



**Main Street
Advisory Board
Regular Meeting
March 20, 2023**



A G E N D A

**MAIN STREET ADVISORY BOARD REGULAR MEETING
MONDAY, MARCH 20, 2023, AT 5:30 PM
CITY COUNCIL CHAMBERS, 100 S. MONROE STREET
EAGLE PASS, MAVERICK COUNTY, TEXAS 78852**

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

MINUTES

1. Approval of Minutes for November 9, 2022, and February 16, 2023.

NEW BUSINESS

2. Discussion and possible action regarding Vacant Building Ordinance.
3. Discussion and possible action regarding downtown parking meters.
4. Discussion and possible action of certificate of appropriateness submitted by Luis Fernando Munoz for a property located at 229 N Adams St.
5. Discussion and possible action of certificate of appropriateness submitted by Santos Carrizales for a property located at 523 Commercial St.
6. Discussion and possible action of Façade Grant application submitted by Juan Salazar for a property located at 245 N Adams St. (Key Finance).

ADJOURNMENT

The Main Street Advisory Board reserves the right to consider business out of the posted order and the right to adjourn into executive session to discuss items which are not listed as executive session items, but which qualify to be discussed in closed session under Chapter 551 of the Texas Government Code.

Entrance and parking spaces for disabled persons are available in front of City Hall.

C E R T I F I C A T I O N

I, the undersigned City Secretary, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 South Monroe Street, Eagle Pass, Texas, on Friday, March 17, 2023, at 12:00 p.m.

Imelda B. Rodriguez, TRMC
City Secretary

Item

#1

THE STATE OF TEXAS)
COUNTY OF MAVERICK)
CITY OF EAGLE PASS)

The Main Street Advisory Board of the City of Eagle Pass held a Regular Meeting on Wednesday, November 9, 2022, at 5:30 p.m. in the City of Eagle Pass City Council Chambers, 100 S. Monroe Street, Eagle Pass, Maverick County, Texas 78852. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Vice-Chairperson, William Ward; Board Members: Cynthia Ortiz, and J.M. Farias

Absent: Chairperson, Elishoel Reyes; and Board Member, Christopher Luna

Staff present: Main Street Manager, Zenaida Rodriguez; Economic Development Director, Arturo Marquez; City Secretary, Imelda B. Rodriguez and Records Management Specialist, Sydney Rodriguez

A quorum being established, Vice-Chairperson Ward called the meeting to order, and the items were considered as follows:

CITIZENS COMMUNICATIONS

Anyone wishing to address the Board on any item, including one which did not appear on the agenda, was welcome to do so, keeping in mind that, although the Board would be unable to take formal action on such item, they would be glad to take it under advisement.

There were no comments or concerns to be heard.

MINUTES

1. Approval of the minutes for July 18, 2022.

Vice-Chairperson Ward moved to approve the minutes. Seconded by Board Member Farias.

MOTION PASSES: Unanimously.

Ayes: Ward, Farias, and Ortiz
Nays: None
Abstained: None
Absent: Reyes and Luna

REPORTS

2. Texas Main Street Program duties and responsibilities.

Main Street Manager, Moreno briefed on guidelines focusing on Four Point Approach®, known as The Main Street Philosophy.

- **Organization:** The partnerships with other groups that want to help the Main Street Board, local artists, etc.
- **Promotion:** Downtown events
- **Design:** The Façade Grants and Downtown Master Plan
- **Economic Vitality:** Finding new uses for historic commercial buildings and stimulating investment to the property

3. Texas Main Street Quarterly reporting

Main Street Manager Rodriguez briefed on Texas Main Street quarterly reporting due on the 10th of every quarter.

4. Certificate of Appropriateness.

Main Street Manager Rodriguez briefed on boards duties with Certificates of Appropriateness. There is a 30-day marker to either wait for approval or have a meeting to approve any changes to the façade of a building, either historical or newer buildings.

NEW BUSINESS

5. Discussion and possible action on changing regular Main Street Board meeting date.

Main Street Manager Rodriguez recommended to hold future board meetings on the third Monday of every month at 5:30pm for the board meetings to be accessible and open to the public.

Board Member Farias moved to approve the item, as recommended. Seconded by Board Member Ortiz. **MOTION PASSES:** Unanimously.

Ayes: Ward, Farias, and Ortiz

Nays: None

Abstained: None

Absent: Reyes and Luna

6. Discussion and possible action on Certificate of Appropriateness submitted by Jaqueline Barrientos for a property located at 498 Main St.

Main Street Manager Rodriguez provided details on the item and recommends approval to install an awning above Bluebonnet Bakery's front door.

Board Member Farias moved to approve the item, as recommended. Seconded by Vice-Chairperson Ward. **MOTION PASSES:** Unanimously.

Ayes: Ward, Farias, and Ortiz

Nays: None
Abstained: None
Absent: Reyes and Luna

7. Discussion and possible action on a Certificate of Appropriateness submitted by Luvín De Leon for a property located at 498 Main St.

Main Street Manager Rodriguez provided details on the item and recommends approval to reinforce the stucco on the back wall of the parking lot.

Board Member Faria to approve the item, as recommended. Seconded by Board Member Ortiz. **MOTION PASSES:** Unanimously.

Ayes: Ward, Farias, and Ortiz
Nays: None
Abstained: None
Absent: Reyes and Luna

8. Discussion and possible action on a Certificate of Appropriateness submitted by Georgina Gutierrez for a property located at 100 Main St.

Main Street Manager Rodriguez provided details on the item and recommends approval for several changes made to the exterior of a new business located at the old payless building to make a new bar in downtown. Exterior changes are as follows:

- Add a door to the main entrance to have a double door entrance
- Remove exterior "Payless" signs and add two business name (Onyx) signs
- Paint exterior areas (upper side of the wall and window's frames)
- Change exterior upper sidewalk bulb lights and signs from "Payless" to "Onyx"
- Add commercial window tints to exterior windows

Board Member Farias moved to approve the item, as recommended. Seconded by Board Member Ortiz. **MOTION PASSES:** Unanimously.

Ayes: Ward, Farias, and Ortiz
Nays: None
Abstained: None
Absent: Reyes and Luna

ADJOURNMENT

Vice- Chairperson Ward moved to adjourn meeting at 5:52 p.m. seconded by Board Member Farias. **MOTION PASSED-** Unanimously

Passed and approved on

William Ward
Vice- Chairperson

ATTEST:

Sydney Rodriguez
Records Management Specialist

THE STATE OF TEXAS)(
COUNTY OF MAVERICK)(
CITY OF EAGLE PASS)(

The Main Street Advisory Board of the City of Eagle Pass held a Special Meeting on Thursday, February 16, 2023, at 12:00 p.m. in the City of Eagle Pass City Council Chambers, 100 S. Monroe Street, Eagle Pass, Maverick County, Texas 78852. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Chairperson, Elishoel Reyes; Vice- Chairperson, William Ward; and Board Member, J.M. Farias

Absent: Board Members, Christopher Luna; and Cynthia Ortiz

Staff present: Main Street Manager, Zenaida Rodriguez; Economic Development Director, Arturo Marquez; Assistant City Secretary, Ita Cortinas; and Records Management Specialist, Sydney Rodriguez

A quorum being established, Vice-Chairperson Ward called the meeting to order, and the items were considered as follows:

CITIZENS COMMUNICATIONS

Anyone wishing to address the Board on any item, including one which did not appear on the agenda, was welcome to do so, keeping in mind that, although the Board would be unable to take formal action on such item, they would be glad to take it under advisement.

There were no comments or concerns to be heard.

1. Selection of Chairperson

Board member, Reyes, nominates himself as Chairperson. Second by Vice- Chairperson Ward.

MOTION PASSES: Unanimously.

Ayes: Reyes, Ward, and Farias
Nays: None
Abstained: None
Absent: Ortiz and Luna

MINUTES

2. Approval of the minutes for the October 17, 2022, meeting.

No action taken.

NEW BUSINESS

3. Discussion and possible action to change Main Street Façade Grant award amounts.

Main Street Manager Rodriguez purposed to up the award amounts for bigger scale projects to help them at a larger capacity. Ms. Rodriguez, also purposed for the matching funds to increase from \$10,000 to \$20,000 for the normal sized projects and for the matching funds to increase from \$20,000 to \$40,000 for the larger scale projects.

Reason for the increase in matching funds is to take into consideration of inflation.

Chairperson Reyes moved to approve the item, as recommended. Seconded by Vice- Chairperson Ward. **MOTION PASSES:** Unanimously.

Ayes: Reyes, Ward, and Farias
Nays: None
Abstained: None
Absent: Ortiz and Luna

4. Discussion and possible action of certificate of appropriateness submitted by Cruz Alberto Bernal for a property located at 590 E. Main Street.

Main Street Manager Rodriguez provided details on the item and recommended approval to change the signage.

Board Member Farias moved to approve the item, as recommended. Seconded by Vice-Chairperson Ward. **MOTION PASSES:** Unanimously.

Ayes: Reyes, Ward, and Farias
Nays: None
Abstained: None
Absent: Ortiz and Luna

5. Discussion and possible action of certificate of appropriateness submitted by South Texas Neo Signs Co. Inc. for a property located at 265 Jefferson St.

Main Street Manager Rodriguez provided details on the item and recommends approval to change the signage.

Board member Farias mentioned to do an actual sign instead of a painted sign on the building itself. Ms. Rodriguez suggested to purpose back to the business to use the approved color palette for their sign's color scheme instead of the bright colors originally used for the sign.

Chairperson Reyes moves to approve the item, with the understanding that the sign must be maintained in compliance with the City's charter. Seconded by Vice- Chairperson Ward.
MOTION PASSES: Unanimously.

Ayes: Reyes, Ward, and Farias
Nays: None
Abstained: None
Absent: Ortiz and Luna

ADJOURNMENT

Vice-Chairperson Ward moved to adjourn meeting at 12:16 p.m. seconded by Board Member Farias. **MOTION PASSED-** Unanimously

Passed and approved on

Elishoel Reyes
Chairperson

ATTEST:

Sydney Rodriguez
Records Management Specialist

Item

#2

ARTICLE X. - VACANT STRUCTURES IN THE CENTRAL BUSINESS DISTRICT AND HISTORIC DISTRICT

Sec. 8-194. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- a. "Central Business District" is located as noted on maps which will be made available by the planning department and defined as: All street facing properties on Ford Street as the northern boundary, Converse Street as the eastern boundary, all street facing properties on Garrison Street as the southern boundary, and Ryan street as the western boundary.
- b. "Historic District" means an area designated as such through approved means by city council, state or federal authority.
- c. "Owner" means a person in whom is vested the ownership or title of real property, including, but not limited to:
 - 1) The holder of fee simple title;
 - 2) The holder of a life estate;
 - 3) The holder of a leasehold estate that includes the vacant portions of the building;
 - 4) The buyer on a contract for deed;
 - 5) A mortgagee receiver, executor, or trustee in control of real property; and
 - 6) The named grantee in the last recorded deed.
- d. "Vacant" means any building, structure, or portion thereof, that regardless of its structural condition, is not occupied in which all lawful activity has ceased, or reasonably appears to have ceased for thirty (30) days, and to which any of the following conditions apply:
 - 1) It is located in the Central Business District;
 - 2) It is located in the Historic Preservation District.
- e. "Occupied" means the pursuant to and within the scope of a valid certificate of occupancy or within an occupancy use that is authorized for the building or structure designated primarily for nonresidential uses, that one or more persons conduct business in or reside in at least forty (40) percent of the total area of a building or structure which is two (2) stories or fewer (excluding stairwells, elevator shafts, basements, and mechanical rooms); or where one (1) or more persons conduct business in or reside in a least sixty (60) percent of the total area of the building or structure which is more than two (2) stories (excluding stairwells, elevator shafts, basements, and mechanical rooms); or one (1) or more persons reside in any portion of the building or structure where the building or structure is designated for residential use having four (4) dwelling units or less.

- f. "Enforcement area" means any area which lies within the boundaries of the Central Business District, and/or the Historic Preservation District.

(Ord. No. 2022-03, § 1, 1-25-2022)

Sec. 8-195. - Authority.

This article shall apply to all vacant structures, as defined herein, which are now, or which may hereafter be constructed or converted from other uses and which are located within the boundaries of the Central Business District or the Historic Preservation District. the city, through means of the police chief, shall then have the right to:

- A. Administer and enforce the provisions of this article.
- B. Render interpretations of this title and to adopt policies and procedures in order to clarify the application of its provisions. The city, at its sole discretion, may also enter into an agreement with a registered property owner to obtain compliance with this article by a pre-determined date.

(Ord. No. 2022-03, § 1, 1-25-2022)

Sec. 8-196. - Registration required.

- A. The vacant structure property owner shall have sixty (60) days in which to register from the date written notice is issued to the property owner. Written notice shall be issued to the vacant structure property owner by means of personal service, or by first class mail to their last known address according to Eagle Pass Central Appraisal District records, and/or by posting on the property. The City of Eagle Pass may consider evidence provided that the property is listed for sale or lease for fair market value and for a reasonable length of time for purposes of extending the length of time before the property must be registered.
- B. The registration application shall be submitted on forms provided by the City of Eagle Pass by the owner or owner's authorized agent and must include the following information:
 - 1. The address and legal description of the property;
 - 2. The current name, physical address, mailing address, telephone number, and email information for any owner(s) with an ownership interest in the property. Corporations or corporate entities shall submit the same information.
 - 3. The building height, number of stories, area in square feet of each story, whether each story is above or below ground level, and year built;
 - 4. The period of time the building is expected to remain vacant;
 - 5.

A designated property manager or agent with relevant contact information who shall become available at all times in case of an emergency or catastrophe (Property managers shall act as agents for the property for purposes of accepting legal service, however the vacant property owner remains personally liable in criminal prosecutions for code violations.);

6. If the owner proposes to rehabilitate or renovate the building, the date the building rehabilitations or renovation is scheduled to commence and be completed in accordance with all applicable codes;
 7. The plan for regular maintenance of the building during the period of vacancy with owner certification that the building is compliant with all applicable codes;
 8. If the owner proposes to retain the building, the measures that will be taken to try to reduce any adverse impact on the property values of adjacent property from the retention of the vacant building;
 9. A separate registration application is required for each vacant building, regardless of any separate occupied building that may also be located at the same street address;
 10. Any other reasonably related additional information required by the City of Eagle Pass.
- C. Continued annual registration of the property by the vacant structure property owner is required until said structure is deemed occupied and in compliance with all relevant requirements of the City Code of Ordinances.

(Ord. No. 2022-03, § 1, 1-25-2022)

Sec. 8-197. - Registration fees.

- A. A vacant structure property owner shall tender an annual registration fee of two hundred fifty dollars (\$250.00) for single-family residential structures or seven hundred fifty dollars (\$750.00) for all other structures including commercial properties.
- B. Failure to submit the registration paperwork within sixty (60) days of date of written notice was mailed may result in an additional one hundred fifty dollars (\$150.00) late registration fine.

(Ord. No. 2022-03, § 1, 1-25-2022)

Sec. 8-198. - Vacant building certificate.

- A. The city, within ninety (90) days, shall determine and notify the owner whether the application for a vacant building certificate has complied with all requirements. The city, along with its notice, shall issue a vacant building certificate if it finds that all the requirements of the application have been met. If the city finds that the requirements of the application have not been met, the city shall deny the certificate of registration, and include in its notice the reason for denial.
- B.

In issuing a vacant building certificate for nonresidential uses, the city will enumerate in the certificate of registration any owner obligations to undertake certain property improvements to the vacant building, which will be based on the owner's intended uses, rehabilitation, or maintenance of the vacant building, and the schedule for such undertaking in accordance with all applicable codes.

- C. A vacant building certificate issued under this chapter is transferable to a new owner during the first six (6) months following issuance of the certificate of registration and upon an owner's written request to the city for a transfer of the certificate of registration.

(Ord. No. 2022-03, § 1, 1-25-2022)

Sec. 8-199. - Standard of care for vacant property.

The standard of care, subject to approval by the City of Eagle Pass, shall include, but is not limited to:

- A. *Protective treatment:* All exterior surfaces, including, but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition, weather tight and in such condition so as to prevent the entry of rodents and other pests. All exposed wood or metal surfaces designed for stabilization by oxidation shall be protected from elements and against decay or rust by periodic application of weather coating materials such as paint or similar surface treatment. All surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. All sliding, cladding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight.
- B. *Structure:* All structural members and foundations shall be maintained free from deterioration and shall be capable of safely supporting the imposed loads.
- C. *Roof and drainage:* The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent accumulation, dampness or deterioration. Roof drains, gutters and downspouts shall be maintained in good repair, free from obstructions and operational.
- D. *Decorative extensions:* All overhang extensions including, but not limited to, canopies, marquees, signs, awnings, and fire escapes shall be maintained in good repair and be properly anchored and supported as to be kept in a sound and safe condition.
- E. *Windows and doors:* Every window, storefront, skylight and exterior door part, including, but not limited to, the frame, the trim, window screens and hardware shall be kept in sound condition and good repair. All broken or missing windows shall be replaced with glass and secured in a manner so as to prevent unauthorized entry. All broken or missing doors shall be replaced with new doors which shall be secured to prevent unauthorized entry. All glass shall

be maintained in sound condition and good repair. All exterior doors, door assemblies and hardware shall be maintained in good condition and secured. Window and doors shall not be secured by plywood or other similar means mounted on the exterior.

F. Historic properties and properties within designated historic districts are additionally subject to all applicable rules and regulations as deemed necessary.

G. Failure to maintain the vacant property to the standard of care specified by the city is a violation of this article.

(Ord. No. 2022-03, § 1, 1-25-2022)

Sec. 8-200. - General provisions.

A. A fee waiver may be applied, and is subject to the city's approval for a limit of twelve (12) months if:

I. The property has been devastated by a catastrophe such as fire or flood; The owner must notify the city of the disaster within thirty (30) days of the event if registration has not taken place. This exemption is for the duration of one (1) year from the date of the catastrophe; thereafter all applicable fees are due.

II. The property owner has obtained a building permit and is progressing in a timely manner to prepare the premises for occupancy.

B. Except as otherwise stated herein, the vacant building registration shall terminate the earlier of:

I. One (1) year after date of issuance;

II. The date the vacant building changes legal ownership; or

III. The date the vacant building becomes occupied.

(Ord. No. 2022-03, § 1, 1-25-2022)

Sec. 8-201. - Penalty.

A. A property owner who violates a provision of this chapter, or who fails to perform an act required of the person by this chapter, commits an offense.

B. A person commits a separate offense each day or portion of a day during which a violation is committed, permitted or continued.

C. An offense under this chapter is punishable by a fine not to exceed two thousand dollars (\$2,000.00).

(Ord. No. 2022-03, § 1, 1-25-2022)

Item

#3

RECOMMENDATIONS

PUBLIC PARKING

F.P.5. MODERNIZE PARKING PAYMENT INFRASTRUCTURE

Modern paid parking technology provides unique customer service and incentive opportunities that are not possible with existing metering infrastructure or other alternative approaches like time limits. There are a number of benefits to paid parking, including the ability to offer incentive programs, utilize rates structures to influence driver behavior, and encourage drivers to shift to alternative modes of transportation.

While any program should ideally be self-sustaining, paid parking programs do not necessarily need to be designed for revenue generation. Paid parking technology can simply be utilized as a parking management tool combined with customer-centric tools such as mobile payment, promotional codes, and merchant validation, that will improve the overall parking experience. Advancements in parking technology will allow the City to offer a unique customer-centric rate model that provides more flexibility (see F.P.2).

KEY STEPS AND INTERIM ACTIONS

PAY STATIONS

The use of **multi-space meters** (pay stations) is strongly encouraged. Compared to single-space meters, pay stations have a number of advantages. Pay stations:

- minimize the amount of infrastructure required for ongoing maintenance and collections,
- improve the community aesthetic by minimizing the amount of street clutter,
- have larger screens which can promote additional customized information and features, and
- offer the ability for license plate-based enforcement.

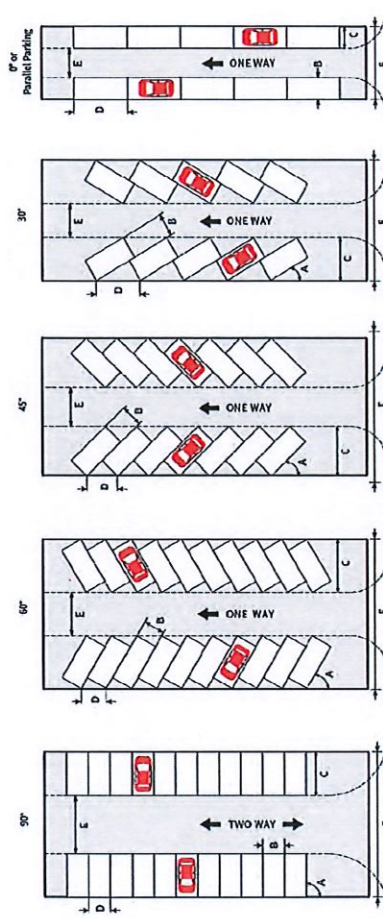


for convenience. However, it is important in this case to install additional signage so that drivers are aware when they've parked in a paid parking zone and understand how to use the mobile payment system. **A typical off-street surface lot requires one to four pay stations**, depending upon the configuration, number of access points, and whether mobile payment is an option. The City should ensure that signage is easily visible throughout paid parking areas to ensure that drivers are aware that they need to pay at the pay station.

While not required, if the City decides to charge for parking in short-term spaces or loading zones, a

Pay station vendors typically offer **robust backend systems** with reporting features with usage and maintenance data. Pay stations should wirelessly communicate usage, payment status, meter access and maintenance alert data in real-time and should be managed through a web-based meter maintenance system.

Pay stations normally support seven to twelve on-street parking spaces, but when offered alongside a mobile payment application option fewer pay stations are needed. At a minimum, pay stations should be installed in key locations along pedestrian pathways, and the use of mobile payment can be promoted



A	B	C	D	E		F
Angle	Stall Width	Stall Projection	Width Projection	Travel Lane Width		Total Width (Double-Bay)
				1-way	2-way	
0	9'	9'	25'	15'	20'	33'
30	9'	17.5'	18'	12'	20'	47'
45	9'	19.5'	12.75'	14'	20'	53'
60	9'	20.5'	10.5'	16'	20'	63'
90	9'	18'	9'	22'	22'	58'

All space dimensions other than parallel assume 2'-feet of overhang beyond the curb.

small number of single-space meters can be a helpful option to track payment for these spaces separately from the pay stations. This would simplify the pay station interface so that users are not required to self-select the appropriate rate model or zone. There are three main operational configurations for multi-space pay stations:

- **Pay and Display:** The driver parks, purchases parking session time at the pay station, and then returns to the vehicle to display the dashboard receipt.
- **Pay by Space:** The driver parks in a numbered space, and then pays at the pay station using the parking space number. The driver is not required to return to the vehicle because payment is electronically tied to the space number. Parking enforcement is able to use a web application to verify payment status by parking space number.
- **Pay by Plate:** Similar to pay by space, but the driver enters the license plate number at the pay station to record payment.

The City should ideally utilize the Pay by Plate configuration using License Plate Reader (LPR) technology, but this should only be introduced if the City also implements plate-based parking enforcement technology (see F.P.9). A Pay and Display or Pay by Space configuration should only be considered if LPR will not be installed. The Pay by Space and Pay and Display configurations are less ideal for a few reasons. Pay by Space requires painting or marking space numbers throughout the Downtown, which requires ongoing upkeep and re-painting. Pay and Display requires physical receipts, which are less convenient for drivers since they have to return to their vehicle, and they can be onerous to visually verify. Either way, the pay stations should be equipped to support all three configurations to make any changes to the operation seamless.

RECOMMENDATIONS

PUBLIC PARKING

Drivers should be required to initiate their parking session so that the length of stay is tracked by license plate. This will prevent abuse of the free time, if a free time option is implemented, since the system will automatically recognize if a license plate number has already received free time each day. The use of recommended parking enforcement technology (see F.P.9) will automatically notify parking enforcement when a vehicle is not tied to an active parking session. Additionally, if the City introduces a mobile payment option, the sessions will also be tracked by license plate which will streamline enforcement.

It is also recommended that the majority of pay stations be limited to credit/debit card payment only. A smaller number of pay stations, in convenient core locations, could accept coin and/or cash in case a visitor is unbanked or does not have a credit card. Limiting the amount of cash payments will be beneficial in order to minimize maintenance and collections requirements. For example, the Bill Note Acceptor (BNA) is typically the part that most frequently jams or breaks on a pay station. Encouraging credit card payments will also reduce the amount of coins that need to be collected and extend the amount of time between collections. It is also more secure to have pay stations that do not have physical monies stored inside because there is less opportunity for theft. For the machines that do accept cash, it is recommended that this be limited to quarters only so that machines do not have to be collected as frequently as if pennies, nickels, and dimes were allowed.

MOBILE PAYMENT

It is also recommended that the City offer a mobile payment option. Mobile payment improves customer convenience and provides the option to extend a parking session remotely. A mobile payment solution will allow drivers to pay for parking sessions using their cellphone. Some pay station vendors offer their own mobile payment platform, but there are also other popular mobile payment providers that can be integrated for enforcement purposes. Similar to the Pay by Plate configuration recommended for pay stations, mobile payments would also be tracked and verifiable by license plate number. This will streamline enforcement with the use of LPR.

A mobile payment solution can be provided to the City by a vendor at no cost upfront. Instead, the vendor is typically fully funded by the convenience fees charged to the users and transaction fees. Utilization of mobile payment typically falls between 3 and 10 percent in most agencies, and users pay a small transaction fee, usually between \$0.10 and \$0.35. Mobile payment vendors often also provide free decals and outreach materials in order to encourage utilization of the application. Mobile payment is expected to increase in popularity, especially in response to the COVID-19 pandemic, because it is a contactless payment option that doesn't require drivers to interact with a pay station.

Mobile payment users should be able to either call a number or create an account on a mobile application to pay. Users should also be able to complete one-time uses or establish accounts with the mobile payment provider that allow them to pay for parking and extend their stays without returning to their vehicles. Mobile payment users can also be provided with the option to be notified via text, email, or app prior to the expiration of their parking session.

Mobile payment vendors also typically offer robust merchant validation and incentive programs including resident discount programs and discount codes. Discount and validation programs are all tracked and verified by license plate number. Most vendors can create one-time or multi-use codes that can be applied through the mobile application to a parking session to receive free parking time. Many mobile payment vendors can also provide vendors the ability to validate parking for their customers within their store using a web application on a tablet or computer. The City should also evaluate whether parking validation codes can be shared across vendor systems in order for users to choose whether they enter the code at the pay station or in the mobile application. Upon launching the paid parking program, the City could establish a discounted rate for merchants for the first six months that allow merchants to purchase parking time in bulk with a 25 percent or 50 percent discount. This can encourage participation in the program which will provide visitors and customers with more opportunities to validate parking.

The City should work with the selected vendor to determine a zone numbering system that can be expanded to new paid parking zones as needed in the future. Zone numbers should be assigned to each paid parking area for enforcement purposes so that active paid parking sessions can be tracked and verified appropriately. Different zone numbers are required because rate structures, operating hours, and policies can vary by location. Signage should be designed to clearly state the mobile payment zone number. Most mobile payment applications will also indicate the current zone for the user based upon the GPS location, however the zone number should be posted for verification purposes.

It is important to thoroughly evaluate the mobile payment vendors for their capability to integrate with the selected pay station vendor. With the recommended Customer Value model, it is important that the payment systems communicate to ensure that drivers cannot receive their free hours at the pay station and another set of free time using the mobile application.

F.P.6. MODERNIZE ON-STREET PARKING DIMENSIONAL STANDARDS AND ARRANGEMENTS

Downtown Eagle Pass uses parallel parking almost exclusively in observation. The space dimensions do not reflect current appropriate practices based on vehicle sizes. Current parallel spaces appear to vary between 18-feet and 20-feet in length along the curb. These spaces should be updated to improve the user experience. Appropriate dimensions appear above. In addition, due to the narrow rights-of-way in Downtown Eagle Pass, approximately every 50 feet there should be a tree island measuring at least 9-by-9' to foster shade and provide traffic calming when parked vehicles are not present (framing the vehicular travel way).

KEY STEPS AND INTERIM ACTIONS

The rights-of-way should be surveyed to verify the width. Travel lane and parking lane width should reserve at least 20' for pedestrian space total, split to each side of the street. Initial effort should involve restriping the parallel parking spaces systematically throughout downtown.



On north-south streets, it is appropriate to consider shifting parking to a single side with 45-degree angled parking (19.5' stall projection and for travel lanes, leaving 20.5' for pedestrian accommodations to be split on each side assuming a 60-foot right-of-way). Doing so makes it easier to accommodate ADA spaces in a meaningful way (see G.C.P.14). Eagle Pass may consider a strong/weak side approach as well. In such circumstances, the side with more storefronts could have a 14-foot sidewalk while the opposite side might have a 6-foot sidewalk.

In addition, Eagle Pass should leverage shifting marginal off-street parking that backs into the street into public parking and sidewalk easements to create flexibility in the right-of-way configuration. Examples include Jefferson between Garrison and Rio Grande and Adams between Rio Grande and Main.

F.P.7. IMPROVE OFF-STREET PARKING FACILITIES WITH WELCOMING AESTHETICS

While it is recommended the existing public off-street parking lots be repurposed (see FB.2), other public parking such as those near Shelby Park should be improved with significant landscaping, tree islands and similar features to create a more inviting space. This conveys a sense of customer service user experience focus that encourages visitors, and also makes them more appealing for longer-term daily parking.

KEY STEPS AND INTERIM ACTIONS

This is accomplished through landscaping at the edge, and adjusting entry/exit features. For example, the existing lot at Garrison and Adams has extensive security features, such as spike strips, that convey to users that the lot may be restricted rather than for visitors. It also conveys a sense that off-street parking may not be safe. In the case of the Garrison and Adams lot, it may be appropriate to consider large planters that could be relocated in the future either within the future plaza or to other areas of downtown.

Item

#4



ECONOMIC DEVELOPMENT DEPARTMENT

100 S. Monroe, Eagle Pass, Texas 78852 • Phone: (830)773-1111

Certificate of Appropriateness Application

Revised Date: May 5, 2020

Article IX of City of Eagle Pass Code of Ordinances Chapter 8 requires an application for and the issuance of a Certificate of Appropriateness by or on behalf of the City of Eagle Pass Main Street Advisory Board before a permit is issued for, or work is begun on, any of the following activities located within the City's Historic Preservation District:

- (a) The demolition of any building.
- (b) The moving of any building.
- (c) A conspicuous change in the exterior appearance of historic buildings by additions, reconstruction, alteration, or maintenance involving exterior color change.
- (d) Any new construction of a principal building or accessory building or structure subject to view from a public way.
- (e) A change in walls and fences, or the construction of walls and fences along public ways.
- (f) A conspicuous change in the exterior appearance of non-historic buildings subject to view from a public way by additions, reconstruction, alteration and/or maintenance involving exterior color change.

A map of the boundary for the Historic Preservation District is attached to this application form.

Applicant Information

Name: Luis Fernando Munoz

Address: 229 N Adams st

Telephone No: 2104178604 Email: Luis.Fernando.Munoz.gd@hotmail.com

Property Information

Site Address: 229 N Adams st MCAD Property ID No: 16557

Project Description (scope of work):

I WOULD LIKE TO ~~ADD~~ ADD A DOUBLE CARPORT WITH CONCRETE FOUNDATION AT THE BACK OF OUR PROPERTY. IN ORDER TO PROTECT OUR VEHICLES FROM THE WEATHER & LEAVE MORE PARKING SPACE ON THE STREET FOR OUR

*Please provide renderings of proposed project with application (if applicable). CLIENTS.

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this application.

I hereby state that I have prepared this application and that, to the best of my ability, the information contained herein is complete, accurate, and a true representation of the project. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of permit approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application, and I understand that a new application may be required if the scope of the project is modified.


Applicant Signature

02/21/2023
Date

To be completed by Main Street Advisory Board

The City of Eagle Pass Main Street Advisory Board, pursuant to the authority granted by *Article IX of City of Eagle Pass Code of Ordinances Chapter 8*, has reviewed the following development application to determine its consistency with the City's historic building preservation and protection guidelines.

Decision Criteria:

The Main Street Advisory Board, in considering the appropriateness of any reconstruction, alteration, maintenance, or moving of historic building or any part of or appurtenance to such building, including walls, fences, light fixtures, steps, paving, and signs shall require that such work be done in a manner that will preserve the historical and architectural character of the building, structure, or appurtenance.

Property / Structure Classification:

- ☐ Outstanding. Listed, or eligible, on the National Register of Historic Places.
- ☐ Notable. Above average in importance eligible for listing on National Register Contributing.
- ☐ Contributing.
- ☐ Non-Contributing. Less than 50-years old or altered in such a way as to have lost their historic character, or otherwise incompatible with their historic surroundings.

Mains Street Advisory Board Determination

- ☐ Project approved as proposed
- ☐ Project denied for the following reason:

- ☐ Project is approved, subject to the following conditions:

Main Street Manager

Date



Item

#5



ECONOMIC DEVELOPMENT DEPARTMENT

100 S. Monroe, Eagle Pass, Texas 78852 • Phone: (830)773-1111

Certificate of Appropriateness Application

Revised Date: May 5, 2020

Article IX of City of Eagle Pass Code of Ordinances Chapter 8 requires an application for and the issuance of a Certificate of Appropriateness by or on behalf of the City of Eagle Pass Main Street Advisory Board before a permit is issued for, or work is begun on, any of the following activities located within the City's Historic Preservation District:

- (a) The demolition of any building.
- (b) The moving of any building.
- (c) A conspicuous change in the exterior appearance of historic buildings by additions, reconstruction, alteration, or maintenance involving exterior color change.
- (d) Any new construction of a principal building or accessory building or structure subject to view from a public way.
- (e) A change in walls and fences, or the construction of walls and fences along public ways.
- (f) A conspicuous change in the exterior appearance of non-historic buildings subject to view from a public way by additions, reconstruction, alteration and/or maintenance involving exterior color change.

A map of the boundary for the Historic Preservation District is attached to this application form.

Applicant Information

Name: SANTOS CARRAZALES

Address: 523 Commercial

Telephone No: 806 543 2309 Email: ZARRONE 333 @Yahoo.com

Property Information

Site Address: 523 Commercial MCAD Property ID No: _____

Project Description (scope of work):

Plans to build a fence on my property due to to neighbor encroaching on property. Temporary metal/chainlink fence will
be put in place while I search for an architect to draft designs for a style of fence more appropriate with the historic district.

*Please provide renderings of proposed project with application (if applicable).

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this application.

I hereby state that I have prepared this application and that, to the best of my ability, the information contained herein is complete, accurate, and a true representation of the project. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of permit approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application, and I understand that a new application may be required if the scope of the project is modified.



Applicant Signature

3-16-23
Date

To be completed by Main Street Advisory Board

The City of Eagle Pass Main Street Advisory Board, pursuant to the authority granted by *Article IX of City of Eagle Pass Code of Ordinances Chapter 8*, has reviewed the following development application to determine its consistency with the City's historic building preservation and protection guidelines.

Decision Criteria:

The Main Street Advisory Board, in considering the appropriateness of any reconstruction, alteration, maintenance, or moving of historic building or any part of or appurtenance to such building, including walls, fences, light fixtures, steps, paving, and signs shall require that such work be done in a manner that will preserve the historical and architectural character of the building, structure, or appurtenance.

Property / Structure Classification:

- ☐ Outstanding. Listed, or eligible, on the National Register of Historic Places.
- ☐ Notable. Above average in importance eligible for listing on National Register Contributing.
- ☐ Contributing.
- ☐ Non-Contributing. Less than 50-years old or altered in such a way as to have lost their historic character, or otherwise incompatible with their historic surroundings.

Mains Street Advisory Board Determination

- ☐ Project approved as proposed
- ☐ Project denied for the following reason:

- ☐ Project is approved, subject to the following conditions:

Main Street Manager

Date



Item

#6

Main Street Façade Improvement Program Application

Applicant Name Juan Salazar Date 1/17/23
Business Name Jan Am Investments, Inc. DBA Key Finance
Mailing Address 245 N. Adams, Eagle Pass, TX 78852
Contact Phone Number (830) 773-7200 Email Address keykeep1@gmail.com
Building Owner (if different from applicant) same Juan Salazar
Building Name WA
Building Address same as above

Details of the proposed improvements to your building's Façade:

See Attached letter
New Sign
Roof Repair
Replace Door

Planned use for building after improvements are made?

See Attached letter

Attach with completed application for presentation at Main Street Advisory Board Meeting:

- Proof of Ownership/Notarized Affidavit signed by Owner in support of project (copy of deed)
- Completed W-9 Form
- Proof of the building being adequately insured
- Proof of local entity tax compliance; must be current with City taxes
- Pictures of the current state of the building
- Detailed design/rendering of proposed improvements (From THC or chosen professional)
- Two (2) quotes from two (2) qualified contractors

- H. The Main Street Manager will contact the applicant about the approval or denial of the proposed project. If approved the applicant is referred to the Planning and Zoning Department where the applicant or the preferred pre-qualified contractor will proceed in acquiring the necessary permits for the approved project. If the application is denied, the Main Street Manager will disclose the reason why the application was denied and explain the process of appeal to the applicant. A denied applicant is placed on one (1) year deferral, after which they can remedy any concern on the application and resubmit their application.

Note: The Main Street Manager will verify all information of the application, if an application is deemed to be inaccurate; the Main Street Manager reserves the right to remove the application from consideration.

V. Contractor Qualifications

To be eligible to participate in the construction work financed under the Main Street Façade Improvement Grant Program, contractors must meet the following minimum requirements:

- A. The contractor must not be a debarred, suspended, or ineligible contractor according to U.S. General Services Administration list of Parties Excluded from Federal Procurement and Non-Procurement Programs. Verification of contractor eligibility will be obtained from the Agency prior to awarding any contract.
- B. The contractor must carry worker's compensation insurance, automobile liability insurance, and unemployment insurance as required by the State of Texas for projects that exceed a cost of \$50,000.00. Additionally, the contractor must carry general liability and property damage insurance for Façade Improvement work done within the City of Eagle Pass, in the amount of \$500,000. This insurance must be applicable to construction work done in the City of Eagle Pass and must be in effect during the contracted period. Evidence of such insurance must be presented prior to the execution of the contract.
- C. The grant awardee will be responsible for selecting the contractor of their choice for construction; A contractor that is not pre-qualified for the program, will not be allowed to perform any improvements; if the grant awardee selects a contractor that is not pre-qualified, their reimbursement may be voided for violation of the Program's guidelines.

Façade Improvement Agreement Form

I have met with the Main Street Manager and I completely understand the procedures established by the City of Eagle Pass Main Street Façade Improvement Grant Program and the Main Street Advisory Board and intend to use this grant for the aforementioned exterior renovation project which forwards the effects of the revitalization program known as the Main Street Program.

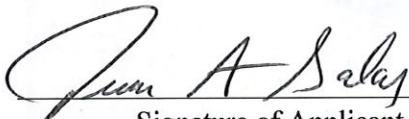
I have read the City of Eagle Pass Main Street Façade Improvement Grant Program Application Guidelines and understand them completely.

I understand that if I am awarded funds for the Façade Improvement Grant Program by the Main Street Board Advisory Board; any deviation from this agreement may result in the withdrawal of funds awarded for the Main Street Façade Improvement Program and a proceeding suspension from applying.

I understand that the Main Street Façade Improvement Grant Program will be administered as reimbursements once the Façade Improvement Project is completed as agreed upon and receipts are shown for the work completed and proof of payment is provided.

I understand that Façade Improvement Grant Program awards will be given for up to 50% of the total project expense (not including professional services) I am applying for and will not exceed \$10,000 in funding for each building per property owner; I further understand that if awarded funding, I will be deemed ineligible to apply until after the three (3) year preservation period is complete for the building/property.

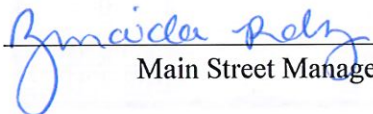
I understand that the Façade Improvement Grant Program will be administrated until funds are depleted. I have read and understand the procedures of the program including the appeal process and the reimbursement process. I agree and understand that any violation of the Façade Improvement Grant Program may result in withdrawal of funds and/or deferral of the application.



Signature of Applicant

1-17-23

Date



Main Street Manager

03/14/23

Date

Key Finance Co.
245 North Adams St
Eagle Pass, TX 78852
830-773-7200

Main Street Advisory Board

Date: 1-17-2023

To Whom it may concern:

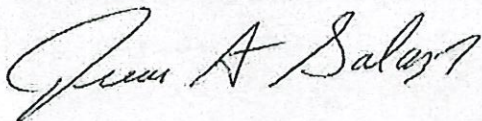
As per application requirements for grant these are the proposed improvements to our building located at 245 North Adams Street, Eagle Pass, Texas 78852.

- 1. Prime and Paint front top wall to cover old sign. Install 4" by 20" illuminated box sign with polycarb face.**
- 2. Remove and replace existing roof (has had leaks and previous repairs). Remove old blower unit from roof and install attic fan.**
- 3. Replace front door and hinge.**

Please see attached estimate for specs as to material to be used in roof.

The use of the building will continue to be for Key Finance, a loan company licensed and examined by the State of Texas.

Sincerely,



Juan A. Salazar

**Request for Taxpayer
Identification Number and Certification**

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. JUAN A. SALAZAR	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☒ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
5 Address (number, street, and apt. or suite no.) See instructions. 1005 E. 44th Street	Requester's name and address (optional)
6 City, state, and ZIP code SAN ANGELO TX 76903	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
Employer identification number								

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Juan A. Salazar

Date ►

3-14-2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

GENERAL INFO

ACCOUNT

Property ID: 82001
Geographic ID: R2502020002740
Type: R
Zoning: B2
Agent:
Legal Description: RANGE UNIT # 2, BLOCK 2, LOT 27,
(NORTH 70 FT OF THE SOUTH 105
FT)
Property Use:

OWNER

Name: SALAZAR, JUAN A & AMALIA J
Secondary Name:
Mailing Address: 1005 EAST 44TH STREET SAN ANGELO
TX 76903
Owner ID: 113650
% Ownership: 100.00
Exemptions:

LOCATION

Address: 245 ADAMS ST EAGLE PASS TX
78852
Market Area:
Market Area CD: CMA12
Map ID:



PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

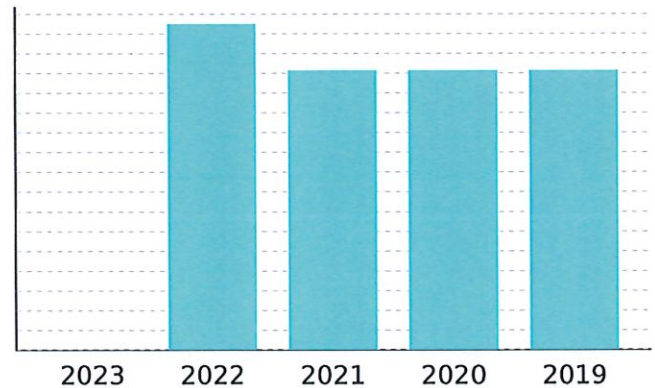
CURRENT VALUES

Land Homesite: \$0
Land Non-Homesite: \$42,390
Special Use Land Market: \$0
Total Land: \$42,390

Improvement Homesite: \$0
Improvement Non-Homesite: \$40,112
Total Improvement: \$40,112

Market: \$82,502
Special Use Exclusion (-): \$0
Appraised: \$82,502
Value Limitation Adjustment (-): \$0
Net Appraised: \$82,502

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$42,390	\$40,112	\$0	\$82,502	\$0	\$82,502
2021	\$42,390	\$28,320	\$0	\$70,710	\$0	\$70,710
2020	\$42,390	\$28,340	\$0	\$70,730	\$0	\$70,730
2019	\$42,390	\$28,340	\$0	\$70,730	\$0	\$70,730

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
GMC	Maverick County	0.443663	\$82,502	\$82,502
HOS	Hospital	0.138960	\$82,502	\$82,502
SCH	Eagle Pass ISD	1.011120	\$82,502	\$82,502
CIT	City of Eagle Pass	0.499160	\$82,502	\$82,502

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **COMMERCIAL** Improvement Value: **\$40,112** Main Area: **2,772**
State Code: **F1** Gross Building Area: **2,988**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	MAIN AREA	MRPC		0		0	2,268
MA	MAIN AREA	SGPC		1		0	504
SHED	SHED	SM+		1		0	216

Improvement Features

MA Construction Style: M, Foundation: S, Exterior Wall: CB, Interior Finish: SR, Roof Style: F,TG, Flooring: T, Plumbing: 1

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
CC	COMMERCIAL CITY	0.1298	5,652	\$7.50	\$42,390	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
4/2/19	WD	WARRANTY DEED	RUIZ, JUAN M & ELVIRA	SALAZAR, JUAN A & AMALIA J	1761	1761	24	207445
8/8/03	WD	WARRANTY DEED	RODRIGUEZ, GLORIA A	RUIZ, JUAN M & ELVIRA	751	751	263	117892

RECEIPT FOR 2022 TAX PAYMENT
ACCOUNT: 82001 / PIDN: R2502020002740

RECEIVED BY: B D ON 11/14/2022
BATCH: 20221114

TOWN OF EAGLE PASS
TAX OFFICE
300 S MONROE ST.
EAGLE PASS, TX 78852
(936) 773-1111

PAYMENT INFORMATION

CHECK NO: 8622

PAYER: SALAZAR, JUAN A & AMALIA J

PROPERTY DESCRIPTION

245 ADAMS ST
RANGE UNIT # 2, BLOCK 2, LOT
27, (NORTH 70 FT OF THE SOUTH
105 FT)

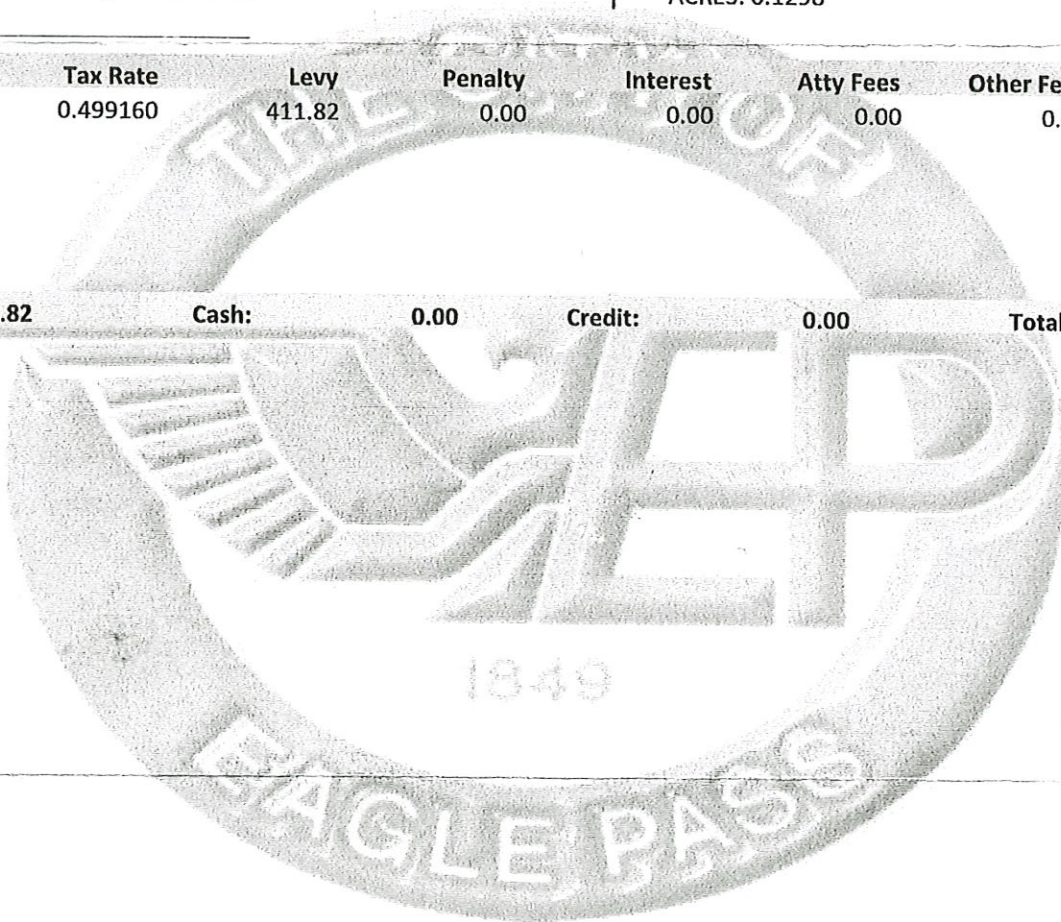
ACRES: 0.1298

SALAZAR, JUAN A & AMALIA J

RECEIVED BY: _____

Item	Tax Rate	Levy	Penalty	Interest	Atty Fees	Other Fees	Total Paid
TOWN OF EAGLE PASS	0.499160	411.82	0.00	0.00	0.00	0.00	411.82

Check:	411.82	Cash:	0.00	Credit:	0.00	Total:	411.82
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Acceptance Indemnity Insurance Company

4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

(800)525-7486

COMMON POLICY DECLARATIONS

Policy Number: BND0006580 00

Renewal of Number: CL00309764

Named Insured and Mailing Address

JAN AM INVESTMENTS INC
1005 E 44th St
San Angelo, TX 76903-1972

This insurance contract is with an insurer not licensed to transact insurance in this state and is issued and delivered as surplus line coverage under the Texas insurance statutes. The Texas Department of Insurance does not audit the finances or review the solvency of the surplus lines insurer providing this coverage, and the insurer is not a member of the property and casualty insurance guaranty association created under Chapter 462, Insurance Code. Chapter 225, Insurance Code, requires payment of a 4.85 percent tax on gross premium.

Agency and Mailing Address
Louis A Williams & Associates
907 E Grand Ave
Marshall, TX 75671

Agency Code:

Policy Period: From 04-10-2022 to 04-10-2023
12:01 A.M. Standard Time at your mailing address shown above.

Business Description: LOAN OFFICE

Tax State: TX

IN RETURN FOR PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

	PREMIUM
Commercial General Liability	\$500.00
Terrorism Coverage	Included
Other Charges:	
Surplus Lines Tax:	\$33.71
Policy Fee:	\$195.00
Stamping Fee:	\$0.52
TOTAL ADVANCE PREMIUM	\$500.00
TOTAL OTHER CHARGES	\$229.23
TOTAL	\$729.23

Form(s) and Endorsement(s) made a part of this policy at time of issue*:

See SCHEDULE OF FORMS AND ENDORSEMENTS – PIL 10 10

*Omits applicable Forms and Endorsements if shown in specific Coverage Part/Coverage Form Declarations.

AGENT#7764 DEA U/W-YOLANDA VARGAS

NO FLAT CANCELLATION/25% MINIMUM EARNED PREMIUM

THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS, COVERAGE PART COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

04-01-2022

PIL 00 10 08 18

Page 1 of 1

CF 2561817B

Renewal of Number

POLICY DECLARATIONS

No. CF 2561817C

NAMED INSURED AND ADDRESS:

JUAN SALAZAR
1005 E 44TH ST
SAN ANGELO, TX 76903

Mount Vernon Fire Insurance Company

1190 Devon Park Drive, Wayne, Pennsylvania 19087

A Member Company of United States Liability Insurance Group

This insurance contract is with an insurer not licensed to transact insurance in this state and is issued and delivered as a surplus line coverage under the Texas insurance statutes. The Texas Department of Insurance does not audit the finances or review the solvency of the surplus lines insurer providing this coverage, and this insurer is not a member of the property and casualty insurance guaranty association created under Chapter 462, Insurance Code. Chapter 225, Insurance Code, requires payment of 4.85 percent tax on gross premium.

POLICY PERIOD: (MO. DAY YR.) From: 06/01/2022 To: 06/01/2023

12:01 A.M. STANDARD TIME AT YOUR
MAILING ADDRESS SHOWN ABOVE

FORM OF BUSINESS: Individual

BUSINESS DESCRIPTION: Lessors Risk Only

**IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE
WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.**

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED.
THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

	PREMIUM
Commercial Property Coverage Part	\$955.00

Wholesaler Broker Fee	\$100.00
Surplus Lines Tax	\$51.17
Stamping Fee	\$0.79
TOTAL:	\$1,106.96

Coverage Form(s) and Endorsement(s) made a part of this policy at time of issue

See Endorsement EOD (1/95)

Agent: TEXAS SECURITY GENERAL INSURANCE AGENCY, LLC (SAN ANTONIO) (3795)

18545 Sigma Road, Suite 101

San Antonio, TX 78258

Broker: Hilario Capetillo Jr Insurance Agency

Quemado, Tx 78877

Issued: 06/09/2022 1:12 PM

By:


Authorized Representative

UPD (08-07) THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS, COVERAGE PART COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

EXTENSION OF DECLARATIONS

Policy No. CF 2561817C

Effective Date: **06/01/2022**

12:01 AM STANDARD TIME AT YOUR MAILING ADDRESS

FORMS AND ENDORSEMENTS

The following forms apply to the Commercial Property coverage part

<i>Endt#</i>	<i>Revised</i>	<i>Description of Endorsements</i>
2110	04/15	Service Of Suit
CP 117	04/15	Multiple Deductible Form
CP 141 DEP	04/20	Changes - Actual Cash Value and Depreciation Definition
CP 142	04/14	Protective Devices Or Services Provisions
CP 224	04/15	Asbestos Material Exclusion
CP 225	04/15	Exclusion - Lead Contamination
CP 226	04/15	Absolute Pollution Exclusion – Property
CP 227	02/11	Mold, Fungus, Bacteria, Virus Or Organic Pathogen Exclusion
CP 245	09/15	Earth Movement Exclusion
CP0010	06/07	Building And Personal Property Coverage Form
CP0090	07/88	Commercial Property Conditions
CP0321	10/12	Windstorm Or Hail Percentage Deductible
CP1030	06/07	Causes Of Loss - Special Form
CP1032	08/08	Water Exclusion Endorsement
CP1036	10/12	Limitations On Coverage For Roof Surfacing
CP1075	12/20	Cyber Incident Exclusion
IL0017	11/98	Common Policy Conditions
IL0935	07/02	Exclusion Of Certain Computer-Related Losses
Jacket	07/19	Policy Jacket
L-367	04/15	Minimum Earned Premium Endorsement
Notice-Cyber Incident Excl-CY	10/20	Cyber Incident Exclusion Endorsement Advisory Notice to Policyholders
NTP TX	04/09	Important Notice To Policyholders
P 246	01/15	Exclusion of War, Military Action and Terrorism
TRIADN	12/20	Disclosure Notice of Terrorism Insurance Coverage
TX NOTICE MTV	12/21	Important Notice

COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

Policy No. CF 2561817C

Effective Date: 06/01/2022

12:01 STANDARD TIME

DESCRIPTION OF PREMISES

Prem	Bldg	Location, Construction, Occupancy and Other Information	Territory	Fire Code
1	1	245 North Adams Street, Eagle Pass, TX 78852	006	0702
		Description: Lessors Risk Only		
		Covered Causes of Loss: Special	Protection Class	4
		Construction: Frame	Square Footage:	2772
		Special Deductible: 2%	Special Deductible Type:	Wind and Hail

COVERAGES PROVIDED - INSURANCE AT THE DESCRIBED PREMISES APPLIES ONLY FOR COVERAGES FOR WHICH A LIMIT OF INSURANCE IS SHOWN

Prem	Bldg	Coverage	Limits of Insurance	Deductible	Coinsurance % or Monthly Indemnity	+ Valuation	Premium
1	1	Building	\$160,000	\$1,000	100%	ACV	\$955

MINIMUM PREMIUM FOR PROPERTY COVERAGE PART: \$500

TOTAL PREMIUM FOR PROPERTY COVERAGE PART: \$955

MP - minimum premium

+ Valuation: ACV - Actual Cash Value; RC - Replacement Cost; RC/ACV - Replacement Cost/ACV Roof
FBV - Functional Building Value; AA - Agreed Amount; ALS - Actual Loss Sustained

LOSS PAYABLE(S): NONE

Coverage Form(s)/Part(s) and Endorsement(s) made a part of this policy at time of issue:

See Endorsement EOD (01/95)

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

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1/18/23, 9:55 AM

IMG_1499.jpg



1/18/23, 9:55 AM

IMG_1502.jpg



1/18/23, 9:55 AM

IMG_1500.jpg



1/18/23, 9:55 AM

IMG_1501.jpg





E and J Lopez Roofing LLC
1722 S. US Hwy 277
Del Rio, TX 78840
Office Phone: (830)774-2963

Jobsite Location: Key Finance
Jobsite Address: 245 N Adams St
Eagle Pass, TX 78852

Photo	Date	Description
	02/27/2023	Tie in with the wall determination bar

E and J Lopez Roofing LLC
1722 S. US Hwy 277
Del Rio, TX 78840
Office Phone: (830)774-2963



	02/27/2023	Roof drain
	02/27/2023	Core sample take is dry and moisture

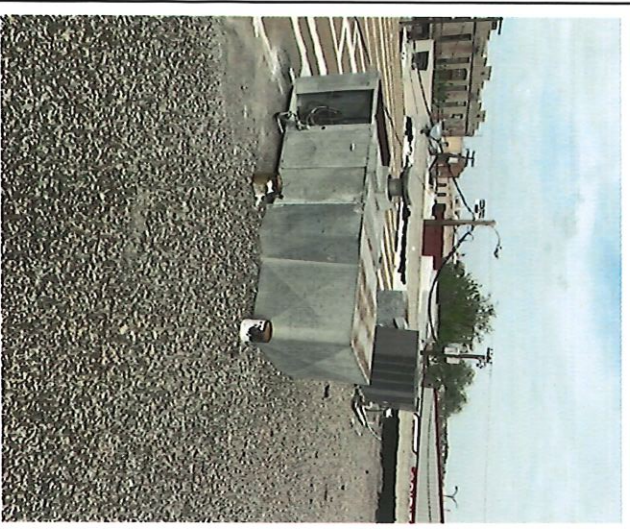
E and J Lopez Roofing LLC
1722 S. US Hwy 277
Del Rio, TX 78840
Office Phone: (830)774-2963



Add a pony wall divider



E and J Lopez Roofing LLC
1722 S. US Hwy 277
Del Rio, TX 78840
Office Phone: (830) 774-2963

	02/27/2023	Detach and reset Ac unit and add an extractor
--	------------	---

COLORS : GARDEN POOL-LEWIS GOLD-RED BLISS

4 ft

20 ft

KEY FINANCE COMPANY

 **830-773-7200** 

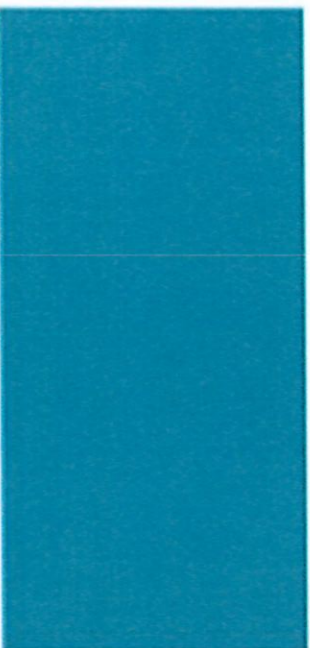


20 ft

KEY FINANCE COMPANY

GARDEN POOL

5003-100



LPR ①

RGD

14, 120, 199

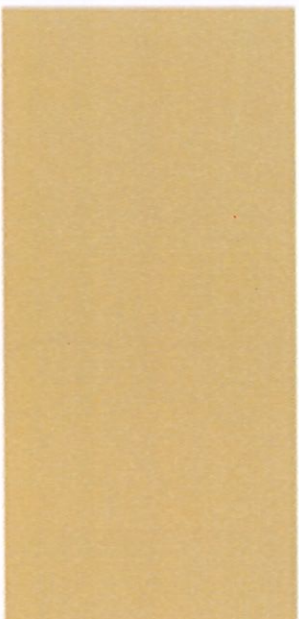
HEX

#008080

Available at Lowe's

LEWIS GOLD

3003-7C



LPR ①

RGD

203, 145, 177

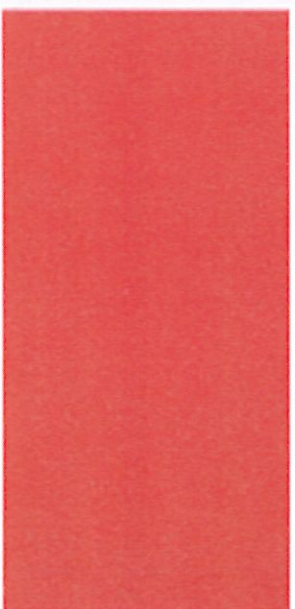
HEX

#C8A84D

Available at Lowe's

RED BLISS

1010-1



LPR ①

RGB

207, 69, 74

HEX

#C9454A

Available at Lowe's

OCA SIGNS & GRAPHICS
135 Medina St.
Eagle Pass, TX 78852
830-773-0770
Fax 830-773-9537

Estimate ✓

Date 1/17/2023
Estimate # S18331

Name / Address
Key Finance Co.

P.O. #
Terms

Other

Description	Qty	Rate	Total
(1) 4'x20' single sided LED illuminated box sign with polycarb face	1	5,200.00	5,200.00T
Primer and Paint 320 sqft of wall to cover old sign	1	550.00	550.00T
Install and connect (1) 4'x20' LED illuminated sign onto wall	1	675.00	675.00
City Sign Permit	1	275.00	275.00
We require 55% down payment to commence work, rest is due upon completion			
Turn around time is 2 to 3 weeks once down payment is received			
Subtotal			\$6,700.00
Sales Tax (8.25%)			\$474.38
Total			\$7,174.38

Estimate is good for 30 days.

ocasigns@yahoo.com



01/26/2022

Raul Carlos Garcia
Business Number (830) 325-3621
1708 Cox St, Eagle Pass, Tx 78852
galaxysigns_epass@hotmail.com

KEY FINANCE
COMPANY

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Manufacture of 4*10 letter advertisement acrylic cover with led lighting with neon gas outline and neon gas key logo mounted on aluminum panel (delivery time one month)		\$7,800.00
SUBTOTAL			
TAX			
TOTAL			

ESTIMATE

E & J Lopez Roofing
1722 S US Highway 277
Del Rio, TX 78840
(830) 774-2963

Sales Representative
Jaime Lopez
(830) 719-2878
lopez_roofing@hotmail.com



Juan Salazar
245 N Adams St
Eagle Pass, TX 78852

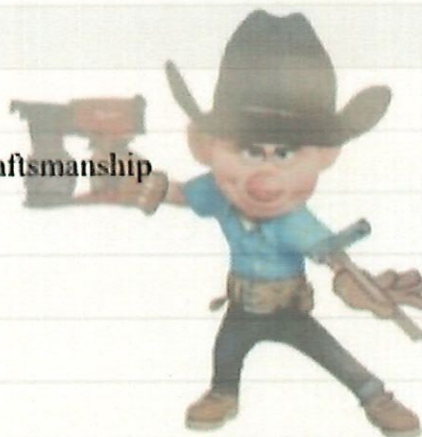
Estimate #	1212
Date	3/2/2023

Item	Description	Qty	Price	Amount
Mod Bit Roof				\$28,268.91
Spud off	Scratch off gravel			
Replace Mod Bit	Modified bitumen roof - hot mop			
Hot Mopped	Install glass felt fiberglass			
Remove and Replace	remove and replace lead boot			
Detach & Reset	Remove ac unit and add an extractor			
Remove and Replace	remove and replace can't strips			
R&R Drip Edge	remove and replace drip edge			
Telehandler	Telehandler to load and unload materials			
Haul off debris	Tear off and haul off gravel			
Porter potty	porter potty on jobsite			
Gutter				\$900.98
Gutter	Install gutter Help guide water			
Warranty				\$0.00
Warranty Craftsmanship	5yr warranty on Craftsmanship			
Payment				\$0.00
Payment	1/2 down to start project / balance due when project is complete.			

Sub Total	\$29,169.89
Total	\$29,169.89

**COWBOY ROOFING
&
CONSTRUCTION**
"Quality Over Quantity"
Cell: (830)703-6030
Date: 03/09/23

	Itemized	Price
1	Take off gravel	
2	Throw away gravel	
3	Add two ply of fiberglass	
4	Install gravel hot mopped applied	
5	Add moppet inside walls	
6	Install bar for termination	
7	Remove AC install vent	
8	Remove and replace lead boots	
9	Remove and replace cant strips	
10	Remove and replace drip edge	
11	Manager on site	
12	Machinery on site	
13	Gutters install rear of building only	
14	Install down spouts	
15	Thowaway debris	
16	Install small wall	
17	5 year warranty on craftsmanship	
		Total: \$37,093
		Due: \$37,093



Juan Salazar
245 N. Adams
Egale Pass Tx, 78852

Quotation

BRAVO GLASS SERVICE

906 Ferry St.
Eagle Pass, Tx. 78852
830-773-8486

Date 3/8/2023
Quotation # 5/21/1984
Customer ID key fin

Quotation For
Key Finance
245 Adams St.
Eagle Pass, Tx. 78852

Quotation valid until: 4/8/2023
Prepared by: Ruben

Comments or Special Instructions REPLACEMENT DOOR ALUMINUM

Salesperson	P.O. Number	Ship Date	F.O.B. Point	Terms
Ruben				net 30
Quantity	Description	Unit Price	Taxable?	Amount
1	3070 new aluminum glass door,			
	Aluminum clear, clear safety glass			
	New pus-pull hdw, lock,door closer			
	Continuous hinge system/existing frame to remain			
	Total Material and labor			\$ 2,500.00

If you have any questions concerning this quotation, please contact RUBEN

Ruben 830-773-8486

Thank you for your business!

Subtotal	\$ 2,500.00
Tax Rate	
Sales Tax	\$ 206.25
Other	
TOTAL	\$ 2,706.25