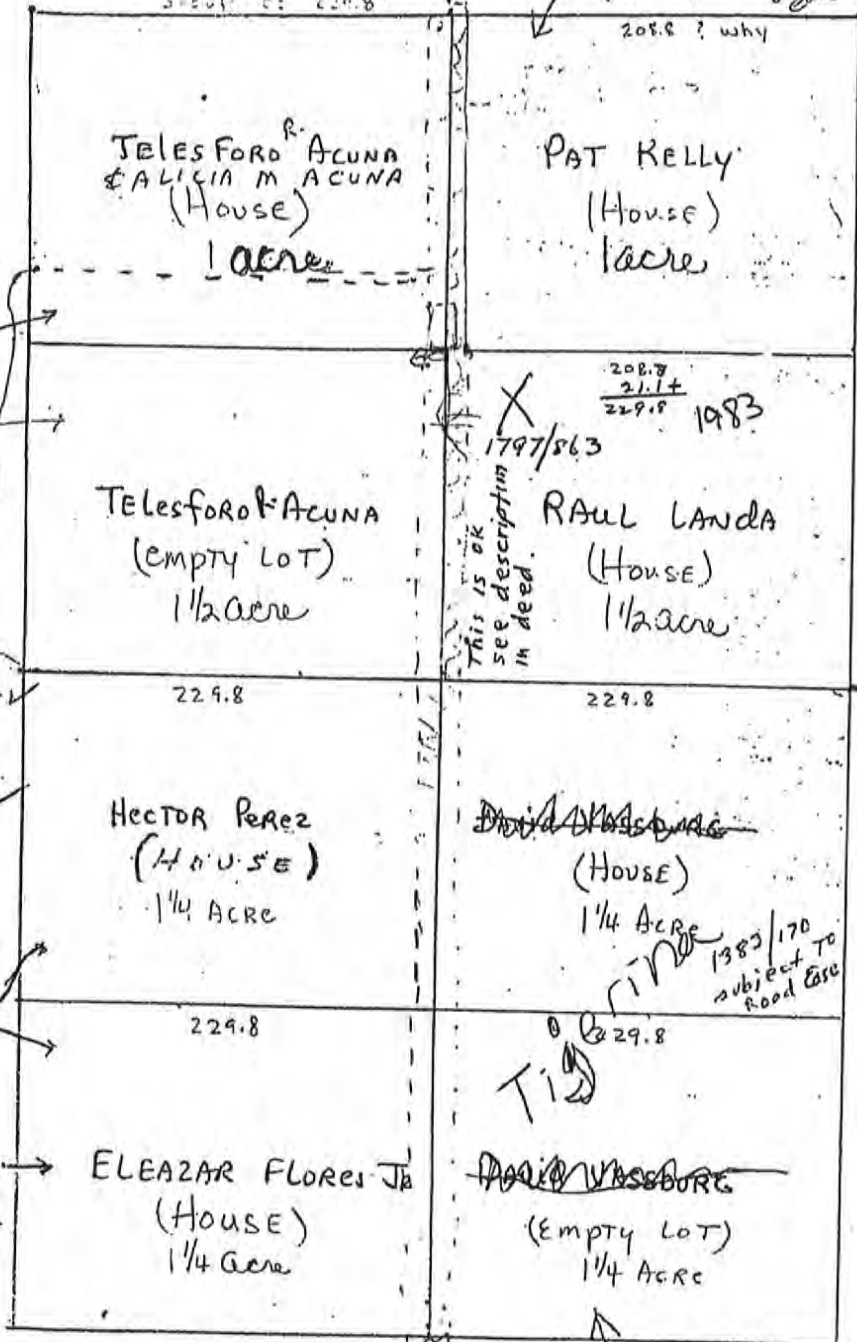
383/933 TO E. FLORES
2.50 acre

retained the South 1/2
= this 2.50 ac tract.

Chase Law

Both West & East
Lots measurements
Should be 229.8'

N2057
File 15218 (1975)
Vol 1525 P 225
all visible easements



30 Ft easement

6265	3-20-1972	W/D	3-1-1972	PAGE 1183.6
FROM Donald M. Mac Lennan, et ux Jean L. Mac Lennan			TO Charles W. Snelling, et ux Maria Teresa Snelling	
LOT 8	BLOCK 3	ACRES N 960' of E 459.6'	SUBDIVISION Mc Coll Sub.	

\$10; \$6275. due Gr. \$1000 annually beg 3-1-73;
Subj. to R/w Agnt to Magnolia Petr. Co. 739/134
OL; Easements; HCWID#2; Exc. all min.

FILE NO. 24560	FILED 10-9-1973	INST. W/D	DATE 9-17-1973	BOOK 1383 PAGE 164-67
FROM Charles W. Snelling, et ux Maria Teresa Snelling			TO David E. Vassberg and wife Lillian M. Vassberg	
LOT 8	BLOCK 3	ACRES S 1.5 of 2.5	SUBDIVISION McColl	

\$10; \$3400. due Grs. \$107.33 mo. beg 10-1-73; MM; contains Bldg. Restr; Beg. in E line 486.11' S of NWC; Th S 473.89' Th W 229.8' Th N 473.89' Th E 229.8' to beg cont 2.5 ac; Exc. 1 ac beg. 486.11' S of NEC; Th S 189.56' Th W 229.8' Th N 189.56' Th E 229.8' to beg. contlac.

FILE NO. 24562	FILED 10-9-1973	INST. W/D	DATE 9-17-1973	BOOK 1383 PAGE 171-72
FROM Charles W. Snelling, et ux Maria Teresa Snelling			TO David E. Vassberg, et ux Lillian M. Vassberg	
LOT 8	BLOCK 3	ACRES W 1 of 2.5 ac	SUBDIVISION McColl	

\$10; MM; Contains Bldg. Restr; Beg. 486.11' S of NEC; Th S 189.56' Th W 229.8' Th N 189.56' Th E 229.8' To beg 1.0 ac. W 15' Subj. to easement for roadway; together with 30' easement CL Beg. 229.8' W of NEC; Th S 486.11' to EWC of 1 ac tr;

See
Back Page

24863	10-12-15	W/D	10-9-1973	P. 491-92
FROM Charles W. Snelling, et ux Maria Teresa Snelling			TO Earl Frankenger, et ux Carroll P. Frankenger	
LOT 8	BLOCK 3	ACRES 2.56	SUBDIVISION McColl	

\$10; \$5000. due Grs. \$102.59 for 60 mos. beg.
11-1-73; Contains Bldg. Restr; ERM; Beg. in N line
486.11' Th E 229.8' To beg 2.56 ac; Subj. to road-
way easement over east 15 ft;

FILE NO. 25150	FILED 10-16-1973	INST. Easement in Deed	DATE 10-5-1973	BOOK 1383 PAGE 933-36
FROM Charles W. Snelling, et ux Maria Teresa Snelling			TO Eleazar C. Flores, Jr., et ux Clara C. Flores	
LOT 30' road easement, CL	BLOCK beg. in N line Lot 8 Blk 3	ACRES McColl Sub., 229.8' W of NEC; Th S 486.11' to	SUBDIVISION NEC of 2.5 ac tr env. in this Deed;	

FILE NO. 25150	FILED 10-16-1973	INST. W/D	DATE 10-5-1973	BOOK 1383 PAGE 933-36
FROM Charles W. Snelling, et ux Maria Teresa Snelling			TO Eleazar C. Flores, Jr., et ux Clara C. Flores	
LOT 8	BLOCK 3	ACRES 2.5	SUBDIVISION McColl	

\$10; \$3900. due Grs. \$123.12 for 36 mos. beg.
1-5-74; Exc. all min; easements; any CL; Gr. reser.
roadway easement along ~ 15 ft; contains Bldg.
Restr; Beg. 229.8' W & 486.11' S of NE; Th S
473.89' Th W 229.8' Th N 473.89' Th E 229.8' to
beg. together with 30' road easement, the CL den. a s
Beg. in N line of Lot 8 Blk 3, 229.8' from NEC
Th S 486.11';

FILE NO. 15417	FILED 7-24-1975	INST. Coll. assign.	DATE 7-17-1975	BOOK 1450 PAGE 945-7
FROM Charles W. Snelling and Maria Teresa Snelling			TO 1st Nat'l Bk. of McAllen	
LOT 8	BLOCK 3	ACRES 2.5	SUBDIVISION McColl	

(Note, ex. by V 13 p 933) to secure \$1900.

FILE NO.	FILED	INT.	DATE	BOOK
25150	10-16-1973	W/O	10-5-1973	1383
				PAGE 931-36
FROM			TO	
Charles A. Snelling, et ux Maria Teresa Snelling			Gleazar C. Flores, Jr., et ux Clara C. Flores	
LOT	BLOCK	ACRES	SUBDIVISION	
8	3	2.5	McCell	

\$10; \$1900, due Dec. 3123.12 for 16 mos. beg. 1-5-74; 'Xc, all min; aserents; any 1; On, Reser. roadway easement along "15 ft; contains 146g. Restr; Beg. 229.8' W a 486.11' S of N.E.; 'h S 473.69' Th N 229.8' Th N 473.69' Th S 229.8' to beg. together with 30' road easement, the CL des. a s Beg. 'in N line of lot 8 Blk 3, 229.8' from NEC Th S 486.11';

FILE NO.	FILED	INT.	DATE	BOOK
24863	10-12-1973	W/O	10-9-1973	1383
				PAGE 491-92
FROM			TO	
Charles A. Snelling, et ux Maria Teresa Snelling			Earl Frankenberg, et ux Carroll E. Frankenberg	
LOT	BLOCK	ACRES	SUBDIVISION	
8	3	2.56	McCell	

\$10; 35000, due Dec. 3102.59 for 60 mos. beg. 11-1-73; Contains 146g. Restr; Beg. 'in N line 486.11' Th N 229.8' To beg 2.56 ac; Beg. to roadway easement over east 15 ft;

A-433

The State of Texas,
County of HIDALGO

25150

Know All Men by These Presents:

That we, Charles W. Snelling and wife, Maria Teresa Snelling

of the County of Hidalgo State of Texas for and in consideration
of the sum of

TEN and No/100 (\$10.00) - - - - - DOLLARS

and other good and valuable consideration to us paid, and secured to be paid, by Eleazar C. Flores, Jr., and wife, Clara C. Flores, hereinafter called Grantees, and the further consideration of the execution and delivery, by Grantees, of their one certain promissory note in the principal ~~sum of~~ sum of Three Thousand Nine Hundred and No/100 Dollars (\$3,900.00), of even date herewith, bearing interest at the rate of 8.5% per annum, both principal and interest payable to us in 36 monthly installments of \$123.12 each, the first installment being due and payable on or before January 5, 1974, and a like installment due on or before the 5th day of each month thereafter until said note, both principal and interest is paid in full, which note is additionally secured by a Deed of Trust to Ronald A. Cass, as Trustee, containing, among other clauses, a power of sale.

Interest on this note, prior to the commencement of the payment of installments, shall be payable December 5, 1973. Maker-Grantees herein shall incur no penalty for early payment of all or any part of the above described indebtedness.

When the Maker-Grantees herein shall have paid as much as One Thousand and No/100 Dollars (\$1,000.00) on the principal of the above described note, then the Payee-Grantors herein, their successors and assigns, shall be obligated to release from the vendor's lien, hereinafter retained, the North One (1) acre of the hereinafter described land.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

ELEAZAR C. FLORES, JR. and wife, CLARA C. FLORES -

of the County of Hidalgo State of Texas all that certain
tract of land, situated in Hidalgo County, Texas, and described as follows, to-wit:

A tract of land containing 2.5 acres out of Lot Eight (8), Block Three (3), A. J. McColl Subdivision of Porcion 68, and being more particularly described by notes and bounds, as follows:
BEGINNING at a point, said point being West 229.8 feet and South 486.11 feet from the Northeast corner of said Lot 8;
THENCE along a line parallel to the East line of said Lot 8, South a distance of 473.89 feet;
THENCE along a line parallel to the North line of said Lot 8, West a distance of 229.8 feet;
THENCE along a line parallel to the East line of said Lot 8, North a distance of 473.89 feet;
THENCE along a line parallel to the North line of said Lot 8, East a distance of 229.8 feet to the place of beginning, SAVE AND EXCEPT all oil, gas and other minerals in and under said lands, and SUBJECT TO all easements, both visible and of record and to existing and valid oil and gas lease of record, if any.

re is reserved to Grantors herein, for the benefit of themselves and other owners of the North 960 feet of the East 459.6 feet of said Lot Eight (8), an easement for roadway purposes, of ingress and egress, along the East Fifteen (E 15) feet of the above described 2.5 acre tract of land.

Grantors herein, do hereby GRANT, SELL and CONVEY to Grantees herein, an easement for roadway purposes along a strip of land, thirty (30) feet in width, the centerline of which is described as follows: BEGINNING at a point in the North line of said Lot Eight (8), Block Three (3) of said A. J. McColl Subdivision, 229.8 feet from the Northeast corner of said Lot 8; THENCE along a line parallel to the East line of said Lot 8, South a distance of 486.11 feet to the Northeast corner of the above described 2.5 acre tract of land, which easement shall be for the benefit of all owners of lands in the North 960 feet of the East 459.6 feet of said Lot Eight (8), Block Three (3) of said A. J. McColl Subdivision.

The herein conveyed property is conveyed subject to the following restrictions, which Grantors represent shall be substantially the same restrictions contained in other deeds conveying tracts of land in the North 960 feet of the East 459.6 feet of said Lot Eight (8), Block Three (3) of said A. J. McColl Subdivision, to-wit:

1. Only single family dwelling houses will be constructed on said lands, and each such dwelling house will contain at least eighteen hundred (1800) square feet of living space.
2. Each such dwelling house shall be of brick veneer or stucco construction for its exterior walls.
3. That the herein conveyed 2.5 acre tract of land can be divided only one time, and if so divided, it will be divided into two equal sections of land, each subject to these restrictions. Grantors represent that they shall make no conveyance out of the North 960 feet of the East 459.6 feet of said Lot 8 which describes and conveys a tract of land smaller than one acre of land.
4. No trailer homes, mobile homes, module houses or houses of similar construction shall be placed on the herein conveyed lands.
5. No business shall be conducted on the herein conveyed lands, except light farming operations.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

GRANTEES, their

heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said

GRANTEES, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hand at Edinburg, Texas

this 5th day of October

1973.

Charles W. Snelling
Charles W. Snelling

~~Witnesses and representatives of Grantors~~

Maria Teresa Snelling
Maria Teresa Snelling

THE STATE OF TEXAS,
COUNTY OF HIDALGO

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Charles W. Snelling and wife, Maria Teresa Snelling known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 10TH day of October A. D. 1973.

(L. S.)

Eleanor Flores
Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS,
COUNTY OF

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for

County, Texas

THE STATE OF TEXAS,
COUNTY OF

CORPORATION ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for

County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of A. D. 19 at o'clock M., and was duly recorded by me on the day of A. D. 19 in Vol. PAGE of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk

County, Texas

By Deputy.

Warranty Deed

(WITH VENDOR'S LITEN)

FROM

TO

FILED FOR RECORD

This day of _____ A. D. 19__

at _____ o'clock _____ M.

FILED FOR RECORD THIS DATE:

At 9:32 o'clock A. County Clerk

By _____ Deputy

NOT RECORDED

SEVEN SIX NINE

County Clerk, Edinburg, Texas

A. D. 19__

Is By _____ County Records

In Book _____ on Page _____

County Clerk

By _____ Deputy

Recording Fee \$

This instrument should be filed immediately with the County Clerk for Record.

RETURN TO:

Mr. Eleazar C. Flores, Jr.
1104 West Schunior
Edinburg, Texas 79539

THE DORE COMPANY, PUBLISHERS, DALLAS

200
27WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

I

COUNTY OF HIDALGO

I

KNOW ALL MEN BY THESE PRESENTS:

THAT EARL FRANKENBERGER and wife, CARROLL P. FRANKENBERGER, of the County of Hidalgo, State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution of and agreement to pay by grantees herein of that one certain promissory note in the principal amount of \$13,000.00 payable to EARL FRANKENBERGER and wife, CARROLL P. FRANKENBERGER as therein provided, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to JOHN R. FREELAND, Trustee, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto TELESFORD R. ACUNA and wife, ALICIA M. ACUNA, of the County of Hidalgo, State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A tract of land containing 2.56 acres out of Lot 8, Block 3, A. J. McColl Subdivision, Hidalgo County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a point in the North line of Lot 8, said point being West 229.8 feet from the North-east corner of Lot 8; THENCE, along a line parallel to the East line of Lot 8, South a distance of 486.11 feet; THENCE along a line parallel to the North line of Lot 8 West a distance of 229.8 feet; THENCE, along a line parallel to the East line of Lot 8 North a distance of 486.11 feet to a point in the North line of Lot 8; THENCE, with and along the North line of Lot 8 East a distance of 229.8 feet to the place of beginning, said tract containing 2.56 acres, more or less.

SUBJECT TO:

Oil and Gas Lease dated August 24, 1944, from Albert Kraska et ux Frances Heina Kraska to Estate of Ed H. East, recorded in Volume 64, page 281, Oil and Gas Lease Records.

All minerals reserved in Deeds recorded in Volume 1299 page 759 and Volume 1315 page 733 Deed Records.

Right-of-way easement dated January 24, 1952 from Albert Kraska et ux Frances Hein Kraska to Magnolia Petroleum Company, recorded in Volume 739, page 134, Deed Records.

Subject to fifteen (15) foot roadway easement across East side of said Tract as reserved in Deed recorded in Volume 1383, page 491, Deed Records.

Easements, rules, rights and regulations in favor of Hidalgo County Water Improvement District No. 2, and all visible easements.

Restrictions recorded in Volume 1383, page 491, Deed Records, save and except as said restrictions may be modified or changed by one certain Partial Release of Restriction on file in Volume _____, page _____ of the Deed Records of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees, their heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whatsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this the 15th day of December, 1980.

Earl Frankenberg
EARL FRANKENBERGER

Carol P. Frankenberg
CAROL P. FRANKENBERGER

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared EARL FRANKENBERGER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. 11/10/1934
To select the proper form, fill in blank spaces, strike out form provisions or insert
provisions during consultation the practice of law. No "standard form" can be used.

WARRANTY DEED

30271

863
11/10/1934

THE STATE OF TEXAS
COUNTY OF Hidalgo

} KNOW ALL MEN BY THESE PRESENTS:

That Charles W. Snelling and wife, Marie T. Snelling

of the County of Hidalgo

and State of Texas

for and in

Ten and no/100's (\$10.00)-----DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

Now GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

Raul Landa and wife, Glenda L. Landa
2000-4 N. 10th, McAllen, Texas 78501
and State of Texas

of the County of

Hidalgo

all of

Hidalgo

County, Texas, to-wit:

Tract of land containing 1.56 acres, more or less, out of Lot Eight (8),
Block Three (3), A. J. McColl Subdivision, Hidalgo County, Texas, and being
more particularly described as follows:

Beginning at a point in the North line of Lot 8, said point being West
100 feet from the Northeast corner of Lot 8;

Running a line parallel to the East line of Lot 8, South a distance

of 277.41 feet, East a distance of 229.8 feet to a point in the East line of Lot 8;

Running a line parallel to the North line of Lot 8, North a distance of

229.8 feet to the North line of Lot 8, West a distance of

229.8 feet (per deed 7 Person)

along a line parallel to the East line of Lot 8, North a distance of 438.11 feet to a point in the North line of Lot 8;

THENCE, with and along the North line of Lot 8, East a distance of 21.1 feet to THE PLACE OF BEGINNING;

SUBJECT TO all reservations of all oil, gas and other minerals, if any, of record;
SUBJECT TO oil and gas leases, if any, of record;
SUBJECT TO easements and building restrictions and conditions, if any, of record;
SUBJECT TO all easements, rules, regulations and rights in favor of a water improvement district, if any;
SUBJECT TO all visible easements, if any; and

RESTRICTIONS

- a) Dwelling to be built will have at least 1,800 sq. ft. of living space.
- b) The dwelling will be a single-type structure
- c) The dwelling will be brick or stucco finish
- d) No improvements on said land will be used for a commercial or industrial use
- e) No dwelling shall be placed or built closer than 100 ft. to the wall of the next dwelling.

The above described tract is contingent upon a 30 ft. roadway easement centered on the following described center line:

July 20, 1989

Magic Valley Electric Cooperative Inc.
P. O. Box 2677570
Mercedes, Texas 78570

Attention: Mr. Harp

Dear Sir:

We are customers of Magic Valley and have a concern which we are writing to you about.

We reside (to the south) off Alberta Road between Sugar & Jackson Roads. Our immediate neighborhood consists of a 10 acres track which was subdivided into 8 lots, six of which are already developed (i.e., homes built)--please refer to attachment "A". There is a private caliche road (please see attached copy of Landa's property deed, marked attachment "B") off Alberta Road leading into the back properties for the LANDAS, TIJERINAS, FLORES, PEREZ'S & ACUNAS. The Flores and Perez families receive their electricity from a box between their properties. This electricity box, until very recently (2 days ago) was situated in such a place that it was immediately next to the existing road and on three (3) different times was hit by our families' cars (once by the Landas and twice by the Flores). We cannot stress enough the danger that this created for our families and anyone else driving in! It's a miracle that nobody else ever hit it!--in spite of the fact that our own families are familiar with it being there, that didn't prevent the three past accident. Every time an accident happened we'd have to emergency call your company to come out and fix the wiring that was damaged...in the meantime, the two families receiving electricity from there would be out from electricity, sometimes for hours. Still, no electricity for a few hours we could live with if we had to. What we could not live with was the immediate danger that this created to our lives. We're fortunate that one of us (in 2 of the 3 accidents the car carried 3-4 family members) didn't get killed!!! Every time we contacted your company about getting the box moved and we were always told that it would be, but it never was--weeks turned into months and months turned into years. A lot of red tape (one of the excuses was that of expenses which the company said we had to incur ourselves!--at that point we felt we had to get it moved one way or another--even at our own expense...although we can't understand why?--shouldn't Magic Valley have made sure the first time they put the box in that it was not in the way of the road easement?) Still, even after one point of telling them we'd pay for the expenses, they said they'd move it--they even came out to measure, but it was never done! The last accident was on Sunday, July 9th--it was such a bad incident (with sparks shooting higher than the car for several minutes--again, luckily the gas tank was on the opposite side!!!)

that we all decided we had to push the company even harder (if that were possible!) to get the box moved. We cannot tell you how pleased we were that the company came out on Tuesday of this week (July 18th) and moved the box between the Flores and the Perez families!

However, we feel that we must express another concern which was not also taken care of that same day...and that is a similar box which is set beside the Acuna's back lot. Again, this too was set in before all the roadway was put in. Recently the road was extended the full width of 30 feet (15 feet from each property owner) and this box now sits in the middle of the road for cars driving in (on the right side of the road). Again, we cannot express enough the danger of this box being there!!! In daylight an accident may be prevented because people can see the box, but by nighttime it's hard to see in the dark and especially for someone not familiar with the area (i.e., in-coming visitors for these families). We foresee that someone could easily have a bad accident there, maybe even get killed! You need to do something right away. We understand from your workers that came in that day to move both boxes that Mr. Ted Acuna stopped them from moving the other box in (still within the 15 feet easement that borders his property). In the past we all have had similar problems with Mr. Acuna--we've tried meeting with him and reasoning and at one point even consenting to some of his demands in order to get his cooperation on the roadway/utilities easement situation (to which he backed up from in a few days). He has been very difficult to reason with and we've gotten nowhere. To give you an example, when the Perez and the Flores families were bringing in their electricity through your company (Mr. Acuna was not helping whatsoever with the expenses the Perez and Flores were incurring from the trenching to bring in the electricity) Mr. Acuna came out and told your worker that he wanted to hook in for his back lot to the line that these two other families were paying to have brought in. At that point the other two families questioned your worker about allowing him just to "hook on" at no expense to him--your worker responded that they couldn't keep him from hooking on--even though he was not paying for any of the trenching being done at the expense of the other two families. So that is how this other box got to be put in where it now sits. Being that it is your property, don't you have the right to totally remove it (and thus getting rid of this existing hazardous danger to lives as it exists now) if Mr. Acuna does not cooperate with you and allows for it to be moved out from the middle of the road? We don't want to tell you what you have to do--you know that yourselves. We do want to notify you of this existing danger (i.e., your box in the road). In case of an accident we don't want your company denying any liabilities due to the fact that Mr. Acuna wouldn't let you move the box, nor Mr. Acuna denying liabilities by trying to blame you all. Someone has to be accountable for this should an accident occur--which we foresee may very well happen if the box is not moved. In this case, being that the box is property of your company, we want

this letter to serve as notice that we would hold your company liable in the unfortunate event of an accident.

Sincerely,

Clara C. Flores
Clara C. Flores

Eleazar C. Flores Jr.
Eleazar C. Flores, Jr.

Clara & Eleazar Flores Jr.
Route 2, Box 177-F
Edinburg, Texas 78539
512/383-2680

Glenda Landa
Glenda Landa

Raul Landa
Raul Landa

Glenda & Raul Landa
Route 2, Box 177-L
Edinburg, Texas 78539
512/383-7498

Elma Perez
Elma Perez

Hector Perez
Hector Perez

Elma & Hector Perez
Route 2, Box 177-P
Edinburg, Texas 78539
512/381-0067

Irma Tijerina
Irma Tijerina

Rick Tijerina
Rick Tijerina

Irma & Rick Tijerina
Route 2, Box 177-V
Edinburg, Texas 78539
512/383-6168

xc: R. L. (Bob) Elliott, Dalhart
President

D. L. Knight, Azle
Vice-President

Louis Loth, Fredericksburg
Secretary-Treasurer

Victor W. Schwartz Jr., Marshall

Kenneth Camp, Navasota

Alton Rollans, San Angelo

Larry Oefinger, Hondo

ATTACHMENT
13

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. 11-77-10M
To adopt the proper form, fill in blank spaces, strike out form provisions or insert
special terms constituting the practice of law. No "standard form" can be used in
regular cases.

3027
11-77-10M
863

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF Hidalgo

} KNOW ALL MEN BY THESE PRESENTS:

That Charles W. Snelling and wife, Maria T. Snelling

of the County of Harris and State of Texas for and in
consideration of the sum of Ten and no/100's (\$10.00) DOLLARS
and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of
which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
Raul Landa and wife, Glenda L. Landa
of the County of Hidalgo 2000-4 N. 10th, McAllen, Texas 78501
and State of Texas, all of
the following described and property in Hidalgo County, Texas, to-wit:

A tract of land containing 1.66 acres, more or less, out of Lot Eight (2),
Block Three (3), A. J. McColl Subdivision, Hidalgo County, Texas, and being
more particularly described as follows:

beginning at a point in the North line of Lot 8, said point being West
287.1 feet from the Northeast corner of Lot 8;

thence along a line parallel to the East line of Lot 8, South a distance
of 277.41 feet;

thence along a line parallel to the North line of Lot 8, East a distance of
287.1 feet to a point in the East line of Lot 8;

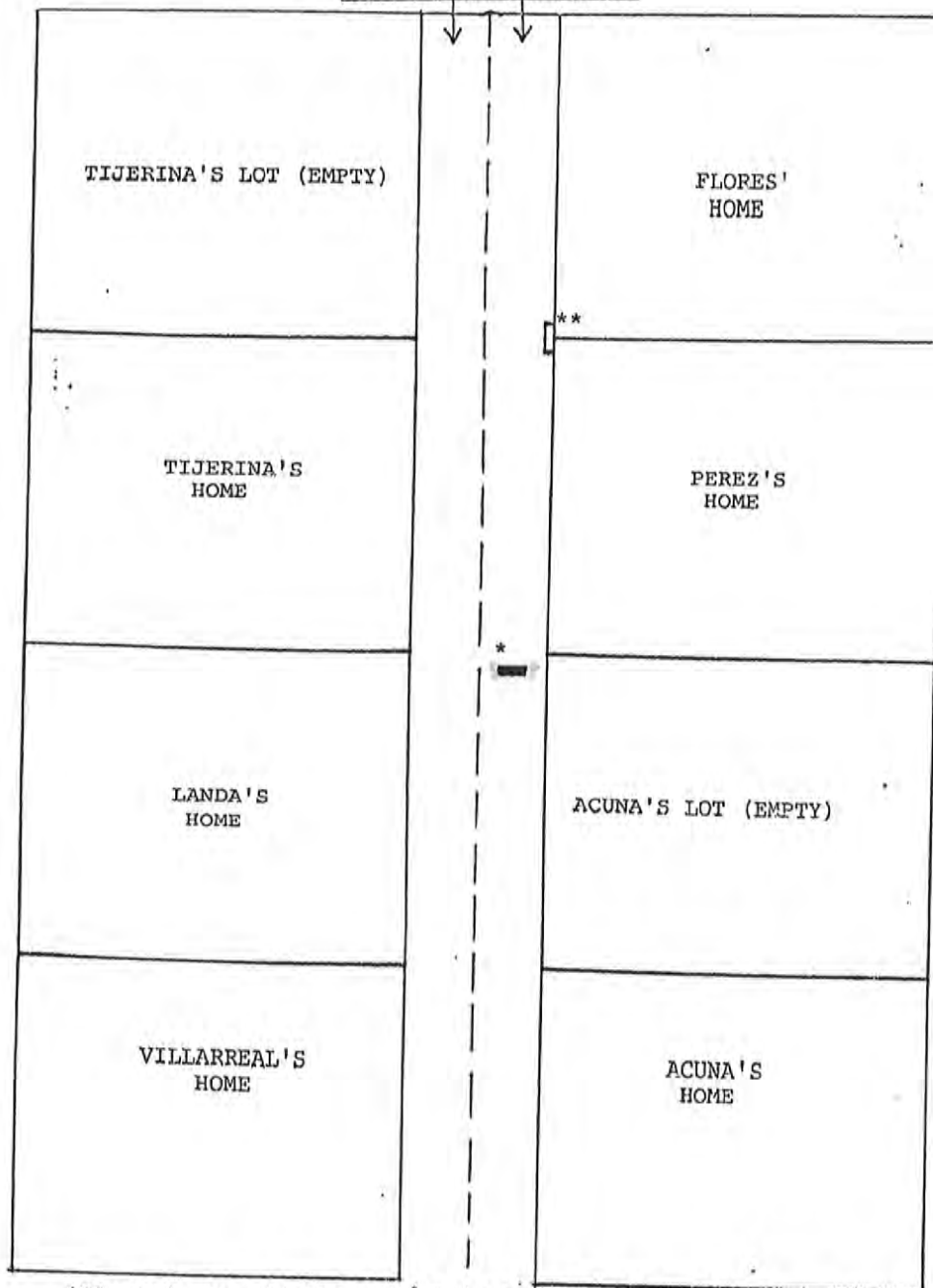
thence along the East line of Lot 8, South a distance of 277.41 feet;

thence along a line parallel to the North line of Lot 8, West a distance of

229.8 feet (per deed 7 Perma)

South

Private Caliche Road



*Electric Box in the way of road--~~NEEDS TO BE MOVED~~

**Electric Box between Flores & Perez--already moved in from road.

...and a line parallel to the East line of Lot 8, North a distance of 40.11 feet to a point in the North line of Lot 8;

THENCE, with and along the North line of Lot 8, East a distance of 21.1 feet to THE PLACE OF BEGINNING;

SUBJECT TO all reservations of all oil, gas and other minerals, if any, of record;
SUBJECT TO oil and gas leases, if any, of record;
SUBJECT TO easements and building restrictions and conditions, if any, of record;
SUBJECT TO all easements, rules, regulations and rights in favor of a water improvement district, if any;
SUBJECT TO all visible easements, if any; and

RESTRICTIONS

- a) Dwelling to be built will have at least 1,800 sq. ft. of living space.
- b) The dwelling will be a single-type structure
- c) The dwelling will be brick or stucco finish
- d) No improvements on said land will be used for a commercial or industrial use
- e) No dwelling shall be placed or built closer than 100 ft. to the wall of the next dwelling.

The above described tract is contingent upon a 30 ft. roadway easement centered on the following described center line:

Tijerina's

August 29, 1989

Magic Valley Electric Cooperative Inc.
P. O. Box 2677570
Mercedes, Texas 78570

Attention: Mr. Harp

Dear Sir:

We previously wrote to you (letter dated July 20, 1989) regarding a concern which we all had pertaining to an electrical box in our living area which needed to be moved because it was in the middle of a private roadway. We want to "THANK YOU" for your action in response to this letter; yesterday this electrical box was moved in. We would like to express our gratitude for your action in taking care of this problem--we appreciate very much that you acted and did something about it. Again, our most sincere "thanks" are extended to you and Magic Valley!

Sincerely,

Clara C. Flores

Clara C. Flores

Eleazar C. Flores Jr.

Eleazar C. Flores, Jr.

Clara & Eleazar Flores Jr.
Route 2, Box 177-F
Edinburg, Texas 78539
512/383-2680

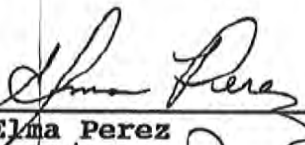
Glenda Landa

Glenda Landa

Raul Landa

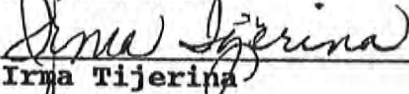
Raul Landa

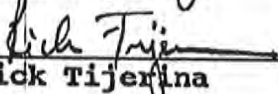
Glenda & Raul Landa
Route 2, Box 177-L
Edinburg, Texas 78539
512/383-7498


Elma Perez


Hector Perez

Elma & Hector Perez
Route 2, Box 177-P
Edinburg, Texas 78539
512/381-0067


Irma Tijerina


Rick Tijerina

Irma & Rick Tijerina
Route 2, Box 177-V
Edinburg, Texas 78539
512/383-6168

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D. L. Knight, Azle
Vice-President
Louis Loth, Fredericksburg
Secretary-Treasurer

Victor W. Schwartz Jr., Marshall

Kenneth Camp, Navasota

Alton Rollans, San Angelo

Larry Oefinger, Hondo

**ZONING CASE
OWNER NOTIFICATION LIST**

PID: 562933
HIDALGO CO IRR DIST #2
PO BOX 6
SAN JUAN, TX 78589-0006

PID: 583449
SECTOR INVESTMENTS
712 S CAGE BLVD
PHARR, TX 78577-5446

PID: 573147
**GUTIERREZ GUSTAVO G JR
& ANGELA D**
5102 ELK LN
EDINBURG, TX 78539-8430

PID: 562932
UPPER VALLEY MONTESSORI
PO BOX 720907
MCALLEN, TX 78504-0907

PID: 815010
CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID: 815009
EDINBURG ISD
PO BOX 990
EDINBURG, TX 78540-0990

PID: 201979
ZIC INVESTMENTS LLC
5706 N 1ST ST
MCALLEN, TX 78504-1817

PID: 556374
**GARZA EDUARDO JR
& ARACELY**
2008 W ALBERTA RD
EDINBURG, TX 78539-0093

PID: 230984
**GARCIA FRANCISCO A
& ANNETTE**
1710 W ALBERTA RD UNIT E
EDINBURG, TX 78539-7189

PID: 230985
GASTEL ROBERT
5300 N ATHOL ST STE A
PHARR, TX 78577

PID: 230981
**TIJERINA RICARDO
& MARIA I**
1710 W ALBERTA RD UNIT B
EDINBURG, TX 78539-7189

PID: 230982
**ECHEVERRIA EDUARDO N
& MARIA**
1710 W ALBERTA RD
NULL
EDINBURG, TX 78539-7190

PID: 608108
CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID: 230986
**ACUNA TELESFORO
& ALICIA M**
PO BOX 3552
MCALLEN, TX 78502-3552

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES OF THE RESIDENTIAL, SUBURBAN (RS) DISTRICT TO COMMERCIAL, NEIGHBORHOOD (CN) DISTRICT, BEING A 1.00 ACRE TRACT OF LAND, MORE OR LESS, BEING THE NORTH 208.70 FEET OF THE EAST 208.70 FEET OF LOT 8, BLOCK 3, A.J. MCCOLL SUBDIVISION, LOCATED AT 1702 WEST ALBERTA ROAD, EDINBURG, HIDALGO COUNTY, TEXAS, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Residential, Suburban (RS) District and the Commercial, Neighborhood (CN) District, as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning a 1.00 acre tract of land, more or less, Being the North 208.70 feet of the East 208.70 feet of Lot 8, Block 3, A.J. McColl Subdivision, Located at 1702 West Alberta Road, Edinburg, Hidalgo County, Texas, from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on May 14, 2024, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code

to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on June 4, 2024 at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Residential, Suburban (RS) District and added to Commercial, Neighborhood (CN) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 4th day of June 2024.

CITY OF EDINBURG

By: _____
Ramiro Garza, Jr., Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:
OMAR OCHOA LAW FIRM, P.C.

By: _____
Omar Ochoa, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PUBLIC HEARINGS

Agenda Item No: 7.H.

Public Hearings - Rezoning Request - 3316-3326 South Business
Highway 281

1. **Agenda Item:**

Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District, Being a 0.72 Acre Tract of Land, Being Out of the West 400 Feet of the North 6 Acres of the South ½ of Lot 20, Kelly-Pharr Subdivision, (Proposed Meridien at 281 Subdivision, Lot 2), Located at 3316-3326 South Business Highway 281, as Requested by Roberto Rojas on Behalf of Durga Properties, LTD. [Jaime Acevedo, Director of Planning & Zoning]

2. **Description:**

The property is located on the south side of David Drive, approximately 300 feet east of South Business Highway 281. The proposed lot has 185.68 feet of frontage on David Drive and 168 feet of depth for a total area of approximately 0.72 acres. The requested zoning designation is the Residential, Multifamily (RM) District, which is a high intensity residential district, intended to accommodate various multi-family uses. The applicant is proposing a new multi-family development at this location.

The property is currently zoned Commercial, General (CG) District, which is the primary commercial district intended to provide for a full range of community and regional scale commercial enterprises. This lot is part of the proposed Meridien at 281 Subdivision, in which Lot one will remain designated for commercial use, while Lot two is intended for a multi-family development. Adjacent zoning is Commercial, General (CG) District in all directions. Surrounding land uses are a mix of general commercial uses, vacant land and single-family residential uses to the east. The future land use designation is for General Commercial uses. Staff received a Zone Change Application for the subject property on April 3, 2024. The applicant indicated her intent is to develop a multi-family development. Rezoning is required to accommodate the proposed use.

Staff mailed a notice of the public hearing to 14 neighboring property owners on Friday, May 3, 2024 and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.

The Planning & Zoning Commission recommended with a vote of 5-2 to deny the Rezoning Request. A 4/5 vote is required by the City Council to overturn the Planning and Zoning Commission action.

3. **Staff's Recommendation:**

Staff recommends denial of the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District as it is out of character with all adjacent zoning and land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Prepared by:

Jaime Acevedo, Director of
Planning and Zoning

Attachments:

- A. City Council Agenda Packet Attachments
- B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 5/14/24
CITY COUNCIL – 6/04/24
DATE PREPARED – 5/3/24

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District

APPLICANT: Durga Properties, LTD.

AGENT: Roberto Rojas

LEGAL: Being a 0.72 acre tract of land, Being out of the West 400 feet of the North 6 acres of the South ½ of Lot 20, Kelly-Pharr Subdivision, (Proposed Meridien at 281 Subdivision, Lot 2)

LOCATION: 3316-3326 South Business Highway 281

LOT/TRACT SIZE: 0.72 acres

CURRENT USE: Vacant

PROPOSED USE: Multifamily Residential

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING: North – Commercial, General (CG) District
South – Commercial, General (CG) District
East – Commercial, General (CG) District
West – Commercial, General (CG) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends denial of the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District.

**REZONING REQUEST
DURGA PROPERTIES, LTD.**

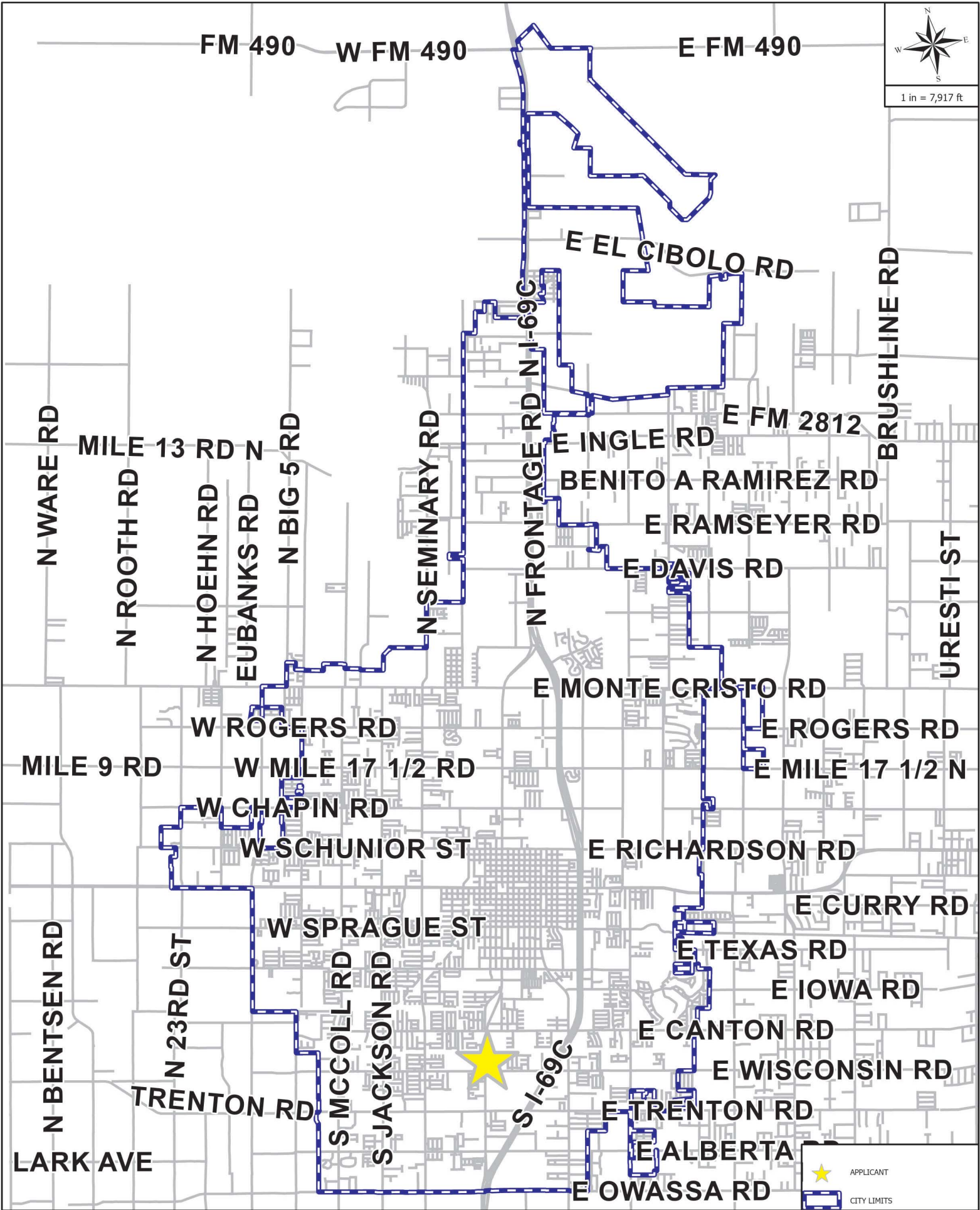
EVALUATION

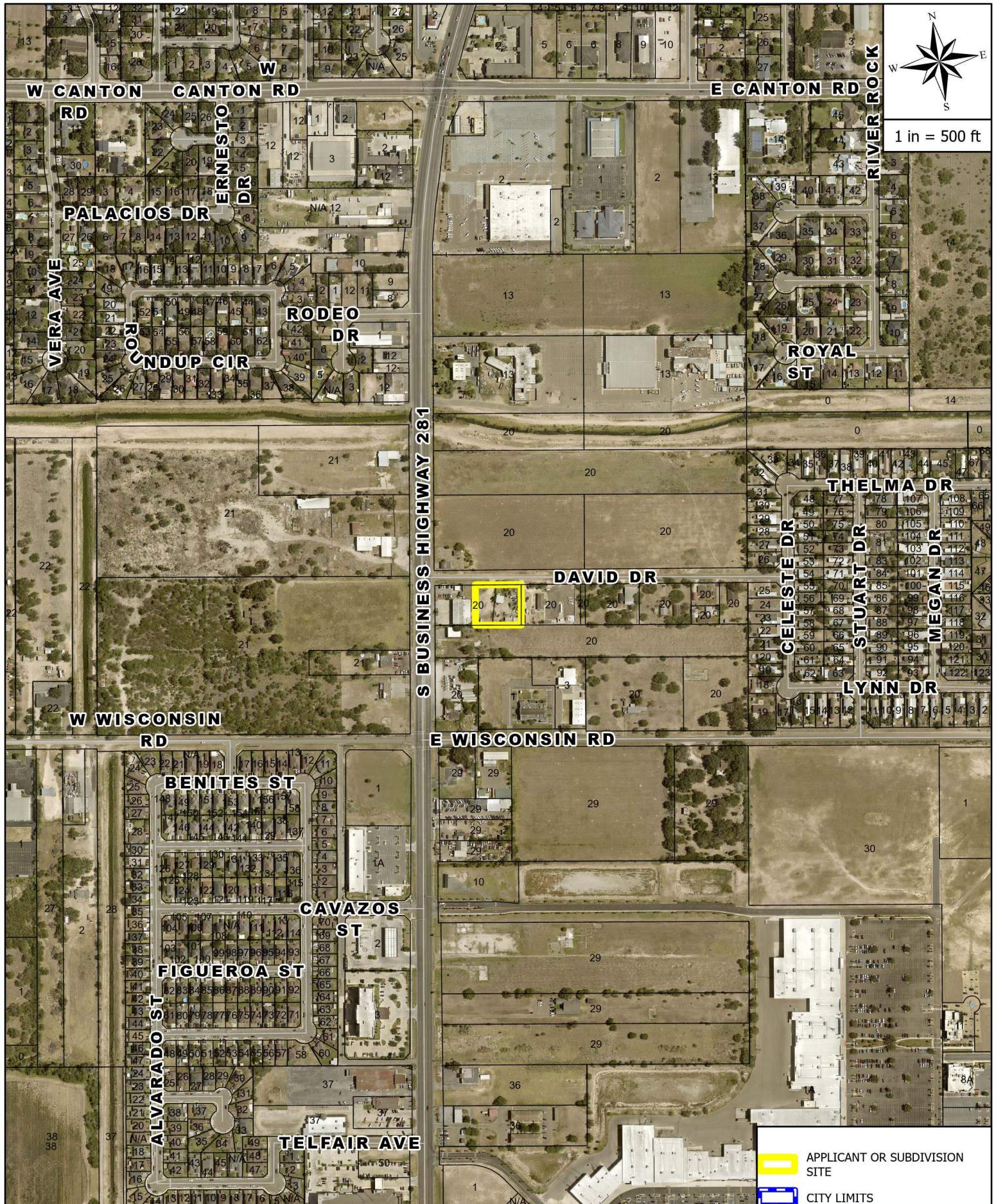
The following is staff's evaluation of the request:

1. The proposed multifamily development is out of character with the surrounding land uses.
2. The requested zoning is not consistent with the Future Land Use Plan
3. Additional housing is needed in the community.

Staff recommends denial of the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District as it is out of character with all adjacent zoning and land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/ fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 14 neighboring property owners on Friday, May 3, 2024 and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on May 15, 2024.

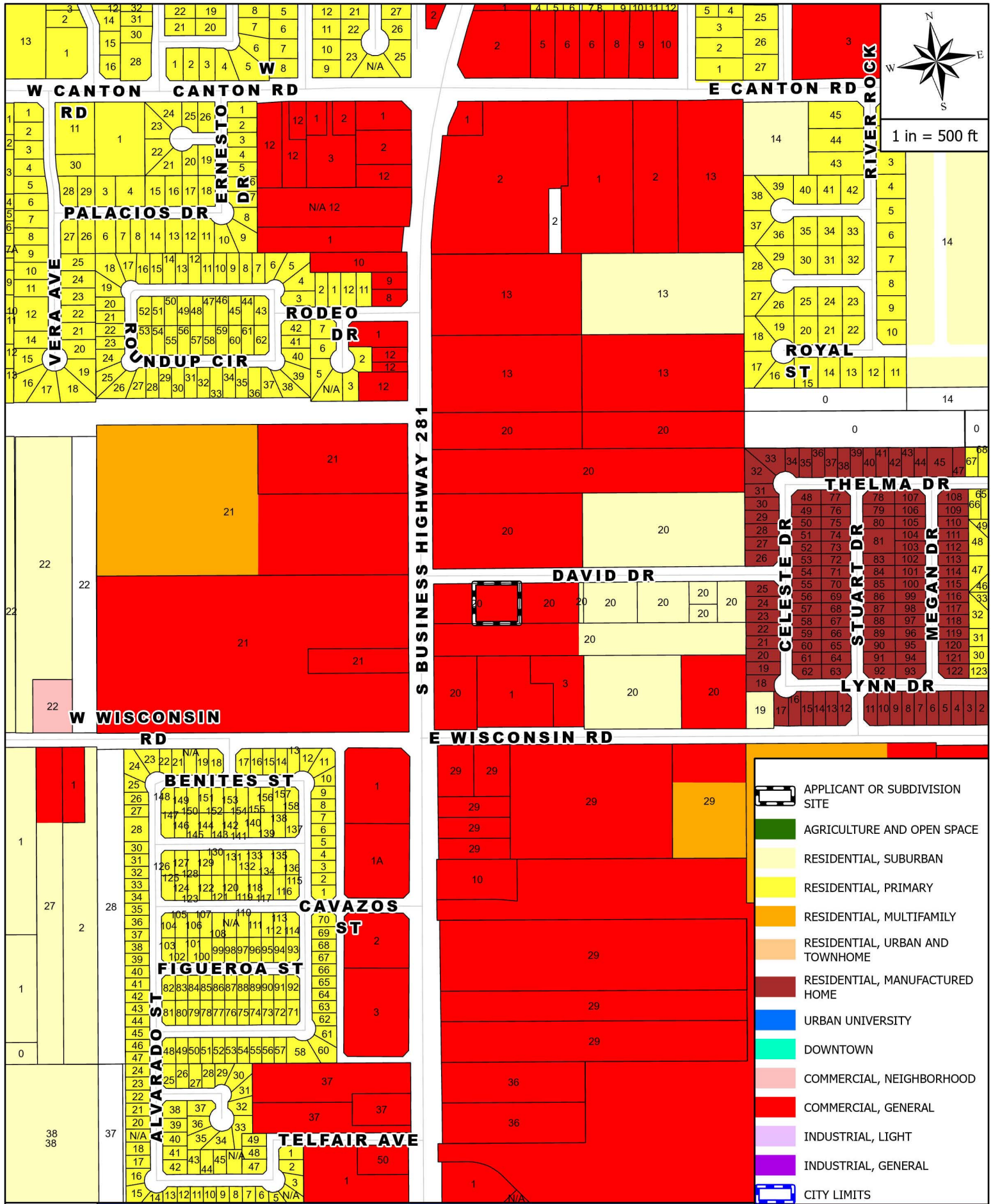




AERIAL MAP

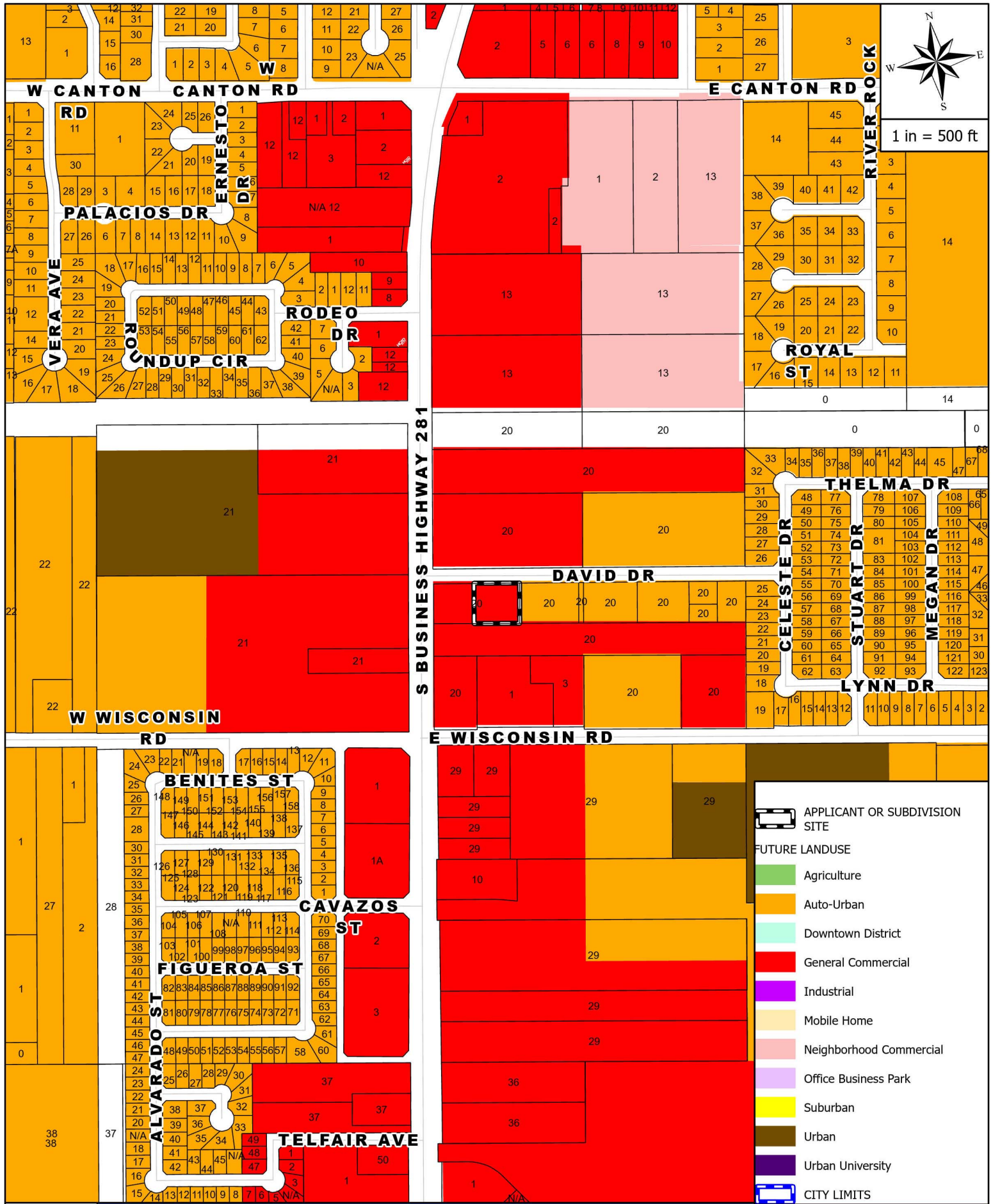
APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0199 ROBERTO ROJAS



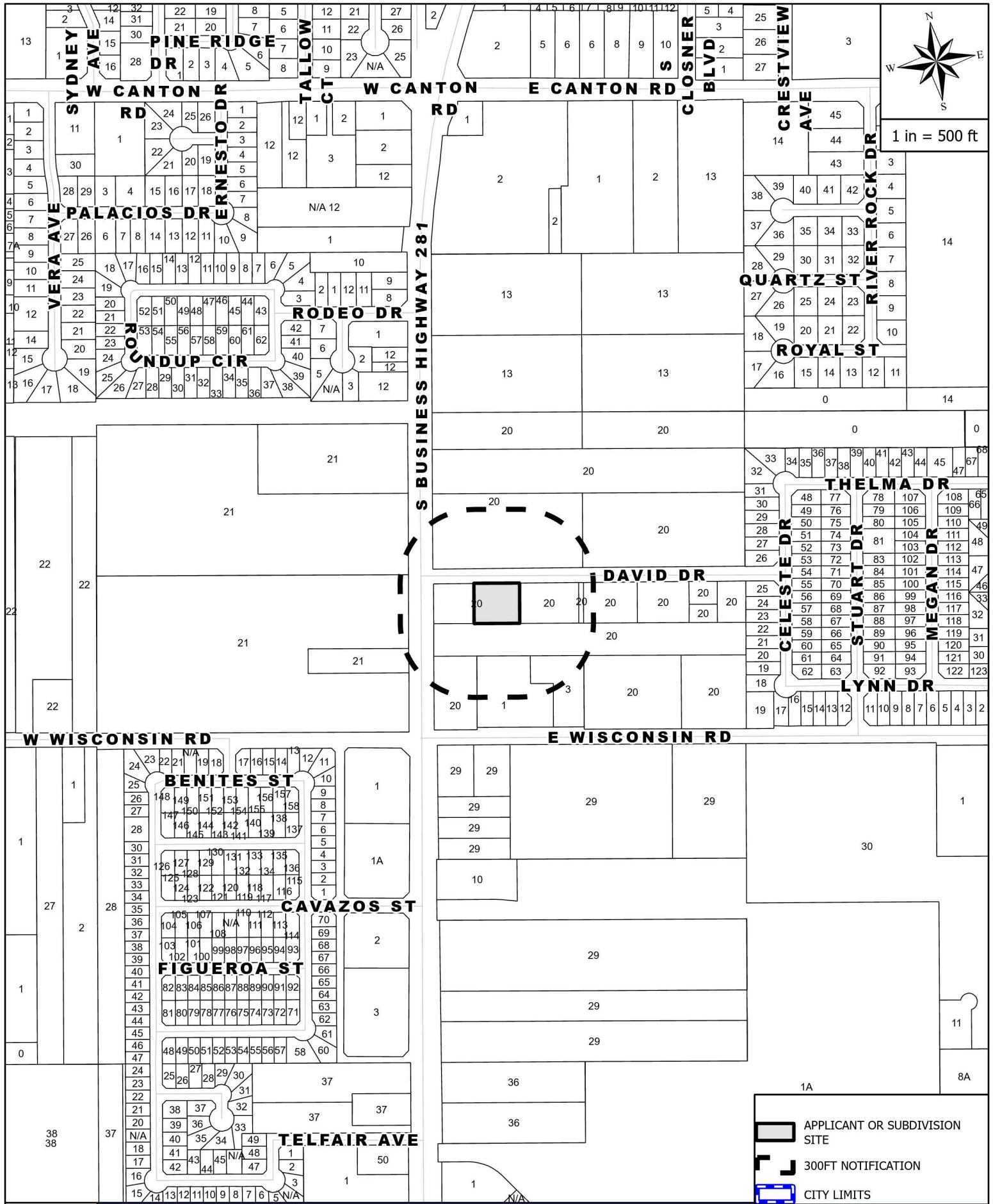
ZONING MAP **APPLICANT AND/OR SUBDIVISION:**

RZNE-2024-0199 ROBERTO ROJAS



FUTURE LANDUSE MAP
APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0199 ROBERTO ROJAS



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

RZNE-2024-0199 ROBERTO ROJAS



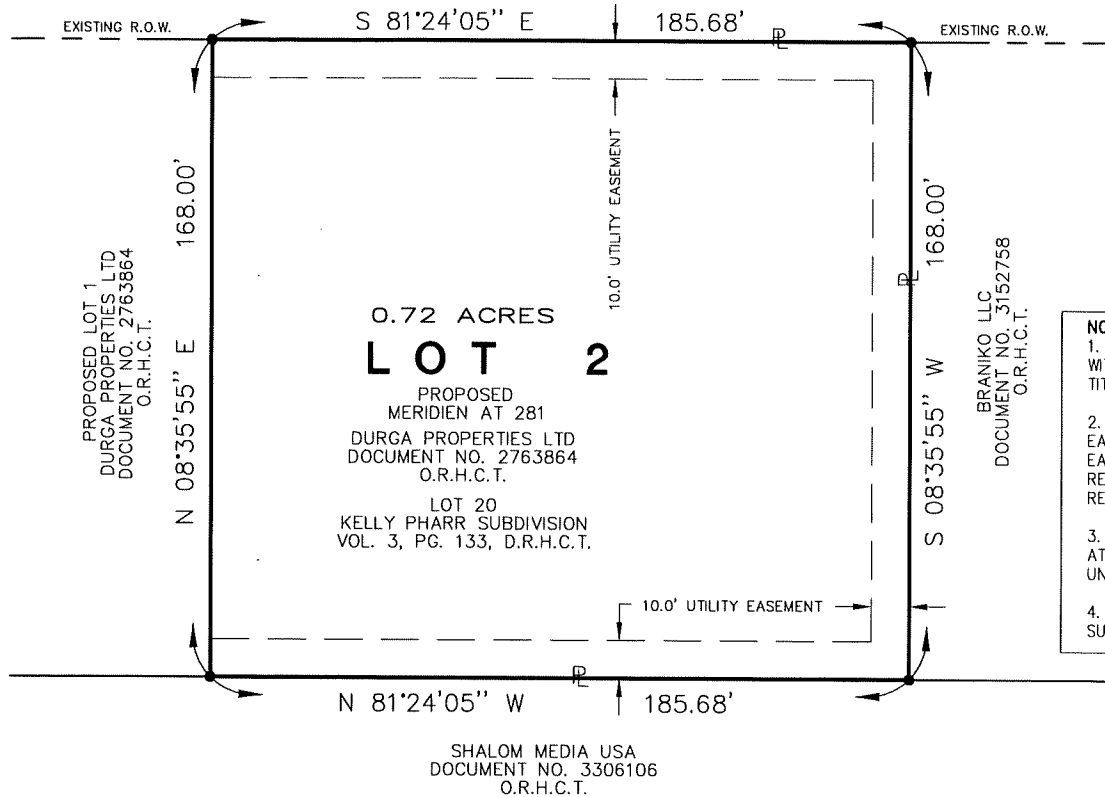
Rezoning Request Site Photo

ROBERTO ROJAS

3316-3326 SOUTH BUSINESS HIGHWAY 281



DAVID DRIVE



LEGEND	
$\perp$	- LOT LINE
P	- PROPERTY LINE
M.R.H.C.T.	- MAP RECORDS HIDALGO COUNTY, TEXAS
D.R.H.C.T.	- DEED RECORDS HIDALGO COUNTY, TEXAS
O.R.H.C.T.	- OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
VOL.	- VOLUME
PGS.	- PAGES
R.O.W.	- RIGHT OF WAY



SCALE: 1" = 40'

NOTE:

1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

2. THIS SURVEY IS SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.

3. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.

4. THIS IS NOT A BOUNDARY SURVEY.

FOR REZONING PURPOSED ONLY

PLAT SHOWING

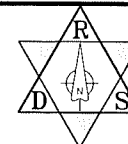
BEING 0.72 ACRE OUT OF A PART OR PORTION OUT OF LOT 20, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

ADDRESS: 3316-3326 S BUSINESS HWY 281
EDINBURG, TEXAS

REQUESTED BY: M. GARCIA ENGINEERING

[Signature]

03-20-24



RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.E.L.S. FIRM # 10013900

JOB NUMBER

RIO 24 091

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MERIDIAN AT 281

EDINBURG, TEXAS

U. S. A.



OWNER:
QUESADA PROPERTIES

DESIGNER

NOMA STUDIO
400 W. NOLANA, SUITE H2
MCALLEN, TX 78504
(956) 225 - 7372
CLAUDIA CHANIN, PRIN.

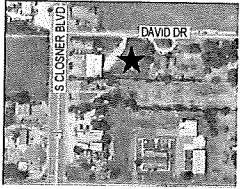
DRAWING INDEX

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D0.3	ACCESSIBILITY REQUIREMENTS
D0.4	ACCESSIBILITY REQUIREMENTS
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D1.1	ENLARGED SITE PLAN
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D2.1	OVERALL SECOND FLOOR PLAN LAYOUT
D2.2	OVERALL FIRST FLOOR DIMENSIONAL PLAN
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D2.4	BUILDING 1 & 4 - FIRST FLOOR DIMENSIONAL PLAN
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D3.6	ELEVATION DETAILS
D6.0	INTERIOR ELEVATIONS
D6.1	INTERIOR ELEVATIONS
D6.2	INTERIOR ELEVATIONS
D7.0	WINDOW AND DOOR ELEVATIONS

NOMA
400 W. NOLANA, SUITE H2
MCALLEN, TX 78504
PHONE: 956.225.7372
FAX: 956.487.3211
WWW.ARMARCHITECTURE.COM

PROJECT NAME
MERIDIAN AT 281
EDINBURG, TEXAS

PROJECT No. 1811
PHASE: CD
ISSUE DATE: 09.07.18
DRAWN BY: AC, AC
CHECKED BY: CC



D0

COPYRIGHT PROTECTED
NOMA DESIGN STUDIO

SITE GENERAL NOTES

1. NO MAX SLOPE TO EXCEED 4% AND CROSS SLOPE NOT TO EXCEED 2% UNLESS OTHERWISE NOTED
2. REFER TO CIVIL DRAWINGS FOR GRADING, DUE UTILITIES, ASPHALT AND CONCRETE PAVEMENT, DRAINAGE, CURBS, GUTTERS, BUILDINGS AND DRIVE DIMENSIONS AND LOCATIONS.
3. ALL WORK SHOWN IS EXISTING UNLESS INDICATED AS NEW.
4. ALL DIMENSIONS AT CURB LINES TO FACE OF CONCRETE CURBS.
5. REFER TO MEP DRAWINGS FOR UNDERGROUND ELECTRICAL AND OVERHEAD UTILITIES.

SITE INFORMATION

BUILDING 1	
NUMBER OF 2-BEDROOM UNITS	3
UNIT SQUARE FEET	600
TERPACE	1847
TOTAL SQUARE FOOTAGE	4162
BUILDING 2	
NUMBER OF 2-BEDROOM UNITS	4
UNIT SQUARE FEET	500
TERPACE	1847
TOTAL SQUARE FOOTAGE	4220
BUILDING 3	
NUMBER OF 2-BEDROOM UNITS	4
UNIT SQUARE FEET	500
TERPACE	1847
TOTAL SQUARE FOOTAGE	4220
BUILDING 4	
NUMBER OF 2-BEDROOM UNITS	4
UNIT SQUARE FEET	500
TERPACE	1847
TOTAL SQUARE FOOTAGE	4220

SITE LEGEND

- BUILDING LOCATION
- LANDSCAPE AREA - RE CIVIL

KEY NOTES

1. CURB AND GUTTER - RE TO CIVIL
2. LANDSCAPE AREA - RE TO CIVIL
3. ASPHALT PAVEMENT - RE TO CIVIL
4. CONCRETE SIDEWALK - RE TO CIVIL
5. SIDEWALK RAUP - RE TO CIVIL
6. GENERAL CONTRACTOR TO VERIFY RAMP TO COMPLY W/ ADA
7. PAINTED STRIPING - RE TO CIVIL
8. LINE OF BUILDING
9. DUMPSTER LOCATION REFER TO SHEET D1.2
10. WOOD FENCE
11. SIDEWALK EXPANSION JOINT
12. W-GROUND LIGHT FIXTURE BY OWNER
13. GATE BY OWNER
14. MUST RESISTANT STRUCTURAL COLUMN TO BE PAINTED SV-6560 CAVIAR BY SHERWIN WILLIAMS

PROJECT NAME

MERIDIAN AT 281

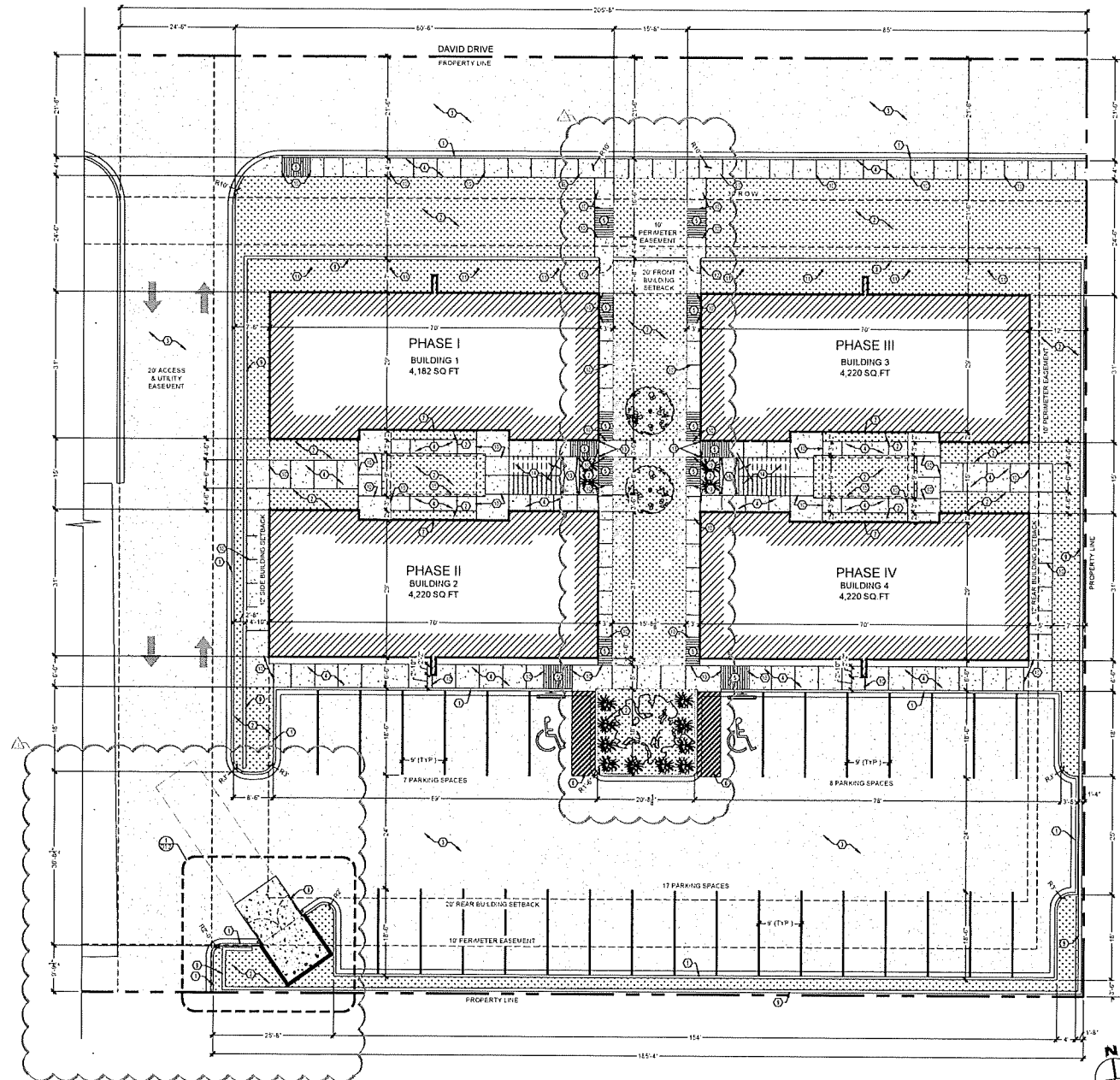
EDINBURG, TEXAS

PROJECT No. 1811
PHASE: CD
ISSUE DATE: 09.07.18
DRAWN BY: AC, AT
CHECKED BY: CC
ADD # 1-08.17.2023

SHEET

D1.1

COPYRIGHT PROTECTED
NOMA DESIGN STUDIO



ENLARGED SITE PLAN

Scale: 3/32" = 1'-0"

Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Zone Change Application

ENERGOV CASE # RZNE-2024-0199

Date: April 2, 2024

1. Property Owner (required): Durga Properties LTD.
2. Phone: (956) 451-1733
3. Mailing Address: 436 Yucca Ave.
4. City: McAllen State: TX Zip: 78504
5. Owner's Email: quesada.pilar@yahoo.com
6. Cell No. (956) 451-1733
7. Agent (not owner): Roberto Rojas
8. Agent's Phone: (956) 802-8515
9. Agent's Mailing Address: 436 Yucca Ave.
10. City: McAllen State: Texas Zip: 78504
11. Agent's Email: roberto.r.rojas01@gmail.com
12. Address/Location being Rezoned: 3316 S. Closner
13. Legal Description of Property: 0.716 acre tract of land being the West 185.68 feet of the South 168 feet of the North 6 acres of the South 1/2 of Lot 20, Kelly-Pharr Subdivision (Vol. 3 Pg. 133 H.C.D.R.)
14. Property ID(s): 201772

Proposed Meridian at 281 Lot 2

15. Zone Change: From: Commercial general
AO - Agriculture/Open Space To: RM - Residential, Multifamily & Urban

16. Existing Land Use: Vacant, no land use

17. Reason for Zone Change: Multi-family Development



Pilar Quesada

(Please Print Name)

Pilar Quesada
Signature

OFFICE USE ONLY

REVIEWED BY [Signature]

DATE RECEIVED 4/3/24

*INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR SCHEDULED EVEN IF PAYMENT IS MADE.

**ZONING CASE
OWNER NOTIFICATION LIST**

PID: 603806
SHALOM MEDIA USA INC
152 SHELLY LN
PHILADELPHIA, PA 19115-2709

PID: 201757
BLISS FAMILY DESCENDANTS LLC
301 MAIN PLAZA NO. 354
NEW BRAUNFELS, TX 78130-5136

PID: 201769
BLISS FAMILY DESCENDANTS LLC
301 MAIN PLAZA NO. 354
NEW BRAUNFELS, TX 78130-5136

PID: 201760
BRANIKO LLC
PO BOX 2730
EDINBURG, TX 78540-2730

PID: 201761
LARA FRANCISCO
759 CHRISTINA ST
DONNA, TX 78537-4405

PID: 201772
DURGA PROPERTIES LTD
436 YUCCA AVE
MCALLEN, TX 78504-2848

PID: 201777
JD RUIZ LLC
301 E ANAYA RD
PHARR, TX 78577-9301

PID: 201782
J & M ZAMORA
2601 CORNERSTONE BLVD
EDINBURG, TX 78539-8451

PID: 201781
J & M ZAMORA
2601 CORNERSTONE BLVD
EDINBURG, TX 78539-8451

PID: 201759
SHALOM MEDIA USA
211 E WISCONSIN RD
EDINBURG, TX 78539-7038

PID: 603836
FLORES EMMA
221 E WISCONSIN RD
EDINBURG, TX 78539

PID: 201771
ORTIZ JUAN B & MARIA ELENA
231 E WISCONSIN RD
EDINBURG, TX 78539-7038

PID: 201762
**H & E TIJERINA CHILDREN'S
FAMILY LIMITED PARTNERSHIP**
2208 SW AUGUSTA SQ
MCALLEN, TX 78503

PID: 201780
LUEBBERT EMILIA
2702 SAN CARLOS CT
MISSION, TX 78572-7172

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES OF THE COMMERCIAL, GENERAL (CG) DISTRICT TO RESIDENTIAL, MULTIFAMILY (RM) DISTRICT, BEING A 0.72 ACRE TRACT OF LAND, BEING OUT OF THE WEST 400 FEET OF THE NORTH 6 ACRES OF THE SOUTH ½ OF LOT 20, KELLY-PHARR SUBDIVISION, (PROPOSED MERIDIEN AT 281 SUBDIVISION, LOT 2), LOCATED AT 3316-3326 SOUTH BUSINESS HIGHWAY 281, EDINBURG, HIDALGO COUNTY, TEXAS, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Commercial, General (CG) District and the Residential, Multifamily (RM) District, as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of a a 0.72 acre tract of land, Being out of the West 400 feet of the North 6 acres of the South ½ of Lot 20, Kelly-Pharr Subdivision, (Proposed Meridien at 281 Subdivision, Lot 2), Located at 3316-3326 South Business Highway 281, Edinburg, Hidalgo County, Texas, from Commercial, General (CG) District to Residential, Multifamily (RM) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on May 14, 2024, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they denied the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on June 4, 2024 at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Commercial, General (CG) District to Residential, Multifamily (RM) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Commercial, General (CG) District and added to Residential, Multifamily (RM) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 4th day of June 2024.

CITY OF EDINBURG

By: _____
Ramiro Garza, Jr., Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:
OMAR OCHOA LAW FIRM, P.C.

By: _____
Omar Ochoa, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

PUBLIC HEARINGS

Agenda Item No: 7.I.

Public Hearing - Proposed CDBG FY 2024-2025 Annual Action Plan

1. Agenda Item:

Hold Public Hearing on the Proposed Community Development Block Grant (CDBG) FY 2024-2025 Annual Action Plan (AAP) as Recommended by the Community Development Council.
[Claudia L. Farias, Director of Grants Administration]

2. Description:

The U.S. Department of Housing and Urban Development (HUD) requires local jurisdictions to prepare and submit an Annual Action Plan (AAP) in order to receive CDBG funds. The AAP outlines the activities that will be undertaken with CDBG funds to meet the objectives set forth in the 2023-2027 Consolidated Plan. HUD released the FY 2024-2025 funding allocations on May 7, 2024.

In accordance with the Citizen Participation Plan, the Community Development Council (CDC) held a public hearing on March 28, 2024 to solicit input on the City's community development needs. Staff met with the Community Development Council on May 8, 2024 to discuss and approve the recommendations for FY 2024-2025 CDBG proposed funding. After thorough review and discussion, the Community Development Council identified several projects for recommendation to City Council. All projects selected for funding have been found to be eligible by staff under the appropriate federal regulations pending final approval from the U.S. Department of Housing and Urban Development (HUD). The purpose of this public hearing is to solicit public comment on the projects that have been recommended for funding.

The proposed CDBG FY 2024-2025 AAP will have a thirty (30) day comment period, which will commence on June 08, 2024 and expire on July 08, 2024. The AAP will be submitted to HUD on or before August 16, 2024 for approval.

The FY 2024-2025 AAP proposed budget is comprised of \$1,107,178 of entitlement funding, \$65,000 in program income, \$42,941.58 in reprogramming of funds from the FY 2021-2022 CDBG Program and \$114,600.02 in reprogramming of funds from the FY 2022-2023 CDBG Program. The total combined CDBG budget for FY 2024-2025 is \$1,329,719.60.

3. Staff's Recommendation:

Hold Public Hearing on the Proposed Community Development Block Grant (CDBG) FY 2024-2025 Annual Action Plan (AAP) as recommended by the Community Development Council.

Reviewed by:

Nelda Ramirez, Assistant City Manager

Prepared by:

Claudia Farias, Interim
Director of Grants
Administration

Attachments:

A. FY 2024-2025 CDBG - Executive Summary – Submitted Complete Applications

- B. FY 2024-2025 CDBG Proposed Funding Allocation
- C. FY 2021-2022 CDBG Fund Reprogramming
- D. FY 2022-2023 CDBG Fund Reprogramming

EXECUTIVE SUMMARY
FY 2024 - 2025 CDBG FUNDING REQUESTS
DEPARTMENTS

PROJECT NAME	PROJECT DESCRIPTION	ELIGIBLE	REQUEST AMOUNT
ENGINEERING			
Brennaaleen Cedar Drainage Project Phase 3	The drainage project will increase detention volume and provide direct relief to Brennaaleen Park, Cedar Heights, and Greenbriar Subdivisions. Phase 3 consists of reclaiming the paving and installation of new stormwater lines, inlets, and manholes along Cedar Drive. There will be approximately 1,700 linear feet of ground disturbance. A proposed 15-foot drainage easement will also be acquired to allow for adequate conveyance of stormwater from the Greenbair Subdivision. This will help mitigate the flooding from Greenbaire Subdivision.	Yes	\$480,260.00
FIRE DEPARTMENT			
Fire Station No. 3 Remodeling	This project is to remodel and modernize Fire Station No. 3 that is over 40 years old to improve its functionality, efficiency and overall safety. The remodeling will focus on updating the facility to meet current building codes and standards, enhancing the living and working conditions for the firefighters and incorporating sustainable and energy efficient features. The project consists of the following: - Install new HVAC System for station to include new ducts and vents - Improve living quarters to include sleeping area and added custom built lockers - Strip and paint kitchen cabinets - Add ramps to be ADA compliant - Paint exterior and interior of station to include painting of apparatus area ceiling and flooring - Remove old floor and install new VCT Flooring - Add new energy efficient light fixtures throughout the station - Remove all existing ceiling tiles and grid, and add new ceiling tiles/grid throughout the station - Repair large crack in rear apparatus room. Which will require to be backfilled underneath concrete - Irrigation system, grass, new flower beds, lighting outside and removal of palm trees	Yes	\$238,375.00

PARKS & RECREATION DEPARTMENT			
Memorial Park Pickle Ball Court	Project consists of the installation of a Pickle Ball Court at Memorial Park.	Yes	\$378,000.00
GRANTS ADMINISTRATION			
Housing Rehabilitation/ Reconstruction Program	Funding will assist four (4) low/moderate income families improve their home up to standards by rehabilitating or reconstructing their homes.	Yes	\$200,000.00
Housing Administration	Staff costs for salaries, fringe benefits, and operations for the implementation of the rehabilitation/reconstruction activity under the Housing Assistance Program.	Yes	\$45,000.00
Emergency Rental Assistance Program	The Emergency Rental Assistance Program will provide rental assistance to households who are facing eviction and would otherwise become homeless. It is intended for individuals to remain stably housed after the temporary assistance ends, and to serve as a bridge to long term stability.	Yes	\$100,000.00
TOTAL DEPARTMENTAL REQUESTS			\$1,441,635.00

EXECUTIVE SUMMARY
FY 2024 - 2025 CDBG FUNDING REQUESTS
PUBLIC SERVICE AGENCIES

ENTITY	PROJECT DESCRIPTION	ELIGIBLE	REQUEST AMOUNT
Amigos Del Valle, Inc.	Funding request will provide free home delivered meals to forty (40) eligible seniors for 250 days to continue living a healthy, productive and independent lives.	Yes	\$65,000.00
C.A.M.P. University	The program provides an opportunity for special needs adults who have graduated high school to continue developing life and social skills. The purpose of this program is to promote independence through social situations, self-care, continued academic study and practical life skills training. Funding request will pay for salary of Education Specialists, Lead Teachers, and Teachers.	Yes	\$12,000.00
CASA of Hidalgo County, Inc.	The program provides abused and neglected children with support and assistance needed to secure placements that are safe, permanent and nurturing. Funding request will pay for salaries/fringe benefits for Child Advocacy Specialists, Training & Recruitment Specialists, Program Director and transportation.	Yes	\$10,000.00
Children's Advocacy Center of Hidalgo County Inc. - Hope, Healing and Justice Project	The program works in collaboration with DFPS, Edinburg PD, and the District Attorney's Office to coordinate the investigation and prosecution of child abuse cases and will provide services to abused children ages 2 to 17 years. The services provided will be forensic interviews, medical evaluations, victim advocacy and support, trauma-focused therapy, and case review. The funds will be used to for the salaries of the Lead Family Support Specialists, Family Support Specialists, Lead Therapists, Therapists, Lead Forensic Interviewers, Forensic Interviewers, Forensic Nurse, Special Advocates and Medical Advocates.	Yes	\$20,000.00
Comfort House	The program provides twenty-four hour palliative care for each resident that is housed during their last stages of life. The funds will pay for the salary of Caregiver(s) who care for eligible Edinburg residents.	Yes	\$3,000.00

Women Together Foundation, Inc. Mujeres Unidas	The program provides emergency shelter, crisis intervention, and individual/group counseling for victims of family violence and sexual assault. Funds will pay for salaries/fringe benefits for Part-Time Shelter Advocate that will provided services for Edinburg residents. The Shelter Advocate works in the shelter facility providing supportive essential services for clients residing in the shelter facility and Transitional Housing Program.	Yes	\$16,148.00
TOTAL PUBLIC SERVICE REQUESTS			\$126,148.00



CDBG PROPOSED FUNDING ALLOCATIONS FY 2024-2025

FY 2024-2025 CDBG ALLOCATION: \$ 1,107,178.00

ESTIMATED PROGRAM INCOME: \$ 65,000.00

FY 2021-2022 REPROGRAMMING OF FUNDS: \$ 42,941.58

FY 2022-2023 REPROGRAMMING OF FUNDS: \$ 114,600.02

TOTAL ANTICIPATED REVENUES: \$ 1,329,719.60

CDBG PROGRAM ADMINISTRATION: \$ **220,000.00**

\$ 1,109,719.60

DEPARTMENT / PROJECT	PROJECT DESCRIPTION	* Comments	FUNDING REQUEST	CDC RECOMMENDATION ON MAY 8, 2024
GRANTS ADMINISTRATION				
Program Administration	CDBG Administration - Provide oversight, monitoring and administration functions of CDBG funded projects.		\$220,000.00	\$220,000.00
GRANTS ADMINISTRATION				
Housing Reconstruction Program	Provide funding for 4 single-family, owner-occupied housing reconstruction assistance to residents. * Recommendation is for the reconstruction of 3 homes.	*	\$449,000.00	\$354,959.60
Housing Administration	Administration - Costs associated with the administration implementation and oversight of the Housing Assistance Program.		\$44,500.00	\$44,500.00

Emergency Rental Assistance Program	The Emergency Rental Assistance Program provides rental assistance to households who are facing eviction and would otherwise become homeless. It is intended for individuals to remain stably housed after the temporary assistance ends, and to serve as a bridge to long term stability.		\$100,000.00	\$50,000.00
ENGINEERING DEPARTMENT				
Brennaaleen Cedar Drainage Project - Phase 3	The drainage project will increase detention volume and provide direct relief to Brennaaleen Park, Cedar Heights, and Greenbriar Subdivisions. Phase 3 consists of reclaiming the paving and installation of new stormwater lines, inlets, and manholes along Cedar Drive. There will be approximately 1,700 linear feet of ground disturbance. A proposed 15-foot drainage easement will also be acquired to allow for adequate conveyance of stormwater from the Greenbair Subdivision. This will help mitigate the flooding from Greenbriar Subdivision.		\$480,260.00	\$480,260.00
FIRE DEPARTMENT				
Fire Station No. 3 Remodeling	This project is to remodel and modernize Fire Station No. 3 that is over 40 years old to improve its functionality, efficiency and overall safety. The remodeling will focus on updating the facility to meet current building codes and standards, enhancing the living and working conditions for the firefighters and incorporating sustainable and energy efficient features. The project consists of the following: - Install new HVAC System for station to include new ducts and vents - Improve living quarters to include sleeping area and added custom built lockers - Strip and paint kitchen cabinets - Add ramps to be ADA compliant - Paint exterior and interior of station to include painting of apparatus area ceiling and flooring - Remove old floor and install new VCT Flooring - Add new energy efficient light fixtures throughout the station - Remove all existing ceiling tiles and grid, and add new ceiling tiles/grid throughout the station -Repair large crack in rear apparatus room. Which will require to be backfilled underneath concrete -Irrigation system, grass, new flowers beds, lighting outside and removal of palm trees *Recommendation is to use CDBG funding for the purchase and installation of the HVAC system.	*	\$238,375.00	\$80,000.00
PARKS & RECREATION DEPARTMENT				
Memorial Park Pickle Ball Court	Project consists of the installation of three Pickle Ball Courts at Memorial Park.	*	\$378,000.00	\$0.00
TOTAL DEPARTMENTAL REQUESTS			\$1,910,135.00	\$1,229,719.60

PUBLIC SERVICE AGENCIES				
Amigos Del Valle, Inc.	Funding request will provide free home delivered meals to forty (40) eligible seniors for 250 days to continue living a healthy, productive and independent lives.		\$65,000.00	\$50,000.00
C.A.M.P. University	The program provides an opportunity for special needs adults who have graduated high school to continue developing life and social skills. The purpose of this program is to promote independence through social situations, self-care, continued academic study and practical life skills training. Funding request will pay for salary of Education Specialists, Lead Teachers, and Teachers.		\$12,000.00	\$12,000.00
CASA of Hidalgo County, Inc.	The program provides abused and neglected children with support and assistance needed to secure placements that are safe, permanent and nurturing. Funding request will pay for salaries/fringe benefits for Child Advocacy Specialists, Training & Recruitment Specialists, Program Director and transportation.		\$10,000.00	\$5,000.00
Children's Advocacy Center of Hidalgo County Inc. - Hope, Healing and Justice Project	The program works in collaboration with DFPS, Edinburg PD, and the District Attorney's Office to coordinate the investigation and prosecution of child abuse cases and will provide services to abused children ages 2 to 17 years. The services provided will be forensic interviews, medical evaluations, victim advocacy and support, trauma-focused therapy, and case review. The funds will be used to for the salaries of the Lead Family Support Specialists, Family Support Specialists, Lead Therapists, Therapists, Lead Forensic Interviewers, Forensic Interviewers, Forensic Nurse, Special Advocates, and Medical Advocates.		\$20,000.00	\$20,000.00
Comfort House	The program provides twenty-four hour palliative care for each resident that is housed during their last stages of life. The funds will pay for the salary of Caregiver(s) who care for eligible Edinburg residents.		\$3,000.00	\$3,000.00

Women Together Foundation, Inc. Mujeres Unidas	The program provides emergency shelter, crisis intervention, and individual/group counseling for victims of family violence and sexual assault. Funds will pay for salaries/fringe benefits for Part-Time Shelter Advocate that will provided services for Edinburg residents. The Shelter Advocate works in the shelter facility providing supportive essential services for clients residing in the shelter facility and Transitional Housing Program.		\$16,148.00	\$10,000.00
TOTAL PUBLIC SERVICE REQUESTS			\$126,148.00	\$100,000.00
TOTAL REQUESTS			\$2,036,283.00	\$1,329,719.60

SECONDARY PROJECTS		
DEPARTMENTAL/ PUBLIC SERVICE AGENCY	PROJECT DESCRIPTION	FUNDING REQUEST
Housing Reconstruction Program	Provide funding for 4 single-family, owner-occupied housing reconstruction assistance to residents. * Recommendation is for the reconstruction of 1 home.	\$115,000.00
TOTAL AMOUNT		\$115,000.00

** NOTE: In an effort to effectuate the timely and proper expenditure of funds, the City may adopt a number of secondary projects as part of the Annual Action Plan. A secondary project shall be initiated in the event that a primary project meets unforeseen obstacles to timely implementation and expenditure of appropriated funds. Funding may also be reprogrammed from the primary project and redirected to the selected secondary project for initiation of the activity.*

**CITY OF EDINBURG
GRANTS ADMINISTRATION DEPARTMENT
CDBG REPROGRAMMED FUNDS
FISCAL YEAR 2021- 2022**

AVAILABLE FUNDS FOR REPROGRAMMING	
PROJECT NAME	REMAINING BALANCE
CASA of Hidalgo County - FY 2021-2022	\$ 1,096.02
Brennaaleen Cedar Detention Pond Project - Phase I - FY 2020-2021 (FY 2021)	\$ 41,845.56
Totals	\$ 42,941.58

PROPOSED PROGRAMMING OF AVAILABLE FUNDS	
PROJECT NAME	AMOUNT
Reprogram with FY 2024-2025 Annual Action Plan	\$ 42,941.58
Totals	\$ 42,941.58

**CITY OF EDINBURG
GRANTS ADMINISTRATION DEPARTMENT
CDBG REPROGRAMMED FUNDS
FISCAL YEAR 2022-2023**

AVAILABLE FUNDS FOR REPROGRAMMING			
PROJECT NAME	ORIGINAL BUDGET	PROJECT EXPENDITURES	REMAINING BALANCE
Program Administration - FY 2022-2023	\$ 220,000.00	\$ 169,945.63	\$ 50,054.37
Housing Administration - FY 2022-2023	\$ 52,417.49	\$ 30,112.53	\$ 22,304.96
CASA of Hidalgo County, Inc. - FY 2022-2023	\$ 10,000.00	\$ 7,705.72	\$ 2,294.28
Comfort House - FY 2022-2023	\$ 5,000.00	\$ 2,606.29	\$ 2,393.71
Women Together - FY 2022-2023	\$ 10,000.00	\$ 9,929.00	\$ 71.00
Edinburg Muncipal Park -Field Turf Project - FY 2022-2023	\$ 340,000.00	\$ 338,600.00	\$ 1,400.00
Housing Rehabilitaiton Assistance Program- FY 2022-2023	\$ 162,570.00	\$ 148,769.25	\$ 13,800.75
Unappropriated Entitlement Funds - FY 2022-2023			\$ 22,280.95
Totals			\$ 114,600.02

PROPOSED PROGRAMMING OF AVAILABLE FUNDS	
PROJECT NAME	AMOUNT
Reprogram with FY 2024-2025 Annual Action Plan	\$ 114,600.02
Totals	\$ 114,600.02



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

ORDINANCE

Agenda Item No: 8.A.

Ordinances - Special Use Permit - Texas Cook Em

1. Agenda Item:

Consider Ordinance Providing for a Temporary Special Use Permit for the “18th Annual Texas Cook’Em: High Steaks in Edinburg” to be held from Friday, July 5, 2024 through Saturday, July 6, 2024 at Ebony Hills Golf Course, Being a Tract of Land Containing 66.886 Acres Situated in the City of Edinburg Out of Lot 9, Section 274 and Lots 11 & 12, Section 271, Located at 300 West Mark Peña Drive, as Requested by Ronnie Larralde on Behalf of the Edinburg Chamber of Commerce. [Jaime Acevedo, Director of Planning and Zoning]

2. Description:

A temporary special use permit is being processed for a Special Event “18th Annual Texas Cook’Em: High Steaks in Edinburg” to be held from Friday, July 5, 2024 through Saturday, July 6, 2024 at Ebony Hills Golf Course. This request is being coordinated through the Parks and Recreation, Police, Solid Waste, Public Works, Fire, Ebony Hills Golf Course and Code Enforcement Departments.

3. Staff’s Recommendation:

The Planning and Zoning staff recommends approval of the Temporary Special Use Permit for a Special Event, “18th Annual Texas Cook’Em: High Steaks in Edinburg” to be held from Friday, July 5, 2024 through Saturday, July 6, 2024, at Ebony Hills Golf Course with the conditions that the event meets all City requirements.

Reviewed by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Prepared by:

Jaime Acevedo, Director of Planning and Zoning

Attachments:

- A. City Council Agenda Packet Attachments
- B. Hold Harmless Agreement
- C. Ordinance

MEETING DATES:
CITY COUNCIL – 06/04/2024
DATE PREPARED – 04/01/2024

STAFF REPORT
GENERAL INFORMATION

<u>APPLICATION:</u>	Temporary special use permit and waiver of fees for the “18 th Annual Texas Cook’Em: High Steaks in Edinburg”.
<u>APPLICANT:</u>	Edinburg Chamber of Commerce
<u>AGENT:</u>	Ronnie Larralde
<u>LEGAL:</u>	Being a tract of land containing 66.886 acres situated in the City of Edinburg out of Lot 9, Section 274 and Lots 11 & 12, Section 271
<u>LOCATION:</u>	300 West Mark S. Peña Drive
<u>LOT/TRACT SIZE:</u>	N/A
<u>CURRENT USE OF PROPERTY:</u>	Ebony Hills Golf Course
<u>PROPOSED USE OF PROPERTY:</u>	BBQ Cook Off/ Concert
<u>EXISTING LAND USE/ ADJACENT ZONING:</u>	North –Residential, Suburban (RS) District South – Residential, Primary (RP) District East – Commercial General (CG) District West – Residential, Primary (RP) District
<u>LAND USE PLAN DESIGNATION:</u>	Business; General Commercial
<u>ACCESS AND CIRCULATION:</u>	This property has access from West Mark S. Peña Drive.
<u>PUBLIC SERVICES:</u>	Public utilities are readily available to serve the site.
<u>RECOMMENDATION:</u>	Staff recommends approval of the temporary special use permit for the “18 th Annual Texas Cook’Em : High Steaks in Edinburg” A comprehensive evaluation is on the following page(s).

SPECIAL USE PERMIT
“18th ANNUAL TEXAS COOK’EM:
HIGH STEAKS IN EDINBURG”

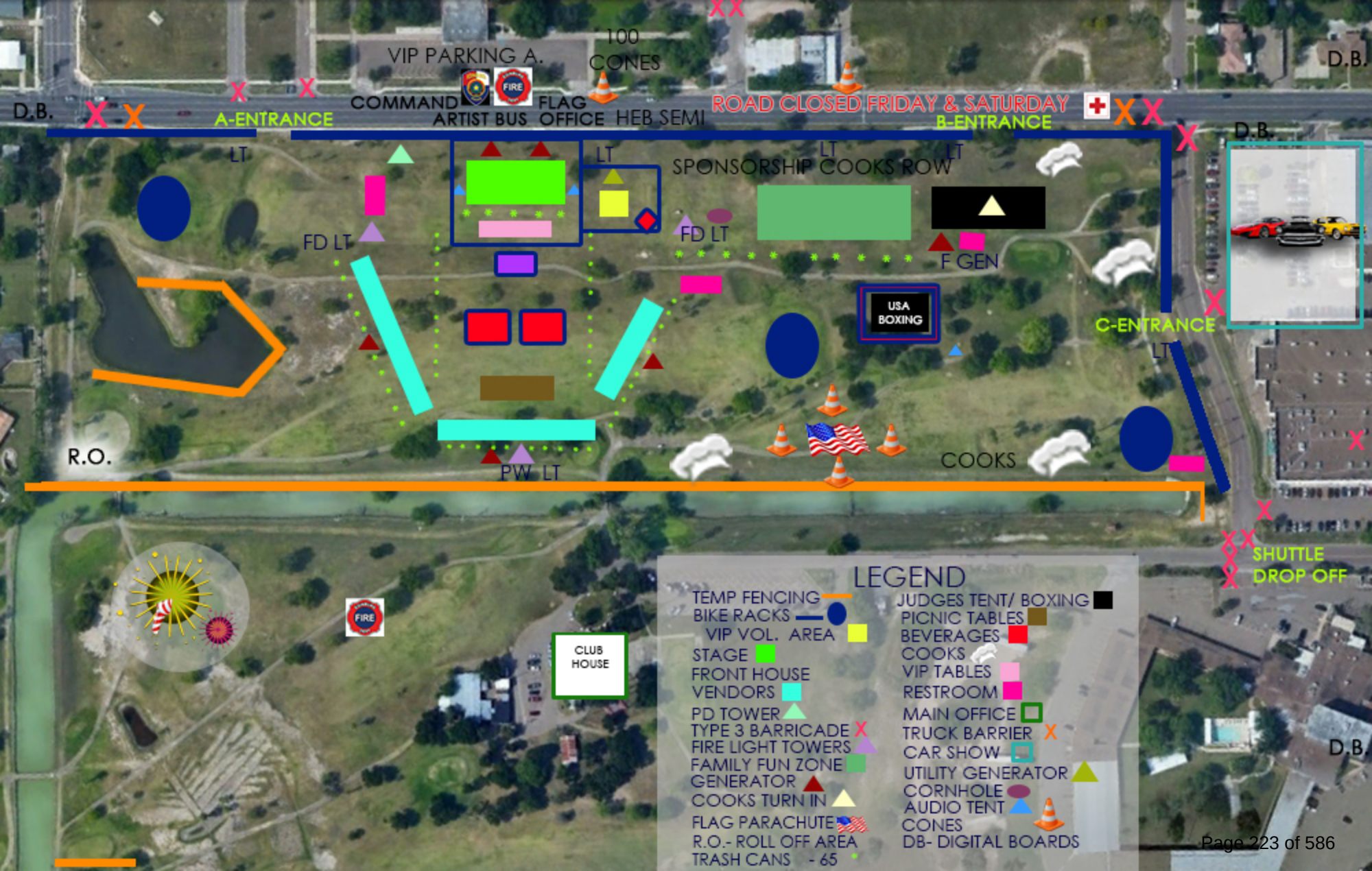
EVALUATION AND CONDITIONS FOR APPROVAL

The following is the staff’s evaluation and conditions for approval of this application for the “18th Annual Texas Cook’Em: High Steaks in Edinburg.”

1. **Duration:** The proposed days and hours requested by the applicant are on Friday, July 5, 2024 through Saturday, July 6, 2024 from 11:00 A.M. –11:00 P.M. The event must meet the days and hours of operation and must meet Section 130.22 Curfew Hours of the Code of Ordinances.
2. **Access Control:** The main access for this event will be from West Mark S. Peña Drive.
3. **Sanitation:** The applicant must make arrangements for disposal of waste from the events with the Solid Waste Department.
4. **Electric and Lighting:** Outdoor events will be provided with electrical service.
5. **Security Services:** Security services are to be provided by on-duty city police officers until the time of closing of the event.
6. **Noise:** Any activities resulting in excessive noise must be situated away from residences.
7. **Site Restoration:** The applicant must make arrangements to restore the property to its original condition.
8. **Liability Insurance:** The City is provided with and is included as an added insured in the liability insurance carried by the applicant.
9. **Indemnity:** The City is indemnified by the applicant of all liability in accordance with the provisions set out in a Hold Harmless Agreement between the applicant and the City.
10. **Health Permit:** A temporary health permit for food vendors and food vending booths must be obtained through the Code Enforcement Division.



★ JULY 6, 2024 ★ EBONY HILL'S GOLF COURSE ★



VIP PARKING A.

100 CONES

COMMAND



FLAG OFFICE

HEB SEMI

ROAD CLOSED FRIDAY & SATURDAY

B-ENTRANCE

A-ENTRANCE

D.B.

SPONSORSHIP COOKS ROW

F GEN

USA BOXING

C-ENTRANCE

R.O.

PW LT

COOKS

CLUB HOUSE

LEGEND

- TEMP FENCING
- BIKE RACKS
- VIP VOL. AREA
- STAGE
- FRONT HOUSE
- VENDORS
- PD TOWER
- TYPE 3 BARRICADE
- FIRE LIGHT TOWERS
- FAMILY FUN ZONE
- GENERATOR
- COOKS TURN IN
- FLAG PARACHUTE
- R.O.- ROLL OFF AREA
- TRASH CANS
- JUDGES TENT/ BOXING
- PICNIC TABLES
- BEVERAGES
- COOKS
- VIP TABLES
- RESTROOM
- MAIN OFFICE
- TRUCK BARRIER
- CAR SHOW
- UTILITY GENERATOR
- CORNHOLE
- AUDIO TENT
- CONES
- DB- DIGITAL BOARDS



P.O. Box 85
Edinburg, TX 78540
(956) 383-4974

May 23, 2024

Mayra Ayala
City of Edinburg
P.O. Box 1079
Edinburg, Texas 78540

Dear Ms. Ayala:

The Edinburg Chamber/ CVB and the City of Edinburg are excited to announce the 18th Annual Texas Cook'Em: High Steaks in Edinburg. On July 6th, competitors will battle it out on the grill to cook the best chicken, ribs, brisket, and rib-eye steak for money and a year's worth of bragging rights. Texas Cook'Em is one of Texas's biggest BBQ purse, awarding \$20,000 to the winners.

In 2023, Texas Cook'Em drew more than 80 cooking teams from across the state, and over 10,000 citizens attended this CBA and SCA State Championship event. Texas Cook'Em will feature live music, vendors, a children's FUN area, FIREWORKS, Car show, Boxing, Freedom Jump and of course, delicious award-winning barbeque! Texas Cook'Em will also honor UTRGV veteran students each receiving a \$1,000 scholarship at the barbeque competition. The scholarships are part of the Texas Cook' Em High Steaks advocacy honoring local veterans through a partnership with H-E-B.

We would like to request a special use permit for Texas Cook'Em: High Steaks in Edinburg to be held Friday July 5th (Setup) and Saturday, July 6, 2024 at Ebony Hills Golf Course located at 300 W. Palm Dr. in Edinburg. Event hours of operations will be Saturday 8 a.m. to 11:30 p.m. With an event of this caliber, we would also like city support from staffing and equipment to continue our partnership and request waivers of fees to help make this event successful. We would need the following support from city departments including: Police Officers/ equipment, Fire Dept Staff/ Equipment, Parks Staff/ Equipment, Library Staff/ Equipment, Public Works Staff/ Equipment, Solid Waste Staff/ Equipment and Airport resources.

The Texas Cook'Em Committee will continue to work closely with City of Edinburg Staff, Fire Department, and Police Department on all the details within the coming weeks to make sure we have a safe and fun event. Please see attached the Special Use Permit Application and the Chamber liability insurance.

Again, thank you for your continued support of the Chamber's programs. It has been wonderful to work jointly with the City of Edinburg on so many endeavors. If you have any questions concerning Texas Cook'Em: High Steaks in Edinburg 2024, please call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Noe Ronnie Larralde".

Noe Ronnie Larralde
Executive Director
Edinburg Chamber of Commerce



Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Special Use Permit Application: Events (Temporary Use Permit)

Date: May 23, 2024 ENERGGOV CASE #: _____

1. Type of Event: Community Festival

2. Name of Event: Texas Cook'Em: High Steaks in Edinb Phone: (956) 383-4974

3. Fundraising Event? ☒ YES ☐ NO Does Event Sponsor have IRS 501(c)(3) status? ☐ YES ☒ NO
If fundraiser, please state use of proceeds: 501-C6

4. Contact Name: Ronnie Larralde

5. Mailing Address: P.O. BOX 85 Edinbrug Tx. 78540

6. Email: chamber@edinburg.com

7. Address/Location of Event: Ebony Hills Golf Course 300 W. Mark Pena Dr. in Edinburg

8. Legal Description of Property: Ebony Hills Golf Course

9. Present Land Use _____ Zoning District: _____

10. Days & Hours of Event: aturday, July 6, 2024 (Event Day)

Noe Ronnie Larralde
Name (Please type or print)

[Signature]
Signature

AMOUNT PAID \$ _____ RECEIPT NUMBER _____

Items Needed:

- ☐ Sealed Survey or Metes and Bounds (If acreage property)
- ☐ Letter of Authorization from Owner (If the applicant is not the owner of property)
- ☒ Site Plan
- ☒ Letter of Proposal
- ☒ Insurance

Fee: \$200

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 P.M.: _____

NOTE: FAILURE TO APPEAR ON THE PUBLIC HEARING DATE MAY RESULT IN DENIAL OF APPLICATION.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/30/2023

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 have ADDITIONAL INSURED provisions or 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 Agent Robert Elizalde 2108 S Hwy 281 Edinburg, TX 78539	CONTACT NAME: Robert Elizalde PHONE (A/C, No, Ext): 956-383-4312 E-MAIL: robert.elizalde.j3mz@statefarm.com ADDRESS:		FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Lloyds INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		NAIC # 43419
INSURED EDINBURG CHAMBER OF COMMERCE PO BOX 85 EDINBURG TX 78540-0085			

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	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
☒	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:			90-KK-5536-8	11/17/2023	11/17/2024	EACH OCCURRENCE \$ 100,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 200,000 PRODUCTS - COMP/OP AGG \$ 200,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	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		N/A				PER STATUTE ☐ OTH-ER ☐ \$ E.L. EACH ACCIDENT \$ 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)

CERTIFICATE HOLDER

CANCELLATION

City Of Edinburg P.O. Box 1079 Edinburg, TX 78540	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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STATE OF TEXAS

§

HOLD HARMLESS AGREEMENT

COUNTY OF HIDALGO

§

CITY OF EDINBURG

This agreement is entered into this 4th day of June, 2024, by and between CITY OF EDINBURG, Hidalgo County, Texas, hereinafter called City, and RONNIE LARRALDE on behalf of the Edinburg Chamber of Commerce, Edinburg, Hidalgo County, Texas, hereinafter called Indemnitor.

WITNESSETH:

I.

INDEMNITY

Ronnie Larralde, on behalf of the Edinburg Chamber of Commerce, shall indemnify, hold harmless and defend City, its agents and employees, from and against any and all claims, demands, actions, suits or proceedings for damages resulting from the temporary special use permit granted on June 4th, 2024 for the “18th Annual Texas Cook’Em: High Steaks in Edinburg” to be held from Friday, July 5, 2024 through Saturday, July 6, 2024, at Ebony Golf Course, Being a tract of land containing 66.886 acres situated in the City of Edinburg out of Lot 9, Section 274 and Lots 11 & 12, Section 271, Located at 300 West Mark Peña Drive, Edinburg, Hidalgo County, Texas. Ronnie Larralde, on behalf of the Edinburg Chamber of Commerce, shall indemnify, hold harmless and defend City, from liability or costs, including court costs and attorney’s fees resulting from any and all claims, demands, suits, actions or proceedings of any kind or nature, in any way resulting from or arising out of the granting of a temporary special use permit on June 4th, 2024 for the “18th Annual Texas Cook’Em: High Steaks in Edinburg” to be held from Friday, July 5, 2024 through Saturday, July 6, 2024, at Ebony Hills Golf Course, Being a tract of land containing 66.886 acres situated in the City of Edinburg out of Lot 9, Section 274 and Lots 11 & 12, Section 271, Located at 300 West Mark Pena Drive, Edinburg, Hidalgo County, Texas.

EXECUTED this the 4th day of June, 2024.

CITY OF EDINBURG

BY: _____
Myra Ayala, City Manager

APPROVED AS TO FORM
OMAR OCHOA LAW FIRM, P.C.

EDINBURG CHAMBER OF COMMERCE
Indemnitor

By: _____
Omar Ochoa, City Attorney

BY: _____
Ronnie Larralde, Executive Director

ORDINANCE NO. _____

AN ORDINANCE GRANTING A TEMPORARY SPECIAL USE PERMIT FOR A SPECIAL EVENT, “18TH ANNUAL TEXAS COOK’EM: HIGH STEAKS IN EDINBURG” TO BE HELD FROM FRIDAY, JULY 5, 2024 THROUGH SATURDAY, JULY 6, 2024 AT EBONY HILLS GOLF COURSE, BEING A TRACT OF LAND CONTAINING 66.886 ACRES SITUATED IN THE CITY OF EDINBURG OUT OF LOT 9, SECTION 274 AND LOTS 11 & 12, SECTION 271, LOCATED AT 300 WEST MARK PEÑA DRIVE, AS PROVIDED IN ARTICLE 2.205 OF THE CITY OF EDINBURG UNIFIED DEVELOPMENT CODE, PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, Ronnie Larralde, on behalf of the Edinburg Chamber of Commerce, has applied for a Temporary Special Use Permit under Article 2.205 of the Unified Development Code of the City of Edinburg, Texas for the “18th Annual Texas Cook’Em: High Steaks in Edinburg” to be held from Friday, July 5, 2024 through Saturday, July 6, 2024; and,

WHEREAS, this type of activity is prohibited by said Unified Development Code unless a Temporary Special Use Permit is granted; and

WHEREAS, the City Council of the City of Edinburg may by an affirmative two-thirds’ (2/3) vote grant by a temporary special use permit the location of this type of activity in any zoning district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. That a Temporary Special Use Permit under Article 2.205 of the Unified Development Code of the City of Edinburg, Texas, be granted to Ronnie Larralde for the “18th Annual Texas Cook’Em: High Steaks in Edinburg” to be held from Friday, July 5, 2024 through Saturday, July 6, 2024, at the Ebony Hills Golf Course, located at 300 West Mark S. Peña Drive, with the following conditions:

1. **Duration:** The proposed days and hours requested by the applicant are on Friday, July 5, 2024 through Saturday, July 6, 2024 from 11:00 A.M. –11:00 P.M. The event must meet the days and hours of operation and must meet Section 130.22 Curfew Hours of the Code of Ordinances.
2. **Access Control:** The main access for this event will be from West Mark S. Peña Drive.
3. **Sanitation:** The applicant must make arrangements for disposal of waste from the events with the Solid Waste Department.
4. **Electric and Lighting:** Outdoor events will be provided with electrical service.
5. **Security Services:** Security services are to be provided by on-duty city police officers until the time of closing of the event.
6. **Noise:** Any activities resulting in excessive noise must be situated away from residences.
7. **Site Restoration:** The applicant must make arrangements to restore the property to its original condition.
8. **Liability Insurance:** The City is provided with and is included as an added insured in the liability insurance carried by the applicant.
9. **Indemnity:** The City is indemnified by the applicant of all liability in accordance with the provisions set out in a Hold Harmless Agreement between the applicant and the City.
10. **Health Permit:** A temporary health permit for food vendors and food vending booths must be obtained through the Code Enforcement Division.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 4th day of June, 2024.

CITY OF EDINBURG

By: _____
Ramiro Garza, Jr., Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:
OMAR OCHOA LAW FIRM, P.C.

By: _____
Omar Ochoa, City Attorney



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

VARIANCE

Agenda Item No: 9.A.

Variance - 1300 South McColl Road

1. Agenda Item:

Consider Variance Request to the City's Unified Development Code Article 3, Table 3.102-4 Duplex and Multiplex Lot and Building Standards, Lot Width for the proposed Serenity Springs Phase II Subdivision, Being a 4.00 Acre Tract of Land Being the East 4.00 Acres of the South 5.00 Acres of the North 20.00 Acres of Lot 7, Section 275, Texas-Mexican Rail Way Company's Survey, Hidalgo County, Texas, Located at 1300 South McColl Road, as Requested by Quintanilla Headley & Associates. [Jaime Acevedo, Director of Planning & Zoning]

2. Description:

The proposed Serenity Springs Phase II Subdivision has no frontage on an existing road, but rather will be utilizing the Right-of-Way being created by Serenity Springs Phase I. The property is located abutting Serenity Springs Phase I on the south side, along the proposed Sunset Drive, and 249 ft. east of South McColl Road and is within the City of Edinburg City Limits. The 4.00 acre tract is currently vacant and is zoned Residential Multi-Family & Urban (RM) District. The proposed subdivision is for twelve (12) multi-family residential lots with one of those lots designated as common area. Quintanilla Headley & Associates, on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: Table 3.102-4 Duplex and Multiplex Lot and Building Standards, Lot Width

This Variance Request is to the lot width requirement for a multi-family development. Lots for multifamily developments in Residential, Multi-Family (RM) District require a minimum of 80 ft. of frontage, according to the UDC, Table 3.102-4 Duplex and Multiplex Lot and Building Standards. 9 of the 12 lots in the proposed development are 79 ft. in width, with 2 of the lots complying, with the 80 ft. Lot width requirement. The majority of these lot widths do not conform to the requirements of the Unified Development Code.

The Planning & Zoning Commission recommended with a unanimous vote of 7-0 to approve the variance request.

3. Staff's Recommendation:

Staff recommends denial of the variance request and that the applicant adhere to the Unified Development Code requirements. Reducing the lot widths may create issues with utilities, easements, and solid waste services.

Reviewed by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Prepared by:

Jaime Acevedo, Director of Planning and Zoning

Attachments:

A. City Council Agenda Packet Attachments

**Table 3.102-4
Duplex and Multiplex Lot and Building Standards**

	Minimum ¹							Maximum ²
Site Area	Additional Lot Area per Bldg. (sf.)	Lot Width (ft.)	Street Yard (ft.)	Street Side Yard (ft.)	Side Yard ³ (ft.)	Rear Yard (ft.)	Parking Setback from Curb (ft.)	Height (ft.)
8,000	2,000	80 ³	10 / 18 ⁴	10	0 / 6 ⁵	10 / 18 ⁴	10	35

TABLE NOTES:

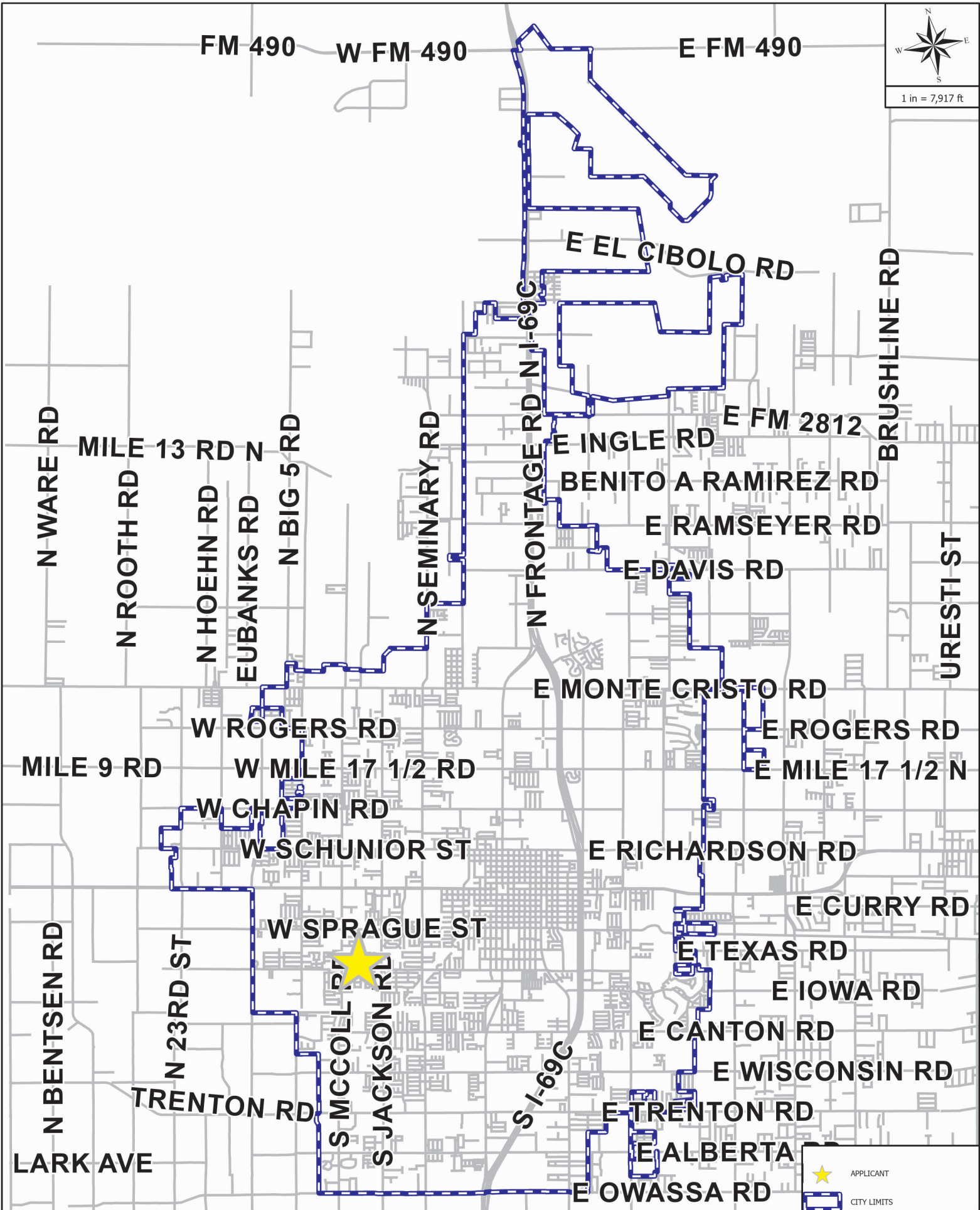
¹If a larger bufferyard is required, the setback shall be the width of the bufferyard; see section 4.204.

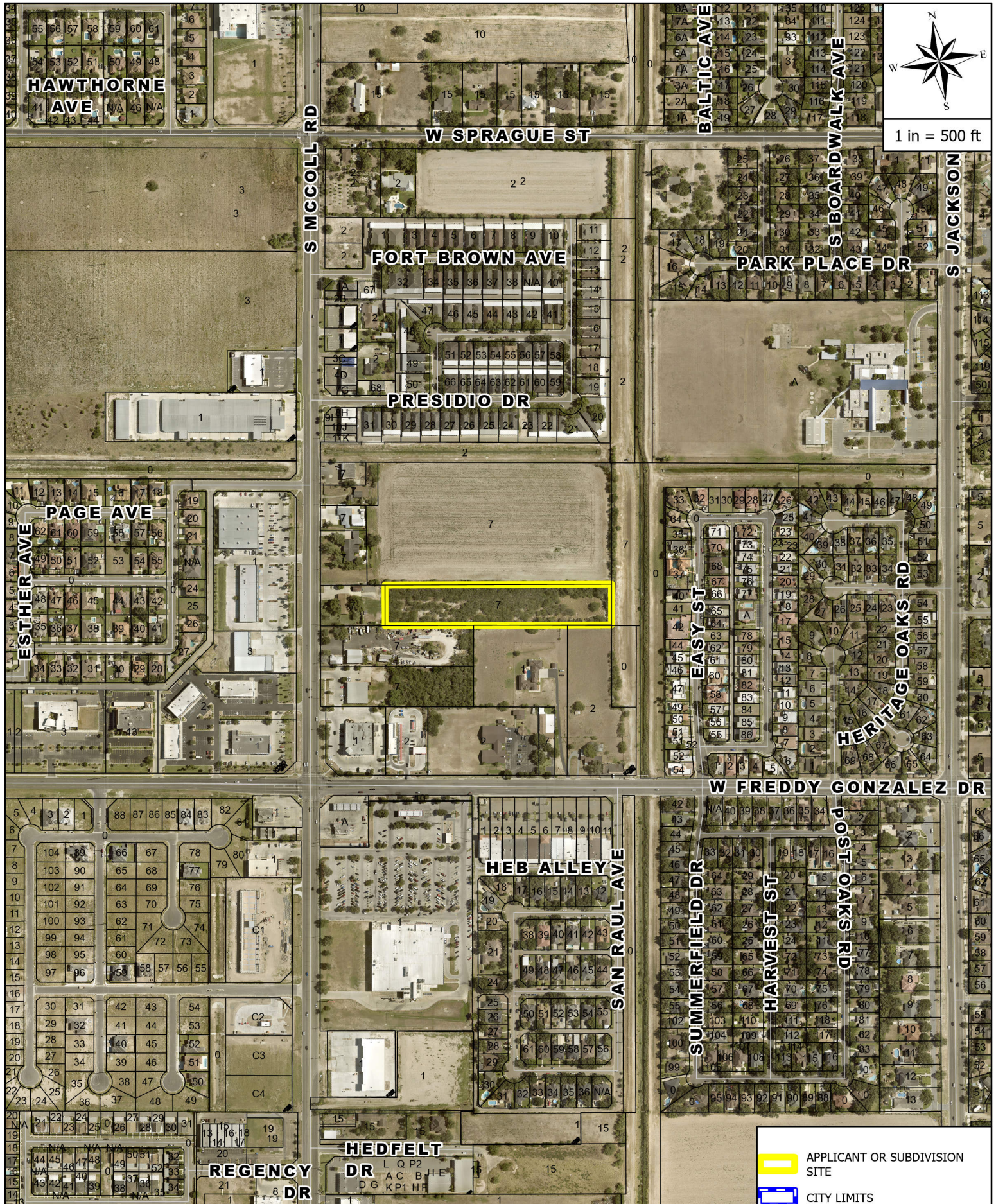
²Multiplex lots may not exceed maximum density standards; see Table 3.102-5.

³Along arterials, frontages in excess of the minimum lot width may be required. See [Sec. 5.208](#), *Access Management*.

⁴The first number is the building setback; the second is the setback for a front load garage. Street yard refers to front yard of lot.

⁵A minimum building separation of 12 feet is required, but may be reduced to 10 feet if approved by Fire Marshal.



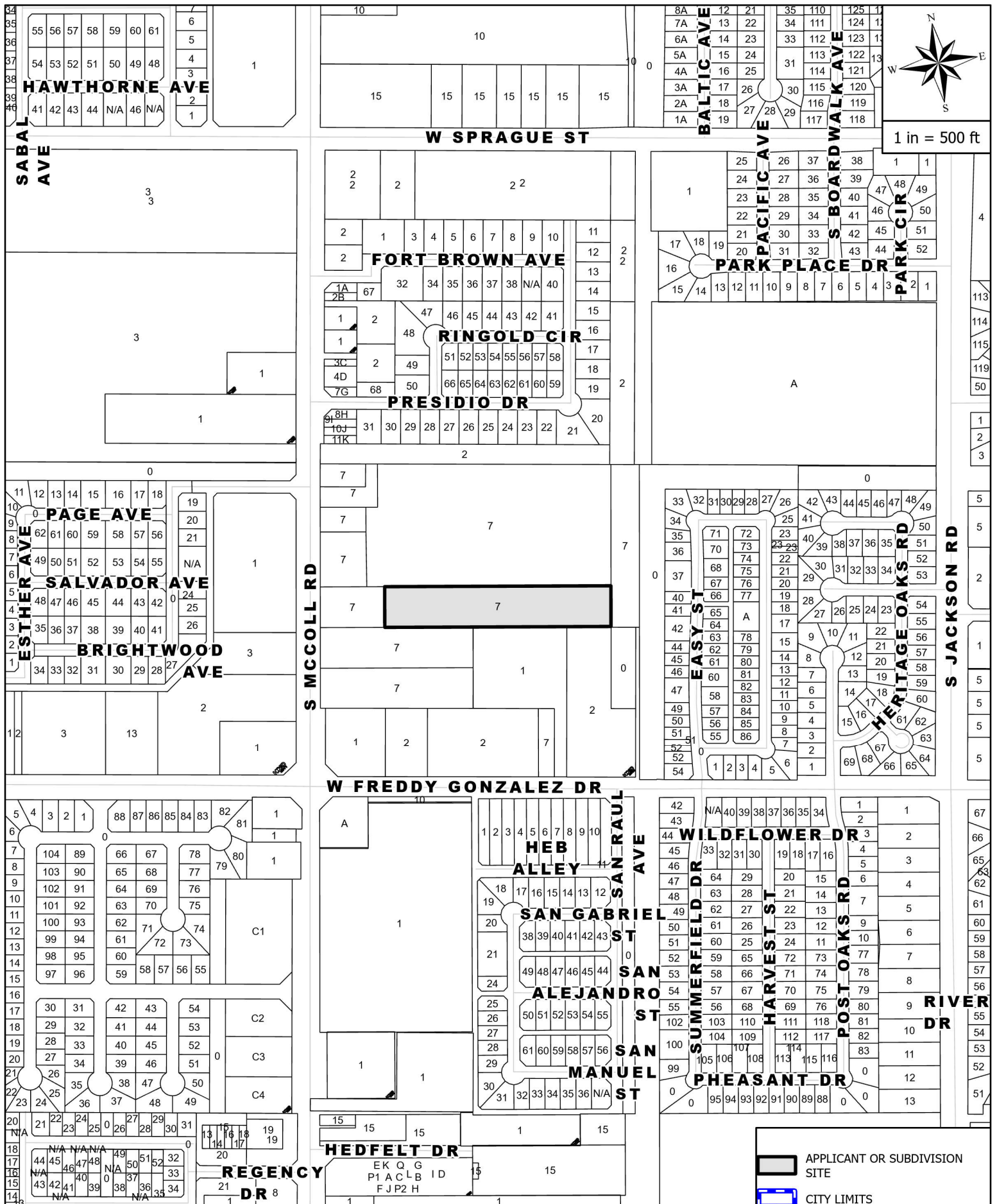


1 in = 500 ft

-  APPLICANT OR SUBDIVISION SITE
-  CITY LIMITS



AERIAL MAP
APPLICANT AND/OR SUBDIVISION:
 SERENITY SPRINGS PH II



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

SERENITY SPRINGS PH II

SERENITY SPRINGS PHASE II

A 4.00 ACRE TRACT OF LAND BEING THE EAST 4.00 ACRES OF THE SOUTH 5.00 ACRES OF THE NORTH 20.00 ACRES OF LOT 7, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 396192, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 4.00 ACRE TRACT OF LAND BEING THE EAST 4.00 ACRES OF THE SOUTH 5.00 ACRES OF THE NORTH 20.00 ACRES OF LOT 7, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 396192, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF THE MARJORIE L. BURCH TRACT (A 12.49 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 7, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1405, PAGE 162, AND EXECUTOR DISTRIBUTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2922666, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 08°50'22" E, 495.43 FEET, AND S 80°58'13" E, 249.25 FEET AND S 80°54'36" E, 14.26 FEET FROM THE NORTHWEST CORNER OF LOT 7.

THENCE, S 80°53'00" E, ALONG THE SOUTH LINE OF THE MARJORIE L. BURCH TRACT, PASSING A 1/2" IRON ROD FOUND AT 955.86 FEET FOR THE WEST LINE OF A 100.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 EASEMENT (RECORDED IN VOLUME 2483, PAGE 841, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 1,055.86 FEET TO A POINT ON THE EAST LINE OF LOT 7 FOR THE SOUTHEAST CORNER OF THE MARJORIE L. BURCH TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 08°58'27" W, ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 165.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF H. SALINAS SUBDIVISION (RECORDED UNDER INSTRUMENT NUMBER 2492528, MAP RECORDS, HIDALGO COUNTY TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 80°54'36" W, ALONG THE NORTH LINE OF H. SALINAS SUBDIVISION, PASSING A 1/2" IRON ROD FOUND AT 100.00 FEET FOR THE WEST RIGHT OF WAY LINE OF SAID 100.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 EASEMENT, A TOTAL DISTANCE OF 1,055.96 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 09°00'41" E, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH PRESIDIO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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



Alfonso Quintanilla
R.P.L.S. No. 4856

4-19-23
DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

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

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SERENITY SPRINGS PHASE II DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS. AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

SERENITY SPRINGS SUBDIVISION, LLC
MARIO ANAYA, PRESIDENT
2210 E 1ST STREET #18
MISSION, TX 78572

DATE

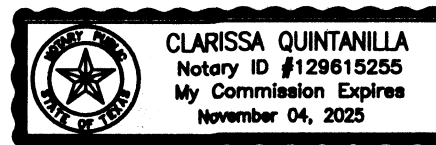
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared

MARIO ANAYA, PRESIDENT OF SERENITY SPRINGS SUBDIVISION, LLC

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

PLANNING & ZONING
COMMISSION CERTIFICATION

"I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as _____ conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 20____."

CHAIRPERSON-PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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

ATTEST:

MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE _____ DAY OF _____, 20____.

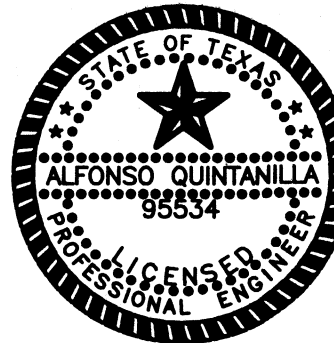
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

SECRETARY

PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

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



Alfonso Quintanilla
P.E. No. 95534

5-8-24
DATE



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

ON: _____ AT _____ AM/PM

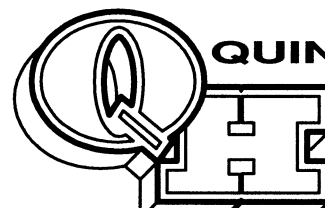
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

FILENAME : F:\DATA\SUBDIVS\EDINBURG\SERENITY SPRINGS PHASE II\ PLAT				
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
12-14-2023	G.C.			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	
05-01-2024	GC			

DATE OF PREPARATION: APRIL 2, 2023

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

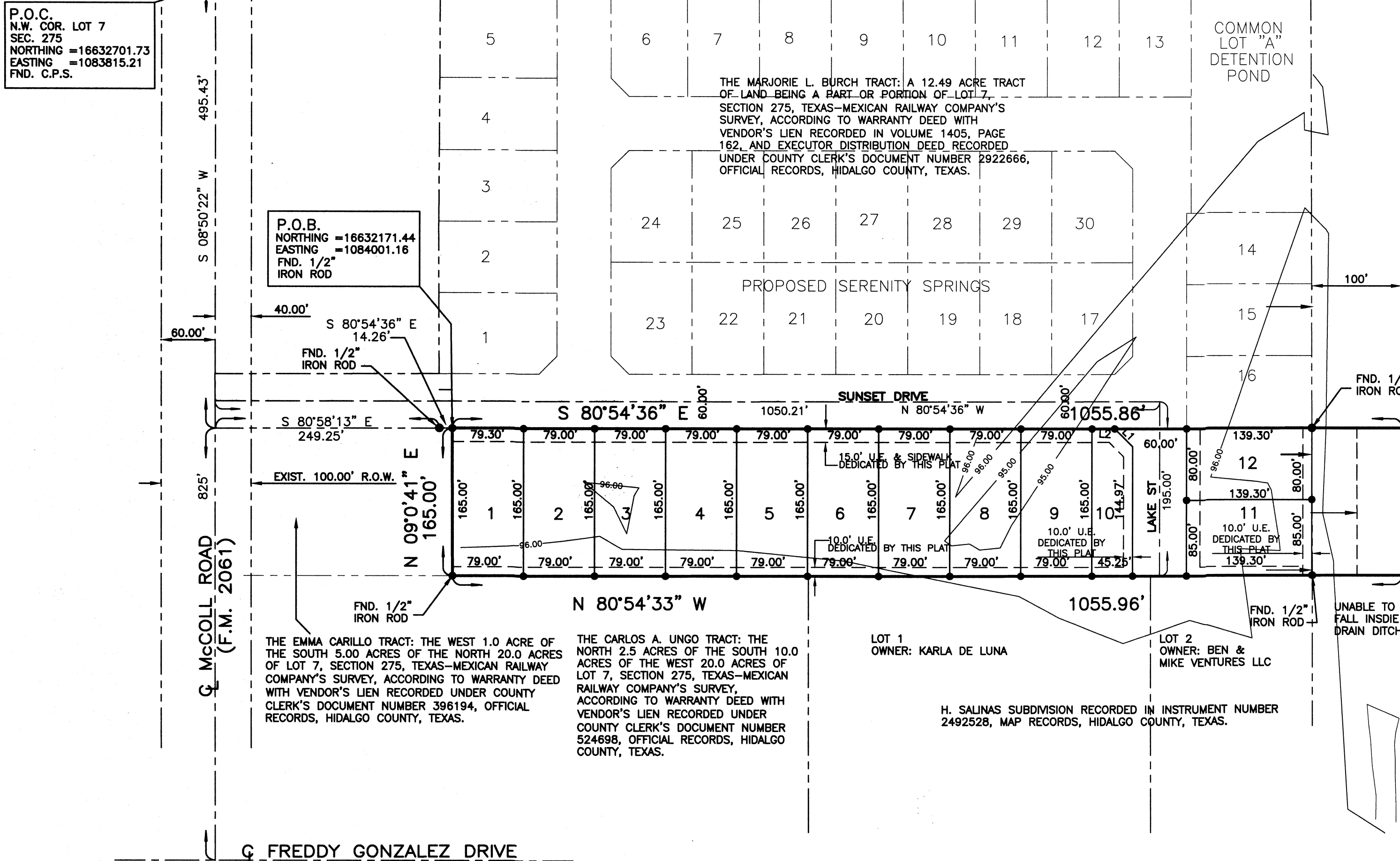


CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: SERENITY SPRINGS SUBDIVISION, LLC				
OWNER: MARIO ANAYA, PRESIDENT	2210 E 1ST STREET #18	MCALLEN, TX 78504	(956)682-4128	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527



THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE TRACT: A 1.14 ACRE TRACT OF LAND OUT OF LOT 7, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO EASEMENT RECORDED IN VOLUME 2483, PAGE 841, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

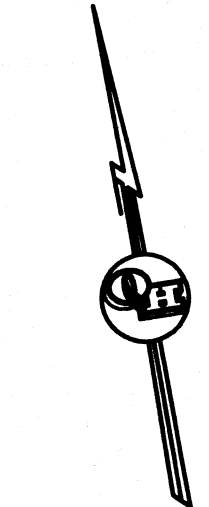
THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE TRACT: A 0.38 OF AN ACRE TRACT OF LAND OUT OF LOT 7, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO EASEMENT RECORDED IN VOLUME 1680, PAGE 319, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT	AREA (S.F.)
1	13,060.00
2-9	13,035.00
10	7,268.49
11-12	11,144.00

DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	S 54°06'12" W	28.28'
L2	S 80°54'36" E	25.25'

PLAT NOTES AND RESTRICTIONS:

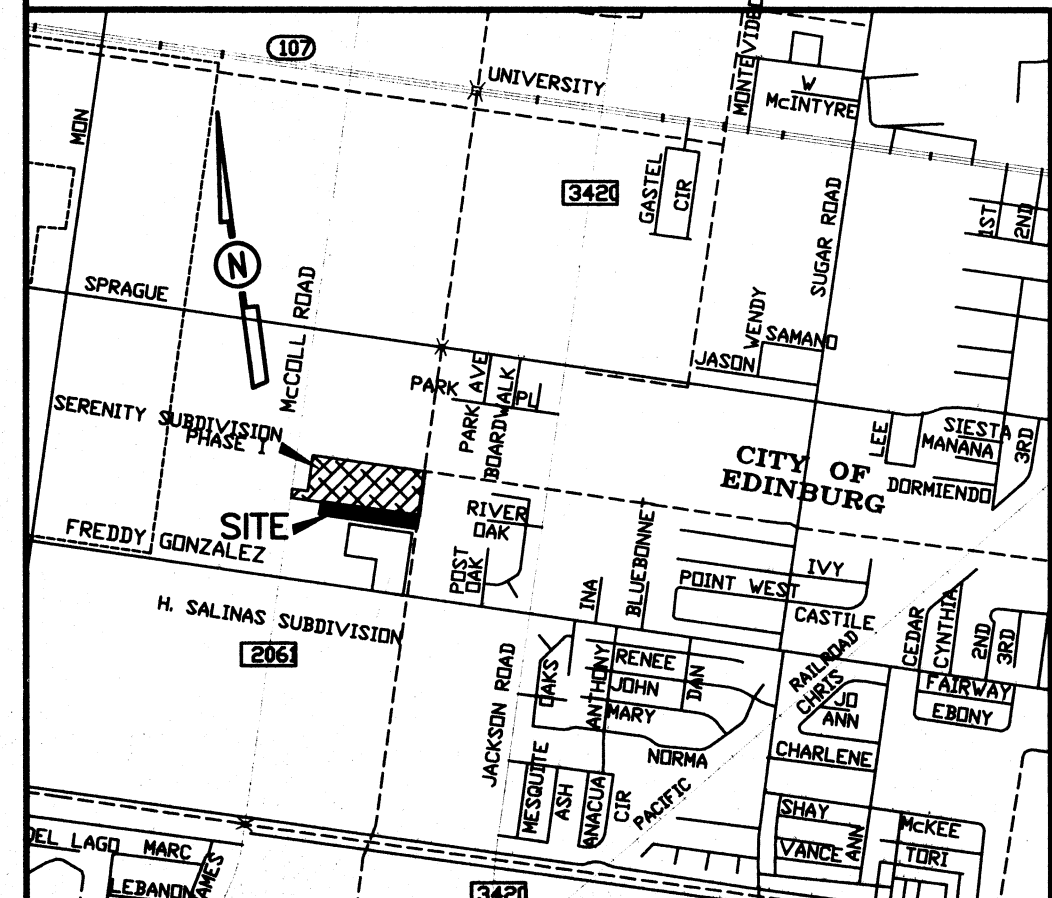
- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."
- LEGEND * - DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS:
FRONT20.00 FEET
REAR10.00 FEET
SIDE6.00 FEET
CORNER SIDE10.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS GREATER
- BENCHMARK NOTE: B.M. ELEV. = 96.15 TOP OF TYPE "A" INLET LOCATED 32 FEET EAST AND 34.4 FEET SOUTH FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
- TOTAL DRAINAGE DETENTION IS: 27,036.70 C.F.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION EASEMENTS
- 50% OF PARK LAND FEE (\$300.00) PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE.
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- A FIVE (5.0') FOOT SIDEWALK AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER, ADA RAMPS WITHIN THE SUBDIVISION ARE TO BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION STAGE.
- ALL WATER AND SANITARY SEWER FEES SHALL BE PAID BY DEVELOPER.
- U.E. DENOTES UTILITY EASEMENT. E.E. DENOTES ELECTRICAL EASEMENT
- ALL COMMON ACCESS, PARKING LAND LANDSCAPING AREAS WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG STANDARDS
- COMMON LOT "A" IN SERENITY SPRINGS PHASE I SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR SERENITY SPRINGS PHASE I & II. IT MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.
- LOT 10 SHALL BE USED FOR THE PURPOSES OF ADDITIONAL PARKING AND STORAGE ONLY. NO DWELLING OR OCCUPANCY IS ALLOWED. IT MUST BE MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.



SCALE 1" = 100'

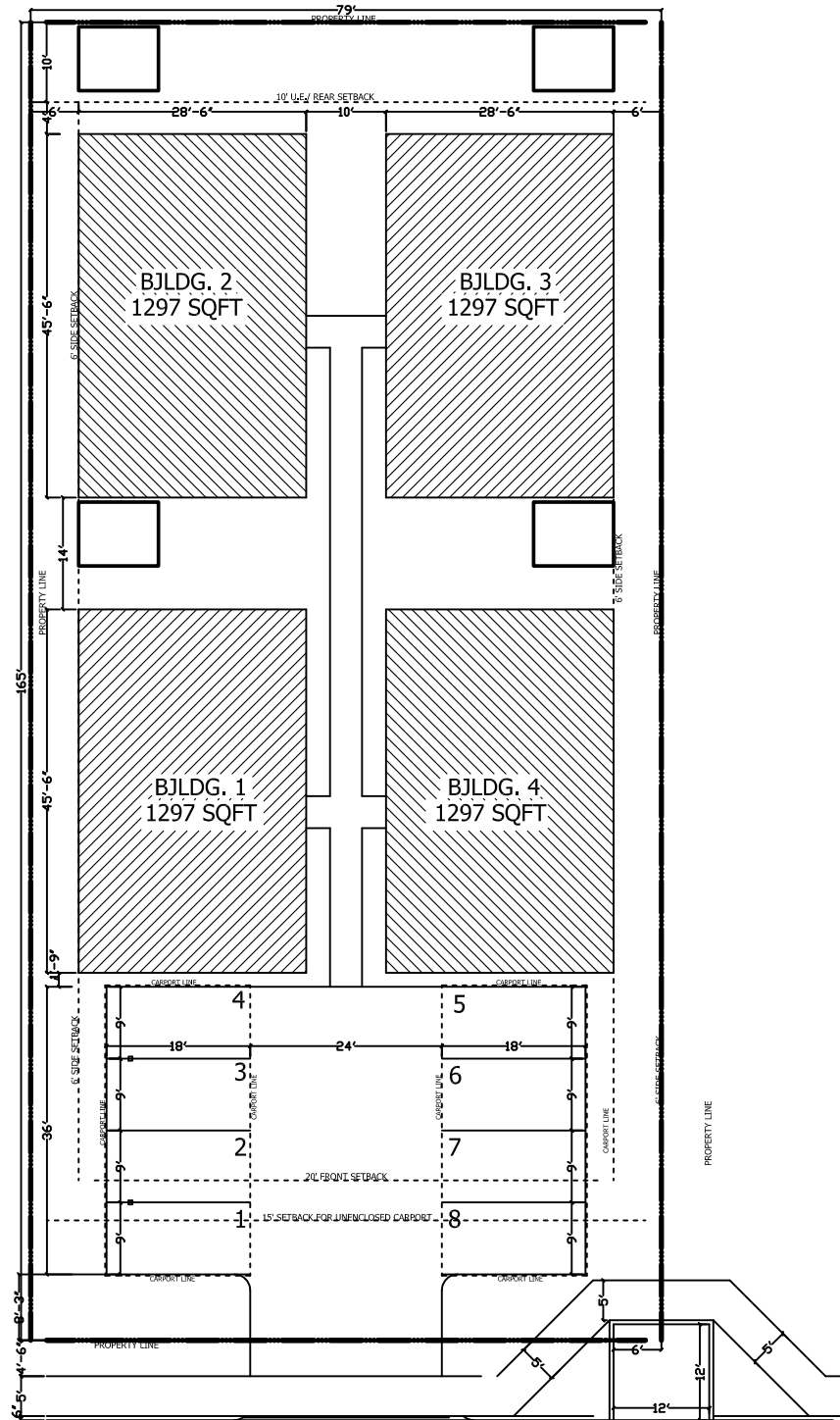
MAP LOCATION

SCALE 1" = 1000'



SERENITY SPRINGS SBDV.

Edinburg, Tx.
PHASE II



SUNSET DRIVE

	SITE PLAN	5188 SQFT TOTAL	G.R. LOERA
			DESIGN (956) 570 04 96 geraloera@hotmail.com



PRELIMINARY STAFF REVIEW

REVIEW NUMBER: Variance (VAR-2024-0220)
PROJECT NAME: Serenity Springs Phase II Subdivision
DATE: 05-14-2024

SUBMITTED BY: Gabriel Espinoza
ADDRESS: 124 E. Stubbs, Edinburg, TX 78539
EMAIL: alfonsoq@qha-eng.com

REVIEWED BY: Gabriel Espinoza, Fire Marshal
RECOMMENDATION: DENIAL

COMMENTS:

- PROPERTY DIMENSIONS VARIANCE REQUEST:** The Edinburg Fire Marshal's Office is recommending DENIAL for the variance requested for any lot in the Serenity Springs Phase II Subdivision, as the request is to not meet the 80' foot lot width dimensions per the Unified Development Code.

(Reference: Unified Development Code 2021 and International Fire Code 2018)

Planning & Zoning

415 West University Drive
Edinburg, Texas 78539
(956) 388-8202



THE CITY OF
Edinburg

Subdivision Variance Application

ENERGOV CASE # _____

Submittal Date: 5/8/24

Legal Description:

HCAD Property ID #: 297263

A 4.00 acre tract of land being the east 4.00 acres of the south 5.00 acres of the north 20.00 acres of Lot 7, Section 275, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas.

Variance Requested (Identify section of Unified Development Code):

Sec 3.102-4 Multiplex and apartment building standards

Reason for Request (hardship/extraordinary and exceptional conditions):

Multiplex lot width required 80.0'; proposed 79.0'

Jessica Gonzalez

Property Owner (Print legibly or type)

Address

City, State, Zip

Telephone

Email address

Signature

Quintanilla, Headley & Associates, Inc

Applicant / Agent (Print legibly or type)

124 E. Stubbs

Address

Edinburg, TX 78539

City, State, Zip

(956) 381-6480

Telephone

alfonsoq@qha-eng.com

Email address

Signature

Receipt #

(\$450 Application Fee): _____

Received By: _____



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

RESOLUTION

Agenda Item No: 10.A.

Resolutions - FY 2024 COPS Hiring Program Grant

1. Agenda Item:

Consider Resolution Authorizing the City Manager to Submit a Grant Application to the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS Office) Under the Fiscal Year 2024 COPS Hiring Program (CHP), and Execute Grant Documents Relating Thereto. [Jaime Ayala, Chief of Police].

2. Description:

The U.S. Department of Justice announced the solicitation of grant applications for its Fiscal Year 2024 COPS Hiring Program to provide funding to law enforcement agencies to hire and/or rehire additional career law enforcement officers in an effort to increase their community policing capacity and crime prevention efforts on April 11, 2024. The CHP Program increases the capacity of agency personnel and allows officers to engage in community policing activities and events, as well as other projects to analyze and assess problems in the community. The Edinburg Police Department seeks CHP funding to hire four police officers. While the grant has a five-year performance period to recruit officers, the grant will only be funded for a 36-month period. The deadline to submit the grant application is June 6, 2024 (Grants.gov deadline) and June 12, 2024 (JustGrants deadline). Award notification is anticipated no later than Sept. 30, 2024.

The Fiscal Year 2024 COPS Hiring Program (CHP) Grant will cover up to 49% of the approved entry-level and fringe benefits of each newly hired and/or re-hired, full-time sworn career law enforcement officer over the 36-month grant funding period. The maximum federal share per officer is \$125,000 over three years. The City is applying for approximately \$500,000 for four officer positions. The maximum award amount is \$500,000 with a local match of approximately \$513,546.45, equivalent to 51% of the grant.

The matching funds will be required to be paid over the three-year funding period, and will be funded through the Police Department's FY 2024-2025 (\$70,414), FY 2025-2026 (\$216,211.13) and FY 2026-2027 (\$226,921.32) Operating Fund Budgets. The City will be required to retain each officer position awarded for 12 months following the three years of grant funding in FY 2027-2028.

If authorized to submit this grant application, the City will have an opportunity to maximize grant funding and alleviate budget expenditures.

3. Staff's Recommendation:

Approve Resolution Authorizing the City Manager to Submit a Grant Application to the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS Office) Under the Fiscal Year 2024 COPS Hiring Program (CHP), and Execute Grant Documents Relating Thereto.

Reviewed by:

Jaime Ayala, Chief of Police
Jesus Saenz, Assistant City Manager

Approved - 5/31/2024
Final Approval - 5/31/2024

Prepared by:

Mary Gonzalez, Grants
Analyst

Iris Alvarado, Management
Services Administrator

Attachments:

- A. FY 2024 COPS Resolution
- B. 2024-2027 GRANT ESTIMATED REQUEST_FY2024 COPS

RESOLUTION NO. ____

THE STATE OF TEXAS	§	AUTHORIZE THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO THE U.S. DEPARTMENT OF JUSTICE, OFFICE OF COMMUNITY ORIENTED
COUNTY OF HIDALGO	§	POLICING SERVICES (COPS OFFICE) UNDER THE FISCAL YEAR 2024 COPS HIRING PROGRAM (CHP),
CITY OF EDINBURG	§	AND EXECUTE GRANT DOCUMENTS RELATING THERETO.

WHEREAS, the City Council of the City of Edinburg finds it is the best interest of the citizens to submit a grant application to the U.S. Department of Justice COPS Office – COPS Hiring Program to hire Police Officers; and,

WHEREAS, the Fiscal Year 2024 CHP grants will cover up to 75% of the approved entry-level salary and fringe benefits of each newly-hired and/or rehired, full-time sworn career law enforcement officer over the grant period, with a minimum 25% local cash match requirement and maximum federal share of \$125,000 per officer position. The City will be required to retain each officer position awarded for at least 12 months following the three years of funding; and,

WHEREAS, the City of Edinburg agrees to comply with applicable grant requirements for said project as required by the funding source; and,

WHEREAS, the City of Edinburg designates the City Manager as the grantee’s authorized official, and the authorized official is given the power to apply for, accept, alter, terminate and execute any and all grant documents on the behalf of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS:

SECTION 1: The City of Edinburg hereby authorizes and designates the City Manager, as the City’s authorized official, to submit a grant application to the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS Office) FY 2024 COPS Hiring Program to hire police officers, comply with applicable grant requirements as required by funding source, accept, alter, terminate, and execute any and all grant documents on behalf of the City. If the grant is awarded, the City’s matching funds will need to be appropriated from the General Fund.

SECTION 2: SEVERABILITY. If any section, part or provision of this Resolution is declared unconstitutional or invalid, by a court of competent jurisdiction, then in that event, it is expressly provided and it is the intention of the City Council, in passing this Resolution, that its parts shall be severable, and all other parts of this Resolution shall not be affected thereby, and they shall remain in full force and effect.

SECTION 3: EFFECTIVE DATE. This Resolution shall be and remain in full force and effect from and after the date of its passage.

READ, CONSIDERED, PASSED and APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.04, on the 4th day of June, 2024.

CITY OF EDINBURG

By: _____
Ramiro Garza, Jr., Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVE AS TO FORM:
Omar Ochoa Law Firm P.C.

By: _____
Omar Ochoa,
City Attorney

Updated: 5/20/2024

Page 245 of 586

2024 insurance Rates	CITY PORTION
Employee only	\$ 522.62

Below are the certifications that may be paid out. If we hire someone that has these certifications at the time they hired then we would pay them.

ONLY THE HIGHER OF THE BELOW:

Certification Pay	Annual	Per Pay Period
Intermediate Peace Officer	\$ 1,000.00	\$ 38.4615
Advanced Peace Officer	\$ 1,400.00	\$ 53.8462
Master Peace Officer	\$ 2,000.00	\$ 76.9231

Education Pay	Annual	Per Pay Period
Associates Degree	\$ 1,200.00	\$ 46.1538
Bachelors Degree	\$ 1,700.00	\$ 65.3846
Masters Degree	\$ 2,500.00	\$ 96.1538

https://cops.usdoj.gov/pdf/e081420661_Grant%20Monitoring_Final.pdf



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

AWARDING OF BID

Agenda Item No: 11.A.

Awarding of Bids - Phase 1 Upgrades to Existing Wastewater Treatment Plant

1. Agenda Item:

Consider Awarding RFQ No. 2024-2, Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction Material Testing Services to Millennium Engineers Group, Inc. the Highest Ranked Proposal, and Authorize the City Manager or Designee to Negotiate an Agreement Related Thereto. [Gerardo Carmona Jr., P.E., Director of Utilities]

2. Description:

This project consists of a Request for Qualifications (RFQ) from interested qualified professional engineers demonstrating their qualifications for construction material testing related to the Phase 1 Upgrades to the Existing Wastewater Treatment Plant Project. All engineering services performed by the selected firm for this project shall be in conformity with industry standards, as well as any requirement of state and federal agencies.

On Tuesday, May 21, 2024, Requests for Qualifications for RFQ No. 2024-2, Phase 1 Upgrades to Existing Wastewater Plant - Professional Engineering Services: Construction Material Testing Services were opened. There were six proposals received and opened. After review and evaluation staff recommends awarding RFQ No. 2024-2, Phase 1 Upgrades to Existing Wastewater Plant - Professional Engineering Services: Construction Material Testing Services to Millennium Engineers Group, Inc. the highest ranked proposal. The City of Edinburg has previously done business with Millennium Engineers Group, Inc. City staff has verified no monies are owed to the City by Millennium Engineers Group, Inc.

Below are the proposals presented in their ranked order:

1. Millennium Engineers Group, Inc
2. Terracon Consultants, Inc.
3. Raba Kistner, Inc.
4. B2Z Engineering, LLC
5. UES Professional Solutions 45, LLC
6. ECS Southwest, LLP

The evaluations were performed by the two (2) Assistant City Managers, Director of Utilities, Director of Water Resources, City Engineer and one (1) Utilities Engineer.

Funding is available from the Texas Water Development Board - CWSRF Project No. 73931.

3. Staff's Recommendation:

Approve Awarding RFQ 2024-2, Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction Material Testing Services to Millennium Engineers Group, Inc. the Highest Ranked Proposal, and Authorize the City Manager or Designee to Negotiate an Agreement Related Thereto.

Reviewed by:

Gerardo Carmona, Director of Utilities
Tomas Reyna, Assistant City Manager

Prepared by:

Vanessa Velasquez,
Administrative Assistant

Attachments:

- A. Attachment A: Staff Ranking
- B. Attachment B: Notice to Respondents
- C. Attachment C: Millennium Engineers Group, INC RFQ
- D. Attachment D: Terracon Consultants, Inc. RFQ
- E. Attachment E: Raba Kistner, Inc. RFQ
- F. Attachment F: B2Z Engineering, LLC RFQ
- G. Attachment G: UES Professional Solutions 45, LLC RFQ
- H. Attachment H: ECS Southwest, LLP RFQ



Opening Date: May 21, 2024 at 3:00 p.m.

RFQ 2024-2 - Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Eng. Services: Construction Materials Testing

Vendor	Overall Qualification of Team	Previous Experience with City	Ability to meet Schedules and Deadlines	Stability and References	Presentation	Total Score
B2Z Engineering, LLC	35.83	8.83	27.5	13.83	5	91
ECS Southwest, LLP	36.5	4.17	27.5	14	4.67	86.83
Millennium Engineers Group, INC	38.17	9.17	27.67	14.83	5	94.83
Raba Kistner, Inc.	37.83	8.83	27.83	14.67	4.83	94
Terracon Consultants, Inc.	37.67	9.33	27.83	14.5	4.83	94.17
UES Professional Solutions 45, LLC	37.33	5.83	27.33	13.67	4.67	88.83

REQUEST FOR QUALIFICATION

2024-2.

PHASE 1 UPGRADES TO EXISTING WASTEWATER TREATMENT PLANT - PROFESSIONAL ENGINEERING SERVICES: CONSTRUCTION MATERIALS TESTING SERVICES

City of Edinburg
415 W. University Drive
Edinburg, TX 78541



RELEASE DATE: May 1, 2024

DEADLINE FOR QUESTIONS: May 14, 2024

RESPONSE DEADLINE: May 21, 2024, 3:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

<https://secure.procurenow.com/portal/cityofedinburg>

City of Edinburg
REQUEST FOR QUALIFICATION

Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional
Engineering Services: Construction Materials Testing Services

I.	Introduction.....
II.	Legal Notice
III.	Instructions, Terms and Conditions.....
IV.	Specifications.....
V.	Vendor Questionnaire.....
VI.	Evaluation Criteria

Attachments:

A - Professional Services Agreement - CMTS

B - Rules for Electronic Bidding

1. Introduction

1.1. Summary

To provide advice and professional engineering services to City of Edinburg (the “City”) for Construction Materials Testing Services associated with the Phase 1 Upgrades to Existing Wastewater Treatment Plant to be financed through the Texas Water Development Board Programs (“TWDB”) Clean Water State Revolving Fund (“CWSRF”).

1.2. Background

The City is soliciting Request for Qualifications from interested qualified professional engineers demonstrating their qualifications for construction materials testing related to the construction of the Phase 1 Upgrades to Existing Wastewater Treatment Plant project. All engineering services performed by the submitting party (“Proposer”) selected for this project shall be in conformity with industry standards, as well as any requirements of state and federal agencies. The submitting party must also demonstrate major experience working with City of Edinburg, Texas Water Development Board, and in wastewater treatment plant facilities.

1.3. Contact Information

Gerardo Carmona

Director of Utilities

415 w university blvd

Edinburg, TX 78541

Email: gcarmona@cityofedinburg.com

Phone: [\(956\) 388-8212](tel:(956)388-8212)

Department:

Utilities

Department Head:

Gerardo Carmona

Director of Utilities

1.4. Timeline

Release Project Date	May 1, 2024
Question Submission Deadline	May 14, 2024, 5:00pm
Proposal Submission Deadline	May 21, 2024, 3:00pm

2. Legal Notice

2.1. Notice to Respondents

The City of Edinburg is soliciting sealed proposals from qualified vendors for Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction Materials Testing Services.

Sealed Proposals must be submitted electronically or received by the City Secretary's Office no later than:

3:00 pm, Tuesday, May 21, 2024.

All sealed proposals must be received either electronically or at the designated location by the deadline shown. Proposals received after the deadline will not be considered for the award of the contract and shall be considered void and unacceptable.

All proposals will be opened, and respondent's names publicly read aloud promptly in the City Hall Community Room, at 415 W. University Dr., Edinburg, TX 78539, at 3:00 pm, Tuesday, May 21, 2024.

To obtain a copy of the Request for Qualifications or submit an electronic proposal please visit:

<https://procurement.opengov.com/portal/cityofedinburg>

If a Respondent chooses to submit a Hard Copy Proposal, it must be delivered in a sealed envelope with a return address and clearly marked "City of Edinburg RFQ No. 2024-2. to the City Secretary's Office prior to the RFQ opening date and time. The receiving time in the City Secretary's Office will be the governing time for acceptability of the proposals. The respondent's firm name shall appear on the outside of the envelope.

Submit Hard Copy Proposals to:

If submitting Electronic: <https://procurement.opengov.com/portal/cityofedinburg>

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

RFQ No. 2024-2.

If you have any questions or require additional information contained in the RFQ, you may contact Criselda Lozano, Purchasing Manager. Please be sure to submit your questions via OpenGov Procurement at the website listed above no later than 5:00 pm on Tuesday, May 14, 2024.

The City reserves the right to reject any or all proposals and to waive informalities or technicalities and to accept the Proposal deemed the most advantageous to the City, and hold the proposal for a period of 90 days without taking action.

All qualified applicants will receive consideration for employment without regard to race, color, religion, sex (including pregnancy), sexual orientation, gender identity, national origin, age (40 or older), disability, or genetic information. Bidders on this work will be required to comply with the Department

of Labor regulations at 41 CFR Part 60-4, relating to Construction Contractors--Affirmative Action Requirements, which include the President's Executive Order No. 11246, as amended by Executive Order No. 11375 and Executive Order No. 13672.

Any contract awarded under this Request for Qualifications is expected to be funded in part by a loan from the Texas Water Development Board and a grant from the United States Environmental Protection Agency, U.S. EPA. Neither the State of Texas, the U.S. EPA, nor any of its departments, agencies, or employees, are or will be a party to this Invitation for Bids or any resulting contract This contract is contingent upon release of funds from the Texas Water Development Board.

3. Instructions, Terms and Conditions

3.1. General Instructions

PURPOSE

The purpose of these solicitation documents is to execute a Professional Services Contract for: 2024-2. Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction Materials Testing Services

INTENT

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

DEVIATION FROM SPECIFICATION

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

SUBMITTAL OF "HARD COPY" RFQ

If submitting a Hard Copy RFQ, it must be submitted in a sealed envelope by the vendor. **Submit two (2) complete sets of the response, one (1) original marked "ORIGINAL," and one (1) Digital Copy in a flash drive.** Each RFQ must be completely filled out and SUBMITTED IN ORIGINAL FORM complete with all supporting documentation. RFQs submitted by facsimile (fax) will not be accepted. Submittal of an RFQ in response to this solicitation constitutes an offer by the respondent. Once submitted, RFQs become the property of the City of Edinburg and as such the City reserves the right to use any ideas contained in any RFQ regardless of whether that respondent/firm is selected. Submission of a RFQ in response to this solicitation, by any respondent, shall indicate that the respondent(s) has/have accepted the conditions contained in the RFQ, unless clearly and specifically noted in the RFQ submitted and confirmed in the contract between the City and the successful respondent otherwise. RFQs which do not comply with these requirements may be rejected at the option of the City. RFQs must be filed with the City of Edinburg before the deadline day and hour. No late RFQs will be accepted. Failure to meet RFQ requirements may be grounds for disqualification.

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If submitting Electronic: <https://procurement.opengov.com/portal/cityofedinburg>

AUTHORIZATION TO BIND RESPONDENT TO RFQ

RFQs MUST give full firm name and address of respondent, and be manually signed. Failure to do so will disqualify your RFQ. Person signing bid must show title or AUTHORITY TO BIND HIS/HER FIRM IN A

CONTRACT. Firm name and authorized signature must appear on each page that calls for this information. The legal status of the Respondent whether corporation, partnership, or individual, shall also be stated in the RFQ. A corporation shall execute the RFQ by its duly authorized officers in accordance with its corporate by-laws and shall also list the state in which it is incorporated. A partnership Respondent shall give full names and addresses of all partners. All partners shall execute the RFQ. Partnership and Individual Respondent shall state in the proposal the names and addresses of all persons with a vested interest therein. The place of residence of each Respondent, or the office address in the case of a firm or company, with county and state and telephone number, shall be given after the signature.

ALTERATIONS/AMENDMENTS TO RFQ

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

NO RESPONSE TO RFQ

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

LIST OF EXCEPTIONS

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

TIME ALLOWED FOR ACTION TAKEN

The City of Edinburg may hold RFQ's **90 days** after deadline without taking action. Respondents are required to hold their RFQ's firm for same period of time.

RIGHT TO REJECT/AWARD

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

NUMBER OF CONTRACTS

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

INDEMNIFICATION CLAUSE

The Respondent agrees to indemnify and save harmless the City, from all suits and actions of every nature and description brought against them or any of them, for or on account of the use of patented appliances, products or processes, and he shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Assistant Purchasing Manager, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used.

ADDENDA AND MODIFICATIONS

Respondent shall carefully examine the RFQ forms, specifications/requirements, and instructions to Respondents. Should the respondent find discrepancies in, or omissions from specifications/requirements, or other documents, or should he/she be in doubt as to their meaning, he/she should request an interpretation via the OpenGov portal:<https://procurement.opengov.com/portal/cityofedinburg> and obtain clarification by addendum prior to submitting any RFQ. Explanations, interpretations, and supplemental instructions shall be in the form of written Addenda which shall become a part of the Contract documents. Said Addenda shall be available thru the e-procurement portal and e-mailed to all prospective Respondents. All Addenda issued in respect to this project shall be considered official changes to the original RFQ documents. Verbal statements in response to inquiries and/or requests for explanations shall not be authoritative nor binding. It shall be the Respondent(s) responsibility to ensure that they have received all Addenda in respect to this project. Furthermore, Respondents are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their RFQ Submittal. Respondent(s) signature on Addenda shall be interpreted as the respondent's "recognition and compliance to" official changes as outlined by the City of Edinburg and as such are made part of the original solicitation documents. Failure of any respondent to receive any such addendum or interpretation shall not relieve such Respondent from its terms and requirements. The City may issue a written addendum no later than five calendar days prior to the date bids must be received. Addendums are available online at <https://procurement.opengov.com/portal/cityofedinburg>

SYNONYM

Where in this solicitation package SERVICES is used, its meaning shall refer to the request for qualifications Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction Materials Testing Services as specified.

ASSIGNMENT

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

RESPONDENT'S EMPLOYEES

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

INTERPRETATIONS

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

STATUTORY REQUIREMENTS

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

RFQ PREPARATION COSTS

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

CONFIDENTIAL INFORMATION

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

VERBAL THREATS

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

RIGHT TO AUDIT

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

PAST PERFORMANCE

Respondent's past performance shall be taken into consideration in the evaluation of RFQ submittal.

JURISDICTION

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

VENUE

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

CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPAL PLACE OF BUSINESS

The City may give local vendors, whose principal place of business is located within the City of Edinburg, and whose bid is within five percent (5%) of the lowest bid price preference as allowed by Section 271.9051 of the Local Government Code.

AWARD

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

The City of Edinburg reserves the right to award contract(s) based solely on the written proposals. The City also reserves the right to request oral interviews.

FINAL SELECTION AND THE CITY COUNCIL APPROVAL

Selection shall be made of one or more proposers deemed to be fully qualified and best suited among those submitting Proposals on the basis of the evaluation factors included in the Request for Qualifications, if so stated in the Request for Qualifications. Negotiations shall be conducted with the proposers selected. After negotiations have been conducted with each proposer selected, the agency shall select the proposer which, in its opinion, has made the best proposal, and shall award the contract to that proposer. The City may cancel this Request for Qualifications or reject the Qualifications at any time prior to an award, and is not required to furnish a statement of the reasons why a particular proposal was not deemed the most advantageous. Should the City determine in writing and in its sole discretion that only one proposer is fully qualified, or that one proposer is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that proposer. The award document will be a contract incorporating by reference all the requirements, terms and conditions of the solicitation and the contractor's proposal as negotiated. After the selection of the most qualified firm(s), scope of services and billing rates will be negotiated and used as attachments to the City's Professional Services Agreement. This Agreement will then be submitted to the City Council for approval. If the City and the selected firm cannot successfully negotiate an agreement, then the City will enter into negotiations with the next best qualified firm on the evaluation rating list. This procedure may be repeated until one (1) or more firms has been selected and approved by the City Council.

PAYMENT

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

CONFIDENTIALITY OF INFORMATION AND SECURITY

Should the successful respondent become the holder of and have access to confidential information in the process of fulfilling its responsibilities in connection with an awarded contract the successful

respondent agrees that it shall keep such information confidential and will comply fully with the laws and regulations of the State of Texas, ordinances and regulations of the City, and any applicable federal laws and regulations relating to confidentiality.

EQUAL EMPLOYMENT OPPORTUNITY

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

TERMINATION OF CONTRACT

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

HISTORICALLY UNDERUTILIZED BUSINESS

Firm(s)/Sub Firm(s) will be required to comply with the President's Executive Order No. 11236 and Order No. 11375 which prohibits discrimination in employment regarding race, creed, color, sex, or national origin. Firm(s)/Sub Firm(s) must comply with the Title VI of the Civil Rights Act of 1964, Minority and Women Owned Business Enterprise standards and affirmative action requirements.

ETHICAL STANDARD

No City official or employee shall have interest in any contract resulting from this bid.

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

3.2. INSURANCE REQUIREMENTS

Staff may waive insurance requirements for contracts \$0 - \$4,999.99, including but not limited to contracts for food, materials, supplies, and construction. Workers' Compensation in amounts which satisfy statutory coverage shall be required for construction projects.

The following insurance requirements will be included in all City contracts of \$5,000 - \$14,999.99. In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of \$100,000 per claim.

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker's Compensation Statutory Coverage

Comprehensive General Liability

(City named as additional insured)

Bodily Injury \$250,000 each person/\$500,000 each occurrence

Property Damage \$100,000 each occurrence/\$100,000 aggregate

or \$500,000 combined single limits

The following insurance requirements will be included in all **City contracts of \$15,000 or more.**

(1) The successful bidder will be required to carry the following insurance coverage and limits of coverage, as well as list the City as an additional insured to liability coverage as requested by the City. In addition, the successful bidder shall provide the City with evidence of coverage and furnish acceptable proof of payment of insurance premiums.

(2) The successful bidder will be required to secure and/or have insurance coverage in force with an admitted property and casualty insurance company licensed by the State of Texas to conduct business in the State of Texas.

(3) In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of \$100,000 per claim

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker's Compensation Statutory Coverage

Employer's Liability Bodily Injury by Accident:

\$100,000 each accident

Bodily Injury by Disease:

\$100,000 each employee/\$500,000 policy limit

Comprehensive General Liability

Bodily Injury \$250,000 each person/\$500,000 each occurrence

Property Damage \$100,000 each occurrence/\$100,000 aggregate

or \$500,000 combined single limits

Comprehensive Auto Liability

Bodily Injury \$100,000 each person/\$500,000 each occurrence

Property Damage \$100,000 each occurrence/\$100,000 aggregate

or \$500,000 combined single limits

City's Protective Liability

Bodily Injury \$250,000 each person/\$500,000 each occurrence

Property Damage \$100,000 each occurrence/\$100,000 aggregate

or \$500,000 combined single limits

Policies must name the City of Edinburg as an Additional Insured.

Certificates of insurance naming the CITY as an additional insured shall be submitted to the CITY for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to the CITY prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to the CITY. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

4. Specifications

4.1. Construction Materials Testing Services

The services to be provided by the Engineer shall include, but are not limited to, the following duties, as necessary:

- Lab: Moisture Density Relationships
- Lab: Atterberg Limits
- Lab: Sieve Analyses
- Moisture Density Field Test
 - Structure Excavation and Backfill
 - Trenching
 - Fill
 - Flex Base
- Concrete Cylinders
 - CIP Concrete
 - Flowable Fill
- Concrete Slump, Air Content, Index Tests, Trial Mixtures
- Concrete Temperature
- Asphalt Pavement Cores (Thickness & Density)

The RFQ must be submitted according to the instructions outlined herein. Each response should include, at a minimum, the following items not excluding the selection process criteria:

1. Transmittal letter – Indicate interest and commitment to perform services for the City of Edinburg, include contact information (physical address, telephone, fax, cell phone, and email address) for the primary person responsible for your RFQ who will be the point of contact for the City on all correspondence and communications pertaining to the RFQ. State whether any addendums to this RFQ have been received by your firm and whether consideration of their content has been included in your RFQ. The letter must be signed by an officer of the firm who is authorized to bind the firm to contract and shall contain a statement to this effect;

2. Firm Qualification and Experience – Discuss the firm’s experience and history in performing engineering and project management services in a timely manner, particularly for other governmental agencies in the past five (5) years. Discuss the firm’s uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.
3. Team Member Qualifications and Experience – Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work.
4. References – Provide at least three references (names and current phone numbers) from recent work and List all past projects with the City of Edinburg for each proposed team member. Include a brief description of the projects associated with the reference, and the role of the individual.
5. Insurance - Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker’s Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.
6. Professional Services Agreement – Provide a statement that the Professional Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter in to such agreement.
7. Contact Information – Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).
8. Presentation – Each firm must submit the RFQ electronically or as a "Hard copy". The requirement for submitting a hard copy is one (1) original marked “ORIGINAL” and one (1) Digital Copy in a flash drive.

All qualified firms or persons shall have current licenses as required under the State of Texas for the provisions of services requested for the City of Edinburg. Must have a Texas Licensed Professionals with superior background, training, and qualifications meeting all requirements of this RFQ, Registered or licensed in the State of Texas.

Attention is called to the fact that this project is funded in part by financial assistance from the Texas Water Development Board (TWDB) Clean Water State Revolving Fund Program and is required to comply with all applicable TWDB policies and procedures.

This contract is contingent upon release of funds from the Texas Water Development Board (TWDB).

This contract is subject to the Environmental Protection Agency's (EPA) Disadvantaged Business Enterprise (DBE) Program, which includes EPA-approved fair share goals toward procurement of Minority and Women-owned Business Enterprise (M/WBE) businesses. EPA rules require that applicants and prime contractors make a good faith effort to award a fair share of contracts, subcontracts, and procurements to M/WBEs through demonstration of the six affirmative steps. For more details of the DBE program please visit www.twdb.texas.gov/dbe. The Fair Share Goals for categories CONSTRUCTION and NON CONSTRUCTION are 8%. This is in accordance with the EPA's 8% statute, 42 U.S.C. 4370d, and are effective until superseded. The current fair share goals for the State of Texas are as follows:

Category	MBE	WBE
Construction	8.0%	8.0%
Supplies	8.0%	8.0%
Equipment	8.0%	8.0%
Services	8.0%	8.0%

Respondents may contact the TWDB for assistance at 512-463-4841 for clarification with issues specifically related to the completion of the required TWDB DBE Program forms.

4.2. [Contract](#)

A sample Professional Services Agreement is attached for review of all firms submitting an RFQ. Each firm must carefully review all sections and pay special attention to the indemnity and insurance portions of the agreement. Insurance requirements are included in the Agreement and they must be satisfied prior to the execution of the Agreement. Note that the City does not ordinarily allow modifications to the standard agreement.

5. Vendor Questionnaire

5.1. Proposal*

Please upload your entire proposal here as **one complete PDF document**.

Please do not upload multiple files.

*Response required

5.2. If you have any proprietary documents, please attach the redacted document here.

5.3. Required Forms

5.3.1. *Please fill out and sign the Conflict of Interest Disclosure form and upload here**

Please download the below documents, complete, and upload.

- [CONFLICT_OF_INTEREST.pdf](#)

*Response required

5.3.2. *Please fill out and sign the General Questionnaire and upload here**

Please download the below documents, complete, and upload.

- [GENERAL_QUESTIONNAIRE.pdf](#)

*Response required

5.3.3. *Please fill out the Litigation Disclosure Form and upload here**

Please download the below documents, complete, and upload.

- [LITIGATION_DISCLOSURE_FORM.pdf](#)

*Response required

5.3.4. *Please fill out and sign HB 89 and upload here**

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott Israel; and
- 2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

- [HOUSE_BILL_89_VERIFICATION.pdf](#)

*Response required

*5.3.5. Please fill out and sign the Senate Bill 13 and upload here**

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or

2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- [SENATE BILL 13 VERIFICATION...](#)

*Response required

*5.3.6. Please fill out and sign the Senate Bill 19 and upload here**

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and

2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- [SENATE BILL 19 VERIFICATION...](#)

*Response required

*5.3.7. Please fill out and sign the Non-Collusion Affidavit and upload here**

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

- [CITY OF EDINBURG NONCOLLUSI...](#)

*Response required

*5.3.8. Please fill out and sign the Conflict of Interest form and upload here**

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at <https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf>

*Response required

*5.3.9. If awarded the 1295 form will need to be provided.**

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

<https://www.ethics.state.tx.us/filinginfo/1295/>

☐ Yes

Request For Qualification #2024-2.

Title: Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction Materials Testing Services

☐ No

***Response required**

6. Evaluation Criteria

No.	Evaluation Criteria	Scoring Method	Weight (Points)
1.	Overall Qualification of Team	Points Based	40 <i>(40% of Total)</i>
2.	Previous Experience with City	Points Based	10 <i>(10% of Total)</i>
3.	Ability to meet Schedules and Deadlines	Points Based	30 <i>(30% of Total)</i>
4.	Stability and References	Points Based	15 <i>(15% of Total)</i>
5.	Presentation	Points Based	5 <i>(5% of Total)</i>



City of Edinburg

Utilities

Gerardo Carmona, Director of Utilities

415 W. University Drive, Edinburg, TX 78541

[MILLENNIUM ENGINEERS GROUP, INC] RESPONSE DOCUMENT REPORT

RFQ No. 2024-2.

Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction

Materials Testing Services

RESPONSE DEADLINE: May 21, 2024 at 3:00 pm

Report Generated: Friday, May 24, 2024

Millennium Engineers Group, INC Response

CONTACT INFORMATION

Company:

Millennium Engineers Group, INC

Email:

apalma@megengineers.com

Contact:

Andres Palma

Address:

5804 N. Gumwood Ave
Pharr, TX 78577

Phone:

N/A

Website:

N/A

Submission Date:

May 21, 2024 11:38 AM

ADDENDA CONFIRMATION

Addendum #1

Confirmed May 17, 2024 3:44 PM by Andres Palma

QUESTIONNAIRE

1. Proposal*

Pass

Please upload your entire proposal here as one complete PDF document.

Please do not upload multiple files.

City_of_Edinburg_RFQ.pdf

2. If you have any proprietary documents, please attach the redacted document here.

No response submitted

3. Required Forms

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST DISCLOSURE FORM AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [CONFLICT OF INTEREST.pdf](#)

CONFLICT_OF_INTEREST_Disclosure.pdf

PLEASE FILL OUT AND SIGN THE GENERAL QUESTIONNAIRE AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [GENERAL_QUESTIONNAIRE.pdf](#)

GENERAL_QUESTIONNAIRE_(1).pdf

PLEASE FILL OUT THE LITIGATION DISCLOSURE FORM AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [LITIGATION_DISCLOSURE_FORM.pdf](#)

LITIGATION_DISCLOSURE_FORM.pdf

PLEASE FILL OUT AND SIGN HB 89 AND UPLOAD HERE*

Pass

HB 89

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- 1) does not boycott Israel; and
- 2) will not boycott Israel during the term of the contract

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HOUSE_BILL_89_VERIFICATION.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 13 AND UPLOAD HERE*

Pass

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Please download the below documents, complete, and upload.

- [SENATE BILL 13 VERIFICATION...](#)

SENATE_BILL_13_VERIFICATION.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 19 AND UPLOAD HERE*

Pass

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- 1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and
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- [SENATE BILL 19 VERIFICATION...](#)

SENATE_BILL_19_VERIFICATION.pdf

PLEASE FILL OUT AND SIGN THE NON-COLLUSION AFFIDAVIT AND UPLOAD HERE*

Pass

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

- [CITY OF EDINBURG NONCOLLUSI...](#)

CITY_OF_EDINBURG_NONCOLLUSION_AFFIDAVIT.pdf

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST FORM AND UPLOAD HERE*

Pass

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

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CIQ.pdf

IF AWARDED THE 1295 FORM WILL NEED TO BE PROVIDED.*

Pass

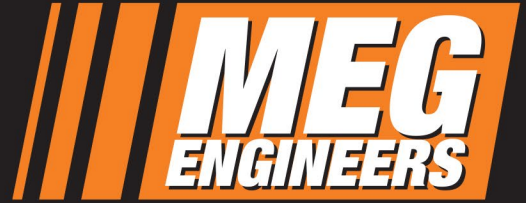
CERTIFICATE OF INTERESTED PARTIES (Form 1295)

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<https://www.ethics.state.tx.us/filinginfo/1295/>

Yes

Professional Geotechnical and Environmental Engineering Services



Primary Contact

Sergio Tovar
Director of Operations
stovar@megengineers.com



Contact Us



<https://megengineers.com/>



apalma@megengineers.com



(956) 702-8500



MEG ENGINEERS – PHARR



5804 N. Gumwood Ave.
Pharr, Texas 78577





May 17, 2024
City of Edinburg
415 W. University Drive
Edinburg, TX 78541



Pharr
San Benito
Laredo
Austin
San Antonio
Odessa
Houston
Eagle Pass



Request for Qualifications

"Phase 1 Upgrades to Existing Wastewater Treatment Plant- Professional Engineering Services: Construction Materials Testing Services through Texas Water Development Boards Programs (TWDB) Clean Water State Revolving Fund (CWSRF)"
RFQ# 2024-2

Dear Gerardo Carmona,

The City of Edinburg is looking for the most qualified engineering firm to work the Phase 1 Upgrades to Existing Wastewater Treatment Plant- Professional Engineering Services: Construction Materials Testing Services through Texas Water Development Boards Programs (TWDB) Clean Water State Revolving Fund (CWSRF)" for the City of Edinburg. Millennium Engineers Group, Inc. (MEG) is that firm. We believe that MEG is the right choice for the City of Edinburg based on the following:

History of Stability and Strong Texas Presence

MEG is locally owned corporation that has never been sold, acquired, or merged with other entities. We are confident that the people and company you see in today will be the people and company you see for the life of your projects. Furthermore, Mr. Raul Palma, P.E. CEO and Project Manager of MEG has 39 years of engineering experience in the Texas and is the former TxDOT Pharr Materials Engineer. MEG has offices in Pharr, Laredo, San Benito, Odessa, Houston, San Antonio, and Austin Texas with fully functional and accredited testing labs. MEG is stable and we have invested in the future. We are consistent and we are not going anywhere. We believe MEG has placed together a team that is the most highly qualified to perform the services requested by the City of Edinburg. Our firm is a certified Disadvantage Business Enterprise (DBE), Minority Business Enterprise (MBE) and Historically Underutilized Business (HUB).

Experienced Project Manager

As your project manager, I have spent over 39 years working on Texas projects including 21 years as the CEO and chief engineer of MEG completing various successful projects within all of Texas

Pride in Execution

MEG is acutely aware of the financial and management challenges facing most entities these days.

We are committed to:

- Working to identify and implement projects in the most cost-effective manner.
- Communicating closely with the client to meet your requirements and schedule
- Knowledge and geotechnical solutions for cost effective construction methods.
- Dedicated to quality: AASHTO and USACE accredited laboratory.
- The most AASHTO accreditations of any laboratory in Texas



Our team is thrilled about the opportunity to serve the City of Edinburg and is ready to start immediately upon selection. If you have any questions or would like to discuss our approach or team capabilities in greater detail, please contact me at any time at apalma@megengineers.com. Thank you for your consideration.

Respectfully,

MILLENNIUM ENGINEERS GROUP, INC TBPELS Firm No.: F-3913





ABOUT MEG ENGINEERS

Government and municipal agencies, educational institutions, architects, engineers, real estate developers, constructors, and private sector clients. Our strength is our people; combining their experience and collaborating as a unit enables us to quickly identify our roles and deliver accurate cost-effective deliverables. Whether defining a new working relationship or continuing to the next project our mission remains the same: to achieve yours.

History

MEG was founded in 2001 by Mr. Raul Palma, P.E. on the principles of honesty, integrity, and service. The goal to provide innovative geotechnical and material testing services, continue to raise the level of quality in the local profession, and make a difference in the community. Today, MEG provides a full range of integrated geotechnical engineering and consulting services, construction material engineering and testing, environmental engineering, forensic testing, and consulting services. Our philosophy and practices have been positively reflected in both client and employee loyalty and contribute to a steady growth in a diversity of projects.

MEG is accredited by the American Association of State Highway and Transportation Officials (AASHTO) and the United States Army Corps of Engineers (USACE). MEG is audited by and independent AASHTO & USACE auditor, as part of our accreditation process.

MEG meets the requirements for ASTM E329 Standard of Recommended Practice for Inspection and Testing Agencies, and maintains yearly proficiency testing samples to AASHTO, USACE, TxDOT, and TxAPA.



MEG Corporate Headquarters – Pharr, Texas



MEG COMPANY OBJECTIVE

MEG is a minority owned and operated business certified as:

- Historically Under-utilized Business (HUB)
- Small Business Enterprise (SBE)
- Minority Business Enterprise (MBE)
- Emerging Small Bus. Enterprise (ESBE)
- Hispanic American Bus. Enterprise (HABE)
- Disadvantaged Business Enterprise (DBE)

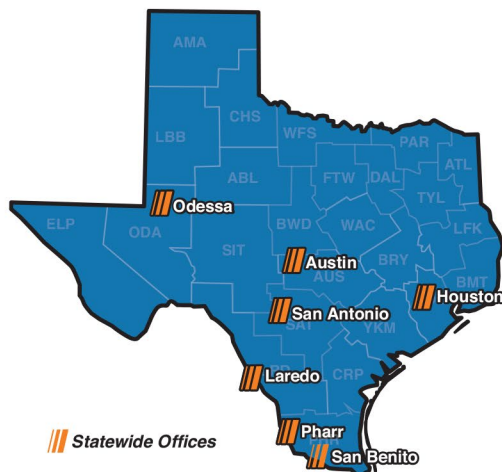
MEG has the most AASHTO accreditations of any laboratory in



LABORATORY EQUIPMENT

MEG meets the requirements for ASTM E329 Standard of Recommended Practice for Inspection and Testing Agencies, and maintains yearly proficiency testing samples to AASHTO, USACE, TxDOT, and TxAPA.

- | | |
|--|---|
| <ul style="list-style-type: none"> ■ Atterberg Limits ■ 4-Sieve Analysis Shakers ■ 3-Sample Splitters Moisture Contents ■ Minus No.200 Sieve Analysis ■ Dry Sieve Analysis ■ Moisture Density Relationships ■ Density Testing ■ California Bearing Ratio (CBR) ■ Optimum Cement or Lime Content for ■ Stabilization of Soils ■ Classification of Soils ■ Hydrometer ■ Consolidation ■ Triaxial Testing ■ Unconfined Compression ■ Deleterious Material Determination ■ Decantation of Aggregates ■ Wet Ball Mill ■ Ph Testing ■ Aggregate Resistivity Testing ■ Aggregate Soundness | <ul style="list-style-type: none"> ■ Concrete Testing ■ Asphalt Testing ■ Mortar and Grout Testing ■ Concrete Material Designs ■ Hot Mix Asphaltic Concrete Designs ■ 2-Concrete Compression Machines ■ 1-Three Point Conc. Beam Compression ■ 5-Ovens ■ 6-Measuring Scales ■ 1-Concrete Curing Room ■ 2-Concrete Saws ■ 1-Asphalt Ignition Oven ■ 1-Asphalt Gyration Press ■ 5-Manual Proctor Hammer ■ 1-Automatic Proctor Hammer ■ 1-Hveem Stability ■ 1-Gilson 50 Gallon Sample Shaker ■ 1-Sand Equivalent ■ 2-Computerized One-Dimensional ■ Consolidation Frames ■ 1-Computerized Triaxial Load Frame |
|--|---|



Pharr Office

Point of Contact: Andres Palma, P.E.
 5804 N. Gumwood Ave
 Pharr, Texas 78577
 O 956-702-8500 F 956-702-4180
 E. apalma@megengineers.com

San Benito Office

Point of Contact: Raul Palma, P.E.
 30745 E. Expressway 83
 San Benito, Texas 78586
 O 956-300-2500 F 956-702-4180
 E. rpalma@megengineers.com





Our Project Team

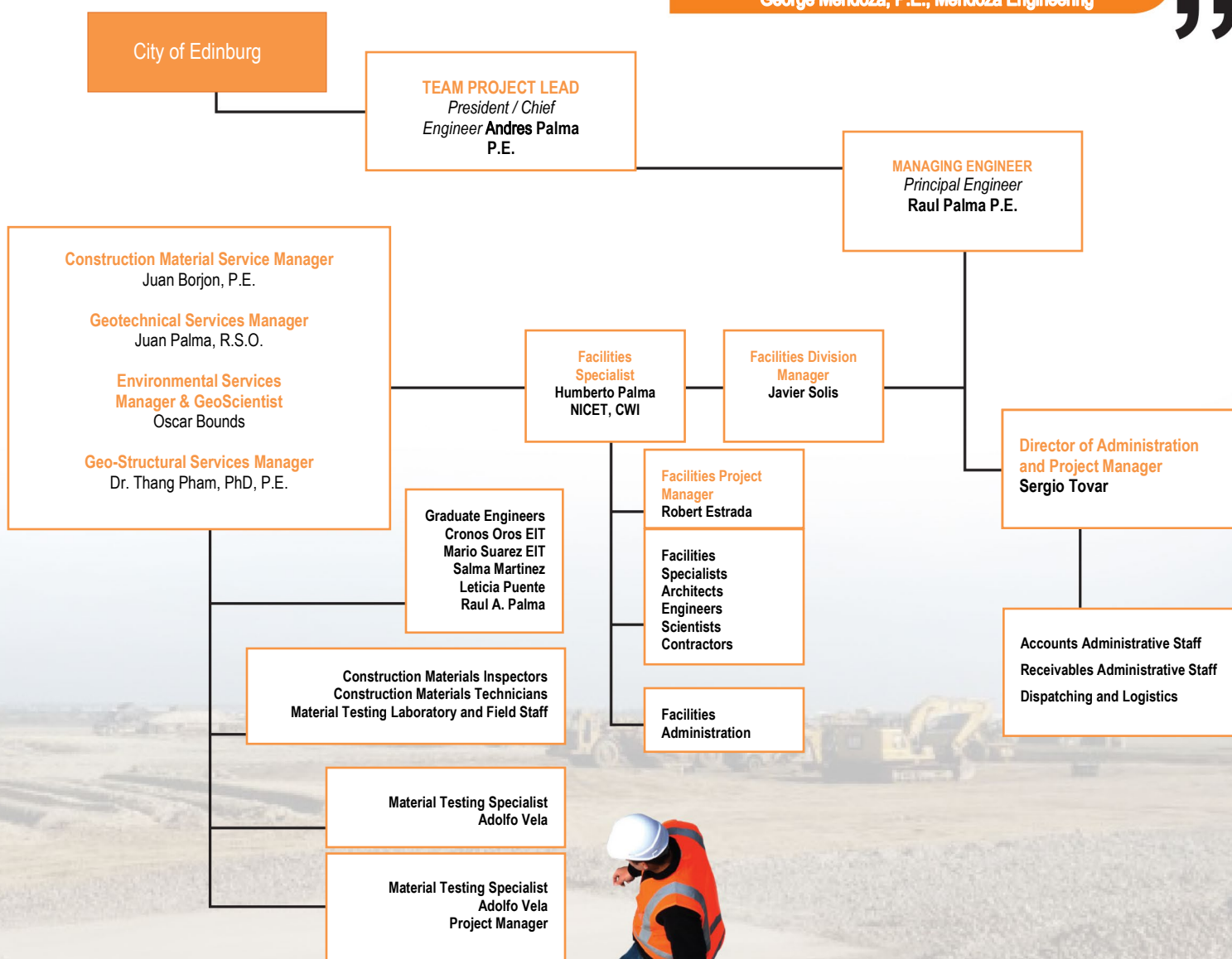
MEG proposes to utilize the latest measurement techniques to effectively perform the services of this agreement with our current staff as proposed in our organizational chart. We understand that we need to respond quickly to some service requests, and we are practiced in having staff available on short notice, if necessary. Our current and projected workloads are such that we are confident of our ability to the City of Edinburg expectations in terms of having appropriate staff resources available when they are needed. The organization chart below reflects the staff we anticipate using for the proposed projects; however, we have additional personnel that can also be utilized if needed.

“

I count of the experience and expertise that Millennium Engineers provides- just as a good foundation is critical to a structure, a good geotechnical study is critical to a good foundation design.

George Mendoza, P.E., Mendoza Engineering

”





ANDRES PALMA P.E.

PRESIDENT

Phone
956-702-8500

Email
apalma@megengineers.com

AFFILIATIONS

American Society of Civil Engineers
GEO Institute
American Concrete Institute
Deep Foundation Institute

EDUCATION

Graduate of Edinburg High School,
Edinburg, Texas – 2002
Bachelors of Science in Civil
Engineering
University of Texas San Antonio, San
Antonio–2006

WORK HISTORY

MEG Engineers, Texas
President, 2023
MEG Engineers, Texas
Managing Engineer, 2009-2022
Professional Service Industries,
San Antonio, Texas
Staff Engineer, 2007-2009
MEG Engineers, Pharr, Texas
Engineering Staff, 2001-2006

REGISTRATIONS

Texas Board of Professional Engineers:
Registration Number 115936 is Current

PROFILE

Mr. Palma serves as office manager of MEG's Pharr, Texas office. He has over 17 years' experience in the engineering industry and vast knowledge in geotechnical engineering and construction materials testing in the Texas. Geotechnical projects that Mr. Palma has been involved with including mixed-use developments, urban mid-rise buildings, educational facilities, airport facilities, parking garages, commercial low-rise to mid-rise buildings, water and wastewater treatment facilities, elevated water towers, industrial facilities, multi-family developments, churches, residential subdivisions, and general retail centers. Pavement design projects that Mr. Palma has been involved with include highways, industrial parks, heavy-duty brick paving, freight centers and industrial applications.

As President, Mr. Palma's responsibilities include coordination of field personnel, communication with the client, generation of geotechnical engineering reports, evaluating laboratory soil testing, and scheduling and managing field personnel. Palma's responsibilities as a Construction Materials Engineer include coordination of field personnel, communication with the client, generation of daily logs and weekly status reports, training of technicians, evaluating laboratory and field construction materials testing data, and scheduling and managing field personnel.

PROJECT EXPERIENCE – TEXAS

EDUCATION

- Jaime Escalante Middle School, PSJA ISD – Pharr
- La Joya ISD Stadium Improvements, La Joya ISD - La Joya
- 6 Story Student Dorms, University of Incarnate Word, San Antonio
- 9 Story Parking Garage, University of Incarnate Word San Antonio
- Edinburg CISD Stadium Improvements – Edinburg

HEAVY INDUSTRIAL

- Royal Technologies 320,000 sf – Mission
- Don Hugo Produce 270,000 sf – Edinburg
- Santana Textiles 500,000 sf combined Edinburg
- Loop Cold Storage Expansion – McAllen
- Brownsville Oil Storage Facility, Port of Brownsville, Brownsville

PAVEMENTS

- SH 365 Hidalgo County Regional Mobility Authority Hidalgo County
- IBTC Corridor Hidalgo County Regional Mobility Authority Hidalgo County,
- Pharr Produce District Industrial Subdivision City of Pharr – Pharr
- McIntyre Streetscape Brick Paving, City of Edinburg Edinburg
- FedEx Freight Facility – Harlingen
- North Edinburg Industrial Park – Edinburg

PUBLIC

- NAWSC Regional Water Treatment Plant, Weslaco
- City of Hidalgo WWTP Improvements – Hidalgo
- Hidalgo County Precinct No. 2 Office – Pharr
- San Antonio International Airport Parking Garage San Antonio
- Harlingen Water Works Elevated Water Storage Tank, Harlingen
- PSJA ISD Stadium Improvements – Pharr





Phone Email
956-300-2500 rpalma@megengineers.com

American Society of Civil Engineers
GEO Institute
American Concrete Institute

*Graduate of Edinburg High School
Edinburg, Texas
1978*

*Bachelors of Science in Civil
Engineering
Princeton University, Princeton, New
Jersey
1982, Cum Laude*

MEG Engineers, Austin, Texas
President / Chief Geotechnical
Engineer
2001- Present

*Texas Department of Transportation
Pharr, Texas
District Materials Engineer
1990-2001*

*Texas Department of Transportation
Pharr, Texas
Design Engineer
1983-1989*

Texas Board of Professional Engineers:

- US Highway 83 – FM 494 to Bus 83, Texas Department of Transportation – Mission, Texas
- US 83 Highway – FM 1426 to FM 493, Texas Department of Transportation – Alamo, Texas
- US Highway 83/77 Interchange, Texas Department of Transportation – Harlingen, Texas
- US Highway 77/83 – US 83 S. to LP 499, Texas Department of Transportation – Harlingen, Texas
- US Highway 77/83, Texas Department of Transportation – Brownsville, Texas

- North Edinburg Industrial Park Phase 1, Edinburg EDC – Edinburg, Texas
- North Edinburg Industrial Park Phase 2, Edinburg EDC – Edinburg, Texas
- Pharr Produce District Subdivision Industrial Park, City of Pharr – Pharr, Texas

Mr. Palma is a licensed Professional Engineer with over 39 years of experience in geotechnical engineering, construction materials testing, management, and engineering design of highways, streets, and utilities. Mr. Palma has directed and completed a wide variety of geotechnical projects throughout the Central Texas region. As Chief Geotechnical Engineer of the San Benito, Texas office he is responsible for overall operations management of the San Benito Office.

As geotechnical project manager, he is responsible for coordination and completion of geotechnical engineering projects. His experience includes subsurface explorations, laboratory testing, foundation investigation and design; slope stability assessments and remediation design, pre-load fill design; geotechnical plans and specifications preparation; and construction monitoring. Client relationships have included city and county agencies; engineering and architectural firms; municipal and utility districts, as well as private developers and constructors.

During Mr. Palma's employment with the Texas Department of Transportation (TxDOT), Mr. Palma gained an extensive background in the area of geotechnical and materials engineering serving as the District Materials Engineer for a centralized laboratory for TxDOT in the Pharr District located in Pharr, Texas. As the District Materials Engineer he was responsible for overseeing the testing and approval of materials for all construction projects in the Cameron, Hidalgo Starr, Zapata, Jim Hogg, Brooks, Willacy and Kennedy counties. At the end of his tenure with TxDOT, the Pharr District had a construction program of approximately \$170 million dollars of construction per year. He oversaw all the geotechnical exploration and soil testing for all bridge and retaining wall structures in these same counties. Mr. Palma also served as the assistant to the State Concrete and Physical Testing Engineer at the Materials & Tests Division of TxDOT and during this period he gained extensive experience in concrete, concrete admixtures, reinforcing steel, and pre-stressed steel. Mr. Palma's extensive experience in the area of materials and geotechnical engineering gives our firm a unique ability to provide services of the highest professional caliber.

- Weslaco Industrial Park, Weslaco EDC – Weslaco, Texas
- IBTC Corridor, Hidalgo County Regional Mobility Authority – Hidalgo County, Texas

- Edinburg Public Safety Building, City of Edinburg – Edinburg, Texas
- Daniel Sekula Memorial Library, City of Edinburg – Edinburg, Texas
- Pharr International Bridge Improvements, City of Pharr – Pharr, Texas
- Edinburg City Hall, City of Edinburg – Edinburg, Texas
- Hidalgo Wastewater Treatment Plant, City of Hidalgo – Hidalgo, Texas



JUAN M. BORJON P.E.

DIRECTOR OF ENGINEERING

Phone

956-702-8500

Email

jbordon@megengineers.com

AFFILIATIONS

American Society of Civil Engineers
Construction Institute
American Concrete Institute
Texas Society of Professional Engineers

EDUCATION

Graduate of Edinburg High School
Edinburg, Texas
2005
Bachelor of Science in Civil Engineering
University of Texas at Austin,
Austin
2009

WORK HISTORY

MEG Engineers, Texas
Director of Engineering, 2023
MEG Engineers, Pharr, Austin Texas
Materials Engineer/CMT Technical
Manager, 2018-2022
Terracon Consultants, Pharr, Texas
Senior Staff Engineer, 2014-2018
Halff Associates, McAllen, Texas
Civil Engineer, 2012-2013
SWG Engineering, Weslaco, Texas
Project Engineer, 2010-2012

REGISTRATIONS

PROFILE

Mr. Borjon serves as Director of Engineering of MEG's Pharr, Texas offices. He has over 13 years' experience in the engineering industry and vast knowledge in civil engineering and construction materials testing in the Texas area. Projects that Mr. Borjon has been involved with include mixed-use developments, urban mid-rise buildings, educational facilities, airport facilities, commercial low-rise to mid-rise buildings, water and wastewater treatment facilities, elevated water towers, industrial facilities, multi-family developments, churches, residential subdivisions, and general retail centers. Pavement projects that Mr. Borjon has been involved with include highways, industrial parks, heavy duty concrete/asphalt paving, freight centers, and industrial applications.

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PROJECT EXPERIENCE – TEXAS

EDUCATION

- Carmen Anaya Elementary School Paving Improvements, PSJA ISD – Pharr, Texas
- Bulldog Drive Improvements, McAllen ISD - McAllen, Texas
- Robert Vela High School Performing Arts Center – ECISD – Edinburg, Texas

PAVEMENTS

- Hidalgo County Regional Mobility Authority BSIF Connector – Hidalgo County, Texas
- Texas A&M University Kingsville Campus Pavements – Kleberg County, Texas

AIRPORT

- Valley International Airport Improvements – Harlingen, Texas
- McAllen International Airport Concrete Cores – McAllen, Texas

COMMERCIAL

- Love's Travel Stop – Donna, Texas
- Pharr Town Center – Pharr, Texas
- At Home Store – Pharr, Texas

PUBLIC

- McAllen NWWTP Pump Station Improvements – McAllen, Texas
- Hidalgo County County-Wide Mechanic Shop – Pharr, Texas
- SWSC Elevated Water Storage Tank – Mission, Texas
- McAllen ISD Homer J. Morris Middle School Paving Improvements – McAllen, Texas
- McAllen ISD Ben Milam Elementary School Pavilion – McAllen, Texas
- South Texas/UTRGV Medical Academic Building – Edinburg, Texas
- Chick-fil-A – McAllen, Edinburg, Pharr, Texas
- Raising Cane's – Edinburg, Weslaco, Pharr, Harlingen, Texas



Relevant Projects

City of Mission - Public Safety Building



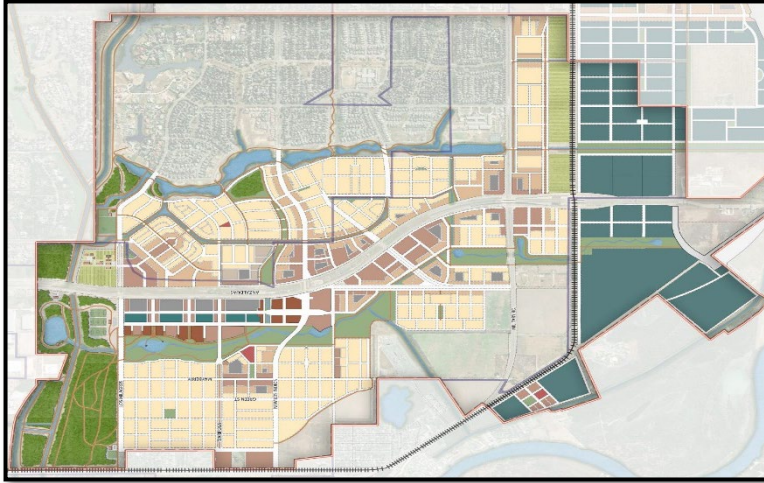
Construction of a new public service building development. It is also our understanding that the proposed public service building development will consist of a one (1) story structure. The site construction for the proposed structure is anticipated to be on a slab-on-grade or on-fill foundation provided expansive, soil-related movements will not impair the performance of the structure. The site also accommodates the construction of either a rigid or flexible pavement that will serve for light duty and/or heavy-duty traffic. Both flexible and rigid pavement types are viable and the selection on the type to be used will depend on the specific needs and criteria of project site

City of Edinburg – Downtown Parking Garage

Construction of a 3-level parking garage with an alternate to add a 4th level along with various add alternates to enhance the building including: first floor retail space over crawlspace; back of house receiving; elevator tower enhancements; thin-brick façade; parking guidance system; and retail restrooms. Work will include site work, selective demolition, concrete, masonry, metals, wood & plastics, thermal & moisture protection, openings, finishes, specialties, stationary loading dock equipment, electric traction elevators, fire suppression, MEP, communications, fire alarm system, exterior improvements, and utilities.



City of Mission - Los Milagros Pavement Recommendations



Performed Engineering and Construction Management and Administration of approximately 1.32 miles for the Pavement Rehabilitation Improvements by reclamation of existing asphaltic and sub-base and overlay of a new 2" asphaltic overlay of the residential streets within Los Milagros and Solera Subdivisions located in Mission, Texas.

City of Harlingen – Convention Center

New construction of a 25,000 SF standalone building consisting of five meeting rooms, reception/lobby, clinic, conference room, offices and support spaces.

Work included concrete, masonry units, structural steel framing, modified bitumen roofing system, interior finishes, metal toilet compartments, appliances, wet fire sprinkler and standpipe system, MEP and other specified works.



City of Harlingen – Fire Station



Construction of a 10,234 SF fire station to include two bays, dorm rooms, training room, lobby, locker rooms, offices, fitness area, kitchen, vestibule, and other specified areas.

Work included concrete, cast stone masonry, structural steel framing, metal stairs, standing seam metal roof panels, metal wall panels, interior finishes, specialties, wet pipe sprinkler system, MEP, communications, fire alarm system, earthwork, and other specified works.

New Edinburg Arts, Culture & Events Center

13,500 s.f., ground-up foundation pad, two story Cultural Arts Center with Multi- Purpose events room, several conference rooms, exhibition spaces, multi-classroom settings for adults and children. Work will include site work, selective demolition, concrete, masonry, metals, wood & plastics, thermal & moisture protection, openings, finishes, specialties, stationary loading dock equipment, electric traction elevators, fire suppression, MEP, communications, fire alarm system, exterior improvements, and utilities.



Relevant Projects

1. City of Donna

307 S. 12th Street
Donna, TX 78537
Mr. David Vasquez
(956) 464-9983

Project: City of Donna Street Improvements

Year Completed: Ongoing
Cost: Ongoing
Job Type: Construction Materials Testing

Project: 2022 Urban County Roadways Improvements

Year Completed: 2022
Cost: \$10,000.00
Job Type: Construction Materials Testing

2. City of Mission

1201 E. 8th Street
Mission, TX 78572
Mr. Juan Pablo Terrazas, P.E.
(956) 580-8667

Project: Speedy Trail Subdivision

Year Completed: 2023
Cost: \$30,000.00
Job Type: Construction Materials Testing

Project: Bentsen Palm Phase III

Year Completed: 2021
Cost: \$5,500.00
Job Type: Geotechnical Engineering

Project: Capricornio Subdivision

Year Completed: 2023
Cost: \$15,000.00
Job Type: Construction Materials Testing

Project: Glasscock Rd. Drainage Improvement

Year Completed: 2022
Cost: \$3,000.00
Job Type: Geotechnical Engineering

3. **City of Edinburg**

415 W. University
Edinburg, Texas, 78539
Mr. Mardoqueo Hinojosa, P.E.
(956) 388-8210

Project: **Edinburg Parking Garage**

Year Completed: 2022
Cost: \$42,000.00
Job Type: Geotechnical Engineering

Project: **Silos at La Sienna
Subdivision Phase II**

Year Completed: 2022
Cost: \$27,000.00
Job Type: Construction Materials
Testing

Project: **Doolittle Detention Pond
Construction**

Year Completed: Ongoing
Cost: Ongoing
Job Type: Construction Materials
Testing

Project: **Edinburg Parking Garage**

Year Completed: 2022
Cost: \$30,000.00
Job Type: Geotechnical Engineering

4. **City of Pharr**

118 S. Cage Blvd., 1st Floor
Pharr, Texas 78577
Mr. Omar Anzaldúa Jr., P.E.
(956) 402-4000

Project: **City of Pharr New Fire
Station No.4**

Year Completed: 2019
Cost: \$41,000.00
Job Type: Construction Materials
Testing

Project: **Heritage Manor**

Year Completed: 2020
Cost: \$13,000.00
Job Type: Construction Materials
Testing

Project: **Minnesota Estates
Subdivision**

Year Completed: 2022
Cost: \$29,000.00
Job Type: Construction Materials
Testing

Project: **Northbound Lanes
Expansion**

Year Completed: 2022
Cost: \$80,000.00
Job Type: Construction Materials
Testing



To Whom It May Concern:

RE: Millennium Engineers Group

Gentlemen:

Millennium Engineers Group has been on the City's Geotechnical and Material Testing rotation list in the municipalities in which I have acted as the City Engineer; Edinburg and Weslaco. This has occurred over approximately 7 years. Millennium Engineers Group is a very responsive firm. They have always performed in a professional manner with a quality final product and efficient engineering practice. I highly recommend Millennium Engineers Group.

If you have any questions, feel free to contact me at (956) 388-8211 at your earliest convenience.

Sincerely,

Mardoqueo Hinojosa, P.E., CFM, CPM
City Engineer



CITY OF ALTON
TEXAS

509 S Alton Blvd. Alton, TX 78573 • Tel (956) 432-0760 • Fax (956) 432-0766 • www.alton-tx.gov

Salvador Vela
Mayor

Arturo Galvan Jr.
Mayor Pro Tem
Ricardo Garza
Commissioner
Richard Arevalo
Commissioner
Emilio Cantu, Jr.
Commissioner

Jeff Underwood
City Manager

June 13, 2022

Mr. Andres Palma, P.E.
Engineering Manager
Millennium Engineers Group, Inc,
5804 N. Gumwood
Pharr, TX 78577

Re: Letter of Recommendation

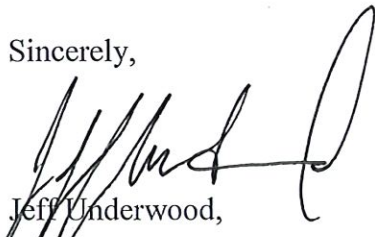
Dear Mr. Palma,

I would like to take this opportunity to express to you Alton's satisfaction and appreciation with the work product and professionalism exhibited by your company's employees since the outset of the engagement of your firm. The professionalism and dedication to their trade, your staff has shown, sets Millennium Engineers Group apart from the competition.

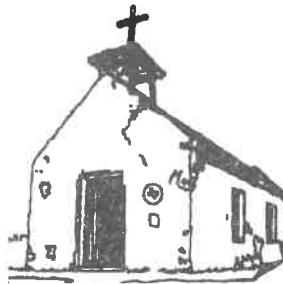
The City of Alton has enjoyed its relationship with MEG Engineers and looks forward to working with your company in the future.

If we may be of service to you in anyway, please do not hesitate to contact me at (956) 432-0760.

Sincerely,



Jeff Underwood,
City Manager



CITY OF MISSION
"Home of the Grapefruit"

June 16, 2022

To Whom It May Concern,

I am writing this letter of recommendation for MEG Engineers.

MEG has been under contract with the City of Mission for the last four years and has provided exceptional Lab services in numerous subdivisions and projects throughout the City. They have always exhibited with integrity, ethics, reliability and fairness. Despite any troubles that could arise at the time of construction, MEG would and will deliver the testing and results on time and with quality. I believe you would be very pleased with their work, attention to detail and customer service.

Should you have any questions, please feel free to contact me at (956) 585-3275.

Sincerely,

Juan Pablo Terrazas, P.E., CPM
Assistant City Manager/City Engineer City of Mission



Pharr



MAYOR Ambrosio Hernandez, MD | CITY MANAGER Alex Meade

COMMISSIONERS Eleazar Guajardo | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

City of Pharr Engineering Department
118 S. Cage Blvd. – 4th Floor, Pharr, Texas 78577
January 6th, 2020

To whom it may concern.

Re: Millennium Engineers Group, Inc.

Our City has contracted Millennium Engineers Group, Inc. to perform Construction Material Testing and Geotechnical Engineering On-Call Services for the past three years. Mr. Andres Palma and his firm are very professional and have an excellent service response. We are very satisfied with their work. They have a great attitude and carry out their project deliverables within budget and schedule. We were very pleased with the work his firm has done on the numerous project they have work on for the City of Pharr.

I would give Millennium Engineers Group, Inc. and his team my highest recommendation.

Sincerely,

Omar Anzaldúa Jr., PE, CFM, PMP, CCM | City Engineer
City of Pharr
956-402-4000, ext 1414



June 10, 2022

Re: Letter of Recommendation

To Whom It May Concern:

Raul Palma is being nominated for Engineer of the Year. I have had the pleasure of knowing Raul for many years. He has impressed me with his exceptional leadership, spirit, and commitment to this profession. His professional character has excelled in his field of engineering and has given back to his community in countless volunteer efforts. I can attest not only to Raul's ability to explain and instruct, but also to his deep commitment to helping others.

Considering his extensive knowledge in engineering and achievements, he has been named the Engineer of the Year by the local Engineer's Chapter and I highly recommend his naming as Engineer of the Year.

Please feel free to contact me if you have any questions at (956) 572-3191.

Sincerely,

Patrick McNulty
Mayor
City of South Padre Island
4601 Padre Blvd.
South Padre Island, Texas 78597

City of Weslaco

"The City on the Grow"



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

Martin Garza, Interim City Manager

June 9, 2022

TO: Whom it may Concern

This is in reference to construction materials testing and geotechnical services performed for the City of Weslaco by MEG Engineers between the period of May of 2020 and May of 2022.

During this timeframe, MEG Engineers has met our expectations completing all work in a timely and professional manner. MEG has been very responsive to all our work requests and provided the services in timing and sequence with project expectations. As a matter of fact, due to the success of their work, the city has recently approved a one-year extension to their existing contract.

We are pleased to offer this letter of recommendation for their great work with the city.

If you have any questions or would like additional information concerning MEG's work with the City of Weslaco, please do not hesitate to contact me at (956)969-1533 or email me at aaldana@weslacotx.gov.

Sincerely,

Albert J. Aldana, P.E.
City Engineer

A handwritten signature in blue ink that reads "Aldana".

c: Mr. Martin Garza, Interim City Manager



January 7, 2020

RE: Letter of Recommendation – Millennium Engineers Group, Inc.

To Whom It May Concern:

On behalf of the Brownsville Public Utilities Board (BPUB) Special Projects Department and Water/Wastewater Engineering Department, the BPUB submits this letter of recommendation for Millennium Engineers Group, Inc. (MEG).

MEG has assisted the Special Projects department and the Water/Wastewater Engineering Department with geotechnical reports and materials testing services for the past several years. They have been involved with numerous projects such as Wastewater Lift Stations Rehabilitation projects and the Odor Control Improvement project. MEG is also one of our on-call material testing laboratory for all subdivision construction materials testing.

Currently, MEG is performing all material testing for the BPUB Annex Building project, an approximate 70,000 sf building project development currently under construction.

Millennium Engineers Group continues to provide accurate results in a timely manner, with the utmost professionalism and within budget.

The BPUB will continue to engage Millennium Engineers Group on future projects and confidently recommend MEG for your geotechnical and materials testing needs.

Sincerely,

A handwritten signature in blue ink that reads "Marie C. Leal, P.E.".

Marie C. Leal, P.E.

Director of Special Projects



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

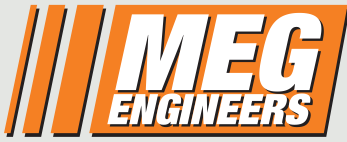
January 9, 2023

To whom it may concern:

Melden & Hunt has contracted MEG Engineers to perform Construction Material Testing and Geotechnical Engineering Services for the past decade. Mr. Andres Palma, PE and his firm are very professional and have an excellent service response. We are very satisfied with their work and have recommended them on many occasions. They have a great attitude and carry out their project deliverables within budget and schedule. We were very pleased with the work his firm has done on the numerous projects they have work on in South Texas.

I would give MEG Engineers, Andres Palma, PE and his team my highest recommendation.

Mario A. Reyna, PE



INSURANCE COVERAGE & LEGAL

MEG does not have any key terms of our errors and omissions insurance coverage.

MEG maintains the insurance policies needed for this contract as for all additional contracts listed below.

2 million professional liability coverage
1 million commercial general liability coverage
1 million umbrella liability coverage

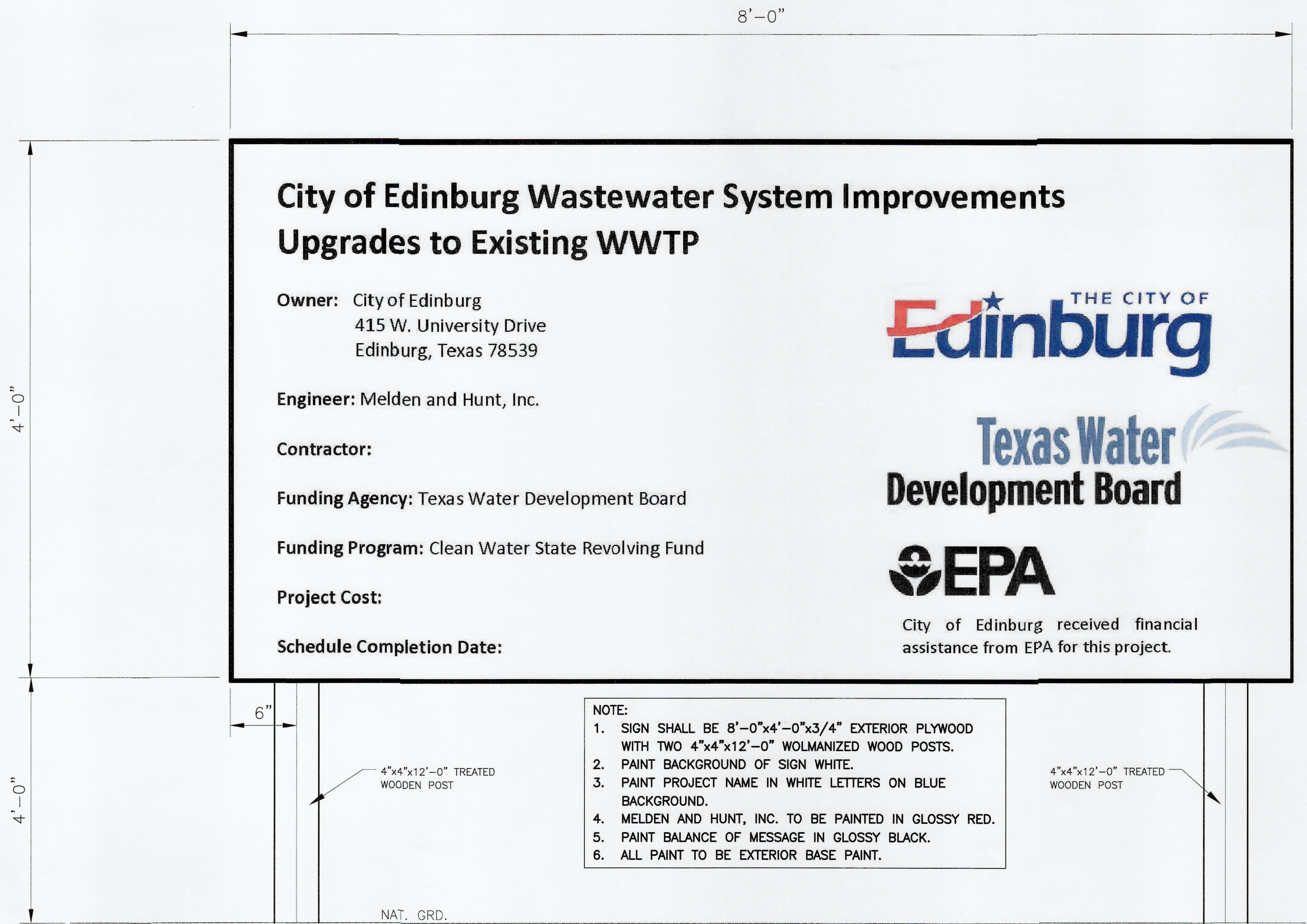
MEG does not have any claims, judgments, and arbitration proceedings, suits pending or outstanding against itself or its officers. MEG audited financial statements are available upon request.

MEG meets the legal requirements of this request for qualifications as well as all the requirements required by the State of Texas and the Texas Board of Professional Engineers.

MEG is a professional engineering firm registered in the State of Texas that has complied with all of its obligations, certifications, accreditations, licenses, and procedures required to operate in the State of Texas and be accredited by USACE and AASHTO.

PROFESSIONAL SERVICES AGREEMENT

MEG has read and agrees with the Professional Services Agreement. MEG will meet the prerequisite insurance requirements, and, if selected, agrees to enter into such agreement.



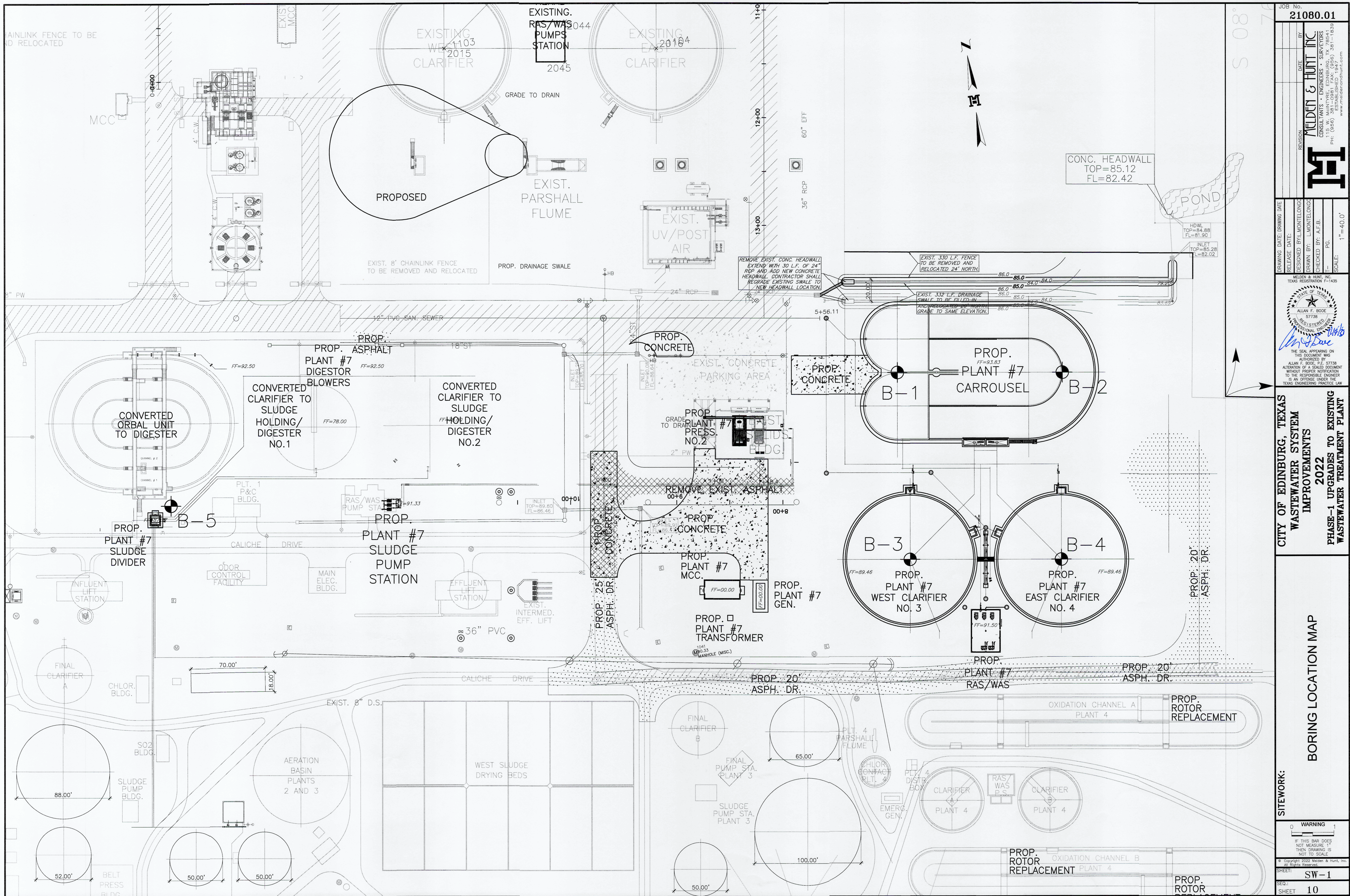
PROJECT SIGN DETAIL

SCALE: 1 1/2"=1'-0"

NOTES:

- A. The Contractor shall construct and erect at the project site two(2) identical signs of the size and type as noted on. The locations for the signs shall be determined at the Pre-Construction conference.
- B. No separate payment will be made for the work covered by this section, and all costs in connection therewith shall be considered as subsidiary to all of the items of work listed in the bid forms.

JOB No.		21080.01	
DATE	BY	MELDEN & HUNT INC.	
REVISION	DATE	CONSULTANTS • ENGINEERS • SURVEYORS	
115 W. MENTYRE, EDINBURG, TX 78541		PH: (656) 381-1839	
ESTABLISHED 1947		www.meldenandhunt.com	
DRAWING DATE: DRAWING DATE		DESIGNED BY: L. MONTELONGO	
RELEASE DATE:		DRAWN BY: A.F.B.	
CHECKED BY: A.F.B.		T- PC.	
SCALE: 1"=20'			
CITY OF EDINBURG, TEXAS WASTEWATER SYSTEM IMPROVEMENTS 2022 PHASE-1 UPGRADES TO EXISTING WASTEWATER TREATMENT PLANT			
PROJECT SIGN			
GENERAL:			
0 WARNING 1			
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE			
© Copyright 2022 Melden & Hunt, Inc. All Rights Reserved.			
SHEET: G-9			
SEQ: 09			



JOB No. 21080.01	
BY MELDEN & HUNT, INC.	DATE 11/17/2021
REVISION MELDEN & HUNT, INC.	DATE 11/17/2021
DESIGNED BY: L. MONTELONGE DRAWN BY: A.F.B. CHECKED BY: A.F.B. SCALE: 1"=40.0'	
DRAWING DATE: DRAWING DATE RELEASE DATE: RELEASE DATE	
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALLAN F. BOOE, P.E. 57738, ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.	
CITY OF EDINBURG, TEXAS WASTEWATER SYSTEM IMPROVEMENTS 2022 PHASE-1 UPGRADES TO EXISTING WASTEWATER TREATMENT PLANT	
BORING LOCATION MAP	
SHEET: SW-1 SEQ.: 10	

WHAT WE DO? Our Services

Construction
Materials
Testing
Services



Our services encompass all related services to the client including, but not limited to, the following:

- Conducting initial discussions with the Owner and Design team for specific project requirements, project schedule, design requirements, and any additional information that will be beneficial to the Owner.
- Conducting a review of local geology at the project location.
- Conducting field soil exploration and testing services.
- Conducting the geotechnical laboratory testing program to meet the project requirements.
- Discussion with the Owner and Design team prior to report preparation to include updated project changes, requirements, or additional geotechnical options.
- Prepare precise, innovative, cost-effective geotechnical engineering recommendations for all aspects of the project.
- Discussion after the geotechnical report submittal with the Owner and the Design team to support implementation of geotechnical recommendations that will be beneficial to the owner.



MEG Engineers exceptional levels of service since 2001:

- Material Inspection
- Forensics
- Analysis
- Design
- Quality Assurance
- Consulting
- Contract Management
- In-Depth Studies
- Investigations

Construction Management services since 2020:

- Soil On-Site Observation and Testing
- Concrete On-Site Observation and Testing
- Asphalt On-Site Observation and Testing
- Masonry On-Site Observation and Testing



“

MEG Engineers are a knowledgeable, professional and dependable team that has met all of our complex construction project needs.

– Marie Leal, PE, Brownsville PUB

”



PROJECT MANAGEMENT AND COORDINATION STATEMENTS

MEG utilizes a Management System, which facilitates the management of both the Construction Material Testing (CMT) and Geotechnical Engineering Testing (GEO) Departments. The system consolidates all aspects of the business workflow, from proposal to the final invoice. It allows an organization the ability to set up clients/projects, schedule work orders (dispatch requests), report and distribute pertinent data to clients via email or website, employ management tools for lab and field testing, and prepare invoices for each project that could be exported to the organization's accounting system. The system also gives the organization's clients the ability to retrieve reports from the customized reporting website.



Our team makes recommendation on the course of action to the Client when issues of potential delays or increased costs arise during the project. Close communication and coordination between the contractor, third parties involved in the project and our team will be a priority by our team for a successful project. Our team operate as a representative of the City of Edinburg and oversee the day-to-day construction activities of the prime contract assigned. Our team has extensive experience in administering construction contracts and overall management. Our team has experience on multiple projects performing Construction Engineering, Inspection and Construction Materials Testing services for numerous clients in Texas. Our scope of services includes but not limited to:

- Construction Administration Procedures
- Field Reports
- Monthly Progress Reports
- Progress Photos
- Project Progress Meetings
- Schedule Review
- Change Order Review-
- Quality Control
- Safety and Health
- Submittal/ Shop Drawing Control
- Payment Application Review



“

Millennium Engineers has always provided great, professional, friendly service. I highly recommend them.

Ramiro Gutierrez, P.E., R. Gutierrez Engineering Corp.

”



PROJECT MANAGEMENT AND COORDINATION STATEMENTS

Construction Engineering and Management: MEG ensures that the project is completed on time, and on budget and within scope. This will be accomplished through review and tracking of baseline schedules and monthly updates, monthly pay estimates, change orders, plan quantities and overall project costs. We provide timely processing of contractor submittals, shop drawings, and Request for Information (RFIs). We will also work with the Engineer of Record (EOR) as needed regarding RFI's, potential design changes, or plan errors and omissions. We conduct regular progress meetings to promote partnering between all parties. We conduct pre-construction meeting with the contractor, Client, and other stakeholders prior to the start of the project. During this meeting, an escalation ladder is established to provide guidelines for resolution of construction issues.

Construction Administration and Inspection: MEG performs all necessary inspection to verify work is completed in accordance with plans and specifications. Daily Work Reports (DWR's) or other required reports will be completed to document construction progress and inspection activities as well as quantities for payment. Our inspectors inspect all construction activities daily, determine daily need for construction materials testing of work in progress and materials in use, traffic control devices on a daily basis for compliance with Traffic Control Plan



and TMUTCD. SW3P inspections as per environmental requirements performed in accordance with subject guidelines.

Construction Materials Testing: MEG performs construction materials testing on all required construction activities and materials to ensure compliance with project plans and specifications in accordance with the City of Edinburg guidelines for sampling and testing. If independent assurance testing is required coordination with the third-party testing agency is scheduled at appropriate schedules and frequency.

Document Control: MEG ensure that all project progress and financial reporting is completed in accordance with contract requirements. We log all project correspondence, submittals, change orders, RFI's, shop drawings, pay estimates, MOH, etc. We also verify that the contractor is complying with Disadvantaged Business Enterprise (DBE), Equal Employment (EEO) and Buy America guidelines. All DWR's, pay sheets and material test reports are reviewed for accuracy before submittal.

Close Out Procedures: Thorough and accurate records is maintained throughout. We generate a project specific close out checklist. The checklist is distributed to all parties at the beginning to resolve all discrepancies. The checklist allows for a guide during both construction and close out phases. Another part of quality program includes formal audits conducted at 30%, 60%, and 90% of construction completed.

Another tool that we use is performing thorough constructability reviews during the pre-construction phase. We review approved plans, specifications, general notes, TCP phasing, baseline schedule, etc. to identify potential plan errors, quantity discrepancies, utility conflicts, or potential maintenance issues. All findings during the constructability review are provided to the City of Edinburg for review and further discussion.



PROJECT COMMITMENT

MEG is committed to your projects, program, goals, and timelines for project schedule. We will provide the essential staff, equipment, and resources to be available and responsive daily to the City of Edinburg needs based on the district scope of services. Our offices are equipped and trained to provide the level of service and responsiveness required by the City of Edinburg. MEG has extensive local resources and expertise to complete large project programs. The key personnel presented in this Statement of

Qualifications are committed to the City of Edinburg projects and will be available throughout the life of the project.

■ Project Communication

Communication is the key to all successful projects. The management of the testing and inspection program for the project will begin with the introduction of the project team members. Upon notification of award, our engineers and staff will meet with members of the project team who have an active role in the project. This is a critical phase in to communicate project information, goals, timelines, or potential conflicts.

■ Review of Construction Schedule

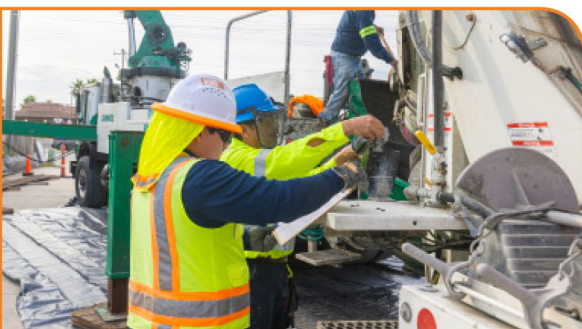
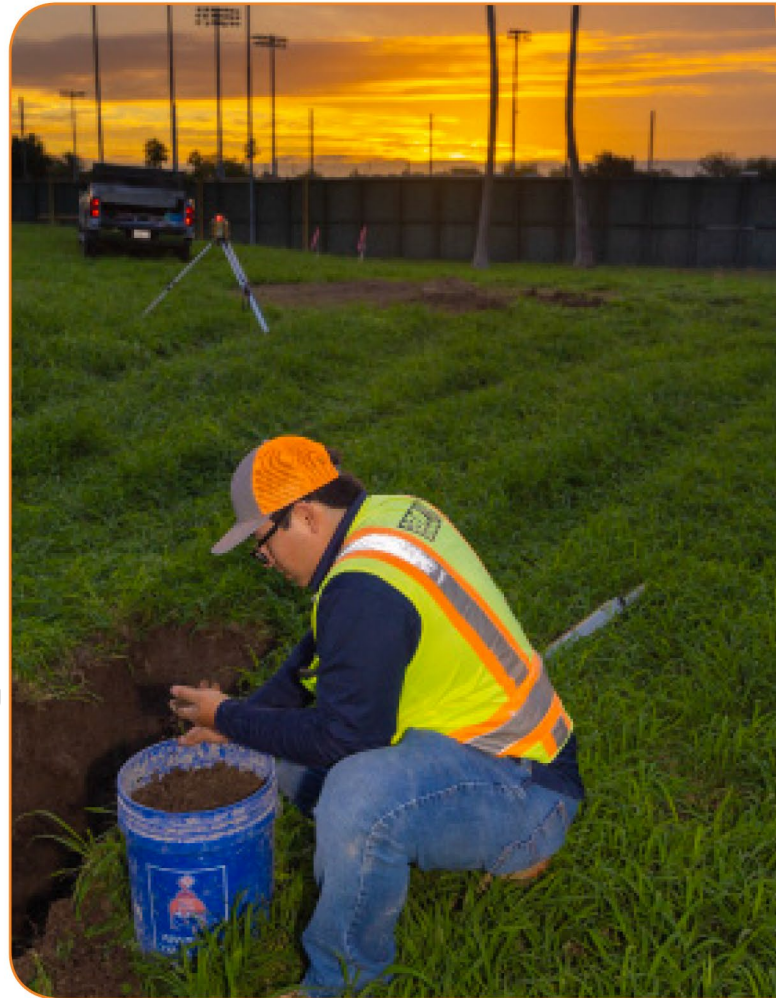
MEG will review the most up-to-date construction schedule by task after design documents are completed. The testing and inspection program can best support regulated testing and control final testing costs if we clearly understand the project testing requirements.

■ Construction Meetings

From the initiation of the project until the completion, we propose biweekly or monthly management meetings with the construction manager or his representative and other project team members. At these meetings it is necessary, to review and discuss testing results, project progress, and project schedule.

■ Daily Communication

MEG on site representative will maintain daily communication with the contractor's superintendent, and the designated project team members in order to schedule the required services and to communicate inspection and test results. Our project manager will communicate the results of critical off-site testing and inspections to the designated project team representatives the same day testing is performed.



“

MEG has been reliable and responsive to our testing needs.
– Mr. Ariel Chávez II, PE/RPLS/ Director of Engineering Services

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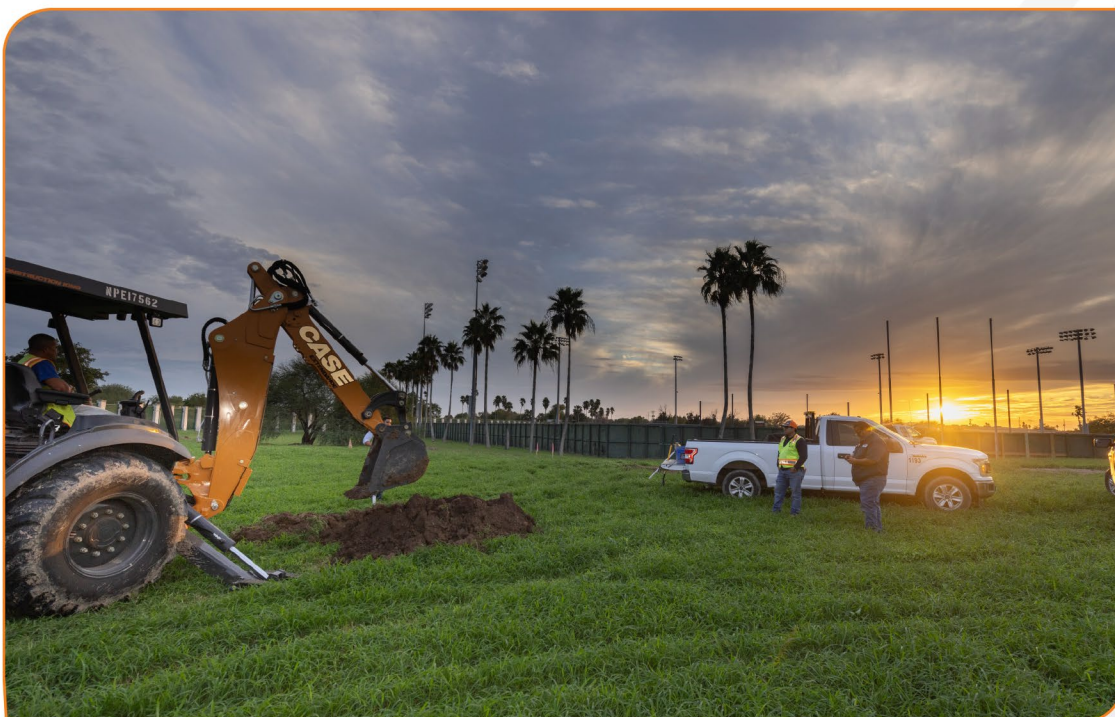
WORKLOAD CAPACITY

The scope of work to be performed under this contract is the scope of work that MEG performs daily for our clients in Texas. MEG has the necessary capacity to meet the City of Edinburg needs for Professional Services. MEG has the resources and experience to provide concurrent project construction services to an individual client for your detailed project scope of work. Our resources can be shifted for operations and our staff and inspectors are cross-trained for proper allocation of personnel for this specific reason.



Based on the current workload, resources, and staff of MEG it is estimated that current operations capacity is at 70%. There is currently no backlog with our testing Services. Our staffing plan is to never be above 85% capacity, so we are able to expedite services when needed to meet critical project schedules.

Based on current and future assignments, it is estimated that during the duration of the project Millennium Engineers Group, Inc. will be operating at 80% of capacity. Engineers, Staff, and Inspectors will be able to complete the daily anticipated project tasks for this project along with current projects tasks. MEG is proficient in completing daily project tasks and expediting the testing and inspection results to the project team for the projects benefit. The project team included in this submittal that will be allocated to this project will devote the necessary time to meet your schedule and often will be various percentages of their time based on your program needs. Inspectors that are assigned to this project will devote 100% of their time to this project when required and additional inspector resources will be available on an as needed basis for this project will be devoted 20% to 50% of their time for additional services as needed.



QUALITY ASSURANCE / QUALITY CONTROL

Internal Quality Management

Our firm follows a reporting structure that will best benefit our clients. Steps and processes are performed in every task of our services to give the client the best product possible. Our client first attitude, service approach, methodology of doing business, and internal quality control program allow us to continue providing services throughout the State of Texas building long term business relationships.

Reporting Structure

Reporting Structure starts within our management team. MEG is called for the requested services and to make the necessary arrangements to initiate the project. Our dispatcher will dispatch one of our highly trained technicians to the requested project site. At this point the technician will perform the requested task(s) and then complete his/her field-testing report. Field Testing reports are turned in daily and our project managers review the testing reports. The testing reports are then turned into our administrative staff and are typed for second review of the project managers. The reports are then reviewed and signed by the office engineer before they are sent to the client. The testing reports provided by MEG include all the necessary data that is often requested by the Owner and members of the design team.

Decision Making

Decision Making by MEG starts within our management team. The decisions made by our staff and key personnel come only after consulting with the principal engineer. Timing and scheduling are important factors of construction, and every decision made will consider the best interest of our client. Engineering Recommendations are only made by a Professional Engineer that is registered in the State of Texas.

Quality Control Plans

Quality Control is monitored by MEG in every aspect of our work. Our office maintains a quality control program that has been approved by the American Association of State Highway and Transportation Officials (AASHTO) and the State of Texas, Department of State Health Services Radiation Control Program. Quality control is monitored and documented by our (QA/QC) Manager and Radiation Safety Officer.

Reporting and Billing Quality Assurance

Quality assurance is maintained by MEG in every aspect of our administrative work. Our office maintains an internal quality control program that is used by our administrative staff to audit every process of our reporting and billing procedures. This quality assurance measure allows us to maintain the quality service that is essential to our client's business.

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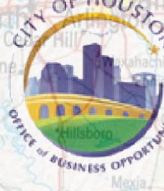
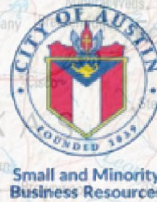
MEG provides excellent services in a timely and cost effective manner.— Mr. Alfonso Quintanilla, PE/RPLS/ Quintanilla, Headly, and Associates

”



Minority Certifications and Accreditations

MEG has minority certifications and accreditations from numerous organizations specific our company. Please click on the hyperlink below to view the detailed certification. If you have any questions, please contact: Andres Palma: apalma@megengineers.com



Pharr, Texas, USA

<http://s202091680.onlinehome.us/wp-content/uploads/2020/03/AASHTO-Accreditation-053119-1.pdf>



Austin, Texas, USA

<http://s202091680.onlinehome.us/wp-content/uploads/2020/03/AASHTO-Accreditation-053119-1.pdf>



US Army Corps of Engineers.
Pharr, Texas



<http://s202091680.onlinehome.us/wp-content/uploads/2020/03/MEG-USACE-Validation-Certificate-1.pdf>



Pharr, Texas

<https://megengineers.com/index.php/teaming/>



Odessa, Texas

<https://megengineers.com/index.php/teaming/>



Houston, Texas

<https://megengineers.com/index.php/teaming/>



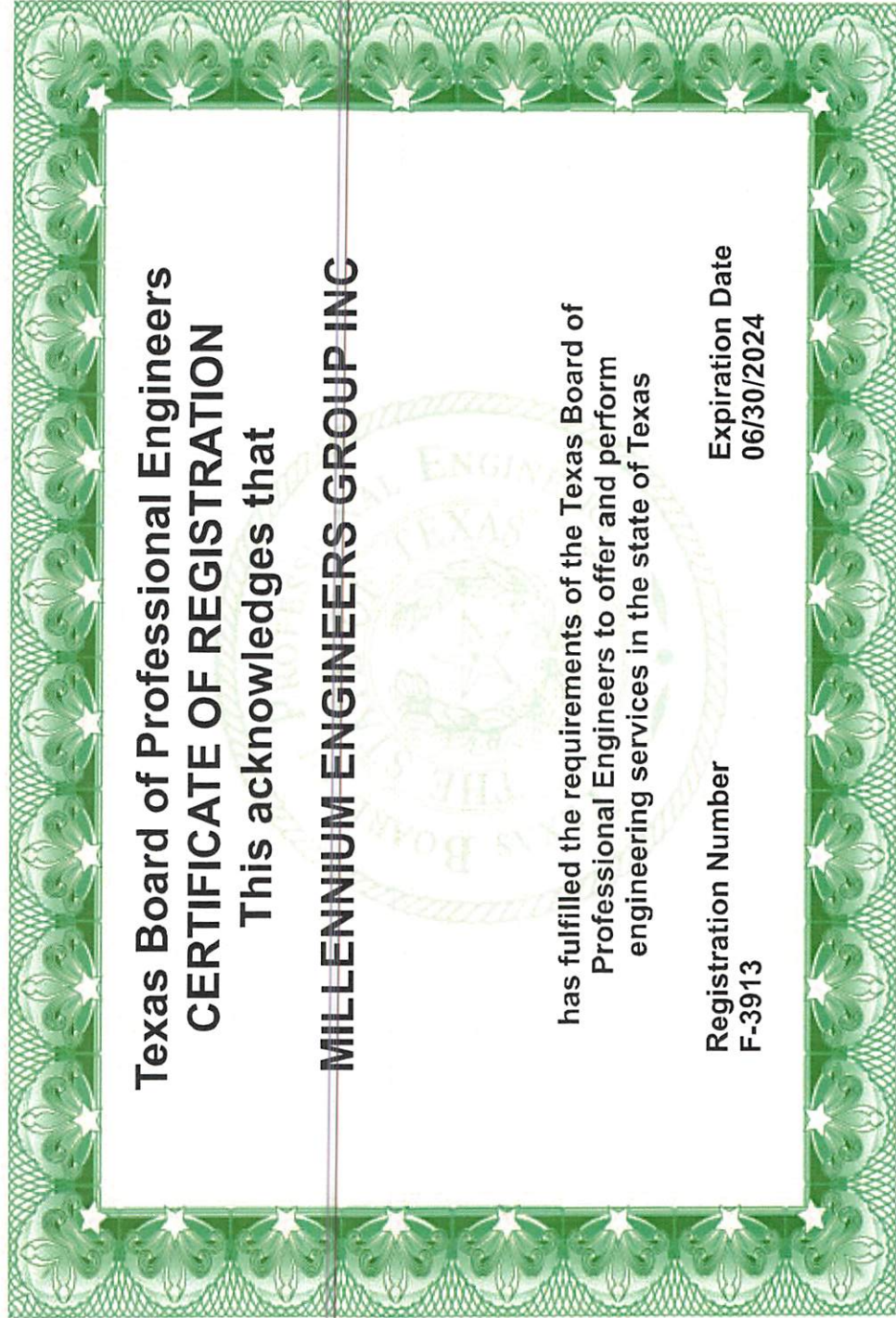
Laredo, Texas

<https://megengineers.com/index.php/teaming/>



Please print this page and cut out the certificate below.
NOTE: Print using **landscape mode** for best results.
([close page after printing](#))

Instructions on how to print in landscape vary based on your browser and your printer. We suggest clicking on your browser's "File" menu and selecting "Print Preview", then orienting the page to landscape by using the buttons on the top of the Preview page.





SOUTH CENTRAL TEXAS REGIONAL CERTIFICATION AGENCY

Your unified certification source
www.sctrca.org

June 2, 2023

Raul Palma
Millennium Engineers Group, Inc.
PO Box 4569
Edinburg, TX 78540

Dear Raul Palma:

We are pleased to inform you that your application for certification in our Small, Minority, Woman and Veteran Business Enterprise (S/M/W/V) Program has been approved. Your firm met the requirements of the SCTRCA Policy and Procedure Manual and is currently certified as a:

***ESBE HABE MBE SBE**

Certification Number: **223066103**
Certification Expiration: **June 2, 2025**

Providing the following products or services:
NAICS 541330: CIVIL ENGINEERING SERVICES
NAICS 541370: LAND SURVEYING SERVICES
NAICS 541380: GEOTECHNICAL TESTING LABORATORIES OR SERVICES
NAICS 541990: ALL OTHER PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES

On the two year anniversary date of your certification, you are required to provide a renewal application affirming that no changes have occurred affecting your certification status. The SCTRCA will send you a Certification Renewal reminder **sixty (60) days** prior to your expiration date. The SCTRCA will no longer include a certificate upon certification renewals. **Your expiration date is June 2, 2025.**

Please notify this office within **thirty (30) days** of any changes affecting the size, ownership, control requirements, or any material change in the information provided in the submission of the certification application. Thank you in advance.

Sincerely,

A handwritten signature in dark ink that reads "Sandra Ramos". The signature is fluid and cursive, with the first name "Sandra" being more prominent than the last name "Ramos".

Sandra Ramos
Executive Director

Texas Historically Underutilized Business (HUB) Certificate



Certificate/VID Number: 1742996684300
Approval Date: September 28, 2023
Scheduled Expiration Date: September 28, 2027

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

Millennium Engineers Group Inc

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **September 28, 2023**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

*Statewide HUB Program
Statewide Procurement Division*

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (<https://mycpa.cpa.state.tx.us/tpasscmblsearch/Index.jsp>) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

9/21/2023

Raul Palma
Millennium Engineers Group Inc
5804 N. Gumwood Street
Pharr, TX 78577

Re: Annual Update Affidavit (AUA)
Disadvantaged Business Enterprise (DBE)

Dear Raul Palma:

Upon review of the AUA and supporting documentation, TxDOT has determined that Millennium Engineers Group, Inc. continues to meet the eligibility requirements of the federal [DBE] program.

DBE certification does not expire, however, to remain certified it is incumbent on you to submit the AUA on or before your next certification anniversary date. A courtesy reminder will be sent from the Diversity Management System (DMS) in advance of the AUA due date.

Firms listed in the Texas Unified Certification Program (TUCP) directory located at <https://txdot.txdotcms.com> are currently certified DBE/ACDBEs. All DBEs certified pursuant to 49 CFR Part 26, are automatically certified in TxDOT's Small Business Enterprise (SBE) Program. TxDOT encourages you to utilize the TUCP directory as a marketing tool. In that respect you should periodically verify your firm's certification description and North American Industry Classification System (NAICS) code(s) closely describe the goods or services your firm provides.

Should your firm be awarded an opportunity to participate on a federally funded project, your firm must perform a commercially useful function (CUF). A DBE performs CUF when it is responsible for execution of the work of the contract and is carrying out its responsibilities by performing, managing, and supervising the work involved. To perform a CUF, the DBE must also be responsible, with respect to materials and supplies used on the contract, for negotiating price, determining quality and quantity, ordering the material, and installing (where applicable) and paying for the material itself.

For information on TxDOT's contracting and procurement opportunities visit <https://www.txdot.gov>.

Sincerely,



Michael D. Bryant
Director
Civil Rights Division

Cc: Monique Pettaway



Geotechnical / Environmental / Forensic / Construction Materials Testing / Consulting / Geostuctural / Facilities



MEG Engineers – Pharr
www.megengineers.com, 5804 N. Gumwood Ave.
Pharr, Texas 78577

956-702-8500, apalma@megengineers.com

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
 - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
 - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

- * 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
- * Texas Local Government Code Chapter 171.004
- * City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

Date:

05/17/2024

Printed Name and Title:

Sergio Tovar, Director of Operations & Finance

Company/Vendor Name:

Millennium Engineers Group, Inc

Authorized Signatory:



COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

- 1 Name/Name of Agency/Company: Millennium Engineers Group, Inc
(Full, correct legal name)
- Address: 5804 N. Gumwood Ave.
Pharr, TX 78577
- Telephone/Fax: 956-702-8500/ 956-702-4180
- Email address: stovar@megengineers.com
- 2 Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
- 3 Yes___ No X
- 3 Is your Company authorized and/or licensed to do business in Texas?
Yes X No___
- 4 Where is the Company's corporate headquarters located? Pharr, TX
- 5 a. Does the Company have an office located in Edinburg, Texas?
- 4 Yes___ No X
- b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office?
____ (years) ____ (months)
- c. State the number of full-time employees at the Edinburg office. _____
- 6 Has the Company or any of its principals been debarred or suspended from contracting with any public entity?
Yes___ No X
- If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

- 7 Indicate person whom The CITY may contact concerning your submittal.

Name: Sergio Tovar
Address: 5804 N. Gumwood Ave., Pharr, TX 78577
Telephone: 956-702-8500
Fax: 956-702-4180
Email: stovar@megengineers.com
- 8 Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?

Yes () No ☒.

If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. _____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes () No ☒.

If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.

N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

Circle One

YES

NO

- 1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

Circle One

YES

NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

Circle One

YES

NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Sergio Tovar, the undersigned representative of
Millennium Engineers Group, Inc, (Company or Business name) (hereafter referred
to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above,**
under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and
2. Will not boycott Israel during the term of the contract.
- 3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located
at <https://comptroller.texas.gov/purchasing/publications/divestment.php>

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Sergio Tovar, Director of Operations & Finance

TYPE/PRINT NAME AND TITLE:

05/17/2024

DATE:

SENATE BILL 13 VERIFICATION

I, Sergio Tovar, the undersigned representative of
Millennium Engineers Group, Inc, (Company or Business name) (hereafter referred
to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above,
under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:

- 1) does not boycott energy companies and;
- 2) will not boycott energy companies during the term of the contract.

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and
2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.



SIGNATURE OF COMPANY REPRESENTATIVE:

Sergio Tovar, Director of Operations & Finance

TYPE/PRINT NAME AND TITLE:

05/17/2024

DATE:

SENATE BILL 19 VERIFICATION

I, Sergio Tovar, the undersigned representative of
Millennium Engineers Group, Inc, (Company or Business name) (hereafter referred
to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above,**
under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:

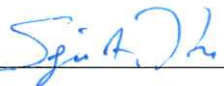
- (1) does not have a practice, policy, guidance, or directive that discriminates
against a firearm entity or firearm trade association; and,
- (2) will not discriminate during the term of the contract against a firearm entity or
firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

- 1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*
- 2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*
- 3) *"Discriminate against a firearm entity or firearm trade association":*
 - a) *means, with respect to the entity or association, to:*
 - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
 - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
 - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
 - b) *does not include:*
 - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
 - (ii) *a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
 - (aa) *to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

- 4) "Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.
- 5) "Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.
- 6) "Firearm entity" means:
- a) firearm, firearm accessory, or ammunition manufacturer, distributor, wholesaler, supplier, or retailer; and
 - b) a sport shooting range as defined by Section 250.001, Local Government Code.
- 7) "Firearm trade association" means any person, corporation, unincorporated association, federation, business league, or business organization that:
- a) is not organized or operated for profit and for which none of its net earnings inures to the benefit of any private shareholder or individual;
 - b) has two or more firearm entities as members; and
 - c) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.



SIGNATURE OF COMPANY REPRESENTATIVE:

Sergio Tovar, Director of Operations & Finance

TYPE/PRINT NAME AND TITLE:

05/17/2024

DATE:

CITY OF EDINBURG

NONCOLLUSION AFFIDAVIT

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Andres Palma, P.E., being first duly sworn, deposes and says that: (Name)

(1) He is President of Millennium Engineers Group, Inc the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the CITY OF EDINBURG, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

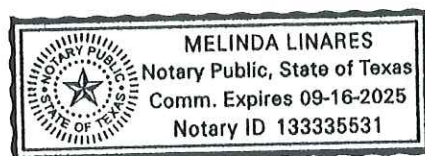
Sign _____

Title President _____

Subscribed and sworn to me this 20th day of May 2021.

By: Melinda Linares

Notary Public



My commission expires

09/14/2025

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Millennium Engineers Group, Inc

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

05/17/2024

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;
or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.



City of Edinburg

Utilities

Gerardo Carmona, Director of Utilities

415 W. University Drive, Edinburg, TX 78541

[TERRACON CONSULTANTS, INC.] RESPONSE DOCUMENT REPORT

RFQ No. 2024-2.

Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction

Materials Testing Services

RESPONSE DEADLINE: May 21, 2024 at 3:00 pm

Report Generated: Friday, May 24, 2024

Terracon Consultants, Inc. Response

CONTACT INFORMATION

Company:

Terracon Consultants, Inc.

Email:

stephanie.cardoza@terracon.com

Contact:

Stephanie Cardoza

Address:

1506 Mid Cities Dr.
Pharr, TX 78577

Phone:

(956) 283-8254

Website:

www.terracon.com

Submission Date:

May 20, 2024 3:08 PM

ADDENDA CONFIRMATION

Addendum #1

Confirmed May 20, 2024 1:29 PM by Stephanie Cardoza

QUESTIONNAIRE

1. Proposal*

Pass

Please upload your entire proposal here as one complete PDF document.

Please do not upload multiple files.

City_of_Edinburg_Phase_I_Upgrades_WWTP_CMT.pdf

2. If you have any proprietary documents, please attach the redacted document here.

No response submitted

3. Required Forms

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST DISCLOSURE FORM AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [CONFLICT OF INTEREST.pdf](#)

Conflict_of_Interest_Disclosure.pdf

PLEASE FILL OUT AND SIGN THE GENERAL QUESTIONNAIRE AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [GENERAL QUESTIONNAIRE.pdf](#)

General_Questionnaire_2024.pdf

PLEASE FILL OUT THE LITIGATION DISCLOSURE FORM AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [LITIGATION DISCLOSURE FORM.pdf](#)

Litigation_Disclosure_Form.pdf

PLEASE FILL OUT AND SIGN HB 89 AND UPLOAD HERE*

Pass

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott Israel; and
- 2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

- [HOUSE BILL 89 VERIFICATION.pdf](#)

House_Bill_89.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 13 AND UPLOAD HERE*

Pass

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or
- 2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- [SENATE BILL 13 VERIFICATION...](#)

Senate_Bill_13.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 19 AND UPLOAD HERE*

Pass

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

- 1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and
- 2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- [SENATE BILL 19 VERIFICATION...](#)

Senate_Bill_19.pdf

PLEASE FILL OUT AND SIGN THE NON-COLLUSION AFFIDAVIT AND UPLOAD HERE*

Pass

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

- [CITY OF EDINBURG NONCOLLUSI...](#)

Noncollusion_Affidavit.pdf

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST FORM AND UPLOAD HERE*

Pass

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at <https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf>

COI_Signed.pdf

IF AWARDED THE 1295 FORM WILL NEED TO BE PROVIDED.*

Pass

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

<https://www.ethics.state.tx.us/filinginfo/1295/>

Yes

Statement of Qualifications

PHASE 1 UPGRADES TO EXISTING WASTEWATER TREATMENT PLANT - PROFESSIONAL ENGINEERING SERVICES: CONSTRUCTION MATERIALS TESTING SERVICES

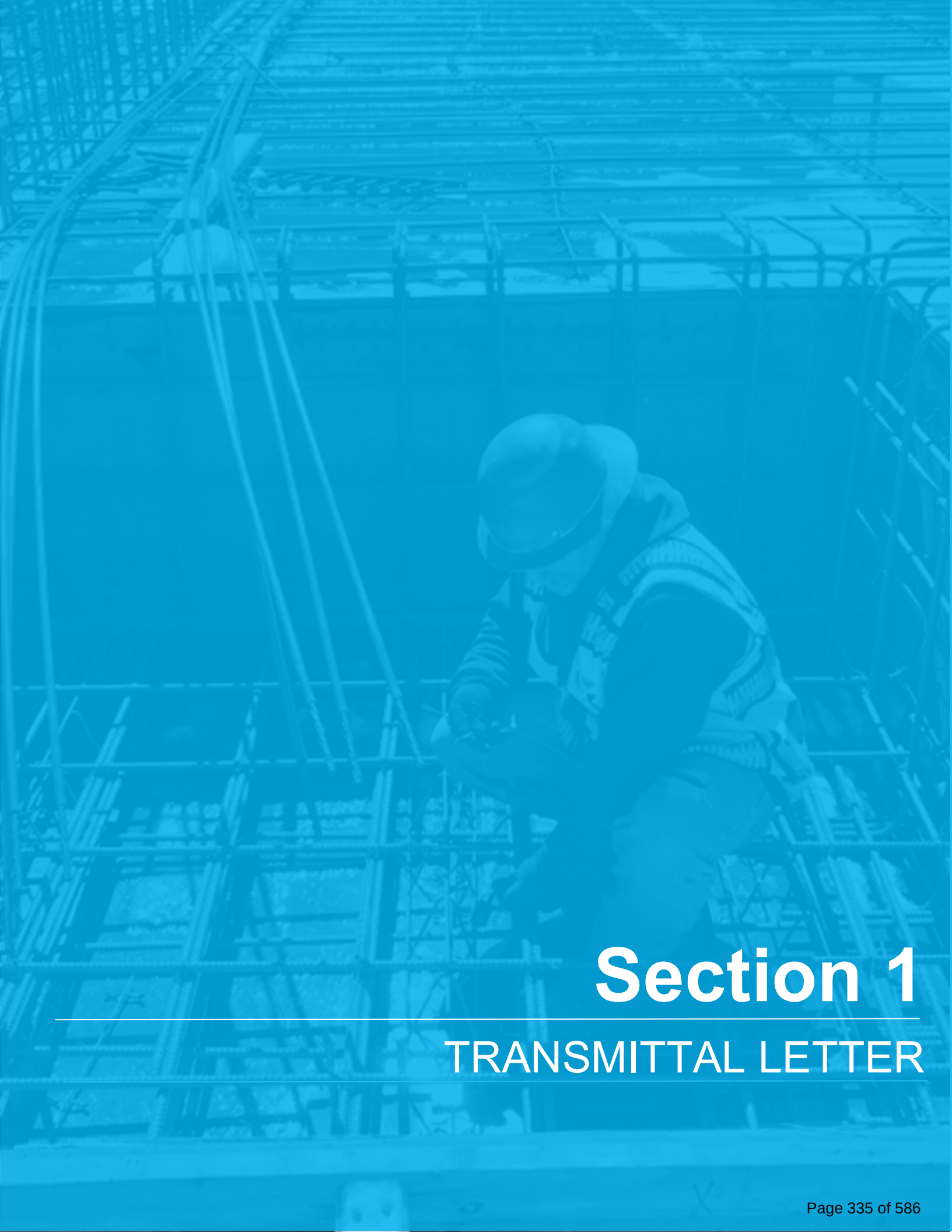
May 21, 2024, 3:00P.M. | RFQ #2024-02

Prepared for:



Nationwide
[Terracon.com](https://www.terracon.com)

- Facilities
- Environmental
- Geotechnical
- Materials



Section 1

TRANSMITTAL LETTER



1506 Mid Cities Dr.
Pharr, TX 78577
P (956) 283-8254
F (956) 283-8279
Terracon.com

May 21, 2024

City of Edinburg
415 W. University Drive
Edinburg, Texas 78541

Mr. Mardoqueo Hinojosa, P.E., CFM, CPM
City Engineer

**Statements of Qualifications for City of Edinburg-
Phase I Upgrades to Existing Wastewater Treatment Plant-
Professional Engineering Services: Construction Materials Testing Services
RFQ No. 2024-02**

Dear Mr. Hinojosa:

Terracon Consultants, Inc. (Terracon) is pleased to submit the appended Statement of Qualifications (SOQ). **Terracon** is a multi-discipline consulting engineering firm. Our services include:

- Environmental Studies (Engineering and Consulting)
- Geotechnical Engineering (Soils)
- Construction Materials Testing, Engineering and Observation
- Facilities.

This SOQ has been prepared to demonstrate our capabilities to perform the requested professional engineering and testing services in a timely manner. The following persons will be available if you have any questions concerning our SOQ.

Jorge A. Flores, P.G.; Senior Principal/Pharr Office Manager
Alfonso A. Soto, P.E., D.GE, F.ASCE; Senior Principal/Geotechnical Department Manager

Mr. Flores will serve as the Client Manager and Mr. Soto as the Project Manager. Both Mr. Flores and Mr. Soto are located in our **Pharr Office** (1506 Mid-Cities Drive, Pharr, Texas; 78577) and can be reached at (956) 283-8254. *Mr. Flores is authorized to bind **Terracon** to the provisions of this SOQ and conduct final contract negotiations on behalf of the firm.* If you have any questions, please do not hesitate to contact us at your convenience. We look forward to working with you and Hidalgo County.

Sincerely,
Terracon Consultants, Inc.


Jorge A. Flores, P.G.
Senior Principal/Office Manager

Copies Submitted: Electronic
JAF/smc



Section 2

FIRM QUALIFICATIONS AND EXPERIENCE

SECTION 2

FIRM QUALIFICATION AND EXPERIENCE

Discuss the firm’s experience and history in performing engineering and project management services in a timely manner, particularly for other governmental agencies in the past (5) years. Discuss the firm’s uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.

Terracon Consultants, Inc. (Terracon) is a dynamic and growing consulting firm providing multiple related service lines to clients at local, regional and national levels. Our services are delivered on a timely basis with consistently high value and attention to client needs. Local services include:

- Environmental
- Facilities
- Geotechnical Engineering
- Materials Testing

Since 1965, our employee-owned firm has delivered success for clients and employees. We help our clients succeed in their business ventures by effectively executing projects, controlling costs, and managing risk. Our clients appreciate this approach, and they know that we intend to be with them for the long term. Terracon’s Pharr office has qualified certified technicians and a reputable engineering staff giving us the ability to respond quickly to our client’s needs. Our responsiveness, high quality deliverables, practical solutions and competitive fees afford clients with a way of doing business that saves time and money.

Terracon has over 175 offices nationwide. In Texas, Terracon currently has more than 600 personnel with offices in Austin, Beaumont, College Station, Conroe, Corpus Christi, Dallas, El Paso, Ft. Worth, Freeport, Frisco, Houston, Laredo, League City, Longview, Lubbock, Lufkin, Midland, Pharr, Round Rock, San Antonio, Tyler and Waco. **The Pharr office will provide consulting services for the City of Edinburg contract as needed.**

Terracon Consultants, Inc. is an employee-owned firm. No individual shareholder currently owns more than 5%. The stockholders in Pharr include:

Jorge A. Flores, P.G., Senior Principal	20 years with Terracon
Alfonso A. Soto, P. E., D. GE, F. ASCE, Senior Principal	22 years with Terracon
Stephanie M. Cardoza, MBA, Senior Associate	19 years with Terracon
Guadalupe Leal	18 years with Terracon
Sylvia Quinones	18 years with Terracon
Eloy Palacios, Senior Associate	18 years with Terracon
George Flores	16 years with Terracon

In addition, Terracon has over 200 Principals and Senior Principals including the following Pharr Office Principals:

Jorge A. Flores, P.G.– Senior Principal/Office Manager 956-283-8254 Phone 956-283-8279 Fax	Alfonso A. Soto, P. E., D. GE, F. ASCE – Senior Principal/Geotechnical Manager 956-283-8254 Phone 956-283-8279 Fax
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Terracon consistently ranks as a top 20 design firm by Engineering News-Record. Our successful growth has included organic expansion and innovation as well as the acquisition of more than 60 firms with specialized capabilities. A focused and uncompromising dedication to safety has been integral to how we support our employees, clients, and communities.

Terracon has been providing a full range of environmental engineering, geotechnical engineering and construction materials testing services for numerous cities, municipalities, architects, engineers and contractors throughout the South Texas area for more than 20 years. The projects Terracon have completed illustrate the diversity and depth of our engineering knowledge and have ranged from small streets to the Bert Ogden Arena to the new Hidalgo County Courthouse.

Our team brings extensive experience in Water/Wastewater projects within the specified area outlined in this RFQ. Below is a selection of projects in the valley where we have successfully provided Materials Testing services over the past five years.

Year	Name	Party Name
2024	Downtown Water and Wastewater Improvements Project 2	Brownsville Public Utilities Board
2023	North Main Drain III Phase I	Hidalgo County TX
2023	12 Inch Casing Extension	4D Construction Services LLC
2023	Lift Station No. 25 Replacement	Harlingen Water Works System
2023	City of McAllen - 2018 Bond Group C3	City of McAllen TX
2022	Hidalgo County Precinct No. 4 Terry Road Stormwater Project	Hidalgo County
2022	City of McAllen Alaniz Subdivision	City of McAllen TX
2022	City of McAllen - 2018 Bond Group C1 Drainage Imp.	City of McAllen TX
2022	City of Pharr Lift Station 30 Rehabilitation Project	City of Pharr TX
2022	City of McAllen - NW BlueLine Hibiscus Tributary Imp.	City of McAllen TX
2021	City of Edinburg - La Marquese Estates	City of Edinburg TX
2021	City of McAllen - Hibiscus at 29th St. Drainage Improvement	City of McAllen TX
2021	Paseo Residential Subdivision	Brownsville Public Utilities Board
2021	Circle K Store No. 2741543	Brownsville Public Utilities Board
2021	City of Edinburg Raw Water Supply and Distribution Additions	City of Edinburg TX
2021	Martin Sewer Extension	RGV Construction LLC
2021	Brownsville PUB - South Browne Subdivision	Brownsville Public Utilities Board
2021	Out of the Park Subdivision	Brownsville Public Utilities Board
2021	Southmost Elevated Storage Tank (2 MG)	Brownsville Public Utilities Board
2021	La Jolla Subdivision	Brownsville Public Utilities Board
2021	Garden Woods Subdivision Section No. 3	Brownsville Public Utilities Board
2021	City of McAllen Gardenia Drainage Improvements	City of McAllen TX
2021	City of McAllen - Sarah Avenue Storm Bypass	City of McAllen TX
2021	City of McAllen - N. 42nd Street Storm Bypass	City of McAllen TX
2021	City of McAllen - 2018 Bond Group C-4 Drainage Imp.	City of McAllen TX
2020	Brownsville Water Valve Replacement Project	Brownsville Public Utilities Board
2020	City of McAllen - 2018 Bond Group A Drainage Improvements	City of McAllen TX
2020	City of Pharr WWTP Electrical Improvements	City of Pharr TX

2020	City of Edinburg Raw Water Supply and Distribution Additions	City of Edinburg TX
2020	Northwest Blueline Drainage Improvements	City of McAllen TX
2020	McAllen PUB SE Waterline & Sewer Improvements Project	City of McAllen TX
2020	City of McAllen Group D-1- Drainage Imp.	City of McAllen TX
2020	City of Los Fresnos Wastewater Headworks and Chlorine	City of Los Fresnos TX
2020	City of Alamo WWTP Improvements	Quintanilla, Headley and Ass.
2020	ERHWSC WTP Filter Backwash Improvements	Garver, LLC
2020	2018 Bond Group D Drainage Improvements	City of McAllen TX
2020	Valley Crossing Pipeline Brownsville TX	Ambrose Construction
2020	E5: 2018 Bond Group E Drainage Improvements	City of McAllen TX
2019	E2-E4 & E6: 2018 Bond - Group E Drainage Improvements 08-19-C37-326	City of McAllen TX
2019	Kennedy Avenue Drainage Improvements	City of McAllen TX
2019	Ebony & 29th Street Sanitary Sewer	City of McAllen TX
2019	Palo Verde Sewer Rehabilitation Project, B022-19	Brownsville Public Utilities Board
2019	Brownsville PUB Palo Verde Utility Improvements Project	Brownsville Public Utilities Board
2019	MEXI-STFE	Pilgrim Construction Co., LLC
2019	Westway Heights Storm Drain Line Improvements	City of McAllen TX
2019	HPL's 24" Edinburg Extension Pipeline Relocation for TxDOT US 83 Improvement Project	Non-Typical Pipeline, LLC

WATER/WASTEWATER SERVICES



Industry Challenges

Water and wastewater systems are critical for communities. Local, state, and federal governments are faced with aging infrastructure requiring sustainable upgrades to meet growth demands.

We understand the complexities of water and wastewater treatment collection, distribution, and management. From environmental, geotechnical, materials, and facilities services to industrial compliance issues, our professionals have local conditions and regulations knowledge to help you manage potential risks and achieve your system maintenance and modernization goals.

Experience and Expertise

Terracon can fast-track schedules, optimize fixed budgets, and deliver innovative long-term solutions. We have provided engineering services on thousands of water and wastewater projects including treatment plants, pipelines, and combined sewer overflow facilities. We are your trusted partner in planning, designing, constructing, and maintaining water infrastructure facilities.

Environmental

During the planning stage, our staff can perform due diligence to identify and quantify the cost of existing or potential

environmental liabilities through site assessments, and natural and cultural resource investigations and studies.

Geotechnical

With offices nationwide and more than 50 years of experience, Terracon has access to enormous amounts of public and in-house historic data through our proprietary Geographic Information System (GIS) database. Our unique ability to present a preliminary assessment of the site, summarized in a Report of Expected Geotechnical Conditions (REGC), enables you to evaluate the anticipated subsurface conditions and their impact on your projects prior to any field exploration. This saves you time and money. Supplemental data can be obtained through field exploration and specialized in-situ testing and geophysical exploration.

Our geodesign group provides design and prepares plans and specifications for geotechnical systems, such as: support of excavation, ground improvement, soil and rock slope stabilization, dewatering, and specialty foundations.

We can also prepare geotechnical instrumentation monitoring plans, We can also prepare geotechnical instrumentation monitoring plans, perform instrumentation installation,

and provide monitoring and web hosting services for remote, real-time project instrumentation monitoring.

Materials

We easily transition into the construction of your project, acquiring and processing test data, and managing quality control issues. Terracon's proprietary data management software delivers seamless, real-time test results, budget tracking, and a non-conformance item log so you have the information to make informed decisions quickly and keep construction on schedule.

Facilities

Terracon's licensed architects and engineers can restore, enhance, and increase your water and wastewater structure's performance by providing expert consulting services including: engineering and materials diagnostics, building enclosure, property/facility condition assessments, and mechanical, electrical, and plumbing consulting.

Our ultimate goal is to deliver comprehensive expertise to meet your project challenges in a safe, timely, and cost-effective manner.

Materials Services

As an owner, contractor, or engineer, your building or infrastructure projects' performance, durability, and safety are non-negotiable. Proper selection, quality, and workmanship of the building materials are essential to achieve these goals – and so is a trusted, reliable partner to provide materials consulting, testing, and inspection throughout design and construction.

Working with Terracon gives you access to the largest network of materials testing laboratories in the country and construction materials experts coast-to-coast who will work with you to minimize material replacements, reduce the likelihood of deterioration, avoid potential failures, and investigate and evaluate materials-related problems and failures when they do occur so you can move forward quickly and confidently with solutions.



Why Terracon?

Our local knowledge and resources, combined with the technical support available from our national network of offices, means Terracon will respond quickly to your construction needs and schedules no matter how often they change. We deliver innovative solutions and alternatives that target your long-term performance objectives while considering cost consequences. Terracon's proprietary data management system generates real-time test results of critical information, informing you of all test results and moving your project forward.

Our materials testing services include:

- Construction Quality Assurance/Quality Control
- Laboratory Testing Services
- Materials Engineering
- Structural Steel and Nondestructive Testing
- Special Inspection Services
 - Fabrication
 - Structural steel
 - Concrete
 - Masonry
 - Soils
 - Wood construction
 - Pile and pier foundations
 - Sprayed fire-resistive materials
 - Fire-resistant penetrations and joints
 - Exterior Insulation and Finish System (EIFS)
 - Mastick and intumescent fire-resistant coatings
 - Other specialty items/requirements

Why work with us?

Benefits of Terracon's Materials Services include:

- 24-hour report turnaround for non-conformance items and failing tests
- Custom report delivery that can be shared with multiple entities
- Real-time reporting that keeps you and your project team informed, saving you time and money

Construction Quality Assurance/Quality Control

Quality assurance/quality control (QA/QC) consulting reduces uncertainty, maximizes quality, and confirms plans and specifications requirements throughout your project. Testing and QA/QC fees represent a small fraction of total construction expense but offer great value, reducing project costs by preserving schedule and identifying materials or construction defects early to quickly resolve them. Choosing Terracon QA/QC professionals as your dedicated owner's representative helps you mitigate risks and prevents issues down the road – giving you peace of mind now and in the future.

Our multidiscipline QA/QC capabilities give you unparalleled access to our materials, geotechnical, environmental, and facilities resources to address various issues immediately. Our responsiveness extends to our reporting: we turn around deviation reports within 24 hours, so you have the information you need to make decisions quickly, and construction remains on schedule.

Our on-site monitoring and testing are complemented by a national network of accredited materials testing laboratories, with subject matter experts who can consult on a range of specialty materials. We also provide QA/QC services at the fabrication shop before materials ship to the site, saving significant cost and time as issues are identified before leaving the shop.

Our QA/QC services encompass:

- QA/QC plans and specifications preparation and/or review
- QA/QC construction monitoring and testing
- Statistical evaluation and verification of construction materials and testing processes
- Third-party review of testing processes and results
- Sample identification, protection, chain-of-custody, storage, and disposition
- Data recording, identification, security, checking, routing, filing, and disposition
- Contractor work activities field documentation
- Construction materials submittal review



Identifying materials or construction defects early preserves your project schedule and reduces cost.

“Terracon has consistently been an outstanding performer, and their highly experienced staff has a keen understanding of the design and construction process and the goals and objectives of the lead designer, contractor, and owner.”

*Jim Klemz
Parsons Transportation Group*

Materials Special Inspections

Special inspections are necessary to complete your construction project and provide a safe structure for the public. Although interpretation and enforcement of International Building Code (IBC) requirements can vary dramatically from one municipality to another, creating potential pitfalls in making sure that your structure meets safety and quality expectations.

Terracon's Special Inspection services combine specialized technical expertise with local jurisdictional knowledge and relationships to ensure the proper fabrication, installation, and placement of structural components and other construction materials that require inspection under the IBC Section 1704.

Our construction inspectors work closely with the owner, designer, local building officials, contractors, engineer of record, and other stakeholders to facilitate communication, review specifications to identify any aspects that are not in compliance with local code requirements, and solve or even

prevent problems, so your project stays on budget and schedule.

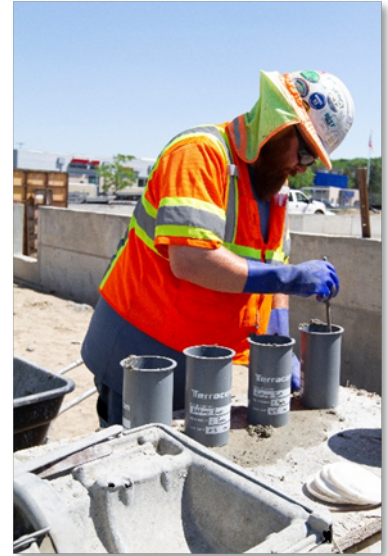
What Sets Us Apart?

We work with your design team throughout the entire design process, providing feedback for the statement and schedule of special inspections and interpreting local code requirements to avoid costly changes during construction. During the construction phase, you benefit from our ability to communicate with the designer to understand expectations and evaluate the drawings to be sure your project meets jurisdictional requirements.

- Our approach encompasses everything you need for a successful testing and inspection program:
- Well-defined scope for testing & inspection (T&I) to minimize costly change orders
- T&I plan for distribution to parties involved, keeping everyone informed
- Terracon certifies T&I personnel and ability to staff for required workload
- Consistent and constant communication between all parties, including:
 - Preconstruction T&I meeting
 - Additional milestone meetings before the start of key construction phases
 - Understand local building code requirements and invite local officials to meetings as requested

Our expertise includes all types of work for construction where special inspections are required by IBC 2009 Section 1704:

- Special Inspection Services
 - Fabrication
 - Structural steel
 - Concrete
 - Masonry
 - Soils
 - Wood construction
 - Pile and pier foundations
 - Sprayed fire-resistive materials
 - Fire-resistant penetrations and joints
 - Exterior Insulation and Finish System (EIFS)
 - Mastic and intumescent fire-resistant coatings
 - Other specialty items/requirements

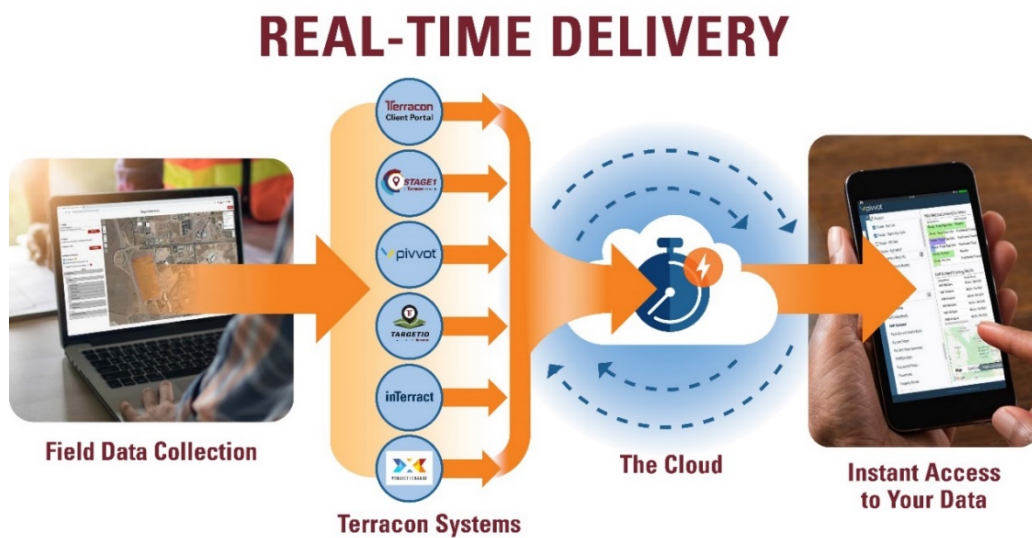


Terracon provides its special inspection services to both public- and private-sector clients.

Real-Time Delivery

Having the ability to know what is happening on your project site in real-time means you and your project team are always well-informed. Portals and platforms display information on a visually intuitive and interactive dashboard, allowing project stakeholders to view data almost instantaneously. This insight into the project throughout each day makes it easier than ever to resolve issues on the spot instead of waiting for the report to be delivered at the end of the project or after the field team has left the site. With data at your fingertips, real-time delivery gives you access to information from anywhere to make decisions faster, ultimately saving you time and money.

Real-time delivery keeps your data alive. We can send and receive data through mobile devices and sensors embedded in everyday objects. These platforms take information from what used to be a verbal conversation, and a field report sent days after the data was collected to immediate access to crucial information, including test status, progress, and outcomes from anywhere and at any time.



We have worked to seamlessly integrate real-time delivery into our systems and platforms to help streamline your projects. When information is integrated into a Terracon internal system, the information populates throughout each system and maximizes the power and accessibility of your data for brilliant, timely decision-making. We customize your client portal based on priorities, risk management needs, and project scope. Before your portal is activated, we assemble a client kick-off meeting to engage with your team and conduct training on how they can use the portal to access and filter data, retrieve or share reports and other information, and collaborate with our team in real time. We provide access to whoever can retrieve the data in the different formats needed.

Real-time delivery also enhances project quality control and efficiency. Our innovative and proprietary tools allow you to see if an area is or is not ready for construction and expose any outstanding deviations. Real-time delivery uses data to help decrease the number of design changes needed and enable more of a collaborative decision-making approach. Hence, you make informed decisions earlier in the site development process, which leads to significant savings over the project's lifespan.

Materials Quality Management Program

Terracon's Quality Program Overview

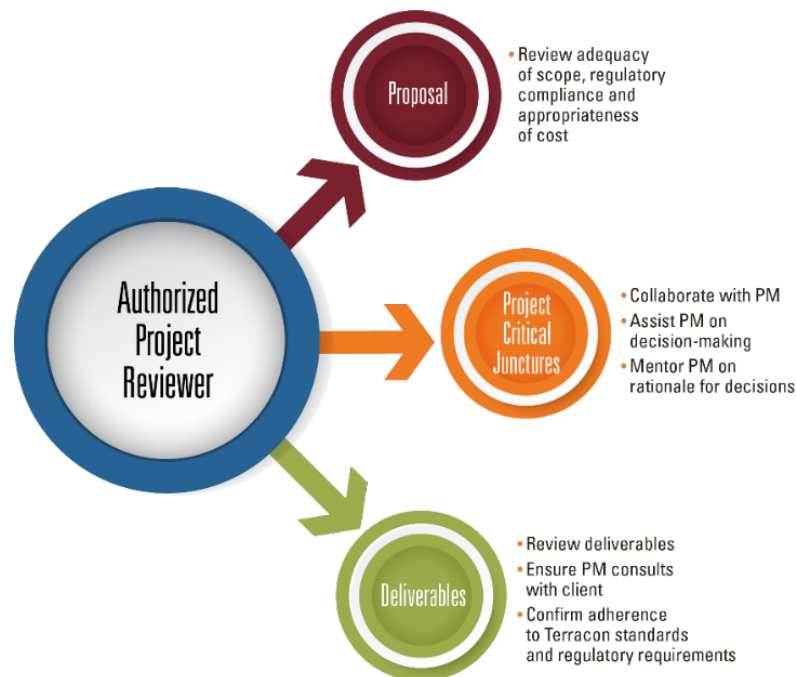
With tens of thousands of projects each year of all sizes, large and small, Terracon offers clients various services, requiring us to have processes in place and roles and responsibilities assigned to provide a high level of service and quality for each project.

Terracon projects are staffed by well-qualified professionals performing a variety of required tasks. Each person is responsible for understanding the essential project goals and client needs. Through training, evaluation, and external certifications and licensing, as appropriate, our staff demonstrates they are qualified and adequately experienced to perform assigned tasks consistent with applicable standards, regulations, policies, and procedures.

In addition to individual responsibilities, collaborative project review is a crucial component of Terracon's quality program. The level and extent of review depend on the deliverable or task. Field and laboratory data, calculations, opinions, recommendations, and conclusions are reviewed by a second set of eyes for quality control. Laboratory processes are also subject to internal quality systems to ensure data accuracy, as noted in Terracon's Quality Management System (QMS).

Project managers, Authorized Project Reviewers (APRs), and the necessary project management and technical expertise collaborate to achieve quality objectives at critical project junctures. Depending on size and complexity, some projects may be subject to additional oversight and expert review. Project execution is confirmed through the project manager's and APR's signatures on project deliverables.

Instead of relying solely on post-review discoveries in a reactive mode, the project manager and APR collaborate throughout the project to make proactive decisions together.



Materials Projects Quality Program Management



Each Terracon providing

office

materials services is required to establish, implement, and maintain a quality system in its operation. The QMS Manual for Materials provides in-depth and standard procedures, forms, and documentation as well as filing guidance and processes. Our quality system meets the requirements of the American Society of Testing and Materials (ASTM) and the AASHTO Accreditation Program (AAP).

- Successful implementation of the QMS system means the following measurable objectives are being met:
- Implement and maintain a viable calibration and/or standardization system for pertinent laboratory and field equipment, traceable to National Institute of Standards and Technology (NIST) standards. Equipment calibrations, standardizations, checks, and maintenance will be completed with corresponding documentation within 30 days of the due date.* (*Note: Calibration of equipment on projects following the Quality Assurance for Nuclear Facilities Requirements (NQA-1) must be completed by the due date as there is no allowance to exceed the stated frequencies)
- Ensure test results are accurate and reproducible independent of the laboratory or field technician performing them. Terracon's operations will participate in applicable proficiency sample programs for each material group and/or test performed in-house. Operations will respond to any proficiency rating over two standard deviations from the mean with appropriate corrective action(s) within 60 days of the final report.
- Implement and maintain a training/evaluation program that allows employees to become and remain proficient in test procedures, equipment operation, and other specific job-related duties. Terracon personnel will receive initial training and evaluation of competency internally. No employee will be allowed to perform a specific test without direct supervision until competency has been confirmed and documented in Terracon University.
- Ensure Terracon's operations comply with the policies, procedures, and requirements of the QMS. Each Terracon operation will participate in applicable audits at the required frequency. All audit nonconformance items will have appropriate Corrective Action Response(s) (CAR's) completed within 60 days of the final audit report date.

WHAT IS SEAMLESS CONSTRUCTED DELIVERY?

Seamless Constructed Delivery is how we perform our construction materials testing and inspection services daily. We continuously apply new processes, methodologies, and techniques to solve project challenges and meet your needs. Guided by our employee owners' experience and technical capabilities, we have spent decades adapting our project delivery process, as Seamless Constructed Delivery, into four main components: Responsiveness, Performance, Quality, and Delivery.



RESPONSIVENESS

Before the Project

Communication

Communication is essential to successful project delivery. Our communication and coordination begin when we learn about the project and continue through project delivery. Expectations are established to anticipate needs and quickly respond, especially during critical junctures and milestones in the construction schedule.

At the proposal and project setup phase, our professionals explore the needs of a project so that all parties concur on the following:

- budgets,
- scope of work,
- scheduling needs,
- safety requirements,
- communication channels and frequency, and
- understanding of challenges.

By understanding these items deeply, we can anticipate the project team's needs and proactively develop solutions that will help keep your project moving forward.

Budgeting

Developed by Terracon professionals, our Pricing enables our project managers, estimators, and subject matter experts to work together on delivering consistent pricing, improving manpower forecasting, and driving on-time project delivery of our deliverables. The pricing tool is pre-loaded with all rates and laboratory costs, allowing our project managers to develop an accurate budget via a simple schedule and quantities.

During the Project

Project Initiation

The first and most important task is to have a kick-off meeting with all critical staff and you. All staff will be informed of safety concerns and mitigations, scope, schedule, available budget, and communication protocols at this meeting. Safety discussions do not stop at the kick-off meeting. They continue daily through our pre-task planning discussions. Our *Incident and Injury-Free*^{TM1} (IIFTM) safety culture is strong and woven into all tasks we conduct inside the office, our laboratories, and on jobsites. Safety awareness and injury prevention helps keep everyone safe.



Behind the scenes, our project managers have set up the project in our proprietary project management and delivery system. Project specifications, manpower needs, budgets, and report distribution lists are set up and ready to dispatch our field personnel to the project site with all the appropriate information and data collection reports.



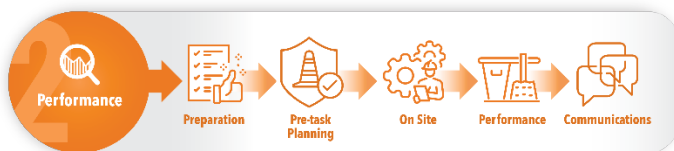
Dispatching

Terracon has a robust system that only allows certified field staff to be dispatched to your job site for the day's testing needs. When our dispatchers or project managers receive a call from a contractor or client, the system can automatically ensure that we appropriately assign certified personnel for the work. The inspector will receive a calendar invite with all the appropriate information needed to perform the task.

Subconsultant Utilization

We prioritize building the best team internally and externally to deliver a successful project. A successful project also incorporates experienced and effective leadership. We aim to create a collaborative team to deliver a successful project while positively impacting our communities and partners.

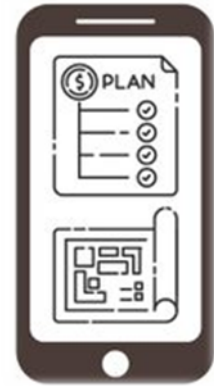
Occasionally, we may need to partner with outside subconsultants to meet specific project requirements. We hold our subcontractors to the same standards as ourselves, including safety and quality. In addition, we have an exceptional record of meeting and exceeding diverse business supplier goals on various project sizes. We take great pride in promoting diverse business participation whenever possible. We partner with small, minority, and/or woman-owned business team members we know and trust.



PERFORMANCE

The day begins with our technicians and inspectors reviewing the weather forecast and confirming with several project team contacts that the day's activities are on schedule, which significantly helps to reduce unnecessary trips to project sites. Once staff members have verified all planned activities, vehicles are loaded and ready to proceed safely. Upon arriving on-site, our technicians carefully review slated activities and traffic patterns to identify parking places to park and verify that our pre-task planning remains current. When safely parked, we notify your site representative that we are on site and ready to perform our work.

Our technicians utilize the latest technology in performing their work. We utilize one of our applications on our mobile devices to collect data from our day's activities. These enhanced and robust applications allow us to collect and enter our test and inspection data daily and submit the information digitally. Beyond simplifying the data collection process, the apps offer more advantages. Our applications are tied to our phone's GPS, which references the plan set in our systems. This means our technicians can see where they are standing on the plans when on site. Utilizing our mobile device's GPS eliminates misplaced tests in the field and geolocates all testing and inspection data within our deliverables. This geographic information greatly enhances methods for us to deliver data to you.



Our seamless data collection apps offer the following advantages:

- Form-based data collection – no missing information or lost papers
- Safe-Right procedures embedded in the forms
- Geographic information embedded in the report
- Pictures taken on-site are automatically tied to the report
- Dramatically reduced report turn-around times as complete reports can be submitted in the field
- Technicians always know where they are on the plan – no misplaced tests
- Test standards embedded in the forms
- Site maps embedded in the forms



Technology is an excellent tool; however, our tools are only as good as those using them and none so vital as our technicians' communication in the field. Our field personnel know the importance of reporting deviations and failed tests as quickly as possible to limit the amount of non-conforming material placed. We also make it a point to coordinate with site leaders before leaving the job site for the day. In this way, we do not miss unplanned site operations that may need attention. You can count on our field personnel to proactively communicate with you.



QUALITY

Quality Leadership and Training

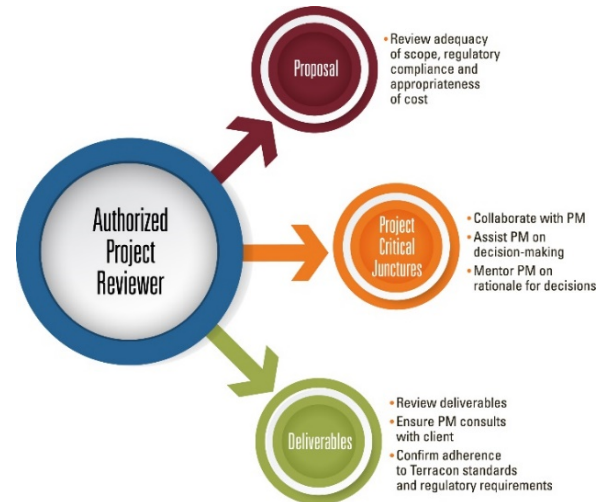
We engage and collaborate with a cross-functional matrix of management roles at the executive, senior, and operations levels and with service line leaders to spearhead certain aspects of our quality program. This structure provides specific quality leadership and processes to address the unique challenges of each service we provide.

Quality oversight includes the selection, vetting, approval, and ongoing evaluation of qualified Authorized Project Reviewers (APRs), who oversee every project's quality. We regularly evaluate our quality program components at the company and office levels through committees staffed by executive-level managers and service line leaders to balance operational perspectives with specific service line considerations. Each committee reviews representative project work samples associated with each individual project reviewer to assess the reviewer's effectiveness.

Through training, evaluation, and external certifications and licensing, our staff demonstrates that they are qualified and experienced to perform assigned tasks consistent with applicable standards, regulations, policies, and procedures.

Role of the APRs and SMEs

Project managers, APRs, and the necessary project management and technical expertise collaborate to achieve quality objectives at critical project junctures. Depending on size and complexity, some projects may be subject to additional oversight and expert review.



Without exception, every project is assigned an APR who collaborates with the project manager on quality and technical objectives for the project's duration. The APR is engaged at the proposal stage and remains on the project through execution and closeout.

The APR plays a leading role in our quality program, highlighted by the following four primary areas of project responsibility:

- **Quality Oversight:** The APR reviews the proposal and is involved at the kick-off meeting and at significant milestones, stages, and critical junctures providing direction and insight to guide the project to its completion.
- **Coaching:** The APR coaches and advises the project manager on various aspects of the project emphasizing quality, risk, on-time delivery, budget, the scope of work, and other client expectations.
- **Risk Management:** The APR guides the project team to assess properly project-specific risk.
- **Safety Awareness:** The APR raises awareness at the project level by communicating with the team to focus attention on their own personal safety and the safety of all project team members.

It is true that every once in a while, the technical needs of an aspect of a project can exceed the skills of our Project Manager. When this situation arises, Terracon has pre-identified and organized into categories our subject matter experts (SME). These SME's are available at a moment's notice to assist in resolving any project issue or challenge.

Our Pharr office has provided services to over 450 projects in the last decade for municipal clients throughout the Rio Grande Valley. Terracon has provided engineering consulting services for the [City of Edinburg](#) since 2008 (48 projects), [City of McAllen](#) since 2009 (341 projects), [City of Pharr](#) since 2009 (70 projects), and may other local municipalities in the Rio Grande Valley.

Terracon's Pharr office has **provided Geotechnical and/or Materials related services on more than 250 projects for local governmental agencies and municipal clients** in the past five years.

The municipal projects below demonstrate our experience and expertise projects relating to following types of projects: ■ Public Works ■ Public Utilities ■ City Improvement Projects (CIP).

Our experience is proven through our work with the City of Edinburg other comparable municipalities (see projects below).

Project No. 1

Name of Project:

City of Edinburg

Geotechnical, Construction Material Testing and Engineering, and Environmental Services

2020-Current

2008-2018

Scope of Services:

Terracon has performed a number of geotechnical engineering studies and has been retained to perform geotechnical soils investigations and construction materials testing services for the various streets and alleys for the City of Edinburg. Terracon's staff drilled soil borings and performed laboratory testing on the recovered soil samples. The data collected was used to design the pavement sections for the reconstruction of asphaltic concrete roadways and installation of new water, storm drains and sewer systems. Our pavement analysis involved performing California Bearing Ratio (CBR) tests for use in the pavement analysis. The AASHTO method for pavement design was used. Our construction materials testing services have included sampling of the pavement subgrade and base materials for moisture-density relationships in the laboratory, performing in-place field density tests on the pavement subgrade and base courses, and coring the asphaltic concrete surface to check for proper thickness and density. The costs of our geotechnical (soils) and construction materials services were completed within budget. *Both of these services are on-going with the City of Edinburg. The following are select individual projects the Terracon Pharr office has worked on.*



Number	Name	Service Line
88235025	Brennaaleen Cedar Drainage Improvements	Geotechnical
88235029	Edinburg Wastewater Treatment Plant	Geotechnical
88221252	City of Edinburg - Traffic Signal Imp. Jackson Rd. at Chapin	Materials
88221018	City of Edinburg - Victoria Heights Construction	Materials
88227203	490 Booster Station	Environmental
88221111	City of Edinburg - University Village	Materials
88211274	Rogers Coves Phase A	Materials
88211267	City of Edinburg - La Marquese Estates	Materials
88211273	City of Edinburg Raw Water Supply and Distribution Additions	Materials
88211124	City of Edinburg - SH Mount Estates	Materials

88211179	City of Edinburg - Lull Subdivision Improvements	Materials
88211161	Canton Heights No. 3	Materials
88211178	City of Edinburg - Tule Recreation Center	Materials
88211113	City of Edinburg - Pearl Estates	Materials
88211064	City of Edinburg Canton Heights No. 2	Materials
88211065	City of Edinburg - Ensenada Estates	Materials
88211066	City of Edinburg Penny Lane Avanti West	Materials
88211050	City of Edinburg - Las Encinitas Subdivision Phase II	Materials
88211003	City of Edinburg - Queens Court Subdivision	Materials
88211004	Newcastle Subdivision City of Edinburg	Materials
88217018	Vacant Gym Building	Environmental
88201222	City of Edinburg The Garden at Lake James Subdivision	Materials
88201197	City of Edinburg Raw Water Supply and Distribution Additions	Materials
88201227	Russell Subdivision Park Subdivision Phase III & IV	Materials
88187078	El Tule Building	Environmental

Name of Representative:

Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

Phone Number:

(956) 388-8955

Address:

415 W. University Drive
Edinburg, Texas 78540

Project No. 2

Name of Project:

City of McAllen

Capital Improvement Projects 2017-Current;
Subdivision Projects 2009-2016

Name of Representative:

Mr. Eduardo Mendoza, P.E.

City of McAllen

210 N. 20th Street

McAllen, Texas 78501

(956) 688-1151



Scope of Services:

Terracon is currently providing geotechnical engineering and construction materials testing services at various City of McAllen projects. We provide multiple entities with copies of the results of the construction materials testing in a timely manner. We also perform geotechnical explorations, including soil borings, for the preparation of geotechnical reports complete with boring logs, laboratory results, geotechnical recommendations, and site plans for the development of construction documents for various improvements within the city. The costs of our services were completed within budget. *These services are on-going with the City of McAllen. The following are select recent individual projects the Terracon Pharr office has worked on.*

Number	Name	Service Line
88235112	City of McAllen Public Works - Building Addition	Geotechnical
88237170	Hidalgo International Bridge Building A	Environmental
88231166	City of McAllen Kerria Avenue Sidewalk Improvements	Materials
88235044	McAllen Heritage Center - Addition	Geotechnical
88237089	Hidalgo International Bridge Building C Roof	Environmental
88237086	Hidalgo International Bridge Building A Roof	Environmental
88237105	McAllen Incubator	Environmental
88237095	McAllen Water Plant	Environmental
88231092	Andara Apartments	Materials

88231064	San Felipe on Northgate Lane Subdivision	Materials
88231063	Brier Village Subdivision	Materials
88231060	Sharybak 1	Materials
88227320	Hidalgo International Bridge Building A	Environmental
88227339	Approximately 1,288-Acre Tract of Land	Environmental
88227332	Hidalgo International Bridge Building B	Environmental
88225196	McAllen Fire Training Facility	Geotechnical
88225193	NE McAllen - Edinburg Lateral Project	Geotechnical
88227321	Approximately 1288-Acre Tract of Land	Environmental
88227307	Hidalgo International Bridge - Building A Renovations	Environmental
88227276	McAllen Police Department TAGG Building - Room 122	Environmental
88227269	Hidalgo International Bridge - AQI Shack Restroom	Environmental
88221172	Pavement Repair at Various Locations - Int. Parkway, George McVay	Materials
88221162	City of McAllen - 2018 Bond Group C1 Drainage Improvements	Materials
88221156	City of McAllen - McHi South Parking Lot	Materials
88221149	McAllen Fire Station 4	Materials
88221128	City of McAllen - Freddy Gonzalez Widening	Materials
88227123	Approximately 133-Acre Vacant Tract of Land - LSI	Environmental
88227180	McAllen Recycling Center- Break Room	Environmental
88227164	McAllen Fire Station 4	Environmental
88221113	City of McAllen - Trenton Rd. at Auburn Ave. Int. Improvements	Materials
88221110	City of McAllen - Chicago Ave. Drainage Imp.	Materials
88221091	City of McAllen - Dove Avenue Extension	Materials
88221074	City of McAllen - MYBC North Parking Lot	Materials
88227085	Approximately 133-Acre Vacant Tract of Land	Environmental
88221048	City of McAllen - Dove Avenue Turning Lane	Materials
88221041	City of McAllen - NW Blueline Hibiscus Tributary Improvements	Materials
88221027	City of McAllen - Dove Avenue Expansion	Materials
88221023	City of McAllen - Hibiscus at 29th St. Drainage Improvement	Materials
88225011	Proposed Fire Station No. 8 - Tres Lagos	Geotechnical
88225015	Anzalduas LPOE Northbound Lane Expansion	Geotechnical
88215192	La Quinta Mazatlan World Birding Center - Percolation Tests	Geotechnical
88221013	Anzalduas Additional Lane	Materials
88221010	City of McAllen 2021 Sidewalk and Bus Shelter Imp.	Materials

Project No. 3

Name of Project:

CBDG and CIP Street Renovation Projects
(2002 to 2005)
(2008 to Present)

Name of Representative:

Mr. Doroteo Garcia, P.E.
City of Brownsville
404 E. Washington Street
Brownsville, Texas 78520
(956) 541-1012



Scope of Services:

Terracon has performed a number of geotechnical engineering studies and has been retained to perform geotechnical soils investigations and construction materials testing services for the various streets and alleys for the City of Brownsville. Terracon's staff drilled soil borings and performed laboratory testing on the recovered soil samples. The data collected was used to design the pavement

sections for the reconstruction of asphaltic concrete roadways and installation of new water, storm drains and sewer systems. Our pavement analysis involved performing California Bearing Ratio (CBR) tests for use in the pavement analysis. The AASHTO method for pavement design was used. Our construction materials testing services have included sampling of the pavement subgrade and base materials for moisture-density relationships in the laboratory, performing in-place field density tests on the pavement subgrade and base courses, and coring the asphaltic concrete surface to check for proper thickness and density. The costs of our geotechnical (soils) and construction materials services were completed within budget. *Both of these services are on-going with the City of Brownsville. Below is a limited list of projects we have worked on for the city.*

Number	Name	Service Line
88237305	Tony Gonzalez Park Pavilion	Environmental
88237282	B Metro Yard Rehab - Warehouse- CMU Buildings	Environmental
88237060	Oliveira Park Pavilions	Environmental
88225195	Wild Rose Lane - Pavement Reconstruction	Geotechnical
88221176	City of Brownsville Sports Complex Roof Repairs	Materials
88221253	Los Ebanos	Materials
88221187	Communications and Marketing Department Complex	Materials
88225040	Old Hwy 77 Pavement Reconstruction	Geotechnical
88225043	Coffee Port Road Pavement Reconstruction	Geotechnical
88221039	Brownsville Metro East Side Transfer Station	Materials
88215099	Calvin Street - Pavement Reconstruction	Geotechnical
88215067	Cannery Public Market	Geotechnical
88211010E	Brownsville 2019 Street Imp. - Calle Espacio	Materials
88211010D	Brownsville 2019 Street Imp. - W. Los Ebanos Blvd.	Materials
88211010C	Brownsville 2019 Street Imp. - Calle Galaxia	Materials
88211010B	Brownsville 2019 Street Imp. - El Mar Street	Materials
88211010A	Brownsville 2019 Street Imp. - Del Valle Blvd.	Materials
88217031	Brownsville Central Fire Station	Environmental
88211010	Brownsville 2019 Street Improvements	Materials
88205033	El Mar Street Reconstruction	Geotechnical
88205032	Los Ebanos Blvd. Reconstruction	Geotechnical
88205031	Calle Galaxia Reconstruction	Geotechnical
88191256	Sam's Memorial Pool Renovation	Materials
88197256	City Plaza 2nd Floor Lounge and Room B227	Environmental
88197257	City Plaza 1st Floor Blue Room and Hallway	Environmental
88197073	Belden Trail	Environmental
88187166	Former BSA G169 Union Pacific Rail Yard	Environmental

Project No. 4

Name of Project:

City of Pharr
Current
Pharr, Texas



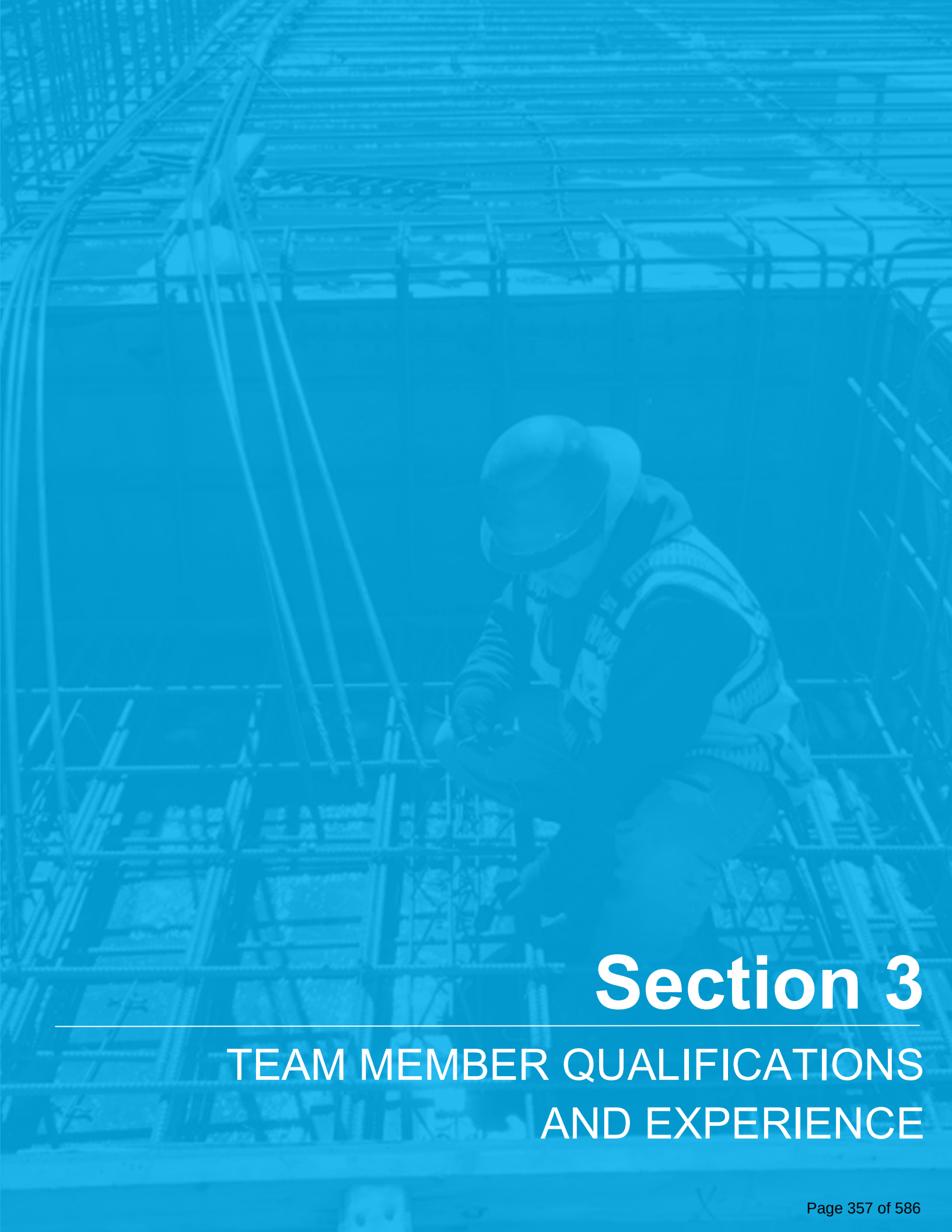
Name of Representative:

Ms. Maria Rangel City of Pharr
118 South Cage Blvd.
Pharr, Texas 78577
(956) 402-4000

Scope of Services:

Terracon performed geotechnical engineering studies and materials testing and observation services during construction of various projects within the City of Pharr. *The following are individual projects the Terracon Pharr office has recently completed.*

Number	Name	Service Line
88237015	Fire Station No. 1 Building	Environmental
88221215	Dekal Subdivision	Materials
88225045	South Pharr Elimination Project	Geotechnical
88211271	North Fir Avenue Paving Improvements	Materials
88211251	Javelina Drive Monument Signage	Materials
88217253	City of Pharr Building	Environmental
88215121	UTRGV Nursing School	Geotechnical
88217212	Proposed City of Pharr Medical Site	Environmental
88217184	Proposed City of Pharr Medical Site	Environmental
88201165	Star Trail Subdivision	Materials
88211038	City of Pharr Bridge Expansion	Materials
88211013	City of Pharr WWTP Electrical Improvements	Materials
88205160	Expressway EST to Eldora EST Water Transmission Main Project	Geotechnical
88215006	South Pharr Regional Detention Facility	Geotechnical
88201030	Jones Box Park Phase II - West Expansion	Materials
88205157	LS #30 Reconstruction Project	Geotechnical
88201201	City of Pharr FY15 DAP - Northbound Lanes Concrete Expansion	Materials
88207183	Pharr Event Center	Environmental
88201097	West Ridge Estate Phase 3	Materials
88205019	City of Pharr Collection System - NW and Central Interceptors	Geotechnical
88201058	City of Pharr - Heritage Manor No. 2	Materials
88201036	City of Pharr Single Machine Repaving Year 5	Materials



Section 3

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

SECTION 3

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work. Below Terracon proudly presents our Pharr Management Team. Relevant resumes are attached at the end of this section.

MATERIALS PROFESSIONAL TEAM

	Jorge A. Flores, P.G., Senior Principal Office Manager jorge.flores@terracon.com Office: 956.588.2475 Mobile: 956.245.2319 20 years with Terracon		Alfonso A. Soto, P. E., D. GE, F. ASCE, Senior Principal Geotechnical Department Manager alfonso.soto@terracon.com Office: 956.588.2480 Mobile: 956.884.3582 23 years with Terracon
	Guadalupe (Lupe) Leal, Graduate Engineer Materials Department Manager lupe.leal@terracon.com Office: 956.588.2474 Mobile: 956.535.0635 15 years with Terracon		Jorge L. Perez, Graduate Engineer Materials Group Manager jorge.perez@terracon.com Office: 956.904.5312 Mobile: 956.404.5752 5 years with Terracon
	George Flores, Jr. Materials Project Manager george.flores@terracon.com Office: 956.588.2492 Mobile: 956.283.6340 16 years with Terracon		Dariana Sagastegui, Graduate Engineer Assistant Materials Project Manager dariana.sagastegui@terracon.com Office: 956.588.2486 Mobile: 956.331.3518 3 years with Terracon
	Nestor Alvarado, Graduate Engineer Assistant Materials Project Manager nestor.alvarado@terracon.com Office: 956.588.8243 Mobile: 956.789.1424 4 years with Terracon		Hector Escalante, Graduate Engineer Field Engineer hector.escalante@terracon.com Mobile: 956.900.2700 3 years with Terracon

Alfonso A. Soto, P. E., D. GE, F. ASCE will serve as the Senior Project Manager and Project Engineer. He will be the primary technical contact for the City of Edinburg and will be responsible for resolving quality of service issues and will provide overall direction, management and oversight of all Terracon services for this project.

Mr. Soto's early project activities will include a review of the project plans and specifications to obtain an understanding of the proposed construction, as well as coordination with the City of Edinburg concerning project processes including project authorities, scope of services, schedule, budget and communication processes.

During this phase, Mr. Soto will also attend preconstruction meetings with the Design Team and Contractors to meet project personnel, gather additional information about the project and to answer any questions concerning project conditions and project testing and inspection procedures.

At the start of construction, qualified Project Technicians will be assigned to the project to support the field testing and inspection phase of the project. We anticipate using the services of technicians who have the appropriate certifications as outlined in the City of Edinburg Scope of Services.

While on site during construction, the Technicians will be available to communicate directly with the City of Edinburg Representative, and will communicate frequently with Mr. Soto concerning the status of the project and testing results via the company-owned smart phones. Mr. Soto will be responsible for keeping the City of Edinburg's Representative apprised of the current status of the testing and inspection associated with the project and, as part of our quality assurance process, and he will be responsible for obtaining the appropriate level of internal review of the testing reports and documentation developed in the field.

Proprietary Construction Materials Management Software

For management of the project, Terracon uses our automated Construction Materials Engineering Laboratory Management System™ (CMELMS). This management system is focused on four major goals related to the construction materials testing services:

- Make all parties fully aware of our scope and role on the project so that none of the required materials testing services are overlooked or ignored.
- Establish an effective process for the rapid transfer of construction observation and material test results.
- Incorporate and maintain a tracking system for material performance, report distribution, and identification and clearance of non-conformance items.
- Communicate regularly with our client on test results and findings as well as budget and cost status in order for the project to be both technically and financially successful.

Mr. Soto will meet with the Project Team prior to the start of construction and review the construction materials testing requirements. This meeting will highlight the overall testing requirements for the project. It will allow the project team to define and discuss items that are of a critical nature so that special attention can be paid and prevent such items from negatively impacting the schedule or construction quality.

Once the project begins, Terracon will utilize our automated CMELMS software program. This allows us to achieve better communication, more consistency, and faster turnaround of reporting on the project. Test data, observations, and other information are easily entered into the system and reports are generated. The program automatically tracks all reports, provides immediate availability of test results, and, in addition, the statistical performance of all concrete mixes being utilized on a project can also be monitored.

The CMELMS software can produce electronic or paper copies of reports for distribution. Reports can be distributed via traditional mail, electronic mail and/or Internet web pages can be established where our reports will be posted. The program will also track our project budget on a daily basis and produce real-time budget reports and invoices for services provided.

Materials Expertise

Terracon and our designated team members are capable of providing a wide variety of materials testing and consulting services. Some of these services include welding procedure review and welder performance qualification testing, pipe weld non-destructive testing, inspection of structural steel metal framing, floor flatness and levelness testing, in-place temperature monitoring, moisture vapor emission testing, roofing inspection, coatings inspection and mil thickness verification, non-destructive testing of hardened concrete, concrete and asphalt coring and materials engineering, specialized testing of asphalt products and flexible base materials, and various forensic evaluations of concrete, asphalt, structural steel, and pipe. Our ability to provide such specialized services make Terracon the most versatile and capable consulting firm in the Rio Grande Valley.

Deficiency Log

Through our CMELMS program, we have the capability to efficiently track and develop a listing of our tests and observations that are not in compliance with the approved plans and specifications for the project. This deficiency log is maintained throughout the project and serves as a valuable tool that can be used to track deficiencies until they are resolved. Maintenance and distribution of a deficiency log serves to notify the responsible parties that deficiencies were noted and corrective action is required. This reduces the risk of uncorrected deficiencies affecting the construction.

Our Pharr office is fully equipped to perform field and laboratory testing of soils, concrete and asphalt- the **Terracon Pharr Laboratory is accredited by AASHTO Materials Reference Laboratory (AMRL) in Soils and Aggregates.**

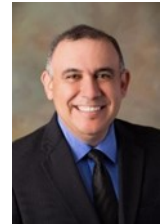
Our engineering and technical staff are qualified and trained to perform the geotechnical and construction material engineering and testing services listed in the RFQ. Terracon can deliver the items and data being requested in the RFQ scope of services. The following is a general breakdown of the Pharr office personnel.



Licensed Texas Engineer (P.E.)	1	CMT Project Managers	3
Engineer-in-Training (E.I.T.)	2	Logger	1
Licensed Texas Geologist (P.G.)	1	Lab Manager	1
Graduate Engineer	5	Engineering Technicians	17
Geologist/Asbestos & Mold Consultant	1	Administrative Manager	1
Environmental Scientist	4	Client Development Manager	1
Environmental Technician	1	Receptionist/Secretary	1
CMT Dispatcher	1	TOTAL	40

Most of our employees are cross trained for maximum efficiency. For example, our logger is also a CMT technician and our asbestos project manager an air monitoring technician. *One of our CMT PMs is also a Graduate Engineer-we have 2 full time CMT PMs.

The Prime Contact for our *Team* for the entire project will be **Jorge A. Flores, P.G.** who will serve as the Client Manager for all projects. When the City of Edinburg assigns a project to Terracon, Mr. Flores will be involved in contract negotiations.



Alfonso A. Soto, P. E., D. GE, F. ASCE, Senior Geotechnical and Construction Materials



Testing Engineer will serve as the Senior Project Manager. He will be the primary technical contact for the City of Edinburg and will be responsible for resolving quality of service issues and will provide overall direction, management and oversight of all Terracon services for this project. **Mr. Soto has received his Diplomate, Geotechnical Engineering (D.GE) certification.** This professional certification is offered through the Academy of Geo-Professionals and ensures that geotechnical engineers have specialized knowledge and skills in their field of practice. **He is also a Fellow of the American Society of Civil Engineers (ASCE).** Through civil engineering ASCE Fellows have made significant contributions and developed creative solutions that change lives around the world. It is a prestigious honor held by fewer than 4 percent of ASCE members.

Mr. Soto's early project activities will include a review of the project plans and specifications to obtain an understanding of the proposed construction, as well as coordination with the City of Edinburg concerning project processes including project authorities, scope of services, schedule, budget and communication processes. During this phase, Mr. Soto will also attend preconstruction meetings with the Design Team and Contractors to meet project personnel, gather additional information about the project and to answer any questions concerning project conditions and project testing and inspection procedures. At the start of construction, qualified Project Technicians will be assigned to the project to support the field testing and inspection phase of the project. We anticipate using the services of technicians who have the appropriate certifications as outlined in the City of Edinburg Scope of Services. While on site during construction, the Technicians will be available to communicate directly with the City of Edinburg Representative, and will communicate frequently with Mr. Soto concerning the status

of the project and testing results via the company-owned smart phones and laptops. Mr. Soto will be responsible for keeping the City of Edinburg's Representative apprised of the current status of the testing and inspection associated with the project and, as part of our quality assurance process, and he will be responsible for obtaining the appropriate level of internal review of the testing reports and documentation developed in the field.

Chuck A. Gregory, P.E., Senior Principal/Vice President/Regional Manager of Terracon, will be an In-House Consultant to the project. His duties will involve technical and administrative input including proposal review and contract negotiations. He will provide assistance and direction on technical design issues that may arise. Mr. Gregory may also provide final technical review, to include signing and sealing of technical documents. *Mr. Gregory will be available during the duration of the project.* His chargeable time to the project will not exceed about 2 percent of the project time.

After the project is assigned to Terracon, Mr. Flores will transfer any geotechnical and construction material testing projects to Mr. Soto, who in turn may have one of the following Terracon Project Managers assist him:

- Martin Reyes, E.I.T. - Geotechnical Engineering
- Sam Mustapha Rahmaninezhad, Ph.D., A.M.ASCE- Geotechnical Engineering
- Stephany Chacon, E.I.T. - Geotechnical Engineering
- Guadalupe Leal - Construction Materials Testing
- Jorge Perez – Construction Materials Testing
- George Flores - Construction Materials Testing
- Dariana Sagastegui - Construction Materials Testing

The Project Managers will supervise and coordinate the daily activities of the project for the Geotechnical Engineering and Construction Materials Engineering aspects of the project. They will engage any required subcontractors such as drillers or specialty testing requirements. They will perform technical analyses, technical review and project management. *These individuals will be available during the duration of each project.* Their chargeable time to each project will vary between 20 and 40 percent of the project time depending on the scope of each assignment.

Certified Technicians

Terracon's personnel are NICET, ACI, CWI and TxDOT certified with experience on many large construction materials testing projects in South Texas. Many of Terracon's professional and technical staff serve on the boards or regularly participate in organizations developed to improve the science of engineering testing and inspection such as the American Concrete Institute, ASTM, American Association of Laboratory Accreditation, ASCE Materials Section, the Texas Council of Engineering Laboratories and the National Institute of Certified Engineering Technicians.

Technicians	Professional Certification
Alvarado, Nestor	ACI Concrete Strength Testing Technician HMA Level 1B-Roadway Specialist ACI Concrete Laboratory Testing Technician – Level 1 HMA Level 1A-Plant Production Specialist #1523 ATI 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge SB102 Field Specialist
Anguiano, Adrian	ACI Concrete Field Testing Technician-Grade I SB 102 Field Specialist ATI 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge
Berlanga, Saul	ACI Concrete Field Testing Technician-Grade I ACI Aggregate Testing Technician – Level 1 Agg. 101 – Aggregate Testing Specialist SB 101 Properties Specialist SB 103 Materials Analyst
Briones, Bryan	ACI Concrete Field Testing Technician-Grade I ACI Concrete Strength Testing Technician ACI Aggregate Testing Technician – Level 1 ACI Concrete Lab Testing Technician – Level 1 NICET Level I - CMT Soils CMT Concrete PTI Level 1 PTI Level 2 HMA Level 1B-Roadway Specialist ATI 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge F-Number Measurement-Dipstick Floor Profiler SB 102 Field Specialist
Clark, Jonathan	ACI Concrete Field-Testing Technician-Grade I ACI Aggregate Testing Technician – Level 1 ATI 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge ATI 103-Radiation Safety Officer Portable Density/Moisture Gauge Training SB 101 Properties Specialist SB 103 Materials Analyst
Contreras, Jonathan	ACI Concrete Field Testing Technician-Grade I ACI Aggregate Testing Technician – Level 1 ACI Concrete Strength Testing Technician ATI 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge Agg. 101 – Aggregate Testing Specialist SB 101 Properties Specialist SB 102 Field Specialist SB 103 Materials Analyst Specialist SB 201 Moisture-Density Specialist SB 202 Mix Design Specialist Level 1A-Plant Production Specialist
Escalante, Hector	ACI Concrete Field Testing Technician-Grade I ATI 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge

	SB 102 Field Specialist OSHA 10 and 30Hour Course
Garcia, Jovany	ACI Concrete Field Testing Technician-Grade I ATI 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge
Garza-Garcia, Johan	ACI Concrete Field Testing Technician-Grade I ACI Concrete Strength Testing Technician ACI Aggregate Testing Technician – Level 1
Guajardo, Juan	SB 101 Properties Specialist SB 103 Materials Analyst SB 201 Base Material Analyst
Hernandez, Federico	ACI Concrete Field Testing Technician-Grade I ATI 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge OSHA 10 Hour Course
Leal, Adrian	ACI Concrete Field Testing Technician-Grade I 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge Level 1A-Plant Production Specialist Level 1B-Roadway Specialist OSHA 30 & 10 Hour Course SB 102 Field Specialist
Leal, Guadalupe	ACI Concrete Field Testing Technician-Grade I F-Number Measurement-Dipstick Floor Profiler 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge Level 1A-Plant Production Specialist Level 1B-Roadway Specialist NICET Level I - CMT Soils CMT Concrete CMT Asphalt NICET Level II - CMT Soils CMT Concrete CMT Asphalt Nuclear Gauge Operator Training PTI Level I & II Unbonded PT Inspector OSHA 30 Hour Course
Martinez, Israel	ACI Concrete Field Testing Technician-Grade I 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge Level 1A-Plant Production Specialist OSHA 10 Hour Course
Monsivais, Emilia	ACI Concrete Field Testing Technician-Grade I
Ozuna, Gerardo	ACI Concrete Field Testing Technician-Grade I 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge OSHA 10 Hour Course
Pacheco, Richard	ACI Concrete Field Testing Technician-Grade I 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge Level 1A-Plant Production Specialist Level 1B-Roadway Specialist SB 102 Field Specialist
Rodriguez, Damian	ACI Concrete Field Testing Technician-Grade I 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge OSHA 10 Hour Course

Rodriguez, Marco	ACI Concrete Field Testing Technician-Grade I Level 1A-Plant Production Specialist HMA Level 1B-Roadway Specialist 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge SB 102 Field Specialist
Salinas, Eliseo	ACI Concrete Field Testing Technician-Grade I 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge OSHA 10 Hour Course
Salinas, Jose Ernesto	ACI Concrete Field Testing Technician-Grade I 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge OSHA 10 Hour Course
Vazquez, Norbeto	ACI Concrete Field Testing Technician-Grade I 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge OSHA 10 Hour Course SB 102 Field Specialist
Villarreal, Emerardo	ACI Concrete Field Testing Technician-Grade I 101-Portable Nuclear Density/Moisture Gauge Use and Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge Level 1B-Roadway Specialist Level 1A-Plant Production Specialist SB 102 Field Specialist
Villarreal, Jesus	ACI Concrete Field Testing Technician-Grade I 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training & Hazardous Materials D.O.T. Training-Portable Nuclear Gauge Level 1B-Roadway Specialist SB 102 Field Specialist

JORGE A. FLORES, P.G.

OFFICE MANAGER

PROFESSIONAL EXPERIENCE

Mr. Flores is the office manager of Terracon's Pharr, Texas office and is responsible for supervising all geotechnical engineering, construction materials testing and environmental services in the Rio Grande Valley area. He also manages administrative, marketing and personnel development activities.

Mr. Flores has over twenty (20) years of professional experience. His project management experience includes directing environmental professional and staff level individuals in conducting due diligence environmental site assessments, developing site health and safety plans, conducting asbestos surveys, initial soil and ground water investigations, bioremediation and landfarm system operation, waste characterization, stormwater sampling, quality assurance and quality control validation, budget and project planning for clients, and risk assessments to assist clients potential risk at various types of sites.

Mr. Flores has extensive expertise in performing field activities for groundwater monitoring and sampling, preparing file logs for soil boring and installation of monitoring wells, providing field observation for UST removal projects, and sampling and characterizing unknown waste streams. In addition, he has conducted vapor monitoring during tank degassing, aquifer slug and pump tests, and environmental site assessments (ESAs) for property transactions to determine potential environmental risk and liability due to past and present conditions.

PROJECT EXPERIENCE

City of Edinburg

Mr. Flores has served as client representative and office manager on all City of Edinburg projects.

Texas Commission on Environmental Quality (TCEQ) Leaking Petroleum Storage Tank (LPST) – Texas

Project manager for numerous LPST retail fuel facility sites in Texas. Conducted site investigations, including soil boring, monitoring well and sparging point installations; groundwater monitoring and sampling events; and product recovery, including regulator reporting.

TCEQ Texas Risk Reduction Program (TRRP) Investigations and Report Preparation – Texas

Project manager for numerous Formerly Used Defense Sites, including solid waste management units, Dona Ana and MacGregor missile ranges and retail dry cleaning facilities under the TRRP and Voluntary Cleanup Program. Soil boring installation included geoprobe, hollow-stem, solid-flight, air rotary and mud-rotary drilling. Groundwater monitoring and sampling included hand-bailing, vacuum enhanced recovery and low-flow techniques.

Education

*Bachelor of Arts, Geology,
University of Texas, 1996*

Registrations

*Professional Geoscientist: Texas,
No. 598*

LPST Project Manager: Texas

Certifications

40-Hour OSHA HAZWOPER

8-Hour OSHA Hazwoper Refresher

*OSHA Hazardous Waste Operation
Site Supervisor;*

*OSHA Hazardous Materials
Transportation Training;*

*OSHA Hazardous Communication
Awareness;*

Ergonomics Training;

PPE and Safety Training;

*Hydrogen Sulfide Operations
Management and Supervisor*

First Aid & CPR

Affiliations

*Texas Association of Professional
Geoscientists (TAPG)*

*South Texas Geological Society
(STGS)*

Houston Geological Society (HGS)

*South Texas American Concrete
Institute (ACI)*

*Association of Civil Engineers
(ASCE)*

*Association of Environmental &
Engineering Geologists (AEG)*

Pharr Rotary Club

Work History

*Terracon Consultants, Inc., Principal
/ Office Manager 2005- present*

*Drash Consulting Engineers, Inc., a
Terracon company, - Senior
Project Geologist, 2004-2005*

*Malcolm Pirnie, Inc., Project
Scientist, 2001-2004;*

*BNC Environmental Services, Inc.,
Project Manager, 1996-2001*

ALFONSO A. SOTO, P.E., D.GE, F.ASCE

GEOTECHNICAL AND CONSTRUCTION MATERIALS DEPARTMENT MANAGER

PROFESSIONAL EXPERIENCE

Mr. Soto is a Principal in the firm and the Department Manager of both Geotechnical Engineering and Construction Materials Engineering and Testing (CMET) services in the firm's Pharr office. He oversees the daily operations and technical aspects in these service lines. He is a Level 3 Authorized Project Reviewer (APR).

Alfonso has over 25 years of experience in geotechnical engineering investigation and design, construction materials testing, project management and inspection services. His expertise includes domestic and international projects in countries such as Mexico, several countries in Central and South America, and West Africa.

Alfonso's professional experience includes design and evaluation of foundation systems for several types of structures; design of new and rehabilitation of existing roadways; geotechnical evaluations of levee systems; energy projects such as power lines, power plants, substations, wind and solar farms, among others.

Alfonso has participated as a lead engineer in a wide variety of projects, including the following sectors: infrastructure, transportation, energy, industrial, commercial, and residential.

PROJECT EXPERIENCE

Wastewater Treatment Plant Expansion-Edinburg, TX

Mr. Soto was the lead geotechnical engineer and Senior CMT Project Manager during the improvements of a Wastewater Treatment Plant on M. Road and Chapin Road in Edinburg, Texas. The improvements included: Carrousel Building, Clarifiers, Post Aeration Building, Solids Building, Intermediate Effluent Lift Station and Sludge Transfer Building.

Regional Detention Pond-Edinburg, TX

Mr. Soto was the lead geotechnical engineer during the study to evaluate the subsurface water conditions and the soil classification at the Regional Detention Pond site on Chapin Street in Edinburg, Texas.

Solid Waste Management Facility-Edinburg, TX

Mr. Soto was the Senior CMT Project Manager during the construction of a new Solid Waste Management Facility in Edinburg, Texas. Seven structures are included in this project varying in plan area from approximately 3,000 to 25,000 square feet (sf). Terracon's involvement included providing field and laboratory quality control testing services for the duration of the project.

Education

Master of Engineering, Geotechnical Engineering, Texas A&M University, 1997

Bachelor of Science, Civil Engineering, 1991

Registrations

Professional Engineer: Texas, No. 94153

Colegio de Ingenieros de Venezuela, No. 80006

Certifications

14.1.1 Soil Exploration

14.2.1 Geotech Testing

14.3.1 Transportation Foundation Studies

14.4.1 Building Foundation Studies

Affiliations

American Society of Civil Engineers (ASCE)

National Society of Professional of Professional Engineers (NSPE) Texas Section (TSPE)

Sociedad Venezolana de Geotecnia

Awards & Recognitions

Outstanding Faculty Award – The University of Texas PanAmerican 2010

Professional Service to Student Award – ASCE Texas Section Spring 2012

Work History

*Terracon Consultants Inc., Department Manager 2006 – Present
Senior Project Manager, 2001 – 2006*

University of Texas PanAmerican (UTPA) Invited Lecturer 2009-10

ASV Laboratorios y Diseños de Ingeniería, s.c., Project Engineer, 1998–2001

Black & Veatch, LLC, Engineer III, 1997 –1998

Texas Transportation Institute (TTI), Staff Engineer, 1996-1997

ASV Laboratorios y Diseños de Ingeniería, s.c., Staff Engineer, 1991-1995

GUADALUPE (LUPE) LEAL

CONSTRUCTION MATERIALS TESTING DEPARTMENT MANAGER

PROFESSIONAL EXPERIENCE

Guadalupe Leal is a Project Manager in the CME division, with more than 22 years experience in quality control testing and inspection services for the engineering, manufacturing, and construction industry. Guadalupe is employed in Terracon's Pharr office. As a Project Manager, Guadalupe is responsible for recording data and preparing a daily report of his tests and activities. Guadalupe is also involved with overseeing and the training of our engineering technicians. Guadalupe is familiar with the standards and procedures on field and laboratory testing, inspection, and reporting published by AASHTO (Association of American State and Highway Transportation Officials), ASTM (Association of Soil and Testing Materials), and TXDOT (Texas Department of Transportation). Guadalupe performs his quality control testing and inspections on projects for the private, commercial and government sectors.

PROJECT EXPERIENCE

Solid Waste Management Facility-Edinburg, TX

Mr. Leal was the Construction Materials Testing Project Manager during the construction of a new Solid Waste Management Facility located near the intersection of Redbird and Jasman Street in Edinburg, Texas. Seven structures are included in this project varying in plan area from approximately 3,000 to 25,000 square feet (sf). Terracon's involvement included providing field and laboratory quality control testing services for the duration of the project.

South Middle School Traffic and Circulation Improvements -Edinburg, TX

Mr. Leal was the Construction Materials Testing Project Manager during the improvements on the parking lot located at South Middle School in Edinburg, Texas. Terracon's involvement included providing the field and laboratory quality control testing for the duration of the project.

City of McAllen-City of McAllen, TX

Project manager on all construction materials testing for the City of McAllen including, but not limited to, South Texas College West, Village Center Subdivision, Taylor Commercial Point Subdivision, Palms Tower, Live Oak Subdivision, and currently Citrus Grove, Charlie's Freedom Station, Asian Garden, Sam's and Valencia Market Place

Sapphire Condos & Parking Garage-South Padre Island, TX

Mr. Leal was the Construction Materials Testing Project Manager during the construction of two, 32-story residential condominium towers, a three-level parking structure, bungalow units, and other amenities that include a swimming pool, terrace retaining walls, and general parking areas.

Education

University of Texas Rio Grande Valley, Bachelor of Science, 2023

South Texas College, Associate of Science, 2018

Certifications

Radiation Safety and Nuclear Gauge Training

Texas Department of Transportation Level 1A

Texas Department of Transportation Level 1B

PTI Level I and II

NICET Level 1 Soils

NICET Level 1 Asphalt

NICET Level 1 Concrete

Floor Flatness - F - Number Measurement

Work History

Terracon Consultants, Inc., Project Manager 2006- present

Transit, Plant Manager, 2003-2006

SouthTex Concrete; Plant Manager 1991-2003

JORGE L. PEREZ

CONSTRUCTION MATERIALS TESTING PROJECT MANAGER

PROFESSIONAL EXPERIENCE

Jorge L. Perez is a Project Manager in Terracon's Pharr office CME division with more than 9 years' experience in quality control testing and inspection services for the engineering, manufacturing, and construction industry. As a Project Manager, Jorge is responsible for providing engineering support, manage a variety of projects, and supervise operations for field and laboratory testing of soils, concrete, asphaltic concrete, and steel. Jorge is also responsible in directing critical maintenance of testing equipment calibration and operation. Jorge also has 4 years' experience in geotechnical engineering and have performed geotechnical and facilities investigations and report preparation, as well as foundation and pavement design under the guidance of senior professional engineers. Jorge has worked in a variety of settings throughout the industry giving him well-rounded experience and his work contributes to success in helping clients select appropriate means and methods for achieving their project objectives.

PROJECT EXPERIENCE

City of Edinburg - Tule Recreation Center

Mr. Perez was the Construction Materials Testing Manager during construction of an approximately 28,000sf metal frame building with CMU exterior, 60,000sf of asphaltic pavements and related utilities and drainage improvements.

City of Edinburg - Lull Subdivision Improvements

Mr. Perez was the Construction Materials Testing Manager during the construction of the demolition and reconstruction of approximately 17,700LF of asphaltic pavement, including preparation of the subgrade and flexible base. 52,000sf of concrete driveways impacted will also be reconstructed and tested along with curb & gutters, and inlets. Sidewalk testing is included as an alternate.

City of Edinburg - Las Encinitas Subdivision Phase II

Mr. Perez was the Construction Materials Testing Manager during the construction of a new subdivision that include roadways and related subdivision facilities.

City of Edinburg - Las Rogers Coves Phase A

Mr. Perez was the Construction Materials Testing Manager during the construction of a new subdivision that include roadways and related subdivision facilities.

City of Edinburg - Russell Subdivision Park Subdivision Phase III & IV

Mr. Perez was the Construction Materials Testing Manager during the construction of a new subdivision that includes roadways and related subdivision facilities.

City of Edinburg - Ensenada Estates Mr. Perez was the Construction Materials Testing Manager during the construction of anew subdivision that includes roadways and related subdivision facilities.

Education

B.S. Civil Engineering
Texas A&M University, Kingsville
2007

Certifications

*Radiation Safety and Nuclear
Gauge Training
Radiation Safety Officer*

Work History

*Terracon Consultants, Inc., Project
Manager 2019- present*

*Raba Kistner, Inc., CME Supervisor,
2008-2019*

*Researcher and Lab Assistant
Center of Research Excellence in
Science and Technology-Research
of Environmental Sustainability of
Semi-Arid Coast Areas (CREST-
RESSACA) 2006-2007*

*Engineer Tech II
Texas Department of Transportation
2007-2007*

Professional Memberships

*American Society of Civil Engineers
(ASCE), Member*

*South Texas College Advisory
Committee for CADD-Civil Drafting,
Member*

DARIANA SAGASTEGUI

ASSISTANT MATERIALS PROJECT MANAGER

PROFESSIONAL EXPERIENCE

Ms. Sagastegui has been with Terracon for three years, working within the materials department. She manages all aspects of materials engineering projects, ensuring they are completed safely, on time, and within scope and budget under the supervision of the group and department manager. Her responsibilities include monitoring progress against the project plan, troubleshooting operational problems, managing resources, scheduling, budgeting, and coordinating with external vendors and subcontractors. She conducts meetings and prepares reports to communicate project status to the team and clients, sets priorities, assigns tasks, and coordinates project staff to meet targets and milestones. She also serves as the Pharr Office local safety coordinator and is actively pursuing a Master of Science in Civil Engineering with a specialized focus on Construction and Transportation Engineering.

PROJECT EXPERIENCE

Dariana has supported projects in many sectors, including municipalities and specifically for the City of Edinburg. A list of ongoing projects she is assisting on are provided below:

- B-Metro Yard Rehab Tiger Project - Masonry and Structural Steel
- Rio Grande Crush Stone Testing
- South Main Drain Channel Improvements Phase No. 2 - BP3
- Circle K - McAllen, TX #2709047
- Brennaaleen Cedar Drainage Improvements
- TxDot Pharr District Warehouse & Signal Radio Shop Renovations
- The Oasis Shell Building - Pharr Town Center (Retests)
- B-Metro Yard Rehab Tiger Project - Foundations and Pavement
- Brownsville Bus Stop Improvement Project
- FAA Access Road Valley International Airport
- City of McAllen Sharybak 1
- City of McAllen Bicentennial Townhouse
- TWE Laboratory Testing - Compressive Strength Cylinders, Grout, and Epoxy
- UTRGV - Field House Addition
- UTRGV - Vaquero Performance Center
- Gulch Substation
- McAllen Palms Business Park Subdivision
- City of McAllen Georgetown Park Subdivision
- Stone Ranch Project No. 226336
- City of San Juan - Santa Anna Subdivision
- BISD New Freezer-Cooler Facility
- Rio Grande LNG Project

Education

University of Texas Rio Grande Valley, Bachelor of Science, 2022

Work History

*Terracon – Assistant Materials PM
2022-Present*

Intern 2021-2022

Professional Memberships

American Society of Civil Engineers (ASCE), Member

RGV Geo Institute Member

NESTOR ALVARADO

ASSISTANT MATERIALS PROJECT MANAGER

PROFESSIONAL EXPERIENCE

Nestor has been with Terracon for four years, managing all aspects of materials engineering projects to ensure their safe and timely completion within scope and budget. He is responsible for completing projects as per contracted scope, monitoring progress and performance against the project plan, troubleshooting and resolving operational problems, and minimizing delays. His duties include resource management, project scheduling, budgeting and forecasting, and collaboration with external vendors, subcontractors, and contractors. Nestor conducts meetings, prepares reports to communicate project status to the team and clients, sets priorities, assigns tasks, and coordinates project staff to meet targets and milestones. He maintains client communication and satisfaction, coordinates with the APR at critical project junctures, approves invoices, prepares change orders, and manages collections. Additionally, Nestor has hands-on experience from serving as an engineering technician while attending school.

PROJECT EXPERIENCE

Nestor has supported projects in many sectors, including municipalities and specifically for the City of Edinburg. A list of ongoing projects she is assisting on are provided below:

- UST Removal- La Feria Tx
- UST Removal- Palmview Tx
- WNM 6159-1000 Weslaco, TX GS
- IDEA La Joya Phase 2
- Downtown Water and Wastewater Improvements Project 2
- Lone Star Citrus Growers Concrete Cores
- SAMS 8250-606 McAllen, TX CAPX-COMBO
- CEMEX
- Walmart Overlay 2024 - Store # 3886 Edinburg TX
- Adult Day Care Progreso Soil Testing
- WM SUP 2763-1003 Donna, TX CAPXHVAC-3
- North Main Drain III Phase I
- STISD Health Professions New Parking Lot Expansion
- McDonalds - Weslaco 0423412
- Central Ready-Mix Concrete
- BPUB-Additional Laydown Yard
- WM SUP 3886-275 Edinburg, TX RM
- Hidalgo County HeadStart Outdoor Learning Center
- UTRGV EHPE1 Practice Gymnasium
- Frank Roberts Elementary School Canopy
- Eco Energy Brownsville

Education

University of Texas Rio Grande Valley, Bachelor of Science, 2023

South Texas College, Associate's Degree, Engineering 2019

Work History

Terracon – Assistant Materials PM 2024-Present

Engineering Technician 2020-2024

ETS – Construction Materials Tester 2019-2020

Millenium Engineers – Laboratory Technician 2018-2020

Certifications

ACI Concrete Strength Testing Technician

HMA Level 1B-Roadway Specialist

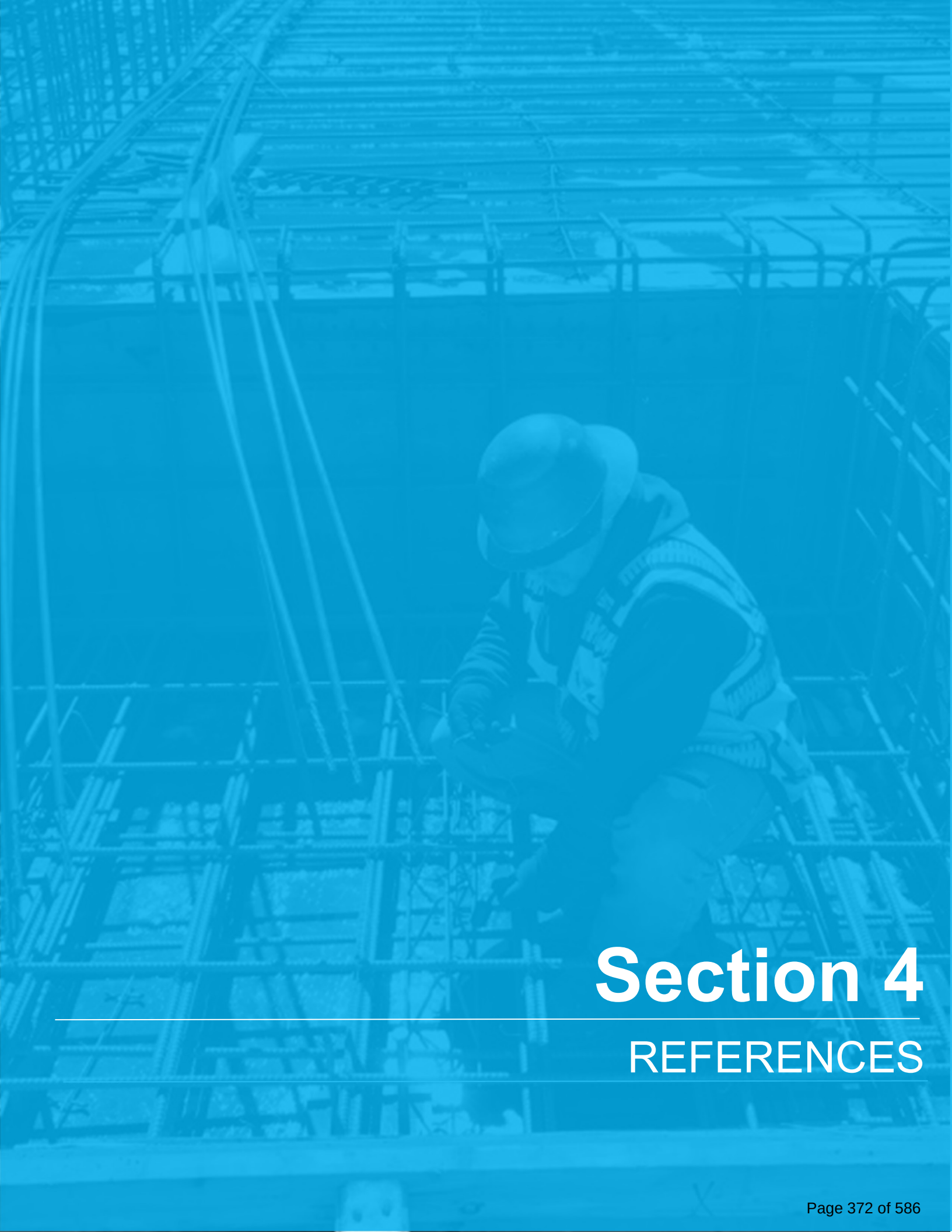
ACI Concrete Laboratory Testing Technician – Level 1

HMA Level 1A-Plant Production Specialist #1523

ATI 101-Portable Nuclear Density/Moisture Gauge Use & Safety Training

& Hazardous Materials D.O.T. Training-Portable Nuclear Gauge

SB102 Field Specialist



Section 4

REFERENCES

SECTION 4
REFERENCES

Provide at least three references (names and current phone numbers) from recent work and list all past projects with the City of Edinburg for each team member. Include a brief description of the projects associated with the reference, and the role of the individual.

Terracon prides itself on its relationships with clients in the City of Edinburg and throughout the Valley, please feel free to contact our references. Please refer to Section 2 for project descriptions associated with these references.

Mr. Mardoqueo Hinojosa, P.E.**City of Edinburg**

415 W. University Drive, Edinburg, Texas 78540

(956) 388-8955

mhinojosa@cityofedinburg.com**Mr. Eduardo Mendoza, P.E.****City of McAllen**

1300 Houston Avenue, McAllen, Texas 78501

(956) 681-1151

edmendoza@mcallen.net**Mr. Doroteo Garcia, P.E.****City of Brownsville**

404 E. Washington Street, Brownsville, Texas 78520

(956) 541-1012

(956) 542-7843 Fax

doro@cob.us

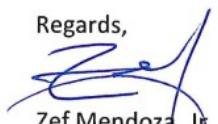
In addition, please see reference letter from Zef Mendoza, Jr., Construction Manager for City of McAllen.

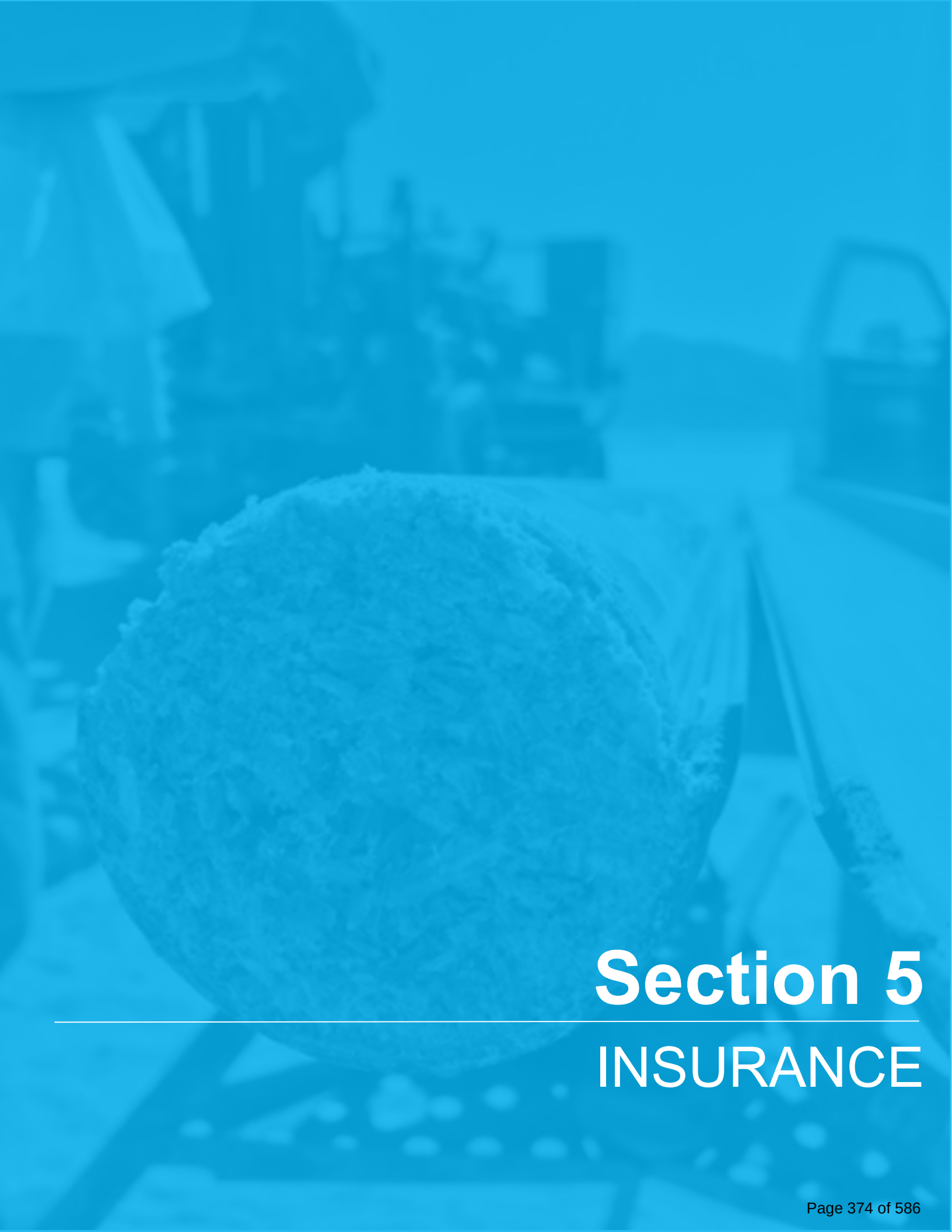
To Whom It May Concern:

Please accept this letter as my professional recommendation of Terracon Consultants, Inc. Terracon has been providing services to City of McAllen since 2009. These have included geotechnical engineering and materials testing among other services. Their performance has exceeded our expectations. Their staff is professional, amicable, and easily approachable. Their high-quality services are performed promptly, their prices reasonable, and with complete transparency. It has been a true pleasure collaborating with them.

Therefore, I highly recommend Terracon Consultants, Inc. I have no doubt their services will add great value to your business endeavors. The City of McAllen has worked with the firm in the past and would gladly work with them again in the future.

Regards,


Zef Mendoza, Jr.
Construction Manager



Section 5

INSURANCE

SECTION 5
INSURANCE

Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.

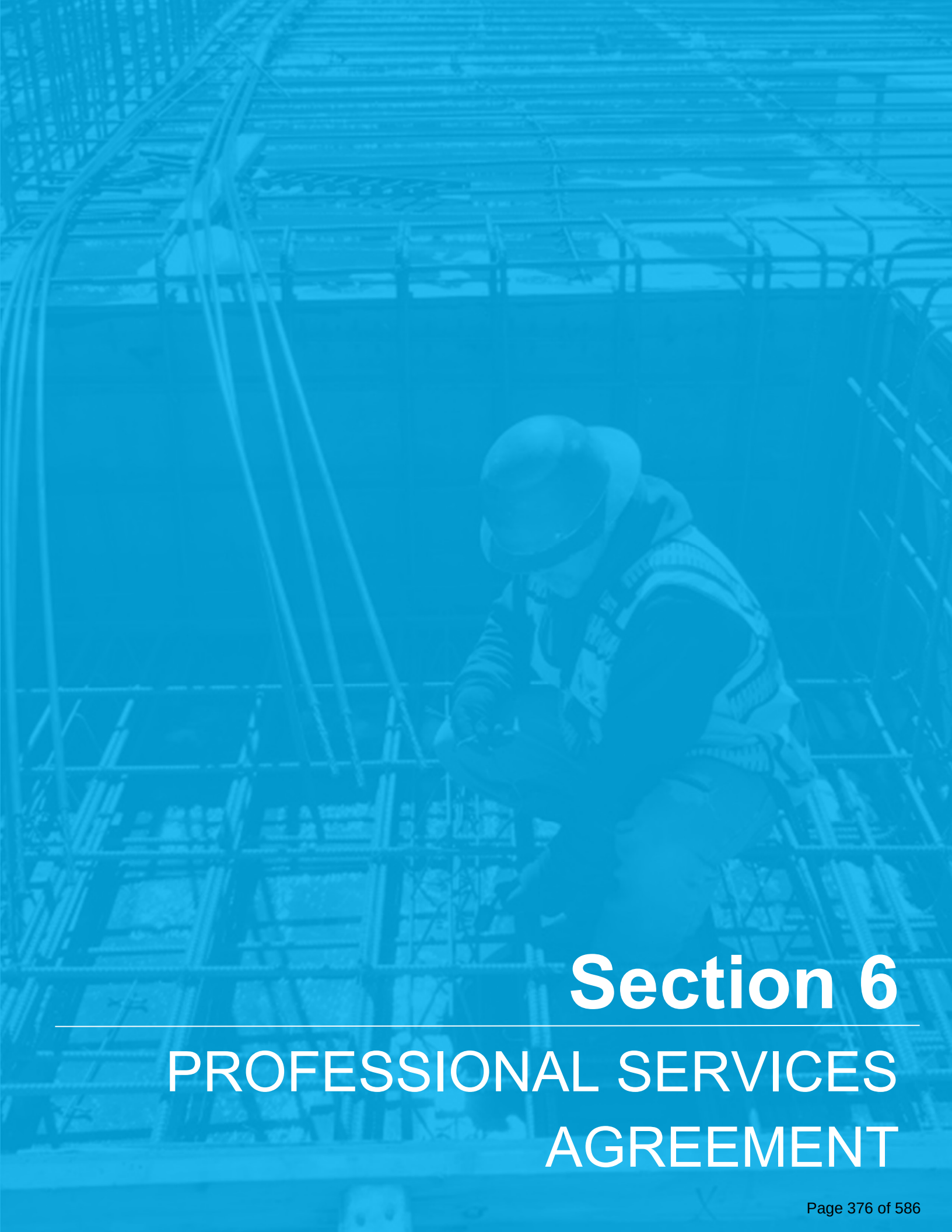
Terracon is a large consulting engineering firm specializing primarily in geotechnical, environmental and construction materials engineering services. Like other firms who provide similar services, we are subject to periodic claims and litigation from time to time. Terracon carries a program of liability insurance to protect against claims arising from its services. Terracon has been very successful in defending itself against claims and in many of these cases, has been completely vindicated. In general, Terracon does not provide information on individual claims or litigation due to the confidentiality and sensitivity of this information. It is the opinion of Terracon senior management that no claim or litigation currently pending will have any effect on Terracon's ability to provide any required services or in any way affect the financial viability of the firm. Please contact Mike Yost at our corporate office for further information at 913-599-6886.

Our firm maintains complete insurance coverage for commercial and professional liability. The firm's commercial, professional, automobile liability coverages are provided by Lockton Companies. Our Worker's Compensation and Automobile Insurance is provided through Liberty Mutual.

Commercial, Professional, Automobile and Workers Compensation Liability

Lockton Companies
444 W. 27th Street, Ste. 900
Kansas City, MO 64112-1906
(816) 960-9000

If selected as your consultant, our agents will forward the City of Edinburg completed copies of our insurance certificates.



Section 6

PROFESSIONAL SERVICES AGREEMENT

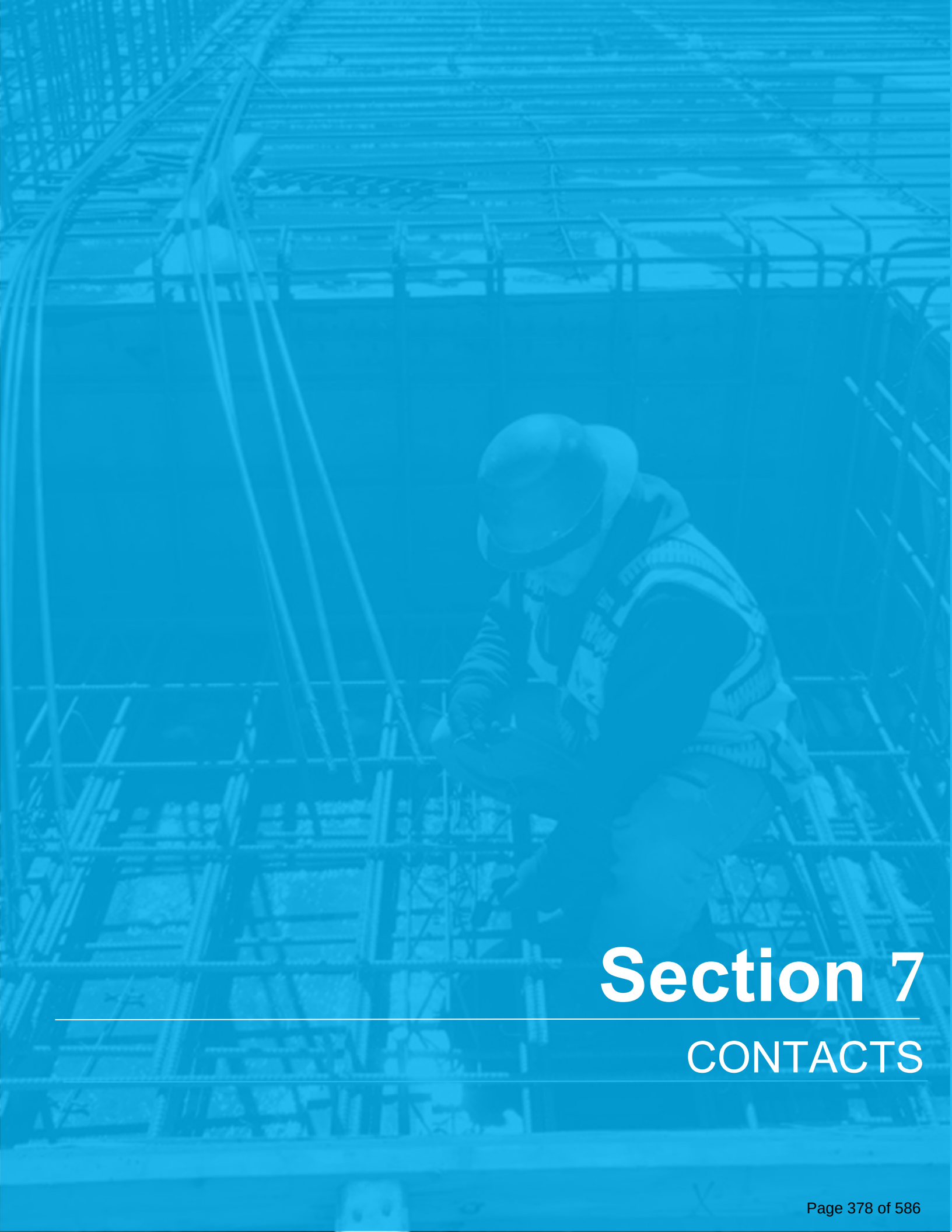
SECTION 6

PROFESSIONAL SERVICES AGREEMENT

Provide a statement that the Professional Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter into such agreement.

After review, Terracon requests the previously requested edit deleting the requirement for the City Protective Liability Insurance as we do not carry this type of policy, and they have agreed previously agreed to delete this requirement.

Adding the city as an additional insured to our CGL policy will cover City of Edinburg adequately.



Section 7

CONTACTS

SECTION 7 CONTACTS

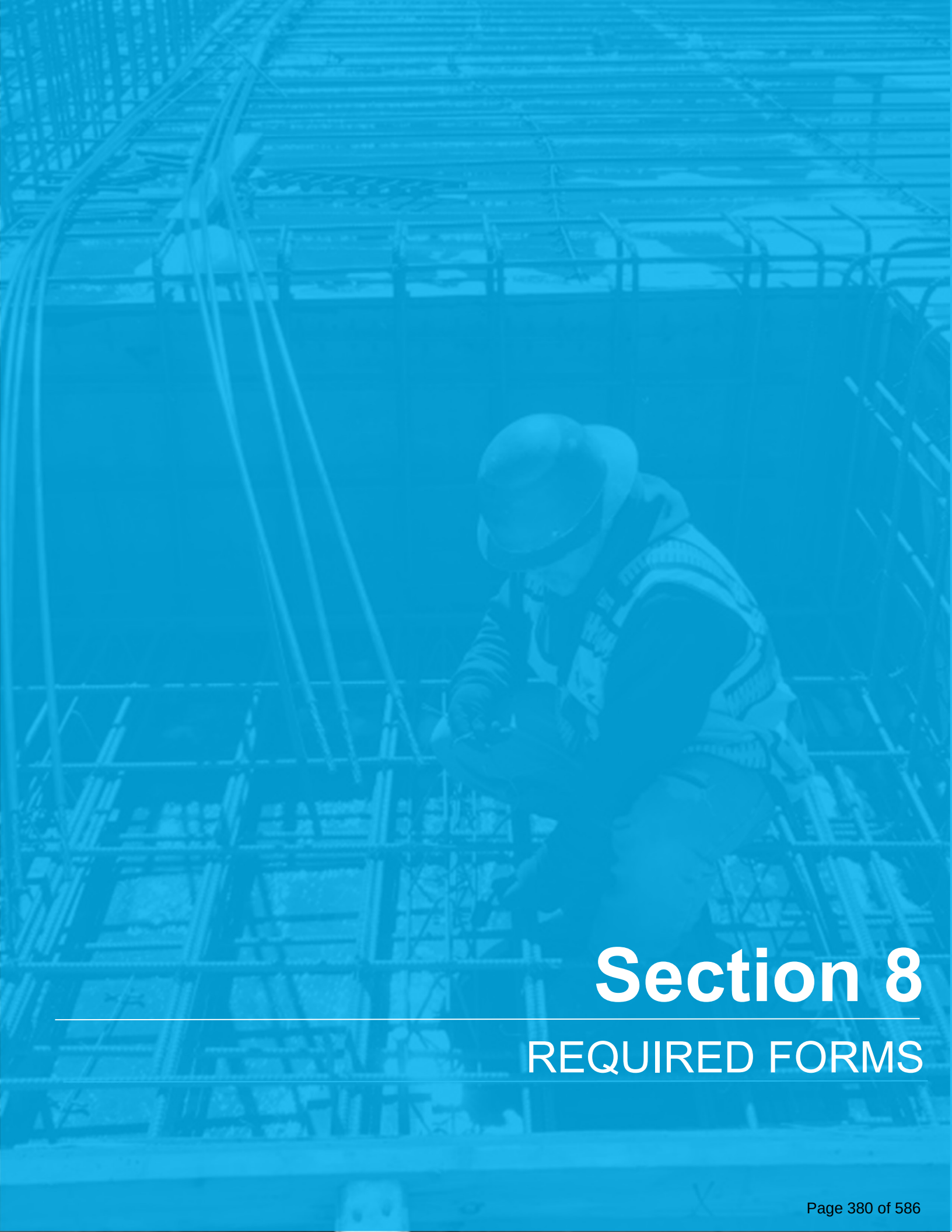
Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).



**Jorge A. Flores, P.G.,
Senior Principal**
Office Manager
jorge.flores@terracon.com
Office: 956.588.2475
Mobile: 956.245.2319



**Alfonso A. Soto, P. E., D. GE,
F. ASCE, Senior Principal**
Geotechnical Department Manager
alfonso.soto@terracon.com
Office: 956.588.2480
Mobile: 956.884.3582



Section 8

REQUIRED FORMS

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
 - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
 - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

- * 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
- * Texas Local Government Code Chapter 171.004
- * City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

Date:

May 21, 2024

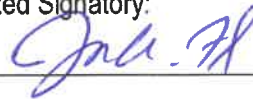
Company/Vendor Name:

Terracon Consultants, Inc.

Printed Name and Title:

Jorge A. Flores, P.G./Senior Principal

Authorized Signatory:



COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1. Name/Name of Agency/Company: Terracon Consultants, Inc.
(Full, correct legal name)
- Address: 1506 Mid Cities Dr., Pharr, TX 78577
- Telephone/Fax: 956-283-8254/956-283-8279
- Email address: jorge.flores@terracon.com
2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
3. Yes ☐ No ☒
3. Is your Company authorized and/or licensed to do business in Texas?
Yes ☒ No ☐
4. Where is the Company's corporate headquarters located? Olathe, KS
5. a. Does the Company have an office located in Edinburg, Texas?
4. Yes ☐ No ☒
- b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office?
 (years) (months)
- c. State the number of full-time employees at the Edinburg office. 41 in Pharr with 3 full time employees living in Edinburg.
6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity?
Yes ☐ No ☒
- If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension.
7. Indicate person whom The CITY may contact concerning your submittal.
- Name: Jorge A. Flores, P.G.
- Address: 1506 Mid Cities Dr., Pharr, TX 78577
- Telephone: 956-283-8254
- Fax: 956-283-8279
- Email: jorge.flores@terracon.com
8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?

Yes () No (x).

If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. _____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes () No (x)

If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.

N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

Circle One

YES

NO

- 1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

Circle One

YES

NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

Circle One

YES

NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

J. C. B.

HOUSE BILL 89 VERIFICATION

I, Jorge A. Flores, P.G., the undersigned representative of
Terracon Consultants, Inc., (Company or Business name) (hereafter referred
to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above,
under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and

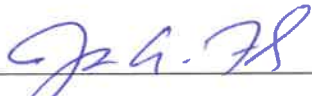
2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located
at <https://comptroller.texas.gov/purchasing/publications/divestment.php>

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that
is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person
or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary
business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture,
limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary,
majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a
profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Jorge A. Flores, P.G./Senior Principal/Office Manager

TYPE/PRINT NAME AND TITLE:

May 21, 2024

DATE:

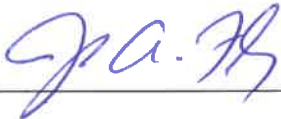
SENATE BILL 13 VERIFICATION

I, Jorge A. Flores, P.G., the undersigned representative of
Terracon Consultants, Inc., (Company or Business name) (hereafter referred
to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above,
under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:

- 1) does not boycott energy companies and;
- 2) will not boycott energy companies during the term of the contract.

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and
2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.



SIGNATURE OF COMPANY REPRESENTATIVE:

Jorge A. Flores, P.G./Senior Principal/Office Manager

TYPE/PRINT NAME AND TITLE:

May 21, 2024

DATE:

SENATE BILL 19 VERIFICATION

I, Jorge A. Flores, P.G., the undersigned representative of Terracon Consultants, Inc., (Company or Business name) (hereafter referred to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:

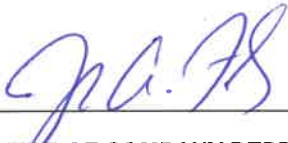
- (1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,**
- (2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.**

Pursuant to Section 2274.001, Texas Government Code:

- 1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*
- 2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*
- 3) *"Discriminate against a firearm entity or firearm trade association":*
 - a) *means, with respect to the entity or association, to:*
 - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
 - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
 - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
 - b) *does not include:*
 - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
 - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
 - (aa) *to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

- 4) "Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.
- 5) "Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.
- 6) "Firearm entity" means:
- a) firearm, firearm accessory, or ammunition manufacturer, distributor, wholesaler, supplier, or retailer; and
 - b) a sport shooting range as defined by Section 250.001, Local Government Code.
- 7) "Firearm trade association" means any person, corporation, unincorporated association, federation, business league, or business organization that:
- a) is not organized or operated for profit and for which none of its net earnings inures to the benefit of any private shareholder or individual;
 - b) has two or more firearm entities as members; and
 - c) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.



SIGNATURE OF COMPANY REPRESENTATIVE:

Jorge A. Flores, P.G./Senior Principal/Office Manager

TYPE/PRINT NAME AND TITLE:

May 21, 2024

DATE:

CITY OF EDINBURG

NONCOLLUSION AFFIDAVIT

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Jorge A. Flores, P.G., being first duly sworn, deposes and says that: (Name)

(1) He is President of Terracon, the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign

Jorge A. Flores

Title

Senior Principal/Office Manager

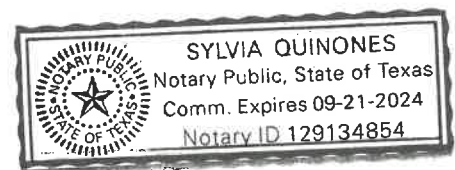
Subscribed and sworn to me this 20 day of May 2024.

By:

Sylvia Quinones

Notary Public

My commission expires September 21, 2024



CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Terracon Consultants, Inc.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ **Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).**

7  Jorge A. Flores, P.G.
Signature of vendor doing business with the governmental entity

5-21-2024

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;

or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

- (a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

- (a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

- (2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2024-1163656

Date Filed:
05/20/2024

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Terracon Consultants, Inc.
Pharr, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Edinburg

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2024-02

Phase I Upgrades to Existing Wastewater Treatment Plant- Professional Engineering Services: Construction Materials Testing Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Packer, Gayle	Olathe, KS United States	X	
	Andreson, Timothy	Tempe, AZ United States	X	
	Cobb, Harold	Houston, TX United States	X	
	Roberts, Jeffrey	Houston, TX United States	X	
	Sander, Jason	Cincinnati, OH United States	X	
	Zambo, Vanessa	Olathe, KS United States	X	

5 Check only if there is NO Interested Party.

☐

6 UNSWORN DECLARATION

My name is Jorge Flores, and my date of birth is 10/20/1972.

My address is 1506 Mid Cities Dr., Pharr, TX, 78577, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Hidalgo County, State of Texas, on the 21st day of May, 2024.
(month) (year)


Signature of authorized agent of contracting business entity
(Declarant)



Addendum 1

MAY 14, 2024

DOCUMENT 00900

ADDENDUM NO. 1Date of Addendum: 5/14/2024**PROJECT NAME: Phase 1 Upgrades to Existing Wastewater Treatment Plant – Professional Engineering Services: Construction Materials Testing Services**PROJECT NO: RFQ# 2024-2BID DATE: 5/21/2024. (There is no change to the Bid Date.)

FROM: City of Edinburg
Att: Criselda Lozana, Purchasing Manager
415 W. University Drive
Edinburg, Texas 78539
Phone: (956) 388-1895

TO: **Prospective Proposers**

This Addendum forms a part of the Bidding Documents and will be incorporated into Contract Documents, as applicable. Insofar as the original RFQ are inconsistent, this Addendum governs. Acknowledge receipt of the Addendum by inserting the Addendum in the RFQ.
FAILURE TO DO SO MAY SUBJECT PROPOSER TO DISQUALIFICATION.

CLARIFICATIONS

The RFQ may be submitted electronically or as a “hard copy”. The requirement for submitting a hard copy is one (1) original marked “ORIGINAL” and one (1) Digital Copy in a flash drive.



Digitally signed by
Gerardo Carmona
Date: 2024.05.14
08:56:57 -05'00'

END OF ADDENDUM NO. 1DATED: 5/14/2024Gerardo Carmona Jr., P.E.**END OF DOCUMENT**

00900

CONFLICT OF INTEREST **DISCLOSURE**

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
 - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
 - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

- * 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
- * Texas Local Government Code Chapter 171.004
- * City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

Date:

May 21, 2024

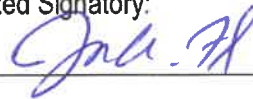
Company/Vendor Name:

Terracon Consultants, Inc.

Printed Name and Title:

Jorge A. Flores, P.G./Senior Principal

Authorized Signatory:



COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1. Name/Name of Agency/Company: Terracon Consultants, Inc.
(Full, correct legal name)
- Address: 1506 Mid Cities Dr., Pharr, TX 78577
- Telephone/Fax: 956-283-8254/956-283-8279
- Email address: jorge.flores@terracon.com
2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
3. Yes ☐ No ☒
3. Is your Company authorized and/or licensed to do business in Texas?
Yes ☒ No ☐
4. Where is the Company's corporate headquarters located? Olathe, KS
5. a. Does the Company have an office located in Edinburg, Texas?
4. Yes ☐ No ☒
- b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office?
 (years) (months)
- c. State the number of full-time employees at the Edinburg office. 41 in Pharr with 3 full time employees living in Edinburg.
6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity?
Yes ☐ No ☒
- If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension.
7. Indicate person whom The CITY may contact concerning your submittal.
- Name: Jorge A. Flores, P.G.
- Address: 1506 Mid Cities Dr., Pharr, TX 78577
- Telephone: 956-283-8254
- Fax: 956-283-8279
- Email: jorge.flores@terracon.com
8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?

Yes () No (x).

If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. _____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes () No (x)

If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.

N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

Circle One

YES

NO

- 1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

Circle One

YES

NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

Circle One

YES

NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

J. C. B.

HOUSE BILL 89 VERIFICATION

I, Jorge A. Flores, P.G., the undersigned representative of
Terracon Consultants, Inc., (Company or Business name) (hereafter referred
to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above,
under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and

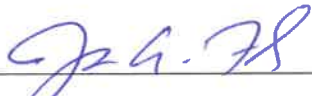
2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located
at <https://comptroller.texas.gov/purchasing/publications/divestment.php>

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that
is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person
or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary
business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture,
limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary,
majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a
profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Jorge A. Flores, P.G./Senior Principal/Office Manager

TYPE/PRINT NAME AND TITLE:

May 21, 2024

DATE:

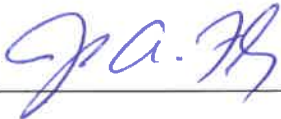
SENATE BILL 13 VERIFICATION

I, Jorge A. Flores, P.G., the undersigned representative of
Terracon Consultants, Inc., (Company or Business name) (hereafter referred
to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above,
under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:

- 1) does not boycott energy companies and;
- 2) will not boycott energy companies during the term of the contract.

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and
2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.



SIGNATURE OF COMPANY REPRESENTATIVE:

Jorge A. Flores, P.G./Senior Principal/Office Manager

TYPE/PRINT NAME AND TITLE:

May 21, 2024

DATE:

SENATE BILL 19 VERIFICATION

I, Jorge A. Flores, P.G., the undersigned representative of Terracon Consultants, Inc., (Company or Business name) (hereafter referred to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:

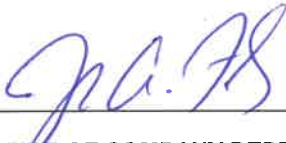
- (1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,**
- (2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.**

Pursuant to Section 2274.001, Texas Government Code:

- 1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*
- 2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*
- 3) *"Discriminate against a firearm entity or firearm trade association":*
 - a) *means, with respect to the entity or association, to:*
 - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
 - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
 - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
 - b) *does not include:*
 - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
 - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
 - (aa) *to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

- 4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*
- 5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*
- 6) *"Firearm entity" means:*
- a) firearm, firearm accessory, or ammunition manufacturer, distributor, wholesaler, supplier, or retailer; and*
 - b) a sport shooting range as defined by Section 250.001, Local Government Code.*
- 7) *"Firearm trade association" means any person, corporation, unincorporated association, federation, business league, or business organization that:*
- a) is not organized or operated for profit and for which none of its net earnings inures to the benefit of any private shareholder or individual;*
 - b) has two or more firearm entities as members; and*
 - c) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Jorge A. Flores, P.G./Senior Principal/Office Manager

TYPE/PRINT NAME AND TITLE:

May 21, 2024

DATE:

CITY OF EDINBURG

NONCOLLUSION AFFIDAVIT

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Jorge A. Flores, P.G., being first duly sworn, deposes and says that: (Name)

(1) He is President of Terracon, the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign

Jorge A. Flores

Title

Senior Principal/Office Manager

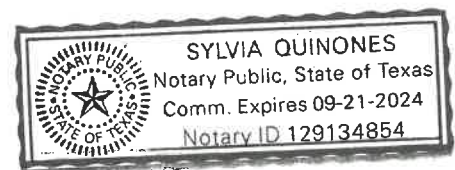
Subscribed and sworn to me this 20 day of May 2024.

By:

Sylvia Quinones

Notary Public

My commission expires September 21, 2024



CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Terracon Consultants, Inc.

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7  Jorge A. Flores, P.G.
Signature of vendor doing business with the governmental entity

5-21-2024

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;

or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

- (a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

- (a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

- (2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.



City of Edinburg

Utilities

Gerardo Carmona, Director of Utilities

415 W. University Drive, Edinburg, TX 78541

[RABA KISTNER, INC.] RESPONSE DOCUMENT REPORT

RFQ No. 2024-2.

Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction

Materials Testing Services

RESPONSE DEADLINE: May 21, 2024 at 3:00 pm

Report Generated: Friday, May 24, 2024

Raba Kistner, Inc. Response

CONTACT INFORMATION

Company:

Raba Kistner, Inc.

Email:

jarmstrong@rkci.com

Contact:

Joanna Armstrong

Address:

800 East Hackberry
McAllen, TX 78501

Phone:

N/A

Website:

www.rkci.com

Submission Date:

May 20, 2024 2:52 PM

ADDENDA CONFIRMATION

Addendum #1

Confirmed May 20, 2024 2:09 PM by Joanna Armstrong

QUESTIONNAIRE

1. Proposal*

Pass

Please upload your entire proposal here as one complete PDF document.

Please do not upload multiple files.

RFQ_2024.2_Raba_Kistner,_Inc..pdf

2. If you have any proprietary documents, please attach the redacted document here.

No response submitted

3. Required Forms

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST DISCLOSURE FORM AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [CONFLICT OF INTEREST.pdf](#)

CONFLICT_OF_INTEREST_Raba_Kistner.pdf

PLEASE FILL OUT AND SIGN THE GENERAL QUESTIONNAIRE AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [GENERAL QUESTIONNAIRE.pdf](#)

GENERAL_QUESTIONNAIRE_Raba_Kistner.pdf

PLEASE FILL OUT THE LITIGATION DISCLOSURE FORM AND UPLOAD HERE*

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Please download the below documents, complete, and upload.

- [LITIGATION DISCLOSURE FORM.pdf](#)

LITIGATION_DISCLOSURE_FORM_Raba_Kistner.pdf

PLEASE FILL OUT AND SIGN HB 89 AND UPLOAD HERE*

Pass

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott Israel; and
- 2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

- [HOUSE BILL 89 VERIFICATION.pdf](#)

HOUSE_BILL_89_VERIFICATION_Raba_Kistner.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 13 AND UPLOAD HERE*

Pass

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or
- 2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- [SENATE BILL 13 VERIFICATION...](#)

SENATE_BILL_13_VERIFICATION_Raba_Kistner.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 19 AND UPLOAD HERE*

Pass

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

- 1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and
- 2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- [SENATE BILL 19 VERIFICATION...](#)

SENATE_BILL_19_VERIFICATION_Raba_Kistner.pdf

PLEASE FILL OUT AND SIGN THE NON-COLLUSION AFFIDAVIT AND UPLOAD HERE*

Pass

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

- [CITY OF EDINBURG NONCOLLUSI...](#)

CITY_OF_EDINBURG_NONCOLLUSION_AFFIDAVIT_Raba_Kistner.pdf

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST FORM AND UPLOAD HERE*

Pass

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at <https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf>

CIQ_Raba_Kistner.pdf

IF AWARDED THE 1295 FORM WILL NEED TO BE PROVIDED.*

Pass

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

<https://www.ethics.state.tx.us/filinginfo/1295/>

Yes



STATEMENT OF QUALIFICATIONS FOR:

Phase 1 Upgrades to Existing Wastewater Treatment Plant – Professional Engineering Services: Construction Materials Testing Services RFQ #2024.2

CITY OF EDINBURG | MAY 21, 2024

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Information contained in this response to RFQ #2024-2 Phase 1 Upgrades to Existing Wastewater Treatment Plant-Construction Materials Testing Services and any supplemental information submitted during the selection, negotiation or contracting phases may contain confidential and proprietary information belonging to Raba Kistner. Disclosure of this information would reveal Raba Kistner’s individual approach, including methods employed for investigation, examination, assessment and analysis, processes and procedures. Confidential and proprietary information should not be disclosed in response to a request for information submitted under Chapter 552, Texas Government Code. Raba Kistner has made all reasonable efforts to highlight, separate or otherwise indicate information to be excepted from disclosure due to its confidential and/or proprietary nature. Information not designated as proprietary or confidential may still be subject to an exception from disclosure.

May 21, 2024

City of Edinburg
Mr. Gerardo Carmona, Director of Utilities
415 W University Drive
Edinburg, TX 78541

800 East Hackberry
McAllen, TX 78501

P 956.682.5332
F 956.682.5487
TBPE Firm F-3257

WWW.RKCI.COM

RE: RFQ #2024-2 Phase 1 Upgrades to Existing Wastewater Treatment Plant-Professional Engineering Services: Construction Materials Testing Services

Dear Mr. Carmona:

It is Raba Kistner's understanding that the City of Edinburg is interested in contracting with competent engineering firms, registered and licensed in the State of Texas to complete work for projects requiring Construction Materials Testing services. If selected, we understand we will be responsible for leading full teams of engineers and or related consultants as needed for each project.

We understand your requirements and are prepared to provide experienced professional support to assist you in meeting your project objectives. We have performed engineering services for many similar projects for counties, cities, irrigation districts, and TxDOT throughout the Rio Grande Valley as well as the entire State of Texas.

We are a firm that listens to its clients and is firmly committed to serving them with reliable, professional services. We have been providing professional engineering services to government-related clients for more than 55 years, and have successfully worked on thousands of projects within the Rio Grande Valley, including for the City of Edinburg for over 29 years. These entities remain Raba Kistner's clients today because we listen, we understand their specific needs, and we help them accomplish their project objectives.

With an offices located in McAllen and Brownsville, Raba Kistner is locally-managed and operated by professionals within the Rio Grande Valley, and is supported by one of the largest engineering firms in the southwestern United States. We are pleased to present our company's sound experience and solid qualifications to the City of Edinburg. We pledge to provide you with a professional, timely, cost effective service. We offer one of the largest pools of resident technicians, inspectors, testing professionals, and engineers in the Valley. Our availability of staff and coverage in the area allows us to handle both large, complex, and smaller projects and have a high level of quality control on those projects.

Raba Kistner is pleased to present our Statement of Qualifications to the City of Edinburg for the above-mentioned RFQ for Professional Construction Materials Testing Services. We have carefully reviewed the RFQ, evaluated the availability of key staff, and developed a strategy to effectively perform the necessary services. We feel that, given our history serving the City, we are familiar with

your priorities and processes and can provide quality, timely, and cost effective services to the City of Edinburg.

We acknowledge Addendum #1 dated May 14, 2024.

Contact Information

NAME: Ms. Katrin Leonard, PE

ADDRESS: 800 East Hackberry, McAllen, Texas 78501

PHONE: 956-682-5332

CELL: 956-648-5410

EMAIL: kleonard@rkci.com

Raba Kistner looks forward to continuing our strong relationship with the City of Edinburg. We are honored for the renewed opportunity to be considered to provide Construction Materials Testing for this project. Upon reviewing our qualifications, should you have any questions or need further information, please contact me by phone at 956.682.5332 or via email at kleonard@rkci.com. I am able to bind the firm to a contract with the City of Edinburg should we be selected to provide services.

Very truly yours,

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

Katrin Leonard, PE

Vice President, Rio Grande Valley

Section 2 Firm Qualification and Experience

Firm Profile

Founded in 1968, Raba Kistner, Inc. (Raba Kistner) is recognized as one of the Southwest's largest consulting firms offering Environmental Consulting and Engineering specialties. We self-perform professional services, such as:

- Construction Materials Engineering, Testing, and Observation;
- Environmental Consulting and Engineering;
- Geotechnical Engineering;
- Facilities Engineering and Roofing/Waterproofing Consulting;
- Program and Project Management and
- Pavement Consulting.

Raba Kistner has grown over our more than 50-year history, expanding from our headquarters in San Antonio, Texas, to an Engineering News-Record "Top 500 Firm" of more than 500 employees operating in ten different markets in Texas, Utah, Nebraska, Arizona, New York, California and Mexico. In 2018, Raba Kistner joined Construction Sciences, Pty, Ltd (now Intega), an Australian engineering firm. Today, we are a company of engineers, geologists, scientists and technologists providing project management and oversight services; environmental services; forensics engineering; construction materials engineering, testing and observation; geotechnical engineering, testing and pavement consulting; building envelope consulting; and infrastructure oversight and quality management.

More than 75% of our team holds licenses or certifications in their areas of expertise. Furthermore, Raba Kistner's Geotechnical and Construction Materials Testing staff and laboratories are among the largest in the state. Raba Kistner's resources, manpower, and organizational structure allow for all of our employees to serve as seamless service providers for every project.

Our purpose is to provide professional consulting services with passion and integrity, to help build a better world for our employees, their families, our clients, and the communities we serve.



Section 7 Contact Information

For the purpose of successfully completing City of Edinburg projects, Katrin Leonard, PE, Vice President, Rio Grande Valley will serve as primary point of contact.

PRIMARY CONTACT

Katrin Leonard, PE
Vice President, Rio Grande Valley
800 East Hackberry
McAllen, Texas 78501
P 956.682.5332
F 956.682.5487
M 956.239.2022
kleonard@rkci.com

SECONDARY CONTACT

Donato Amaya Jr., CUTS, CIT
Business Development
800 East Hackberry
McAllen, Texas 78501
P 956.682.5332
F 956.682.5487
M 956.778.8587
damaya@rkci.com



THE CITY OF
Edinburg

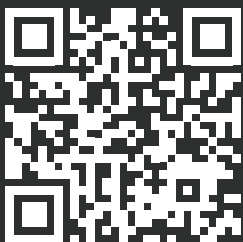


— THE RABA KISTNER PURPOSE

To provide professional consulting services with passion and integrity, to help build a better world for our employees, their families, our clients, and the communities we serve.



OTHER LOCATIONS



WWW.RKCI.COM

BROWNSVILLE

1244 Robinhood Drive, Suite 101
Brownsville, Texas 78521

P 956.504.9777

F 956.504.9763

Brownsville@rkci.com

MCALLEN

800 East Hackberry
McAllen, Texas 78501

P 956.682.5332

F 956.682.5487

McAllen@rkci.com

CONFLICT OF INTEREST

DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
 - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
 - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

- * 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
- * Texas Local Government Code Chapter 171.004
- * City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

Date:

5/20/2024

Company/Vendor Name:

Raba Kistner, Inc.

Printed Name and Title:

Katrin Leonard, PE, Vice President

Authorized Signatory:



COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

- 1 Name/Name of Agency/Company: Raba Kistner, Inc.
(Full, correct legal name)
• Address: 800 East Hackberry, McAllen, Texas 78501
- Telephone/Fax: 956-682-5332
• Email address: kleonard@rkci.com
2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
3. Yes ___ No X
3. Is your Company authorized and/or licensed to do business in Texas?
Yes X No ___
4. Where is the Company's corporate headquarters located? San Antonio, TExas
5. a. Does the Company have an office located in Edinburg, Texas?
4. Yes ___ No X
- b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office?

____ (years) ____ (months)
- c. State the number of full-time employees at the Edinburg office. _____
6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity?
Yes ___ No X
- If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Katrin Leonard, PE, Vice President
Address: 800 East Hackberry, McAllen, Texs 78501
Telephone: 956-682-5332
Fax: 956-682-5487
Email: kleonard@rkci.com
8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?

Yes () No (X).

If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. _____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes () No (X)

If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.

N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

Circle One YES X NO

- 1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

Circle One YES X NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

Circle One YES X NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Katrin Leonard, PE, the undersigned representative of
Raba Kistner, Inc., (Company or Business name) (hereafter referred
to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above,**
under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

- 1. Does not boycott Israel currently; and**
- 2. Will not boycott Israel during the term of the contract.**
- 3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located
at <https://comptroller.texas.gov/purchasing/publications/divestment.php>**

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Katrin Leonard, PE, Vice President

TYPE/PRINT NAME AND TITLE:

5/20/2024

DATE:

SENATE BILL 13 VERIFICATION

I, Katrin Leonard, PE, the undersigned representative of

Raba Kistner, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

- 1) **does not boycott energy companies and;**
- 2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. *"Boycott energy company" has the meaning assigned by Section 809.001; and*
2. *"Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Katrin Leonard, PE, Vice President

TYPE/PRINT NAME AND TITLE:

5/20/2024

DATE:

SENATE BILL 19 VERIFICATION

I, Katrin Leonard, PE, the undersigned representative of
Raba Kistner, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

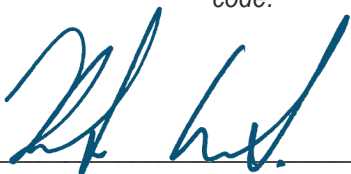
- (1) **does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,**
- (2) **will not discriminate during the term of the contract against a firearm entity or firearmtrade association.**

Pursuant to Section 2274.001, Texas Government Code:

- 1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*
- 2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*
- 3) *"Discriminate against a firearm entity or firearm trade association":*
 - a) *means, with respect to the entity or association, to:*
 - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
 - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
 - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
 - b) *does not include:*
 - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
 - (ii) *a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
 - (aa) to comply with federal, state, or local law, policy, or regulation or a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

- 4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*
- 5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*
- 6) *"Firearm entity" means:*
- a) firearm, firearm accessory, or ammunition manufacturer, distributor, wholesaler, supplier, or retailer; and*
 - b) a sport shooting range as defined by Section 250.001, Local Government Code.*
- 7) *"Firearm trade association" means any person, corporation, unincorporated association, federation, business league, or business organization that:*
- a) is not organized or operated for profit and for which none of its net earnings inures to the benefit of any private shareholder or individual;*
 - b) has two or more firearm entities as members; and*
 - c) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Katrin Leonard, PE, Vice President

TYPE/PRINT NAME AND TITLE:

5/20/2024

DATE:

CITY OF EDINBURG

NONCOLLUSION AFFIDAVIT

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

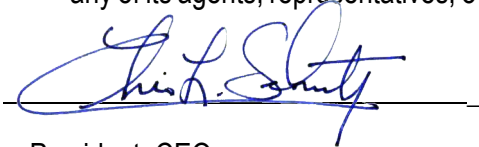
STATE OF TEXAS

COUNTY OF HIDALGO

Chris L. Schultz, PE, being first duly sworn, deposes and says that: *(Name)*

- (1) He is President of Raba Kistner, Inc., the Bidder that has submitted the attached Bid; (Company)
- (2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
- (3) Such Bid is genuine and is not a collusive or sham Bid.
- (4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign



Title

President, CEO

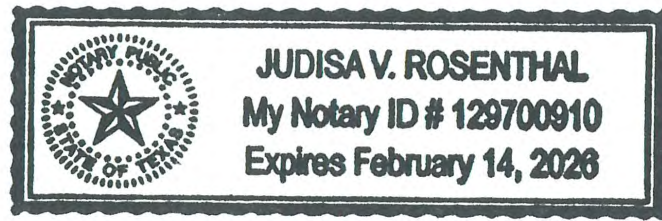
Subscribed and sworn to me this 20 day of May 2024.

By:



Notary Public

My commission expires



CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Raba Kistner, Inc.

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

No Known Affiliation or Relationship Exists

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

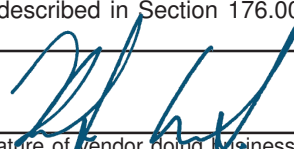
B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

5/20/2024

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;
or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

- (a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

- (a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

- (2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.



City of Edinburg

Utilities

Gerardo Carmona, Director of Utilities

415 W. University Drive, Edinburg, TX 78541

[B2Z ENGINEERING, LLC] RESPONSE DOCUMENT REPORT

RFQ No. 2024-2.

Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction

Materials Testing Services

RESPONSE DEADLINE: May 21, 2024 at 3:00 pm

Report Generated: Friday, May 24, 2024

B2Z Engineering, LLC Response

CONTACT INFORMATION

Company:

B2Z Engineering, LLC

Email:

karina@b2zeng.com

Contact:

Karina Munoz

Address:

900 S. Stewart Road, Suite 12

Mission, TX 78572

Phone:

(956) 585-3773

Website:

www.B2ZEng.com

Submission Date:

May 21, 2024 10:50 AM

ADDENDA CONFIRMATION

Addendum #1

Confirmed May 16, 2024 3:15 PM by Karina Munoz

QUESTIONNAIRE

1. Proposal*

Pass

Please upload your entire proposal here as one complete PDF document.

Please do not upload multiple files.

B2Z_Engineering_RFQ_2024-2_CMT_Services.pdf

2. If you have any proprietary documents, please attach the redacted document here.

No response submitted

3. Required Forms

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST DISCLOSURE FORM AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [CONFLICT OF INTEREST.pdf](#)

5.3.1_CONFLICT_OF_INTEREST_DISCLOSURE.pdf

PLEASE FILL OUT AND SIGN THE GENERAL QUESTIONNAIRE AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [GENERAL QUESTIONNAIRE.pdf](#)

5.3.2_GENERAL_QUESTIONNAIRE.pdf

PLEASE FILL OUT THE LITIGATION DISCLOSURE FORM AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [LITIGATION DISCLOSURE FORM.pdf](#)

5.3.3_LITIGATION_DISCLOSURE_FORM.pdf

PLEASE FILL OUT AND SIGN HB 89 AND UPLOAD HERE*

Pass

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott Israel; and
- 2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

- [HOUSE BILL 89 VERIFICATION.pdf](#)

5.3.4_HOUSE_BILL_89_VERIFICATION.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 13 AND UPLOAD HERE*

Pass

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or
- 2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- [SENATE BILL 13 VERIFICATION...](#)

5.3.5_SENATE_BILL_13_VERIFICATION.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 19 AND UPLOAD HERE*

Pass

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

- 1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and
- 2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- [SENATE BILL 19 VERIFICATION...](#)

5.3.6_SENATE_BILL_19_VERIFICATION.pdf

PLEASE FILL OUT AND SIGN THE NON-COLLUSION AFFIDAVIT AND UPLOAD HERE*

Pass

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

- [CITY OF EDINBURG NONCOLLUSI...](#)

5.3.7_NONCOLLUSION_AFFIDAVIT.pdf

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST FORM AND UPLOAD HERE*

Pass

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at <https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf>

5.3.8_CIQ.pdf

IF AWARDED THE 1295 FORM WILL NEED TO BE PROVIDED.*

Pass

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

<https://www.ethics.state.tx.us/filinginfo/1295/>

Yes



Statement of Qualifications

for

PHASE 1 UPGRADES TO EXISTING WASTEWATER TREATMENT PLANT - PROFESSIONAL ENGINEERING SERVICES: CONSTRUCTION MATERIALS TESTING SERVICES

RFQ #2024-2

Submittal Due:
May 21, 2024 at 3:00PM

B²Z ENGINEERING

900 S. Stewart Rd. Suite 2 • Mission, TX 78572
(956) 585-3773



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Insurance	V	30
Professional Services Agreement Statement	VI	32
Contact Information	VII	34
Required Forms (Acknowledged and uploaded individually on OpenGov Portal)	Appendix	
• Addendum No. 1 • Conflict of Interest Disclosure • General Questionnaire • Litigation Disclosure Form • HB 89 Verification Form • SB 13 Verification Form • SB 19 Verification Form • Non-Collusion Affidavit • Conflict of Interest Questionnaire		

Tab I – Transmittal Letter

May 20, 2024

Mr. Gerardo Carmona Jr., P.E.
Director of Utilities
415 W. University Drive
Edinburg, Texas 78539

**RE: Statement of Qualifications for
Phase 1 Upgrades to Existing Wastewater Treatment Plant –
Professional Engineering Services: Construction Materials Testing Services
Request for Qualification (RFQ) #2024-2**

Dear Selection Committee,

B2Z Engineering, LLC (B2Z) is pleased to present our Statement of Qualifications in response to the City of Edinburg's solicitation for Phase 1 Upgrades to Existing Wastewater Treatment Plant – Professional Engineering Services: Construction Materials Testing. B2Z is excited and pleased to express our interest and commitment to **continue** providing quality construction materials testing to the City of Edinburg as outlined in the above-referenced RFQ.

B2Z is a **HUB, DBE, MBE, and WBE**-certified engineering consulting and materials testing firm known for its ability to build positive working relationships with our clients. We have extensive experience in providing construction materials testing for the City of Edinburg and stand ready to continue providing those services via this contract. B2Z competed on a state-wide basis and was ranked **NUMBER ONE** by the **Texas Department of Transportation (TxDOT)** for their bi-annual **Materials Engineering Statewide** contract.

We have assembled a **uniquely qualified** group of **LOCAL TALENT** with extensive knowledge and technical expertise in construction materials testing. B2Z's team, consisting of professional engineers, technicians, and support staff, operates our **state-of-the-art, AASHTO-accredited, TxDOT & USACE-certified** laboratory in Mission. B2Z is equipped and prepared to continue to meet all schedule demands and adhere to all quality standards set by the City of Edinburg.

B2Z's proposed **Project Manager, Mr. Reza Badiozzamani, PE, CFM**, will serve as the primary contact person responsible for matters regarding our SOQ. He is located at our Mission Office (900 S. Steward Rd, Ste. 2, Mission, TX 78572) and can be contacted by telephone at the office: (956) 585-3773, cell phone: (956) 655-1995, or by email at Reza@B2ZEng.com.

B2Z acknowledges the receipt of Addendum No. 1, issued on May 14, 2024, and as indicated in the RFQ, has included it as part of the SOQ submission under the Appendix.

Mrs. Aisha Gonzalez, Principal of B2Z Engineering, LLC, is authorized to bind the firm to a contract with the City of Edinburg. She is located at 900 S. Steward Rd, Ste. 12, Mission, TX 78572, and can be contacted by telephone at (956) 566-3421 (Cell) or by email at Aisha@B2ZEng.com.

Please allow me to be the first to say that we sincerely appreciate the opportunity to present our statement of qualifications in response to the City of Edinburg's request. We look forward to the opportunity to continue our working relationship with the city, should we be selected. We thank you for your time, consideration, and attention.

Respectfully,



Aisha Gonzalez
President



900 S. Stewart Rd., Suite 4 • Mission, TX 78572
(956) 585-3773 • www.B2ZEng.com

Tab II – Firm Qualification and Experience

Firm Introduction

B2Z Engineering, LLC (B2Z) is a **premier engineering consulting firm established in 2009** and licensed through the State of Texas as a Professional Engineering Firm (TBPE #F-11187). B2Z is **100% LOCALLY OWNED AND OPERATED** and has been headquartered in the Rio Grande Valley since 2009. B2Z is a **Woman-Owned Minority Business** with engineering offices and materials testing laboratories in Mission, Brownsville, Seguin, Houston, and Austin. We are a **HUB, WBE, MBE, DBE, WOSB, SBE, and SBA 8(a)** certified firm. B2Z has a uniquely qualified group of **LOCAL TALENT** with **extensive knowledge and expertise in civil engineering, project management, construction materials testing, American Society for Testing and Materials (ASTM) testing procedures, American Concrete Institute (ACI) testing procedures, National Institute for Certification of Engineering Technologies (NICET) proficient, the Texas Asphalt Paving Association (TXAPA), and others.**

Services under this contract will be performed out of our Mission office.

Additional support, if needed, will be provided by our regional offices (Brownsville, Seguin, Houston, and Austin). B2Z's Mission Engineering & Laboratory Offices employ over 50 professional and technical personnel. Services performed out of this office include civil engineering, project management, construction materials testing, geotechnical engineering and testing, bridge/roadway design, drainage design, construction/project management, and construction engineering and inspection.

Statement of Interest

B2Z has provided the City of Edinburg with exceptional construction materials testing and geotechnical engineering services on an as-needed basis since 2018. We are ready and able to continue to provide exceptional construction materials testing services for the Phase 1 Upgrades to the Existing Wastewater Treatment Plant project. Our materials testing laboratory is equipped with all the required testing equipment to conduct the materials testing services that the City of Edinburg may require for this project.

B2Z is contracted by various entities to provide **project management and construction materials testing services**. These entities include but are not limited to the Cities of Alamo, Edinburg, McAllen, Palmview, and Weslaco, the McAllen Public Utility, Hidalgo County, Hidalgo County Drainage District No. 1, TxDOT, and Hidalgo County Regional Mobility Authority. B2Z competed state-wide and was ranked **NUMBER ONE** by the **Texas Department of Transportation (TxDOT)** for its bi-annual **Materials Engineering Statewide** contract. B2Z has also been awarded **FOUR additional TxDOT Prime Contracts for material testing services**, a testament to our capabilities and commitment to excellence.



Office Providing Services

900 S. Stewart Road, Suite 2
Mission, TX 78572

Contact Person

Mr. Reza Badiozzamani, PE, CFM
Reza@B2ZEng.com
(956) 585-3773



Unique Qualifications

B2Z maintains over 8,500 square feet of combined engineering office and laboratory space in Mission, TX. Our **state-of-the-art laboratory** contains the necessary tools and equipment to provide quality materials testing services. B2Z's team of highly qualified professionals has extensive experience working not only with but for public agencies and understands the nuances



and complexities of working within the public sector project model. Whether we are working on a large or **small project**, **we give each task the same attention to technical excellence and quality control while maintaining responsiveness.**

B2Z also owns and operates four Geotechnical drilling rigs and drilling support trucks. We have the capacity and capability to **expedite** geotechnical and **materials testing services** when necessary. We pride ourselves on hiring local professionals who have **over 200 years of combined TxDOT experience**. B2Z's team is comprised of **over twenty certified field and laboratory technicians**, half of whom possess more than ten years of individual experience. Their certifications include **Level 1A, 1B, and 2; SB 101, 102, 103, 201, and 202; and ACI**. B2Z would like for the City of Edinburg to continue to view our firm as an extension of its staff, utilizing our expertise whenever necessary.



B2Z's **vast experience** and **quality of services** have allowed us to obtain **AASHTO Accreditation, TxDOT, and USACE Certifications** for our Mission-based materials testing laboratory. We utilize the most up-to-date equipment to perform all construction materials testing services.



Independent servicing agencies calibrate all our equipment, and our experienced technical staff conducts testing in compliance with all standards set by **AASHTO, ACI, ASTM, and TxDOT**.

In addition to our years of experience in providing compliant geotechnical engineering and construction materials testing, B2Z's staff holds a multitude of TxDOT Pre-Certifications. The following table shows B2Z's current TxDOT geotechnical and materials testing pre-certifications.

B2Z Engineering, LLC - Areas of Certification (TxDOT Pre-Certs.)			
12.1.1	ASPHALTIC CONCRETE PRODUCTION	12.1.7	EMBANKMENT/SUBGRADE/BACKFILL/BASE PLACEMENT
12.1.2	PORTLAND CEMENT CONCRETE	12.2.1	CONCRETE PLANT INSPECTION AND TESTING
12.1.3	MATERIALS ENGINEERING	12.2.2	PREFABRICATED STRUCTURAL MATERIALS FABRICATION PLANT INSPECT
12.1.4	ASPHALTIC CONCRETE PLACEMENT	12.2.5	HOT MIX ASPHALT (HMA) PLANT INSPECTION AND TESTING
12.1.5	PORTLAND CEMENT CONCRETE PLACEMENT	12.4.1	PAVEMENT DESIGN SERVICES
12.1.6	EMBANKMENT/SUBGRADE/BACKFILL/BASE PRODUCTION	12.5.1	PAVEMENT EVALUATION

In addition to being an **AASHTO, TxDOT, and USACE Certified Laboratory**, B2Z's field and laboratory technicians hold the following certifications:

- ACI CONCRETE FIELD-TESTING TECH GRADE 1
- ACI CONCRETE STRENGTH TESTING TECHNICIAN
- ACI AGGREGATE TESTING
- TXAPA HMA PLAN SPECIALIST – LEVEL 1A
- TXAPA SMA ROAD SPECIALIST – LEVEL 1B
- TXAPA HMA MIX DESIGN SPECIALIST – LEVEL 2
- TXAPA PROPERTIES SPECIALIST – SB 101
- TXAPA FIELD SPECIALIST – SB 102
- TXAPA MATERIALS ANALYSIS SPECIALIST – SB 103
- TXAPA STENGTH SPECIALIST – SB 201
- TXAPA COMPRESSIVE STRENGTH SPECIALIST – SB 202
- RADIATION SAFETY OFFICER
- OSHA 10 & OSHA 30
- NUCLEAR GAUGE SAFETY CERTIFIED
- HAZMAT CERTIFIED

Meeting Timeline Requirements & Staffing



We have staff available to begin work immediately for any size project (part-time or full-time). B2Z knows that maintaining a predictable project schedule is paramount to successful project delivery. Our team prides itself on meeting, and often exceeding the schedules developed by our clients and project owners. We have developed a system for project schedule monitoring that has proven itself on over \$1B worth of construction contracts. As a function of our proven system, we would develop a schedule early in the process to

ensure that we have the appropriate staffing levels assigned to the critical path components. This schedule would be developed in conjunction with both the client and any other project stakeholders with consideration of the major project milestones and anticipated project hurdles. B2Z has committed the services of experienced personnel who know and understand the tasks required to perform municipal projects. This will undoubtedly allow us to keep ahead of schedule and add additional resources as appropriate.

Ability to Expedite Services

B2Z is made up of technical and multi-discipline staff of ninety-five (95) employees, sixty-three (63) fleet vehicles, four (4) Geotechnical drilling rigs, and drilling support trucks. **We have the capacity and capability to fulfill all requests for expedited materials testing services.**



B2Z commits to continue responding promptly to the City of Edinburg's requests as they are received. We will make every effort to minimize scheduling conflicts.

B2Z prefers to schedule field and laboratory work with at least 24 hours of advance notice. However, we understand that certain situations may occur where projects may require emergency services. During these instances, B2Z will make every effort to dispatch the appropriate personnel.

With all drilling and laboratory testing operations owned and managed by B2Z, we have the distinct ability to best manage our resources to meet deadlines.

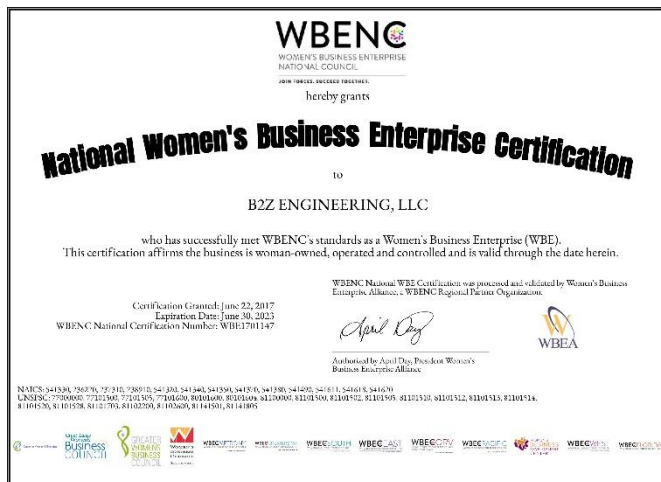
B2Z FIRM CERTIFICATIONS



HUB Certified Firm



DBE Certified Firm



B2Z LABORATORY CERTIFICATIONS



B2Z Projects

B2Z is currently on the City of Edinburg's Geotechnical and Construction Materials Testing (CMT) rotation list and is very well-versed in how the City likes to conduct its business. We have also provided services to governmental agencies throughout the State of Texas including, but not limited to, the City of Alamo, City of McAllen, City of Mission, Hidalgo County, Hidalgo County Drainage District No. 1, and TxDOT.

City of Edinburg – On-Call Geotechnical & Construction Materials Testing (CMT)

Client: City of Edinburg

Contact: Mr. Mardoqueo Hinojosa, P.E., CFM, CPM, City Engineer – Ph. (956) 292-7080

Services Provided: Geotechnical Engineering & Construction Materials Testing

Description/Scope: B2Z was contracted to provide geotechnical and construction materials testing services for various city projects. *B2Z has provided materials testing on* subgrade roadway, flex base roadway, pipe bedding material, asphalt concrete pavement, hydraulic cement concrete, curbs, gutters, sidewalks, and riprap. B2Z has been issued over thirty (30) work authorizations under multiple on-Call contracts. Please see below for a listing of active projects.



▪ Crestwood Subdivision

▪ Edinburg Service Center Upgrades

Texas Commission on Environmental Quality (TCEQ) Raymondville Drain Project



Client: Hidalgo County Drainage District No. 1

Contact: Mr. Raul Sesin, P.E., CFM – District Manager – Ph. (956) 292-7080

Description/Scope: B2Z was contracted to provide grant administration and reporting, and construction inspection and reporting for the Raymondville Drain grubbing and clearing project. Hidalgo County Drainage District No. 1 (HCDD1) applied for and was awarded a grant through the Texas Commission on Environmental Quality to provide flood relief via the existing drainage system. This project will be constructed with Hidalgo County Drainage District No. 1 forces.

Texas Water Development Board (TWDB) Flood Infrastructure Fund Project

Client: Hidalgo County Drainage District No. 1

Contact: Mr. Raul Sesin, P.E., CFM – District Manager – Ph. (956) 292-7080

Description/Scope: B2Z was contracted to provide Construction Administration and Management, Materials Testing, and Inspection for Projects 21, 22, and 23 which are all a part of the 2018 Drainage Bond Referendum. Project 21 will be divided into 2 phases; Project 22 will be divided into 4 phases; and project 23 will be divided into 3 phases. HCDD1 applied and received a Flood Infrastructure Fund grant from the Texas Water Development Board (TWDB) which will provide the funding for all construction of these 3 projects.



McAllen Public Utility - Sprague Road Sewer Interceptor ~ Phase I**Client:** McAllen Public Utility (MPU)**Contact:** Mr. Marco A. Vega, P.E., General Manager – Ph. (956) 681-1770**Services Provided:** Construction Materials Testing

Description/Scope: The Sprague Road Sewer Interceptor project consisted of the construction of a new 48" sewer line within the McAllen city limits. The project length in total, including accepted alternates, was approximately 6800 linear feet and the depth of the line was more than thirty feet at some locations. B2Z worked closely with MPU and the design engineer during the proposal and negotiation phase to find efficiencies in the testing frequencies that would still satisfy the engineer's requirements but also meet MPU's CMT budget. **B2Z provided materials testing on** embankment (liquid limit/plasticity index, gradations, moisture/density, in-place density), subgrade (pulverization, liquid limit/plasticity index, gradations, moisture/density, in-place density), flexible base stockpile testing (liquid limit/plasticity index, gradations, moisture/density, in-place density, wet-ball, triaxial), flexible base field testing (pulverization, liquid limit/plasticity index, gradations, moisture/density, in-place density), asphaltic concrete pavement testing (coarse aggregate, fines, mineral fillers, combined aggregate, complete mix), and hydraulic cement concrete (structural and non-structural).

**Hidalgo County Drainage District No. 1 – On-Call Geotechnical & Construction Materials Testing (CMT)****Client:** Hidalgo County Drainage District No. 1 (HCDD1)**Contact:** Mr. Raul Sesin, P.E., CFM, District Manager – Ph. (956) 292-7080**Services Provided:** Geotechnical Engineering & Construction Materials Testing

Description/Scope: B2Z was contracted to provide on-call geotechnical and construction material testing services for various projects throughout Hidalgo County. B2Z has 20 CMT & 15 Geotechnical Work Authorizations under various On-Call Contracts including:



Anaquitas Drain Structure (Bond Project #8) (CMT) – B2Z is performing culvert box backfill testing (cement stabilized sand), embankment testing (plasticity index, gradation, moisture/density, in-place density), and flexible base for levee crown (Cast in Place, Type E Grade 4). Additional testing includes hydraulic cement concrete gateway structure, culvert boxes, footing, and riprap.

Mission-McAllen Rado Alternate (Bond Project #25) (CMT) – B2Z is performing embankment testing (plasticity index, gradation, moisture/density, in-place density), backfill testing (plasticity index, gradation, moisture/density, in-place density). Additional testing includes subgrade (4% lime treated), 12" flexbase, asphalt concrete pavement (HMA – QC/QA), hydraulic cement concrete testing on wingwalls (Class C), and riprap/curb/sidewalk (Class A).

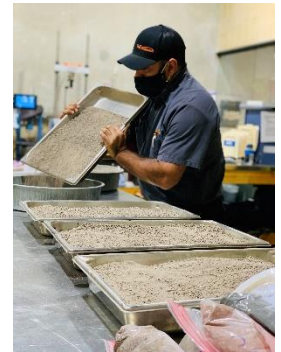
Pharr McAllen Drain (Bond Project #31) (CMT) – B2Z is performing embankment testing (plasticity index, gradation, moisture/density, in-place density), backfill testing (plasticity index, gradation, moisture/density, in-place density).

Hidalgo Drain (Bond Project #13) (CMT) – B2Z is performing asphalt concrete pavement testing (complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, moisture content, lab molded density; roadway: in-place air voids, segregation profile, joint density, thermal profile), embankment testing (plasticity index, gradation, moisture/density, in-place density), lime compliance testing, lime-treated subgrade testing (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), untreated flexible base testing (plasticity index, gradation, moisture/density, wet ball mill, triaxial), lime-treated flexible base testing (pulverization gradation,

plasticity index, gradation, moisture/density, in-place density). Additional testing includes hydraulic cement concrete testing (Class A).

Mission Lateral- Sections I/II/III (Bond Project #26) (CMT) – B2Z is performing pipe bedding material testing (plasticity index, gradation), embankment testing (plasticity index, gradation, moisture/density, in-place density). Additional testing includes hydraulic cement concrete testing on riprap/field drains.

Jackson Rd Drain (Bond Project #16) (CMT) – B2Z is performing flexible base for cut/restore (plasticity index, gradation, moisture/density, in-place density), asphalt concrete pavement for cut/restore – Type D (complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, lab molded density), pipe bedding material testing (plasticity index, gradation), embankment testing (liquid limit, plasticity index, gradation, moisture/density, in-place density). Additional testing includes hydraulic cement concrete testing on gateway structure & pump system (Class C) and hydraulic cement concrete testing on riprap/field drains.



Mission Inlet Balboa Estates (CMT) – B2Z is performing pipe & box bedding material testing (plasticity index, gradation), embankment testing (plasticity index, gradation, moisture/density, in-place density). Additional testing includes hydraulic cement concrete testing on gateway structure and foundation (Class C) and hydraulic cement concrete testing on riprap/field drains.

Hidalgo Drain and Dicker Road Box Culvert Crossing (CMT) – B2Z is performing backfill testing at non-roadway (general backfill - plasticity index, gradation, moisture/density, in-place density), flexible base for cut/restore – Type E Grade 4 (plasticity index, gradation, wet ball mill, moisture/density, in-place density), pipe bedding material testing (plasticity index, gradation), backfill testing at roadway (cement stabilized backfill - plasticity index, gradation, moisture/density, unconfined compression, in-place density), asphalt concrete pavement for cut/restore – Type D (complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, lab molded density). Additional testing includes hydraulic cement concrete testing (Class C) junction box.

J-09 Drain Phase IV (CMT) – B2Z is performing asphalt concrete pavement for cut/restore – Type D (complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, lab molded density), flexible base for cut/restore (plasticity index, gradation, wet ball mill, moisture/density, in-place density), pipe bedding material testing (plasticity index, gradation), pipe haunch material testing conforming with ASTM D2321 (plasticity index, gradation, moisture/density, in-place density), pipe initial, final and field drain backfill testing (plasticity index, gradation, moisture/density, in-place density). Additional testing includes hydraulic cement concrete testing on riprap/field drains.

Pharr McAllen Drain at HCID 2 Canal (Geo) – B2Z performed qualitative investigation of soil shear strength vs. proposed construction. Field exploration and laboratory testing conducted included moisture content, Atterberg limits, -200 determination, and sieve analysis with hydrometers.

City of Alamo – Geotechnical & Construction Materials Testing (CMT)

Client: City of Alamo

Contact: Mr. Bobby Salinas, City Manager – Ph. (956) 787-0006

Services Provided: Geotechnical Engineering & Construction Materials Testing

Description/Scope: B2Z was contracted to provide geotechnical engineering and construction materials testing (CMT) services on an “as-needed” basis. B2Z is currently conducting CMT for the **San Agustin Subdivision Phase III**. Services include testing on subgrade roadway, flex base roadway, pipe final backfill material 12” lifts waterlines, sanitary sewer

and drainage, asphalt concrete pavement and hydraulic cement concrete curb & gutter, sidewalks, and riprap (Atterberg limits, moisture/density, and nuclear density, pavement thickness, concrete strength, etc.).

City of Weslaco – On-Call Construction Materials Testing (CMT)

Client: City of Weslaco

Contact: Mr. Alberto Aldana, P.E., City Engineer – Ph. (956) 969-1533

Services Provided: Construction Materials Testing

Description/Scope: B2Z is contracted to provide construction materials testing (CMT) services as needed by the City of Weslaco. B2Z is evaluating soil properties, such as moisture content, by conducting laboratory soil tests (Atterberg limits, gradation, standard proctor, nuclear density, compressive strength, and more). Additionally, B2Z is providing field testing services on-site to determine parameters such as field density. B2Z currently has seven work authorizations under this contract, as provided below:

- San Jacinto Estates Phase I & II
- Milanos Estates
- Freedom Storage Subdivision
- Pleasant View Estates
- Ten Fifteen Subdivision
- Fire Station No. 2 (Downtown)
- Police Station w/Municipal Court

Hidalgo County Precinct No. 3 – Mile 3 N Road Project

Client: Hidalgo County Precinct No. 3

Contact: Commissioner Everardo “Ever” Villarreal – Ph. (956) 585-4509

Services Provided: Construction Materials Testing and Construction Engineering & Inspection



Description/Scope: B2Z is providing material testing on lime-treated subgrade (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), untreated flexible base (plasticity index, gradation, moisture/density, wet ball mill, triaxial), embankment (plasticity index, gradation, moisture/density, in-place density), untreated subgrade (organic content, sulfate content), lime compliance, lime-treated flexible base (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), asphalt concrete pavement (course aggregate: gradation, flat & elongated particles, coarse aggregate angularity, del. matl. and decant; fine aggregates: bar linear shrinkage, organic impurities, gradation; mineral filler: sand equivalent; complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, moisture content, lab molded density; roadway: in-place air voids, segregation profile, joint density, thermal profile).

Hidalgo County Precinct No. 2 – Dicker Road Expansion Project

Client: Hidalgo County Precinct No. 2

Contact: Commissioner Eduardo “Eddie” Cantu – Ph. (956) 787-1891

Services Provided: Construction Materials Testing and Construction Engineering & Inspection

Description/Scope: B2Z provided material testing on lime-treated flexible base (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), asphalt concrete pavement (coarse aggregate: gradation, flat & elongated particles, coarse aggregate angularity, del. matl. and decant; fine aggregates: bar linear shrinkage, organic impurities, gradation; mineral filler: sand equivalent; complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, moisture content, lab molded density; roadway: in-place air voids, segregation profile, joint density, thermal profile), embankment (plasticity index, gradation, moisture/density, in-place density), untreated subgrade (organic content, sulfate content), lime compliance, lime-treated subgrade (pulverization gradation, plasticity index, gradation,



moisture/density, in-place density), untreated flexible base (plasticity index, gradation, moisture/density, wet ball mill, triaxial). Additional testing has included hydraulic cement concrete testing, drill shafts, wingwalls, and traffic rail foundation testing.

Hidalgo County Precinct No. 2 – Regional Linear Park Project (RLPP) ~ Section II

Client: Hidalgo County Precinct No. 2

Contact: Commissioner Eduardo “Eddie” Cantu – Ph. (956) 787-1891

Services Provided: Construction Materials Testing and Construction Engineering & Inspection



Description/Scope: **B2Z provided material testing on** embankment (plasticity index, gradation, moisture/density, in-place density), untreated subgrade (organic content, sulfate content), lime compliance, lime-treated subgrade (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), untreated flexible base (plasticity index, gradation, moisture/density, wet ball mill, triaxial), lime-treated flexible base (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), asphalt concrete pavement (course aggregate: gradation, flat & elongated particles, coarse aggregate angularity, del. matl. and decant; fine aggregates: bar linear shrinkage, organic impurities, gradation; mineral filler: sand equivalent; complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, moisture content, lab molded density; roadway: in-place air voids, segregation profile, joint density, thermal profile). Additional testing has included hydraulic cement concrete testing, riprap testing, and drill shaft testing.

Our Services

As shown through past project experience, B2Z is highly qualified to provide superior construction materials testing services to the City of Edinburg. We understand the City is seeking a firm able to perform the following services:

Construction Materials Testing:

- * Lab: Moisture Density Relationship
- * Lab: Atterberg Limits
- * Lab: Sieve Analyses
- * Moisture Density Field Test
 - Structure Excavation and Backfill
 - Trenching
 - Fill
 - Flex Base

Construction Materials Testing:

- * Concrete Cylinders
 - Cast in Place (CIP) Concrete
 - Flowable Fill
- * Concrete Slump, Air Content, Index Tests, Trial Mixtures
- * Concrete Temperature
- * Asphalt Pavement Cores (Thickness & Density)

Construction Materials Testing (CMT) Services

CMT is an instrumental component of all construction projects. CMT is used to ensure methods and materials specified in the construction documents are being adhered to and properly installed. B2Z provides CMT services for the categories listed below:

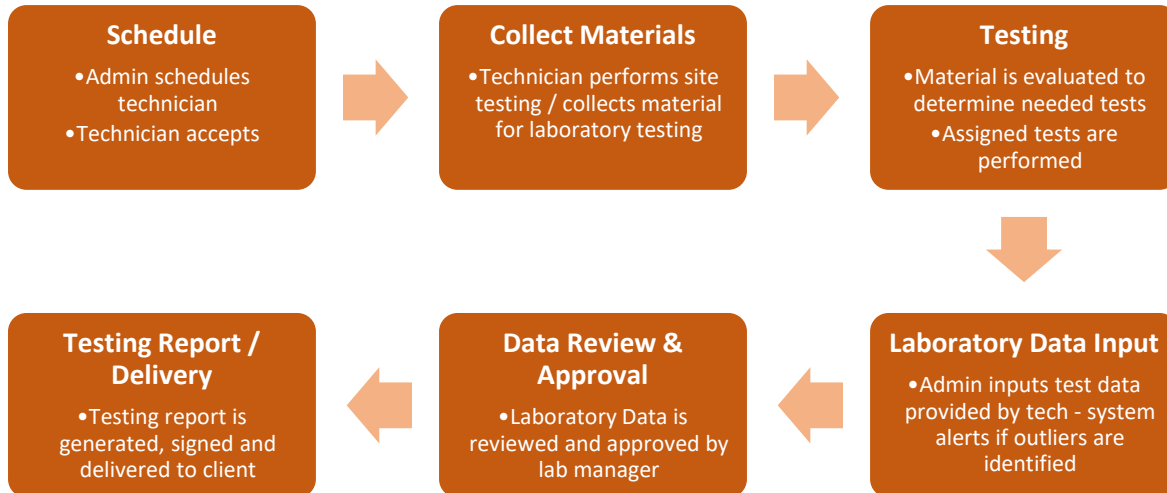
❖ Quality Assurance and Quality Control (QA/QC)

❖ Field Inspection and Oversight

❖ Field and Laboratory Testing and Analysis

Quality Assurance and Quality Control (QA/QC)

Quality control is paramount to ensuring the completion of all testing according to specifications and within testing standard compliance. B2Z utilizes MetaField, a software-as-a-service (SaaS) platform used by project personnel, to schedule field activities, dispatch technicians, collect sample and activity data, organize test data, and generate final reports. This process requires approval at multiple steps to ensure collected data is accurately documented, recorded, and reported.



B2Z's dispatch program, MetaField, manages and tracks samples from the field to laboratory testing to final reporting, maintaining consistency and compliance for each project. MetaField facilitates the Project Manager and Task Leads by backchecking samples and field technician assignments. B2Z also utilizes MetaField to schedule and dispatch the appropriate personnel to each project throughout all parts of the day with minimal notice to maintain the same certified field technician(s) on each project. The technician will communicate with the Construction Superintendent every morning to confirm the scheduled tests for that day.



MetaField gives our technicians the capability to input specimen data at project sites before returning to the lab for processing. Once the specimens have been entered, the system tracks when testing needs to be completed based on the assignments. This streamlined process helps ensure projects stay on time and within budget.



Field Inspection and Oversight

Field inspection, oversight, construction material testing (CMT), and an open line of communication with the contractor are pivotal to a successful construction operation. B2Z assigns experienced CMT engineers and technicians skilled in all aspects of construction materials and methods. The B2Z team has experience inspecting **soils, structural concrete placement, structural reinforcing steel, grout and mortar** (in both vertical and horizontal applications), **aggregates** (for concrete batching and pavement mixes), and **hot mix asphaltic concrete (HMAC)** (in roadway and parking lot applications).

Field and Laboratory Testing

Our laboratory team has vast experience and is proficient in all the latest **AASHTO, ACI, and TxDOT testing requirements**. Conducting all testing out of our Mission Lab will further ensure accurate testing results and a quicker turnaround. Performing CMT throughout the construction phases helps



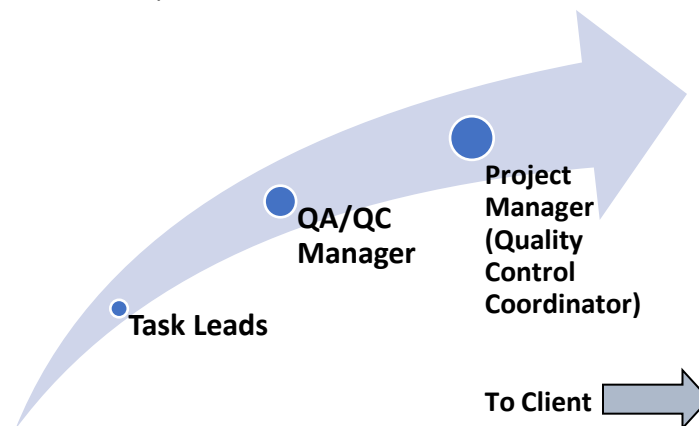
that all materials and methods utilized comply with the design engineer's plans and specifications. CMT testing will include the following categories:

- Soil observation, sampling & testing
- Field density testing
- HMAC pavement testing
- Concrete sampling & testing
- Concrete compressive strength
- Shotcrete sampling & testing

Quality Assurance Program

Utilizing quality control and quality assurance is vital to ensure all designs/analyses/final deliverables are of the highest quality and to reduce the presence of outliers in the statistical models of results. B2Z has developed written policies and procedures for various tasks to provide direction to staff and increase the consistency of all processes (modified only through project managers to provide flexibility due to any project variability).

B2Z's Management Plan calls for a three-tiered approach to QA/QC, where the first QA/QC comes from the Task Leads, followed by the QA/QC Oversight Representative, and lastly by the Project Manager. The Laboratory Managers are responsible for direct supervision of QA/QC programs in the field, and the Laboratory Engineer of Record is responsible for performing all supervisory reviews of technical procedures in the engineering laboratory. Ultimately, though, the Project Manager provides oversight of all QA/QC operations. This three-tiered approach provides a triple-check system of all reports, designs, and recommendations prior to submission to the client.



As part of B2Z's commitment to quality, key employees are tasked with overseeing and executing the quality control measures and policy. The project manager and quality control coordinator implement and enforce B2Z's quality measures.

Testing Capabilities

Soil and Base Material Testing

Moisture Content Determination
 Determination of Liquid Limit of Soils
 Determination of Plastic Limit of Soils
 Atterberg Limits of Soils
 Bar Linear Shrinkage of Soils
 Material Finer #200 Sieve
 Lime Series Testing
 Moisture-Density Relationship (TxDOT)
 Standard Proctor
 Modified Proctor
 Field Density Test (Nuclear)
 Determination of Soil pH
 Soil-Lime Testing
 Resistivity of Soils (Laboratory)
 Sieve Analysis
 Texas Wet Ball Mill (Base Material Quality)
 Soil Organic Content UV-VIS Method

ASTM D2216 / Tex-103-E
 Tex-104-E
 Tex-105-E
 ASTM D 4318 / Tex-106-E
 Tex-107-E
 ASTM D 1140 / Tex-111-E
 Tex-112-E
 Tex-113-E / Tex-114-E
 ASTM D 698
 ASTM D 1557
 ASTM D 6938 / Tex-115-E
 Tex-128-E
 Tex-121-E
 Tex-129-E
 ASTM C 136 / Tex-200-F
 Tex-116-E
 Tex-148-E



Coarse and Fine Aggregate Quality Testing

Decantation Test (Conc. Aggr.)
 Specific Gravity/Absorp. (Conc. Aggr.)
 Cycle Magnesium Soundness
 SSD Unit Weight of Aggregates
 Percent Voids/Solids in Concrete Aggregate
 Sand Equivalent
 Specific Gravity / Absorption (Fine Aggr.)
 Organic Impurities in Fine Aggregate
 Fineness Modulus of Fine Aggregate
 Acid Insoluble of Fine Aggregate

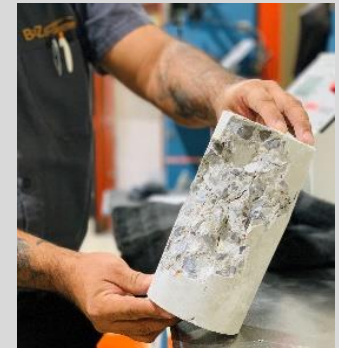
ASTM C117 / Tex-406-A
 ASTM C127 / Tex-403-A
 ASTM C88 / Tex-411-A
 ASTM C29 / Tex-404-A
 Tex-405-A
 ASTM D 2419 / Tex-203-F
 ASTM C 128 / Tex -403-A
 ASTM C 87 / Tex -408-A
 Tex-402-A
 Tex-612-J



Concrete and Masonry Field and Laboratory Testing

Slump Test
 Air Content (Pressure Method)
 Air Content (Volumetric)
 Casting of Concrete Cylinders
 Compressive Strength of Cyl. Specimen
 Cylindrical Specimen Prep./Hold/Cure
 Casting of Grout Prisms
 Grout Prism Prep./Cure/Compressive Strength
 Casting of Mortar Cubes
 Mortar Cube Prep./Cure/Compressive Strength
 Masonry Unit Prep. /Compressive Strength
 Masonry Unit SPG/Absorption/Unit Wt.

ASTM C 143 / Tex-415-A
 ASTM C 138 / Tex-416-A
 ASTM C 173
 ASTM C 31
 ASTM C 39 / Tex-418-A
 ASTM C 192
 ASTM C 1019
 ASTM C 39
 ASTM C 780
 ASTM C 109
 ASTM C 140
 ASTM C 140



Pavement Investigation / Thickness / Asphalt Quality

Coring – ACP Thickness
 Pavement Thickness Determination (Full Depth)
 Density of Asphaltic Cores (4 or 6 inch)
 Maximum Theoretical SPG (Rice Gravity)
 Extraction/Sieve Analysis/Asphalt Content
 Asphalt Rolling Pattern (Nuclear Method)

ASTM D 3549
 ASTM
 Tex-207-F
 Tex-227-F
 Tex-210-F / Tex-200-F
 Tex-207-F – Part IV



Tab III – Team Member Qualifications and Experience

B2Z Team Members

B2Z and its team members hold themselves to the highest level of both personal and professional integrity and only undertake tasks that they can perform competently and expertly. *This ethical standard has resulted in B2Z not being party to a lawsuit since its inception in 2009, nor has a claim been made against its errors and omissions insurance policy.*

Furthermore, all B2Z personnel follow the National Society of Professional Engineers' (NSPE) code of ethics six fundamental canons.



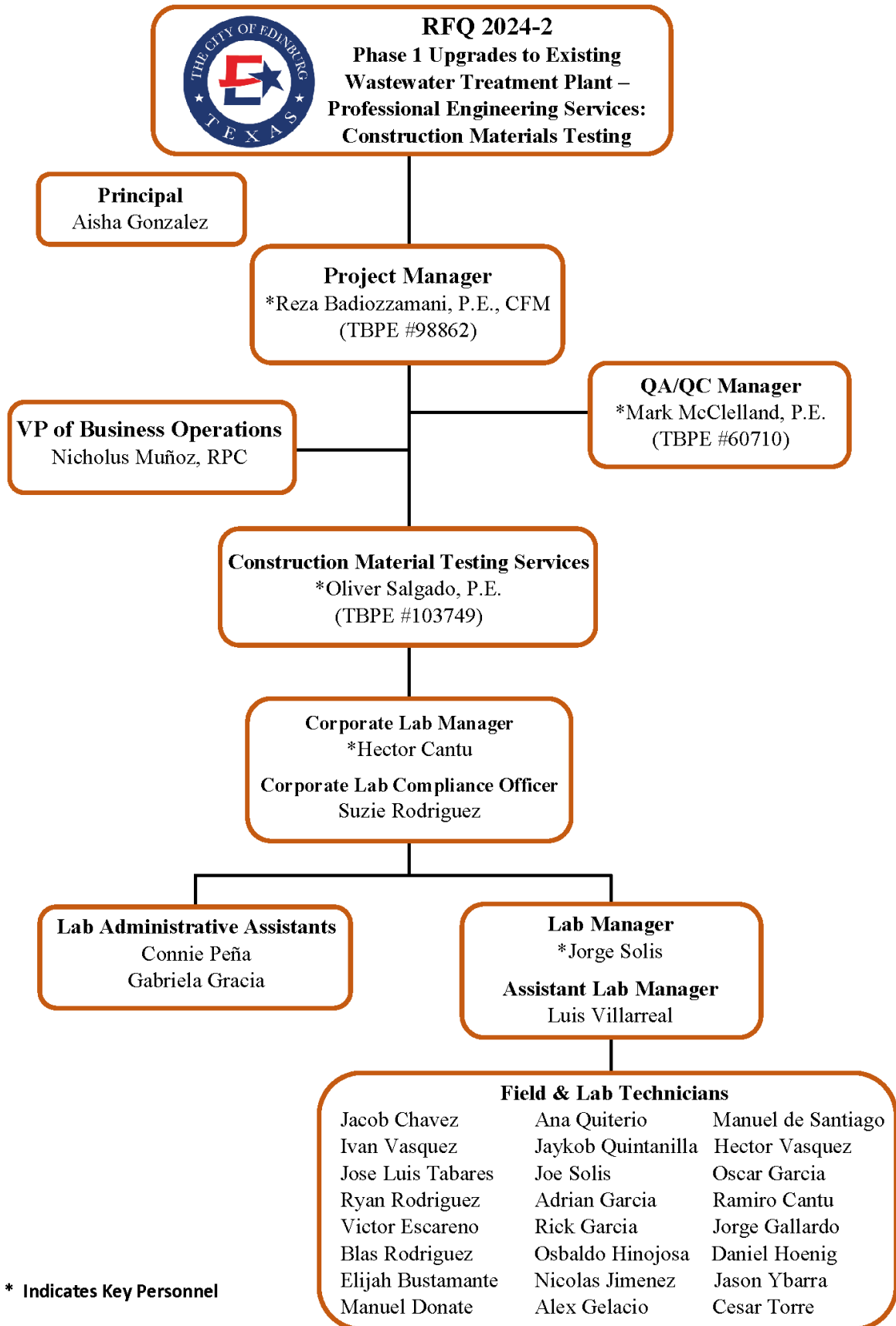
- ❖ Hold paramount the safety, health, and welfare of the public.
- ❖ Perform services only in areas of competence.
- ❖ Issue public statements only in an objective and truthful manner.
- ❖ Act for each employer or client as faithful agents or trustees.
- ❖ Avoid deceptive acts.
- ❖ Conduct themselves honorably, responsibly, ethically, and lawfully so as to enhance the honor reputation, and usefulness of the profession.

B2Z's key personnel have been identified, as marked, on the organization chart provided on the following page. Within each respective role, the key personnel will perform all duties required and as needed to successfully complete the project on schedule and within budget.

Mr. Reza Badiozzamani, PE, CFM will serve as **B2Z's Project Manager** for this contract. He brings over 22 years of experience. Mr. Badiozzamani is responsible for all engineering, geotechnical, and construction material testing laboratory projects. **Mr. Mark McClelland, P.E.**, will serve as the **QA/QC Manager** for this contract. He brings over 43 years of experience in construction material testing and geotechnical engineering services. **Mr. Oliver Salgado, P.E.**, will serve as the **Construction Materials Testing Task Lead**. He brings over 22 years of experience in construction material testing and geotechnical engineering services. **Mr. Hector Cantu** is **B2Z's Corporate Laboratory Manager**. He brings over 42 years of experience – with over 26 years working as TxDOT Pharr District's Laboratory Supervisor. **Mr. Jorge Solis** is the **Mission Office Laboratory Manager** with over 15 years of experience.

Resumes with biographic summaries and project experience have been provided on the following pages for all key personnel.

Organizational Chart





Reza Badiozzamani, PE, CFM

Summary

Mr. Badiozzamani functions as B2Z’s Senior Project Manager. Mr. Badiozzamani is responsible for all engineering, geotechnical and construction material testing laboratory projects in addition to managing various aspects of the engineering laboratory division. His duties also include overseeing personnel during the development and subsequent completion of the B2Z projects and providing QC/QA for all laboratory testing procedures (verifying laboratory compliance with ASTM, AASHTO, ACI, and TxDOT testing requirements as specified by the project). Mr. Badiozzamani is responsible for the review of all Commercial and Governmental Construction Material Testing Reports produced by B2Z Engineering. Additionally, Mr. Badiozzamani assists the Geotechnical Engineer with the development and analyses of Geotechnical Studies and Recommendations for various clients. Mr. Badiozzamani has a wealth of hands-on experience in Soil Classification, Soil Testing, Soil Specialty Testing (Vane-Shear, Unconfined Compression, One-Dimensional Consolidation), and Concrete Field and Laboratory Testing.

Title

Project Manager

Years of Experience

22

Years with Firm

15

Education

BS, Civil Engineering, University of Texas – Austin w/Honors

Training/Certifications

Professional Engineer: Texas/98862

Certified Floodplain Manager CFM/2187-11N

Areas of Expertise

- Geotechnical Engineering
- Construction Materials Testing
- Bridge & Roadway Design
- Hydrology & Hydraulics
- Bidding Procedures
- Report Development
- Project Planning

TxDOT Pre-Certifications

3.2.1	10.1.1	14.1.1
4.2.1	10.2.1	14.2.1
4.4.1	11.1.1	14.3.1
5.2.1	12.1.3	14.4.1
5.5.1	12.4.1	14.5.1
8.1.1	12.5.1	

Relevant Project Experience

Various Projects | Client: City of McAllen

Various On-Call CMT Contracts - Tests performed on these projects included Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing, and Compressive Strength Testing of Hardened Specimens. Performed construction observation and testing services on residential and commercial developments. Field experience included observations and testing of controlled fill, stormwater management facilities, subgrade stabilization, asphalt placement, concrete, pavement, retaining walls, roadway, and shallow building foundation construction. Ensure quality control and quality assurance were in accordance with local and project requirements.

On-Call CMT Contract | Client: Hidalgo County Drainage District

Various Projects throughout the Rio Grande Valley - Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. B2Z is performing embankment and backfill testing. Additional testing includes subgrade, 12” flexbase, asphalt concrete pavement, hydraulic cement concrete testing on wingwalls (Class C), and riprap/curb/sidewalk (Class A).

On-Call Geotechnical & CMT Contract | Client: South Texas College

B2Z was contracted to provide Geotechnical and CMT services for various campus-wide projects. He manages the construction materials testing and coordinates with the laboratory field technicians and inspectors to ensure that all materials testing functions are performed in accordance with industry standards and contract documents.

Mile 3 N Road Project | Client: Hidalgo County Precinct 3

General management of Construction Materials Testing. Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Review of all test reports pertaining to these projects. Tests performed on soils and base materials on these projects include Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens, Asphalt Content, Sieve Analysis, Specific Gravity and Thickness of Asphaltic Pavements.

Additional Project Information Available Upon Request



Mark McClelland, PE

Summary

Mr. McClelland has 43 years of experience (29 years directly with TxDOT) in all aspects of Geotechnical Engineering. Most of his career was spent working in, and ultimately managing, the TxDOT Bridge Division Geotechnical Branch. He oversaw the update of the Geotechnical Manual, wrote all foundation and retaining wall Standard Specifications for the 2004 Spec Book, and oversaw the development of all current foundation and retaining wall design processes currently in use by TxDOT. He developed and oversaw the TxDOT Scour Management Program, and the program to manage structures on unknown foundations.

Relevant Experience

Structural Foundation Design

Oversaw foundation design for structures and personally designed foundations for 1000+ bridges ranging from simple off-system structures to complex, major bridge structures. Foundation types designed include drilled shafts, auger-cast piling, prestressed concrete piling, steel H-piling, steel pipe piling, steel and prestressed concrete sheet piling, and spread footings.

Slope and Retaining Wall Stability and Settlement

Oversaw evaluations for global stability and settlement of embankments, earth slopes, and retaining walls, and has analyzed 100+ slope and retaining wall projects. He is highly proficient and experienced in the external stability and global stability of slopes and wall systems and has used programs such as GSTABL to provide detailed models and analyses.

Geotechnical Exploration and Testing

Oversaw policies and methodologies for geotechnical exploration within TxDOT and developed 100+ soil exploration plans. This included determination of soil boring number, location and depth, appropriate in-situ, and laboratory testing, need for and installation of monitoring wells, inclinometers, and other field instrumentation, and final analysis and reporting of results.

Construction Support

Acted as primary construction and maintenance support within TxDOT for issues involving bridge foundations, retaining walls, slope and wall instabilities, river migration, and scour. Work included immediate resolution of time-sensitive construction problems, evaluation and remediation of ongoing maintenance issues, and training of TxDOT and contractor construction personnel.

Relevant Project Experience

Raymondville Drain – Hidalgo and Willacy County Main Outfall Project

This project consists of Geotechnical Exploration, Laboratory Testing and Value Engineering Recommendations for the placement of a new location Main County Outfall System in Hidalgo County and connection to & expansion of an existing Delta Region drain system in Willacy County approximately 60 Miles in length with the purpose of getting water from Hidalgo County to the Laguna Madre. The project includes: 20 Miles of New Location Outfall, 40 Miles of Existing Location Expansion to Outfall, 60 Bridge Crossings (including major crossings of US 281, US 77, SH 100 and Railroad), 1 Major Control Structure at North Main Drain (Interim Phase I Conditions), Potential Lake Detention Pond at La Sal Vieja Lake, Alternative for Diversion to Main Floodwater Channel in Willacy County. Geotechnical information has been primarily collected along all outfall stretches and various analyses were completed to verify adequacy of side slopes for proposed channel section (Slope Stability). Additionally, Foundation Design Analyses & Curves have been primarily generated for all crossings including investigation of Scourability based on D50-D90 parameters at the structure locations. This job is being let out in phases and as such is still currently underway.

Title

QA/QC Manager

Years of Experience

43 (29 with TxDOT)

Years with Firm

6

Education

BS, Civil Engineering
University of Texas Austin

Training/Certifications

Professional Engineer:
Texas/60710

Areas of Expertise

- Geotechnical Engineering
- Geotechnical Drilling & Testing
- Retaining Wall Analysis & Design
- Deep Foundation Design
- Vessel Impact Analysis & Fender System Design
- Construction Materials Testing
- Laboratory/Field Operations
- Project Management
- Construction Support
- Quality Assurance/Quality Control
- Structural Engineering
- Roadway & Bridge Design

TxDOT Pre-Certifications

5.2.1	14.2.1
5.3.1	14.3.1
10.5.1	14.4.1
14.1.1	14.5.1

Additional Project Information Available Upon Request



Oliver F. Salgado, PE

Summary

Mr. Salgado has over 22 years of progressive experience in managing a wide range of diverse civil engineering projects. He is responsible for managing our laboratory division including all engineering, geotechnical and material testing projects. Mr. Salgado provides all QC/QA for testing procedures to ensure compliance with ASTM, A2LA, AASHTO, ACI, USACE and TxDOT. He has successfully delivered several multi-disciplinary and multi-office projects demonstrating his ability to increase and sustain efficiency in large scale projects, particularly within accelerated schedule environments.

Relevant Project Experience

Dicker Road Project / Hidalgo County, TX

Role: Materials Testing Manager

\$16.5M Construction Cost. This reconstruction project consists of expanding the existing 2 twelve-foot lane rural roadway with shoulders and ditch drainage to a sixty-six-foot-wide divided urban roadway that will accommodate 4-lanes of traffic (two fourteen-foot shared travel lanes, two twelve-foot travel lanes, and one fourteen-foot left turn lane). The Project is funded through the Hidalgo County MPO (TxDOT Category 7 funds) and is being constructed in accordance with County's general specs, TxDOT's standards, and is subject to State oversight to qualify for allotted federal reimbursements. B2Z was contracted to provide inspection, material testing and construction management services.

Harvey Camp Area Improvements / Harris County, TX

Role: Materials Testing Manager

\$500K Construction Cost. Full depth repairs of Concrete Pavements, Curbs, Driveways and Sidewalks in various locations throughout the Harvey Camp Area. Construction material testing includes Sampling of freshly mixed concrete, making and curing concrete test specimens in the field, Slump of hydraulic cement concrete, Air Content of concrete by pressure method, and Compressive Strength of cylindrical concrete specimens. Preparation of cement stabilized sand samples for test, Moisture-Density relations of sand-cement mixtures, Moisture-Density relations for laboratory compaction characteristics of cement stabilized sand using standard efforts, Compressive Strength of Molded Cement-Sand cylinders and In-Place density and moisture content of soil and soil-aggregate by Nuclear Method (Shallow Depth).

TxDOT On-System & Off-System Bridge Replacements / Statewide

Role: Senior Project Manager

Providing engineering services generally described as preparation of plans, specifications, and estimates (PS&E) and related documents, for a new overpass along FM 116 at SH 9, a bridge replacement at SH 6 over Lake Waco, a bridge replacement at SH 174 over Lake Whitney in Hill County and two on-system bridge replacements on SH 31. The services being provided include, but are not limited to, preparing roadway and bridge design, hydrologic and hydraulic design, traffic signal design, survey, geotechnical data collection, environmental documentation necessary to support the design process, and construction phase services.

Additional Project Information Available Upon Request

Title

Geotechnical/CMT Task Lead

Years of Experience

22

Years with Firm

7

Education

BS, Civil Engineering
University of Texas Austin, 2002

Training/Certifications

Professional Engineer:
Texas/103749

Local Government Project
Procedures Certified (LGPP)

Areas of Expertise

- Construction Materials
- Program/Project Management
- Geotechnical Testing
- Geotechnical Engineering
- Toll Plaza Design
- Bridge Design
- Foundation Design
- Pavement Design

TxDOT Pre-Certifications

3.2.1	8.1.1	14.2.1
4.2.1	10.1.1	14.3.1
5.2.1	10.2.1	14.5.1
5.3.1	12.1.3	
5.5.1	14.1.1	



Hector Cantu

Summary

Mr. Cantu has over 42 years of experience in the field of Engineering. With over 26 years of TxDOT experience, Mr. Cantu brings a wealth of knowledge in material testing and has supervised the daily operations of laboratories which include staff training, development and performance reviews, utilization of equipment/ facilities, safety oversight, and quality of services/ work products. Mr. Cantu has served in supervisory roles and has monitored construction asphalt and concrete material testing as well as advanced geotechnical testing to support government and private sector work. Mr. Cantu supports engineers in functional areas of geotechnical design services, materials consulting, structure and roadway construction inspection, materials sampling, inspection, and testing. Mr. Cantu is well-versed in monitoring construction costs, writing and/ or supervising the preparation of proposals, reports, and correspondence, and communicating with contractors, supervisors, subordinates, local officials, and the public.

TxDOT Pre-Certifications: 11.3.1 – Construction Superintendent | 11.4.1 – Environmental Inspections 12.1.4 – Asphaltic Concrete Placement | 12.1.5 – Portland Cement Concrete Placement | 12.1.6 – Embankment/Subgrade/Backfill/Base Production | 12.1.7 – Embankment/Subgrade/Backfill/Base Placement | 18.3.1 – Utility Adjustment Coordination | 18.6.1 – Utility Management & Coordination Oversight

Relevant Project & Area Experience

Various Subdivision Projects | Cities of McAllen, Edinburg, Alamo, and Weslaco

General Management of Construction Materials Testing. Coordination with Mission Laboratory Manager, Field Manager and Field Technicians to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Reviewed all test reports pertaining to these projects. Tests performed on these projects included: Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens. Performed construction observation and testing services on residential and commercial developments. Field experience included observations and testing of controlled fill, stormwater management facilities, subgrade stabilization, asphalt placement, concrete, pavement, retaining walls, roadway, and shallow building foundation construction. Ensured quality control and quality assurance was in accordance with local and project requirements.

Regional Linear Park Project-Phase 2 / Hidalgo County

General Management of Construction Materials Testing. Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Review of all test reports pertaining to these projects. Tests performed on soils and base materials on these projects include Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens, Asphalt Content, Sieve Analysis, Specific Gravity and Thickness of Asphaltic Pavements.

Dicker Road Project / Hidalgo County

General Management of Construction Materials Testing. Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Review of all test reports pertaining to these projects. Tests performed on soils and base materials on these projects include Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens, Asphalt Content, Sieve Analysis, Specific Gravity and Thickness of Asphaltic Pavements.

Additional Project Information Available Upon Request

Title

Corporate Lab Manager

Years of Experience

42 (26 w/TxDOT)

Years with Firm

6

Certifications/ Training

- AASHTO Accreditation ATG No. 19-3730
- Certificate 103 – Radiation Safety Officer Portable Density/ Moisture Gauge
- USCE Construction Quality Management Certificate for Contractors – No. 784
- TxDOT Environmental Process for Local Governments ENV429
- Hazmat Certification
- OSHA General Industry Safety & Health Certified
- OSHA Construction Safety & Health Certified

Areas of Expertise

- Materials Engineering (Aggregate, Concrete & Asphalt)
- Soils & Subgrades
- Materials Testing
- Construction Inspection
- Highway Plan Review
- Knowledge of Federal and State Hwy Requirements



Jorge Solis

Summary

Mr. Solis has over 15 years of experience in the field of Engineering. Mr. Solis gained experience starting and finishing the Federal Retaining Wall Project Segment 6-A and performing concrete tests such as slump, air content, temperature, casting compressive strength cylinders and testing. For two years Mr. Solis concentrated in the asphalt field where he performed most of the quality control testing. Mr. Solis has monitored construction asphalt and concrete material testing as well as advanced geotechnical testing to support government and private sector work. Mr. Solis supports engineers in functional areas of geotechnical design services, materials consulting, structure and roadway construction inspection, materials sampling, inspection, and testing.

TxDOT Pre-Certifications: 12.1.1 – Asphaltic Concrete Production | 12.1.2 – Portland Cement Concrete | 12.1.4 – Asphaltic Concrete Placement | 12.1.5 – Portland Cement Concrete Placement | 12.1.6 – Embankment/Subgrade/Backfill/Base Production | 12.1.7 – Embankment/Subgrade/Backfill/Base Placement

Relevant Project & Area Experience

El Paraiso Health Clinic Improvements & CRC / Hidalgo County, TX

General management of Construction Materials Testing. Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Review of all test reports pertaining to these projects. Tests performed on soils and base materials on these projects include Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens, Asphalt Content, Sieve Analysis, Specific Gravity and Thickness of Asphaltic Pavements.

Various Subdivision Projects / Cities of McAllen, Edinburg, Alamo, and Weslaco

Tests performed on these projects included: Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens. Performed construction observation and testing services on residential and commercial developments. Field experience included observations and testing of controlled fill, stormwater management facilities, subgrade stabilization, asphalt placement, concrete, pavement, retaining walls, roadway, and shallow building foundation construction. Ensured quality control and quality assurance was in accordance with local and project requirements.

Mile 3 N. Road Project / Hidalgo County, TX

Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Review of all test reports pertaining to these projects. Tests performed on soils and base materials on these projects include Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens, Asphalt Content, Sieve Analysis, Specific Gravity and Thickness of Asphaltic Pavements.

Dicker Road Project / Hidalgo County, TX

Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Review of all test reports pertaining to these projects. Tests performed on soils and base materials on these projects include Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens, Asphalt Content, Sieve Analysis, Specific Gravity and Thickness of Asphaltic Pavements.

Additional Project Information Available Upon Request

Title

Mission Laboratory Manager

Years of Experience

15

Years with Firm

6

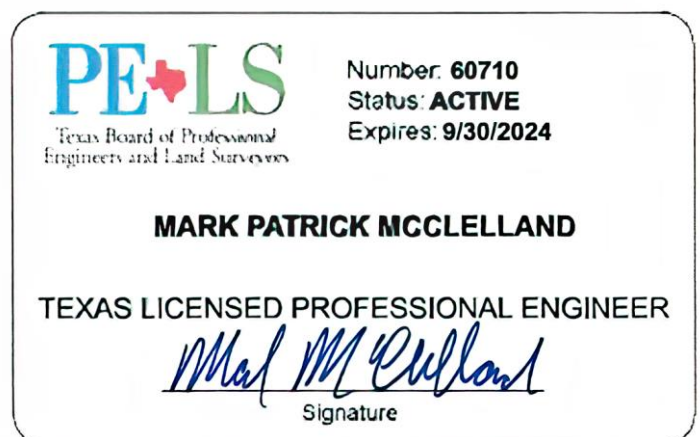
Certifications/Training

- Local Government Project Procedures (LGPP) #70208
- Level 1A Plant Mix Specialist #3482
- Level 1B Roadway Specialist #8405
- AGG 101 Aggregate Specialist #111
- SB101 Properties Specialist #285
- SB102 Field Specialist #382
- SB103 Materials Analyst Specialist #144
- SB201 Strength Specialist #622
- SB202 Strength Specialist #373
- Concrete Field-Testing Technician – Grade I
- Concrete Strength Testing Technician
- 101 – Portable Nuclear Density / Moisture Gauge
- 102 – Portable Nuclear Gauge
- Hazmat Certification
- Radiation Safety Officer

Areas of Expertise

- Materials Engineering (Aggregate, Concrete & Asphalt)
- Soils & Subgrades
- Materials Testing

FIRM & PE LICENSES



Tab IV – References

City of Edinburg

Mr. Mardoqueo Hinojosa, P.E., CFM, CPM, City Engineer
(956) 292-7080

CMT Project References:

Various Subdivisions & City Projects

Role: Construction Material Testing Services

Services: Performing all testing on construction materials.

Hidalgo County Precinct No. 2

Commissioner Eduardo “Eddie” Cantu
(956) 787-1891

CMT/Project Management Project References:

Regional Linear Park Project ~ Section II (Hidalgo County)

Role: Construction Engineering & Inspection and Material Testing Services

Services: Performing all testing on construction materials for the project.

Dicker Road Expansion Project (Hidalgo County)

Role: Construction Engineering & Inspection and Material Testing Services

Services: Performing all testing on construction materials for the project.

Hidalgo County Drainage District No. 1

Mr. Raul Sesin, P.E., CFM, District Manager
(956) 292-7080

CMT/Project Management Project References:

Texas Commission on Environmental Quality (TCEQ) Raymondville Drain Project

Role: Construction Material Testing Services and Construction Management & Inspection

Services: Performing all testing on construction materials for the project.

Hidalgo Drain Military Crossing (Project #13)

Role: Construction Material Testing Services

Services: Performing all testing on construction materials for the project.

Texas Water Development Board (TWDB) Flood Infrastructure Fund Project

Role: Construction Material Testing Services and Construction Management & Inspection

Services: Performing all testing on construction materials for the project.

City of Edinburg Projects

On-Call Geotechnical & Construction Materials Testing 2022-2024	
Team Members: Reza Badiozzamani Mark McClelland Oliver Salgado Hector Cantu Jorge Solis	Crestwood Subdivision WWTP Septage Improvement Service Center Upgrades – Geotechnical Services Edinburg Airport Lift Station Project Service Center Upgrades – CMT Services
On-Call Geotechnical & Construction Materials Testing 2020-2022	
Team Members: Reza Badiozzamani Mark McClelland Oliver Salgado Hector Cantu Jorge Solis	Los Lagos Phase V Subdivision Carmen Avila Phase III Subdivision 2812 Estates Vela and Flores Subdivision The Heights on Trenton Subdivision Phase II Ingle Springs Subdivision Hyde Park Subdivision The Heights on Trenton Subdivision Phase I Municipal Park Sanitary Sewer Russell Village Subdivision Caledonia West Subdivision Atwood Village Subdivision Atwood Estates Subdivision Alberta Heights Subdivision Mariterry Estates Subdivision Water Treatment Plant Improvement Rehabilitation of Existing Filter Sugar Mill Estates Los Lagos Phase VII (A) Subdivision Los Lagos Phase VII (B) Subdivision Monarco Estates RG Estates Phase III Los Cielos Subdivision No. 2
On-Call Geotechnical & Construction Materials Testing 2018-2020	
Team Members: Reza Badiozzamani Mark McClelland Oliver Salgado Hector Cantu Jorge Solis	Carmen Avila Subdivision IV Restroom Facilities at Fountain, Apollo, Memorial, and Municipal Parks Las Olas Estates Subdivision

Tab V – Insurance

As a function of day-to-day business, B2Z carries a Professional Liability of \$2 Million. Additionally, B2Z carries a General Liability of \$1 Million (each claim) / \$2 Million (aggregate), an Automobile Liability of \$1 Million (combined), an Umbrella Liability of \$2 Million (each claim) / \$2 Million (aggregate), and a Worker's Compensation and Employers Liability of \$1 Million. **B2Z has no pending or past insurance claims.**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/7/2023

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 have ADDITIONAL INSURED provisions or 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 The Risk Specialty Group, LLC 675 Bering Dr, Ste. #175 Houston TX 77057	CONTACT NAME: Candi Carpenter PHONE (A/C, No, Ext): 713-552-1900 FAX (A/C, No): 713-513-5411 E-MAIL ADDRESS: ccarpenter@riskspecialtygroup.com														
INSURED B2Z Engineering, LLC P.O. Box 2724 McAllen TX 78502	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: The Travelers Indemnity of Ame</td> <td>25666</td> </tr> <tr> <td>INSURER B: Travelers Property Casualty In</td> <td>25674</td> </tr> <tr> <td>INSURER C: Hudson Insurance Company</td> <td>25054</td> </tr> <tr> <td>INSURER D: Travelers</td> <td>19038</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: The Travelers Indemnity of Ame	25666	INSURER B: Travelers Property Casualty In	25674	INSURER C: Hudson Insurance Company	25054	INSURER D: Travelers	19038	INSURER E:		INSURER F:	
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INSURER C: Hudson Insurance Company	25054														
INSURER D: Travelers	19038														
INSURER E:															
INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** 1887135585 **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 ☒ Incl. Unmanned ☐ Aircraft Liab. GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			6807N737635	7/10/2023	7/10/2024	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 \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			BA9R235112	7/10/2023	7/10/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$			CUP1P237416	7/10/2023	7/10/2024	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	UB7N741163	7/10/2023	7/10/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liability including Pollution Liability (claims made)			PRB 06 19 116905	7/10/2023	7/10/2024	Each Claim 2,000,000 Aggregate 2,000,000

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

CERTIFICATE HOLDER

"Sample"
For information purposes only

CANCELLATION

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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ACORD 25 (2016/03)

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Tab VI – Professional Services Agreement

May 20, 2024

Mr. Gerardo Carmona Jr., P.E.
Director of Utilities
415 W. University Drive
Edinburg, Texas 78539

**RE: RFQ #2024-2 Phase 1 Upgrades to Existing Wastewater Treatment Plant –
Professional Engineering Services: Construction Materials Testing Services
Professional Services Agreement**

Dear Mr. Carmona,

B2Z Engineering, LLC (B2Z) has thoroughly reviewed the Professional Services Agreement provided by the City of Edinburg. We are pleased to confirm that our certificate of insurance, as provided within Tab V of the SOQ submission, fully meets the prerequisite insurance requirements. We are committed to maintaining this compliance throughout the project. Furthermore, if selected, B2Z agrees to enter into such an agreement.

Sincerely,



Aisha Gonzalez
President

Tab VII – Contact Information

Mrs. Aisha Gonzalez, the President and Owner of B2Z Engineering, and Mr. Reza Badiozzamani, PE, CFM, the assigned Project Manager, will serve as the point of contact. Please find the requested contact information below.

Name	Title	Address	Phone Numbers	Email Address
Mrs. Aisha Gonzalez	President/Owner	900 S. Stewart Rd, Ste. 12 Mission, TX 78572	Office: (956) 585-3773 Mobile: (956) 566-3421	Aisha@B2ZEng.com
Mr. Reza Badiozzamani, PE, CFM	Senior Project Manager	900 S. Stewart Rd, Ste. 2 Mission, TX 78572	Office: (956) 585-3773 Mobile: (956) 655-1995	Reza@B2ZEng.com

Appendix

DOCUMENT 00900

ADDENDUM NO. 1Date of Addendum: 5/14/2024

PROJECT NAME: **Phase 1 Upgrades to Existing Wastewater Treatment Plant – Professional Engineering Services: Construction Materials Testing Services**

PROJECT NO: RFQ# 2024-2BID DATE: 5/21/2024. (There is no change to the Bid Date.)

FROM: City of Edinburg
Att: Criselda Lozana, Purchasing Manager
415 W. University Drive
Edinburg, Texas 78539
Phone: (956) 388-1895

TO: **Prospective Proposers**

This Addendum forms a part of the Bidding Documents and will be incorporated into Contract Documents, as applicable. Insofar as the original RFQ are inconsistent, this Addendum governs. Acknowledge receipt of the Addendum by inserting the Addendum in the RFQ. **FAILURE TO DO SO MAY SUBJECT PROPOSER TO DISQUALIFICATION.**

CLARIFICATIONS

The RFQ may be submitted electronically or as a “hard copy”. The requirement for submitting a hard copy is one (1) original marked “ORIGINAL” and one (1) Digital Copy in a flash drive.



Digitally signed by
Gerardo Carmona
Date: 2024.05.14
08:56:57 -05'00'

END OF ADDENDUM NO. 1DATED: 5/14/2024Gerardo Carmona Jr., P.E.**END OF DOCUMENT**

00900

CONFLICT OF INTEREST

DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
 - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
 - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

- * 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
- * Texas Local Government Code Chapter 171.004
- * City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

Date:

05/21/2024

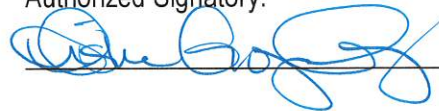
Company/Vendor Name:

B2Z Engineering, LLC

Printed Name and Title:

Aisha Gonzalez, President

Authorized Signatory:



COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1. Name/Name of Agency/Company: B2Z Engineering, LLC
(Full, correct legal name)
 - Address: 900 S. Stewart Road, Suite 2
Mission, TX 78572
 - Telephone/Fax: T: (956) 585-3773 | F: N/A
 - Email address: Aisha@B2ZEng.com
2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
3. Yes ☐ No ☒
3. Is your Company authorized and/or licensed to do business in Texas?
Yes ☒ No ☐
4. Where is the Company's corporate headquarters located? 900 S. Stewart Rd., Ste. 12
Mission, TX 78572
5. a. Does the Company have an office located in Edinburg, Texas?
4. Yes ☐ No ☒
- b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? N/A
 (years) (months)
- c. State the number of full-time employees at the Edinburg office. N/A
6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity?
Yes ☐ No ☒

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Reza Badiozzamani, PE, CFM
Address: 900 S. Stewart Road, Suite 2 | Mission, TX 78572
Telephone: (956) 585-3773
Fax: N/A
Email: Reza@B2ZEng.com
8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?

Yes () No ☒

If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. _____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes () No ☒

If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.

N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

Circle One

YES

NO

- 1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

Circle One

YES

NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

Circle One

YES

NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of
B2Z Engineering, LLC, (Company or Business name) (hereafter referred
to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above,**
under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and
2. Will not boycott Israel during the term of the contract.
- 3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located
at <https://comptroller.texas.gov/purchasing/publications/divestment.php>

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

05/21/2024

DATE:

SENATE BILL 13 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of
B2Z Engineering, LLC, (Company or Business name) (hereafter referred
to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above,**
under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:

- 1) **does not boycott energy companies and;**
- 2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. *"Boycott energy company" has the meaning assigned by Section 809.001; and*
2. *"Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

05/21/2024

DATE:

SENATE BILL 19 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of
B2Z Engineering, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

- (1) **does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,**
- (2) **will not discriminate during the term of the contract against a firearm entity or firearmtrade association.**

Pursuant to Section 2274.001, Texas Government Code:

- 1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*
- 2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*
- 3) *"Discriminate against a firearm entity or firearm trade association":*
 - a) *means, with respect to the entity or association, to:*
 - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
 - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
 - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
 - b) *does not include:*
 - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
 - (ii) *a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
 - (aa) to comply with federal, state, or local law, policy, or regulation or a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

- 4) "Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.
- 5) "Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.
- 6) "Firearm entity" means:
 - a) firearm, firearm accessory, or ammunition manufacturer, distributor, wholesaler, supplier, or retailer; and
 - b) a sport shooting range as defined by Section 250.001, Local Government Code.
- 7) "Firearm trade association" means any person, corporation, unincorporated association, federation, business league, or business organization that:
 - a) is not organized or operated for profit and for which none of its net earnings inures to the benefit of any private shareholder or individual;
 - b) has two or more firearm entities as members; and
 - c) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.



SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

05/21/2024

DATE:

CITY OF EDINBURG

NONCOLLUSION AFFIDAVIT

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Aisha Gonzalez

, being first duly sworn, deposes and says that: (Name)

(1) She/He is President of B2Z Engineering, LLC, the Bidder that has submitted the attached Bid; (Company)

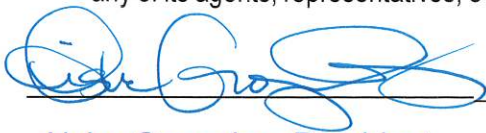
(2) She/He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign



Title

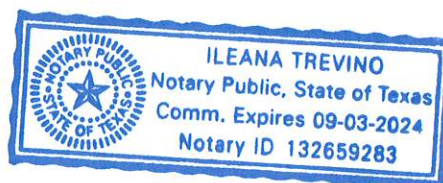
Aisha Gonzalez, President

Subscribed and sworn to me this 21st day of May 20 24.

By:



Notary Public



September 3rd, 2024
My commission expires

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

OFFICE USE ONLY

Date Received

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

1 Name of vendor who has a business relationship with local governmental entity.

B2Z Engineering, LLC

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7  Aisha Gonzalez
Signature of vendor doing business with the governmental entity

05/21/2024

Date

CONFLICT OF INTEREST

DISCLOSURE

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Organizations that may enter into a contract with the City of Edinburg should examine the following:

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 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
 - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

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- * 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
- * Texas Local Government Code Chapter 171.004
- * City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

Date:

05/21/2024

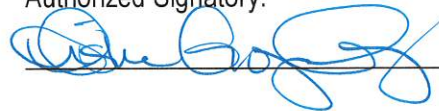
Company/Vendor Name:

B2Z Engineering, LLC

Printed Name and Title:

Aisha Gonzalez, President

Authorized Signatory:



COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1. Name/Name of Agency/Company: B2Z Engineering, LLC
(Full, correct legal name)
 - Address: 900 S. Stewart Road, Suite 2
Mission, TX 78572
 - Telephone/Fax: T: (956) 585-3773 | F: N/A
 - Email address: Aisha@B2ZEng.com
2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
3. Yes___ No X
3. Is your Company authorized and/or licensed to do business in Texas?
Yes X No___
4. Where is the Company's corporate headquarters located? 900 S. Stewart Rd., Ste. 12
Mission, TX 78572
5. a. Does the Company have an office located in Edinburg, Texas?
4. Yes___ No X
- b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? N/A
____ (years) ____ (months)
- c. State the number of full-time employees at the Edinburg office. N/A
6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity?
Yes___ No X

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Reza Badiozzamani, PE, CFM
Address: 900 S. Stewart Road, Suite 2 | Mission, TX 78572
Telephone: (956) 585-3773
Fax: N/A
Email: Reza@B2ZEng.com
8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?

Yes () No ☒

If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. _____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes () No ☒

If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.

N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

Circle One

YES

NO

- 1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

Circle One

YES

NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

Circle One

YES

NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of
B2Z Engineering, LLC, (Company or Business name) (hereafter referred
to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above,**
under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and
2. Will not boycott Israel during the term of the contract.
- 3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located
at <https://comptroller.texas.gov/purchasing/publications/divestment.php>

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

05/21/2024

DATE:

SENATE BILL 13 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of
B2Z Engineering, LLC, (Company or Business name) (hereafter referred
to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above,**
under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:

- 1) **does not boycott energy companies and;**
- 2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. *"Boycott energy company" has the meaning assigned by Section 809.001; and*
2. *"Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

05/21/2024

DATE:

SENATE BILL 19 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of
B2Z Engineering, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

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Pursuant to Section 2274.001, Texas Government Code:

- 1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*
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- 3) *"Discriminate against a firearm entity or firearm trade association":*
 - a) *means, with respect to the entity or association, to:*
 - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
 - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
 - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
 - b) *does not include:*
 - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
 - (ii) *a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
 - (aa) to comply with federal, state, or local law, policy, or regulation or a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

- 4) "Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.
- 5) "Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.
- 6) "Firearm entity" means:
- a) firearm, firearm accessory, or ammunition manufacturer, distributor, wholesaler, supplier, or retailer; and
 - b) a sport shooting range as defined by Section 250.001, Local Government Code.
- 7) "Firearm trade association" means any person, corporation, unincorporated association, federation, business league, or business organization that:
- a) is not organized or operated for profit and for which none of its net earnings inures to the benefit of any private shareholder or individual;
 - b) has two or more firearm entities as members; and
 - c) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.



SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

05/21/2024

DATE:

CITY OF EDINBURG

NONCOLLUSION AFFIDAVIT

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Aisha Gonzalez

, being first duly sworn, deposes and says that: (Name)

(1) She/He is President of B2Z Engineering, LLC, the Bidder that has submitted the attached Bid; (Company)

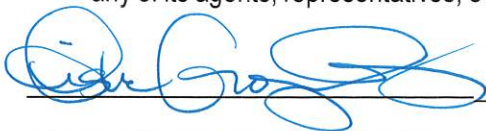
(2) She/He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign



Title

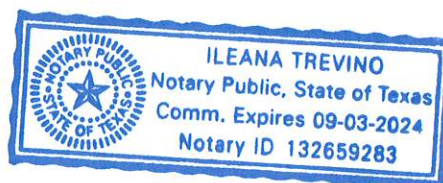
Aisha Gonzalez, President

Subscribed and sworn to me this 21st day of May 20 24.

By:



Notary Public



September 3rd, 2024

My commission expires

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

B2Z Engineering, LLC

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7  Aisha Gonzalez
Signature of vendor doing business with the governmental entity

05/21/2024

Date



City of Edinburg

Utilities

Gerardo Carmona, Director of Utilities

415 W. University Drive, Edinburg, TX 78541

[UES PROFESSIONAL SOLUTIONS 45, LLC] RESPONSE DOCUMENT REPORT

RFQ No. 2024-2.

Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction

Materials Testing Services

RESPONSE DEADLINE: May 21, 2024 at 3:00 pm

Report Generated: Friday, May 24, 2024

UES Professional Solutions 45, LLC Response

CONTACT INFORMATION

Company:

UES Professional Solutions 45, LLC

Email:

klippe@teamues.com

Contact:

Katie Lippe

Address:

11818 W. Business Hwy. 83, Unit 1
La Feria, TX 78559

Phone:

(956) 201-4797

Website:

www.teamues.com

Submission Date:

May 21, 2024 1:26 PM

ADDENDA CONFIRMATION

Addendum #1

Confirmed May 20, 2024 1:28 PM by Katie Lippe

QUESTIONNAIRE

1. Proposal*

Pass

Please upload your entire proposal here as one complete PDF document.

Please do not upload multiple files.

City_of_Edinburg_final.pdf

2. If you have any proprietary documents, please attach the redacted document here.

No response submitted

3. Required Forms

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST DISCLOSURE FORM AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [CONFLICT OF INTEREST.pdf](#)

CONFLICT_OF_INTEREST.pdf

PLEASE FILL OUT AND SIGN THE GENERAL QUESTIONNAIRE AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [GENERAL_QUESTIONNAIRE.pdf](#)

GENERAL_QUESTIONNAIRE_completed.pdf

PLEASE FILL OUT THE LITIGATION DISCLOSURE FORM AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [LITIGATION_DISCLOSURE_FORM.pdf](#)

LITIGATION_DISCLOSURE_FORM.pdf

PLEASE FILL OUT AND SIGN HB 89 AND UPLOAD HERE*

Pass

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott Israel; and
- 2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

- [HOUSE_BILL_89_VERIFICATION.pdf](#)

HOUSE_BILL_89_VERIFICATION.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 13 AND UPLOAD HERE*

Pass

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or
- 2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- [SENATE BILL 13 VERIFICATION...](#)

SENATE_BILL_13_VERIFICATION_signed.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 19 AND UPLOAD HERE*

Pass

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

- 1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and
- 2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- [SENATE BILL 19 VERIFICATION...](#)

SENATE_BILL_19_VERIFICATION_signed.pdf

PLEASE FILL OUT AND SIGN THE NON-COLLUSION AFFIDAVIT AND UPLOAD HERE*

Pass

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

- [CITY OF EDINBURG NONCOLLUSI...](#)

Noncollusion_Affidavit_signed.pdf

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST FORM AND UPLOAD HERE*

Pass

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at <https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf>

CIQ_signed.pdf

IF AWARDED THE 1295 FORM WILL NEED TO BE PROVIDED.*

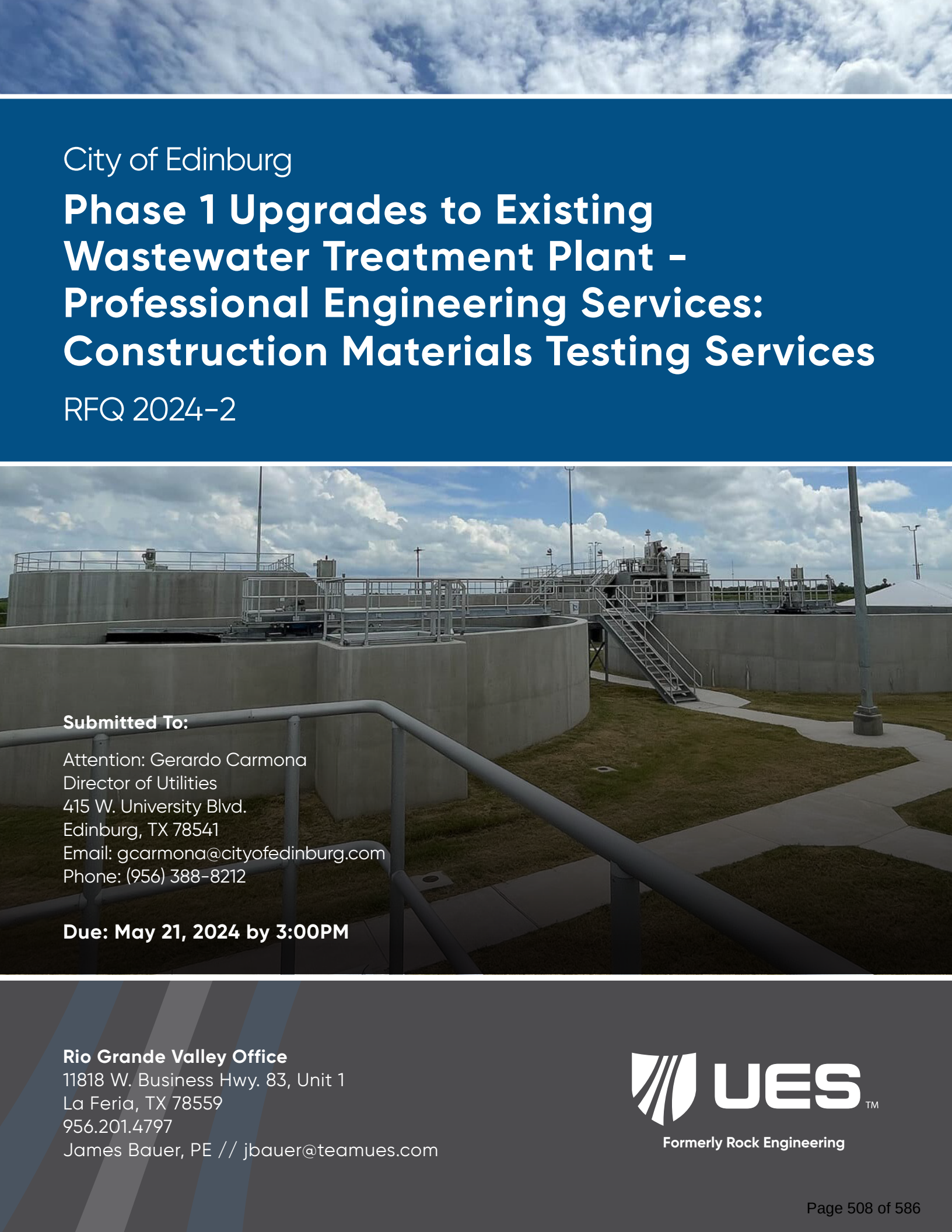
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CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

<https://www.ethics.state.tx.us/filinginfo/1295/>

Yes

A wide-angle photograph of a wastewater treatment plant. In the foreground, there are large, circular concrete tanks with metal walkways and railings. A set of stairs leads up to one of the tanks. The background shows more industrial structures and a clear blue sky with scattered white clouds.

City of Edinburg

Phase 1 Upgrades to Existing Wastewater Treatment Plant – Professional Engineering Services: Construction Materials Testing Services

RFQ 2024-2

Submitted To:

Attention: Gerardo Carmona
Director of Utilities
415 W. University Blvd.
Edinburg, TX 78541
Email: gcarmona@cityofedinburg.com
Phone: (956) 388-8212

Due: May 21, 2024 by 3:00PM

Rio Grande Valley Office

11818 W. Business Hwy. 83, Unit 1
La Feria, TX 78559
956.201.4797

James Bauer, PE // jbauer@teamues.com



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UES Professional Solutions 45, LLC
 11818 W. Business Hwy. 83, Unit 1
 La Feria, TX 78559
 956.201.4797

May 21, 2024

Attention: Gerardo Carmona, Director of Utilities
 415 W. University Blvd., Edinburg, TX 78541
 gcarmona@cityofedinburg.com // 956.388.8212

RE: City of Edinburg // RFQ 2024-2 // Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction Materials Testing Services

Gerardo and Selection Committee,

Bringing 26 years of municipal experience and supported by regional and national resources, UES Professional Solutions 45, LLC (UES) is **interested and committed to providing construction materials testing services** for this project. We submit our qualifications to provide Construction Material Testing to the City of Edinburg for the Phase 1 Upgrades to the Existing Wastewater Treatment Plant. In addition to the information provided in this qualifications package, UES summarizes our advantages to serving the City below.

Commitment to Communication and Responsiveness: UES proposes **Karl Crenwelge, PE, CMT Manager (kcrenwelge@teamues.com, p: 361.244.0426 | f 361.883.4711, 11818 W. Business Hwy. 83, Unit 1, La Feria, TX. 78559) as your main dedicated point of contact for this RFQ**, with James Bauer, PE, appointed as an additional contact for the City of Edinburg. **James is authorized to obligate UES contractually.** Rockford Miller, EIT, lives in the Rio Grande Valley local to the City of Edinburg. He and Joseph Dacus, lead technician, will help Karl steward this project from execution to project closeout. The City can count on this team to deliver exceptional results for this project.

Local Growth, Knowledge, and Experience: UES has a new local office and laboratory with local representation living in the Rio Grande Valley area. We have serviced work in RGV and understand the unique construction materials challenges that typically arise with Wastewater Treatment Plants in Texas and local to the City of Edinburg. Comprehension and experience with local regulations, codes, and climate will allow us to provide customized solutions that meet your needs.

Expanded Resources: Rock Engineering joined the Universal Engineering Sciences® (UES) family of companies in July 2022, joining Alpha Testing, LLC and Riner Engineering in the UES Texas Region. With additional technicians statewide, backed by a national team of 4,000, we can commit the personnel and resources proposed in this document for the duration of the project without disrupting service to our current projects.

Addenda: Addendum #1 was issued on May 14th. We acknowledge we have read it and will submit electronically.

This qualifications package further demonstrates our ability to provide quality service and the required level of expertise to the City of Edinburg. We are excited to build a partnership with the City and we welcome the opportunity to discuss how we can provide tangible specific to this project.

Sincerely,
 UES Professional Solutions 45, LLC

James Bauer, PE, Branch Manager
 956.201.4797, jbauer@teamues.com

Rio Grande Valley | Corpus Christi | San Antonio | Round Rock

www.teamues.com

2. Firm Qualification and Experience

History in Performing Construction Materials Testing Services

UES offers comprehensive construction materials testing services to aid in the highest quality and compliance with project specifications. Our experienced and certified professionals provide field inspection services, including foundation proof-roll subgrade and fill placement observation and testing, structural steel weld and bolt observation, steel reinforcement (rebar) observation, post-tension cable stressing compliance, and pre-stress concrete plant inspection and testing. Equipped with advanced tools, our field technicians conduct on-site testing of construction materials, including moisture/density analysis, Portland cement concrete testing, and grout/mortar sampling. Real-time updates through our **QESTField** and **QESTLab** programs enable efficient communication and immediate access to reports.

In our laboratories, we conduct concrete testing using dual-range compression testing machines for various specimen sizes. Our concrete curing facilities comply with ASTM specifications. Additionally, our soil testing capabilities include moisture-density relationships, Atterberg limits, moisture content, unconfined compressive strength, and particle and grain size analysis. We are committed to delivering accurate and reliable construction materials testing services, leveraging advanced equipment and technology for the success of your projects.

We also have Certified Welding Inspectors (CWI) in house to support materials testing projects and special inspections.

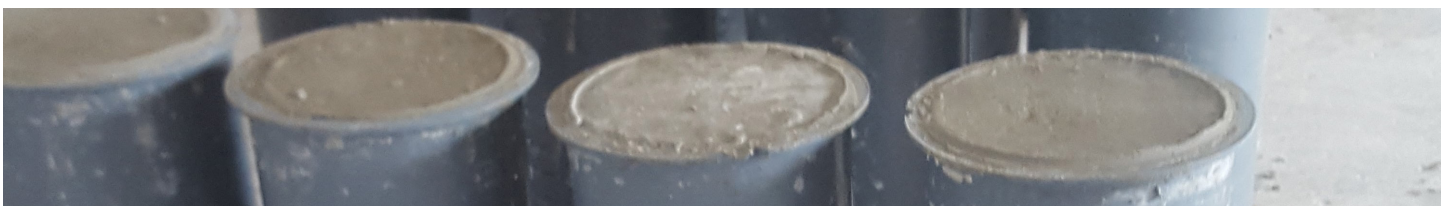
Reducing Non-Compliant Item Time Delays

UES' approach to non-compliant materials aims to prevent open items and reduce time delays and expenses. Non-compliant materials are immediately brought to the attention of the appropriate party onsite. Staff are instructed to notify onsite personnel and the UES project manager of the non-compliant item. If field tests indicate a non-compliant result, UES first notifies the responsible party and offers an opportunity to correct the issue immediately, providing an immediate retest.

If an issue cannot be addressed in the field, a non-compliant report is completed, and the appropriate parties are notified by phone, email, or fax on that date. Once corrective measures are implemented by others, UES performs the necessary retest(s). Charges for the retest(s) are tracked and invoiced as agreed per the project contract.

Timely Response

For construction materials testing, the City can benefit from our invaluable expertise, consistent support, and streamlined communication structure, which effectively minimize service delays. UES aligns its construction materials testing schedule closely with the contractor's timeline, adapting it as the construction progresses. With a wealth of resources, including skilled personnel and cutting-edge equipment, we are well-prepared to keep each project on track. We routinely deploy multiple qualified technicians to the job site for crucial field activities such as large concrete pours or steel inspections.



Experience with Governmental Agencies within the Last Five (5) Years

City of Corpus Christi, Geotechnical Engineering and Construction Materials Engineering Master Services Agreement - Corpus Christi, TX

Client Contact: Jeffrey Edmonds, PE // Director of Capital Programs // 361.826.3500

Key Personnel: James Bauer, PE // Rockford Miller, EIT // Karl Crenwelge, PE // Joseph Dacus

Scope of Work: Geotechnical Engineering and Construction Materials Testing

PROJECT DESCRIPTION

UES is one of two engineering laboratories currently awarded a Master Services Agreement with the City of Corpus Christi. Various task orders are assigned throughout the Contract for Bond Projects or Capital Improvement Projects to conduct Geotechnical Engineering and Construction Materials Engineering services. UES has maintained a timely response without exceeding project budgets. The contract value for this contract is \$1,000,000.00.

O.N. Stevens WTP New Pump Building #3 - Corpus Christi, TX

Client Contact: Jeffrey Edmonds, PE // Director of Capital Programs // 361.826.3500

Key Personnel: James Bauer, PE // Karl Crenwelge, PE // Joseph Dacus

Scope of Work: Construction Materials Testing and Special Inspections

PROJECT DESCRIPTION

UES provided construction materials testing consisting of soil density and concrete testing. Our contract value for this project was \$107,000.00. We also provided special inspections like welding inspections and magnetic particle testing.



Allison WWTP - Corpus Christi, TX

Client Contact: Jeffrey Edmonds, PE // Director of Capital Programs // 361.826.3500

Key Personnel: James Bauer, PE // Rockford Miller, EIT // Karl Crenwelge, PE // Joseph Dacus

Scope of Work: Geotechnical Engineering and Construction Materials Testing

PROJECT DESCRIPTION

UES provided construction materials testing including quality monitoring, soil density, and concrete testing to determine the compaction of fill materials and subgrade. Our scope of work also included rebar observations to verify reinforcement steel was correctly placed, compressive strength, slump, and temperature testing, certified welding inspections, and testing of subgrade for the pavement. The contract value for this project was \$17,000.00.



City of Beeville WWTP - Beeville, TX

Client Contact: Grady Atkinson,
361.883.1984

Key Personnel: James Bauer, PE //
Karl Crenwelge, PE

Scope of Work: Construction
Materials Testing

PROJECT DESCRIPTION

UES provided construction materials testing including soil density to verify compaction of the subgrade and the fill materials and concrete testing including rebar observations.

Additional Experience with Municipalities

In addition to the project experience and municipality relationships listed in this package. We have also provided services for projects of varying size and scope to the following municipal clients.

- | | | |
|----------------------|-------------------------|-----------------------------------|
| » Aransas County | » City of Junction | » City of San Antonio |
| » Bee County | » City of Killeen | » Comal County |
| » Bexar County | » City of Kingsville | » Hidalgo County |
| » City of Austin | » City of New Braunfels | » Port of Brownsville |
| » City of Boerne | » City of Pflugerville | » Port of Harlingen |
| » City of Cedar Park | » City of Port Aransas | » San Antonio Water System (SAWS) |
| » City of Ingleside | » City of Portland | » Williamson County |
| » City of Ingram | » City of Round Rock | |

Construction Materials Testing Schedule

Construction materials testing scheduling is closely tied to the contractor's schedule. We arrange our schedules in a pattern that changes throughout the construction life cycle.

- 1. Kickoff**

 - » UES' primary point of contact for this project, Karl Crenwelge, PE, will attend pre-construction meetings.
 - » Coordinate initial schedule and report distribution.
 - » Update dispatch and establish the project in the system.
- 2. Technician Assignments**

 - » Joseph Dacus will lead or manage additional staff for specific tasks (e.g., major concrete pour or structural steel inspections).
- 3. Dispatch Phase**

 - » Superintendent contacts UES via the dispatcher for early work, which generally does not require full-time service.
- 4. Construction Peak**

 - » Primary technician, superintendent, and UES' registered engineer engage in daily communication and handle all scheduling at the project site.
 - » Bring in additional staff as needed.
- 5. End of Project**

 - » Onsite UES staff or dispatch manages staffing requirements based on project needs as work volume and type change.
- 6. Post-Construction Support**

 - » Provide ongoing support and consultation if needed to address questions related to the tested materials and their performance.
 - » Conduct any additional tests or inspections requested by the project stakeholders.



Uniqueness to Best Perform for the City of Edinburg

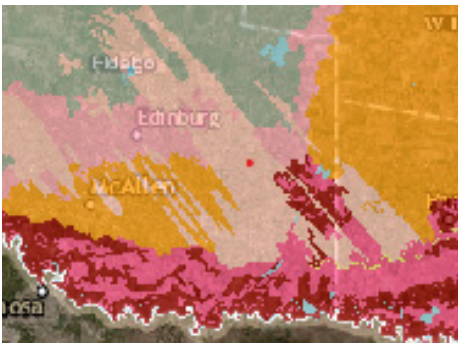
New Office with Brand New Equipment

UES recently expanded to the Rio Grande Valley and purchased an office with a laboratory and brand-new testing equipment. This is an advantage to the City of Edinburg because our equipment and machines will run at peak performance. The technology in our laboratory allows us to deliver precise and reliable test results, which are crucial for maintaining high standards of construction quality and safety for the Phase 1 Upgrades to the Existing Wastewater Treatment Plant.

Familiarity with the Geographical Area

The City of Edinburg offers unique geographical conditions that affect how we conduct our construction materials testing services. The Geologic Map of Texas, published by the University of Texas at Austin, Bureau of Economic Geology, has mapped the Lissie Formation (Ql) in the general area of Edinburg. The Lissie Formation (Ql) generally consists of sand, silt, clay, and minor amounts of gravel.

UES has served several projects in this region, and subsurface materials generally consist of low to high-plasticity Sandy Lean Clay (CL), Lean Clay (CL), and Clayey Sand (SC). The clayey materials are considered relatively impermeable and are anticipated to have a relatively slow response to water movement. The granular materials are relatively permeable and are anticipated to have a relatively fast response to water movement. It is common to detect seasonal groundwater from natural fractures within the clayey matrix and in the granular materials, particularly during or after periods of precipitation. If more detailed groundwater information is required, monitoring wells or piezometers can be installed.



Additional Services

In addition to providing the construction materials testing for this project, we also have in-house staff that provide geotechnical engineering, environmental, and geophysical technologies services.



Geotechnical Engineering

UES provides geotechnical drilling, laboratory, and engineering services from each of our offices, including company-owned geotechnical drill rigs with TxDOT cone penetrometer capabilities. Services include subsurface exploration, laboratory analysis, and engineering design recommendations, provided by TxDOT pre-certified engineers.



Environmental Services

UES provides full-service consulting from property acquisition to remediation of existing environmental concerns. Services include: due diligence – Phase I ESA, Phase II ESA, remediation and industrial hygiene – asbestos services, lead-based paint, mold, and indoor air quality.



Geophysical Technologies

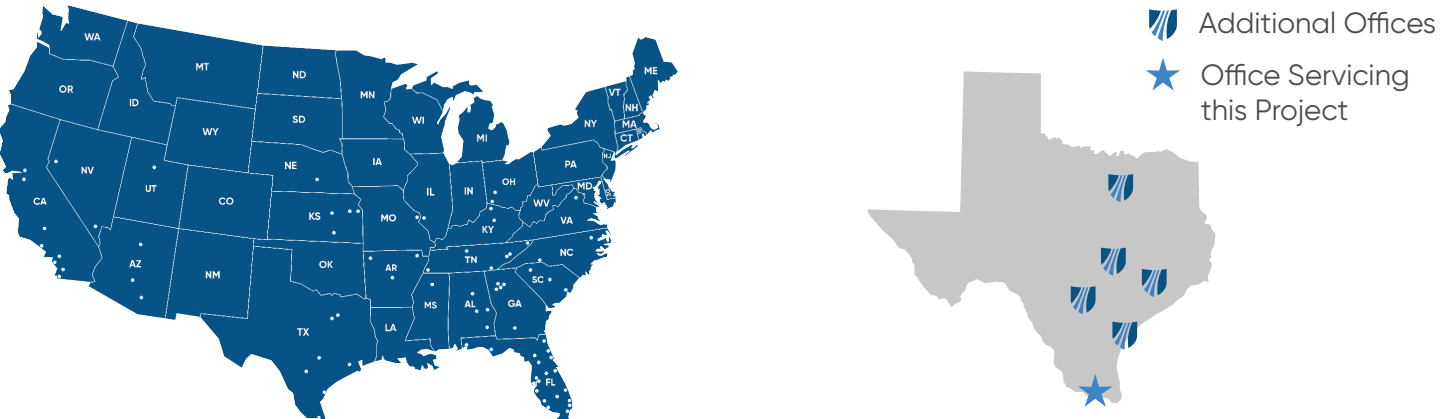
UES now provides Geophysical Technologies including Ground Penetrating Radar (GPR) and Virtual Design Consulting, which focuses on Subsurface Information Modeling (SIM), Utility Mapping (SUM), and Utility Engineering (SUE). In addition to an accurate electronic representation of utilities, SIM may also include points of interest like depth to bedrock, unsuitable soils, and underground storage tanks.



Office Location Servicing Project

Office Locations

UES provides services from our offices in **Rio Grande Valley**, Corpus Christi, San Antonio and Round Rock. In addition, we can call on additional resources from our sister UES companies across the country, including UES 44 and UES 63, also located in the Texas Region.



All UES offices including legacy companies like UES 45, UES 44, and UES 63.

Texas Region location consisting of UES 45, UES 44 and UES 63.

UES 45 Offices

Rio Grande Valley	Corpus Christi	Round Rock	San Antonio
11818 W. Bus. Hwy. 83, Unit 1 La Feria, TX 78559 956.201.4797	6817 Leopard Street Corpus Christi, TX, 78409 361.883.4555	7 Roundville Lane Round Rock, TX, 78664 512.284.8022	10856 Vandale San Antonio, TX, 78216 210.495.8000

Part-Time Staffing for Smaller Assignments

UES can best assist with meeting deadlines by controlling our schedule for geotechnical engineering projects.

UES' construction materials testing scheduling is closely tied to the contractor's schedule. We arrange our schedules in a manner that changes through the life cycle of construction. We have the depth of resources, both personnel and equipment, to keep your project on schedule. UES routinely dispatches multiple qualified technicians to a jobsite for field activities such as large concrete pours or steel inspections.



Construction Materials Testing Services

UES offers extensive construction materials testing (CMT), engineering (CME), and inspection services, utilizing in-house personnel and equipment. We adhere to ASTM E-329 standards, and our laboratories are accredited by AASHTO and validated by USACE. Our engineering technicians possess ACI, ICC and NICET training and credentials. Additionally, UES holds TxDOT pre-certifications in the materials inspection and testing category.

Structural Steel – CWI, CAWI, and NDT

- » Bolt Tension Testing
- » Dye penetrant, ultrasonic, magnetic particles, radiography (X-Ray)
- » Pipe Thickness Testing/Paint Thickness
- » Shop and Shop Audit Inspections
- » Shop Fabrication Inspections
- » Steel Erection observation and testing
- » Structural Steel Inspections
- » Welding Inspections – NDT, NDE, Visual
- » Welding procedures and Welder performance qualifications

ICC Special Inspections

- » Roofing Inspections
- » Spray Applied Fire Proofing
- » Structural Masonry

Quality Control / Construction Inspection Services

- » Contractor QA services
- » Rail and highway construction

Soils

- » In-place density testing
- » Moisture-density relationships/standard & modified proctors
- » Moisture content confirmation drilling for injection projects
- » Placement observation
- » Soils classification
- » Subgrade stabilization observation and testing
- » Water and Chemical injection observation

Foundation Observation / Pier Inspections

- » Deep foundations
- » Drilling Inspection/Forming Inspection
- » Reinforcing steel placement
- » Concrete placement
- » Post-Tension Cable Inspection

Concrete Testing

- » Batch plant and placement evaluations
- » Compliance testing of aggregates, including gradations, fineness modulus, absorption, specific gravity and unit weight
- » Cylinder & beam molding and testing
- » Diamond bit concrete coring for compression strength and/or petrographic analysis
- » Floor flatness testing (FF/FL)
- » Maturity meter evaluations
- » Mix design trial batches
- » R-Meter & Ferrosan
- » Windsor probe evaluations

Masonry

- » Block prism testing
- » Mortar & grout mix design, grout testing

Roofing Evaluations and Testing

- » Laboratory roof cut analysis
- » Moisture surveys, infrared and nuclear
- » Roof installation and monitoring

Special Laboratory Testing

- » Absorption
- » Bulk unit weight
- » Los Angeles abrasion
- » Moisture content
- » Organic matter
- » Percent finer than 200 mesh
- » Sieve analysis (dry or wet method)
- » Sodium sulphate soundness test
- » Specific gravity of aggregates

Bituminous Mixtures

- » Density determination in place and core
- » Extraction to determine asphalt percentage and gradation of materials
- » Field observation and testing
- » Mix designs/Batch plant calibration



3. Team Member Qualifications and Experience



James Bauer, PE - Branch Manager

James is the Branch Manager for UES' Rio Grande Valley and Corpus Christi offices. He has over 19 years of experience in construction materials testing and geotechnical engineering. He has been the Project Engineer/Project Manager, and Geotechnical Liaison on numerous Geotechnical Engineering Studies across the Midwest and State of Texas throughout his career. James' project experience includes higher education, K-12, municipal, federal, healthcare, commercial, residential, transportation, and industrial projects. His design experience includes levees, water impoundments, earthen dams, stream river bank stabilization, slope and retaining wall global stability, clay/coal mine mitigation, karst exploration and mitigation, expansive clay soil mitigation, settlement analyses, ground improvement/modification, shallow and deep foundations, and pavements. He is also skilled at advanced field testing, including: inclinometer installation and monitoring, and non-destructive testing methods including; impact echo, audible sounding, ground penetrating radar, electrical resistivity tomography, cross-hole sonic logging.

YEARS OF EXPERIENCE

19 years

EDUCATION

University of Missouri, B.S.
Civil Engineering

LICENSES/CERTIFICATIONS

Professional Engineer:
Texas, No. 129201

Relevant Project Experience

City of Beeville WWTP - Beeville, TX

UES provided construction materials testing including soil density to verify compaction of the subgrade and the fill materials and concrete testing including rebar observations. James was the principal-in-charge for this project and helped support and provide resources to the team.

Envigo WWTP - Alice, TX

UES provided construction materials testing including quality monitoring, soil density, and concrete testing to determine the compaction of fill materials and subgrade for the wastewater treatment plant. Our scope of work also included rebar observations to verify reinforcement steel was correctly placed, compressive strength, slump, and temperature testing.

City of Corpus Christi Geotechnical Engineering and Construction Materials Engineering Master Service Agreement - Corpus Christi, TX

James is the point of contact for this contract and leads the geotechnical engineering and construction materials testing scope of work for the awarded task orders. Most of these projects are capital improvements projects.

Port of Brownsville Grain Facility Improvements - Brownsville, TX

UES conducted field exploration at the Port of Brownsville aimed at improving the grain facility. The process included subsurface investigation, soil characterization, creation of boring logs, and report delivery. A comprehensive laboratory testing program was also conducted to further understand subsurface material properties.



Location:
Corpus Christi, TX





YEARS OF EXPERIENCE

7 years

EDUCATION

University of Texas, Rio Grande Valley, B.S. Civil Engineering

Texas A&M University, Kingsville, M.S. Civil Engineering

LICENSES/CERTIFICATIONS

Engineer-in-Training: Texas No. 52644

PROFESSIONAL ORGANIZATIONS

American Society of Civil Engineers, since 2014

 Location: La Feria, TX

Rockford Miller, EIT - Project Manager

Rockford served in the U.S. Army before transitioning into the industry. Currently, he is a Project Manager for UES and mostly works in the Rio Grande Valley region. He has experience with Geotechnical Engineering, Construction Materials Testing, and Environmental Studies.

Relevant Project Experience

City of Edinburg Wastewater Treatment Plant Dolittle Road - Edinburg, TX

Rockford provided construction materials testing for this project. During construction, Rockford discovered a large cistern that was initially unaccounted for. We provided recommendations to backfill the cistern without impacting the overall schedule. Our construction materials testing scope included laboratory testing, soil density and concrete testing in the field and laboratory for the office and administration building, and backfill of the large cistern.

U.S. Customs Facilities - McAllen, Laredo, Harlingen, Weslaco, and Brownsville, TX

Rockford provided geotechnical engineering and construction materials testing services for five different U.S. Customs Facilities around the Rio Grande Valley.

Donna Rio Bravo International Bridge - Donna, TX

This project included servicing both the bridge and roadway, but also the Donna facility.

South Port Connector, Port of Brownsville - Brownsville, TX

This project consisted of two miles of heavy-duty two-lane roadway that connects RL Ostos Road to State Highway 4 in Brownsville, Texas. The roadway has a 2,000-foot-long bridge with driven pile foundations that span a wetland area. The project required accommodating oversized/overweight truck loading and using the TxDOT Design Manual and TxCRCP-ME design program.

Proposed Titan Diesel Fuel Terminal, Port of Harlingen - Harlingen, TX

The project included the construction of a diesel fuel terminal facility with six 110-foot diameter fuel tanks and developing a docking facility for loading and unloading fuel. The project site was located on the west side of the Port of Harlingen shipping channel. Fieldwork consisted of geotechnical soil borings and field electrical resistivity testing. Laboratory testing included indexing soils, advanced soil strength and engineering characteristics, and properties determination for the analysis of allowable bearing capacity, settlement analysis, soil improvement, and foundation recommendations.





YEARS OF EXPERIENCE

30 years

EDUCATION

The University of Texas at Austin, B.S., Architectural Engineering

The University of Texas at San Antonio, Graduate Studies, Civil Engineering

LICENSES/CERTIFICATIONS

Professional Engineer: Texas, No. 84613 //

Master Plumber M-39569



Location: La Feria and Corpus Christi, TX

Karl Crenwelge, PE - CMT Manager

Karl has more than 30 years of experience at conducting on site investigations of various structures to determine their condition and, if necessary, make recommendations for repair procedures. He has completed numerous structural studies related to structural distress for property insurance claims. His work includes documentation of distress, coordination of site visit schedules, interpretation of elevation survey, geotechnical and plumbing reports in relation to the observed structural conditions. These projects have involved steel, concrete, and wood superstructures and slab on grade, suspended slab, and post and beam foundations. Most of these investigations were related to foundations on expansive clay soils. Some of the foundation investigations resulted in design of pier systems to stabilize and level the building foundations.

Karl is also highly experienced in the design of complex metal building structures and their components. He has performed structural calculations on steel rigid frames and secondary structural members and evaluated complex loading conditions on building structures, including live, dead, snow, crane, wind, and mezzanine loadings.

Relevant Project Experience

Hakes Brothers - Weslaco, TX

UES provided geotechnical engineering and construction materials testing for field placement, including soil density testing, on a subdivision that the client is building. We also provided a HUD 79 G letter and foundation recommendations for the subdivision.

City of Beeville WWTP - Beeville, TX

UES provided construction materials testing including soil density to verify compaction of the subgrade and the fill materials and concrete testing including rebar observations. Karl managed the construction materials testing for this project and reviewed associated reports.

Envigo WWTP - Alice, TX

UES provided construction materials testing including quality monitoring, soil density, and concrete testing to determine the compaction of fill materials and subgrade for the wastewater treatment plant. Our scope of work also included rebar observations to verify reinforcement steel was correctly placed, compressive strength, slump, and temperature testing. This project was completed in July of 2023.

City of Corpus Christi Geotechnical Engineering and Construction Materials Engineering Master Service Agreement - Corpus Christi, TX

Karl manages the construction materials testing scope of work for this contract for the awarded task orders. These projects are part of the City's Capital Improvement Program.





YEARS OF EXPERIENCE

5 years

EDUCATION

Texas A&M University
Kingsville, Bachelors of
Arts and Science; Criminal
Justice

LICENSES/CERTIFICATIONS

TWIC card

ACI Concrete Field 1
Nuclear Gauge

Safety & U.S. DOT Hazmat



Location: Brownsville, TX

Joseph Dacus - *Lead Field Technician*

Joseph Dacus is an experienced Lead Field Technician with UES, where he has worked for several years. During this time, he has demonstrated exceptional skills in concrete sampling and testing, rebar inspection, and field gradation. He is highly proficient in performing Nuclear Densities on subgrade and select fill material. Joseph's expertise in handling Proctor samples, including Subgrade, Subgrade lime Stabilize, and Select Field, has led to the successful completion of several projects. As a Lead Field Technician, he has mentored and trained new technicians on various field testing techniques.

Relevant Project Experience

Envigo WWTP - Alice, TX

UES provided construction materials testing including quality monitoring, soil density, and concrete testing to determine the compaction of fill materials and subgrade for the wastewater treatment plant. Our scope of work also included rebar observations to verify reinforcement steel was correctly placed, compressive strength, slump, and temperature testing. This project was completed in July of 2023. Joseph was one of our main technicians in the field, providing the testing.

City of Corpus Christi Geotechnical Engineering and Construction Materials Engineering Master Service Agreement - Corpus Christi, TX

Joseph has worked on many City of Corpus Christi projects including construction materials testing for transportation projects. These projects typically included density and compaction testing, concrete testing and making concrete cylinders, and hot mix asphalt testing.

Port of Brownsville Grain Facility Improvements - Brownsville, TX

UES conducted field exploration at the Port of Brownsville aimed at improving the grain facility. This involved obtaining soil samples from the site, analyzing them in accredited labs, and generating reports with geotechnical recommendations. The process included subsurface investigation, soil characterization, creation of boring logs, and report delivery. The fieldwork consisted of site reconnaissance, drilling eight (8) test borings using a rig equipped with rotary head and solid stem augers employing mud rotary techniques. A comprehensive laboratory testing program was also conducted to further understand subsurface material properties.

Techint, Iron Ore and Scrap Marine Terminal Facility - Brownsville, TX

Joseph was onsite and provided support for geotechnical engineering, including drilling. He also created boring logs for this project and was a liaison for the project team.



4. References

City of Corpus Christi

Jeffrey Edmonds, PE
Director of Capital Programs
361.826.3500
jeffreye@cctexas.com
Brief Description: Geotechnical
Engineering and Construction
Materials Testing Services

Nueces County

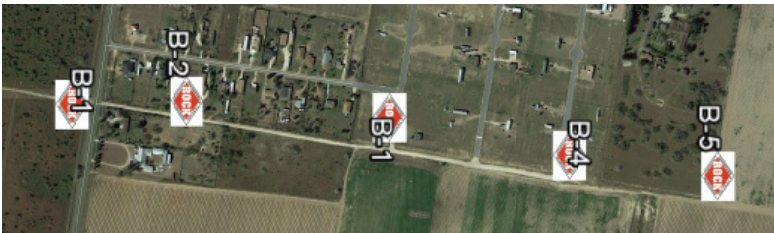
Juan Pimentel
Director of Public Works
361.888.0111
juan.pimentel@nuecesco.com
Brief Description: Geotechnical
Engineering and Construction
Materials Testing Services

LoneStar Builders

Shane Charo
Project Manager
210.843.4792
shane@lonestarbuiders.com
Brief Description: Geotechnical
Engineering and Construction
Materials Testing Services

City of Edinburg Past Projects

Hidalgo County, Enbridge 30" Pipeline Replacement - Edinburg, TX



Client Contact: Jeffrey M. Scholl, PE // 918.747.9945

Key Personnel: Mark Rock, PE

PROJECT DESCRIPTION

UES has direct experience in Hidalgo County and with its unique terrain. UES provided a subsurface investigation, laboratory testing program, and provisions of our geotechnical findings for the 3,300 ft long Enbridge 30" Pipeline Replacement Project Line 16 located in Hidalgo County. This project consisted of evaluating soil and groundwater conditions at the site and providing geotechnical findings at the boring locations. Five (5) borings were performed at this site for the purpose of providing geotechnical information and obtaining disturbed split spoon samples and relatively undisturbed Shelby tube samples. Field tests and observations for this project included standard penetration tests (SPT), water level observations, and ground surface investigations.

At the time of this project, we did not have anyone based in the RGV area. Thus, to minimize costs, we did as much prework as we could, utilized subs, and stacked work in one to two trips when we sent a representative to the site.

Quick Quack Car Wash - Edinburg, TX



Client Contact: Esau Obregon // 937.521.9523

Key Personnel: James Bauer, PE

PROJECT DESCRIPTION

specific location, we provided geotechnical engineering and construction materials testing including quality monitoring, soil density, and concrete testing to determine the compaction of fill materials and subgrade for the car wash and associated pavement. Our scope of work also included rebar observations to verify reinforcement steel was correctly placed, compressive strength, slump, and temperature testing.



5. Insurance

Sample Certificate



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/13/2024

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 have ADDITIONAL INSURED provisions or 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
Greyling Ins. Brokerage/EPIC
3780 Mansell Road, Suite 370
Alpharetta GA 30022

CONTACT
NAME: Carly Samuel
PHONE (A/C, No. Ext): 770.670.5324
FAX (A/C, No): 770.670.5324
E-MAIL ADDRESS: uescerts@greyling.com

INSURED
UES Professional Solutions 45, LLC
10856 Vandale St.
San Antonio, TX 78216

UNIVENG

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Evanston Insurance Company
INSURER B: The Travelers Indemnity Company of CT
INSURER C: The Travelers Indemnity Co of America
INSURER D: Travelers Property Casualty Co of Amer
INSURER E:
INSURER F:

35378
25682
25666
25674

COVERAGES

CERTIFICATE NUMBER: 1264826132

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
C	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			P6600W264360TIA24	3/10/2024	3/10/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
D	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			8104W8180512443G	3/10/2024	3/10/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☒ OCCUR ☐ CLAIMS-MADE DED: ☒ RETENTION \$ 10,000			CUP4W82444A2443	3/10/2024	3/10/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N ☒ N / A			UB1Y0335572443G	3/10/2024	3/10/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	☐ Professional/Pollution Liab.			MKL7PL0005710	2/1/2023	5/1/2024	Per Claim Aggregate 5,000,000 5,000,000

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

CERTIFICATE HOLDER

CANCELLATION

Sample Certificate

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


ACORD 25 (2016/03)

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List of Insurance Claims in the Last Five (5) Years

We can provide a 2023 claims report to the City of Edinburg as soon as we receive one from AIG. We provide a list of our claims from the years 2022-2018 below.

2022

IntelliRisk®					
AIG Loss Run Financial Lines Claims					
PAGE: 9					
Policy : 0020720882-041-007 ROCK ENGINEERING AND TESTING L 08/23/2021 - 08/23/2022					
Report Date / Time: 05/13/2022 10:17 EST Valuation Date: 05/12/2022 Currency: USD					
Claimant Name Claim # / OneClaim # Loss Date	Loss State Receipt Date	Div / H.O. Status Closed Date	Adjuster Name Manager Name	Loss Description	Loss Paid
Alpha Delta Pi Sorority 501-903091-001 / 9138383615US 11/03/2021	TX 11/08/2021	009/848 Open	CHANISE ANDERSON ANNA MESCHANSKY	Attorney letter on behalf of Sorority house alleging deficient professional services provided.	.00
Pol-Asco-Mod: 0020720882-041-007 Claim Count = 1					.00

2021

IntelliRisk®					
AIG Loss Run Financial Lines Claims					
PAGE: 8					
Policy : 0020720882-041-006 ROCK ENGINEERING AND TESTING L 08/23/2020 - 08/23/2021					
Report Date / Time: 05/13/2022 10:17 EST Valuation Date: 05/12/2022 Currency: USD					
Claimant Name Claim # / OneClaim # Loss Date	Loss State Receipt Date	Div / H.O. Status Closed Date	Adjuster Name Manager Name	Loss Description	Loss Paid
ELG Management LLC 501-889160-001 / 3888924289US 08/23/2021	TX 09/09/2021	009/848 Open	CHANISE ANDERSON ANNA MESCHANSKY	Actions brought by new building owners alleging foundation damage caused by defects in original con	.00
Weekly Homes Ridgmont Subdivi 501-831929-001 / 0873486718US 12/01/2020	TX 12/03/2020	009/848 Open	CHANISE ANDERSON ANNA MESCHANSKY	Matter involves Certificate of Merit alleging the failure to properly estimate the potential vertic	.00
Pol-Asco-Mod: 0020720882-041-006 Claim Count = 2					.00

2020

IntelliRisk®					
AIG Loss Run Financial Lines Claims					
PAGE: 7					
Policy : 0020720882-041-005 ROCK ENGINEERING AND TESTING L 08/23/2019 - 08/23/2020					
Report Date / Time: 05/13/2022 10:17 EST Valuation Date: 05/12/2022 Currency: USD					
Claimant Name Claim # / OneClaim # Loss Date	Loss State Receipt Date	Div / H.O. Status Closed Date	Adjuster Name Manager Name	Loss Description	Loss Paid
038/ / No Claims for Policy 0020720882-041-005 / Criteria					.00
Pol-Asco-Mod: 0020720882-041-005 Claim Count = 0					.00



2019

IntelliRisk®						PAGE: 6	
AIG Loss Run Financial Lines Claims							
Policy : 0020720882-041-004		ROCK ENGINEERING AND TESTING L		08/23/2018 - 08/23/2019		Report Date / Time: 05/13/2022 10:17 EST	
						Valuation Date: 05/12/2022	
						Currency: USD	
Claimant Name	Loss State	Div / H.O.	Adjuster Name				
Claim # / OneClaim #	Receipt Date	Status	Manager Name	Loss Description		Loss Paid	
Loss Date		Closed Date					
/		038/		No Claims for Policy 0020720882-041-004 / Criteria		.00	
Pol-Asco-Mod: 0020720882-041-004		Claim Count = 0				.00	

2018

IntelliRisk®						PAGE: 5	
AIG Loss Run Financial Lines Claims							
Policy : 0020720882-041-003		ROCK ENGINEERING AND TESTING L		08/23/2017 - 08/23/2018		Report Date / Time: 05/13/2022 10:17 EST	
						Valuation Date: 05/12/2022	
						Currency: USD	
Claimant Name	Loss State	Div / H.O.	Adjuster Name				
Claim # / OneClaim #	Receipt Date	Status	Manager Name	Loss Description		Loss Paid	
Loss Date		Closed Date					
/		038/		No Claims for Policy 0020720882-041-003 / Criteria		.00	
Pol-Asco-Mod: 0020720882-041-003		Claim Count = 0				.00	

6. Professional Services Agreement

UES has read the Professional Services Agreement and we will meet the prerequisite insurance requirements. If selected, we agree to enter into the agreement.

7. Contact Information



James Bauer, PE
Branch Manager
11818 W. Business Hwy. 83, Unit 1
La Feria, TX 78559
956.201.4797
361.502.1996
jbauer@teamues.com



Karl Crenwelge, PE
CMT Manager
11818 W. Business Hwy. 83, Unit 1
La Feria, TX 78559
956.201.4797
361.244.0426
kcrenwelge@teamues.com





www.teamues.com

CONFLICT OF INTEREST

DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
 - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
 - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

- * 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
- * Texas Local Government Code Chapter 171.004
- * City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

Date:

May 20, 2024

Printed Name and Title:

James Bauer, Branch Manager

Company/Vendor Name:

UES Professional Solutions 45, LLC

Authorized Signatory:



COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

- 1 Name/Name of Agency/Company: UES Professional Solutions 45, LLC
(Full, correct legal name)
- Address: 11818 W. Business Highway 83, Unit 1, La Feria, TX 78559
 - Telephone/Fax: Telephone: 956.201.4797 Fax: N/A
 - Email address: jbauer@teamues.com
2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
3. Yes ☐ No ☒
3. Is your Company authorized and/or licensed to do business in Texas?
Yes ☒ No ☐
4. Where is the Company's corporate headquarters located? 6817 Leopard St. Corpus Christi, TX 78409
5. a. Does the Company have an office located in Edinburg, Texas?
4. Yes ☐ No ☒ We have an office located in La Feria, TX
- b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office?
 (years) (months) N/A
- c. State the number of full-time employees at the Edinburg office. N/A
6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity?
Yes ☐ No ☒
- If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. N/A
7. Indicate person whom The CITY may contact concerning your submittal.
- Name: Katie Lippe
Address: 6817 Leopard St. Corpus Christi, TX 78409
Telephone: 817.823.4636
Fax: Not Applicable
Email: klippe@teamues.com
8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?

Yes () No ☒.

If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. N/A

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes () No ☒.

If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. N/A

10. Provide any other names under which your business has operated within the last 10 years.

Rock Engineering and Testing Laboratory, LLC

Rock Engineering & Testing Laboratory, Inc.

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

Circle One

YES

☒ NO

- 1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

Circle One

YES

☒ NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

Circle One

YES

☒ NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, James Bauer, PE, the undersigned representative of
UES Professional Solutions 45, LLC, (Company or Business name) (hereafter referred
to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above,**
under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

- 1. Does not boycott Israel currently; and**
- 2. Will not boycott Israel during the term of the contract.**
- 3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located
at <https://comptroller.texas.gov/purchasing/publications/divestment.php>**

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

James Bauer, Branch Manager

TYPE/PRINT NAME AND TITLE:

May 20, 2024

DATE:

SENATE BILL 13 VERIFICATION

I, James Bauer, PE, the undersigned representative of
UES Professional Solutions 45, LLC, (Company or Business name) (hereafter referred
to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above,**
under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:

- 1) **does not boycott energy companies and;**
- 2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. *"Boycott energy company" has the meaning assigned by Section 809.001; and*
2. *"Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.*



SIGNATURE OF COMPANY REPRESENTATIVE:

James Bauer, Branch Manager

TYPE/PRINT NAME AND TITLE:

May 20, 2024

DATE:

SENATE BILL 19 VERIFICATION

I, James Bauer, PE, the undersigned representative of
UES Professional Solutions 45, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

- (1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,**
- (2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.**

Pursuant to Section 2274.001, Texas Government Code:

- 1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*
- 2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*
- 3) *"Discriminate against a firearm entity or firearm trade association":*
 - a) *means, with respect to the entity or association, to:*
 - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
 - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
 - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
 - b) *does not include:*
 - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
 - (ii) *a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
 - (aa) to comply with federal, state, or local law, policy, or regulation or a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

- 4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*
- 5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*
- 6) *"Firearm entity" means:*
- a) firearm, firearm accessory, or ammunition manufacturer, distributor, wholesaler, supplier, or retailer; and*
 - b) a sport shooting range as defined by Section 250.001, Local Government Code.*
- 7) *"Firearm trade association" means any person, corporation, unincorporated association, federation, business league, or business organization that:*
- a) is not organized or operated for profit and for which none of its net earnings inures to the benefit of any private shareholder or individual;*
 - b) has two or more firearm entities as members; and*
 - c) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

James Bauer, Branch Manager

TYPE/PRINT NAME AND TITLE:

May 20, 2024

DATE:

CITY OF EDINBURG

NONCOLLUSION AFFIDAVIT

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

James Bauer, PE, being first duly sworn, deposes and says that: (Name)

Corpus Christi Branch Manager

(1) He is ~~President~~ of UES Professional Solutions 45, LLC, the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign

Title

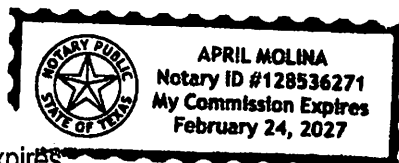
Corpus Christi Branch Manager

Subscribed and sworn to me this 20 day of May 2024.

By:

April Molina

Notary Public



My commission expires

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

UES Professional Solutions 45, LLC

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

N/A

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7


Signature of vendor doing business with the governmental entity

May 20, 2024

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;
or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

- (a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

- (a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

- (2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.



City of Edinburg

Utilities

Gerardo Carmona, Director of Utilities

415 W. University Drive, Edinburg, TX 78541

[ECS SOUTHWEST, LLP] RESPONSE DOCUMENT REPORT

RFQ No. 2024-2.

Phase 1 Upgrades to Existing Wastewater Treatment Plant - Professional Engineering Services: Construction

Materials Testing Services

RESPONSE DEADLINE: May 21, 2024 at 3:00 pm

Report Generated: Friday, May 24, 2024

ECS Southwest, LLP Response

CONTACT INFORMATION

Company:

ECS Southwest, LLP

Email:

zunogu@ecslimited.com

Contact:

Zackilra Unogu

Address:

3033 KELLWAY DR

#110

CARROLLTON, TX 75006

Phone:

N/A

Website:

ecslimited.com

Submission Date:

May 21, 2024 2:12 PM

ADDENDA CONFIRMATION

Addendum #1

Confirmed May 20, 2024 8:41 AM by Zackilra Unogu

QUESTIONNAIRE

1. Proposal*

Pass

Please upload your entire proposal here as one complete PDF document.

Please do not upload multiple files.

City_of_Edinburg_Phase_1_Upgrades_to_Existing_Wastewater_Treatment_ECS.pdf

2. If you have any proprietary documents, please attach the redacted document here.

No response submitted

3. Required Forms

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST DISCLOSURE FORM AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [CONFLICT_OF_INTEREST.pdf](#)

CONFLICT_OF_INTEREST_ECS.pdf

PLEASE FILL OUT AND SIGN THE GENERAL QUESTIONNAIRE AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [GENERAL_QUESTIONNAIRE.pdf](#)

GENERAL_QUESTIONNAIRE_ECS.pdf

PLEASE FILL OUT THE LITIGATION DISCLOSURE FORM AND UPLOAD HERE*

Pass

Please download the below documents, complete, and upload.

- [LITIGATION_DISCLOSURE_FORM.pdf](#)

LITIGATION_DISCLOSURE_FORM_ECS.pdf

ECS_SW_TEN_YEAR_LOOK_BACK.pdf

PLEASE FILL OUT AND SIGN HB 89 AND UPLOAD HERE*

Pass

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott Israel; and
- 2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

- [HOUSE BILL 89 VERIFICATION.pdf](#)

HOUSE_BILL_89_VERIFICATION_ECS.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 13 AND UPLOAD HERE*

Pass

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

- 1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or
- 2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- [SENATE BILL 13 VERIFICATION...](#)

SENATE_BILL_13_VERIFICATION_ECS.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 19 AND UPLOAD HERE*

Pass

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

- 1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and
- 2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- [SENATE BILL 19 VERIFICATION...](#)

SENATE_BILL_19_VERIFICATION_ECS.pdf

PLEASE FILL OUT AND SIGN THE NON-COLLUSION AFFIDAVIT AND UPLOAD HERE*

Pass

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

- [CITY OF EDINBURG NONCOLLUSI...](#)

CITY_OF_EDINBURG_NONCOLLUSION_AFFIDAVIT_ECS.pdf

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST FORM AND UPLOAD HERE*

Pass

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts

that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at

<https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf>

CIQ_ECS.pdf

IF AWARDED THE 1295 FORM WILL NEED TO BE PROVIDED.*

Pass

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least \$1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

<https://www.ethics.state.tx.us/filinginfo/1295/>

Yes

City of Edinburg
ATTN: Gerardo Carmona
415 West University Boulevard,
Edinburg, TX 78541

City of Edinburg

Request for Qualifications for
Phase 1 Upgrades to Existing Wastewater Treatment Plant
Construction Materials Testing Services
RFQ#: 2024-2
May 21, 2024 | 3:00 pm

GUTS

INITIATIVE

CONSTRUCTION MATERIALS

FACILITIES



GEOTECHNICAL

ENVIRONMENTAL

TENACITY

RESILIENCE





1. TRANSMITTAL LETTER

May 21, 2024

City of Edinburg
ATTN: Gerardo Carmona
415 West University Boulevard, Edinburg, TX 78541

RE: Request for Qualifications for Phase 1 Upgrades to Existing Wastewater Treatment Plant: Construction Materials Testing Services

ECS Southwest, LLP (ECS) is pleased to submit our Statement of Qualifications to the City of Edinburg for above referenced services. ECS is 100% committed to providing the services required by the City. We pride ourselves on the timely and effective services we provide. ECS has been providing construction materials testing, geotechnical engineering, environmental consulting and facilities engineering services in Central/South Texas for over 20 years. **We currently have active projects and/or IDIQ contracts with over 25 municipalities in Texas including the City of San Antonio, City of New Braunfels, City of Austin, City of San Marcos, City of Houston, City of Dallas, and City of Fort Worth.**

ECS is an excellent firm for this contract due to our vast local experience and national experience in large and small projects in geotechnical engineering, construction materials testing, environmental and roofing consulting services. We have assembled our Statement of Qualifications to convey that we have reviewed the provided documents and have prepared and tailored our approach to successfully perform services for this contract to the mutual benefit of the City of Edinburg and ECS.

For this contract, we offer:

- Vast Project Diversity, Experience and Success in Texas.
- Our Experienced and Collaborative Team is comprised of project executives supported by quality control professionals for the successful execution and delivery of Cities projects.
- Advanced Data Processing and Reporting Systems developed and refined/improved over the last decade, ECS has a series of software programs, compatible on computers, tablets and phones that promote our digital data and reporting process in real-time to turn around signed and sealed documents to relevant parties.

ECS has received the addendum to this RFQ and consideration of the content has been included in your RFQ.

Our ability to provide the scope of services to meet the City's expectations is the result of our Point of Contact's experience and an effective project team. Mr. Frank Munoz, MBA has vast experience providing construction materials testing services and serves as an extension of City's staff so that project requirements are met on-time, within budget, and up to the standards set forth by the City. Should you have questions regarding our qualifications, please feel free to reach out to your point of contact at the contact information listed below:

**Frank Munoz, MBA; 431 Isom Road, Suite 114 San Antonio, TX 78216; T 210.528.1430; F 210.634.2561;
FMunoz@ecslimited.com**

Respectfully submitted,
ECS Southwest, LLP

Matthew Robbins, PE (Authorized Officer/Signer)
Vice President, Subsidiary Regional Manager
MRobbins@ecslimited.com

Frank Munoz, MBA
Office Manager, Point of Contact
FMunoz@ecslimited.com

2. FIRM QUALIFICATION AND EXPERIENCE

FIRM'S EXPERIENCE AND HISTORY IN PERFORMING ENGINEERING AND PROJECT MANAGEMENT SERVICES IN A TIMELY MANNER

Once a project is initiated, it is ECS' protocol to assign two managers to a project, regardless of size or complexity. The project leadership team typically includes a project manager and a senior associate. In addition to quality control, this layered management enables more than one person to be immediately contacted if necessary.

ECS' principals lead the project teams and are involved in the day-to-day decisions and interactions with clients, for this project the focus is on enhanced communication, coordination, and delivery of quality services to the City. Our project team effectively and proactively reaches out to the City staff from the start of the project. Communication on a site becomes paramount due to the proximity of the service activities and can be accomplished through focused meetings with the appropriate representatives and public meetings as necessary. Our team meets with representatives before beginning work to listen to concerns and open the necessary channels of communication.

As task orders are requested, it is assumed that the work order will flow from a project manager with the City to Mr. Frank Munoz, MBA, ECS' dedicated Point of Contact. Mr. Munoz has the regional capability to evaluate and draw the properly licensed individuals as needed, thereby allowing short turnaround task orders to be staffed as they arise. ECS develops a scope based on the specific task being requested. ECS communicates with the City and other design professionals involved in the project to develop a scope that satisfies the needs of the client and design and construction team. ECS develops a proposal using our contract rates. Once this is submitted and accepted, ECS coordinates site access to perform the work or other logistical needs.

The assigned Principal and Project Manager provide direct observation of the work and be able to keep constant communication with subconsultant teaming partners. The Principal, who is a licensed professional, reviews work products and provide consultation as needed. This layered management also confirms that there are more than one person available who is familiar with the project and can lend assistance.

During the course of the work, ECS generates reports documenting activities and providing recommendations. For construction testing and observation projects, our technician or engineer uploads the field report from the site, attaches supporting documents and submit the report to the Project Manager for review through our field report generation and distribution system. This system allows for easy access to project documents and tracking of deficiencies associated with materials testing (soils, concrete, masonry, etc.) and project inspections. Reports are filed using ECS' e-file system and can therefore be readily available for retrieval if requested by the City.

QUALITY CONTROL / QUALITY ASSURANCE

The quality control process involves the team involved in a task, from our team's field personnel to senior management. As a team and as individuals, we strive for quality at each step of a project. Elements of this process include: Maintain an effective, ongoing quality control program to measure and verify performance; Monitor the daily operational performance of the team and provide timely corrective action for a unforeseen event; Track corrective actions for resolution and appropriateness; Review data and reporting requirements for accuracy, precision and completeness; Maintain records of field data and reports generated by the team and a data review process; Provide training to employees and other team members as necessary for their understanding of operating procedure requirements and their roles and responsibilities as they apply to specific tasks. Quality control is focused on preventive actions and attention and review of ongoing activities, rather than fixing problems 'after the fact.' It is important that team members be educated regarding site safety protocols, quality control measures, testing procedures and workmanship required prior to their arrival at the job site. A team review in the initial phase is followed by daily checks for continuing compliance with contract requirements. The Team Leader for each type of work assigned will be responsible that these procedures are communicated and followed by each member of the team. Through our internal project and accounting systems, we are able to track various tasks and associated timing for deliverables to make sure that we meet the client's project time frames. Our internal controls also allow ECS project managers to follow the progress of each project with regard to cost expenditures (including subconsultants). Our internal quality assurance review program exceeds industry standards. At ECS, it's not just about getting the job done – it's about getting the job done right.

2. FIRM QUALIFICATION AND EXPERIENCE

APPROACH TO ASSURING TIMELY COMPLETION OF CONSTRUCTION

ECS understands the importance of adhering to an established schedule and feels that the single greatest influencer of completing projects on time is communication. We understand and expect that with the contract, there may be several task orders occurring simultaneously and emergencies may arise that require our services. Our proven approach is to set up a program that has project-committed key and staff personnel that can respond quickly to project assignments. Senior personnel are used, as needed, to complement the level of expertise required. Initially, we like to meet with client personnel to establish project protocols, lines of communication, and efficient methods for scheduling.

Construction Services: Seasonal weather conditions have a considerable impact on staffing requirements, with summer months being the months of greatest construction activity. Our staff of technical personnel absorbs the demands during periods of greatest construction activity. Technicians from other ECS offices in Texas are able to assist in periods of high demand seamlessly. We would not expect to become overtaxed on large project. ECS also uses internal programs to track the anticipated activity of our projects and project staffing requirements to staff accordingly.

METHODS FOR SCHEDULE RECOVERY

For construction materials testing projects, we are on-site 15 minutes before the requested time so the contractor has us where we are needed to observe ongoing or completed work.

FIRM'S UNIQUENESS TO BEST PERFORM THESE SERVICES FOR THE CITY

ECS' uniqueness to best perform these services is best described in two parts. The first part is the skill level and experience that come with our field technicians and their ability to understand the scope of services and the client's needs. Secondly, is the quality of our work product, our report. Our report consists of a summary narrative of what is being tested, test method, test data, a sketch of the location on an actual plan sheet and photo documentation. Each report is dually signed by the responsible project manager and signed and sealed by the principal engineer.

IDENTIFY THE OFFICE LOCATION THAT WILL BE PROVIDING THE SERVICES AND THE APPROACH TO HANDLING PART-TIME STAFFING NEEDS FOR SMALLER ASSIGNMENTS

Services will always be dispatched from the nearest office location to maximize efficiency. Our proactive approach involves maintaining daily communication with the City's inspectors or designated representatives to ensure coverage for testing and observation by field technicians. Our field technicians are cross-trained in soils, concrete and asphalt, which allows us to quickly pivot for the different types of testing needs for smaller assignments.



GEOTECHNICAL



CONSTRUCTION
MATERIALS



ENVIRONMENTAL



FACILITIES

2. FIRM QUALIFICATION AND EXPERIENCE



CONSTRUCTION MATERIALS TESTING

Construction Materials Testing (CMT) primarily involves testing structural materials used to build new projects from the ground up, materials and components used to construct new additions or new components being added to an existing facility. These include earthwork, shallow and deep foundations, destructive and non-destructive concrete testing, wood construction observations, structural masonry, structural steel, sprayed-on fireproofing, Exterior Insulation and Finish Systems (EIFS), roofing evaluation and testing and asphalt pavement evaluation and testing. Our unique electronic reporting system delivers field and laboratory reports rapidly, giving the construction team valuable information on a timely basis. The majority of test reports are reviewed by ECS engineers and delivered via email to the project team within 24- to 36 hours of the test and/or observation.

SERVICES INCLUDE

Observation Services - help document that construction materials within new elements meet the designer's intent

Special Inspections - test items that require a construction materials testing and inspection program to be conducted by a third party, specifically including new buildings

Third-Party Code Compliance - is jurisdictionally approved evaluations performed in place of services usually conducted by a local building code inspector which can only be requested / approved by local municipal code inspectors

Civil Construction Testing - observes and tests civil elements such as parking lots, utilities, stormwater ponds, drainage systems, asphalt, concrete curbs, pavement and some retaining walls

WHY ECS

- Certified personnel
- Accredited facilities
- Industry-leading electronic reporting (compliance/non-compliance reporting) within 24- to 36 hours
- Rapid providers of innovative solutions for earthwork and foundation construction
- Experienced construction materials testing/special inspection professional and technical staff
- Industry-leading project budget management systems
- Advanced soil and materials testing capability

2. FIRM QUALIFICATION AND EXPERIENCE

ECS' RESOURCES AND PERSONNEL

ECS Southwest, LLP is structured and operationally prepared to manage and execute the project work, field services, management, and testing services from our local San Antonio office. ECS' San Antonio office has an engineering staff of four professional personnel, allowing us to accommodate the client's demands for project execution. During particularly busy periods, professional staff from our other offices in Austin, Corpus Christi, Dallas, Fort Worth, Houston, McKinney, San Marcos, and Waxahachie would assist with projects seamlessly. In this regard, we would not expect to become overtaxed by a significant project demands and, therefore, are available to start projects immediately with no unforeseen conflicts with the project team's workload.

In addition, we can draw from the additional staff members within the region, if needed. The Southwest region includes 14 offices across Texas, Oklahoma, New Mexico, Arizona, and Utah. Our staff includes project and senior-level engineers, architects, registered roof consultants, geologists, hydrogeologists, scientists, field and laboratory technicians and observers, and administrative support staff. **Further, ECS Southwest, LLP is nationally supported by 2,700+ employees across 90+ offices where experts in many different fields can be accessed as resources or project involvement and laboratory testing can be performed.**

FULL-SERVICE LABORATORY

ECS has a full-service laboratory in our San Antonio office located at 431 Isom Road, Suite 114, San Antonio, TX 78216. In addition, our sister office in Austin provides the City with the benefit of an additional full-service laboratory if needed. ECS laboratories conduct soil and concrete testing with our geotechnical consulting and construction materials engineering testing services. In addition to our internal training and certification programs, ECS laboratories participate in proficiency sample testing certification programs for aggregate, soils, concrete, and masonry. These programs are administered by various external agencies long recognized as leaders who set consistent industry standards, such as the American Association of State Highway and Transportation Officials (AASHTO), Materials Reference Laboratory (AMRL), United States Army Corps of Engineers (USACE) and the Cement and Concrete Reference Laboratory. **Our San Antonio laboratory maintains accreditation from AASHTO, CCRL, and USACE.**

LABORATORY TEST PROCEDURES ACCREDITED BY AMRL/AASHTO

Quality Management System: R18, C1077 (Aggregate), C1077 (Concrete), D3740 (Soil), E329 (Aggregate), E329 (Concrete), E329 (Soil)

Soil: R58, R74, T88, T89, T90, T99, T180, T191, T265, T310, D421, D422, D698, D1140, D1556, D1557, D2216, D2487, D2488, D4318, D4718, D6938

Aggregate: R76, R90, T11, T21, T27, T84, T85, T255, C40, C117, C127, C128, C136, C566, C702, D75

Concrete: M201, R60, R100, T22, T97, T119, T121, T152, T196, T231 (8000 psi and below), T309, C31, C39, C78, C138, C143, C172, C173, C231, C511, C617 (8000 psi and below), C1064, C1231 (12000 psi and below)

Masonry: C511 (Moist Cabinets, Moist Rooms, and Water Storage Tanks Used in the testing of Hydraulic Cements and Concretes); C780 (Annex 1) (Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry - Consistency by Cone Penetration); C780 (Annex 6) (Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry - Compressive Strength); C1019 (Sampling and Testing Grout)

OUR COMMITMENT

ECS offers our sincere commitment to dedicating our staff and the necessary resources of our offices to serve the City of Edinburg and to the successful execution of this contract. ECS is excited about this opportunity to help accomplish your mission and exceed your goals. We see ourselves as an extension of the Cities staff, and our mission is to meet your needs at every level.

2. FIRM QUALIFICATION AND EXPERIENCE



FIRM PROJECT EXPERIENCE

USCIS Field Office, Edinburg, TX

ECS provided construction materials observation services for the U.S. Citizenship and Immigration Services field office. ECS' scope of services consisted of providing a Certified Welding Inspector to provide structural steel observations for the subject building.

DCP-005 Texas Infrastructure for Del Rio Sector, Quemado, TX

ECS is providing construction materials testing and observation for the proposed DCP-005 Texas Infrastructure for the Del Rio Sector. ECS understands the infrastructure project will consist of a four-mile steel bollard border wall section supported by a concrete spread footing system. Associated sitework will include general site grading, underground electrical utilities, gated sections, maintenance, and patrol road sections. ECS' scope includes the construction materials testing and observation of soils, reinforcing steel, concrete, and structural steel.

SAWS DeZavala Elevated Water Storage Tank, San Antonio, TX

As requested, ECS provided geotechnical engineering services to install an elevated water storage tank, the San Antonio Water System. The SAWS team requested confirmation of the foundation-bearing capacity of the in-situ rock subgrade before the concrete foundation was placed. The tank foundation was designed using a net allowable bearing pressure of 10,000 psf (13,300 psf with wind loading and 13,300 psf with seismic loading). ECS' scope of services included field exploration and testing and soil/rock laboratory testing to confirm the design bearing pressure of the limestone supporting the tank foundation before the concrete placement.

ECS also conducted construction materials testing and observation proposal for the proposed San Antonio Water System Elevated Water Storage Tank. ECS provided experienced and qualified technical personnel to perform the testing services as requested. It was understood that the project consisted of a 2,500 MG elevated water storage tank.

SAWS Water Loop 8" Line, San Antonio, TX

For the installation project focused on an eight-inch public water main loop, ECS leveraged its adept construction materials testing and observation expertise to confirm optimal quality and compliance throughout the foundational stages. This critical infrastructure project encompassed comprehensive excavation, strategic placement, and meticulous backfill processes to establish a robust public water main loop. ECS's involvement was characterized by targeted, call-out services rendered as needed, enabling detailed and timely testing and observation efforts. Our team's commitment to providing the structural integrity and reliability of the water main installation underscored our integral role in supporting the project's success through expert guidance and detailed oversight.

San Antonio Water System Echtle Offsite Sewer Extension, San Antonio, TX

ECS is providing construction materials testing and observation for the proposed Echtle Offsite Sewer Extension. The project will consist of the replacement of 15,490 lineal feet of 30" sewer main and related infrastructure along Masterson Road. ECS' scope of work for contractor quality control includes soil backfill compaction testing, and aggregate testing.

2. FIRM QUALIFICATION AND EXPERIENCE

SAWS South Laredo Lift Station Rehab Phase 5, San Antonio, TX

ECS' involvement in the proposed San Antonio Water System, South Laredo Lift Station project showcases our firm's comprehensive construction materials testing and observation capabilities. This project included the development of a new lift station facility, essential for enhancing the city's water management infrastructure. Integral to the project's success was the construction of approximately 455 linear feet of eight-inch gravity main and 400 linear feet of two-inch force main, critical components for facilitating efficient wastewater transportation. ECS' scope of work included testing construction materials and observing soil backfill, asphalt, and concrete.

SAWS Echtle Off-site Sewer Extension, San Antonio, TX

With its ambitious goal of replacing 15,490 linear feet of 30-inch sewer main and related infrastructure, the Masterson Road project showcases ECS's pivotal role in confirming infrastructure reliability and compliance through expert construction materials testing and observation. Our engagement in this project involves a focused approach to contractor quality control, specifically through diligent soil backfill compaction testing and comprehensive aggregate testing. Operating on a flexible, call-out basis, ECS provides targeted and essential services as needed, embodying our commitment to support the project's objectives with precision and technical expertise. Our proactive testing and observation work is a cornerstone in verifying material quality and adherence to construction best practices, confirming the longevity and functionality of the Masterson Road infrastructure upgrade.

SAWS Randolph Pump Station Improvements, San Antonio, TX

ECS' involvement in the SAWS Randolph Pump Station Improvements Project in San Antonio, Texas, exemplified our expertise in providing top-tier construction materials testing and Specialized Inspection services. This comprehensive project aimed to enhance the existing facility through an extensive upgrade that incorporated foundation slabs for various buildings and areas, including the OSG System, Electrical and HSF Buildings, Sodium Hypochlorite and HSF Containment Areas, as well as numerous electrical and pump equipment pads. A drainage channel and concrete pavement sections further supported the project's enhancements. Integral to our scope of work, ECS conducted Special Inspections across critical areas such as soils, concrete, and steel to confirm that the materials and constructions adhered to the highest quality and safety standards. Beyond these core services, ECS provided supplementary support through extended masonry observations and testing, necessitating additional time and resources to fulfill these expanded masonry observation requirements. This project illustrates ECS' multifaceted capability in advancing infrastructure projects with precision and professional excellence.



3. TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

RESUMES

FRANK MUNOZ, MBA

OFFICE MANAGER / POINT OF CONTACT

CERTIFICATIONS

ICC Spray Applied Fire Proofing
Special Inspector
PT Level I & II Unbonded
Inspector
FACE Certified Floor Profiler
ACI Certified Field Grade I
Nuclear Density Gauge Operator
Project Manager Certification

SKILLS

CMT Field and Laboratory Testing
Special Inspection Observations
Project Management

EDUCATION

Master of Business
Administration, 2021,
Texas A&M University,
San Antonio, TX
Bachelor of Business
Administration, 2019,
Texas A&M University,
San Antonio, TX

PROFESSIONAL PROFILE

Mr. Munoz serves as the Office Manager for the ECS San Antonio office. He has 25 years of laboratory and field experience in the construction materials testing industry. His current responsibilities include project oversight, specification conformance and attends pre-construction meetings to facilitate a cost-effective testing program. In addition, he reviews project budgetary tracking and performs new project bid reviews.

PROJECT EXPERIENCE

- USCIS Field Office, Edinburg, TX
- Eagle Pass Middle School Tennis Courts, Eagle Pass, TX
- Methodist Hospital Cath and OR Expansion, San Antonio, TX
- SAWS 8" Public Water Main Loop, San Antonio, TX
- City of Floresville, Roadway Reconstruction of Peach Street and F-Street
- South West ISD Transportation Dept Renovation, San Antonio, TX
- S. Llano River State Park HQ Bldg Reno & Expansion, Junction, TX
- SAWS DeZavala Elevated Storage Tank, San Antonio, TX
- SAWS Randolph Pump Station Improvement Additional Services, San Antonio, TX
- SAWS Randolph Pump Station Improvements, San Antonio, TX
- SAWS South Laredo Lift Station Rehab Phase 5, San Antonio, TX
- Fox Falls Off-site Gravity Sewer, Boerne, TX
- SAWS Echtle Off-site Sewer Extension, San Antonio, TX
- City of Devine, Waste Water Treatment Plant Chlorine Room
- DCP-005 Texas Infrastructure for Del Rio Sector, Quemado, TX
- City of San Antonio, S Hamilton W Martin to W Travis
- City of San Antonio, Remuda Harness Ln to Big Rock Dr
- City of San Antonio, Concio Dead-end to Dead-end
- City of San Antonio, Price Carmel St to Holder Ave
- City of San Antonio, Hickory Trail Honey Tree Ln-Boling Brook
- City of San Antonio, Jamaica Dr. Horal St. to Tarasco St.
- City of San Antonio, Lark Valley Apple Valley-Walnut Valley
- City of San Antonio, New Valley Hi Dr SW LP 410-Ray Ellison
- City of San Antonio, Standing Rock War Horse to Big Creek



3. TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

MATTHEW ROBBINS, PE

SUBSIDIARY REGIONAL MANAGER

REGISTRATIONS

Professional Engineer: TX
TX PE No. 119352

SKILLS

Slope Stability and Retaining Wall
Analysis (Slide 6.0-Rocscience)
Settlement Analysis (Settle3D-
Rocscience)
Boring Logs (Gint and AutoCAD)
PTI (Volflo 1.5) Lateral Pier
Analysis (LPile) Pavement Design
(Darwin &
SpectraPave4 Pro)
Map Creation (ArcMap & Google
Earth)

EDUCATION

Master of Science, 2014,
Civil Engineering,
University of Texas,
San Antonio, TX
Bachelor of Science, 2011,
Civil Engineering,
Texas A&M University,
College Station, TX

PROFESSIONAL PROFILE

Mr. Robbins is a Subsidiary Regional Manager serving our Central Texas Region. His experience includes managing geotechnical and construction materials testing operations, developing business development strategies, producing geotechnical reports, managing drilling operations and laboratory testing and managing construction materials testing projects. Mr. Robbins' experience includes various construction projects such as commercial, retail, residential, municipal, infrastructure, industrial and institutional facilities.

PROJECT EXPERIENCE

- USCIS Field Office, Edinburg, TX
- Carrizo Springs Immigration Checkpoint, Carrizo Springs, TX
- Eagle Pass Immigration Checkpoint, Eagle Pass, TX
- CBP Sign Anzalduas, Mission, TX
- USCG Station Port O'Connor Rebuild, Port O'Connor, TX
- SAWS 8" Public Water Main Loop, San Antonio, TX
- SAWS DeZavala Elevated Storage Tank, San Antonio, TX
- SAWS Randolph Pump Station Improvements, San Antonio, TX
- SAWS South Laredo Lift Station Rehab Phase 5, San Antonio, TX
- Fox Falls Off-site Gravity Sewer, Boerne, TX
- City of Devine, Waste Water Treatment Plant Chlorine Room
- City of San Antonio, Public Works On-Call Contract, San Antonio, TX
- City of San Antonio, VIA Paratransit Operations and Maintenance Facility
- City of San Antonio, Jupe Manor Neighborhood Park
- City of San Antonio, FSH Athletic Training Field #4
- City of San Antonio, Animal Care Facility Pavements
- City of San Antonio, Fort Sam Field No. 4 Hardee Road
- City of San Antonio, VIA Global Stability Analysis
- City of Floresville, Floresville Roadway Reconstruction
- City of San Antonio, Mascasa St. S San Joaquin St to SW 34th
- City of San Antonio, Acme Rd Enrique Barrera - Castroville Rd
- City of San Antonio, N Murry St Ruiz St to Perez St
- City of San Antonio, Marconi Dr Culdesac to Culdesac

3. TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

RENE GONZALES, PE

SENIOR ENGINEER

REGISTRATIONS

Professional Engineer: TX
TX PE No. 86259

CERTIFICATIONS

TxDOT: 12.1.2; 14.1.1;
14.2.1; 14.3.1
ASFE/The Best People on Earth
Fundamentals of
Professional Practice
Radiation Safety Officer

AFFILIATIONS

American Society of Civil
Engineers (ASCE)
TX Society of Professional
Engineers (TSPE)
Society of Military Engineers
(SAME)
Geoprofessional Business
Association (GBA)
Chi Epsilon

SKILLS

Subsurface Evaluations
Foundation Design and Analysis
Subgrade and Pavement
Evaluations
Slope Stability Evaluations
Retaining Wall Design
Reinforced Earth Structures
Probabilistic Site Hazard Analysis
Forensic Evaluations

EDUCATION

Bachelor of Science, 1993,
Civil Engineering,
Texas A&M University,
College Station, TX

PROFESSIONAL PROFILE

Mr. Gonzales is a Senior Engineer serving our San Antonio office. He is a registered professional engineer in the state of Texas with over 29 years of experience working on geotechnical and construction materials testing projects. He provides oversight and technical review for Special Inspection services. Mr. Gonzales manages and conducts geotechnical evaluations for schools, retail and office projects, residential developments, multi-story structures, hotels, water and wastewater facilities, hospitals and health care facilities. Other project experience includes bridges, storage tanks, pipelines, power plants, site utilities, airports, railroads, military installations, marine near-shore dock facilities and a variety of local, state and federal government projects.

PROJECT EXPERIENCE

- Geronimo Creek Wastewater Treatment Plant Expansion, Seguin, TX
- Expansion to Wastewater Treatment Plant, Castroville, TX
- Upgrades to Kuehler Wastewater Treatment Plant, New Braunfels, TX
- Regional Wastewater Collection System to Center Point and Eastern Kerr County, Kendall County, TX
- City of Del Rio Water Treatment Plant, Del Rio, TX
- Choke Canyon State Park, Calliham Unit Wastewater Treatment Plant
- Garner State Park, Wastewater Treatment Plant, Uvalde County, TX
- Nueces River Authority/City of Leakey Wastewater Collection System and Lift Stations, Real County, TX
- SAWS Regional Carrizo Water Integration Pipeline, San Antonio, TX
- SAWS Water Resources Integration Program Pipeline Segment II, San Antonio, TX
- SAWS Basin Planning Consultant for Sanitary Sewer Overflow Reduction Program, San Antonio, TX
- SAWS E-19 Sewer Main Replacement Seguin Road to Nacogdoches Road, San Antonio, TX
- SAWS E-20 Sewer Main Replacement Wurzbach Parkway, San Antonio, TX
- SAWS NACO Pump Station, San Antonio, TX
- SAWS University Pump Station Improvements, San Antonio, TX
- SAWS Zarzamora Pump Station, San Antonio, TX
- SAWS Basin Pump Station Upgrades, San Antonio, TX

3. TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

GERALD BOLGREN

MATERIALS TESTING SENIOR PROJECT COORDINATOR

REGISTRATIONS

NICET Asphalt/Soil Level III
NICET Concrete Level IV,
#71344, 1988

CERTIFICATIONS

Radiation Safety Officer /
Instructor Training, 2004
Project Manager Certificate
Program, 2005

SKILLS

Soils Field & Laboratory Testing
Concrete Field and Lab Testing
Special Inspections
Project Management
Technical report writing

EDUCATION

Master of Science, Civil
Engineering Studies,
University of Texas,
San Antonio, TX
Bachelor of Science, Civil
Engineering Studies,
University of South Florida,
Tampa, FL

PROFESSIONAL PROFILE

Mr. Bolgren has over 40 years of laboratory and field-testing experience. He has provided field construction materials testing for drilled piers, piling, steel reinforcing, post tension and pre-stressing, freshly ready-mixed concrete, backfill operations, mass earthwork and asphaltic concrete pavement. He is also proficient in field project management and report preparation. He is currently a Senior Project Coordinator responsible for managing technical reporting reviews and distribution, invoicing projects, and marketing/business development.

PROJECT EXPERIENCE

- DCP-005 Texas Infrastructure for Del Rio Sector, Quemado, TX
- USCG Station Port O'Connor Rebuild, Port O'Connor, TX
- Eagle Pass Junior High School Athletic Track Restoration, Eagle Pass, TX
- SAWS South Laredo Lift Station Rehab Phase 5, San Antonio, TX
- SAWS Echtle Offsite Sewer Extension, San Antonio, TX
- SAWS DeZavala Elevated Water Storage Tank, San Antonio, TX
- SAWS Randolph Pump Station Improvement Additional Services, San Antonio, TX
- SAWS Randolph Pump Station Improvements, San Antonio, TX
- Fox Falls Off-site Gravity Sewer, Boerne, TX
- S. Llano River State Park HQ Bldg Reno & Expansion, Junction, TX
- JBSA FSH Roof Repair B-2530, Sam Houston, TX
- City of San Antonio, S Hamilton W Martin to W Travis
- City of San Antonio, N San Jacinto W Martin to S San Jacinto
- City of San Antonio, Chipinque S Gen McMullen to Escuela
- City of San Antonio, Toltec Palmas to Lillita
- City of San Antonio, Remuda Harness Ln to Big Rock Dr
- City of San Antonio, Flor Del Sol Plaza Del Sol-Paso Del Sur
- City of San Antonio, New Valley Hi Dr SW LP 410-Ray Ellison
- City of San Antonio, Standing Rock War Horse to Big Creek
- City of San Antonio, Threadneedle SW LP 410 to Ravenswood
- City of San Antonio, Threadneedle Ray Ellison Blvd-Culdesac



3. TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

RICHARD WEBB, PE

PRINCIPAL

REGISTRATIONS

Professional Engineer: TX, CO, AZ
TX PE No. 60460

CERTIFICATIONS

TXDOT: 11.1.1, 12.1.1, 12.1.2,
14.1.1, 14.2.1

Radiation Safety Officer

SKILLS

Subsurface Evaluations
Foundation Design and Analysis
Subgrade and Pavement
Evaluations
Slope Stability Evaluations
Retaining Wall Design
Reinforced Earth Structures
Forensic Evaluations

EDUCATION

Master of Science, 1988,
Civil Engineering,
Texas A&M University,
College Station, TX

PROFESSIONAL PROFILE

Mr. Webb is an Principal serving our San Antonio and Austin offices. He is a registered professional engineer in the state of Texas with over 38 years of experience working on construction management, geotechnical and construction materials testing projects. Mr. Webb provides oversight and technical review for geotechnical engineering services and has extensive experience providing analysis and design of shallow and deep foundations; pavement design for new roadways and rehabilitation of existing pavements; value-engineering design solutions for foundations on expansive and soft soils; global stability of natural and engineered slopes, design and analysis of retaining walls and mechanically stabilized earth walls; and geotechnical design.

PROJECT EXPERIENCE

- Battery Sites in Texas Monte Cristo, Edinburg, TX
- Moore Field 10MW BESS Site, Edinburg, TX
- Stella / SE Edinburg 10MW BESS, Edinburg, TX
- SBESS TX3, McAllen, TX
- Linn Tower Project, Linn, TX
- TX CO-OP Inspection, Pharr, TX
- Karnes County Annex Building, Karnes City, TX
- RGV Barrier Starr County, Rio Grande City, TX
- Goodnight Ranch Reclaimed Water Line, Austin, TX
- Small Diameter Waterline Replacement Program, Austin, TX
- Presidium Tech Ridge Water Quality Pond North, Austin, TX
- Kellam Road Offsite Utilities, Del Valle, TX
- SAWS DeZavala Tank Project, San Antonio, TX
- Blue Sky Resistivity, Taylor, TX
- Tor Drive Sewer Extension, Seguin, TX
- City of Elgin, Police Station
- City of Kyle, Kyle Public Safety Center
- City of Kyle, Plum Creek Section 10-1
- City of San Antonio, Building 688 Addition
- City of San Antonio, Proposed Grace Drive
- City of Floresville, Floresville City Streets Reconstruction Project
- Al Forge City Park, San Antonio, TX



3. TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

JEREMY BOONE

MATERIALS TESTING GROUP SUPERVISOR

CERTIFICATIONS

NICET Soil III
NICET Concrete III
NICET Asphalt II
ACI FG1
ICC Reinforced Concrete SI
ICC Soil SI PTI Level 1 Unbonded
Inspection
PTI Level 2 Unbonded
Inspector APNGA DOT Hazmat
for Nuclear Gauge
Radiation Safety Officer
Certificate

SKILLS

Concrete and Soils Laboratory
Field Testing Special Inspections

PROFESSIONAL PROFILE

Mr. Boone is the CMT Group Supervisor serving our San Antonio office. His experience includes managing a Construction Materials department, watching the laboratories, producing reports, observing drilling operations and laboratory testing. Mr. Boone manages and conducts concrete laboratory and field testing for commercial, municipal, infrastructure, industrial, and institutional facilities, residential developments, schools, retail and office projects, multi-story structures, hotels, water and wastewater facilities, hospitals, and healthcare facilities. Other project experience includes bridges, storage tanks, site utilities, airports, railroads, military installations, local, state, and federal government projects.

PROJECT EXPERIENCE

- USCIS Field Office, Edinburg, TX
- City of Devine, Waste Water Treatment Plant Chlorine Room
- SAWS DeZavala Elevated Storage Tank, San Antonio, TX
- SAWS Randolph Pump Station Improvements, San Antonio, TX
- SAWS South Laredo Lift Station Rehab Phase 5, San Antonio, TX
- SAWS Echtle Off-site Sewer Extension, San Antonio, TX
- USCG Station Port O'Connor Rebuild, Port O'Connor, TX
- Airmen Training Complex Dorm #5 and DCF #3, San Antonio, TX
- JBSA Lackland AFB, San Antonio, TX
- USAF Office Renovations, San Antonio, TX
- Energy Aerospace Operations Facility, San Antonio, TX
- City of San Antonio, Acme Rd Enrique Barrera Castroville Rd
- S. Llano River State Park HQ Bldg Reno and Expansion, Junction, TX
- DCP-005 Texas Infrastructure for Del Rio Sector, Quemado, TX
- Fort Sam Field No. 4 Hardee Road, San Antonio, TX
- 200 Main Plaza, San Antonio, TX
- Plantation Centre #1900 - Pavement Improvements, Laredo, TX
- Alsatian Oaks Subdivision Unit 3, Castroville, TX



3. TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

CHRIS HILL

TEAM LEADER

CERTIFICATIONS

Nuclear Density Gauge Operator
HMAC SB 102 Soils
ACI Concrete Field Testing
Technician

SKILLS

Construction Materials Testing
Soil Testing Reinforced Concrete
Structures
Reinforced Steel
Wood Framing Post Tensioning
Firestop Inspection
Fireproof Inspection
Foundations
Masonry

PROFESSIONAL PROFILE

Mr. Hill serves as a Team Leader and provides supervision and training for other technicians who conduct on-site testing and sampling, as well as observation and reporting of construction methods and products for a broad range of projects. He is a construction professional with experience in various aspects of construction, including planning, implementing and/or leading projects from start to finish, utilizing effective management, customer-focused and team collaboration for a successful outcome.

PROJECT EXPERIENCE

- SAWS DeZavala Elevated Storage Tank, San Antonio, TX
- SAWS Randolph Pump Station Improvements, San Antonio, TX
- SAWS South Laredo Lift Station Rehab Phase 5, San Antonio, TX
- USCG Station Port O'Connor Rebuild, Port O'Connor, TX
- JBSA FSH CDC B-2530, San Antonio, TX
- USAF Office Renovations, San Antonio, TX
- City of San Antonio, S Hamilton W Martin to W Travis
- DCP-005 Texas Infrastructure for Del Rio Sector, Quemado, TX
- Fort Sam Field No. 4 Hardee Road, San Antonio, TX
- Alsatian Oaks Subdivision Unit 3, Castroville, TX
- ALE 60 Phase II, San Antonio, TX
- Northpoint Lot 34 Warehouse, San Antonio, TX
- Project Hoops, San Antonio, TX
- SGWS Welding Inspection, San Antonio, TX
- Alamo History Shop Facility Improvements, San Antonio, TX
- Cornerstone Community Hall Addition Phase 2, San Antonio, TX
- Extended Stay America Premier Suites, Schertz, TX
- ENGIE Libra 345kV BESS Yard & Substation, Seguin, TX
- Horizon Solar, Pearsall, TX



3. TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

NATHAN ALLEN

SENIOR FIELD TECHNICIAN I

CERTIFICATIONS

ICC Master Special Inspector
ICC Structural Welding
ICC Structural Steel and Bolting
ICC Structural Masonry
ICC Reinforced Concrete SI
ICC Soils
ICC Commercial Building
Inspector
ACI Field Tech, Grade 1
Post-Tension Inspector Level 1
Nuclear Density Gauge Operator

SKILLS

Construction Materials Testing
Soil Testing Reinforced Concrete
Structures
Reinforced Steel
Foundations
Masonry

PROFESSIONAL PROFILE

Mr. Allen applies over four years of experience in construction testing projects. He has acquired construction materials testing experience by performing reinforced concrete observations, soil field density tests, concrete sampling and monitoring, field and laboratory testing, masonry, framing, bolting and drilled pier inspections. During his career, he has performed materials testing and construction observation for commercial buildings, municipal projects, industrial facilities, roadways, and utilities.

PROJECT EXPERIENCE

- SAWS DeZavala Elevated Storage Tank, San Antonio, TX
- SAWS Randolph Pump Station Improvements, San Antonio, TX
- SAWS South Laredo Lift Station Rehab Phase 5, San Antonio, TX
- SAWS Echtle Off-site Sewer Extension, San Antonio, TX
- Airmen Training Complex Dorm #5 and DCF #3, San Antonio, TX
- ATC 5 Additional Pier Verification Visit 2, San Antonio, TX
- JBSA Lackland AFB B10504, San Antonio, TX
- USAF Office Renovations, San Antonio, TX
- Energy Aerospace Operations Facility, San Antonio, TX
- DCP-005 Texas Infrastructure for Del Rio Sector, Quemado, TX
- Continental Automotive Systems Manufacturing Facility, New Braunfels, TX
- ALE 60 Phase II, San Antonio, TX
- ALE 62 Phase II, San Antonio, TX
- Project Hoops, San Antonio, TX
- WSS and Retail Addition, San Antonio, TX
- Bentwood Oaks Professional Center, Cibolo, TX
- NAS CCAD B1742 Generator ATS, Corpus Christi, TX
- Pavement Modifications to Existing Building, Laredo, TX
- Cibolo Commons Multi Family, Cibolo, TX



4. REFERENCES

PROVIDE AT LEAST THREE REFERENCES (NAMES AND CURRENT PHONE NUMBERS) FROM RECENT WORK AND LIST ALL PAST PROJECTS WITH THE CITY OF EDINBURG FOR EACH PROPOSED TEAM MEMBER. INCLUDE A BRIEF DESCRIPTION OF THE PROJECTS ASSOCIATED WITH THE REFERENCE, AND THE ROLE OF THE INDIVIDUAL

City of San Antonio, On-Call Materials Testing and Geotechnical Services

City of San Antonio Public Works Department; Amelia Gonzalez; 210.207.0717

Mr. Robbins is currently serving as the Contract Manager for the City of San Antonio. The ECS team is providing geotechnical and construction materials testing services to the City of San Antonio's project. This contract is on an on-call basis, and ECS is working in coordination with the City's Architectural, Engineering and Construction teams to assess site conditions and project quality through technical observations and testing.

Geronimo Creek WWTP Expansion Project, Seguin, TX

PLW Waterworks, LLC; Colton Dunk; 346.587.7822

The project, with an estimated construction budget of \$152M, is currently underway and scheduled through 06/2027. As part of the CQC system, ECS is providing field quality control testing and observation services including soils and concrete for the construction of the expansion project.

San Antonio Water System (SAWS) Randolph Pump Station Improvements, Bexar County, TX

Freese and Nichols; Eric Kong. P.E.; 210.415.5236

This project with estimated construction budget of \$17.5M is currently underway and in coordination with COSA, TxDOT, TCEQ and Bexar County. As part of the Owners third party quality control team, ECS is providing testing and observation services to include soils and concrete for the project improvements.

ECS' Overall Project Management and Quality Control - CMT (Construction)



6. PROFESSIONAL SERVICE AGREEMENT

PROVIDE A STATEMENT THAT THE PROFESSIONAL SERVICES AGREEMENT HAS BEEN READ, THAT THE FIRM WILL MEET THE PREREQUISITE INSURANCE REQUIREMENTS, AND THE FIRM, IF SELECTED, AGREES TO ENTER IN TO SUCH AGREEMENT

ECS has reviewed the contract template and general conditions and accepts the terms, conditions and requirements of the City's general conditions.



Phase I & II Environmental Site Assessments	Environmental Remedial Planning and Design	Abatement Monitoring	Load Testing	Environmental Management Plans
Hazardous Materials Assessments	Environmental Assessments	Excavation Monitoring for Environmental Compliance	Pre-Occupancy Indoor Air Quality Testing	Structural Inspection and Repair Design
Wetlands and Endangered Species Assessments	Site Characterization Assessments	Soil Cement Mix Design	Air and Water Leakage Testing	Building Envelope Investigations
Environmental Impact Screening Form (EISF) Coordination	Groundwater Treatment System Design	Lime Stabilization Design	Field Performance Testing	Fall Protection and Suspended Access Load Testing and Certification
Preliminary Geotechnical Studies	National Pollutant Discharge Elimination System (NPDES) Local Water Discharge Permit	Full Depth Reclamation (FDR) Mix Design	Voluntary Remediation Case Closure Consulting	Parking Structure Assessments
Pavement Asset Management	Geotechnical Studies	Vibration Monitoring	Building Envelope Commissioning	Groundwater Treatment System
Property Condition Assessments	Geophysical Studies	Adjacent Structure Movement Monitoring		NPDES Groundwater Sampling and Reporting
Preconstruction Surveys	Soil Remediation Design	Concrete Mix Design		Facility Condition Assessments
Accessibility Compliance Surveys	GeoStructural Design	Construction Materials Testing		
Structural Forensics Studies	Third Party Plan Review	Special Inspections		
Building Envelope Commissioning	Document Peer Review	Building Code Inspections		
	Structural Design	Load Testing of Anchors		
	Building Envelope Design	Analysis of Low Strength Concrete		
		Bank Draw Reviews		
		Building Envelope Inspections		
		AAMA Window Testing		
		Forensic Investigations		
		WPS/PQR/WPQ		

7. CONTACT INFORMATION

EACH FIRM MUST SUBMIT THE FIRMS TWO DIFFERENT CONTACT INFORMATION (NAME, TITLE, ADDRESS, PHONE NUMBER, MOBILE NUMBER, AND EMAIL ADDRESS)

Frank Munoz, MBA; Office Manager;

431 Isom Road, Suite 114 San Antonio, TX 78216; T 210.528.1430; D 210.538.2110; FMunoz@ecslimited.com

Matt Robbins, PE; Subsidiary Regional Manager;

431 Isom Road, Suite 114 San Antonio, TX 78216; T 210.528.1430; D 210.528.1495; MRobbins@ecslimited.com

MWBE REQUIREMENT

If awarded, ECS will team with Patriot NDT, LLC, Burge Engineering and Associates, INC., Carrillo and Associates, Inc.

We have worked as a team with these firms for numerous projects with local, city, and state agencies within the State of Texas. The primary role of our subcontractors is to provide drilling, construction materials testing, Special Inspection and certified welding inspection services.

Patriot NDT, LLC

Certified Welding Inspection Services

Patriot NDT, LLC is a small, veteran-owned and operated welding inspection company in San Antonio, TX. They specialize in visual inspections, mag particles, fluorescent penetrants, ultrasound and eddy current. Patriot NDT, LLC has over 30 years of Certified Welding Inspector (CWI) experience. We have used Patriot NDT on several construction materials testing projects throughout San Antonio and continue to use them for their continued success in Central Texas.

Burge Engineering and Associates, Inc.

Drilling Services

Burge Engineering & Associates, Inc. (BEA) is a Texas-registered engineering firm based in San Antonio specializing in geotechnical engineering, environmental consulting, construction materials testing, and special inspection services. Understanding the challenges of working with the highly variable Texas Geology, BEA provides expertise supported by their complete in-house laboratory, which is AMRL accredited. BEA has provided various professional services on numerous highprofile projects, including high-rise hotels, museums, airport hangers and runways, TxDOT Maintenance Facilities, collector and arterial city streets, big-box retail structures, U.S. / Mexico border construction, municipal utility service, proposed municipal landfill developments, state water sampling, and hazardous materials remediation projects. Burge Engineering & Associates, Inc. is a HUB business certified by the SCTRCA as an SBE and MBE.

Carrillo and Associates, Inc.

Geotechnical and Materials Testing

Carrillo & Associates, Inc. (CAI) is a multi-discipline organization licensed to perform construction material testing and engineering consulting. CAI has experienced American Concrete Institute, Texas Pavement Association, National Institute for Certification in Engineering Technologies and nuclear gauge user certified, and dedicated technicians to providing quality prompt construction material testing and engineering services. CAI's main laboratory and employees operate out of the Laredo office. Their consulting engineering firm provides the following services construction material testing and engineering, geotechnical engineering, environmental engineering, and forensic engineering.

CONFLICT OF INTEREST

DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
 - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
 - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
 - a member of a Board, Council or Committee that may participate in the City's selection or award process?
 - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

- * 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
- * Texas Local Government Code Chapter 171.004
- * City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

Date:

05.21.2024

Company/Vendor Name:

ECS Southwest, LLP

Printed Name and Title:

Matthew Robbins, P.E., Vice President
/ Subsidiary Regional Manager

Authorized Signatory:



COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1. Name/Name of Agency/Company: ECS Southwest, LLP
(Full, correct legal name)

• Address: 431 Isom Rd., Suite 114, San Antonio, TX 78216

• Telephone/Fax: 210.528.1430

• Email address: mrobbins@ecslimited.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?

3. Yes ☐ No ☒

3. Is your Company authorized and/or licensed to do business in Texas?
Yes ☒ No ☐

4. Where is the Company's corporate headquarters located? Chantilly, Virginia

5. a. Does the Company have an office located in Edinburg, Texas?

4. Yes ☐ No ☒

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office?
____ (years) ____ (months)

c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity?
Yes ☐ No ☒

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Matthew Robbins, P.E.
Address: 431 Isom Rd., Suite 114, San Antonio, TX 78216
Telephone: 210.528.1430
Fax: 214.483.9684
Email: mrobbins@ecslimited.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?

Yes () No (x).

If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. _____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes () No (x)

If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.

ECS Texas, LLP

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

Circle One YES [NO]

- 1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

Circle One YES [NO]

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

Circle One [YES] NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Matthew Robbins, P.E., the undersigned representative of

ECS Southwest, LLP, (Company or Business name) (hereafter referred to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and
2. Will not boycott Israel during the term of the contract.
- 3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at <https://comptroller.texas.gov/purchasing/publications/divestment.php>

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Matthew Robbins, P.E., Vice President / Subsidiary Regional Manager

TYPE/PRINT NAME AND TITLE:

05.21.2024

DATE:

SENATE BILL 13 VERIFICATION

I, Matthew Robbins, P.E., the undersigned representative of
ECS Southwest, LLP, (Company or Business name) (hereafter referred
to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above,**
under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:

- 1) **does not boycott energy companies and;**
- 2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. *"Boycott energy company" has the meaning assigned by Section 809.001; and*
2. *"Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Matthew Robbins, P.E., Vice President / Subsidiary Regional Manager

TYPE/PRINT NAME AND TITLE:

05.21.2024

DATE:

SENATE BILL 19 VERIFICATION

I, Matthew Robbins, P.E., the undersigned representative of
ECS Southwest, LLP, (Company or Business name) (hereafter referred
to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above,**
under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:

- (1) **does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,**
- (2) **will not discriminate during the term of the contract against a firearm entity or firearmtrade association.**

Pursuant to Section 2274.001, Texas Government Code:

- 1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*
- 2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*
- 3) *"Discriminate against a firearm entity or firearm trade association":*
 - a) *means, with respect to the entity or association, to:*
 - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
 - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
 - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
 - b) *does not include:*
 - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
 - (ii) *a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
 - (aa) to comply with federal, state, or local law, policy, or regulation or a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

- 4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*
- 5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*
- 6) *"Firearm entity" means:*
- a) firearm, firearm accessory, or ammunition manufacturer, distributor, wholesaler, supplier, or retailer; and*
 - b) a sport shooting range as defined by Section 250.001, Local Government Code.*
- 7) *"Firearm trade association" means any person, corporation, unincorporated association, federation, business league, or business organization that:*
- a) is not organized or operated for profit and for which none of its net earnings inures to the benefit of any private shareholder or individual;*
 - b) has two or more firearm entities as members; and*
 - c) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Matthew Robbins, P.E., Vice President / Subsidiary Regional Manager

TYPE/PRINT NAME AND TITLE:

05.21.2024

DATE:

CITY OF EDINBURG

NONCOLLUSION AFFIDAVIT

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Matthew Robbins, P.E., being first duly sworn, deposes and says that: (Name)

- (1) He is President of ECS Southwest, LLP, the Bidder that has submitted the attached Bid; (Company)
- (2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
- (3) Such Bid is genuine and is not a collusive or sham Bid.
- (4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign



Title

Vice President / Subsidiary Regional Manager

Subscribed and sworn to me this 21 day of May 2024.

By:



Notary Public



My commission expires 12/12/2027

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

N/A

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

05.21.2024

Date



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

APPOINTMENTS

Agenda Item No: 12.A.

Appointments - City Advisory Boards, Councils, Commissions and Committees

1. **Agenda Item:**

Consider Appointments to the Following City Advisory Boards, Councils, Commissions and Committees: All America City David Chavana 10K Advisory Board, Four Members; Airport Advisory Board of South Texas International Airport of Edinburg, Two Members; Building Board of Adjustments and Appeals, One Member; Community Development Council, Two Members; Cultural Activities Board, One Member; Downtown District Steering Committee, One Member; Edinburg Golf Board, Two Members; Edinburg Little League, Four Members; Environment Advisory Board, One Member; Public Library Board, One Member. [Clarice Y. Balderas, City Secretary]

2. **Description:**

City staff is presenting the following Appointments to the City Advisory Board, Council, Commission and Committee for consideration:

All America City David Chavana 10K Advisory Board (4 Members) – It shall be the duty of the Board to formulate and submit to the City Council plans and recommendations for the operation, development, publicity, and all other matters related to the annual All America City David Chavana 10K race.

Present Member(s): Yvonne Salinas, Angeline Gutierrez, Deanna Sanchez, Leo O. Reyes

Application(s): Yvonne Salinas, Angeline Gutierrez, Deanna Sanchez, Leo O. Reyes, Angela Garcia, Noelynn Gillamac Llasos

Airport Advisory Board of South Texas International Airport of Edinburg (2 Members) -

Function: It shall be the duty of the Board to formulate and submit to the City Council plans and recommendations for the use, operation and development of the municipal airport.

Present Member(s): Caleb Clay Reynolds, Vacancy

Application(s): Caleb Clay Reynolds, Christopher S. Moore, Theodore Miller, Jr., Noelynn Gillamac Llasos

Building Board of Adjustments and Appeals (1 Member) - Function: Established for the express purpose of providing for the final interpretation of provisions of the Building Code and Fire Code. The board shall establish rules and regulations for its own procedure not inconsistent with the provisions of the code.

Present Member(s): Vacancy

Application(s): Noelynn Gillamac Llasos

Community Development Council (2 Members) - Advising the City Council of the City of Edinburg, Texas, whenever requested to do so by the said City Council, on all matters related to the desirable, proper, and timely development of the City of Edinburg, Texas; as incidental to its defined purpose as indicated above, the Community Development Council may receive and review information and reports from citizens participation groups, as well as prepare recommendations to the City Council.

Present Member(s): Two Vacancies

Applicant(s): Loida Leal, Salome Salazar, Noelynn Gillamac Llasos

Cultural Activities Advisory Board (1 Member) - Offer Plans and Recommendations to the Council for the use, program development, operation and maintenance. Serves in an advisory capacity.

Present Member(s): Vacancy

Application(s): Visrunkala Kasba, Salome Salazar, Angela Garcia, Noelynn Gillamac Llasos

Downtown District Steering Committee (1 Member) - It Shall be the Duty of the Board to Identify the Areas of Ownership and Zoning, Finance and Economic Development, Community Use, Compare Similar Communities and Conduct Community Outreach Practices. The Committee Shall Provide Innovative Ideas and Activities for the Future Redevelopment of the Downtown District.

Present Member(s): Vacancy

Applicant(s): Noelynn Gillamac Llasos

Edinburg Golf Board (2 Members) - Function: It shall be the duty of the Board to formulate and submit to the City Council plans and recommendations for the use, operation, maintenance and development of the Ebony Hills Golf Course and Los Lagos Golf Course.

Present Member(s): Esequiel Moralez, Vacancy

Applicant(s): Esequiel Moralez, Rick Sinclair, Mario Eden Guerrero, Noelynn Gillamac Llasos

Edinburg Little League (4 Members) - The Board shall have full power to adopt bylaws for the regulation of its business and affairs. It shall have the duty of exercising general supervision over a comprehensive program of the Little League baseball and softball recreation activities and services in the city. The Board shall have like powers and duties with reference to other public or privately run Little League chartered programs.

Present Member(s): Juan Jose Soto, Jr., Benjamin Gonzalez, Daniel Elizondo, Jr., Armando E. Celedon, Sr.

Applicant(s): Juan Jose Soto, Jr., Benjamin Gonzalez, Daniel Elizondo, Jr., Armando E. Celedon,

Sr., Nancy Ramirez, Noelynn Gillamac Llasos

Environment Advisory Board (1 Member) - Offers plans and recommendations to the Council for the use program, development, operation, and maintenance of the respective areas assigned.

Present Member(s): Vacancy

Applicant(s): Noelynn Gillamac Llasos

Public Library Board (1 Member) - Function: The Edinburg Public Library Advisory Board acts as a liaison between the community and City Council to promote and support library services and programs. Board members also assist the Library Director in developing policies, promoting the library and planning the future of the library.

Present Member(s): Andres Chavez, III

Applicants: Andres Chavez III, Bernadette Perez, Lilia Brown, Noelynn Gillamac Llasos

CHAPTER 32: BOARDS, COUNCILS, COMMISSIONS AND COMMITTEES

Sec. 32.01 – Residence or tax paying status requirements for membership.

1. Unless otherwise provided for, all members of boards, councils, commissions, and committees appointed by the Mayor and/or City Council pursuant to provisions of the charter and ordinances and resolutions of the city shall be residents of the city or nonresident tax-paying property owners of the city but residing within the extraterritorial jurisdiction of the city.
2. Unless otherwise provided for, any member of a board, council, commission, or committee who, after such member's appointment, shall change such member's residence or property status so that such member does not comply with either of the qualifications set out above shall be deemed to have resigned from such board, council, commission, or committee.

Sec. 32.02 – Appointment of members; filling vacancy.

1. Unless otherwise provided by federal law, state law, the city charter, or city ordinance, all appointments to boards, councils, commissions, and committees shall be made by the City Council.
2. Unless otherwise provided by federal law, state law, the city charter, or city ordinance, and except for the Edinburg Economic Development Corporation and Civil Service Commission, all appointments to boards, councils, commissions, and committees shall serve two-year terms with no limits on the number of terms they may serve. Board members whose two-year term has ended may continue to serve until a replacement has been appointed.
3. Any vacancy, for whatever reason, of membership of any board, council, commission, or committee shall be filled by the Mayor and/or City Council in the same manner as the original appointment. Unless otherwise provided for, rather than serve out only the unexpired term of the vacant position, all appointees to fill vacancies shall begin a new, full term upon appointment.

Board Members are required to attend not less than 3/4 of the meetings scheduled; a vacancy is created if a member is absent three consecutive meetings, unless specifically excused at the following meeting for purposes authorized by Resolution.

All appointments to the City Advisory Boards and Committees are at the discretion of the City Council. The City Council may choose from the list of applicants or appoint a resident meeting the requirements for membership.

3. Staff's Recommendation:

Approve Appointments to the Following City Advisory Boards, Councils, Commissions and Committees: All America City David Chavana 10K Advisory Board, Four Members; Airport Advisory Board of South Texas International Airport of Edinburg, Two Members; Building Board of Adjustments and Appeals, One Member; Community Development Council, Two Members; Cultural Activities Board, One Member; Downtown District Steering Committee, One Member; Edinburg Golf Board, Two Members; Edinburg Little League, Four Members; Environment Advisory Board, One Member; Public Library Board, One Member.

Reviewed by:

Clarice Balderas, City Secretary

Prepared by:

Sarah Bryan
Administrative Specialist

Attachments:

A. APPOINTMENTS

APPOINTMENTS

ALL AMERICA CITY DAVID CHAVANA 10K Advisory BOARD	Function: All Board Members will be required to be apprised of the status of the event throughout the required period and advise the City and review all 10-K event plans in coordination with the Edinburg Parks and Recreation Department. The Board shall have the authority to vary any of the provisions of the 10-K race when, in its opinion, the variation will improve the success of the race without endangering safety.
Yvonne Salinas	Current Member
Angeline Gutierrez	Current Member
Deanna Sanchez	Current Member
Leo O. Reyes	Current Member
Applicants	Board/Committee-Experience/History
Yvonne Salinas	I have served on the 10K committee for more years than I can remember and feel like my expertise in road races, finish lines, running and my dedication to the this community are an asset to this committee. Together with other committee members, and city staff we have been able to bring this race to where it is today. My specific role one the day of the event has been to ensure the coordination of activities at the finish line and to ensure a safe finish for all event participants. It has been a great pleasure serving on this committee and I would love to continue to serve my community in this capacity.
Angeline Gutierrez	I have been on the board since 2017 to present. I have been an avid runner for over 15 years from 5K to Ultra Marathons. I also have experience as a race director for local 5K's
Deanna Sanchez	Edinburg 10K Board since 2017. Hometown Heroes Ambassador
Leo O. Reyes	10K Board President 12 Years, Parks and Rec Consultant, Umpire, P.E. Health Coordinator, P.E. Teacher
*Angela Garcia	I am a teacher with Edinburg CISD. Prior to teaching, I worked at the Edinburg Parks and Recreation Department for 10 years. In those 10 years, I was a dance/cheer/tumbling instructor, program leader in the summer program, telephone operator and Senior Secretary I for the Community Services/Parks and Recreation Department. During my time as Senior Secretary I helped coordinate the Parks and Recreation board meetings, as well as the 10K Advisory board meetings. I want to become more involved in my community. I feel working with the Parks and Recreation Board, Cultural Activities Board and/or 10K Advisory Board will help me start giving back to my community.
*Noellynn Gillamac Llasos	My dedication to serving others has been a cornerstone of my life for many years. Throughout my 16-year journey at the University, I actively participated in various committees such as the Steering Plan Committee, Student Fee Advisory Board, and Staff Senate. These experiences not only enriched my understanding of community engagement but also fueled my passion for service. Presently, I continue to actively contribute within my church community, overseeing a ministry and serving on the church board. My commitment to service extends beyond personal fulfillment; it's a commitment to making a tangible difference in the lives of others. Engaging in these roles not only allows me to share my insights but also provides a valuable opportunity to learn from esteemed community leaders as we work together to address the needs of the community. I am eager for this chance to enrich my understanding and to empower me to serve more effectively.
AIRPORT ADVISORY BOARD of SOUTH Texas INTERNATIONAL AIRPORT OF EDINBURG	Function: It shall be the duty of the Board to formulate and submit to the City Council plans and recommendations for the use, operation and development of the municipal airport.
Caleb Clay Reynolds	Current Member
Vacancy	Vacancy
Applicants	Board/Committee-Experience/History
Caleb Clay Reynolds	Current Board Member, Pilot
Christopher S. Moore	I've served on a variety of boards in both my personal life and professional career; ranging from Home Associations, Promotion Boards, Technical Review Boards and Award Boards.
Theodore (Ted) Miller Jr.	I am a long time supporter of Edinburg Airport. I am an active pilot. I have a construction, engineering and real estate background.
*Noellynn Gillama Llasos	My dedication to serving others has been a cornerstone of my life for many years. Throughout my 16-year journey at the University, I actively participated in various committees such as the Steering Plan Committee, Student Fee Advisory Board, and Staff Senate. These experiences not only enriched my understanding of community engagement but also fueled my passion for service. Presently, I continue to actively contribute within my church community, overseeing a ministry and serving on the church board. My commitment to service extends beyond personal fulfillment; it's a commitment to making a tangible difference in the lives of others. Engaging in these roles not only allows me to share my insights but also provides a valuable opportunity to learn from esteemed community leaders as we work together to address the needs of the community. I am eager for this chance to enrich my understanding and to empower me to serve more effectively.

*BUILDING BOARD OF ADJUSTMENTS AND APPEALS	Function: Established for the express purpose of providing for the final interpretation of provisions of the Building Code and Fire Code. The board shall establish rules and regulations for its own procedure not inconsistent with the provisions of the code.
Vacancy	Vacancy
Applicants	Board/Committee-Experience/History
*Noelynn Gillamac Llasos	My dedication to serving others has been a cornerstone of my life for many years. Throughout my 16-year journey at the University, I actively participated in various committees such as the Steering Plan Committee, Student Fee Advisory Board, and Staff Senate. These experiences not only enriched my understanding of community engagement but also fueled my passion for service. Presently, I continue to actively contribute within my church community, overseeing a ministry and serving on the church board. My commitment to service extends beyond personal fulfillment; it's a commitment to making a tangible difference in the lives of others. Engaging in these roles not only allows me to share my insights but also provides a valuable opportunity to learn from esteemed community leaders as we work together to address the needs of the community. I am eager for this chance to enrich my understanding and to empower me to serve more effectively.
COMMUNITY DEVELOPMENT COUNCIL	Function: Advises the City Council, whenever requested to do so by the City Council, on all matters related to the desirable, proper and timely development of the city. As incidental to its defined purpose as indicated above, the Community Development Council may receive and review information and reports from citizen participation groups, as well as prepare recommendations to the City Council in this regard, and generally acting and serving as the official chain of communication between various citizen participation groups and the City Council. The Community Development Council is to be an advisory board to the City Council solely and has no administrative authority beyond that specific authority granted to it by the City Council. The Community Development Council does not relate to any federal or state program directly.
Vacancy	Vacancy
Vacancy	Vacancy
Applicants	Board/Committee-Experience/History
Loida Leal	I do not have committee function experience. I have, however, lived in Edinburg most of my life and have seen tremendous growth that affects future generations. I am currently serving as President of RVHS Choir Booster Club and have done so for two school years.
*Salome Salazar	Moving back home to Edinburg in September 2023 and am excited to help my community in any way. I have Bachelors degrees in both Criminal Justice & Psychology as well as a Master degree in Criminal Justice. I served on the City of Huntsville Texas Housing Authority from August 2022 through August 2023. I was a Case Manager for the Texas Department of Criminal Justice- Reentry & Integration Division from October 2019 through November 2021. I was an Internal Auditor for the Board of Criminal Justice from November 2021 through September 2023. I provided oversight functions for one of the largest state agencies. I was recently hired as a School Safety Specialist for the newly created School Safety and Security Department in the Texas Education Agency.
*Noelynn Gillamac Llasos	My dedication to serving others has been a cornerstone of my life for many years. Throughout my 16-year journey at the University, I actively participated in various committees such as the Steering Plan Committee, Student Fee Advisory Board, and Staff Senate. These experiences not only enriched my understanding of community engagement but also fueled my passion for service. Presently, I continue to actively contribute within my church community, overseeing a ministry and serving on the church board. My commitment to service extends beyond personal fulfillment; it's a commitment to making a tangible difference in the lives of others. Engaging in these roles not only allows me to share my insights but also provides a valuable opportunity to learn from esteemed community leaders as we work together to address the needs of the community. I am eager for this chance to enrich my understanding and to empower me to serve more effectively.
DOWNTOWN DISTRICT STEERING COMMITTEE	Function: It Shall be the Duty of the Board to Identify the Areas of Ownership and Zoning, Finance and Economic Development, Community Use, Compare Similar Communities and Conduct Community Outreach Practices. The Committee Shall Provide Innovative Ideas and Activities for the Future Redevelopment of the Downtown District.
Vacancy	Vacancy
Applicants	Board/Committee-Experience/History
*Noelynn Gillamac Llasos	My dedication to serving others has been a cornerstone of my life for many years. Throughout my 16-year journey at the University, I actively participated in various committees such as the Steering Plan Committee, Student Fee Advisory Board, and Staff Senate. These experiences not only enriched my understanding of community engagement but also fueled my passion for service. Presently, I continue to actively contribute within my church community, overseeing a ministry and serving on the church board. My commitment to service extends beyond personal fulfillment; it's a commitment to making a tangible difference in the lives of others. Engaging in these roles not only allows me to share my insights but also provides a valuable opportunity to learn from esteemed community leaders as we work together to address the needs of the community. I am eager for this chance to enrich my understanding and to empower me to serve more effectively.

EDINBURG GOLF BOARD	Function: It shall be the duty of the Board to formulate and submit to the City Council plans and recommendations for the use, operation, maintenance and development of the Ebony Hills Golf Course and Los Lagos Golf Course.
Esequiel Moralez (Zeke)	Current Member
Vacancy	Vacancy
Applicants	Board/Committee-Experience/History
Esequiel Moralez (Zeke)	Board member for Edinburg Worship Center
Rick Sinclair	Golfer for over 30 yrs. I have been around people in golf course maintenance and know the employees at Ebony Golf Club. I also keep in touch with the wants and needs of the winter Texans
Mario Eden Guerrero	I currently don't serve on a committee but I am interested in serving on the golf committee. I am a member of the Los Lagos golf and country club and play avidly. I would like to serve and help in anyway that I can. Thank you.
*Noelynn Gillamac Llasos	My dedication to serving others has been a cornerstone of my life for many years. Throughout my 16-year journey at the University, I actively participated in various committees such as the Steering Plan Committee, Student Fee Advisory Board, and Staff Senate. These experiences not only enriched my understanding of community engagement but also fueled my passion for service. Presently, I continue to actively contribute within my church community, overseeing a ministry and serving on the church board. My commitment to service extends beyond personal fulfillment; it's a commitment to making a tangible difference in the lives of others. Engaging in these roles not only allows me to share my insights but also provides a valuable opportunity to learn from esteemed community leaders as we work together to address the needs of the community. I am eager for this chance to enrich my understanding and to empower me to serve more effectively.
EDINBURG LITTLE LEAGUE BOARD	Function: The Board shall have full power to adopt bylaws for the regulation of its business and affairs. It shall have the duty of exercising general supervision over a comprehensive program of the Little League baseball and softball recreation activities and services in the city. The Board shall have like powers and duties with reference to other public or privately run Little League chartered programs.
Jose Juan Soto Jr.	Current Member
Benjamin Gonzalez	Current Member
Daniel Elizondo Jr.	Current Member
Armando E. Celedon Sr.	Current Member
Applicants	Board/Committee-Experience/History
Armando E. Celedon Sr.	Currently the President for the City of Edinburg Little League Board.
Jose Juan Soto Jr.	Currently on the board. Was in the initial Little League Board in 2009
Daniel Elizondo Jr.	Two years on the board
Benjamin Gonzalez	Eleven years of little league coaching experience
Nancy Ramirez	I was part of the Planning and Zoning Department for 9 years and I also served on the Parks and Recreation Board for 2 years
*Noelynn Gillamac Llasos	My dedication to serving others has been a cornerstone of my life for many years. Throughout my 16-year journey at the University, I actively participated in various committees such as the Steering Plan Committee, Student Fee Advisory Board, and Staff Senate. These experiences not only enriched my understanding of community engagement but also fueled my passion for service. Presently, I continue to actively contribute within my church community, overseeing a ministry and serving on the church board. My commitment to service extends beyond personal fulfillment; it's a commitment to making a tangible difference in the lives of others. Engaging in these roles not only allows me to share my insights but also provides a valuable opportunity to learn from esteemed community leaders as we work together to address the needs of the community. I am eager for this chance to enrich my understanding and to empower me to serve more effectively.
ENVIRONMENT ADVISORY BOARD	Function: Offers plans and recommendations to the Council for the use program, development, operation, and maintenance of the respective areas assigned.
Vacancy	Vacancy
Applicants	Board/Committee-Experience/History
*Noelynn Gillamac Llasos	My dedication to serving others has been a cornerstone of my life for many years. Throughout my 16-year journey at the University, I actively participated in various committees such as the Steering Plan Committee, Student Fee Advisory Board, and Staff Senate. These experiences not only enriched my understanding of community engagement but also fueled my passion for service. Presently, I continue to actively contribute within my church community, overseeing a ministry and serving on the church board. My commitment to service extends beyond personal fulfillment; it's a commitment to making a tangible difference in the lives of others. Engaging in these roles not only allows me to share my insights but also provides a valuable opportunity to learn from esteemed community leaders as we work together to address the needs of the community. I am eager for this chance to enrich my understanding and to empower me to serve more effectively.

PUBLIC LIBRARY BOARD	Function: The Edinburg Public Library Advisory Board acts as a liaison between the community and City Council to promote and support library services and programs. Board members also assist the Library Director in developing policies, promoting the library and planning the future of the library.
Andres Chavez III	Current Member
Applicants	Board/Committee-Experience/History
Andres Chavez III	I have been a Library Advisory Board Member since September 2022. I have been Co-chair of the Library Advisory Board since 2023. I have also served on the Communities Foundation of Texas, and Health and Wellness Committee, April 2021-present.
Bernadette Perez	I currently do not sit in any boards due to my occupation. I work for a private non-profit that funds the four county region. I work closely with different non-profits valley-wide and their boards to enhance the capacity of their organizations through grant funding. I believe that libraries serve as a vital community hub, offering access to a wealth of information, education, and cultural resources. I have been involved with the IDEA Gala committee to fundraiser for the event. I am also a member of St. Joseph Catholic Church in Edinburg.
Lilia Brown	I have been an educator for 24 years serving in various roles from teaching, campus administrator and now serve the UTRGV College of Education. I have volunteered for many years- <u>serving the community</u>
*Noellynn Gillamac Llasos	My dedication to serving others has been a cornerstone of my life for many years. Throughout my 16-year journey at the University, I actively participated in various committees such as the Steering Plan Committee, Student Fee Advisory Board, and Staff Senate. These experiences not only enriched my understanding of community engagement but also fueled my passion for service. Presently, I continue to actively contribute within my church community, overseeing a ministry and serving on the church board. My commitment to service extends beyond personal fulfillment; it's a commitment to making a tangible difference in the lives of others. Engaging in these roles not only allows me to share my insights but also provides a valuable opportunity to learn from esteemed community leaders as we work together to address the needs of the community. I am eager for this chance to enrich my understanding and to empower me to serve more effectively.
CULTURAL ACTIVITIES ADVISORY BOARD	Function: To preserve, promote, develop and encourage the community's cultural expression and enhance the quality of life in the City of Edinburg. To promote a nurturing environment to advance the knowledge, discovery and engagement in visual/performing arts, creative writing, music, dance and other forms of self-expression. Serves in an advisory capacity.
Vacancy	Vacancy
Applicants	Board/Committee-Experience/History
Visrunkala Kasba	India Cultural Committee Board, City of Edinburg Arts and Culture - (2022,2023,2024) India Association RioGrande Valley(IARGV) (2022-August - December) - Community Outreach Coordinator/Chair Involved in planning of India Independence Day event and Diwali event. Fundraised for Gift Baskets Donations NY IARGV, Recognized for Second highest Selling of tickets for IARGV Diwali Event 2022. India Association of Rio Grande Valley - Cultural Coordinator) 2015, : Coordinated programs involved with audition and suggesting improvements for the programs, Worked with multiple Indian linguistic groups to participate with IARGV, wrote and directed a play for kids ages - 5 - 14 IARGV Committee member - 2012,2011, 2009,2007) Facilitator for Art of Living Mediations (2008-2012)
*Salome Salazar	Moving back home to Edinburg in September 2023 and am excited to help my community in any way. I have Bachelors degrees in both Criminal Justice & Psychology as well as a Master degree in Criminal Justice. I served on the City of Huntsville Texas Housing Authority from August 2022 through August 2023. I was a Case Manager for the Texas Department of Criminal Justice- Reentry & Integration Division from October 2019 through November 2021. I was an Internal Auditor for the Board of Criminal Justice from November 2021 through September 2023. I provided oversight functions for one of the largest state agencies. I was recently hired as a School Safety Specialist for the newly created School Safety and Security Department in the Texas Education Agency.
*Angela Garcia	I am a teacher with Edinburg CISD. Prior to teaching, I worked at the Edinburg Parks and Recreation Department for 10 years. In those 10 years, I was a dance/cheer/tumbling instructor, program leader in the summer program, telephone operator and Senior Secretary I for the Community Services/Parks and Recreation Department. During my time as Senior Secretary I helped coordinate the Parks and Recreation board meetings, as well as the 10K Advisory board meetings. I want to become more involved in my community. I feel working with the Parks and Recreation Board, Cultural Activities Board and/or 10K Advisory Board will help me start giving back to my community.
*Noellynn Gillamac Llasos	My dedication to serving others has been a cornerstone of my life for many years. Throughout my 16-year journey at the University, I actively participated in various committees such as the Steering Plan Committee, Student Fee Advisory Board, and Staff Senate. These experiences not only enriched my understanding of community engagement but also fueled my passion for service. Presently, I continue to actively contribute within my church community, overseeing a ministry and serving on the church board. My commitment to service extends beyond personal fulfillment; it's a commitment to making a tangible difference in the lives of others. Engaging in these roles not only allows me to share my insights but also provides a valuable opportunity to learn from esteemed community leaders as we work together to address the needs of the community. I am eager for this chance to enrich my understanding and to empower me to serve more effectively.

*Applied to more than one board. Can only be appointed once.



CITY OF EDINBURG - CITY COUNCIL

Meeting Date: June 4, 2024

CONSENT AGENDA

Agenda Item No: 13.A.

Consent Agenda - Little League Baseball & Softball Shirts

1. Agenda Item:

Consider Increasing the Amount of Purchase Order P240653 to 7 Day Addiction LLC in the Amount Not to Exceed \$3,280 for the Little League Baseball & Softball Shirts. [Javier Garza, Director of Parks and Recreation]

2. Description:

Staff is requesting authorization to proceed with the increase to Purchase Order P240653 for the purchase of additional Little League Baseball & Softball Shirts. The original Purchase Order was in the amount of \$27,800.00 and was for 1,300 Baseball & Softball Player Packages and 300 Baseball & Softball Coach Packages. Additional shirt orders were required as there was an unexpected changes in team player rosters.

3. Staff's Recommendation:

Approve Increasing the Amount of Purchase Order P240653 to 7 Day Addiction LLC in the Amount Not to Exceed \$3,280 for the Little League Baseball & Softball Shirts.

Reviewed by:

Jesus Saenz, Assistant City Manager

Final Approval - 5/31/2024

Prepared by:

Lee Tamez, Administrative Assistant

Attachments:

A. LL BBall & SBall Shirt Order

B. LL BBall & SBall Shirt ReOrder

Invoice #9855

Little League '24

Thank you and we appreciate your business!



7 Day Addiction
3017 S. Sugar Rd.
Edinburg, Texas 78539
956-348-2270
<https://www.7dam.net>
info@xpressrgv.com

Created	January 10, 2024
Customer Due Date	January 10, 2024
Invoice Date	January 10, 2024
Payment Due Date	January 10, 2024
Total	\$27,800.00
Outstanding	\$27,800.00

Customer Billing

Edinburg Parks and Rec
Rolando Rodriguez
956-330-1932
rolandorodriguez@cityofedinburg.com

Customer Shipping

Edinburg Parks and Rec
Rolando Rodriguez

Customer Notes

Category	Item #	Color	Description	YXS	YS	YM	YL	YXL	XS	S	M	L	XL	2XL	3XL	4XL	5XL	Qty	Items	Price	Total
Screen Print		Multi Color	Baseball player package															845	845	\$20.00	\$16,900.00
Embroidery		Multi Color	Baseball coach caps															195	195	\$6.00	\$1,170.00
Screen Print		Multi Color	Softball player package															455	455	\$20.00	\$9,100.00
Embroidery		Multicolor	Visor/ Cap for coaches															105	105	\$6.00	\$630.00

Category	Item #	Color	Description	YXS	YS	YM	YL	YXL	XS	S	M	L	XL	2XL	3XL	4XL	5XL	Qty	Items	Price	Total
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Total Quantity	1600
Item Total	\$27,800.00
Fees Total	\$0.00
Sub Total	\$27,800.00
Tax	\$0.00
Total Due	\$27,800.00
Paid	\$0.00
Outstanding	\$27,800.00

Invoice #10056

Thank you and we appreciate your business!

Little League '24 add ons



7 Day Addiction
 3017 S. Sugar Rd.
 Edinburg, Texas 78539
 956-348-2270
<https://www.7dam.net>
info@xpressrgv.com

Created	March 25, 2024
Customer Due Date	March 25, 2024
Invoice Date	March 25, 2024
Payment Due Date	March 25, 2024
Total	\$3,280.00
Outstanding	\$3,280.00

Customer Billing
 Edinburg Parks and Rec
 Rolando Rodriguez
 956-330-1932
rolandorodriguez@cityofedinburg.com

Customer Shipping
 Edinburg Parks and Rec
 Rolando Rodriguez

Customer Notes

Category	Item #	Color	Description	YXS	YS	YM	YL	YXL	XS	S	M	L	XL	2XL	3XL	4XL	5XL	Qty	Items	Price	Total
Screen Print		Multi Color	Baseball player package															104	104	\$20.00	\$2,080.00
Screen Print		Multi Color	Softball player package															60	60	\$20.00	\$1,200.00

Category	Item #	Color	Description	YXS	YS	YM	YL	YXL	XS	S	M	L	XL	2XL	3XL	4XL	5XL	Qty	Items	Price	Total
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Total Quantity	164
Item Total	\$3,280.00
Fees Total	\$0.00
Sub Total	\$3,280.00
Tax	\$0.00
Total Due	\$3,280.00
Paid	\$0.00
Outstanding	\$3,280.00

*reference
 P24-0653*