

Monica Badillo

From: Noe Montez <noe.montez@co.hidalgo.tx.us>
Sent: Monday, December 10, 2012 9:12 AM
To: 'Monica Badillo'; 'Roy Gonzales'; 'jose'
Attachments: Leonel Garza ROWMI2w inv #2079 claim.pdf

Good Morning Moni:

See attached invoice #2079 from Leonel Garza & Assoc for Expert Testimony that was given on a condemnation hearing on October 4, 2012 for the Mi 2 West Parcel 106. Normal procedure in the past has been that Mr. Roy Gonzales submits invoice to me for submission once he receives it from the vendor. Normally in the past these have been direct payments from the said account, but this time Lupita Garza returned it saying that a purchase order should have been issued for this. Since the testimony had been given by the time the invoice was received getting a PO would have been impossible.

Please review with Valde to see how this can be solved. In my past experience we have placed these on the regular agenda as approval to pay claim invoice. Mr. Pena suggested I get input from the executive office to see if maybe you can place as an executive session item.

Please advise at your earliest convenience.

Thanks

COUNTY of HIDALGO



EDINBURG, TEXAS 78539

HIDALGO COUNTY AUDITOR'S OFFICE
County Administration Building 3rd Floor
2808 S. Business Highway 281
Edinburg, Texas 78539-6243
PHONE: (956) 318-2511
FAX: (956) 318-2577
WEBSITE: www.co.hidalgo.tx.us/auditor

MAILING ADDRESS:
HIDALGO COUNTY AUDITOR'S OFFICE
P. O. BOX 889
EDINBURG, TEXAS 78540-0889

OFFICE OF THE COUNTY AUDITOR

NOTICE OF DISCREPANCY AND/OR ADVISORY

DATE: 11/09/2012

TO: Noe Montez

DEPARTMENT: (121) COMMISSIONER, PRECINCT 1

FROM: Lupita Garza

PHONE: (956)-318-2511 ext 4630

REFERENCE: LEONEL GARZA, JR. & ASSOCIATES LLC Invoice #2079

THE FOLLOWING DOCUMENT (S), i.e. Invoice #2079 IS/ARE BEING RETURNED, BECAUSE OF THE REASON (S) INDICATED BELOW AND REQUIRES YOUR IMMEDIATE ATTENTION. CORRECTIVE ACTION IS NECESSARY IN ORDER FOR MY OFFICE TO PERFORM ITS DUTIES ACCORDING TO STATUTES, POLICIES, FEDERAL REGULATIONS, AND ACCOUNTING STANDARDS.

PAYMENT (S) OF CLAIMS RELATED TO THIS DOCUMENT (S) WILL BE MADE AS SOON AS POSSIBLE AFTER CORRECTIVE ACTIONS HAS BEEN TAKEN AND THE CORRECTED AND PROPER DOCUMENTATION HAS BEEN SUBMITTED/RESUBMITTED TO THE AUDITOR'S OFFICE WITH SUFFICIENT TIME FOR THE AUDITOR TO EXAMINE AND APPROVE BEFORE THE NEXT SCHEDULED MEETING OF THE HIDALGO COUNTY COMMISSIONERS COURT, AS PER LOCAL GOVERNMENT CODE 113.064.

- EXPENDITURE INCURRED BEFORE PURCHASE ORDER ISSUED - PLEASE FOLLOW PROPER CLAIMS PROCEDURES
PURCHASE ORDER NUMBER IS INCONSISTENT WITH INVOICE
AMOUNT BILLED DOES NOT MATCH THE PURCHASE ORDER AMOUNT
VENDOR ON PURCHASE ORDER DOES NOT MATCH INVOICE
INSUFFICIENT DOCUMENTATION TO PROCESS PAYMENT
SIGNATURE OR DATE NOT PRESENT
SYSTEM SHOWS INVOICE PAID
INSUFFICIENT FUNDING IN ACCOUNT # AVAILABLE \$
NEEDS APPROVAL OF:
NEEDS COMPLIANCE WITH PURCHASING POLICY/STATUTES/CONTRACTS (SEE COMMENTS)
NEEDS CORRECTION(S):
NEEDS ADDITIONAL DOCUMENTATION i.e.,:
OTHER:

COMMENTS / RECOMMENDATION: Mr. Montez, invoice#2079 for Leonel Garza Jr. & Associates is being returned for the following reason. Unable to process payment being that you are not referencing a purchase order number. The only purchase order open under account#2-1315-431-00-121-040-0-711 is only for appraisals. Being that this project is an old project my understanding there should be a purchase order for this invoice. If you have any questions please feel free to call me at ext. 4630.

COUNTY AUDITOR'S FORM RE-CA-020
REVISED 06/2010



HIDALGO COUNTY DISTRICT JUDGES

RICARDO P. RODRIGUEZ, JR. JUDGE 94ND DC
RODOLFO DELGADO JUDGE 93RD DC
J. R. "BOBBY" FLORES JUDGE 138TH DC
ROSE GUERRA REYNA JUDGE 106TH DC
JUAN R. PARRIDA JUDGE 275TH DC
MARIO F. RAMIREZ, JR. JUDGE 112ND DC
MOE GONZALEZ JUDGE 370TH DC OVERSEER
LETICIA LOPEZ JUDGE 105TH DC
ADA SAULNAS FLORES JUDGE 136TH DC

JOEL QUINTANILLA
County Commissioner
Hidalgo County PCT 1



MEMO

To: Commissioner Joel Quintanilla
Hidalgo County Pct. # 1
Attn. Noe Montes

From: Roy Gonzales, R.O.W. Agent *R.A.*
Hidalgo County Right of Way Department

Date: October 31, 2012

Re: Mile 2 West Road Phase 2 Project
Condemnation Hearing Statement (Invoice # 2079)
Parcels # 106- Samuel Rios



2-1315-431-00-121-040-0-711

Comm. Quintanilla,

Attached please find an original statement for Condemnation Hearing Statement submitted by Leonel Garza & Associates LLC. for services rendered for the above-mentioned project in the amount of \$1,300.00.

Please have your accounting department process this statement out of your Account # 2-1315-431-00-121-040-711 for Right of Way acquisition as soon as possible.

Should you have any questions, please feel free to contact our office @ (956) 283-8134 Ext 2408 or my cell (956) 289-9662.

Thanks,
Roy

Approved

Joel Quintanilla
Commissioner Joel Quintanilla

INVOICE RECEIVED BY
Jorge Flores on *10-31-12*

GOODS/SERVICES RECEIVED BY:
Joel Quintanilla on *10-31-12*

1902 Joe St. Pharr, TX 78996

Office phone 283-8134 Fax 283-9662 Email joel.quintanilla@hidalgocountytx.gov



Leonel Garza Jr. & Associates, LLC
 1419 Dove Ste. 1
 McAllen, TX 78504
 Phone # 956-687-7295

TIN# 74-2948770

Invoice

Date 10/22/2012 Invoice # 2079

110813-100102-1

Hidalgo County Right of Way Department
 c/o Joe Peña
 2401 N Moorefield Road
 Mission, Texas 78572

P.O. No. Terms Job
 Net 30

Item	Quantity	Office File#	Description	Rate	Amount
Right of Way			Mile 2 West Parcel 106 UPDATE Subject Location: Located at the SEC of Mile 2 West and Mile 11 North Road; Hidalgo County TX Owner: Samuel Rios	1,000.00	1,000.00
Expert Testimony	2		Condemnation Hearing October 4, 2012 (2 Hours)	150.00	300.00

[Handwritten signature]

RECEIVED
 RIGHT OF WAY DEPT.

INVOICE RECEIVED BY
Jorge Flores on 10-31-12
 GOODS/SERVICES RECEIVED BY:
See ATACHEL on 10-31-12

Total \$1,300.00

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located at the SEC of Mile 2 West and Mile 11 North Road, in Hidalgo County TX. District: N/A
 Property Owner: Samuel Rios Parcel: 106
 Address of Property Owner: Rt. 1, Box 197H, Mercedes, Texas 78570 CSJ: N/A
 Occupant's Name: 0 Federal Project No: N/A
 Whole: Partial: Acquisition Highway: Mile 2 West Road County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, unencumbered by any easements not to be extinguished, less oil, gas and sulphur. If this acquisition is of less than the whole property, then any special benefits and/or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is \$100 as of October 4, 2012, based upon my independent appraisal and the exercise of my professional judgment; on October 4, 2012, (date)(s), I personally inspected in the field the property herein appraised; I afforded Samuel Rios, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection.

The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on October 4, 2012, (date)(s). I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, County of Hidalgo, Texas Department of Transportation or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

I certify to the best of my knowledge and belief that the statements of fact contained in this report are true and correct; the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions; I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved; and, my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are noncompensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement other than that due to the physical deterioration within the reasonable control of the owner has been disregarded in estimating the compensation for the property.

Appraiser Signature - Leonel Garza III

State Certified General Real Estate Appraiser - TX 1328375-General
 Certification Number

October 4, 2012

Date

To the best of my knowledge, the value does not include any items which are not compensable under the State law.	
District Reviewing Appraiser	Date