

STATE OF TEXAS §
COUNTY OF HIDALGO §

FIRST AMENDEDMENT TO LEASE AGREEMENT

This **Amendment to Lease Agreement by and between The County of Hidalgo, Texas and JOSE I. RAMIREZ** is made this ____ day of _____ 2014, between the parties, as follows:

WHEREAS, on January 14, 2014, Hidalgo County (the "Lessee") entered into a Lease Agreement (the "Lease Agreement") with Jose I. Ramirez (the "Lessor"), in which the Lessee would rent certain premises from the Lessor as described in the Agreement;

WHEREAS, Article 5.1 provides the Lessee shall pay all utilities charges;

WHEREAS, from the inception the Lease Agreement Lessor has paid the utility charges and Lessee is in the process of installing separate meters for utility companies to bill Lessee directly;

WHEREAS, the parties desire to amend the Lease to provide Lessee will pay as additional rental the utility charges paid by Lessor until such time as the utilities bills Lessee directly for utility charges;

NOW THEREFORE, for and in consideration of the terms and provisions of this First Amendment to Lease Agreement and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged Jose I. Ramirez, as Lessor, and County of Hidalgo, Texas, as Lessee effective as of execution of this First Amendment agree to the following amendment to the Lease Agreements:

The following sentence shall be added to the end of Article 5.1:

1. Lessee shall pay as additional rental to Lessor all utility charges to the Lease Premises until such date as each utility company providing utility services to the Leased Premises commence billing (as shown on the billing invoice) Lessee for utility services to the Leased Premises.
2. Except as modified herein, all terms and conditions of the Agreement, as amended, remain in full force and effect and Jose I. Ramirez and Lessee ratify and confirm the terms and provisions of the Lease as amended.

EXECUTED IN DUPLICATE ORIGINALS and effective as of the day and year first written above.

COUNTY OF HIDALGO

By: Ramon Garcia
Ramon Garcia, County Judge

ATTEST:

By: Arturo Guajardo, Jr.
Arturo Guajardo, Jr., County Clerk

Approved by Commissioners' Court
on 9-23-14 de

By: Jose I. Ramirez
Jose I. Ramirez

APPROVED AS TO FORM:

ATLAS, HALL & RODRIGUEZ, LLP

By: Stephen L. Crain
Stephen L. Crain, Attorney



**AGENDA
CC REGULAR
HIDALGO COUNTY
COMMISSIONERS COURT
MEETING
September 23, 2014
9:30 A.M.**

NOTICE is hereby given in accordance with Chapter 551, Texas Government Code, that a SPECIAL MEETING of the Commissioners' Court will be held at the Edinburg Council Chambers 415 W. University Drive, Edinburg, Hidalgo County, Texas. Discussion and possible action relating to the following business will be transacted:

1. Roll Call

All members of the Court were counted present.

2. Pledge of Allegiance

Judge Garcia led the Court and Audience in reciting the Pledge of Allegiance.

3. Prayer

Virginia Townsend led the Court and Audience in Prayer.

4. Approval of Consent Agenda

The Court moved to approve the Consent Agenda for the exception of Item 3.O and 12.J to be pulled for discussion.

At this time, the Court proceeded to Items 21.B, 21.A, 21.C - 21.F, 10.A & B, 14.A, 6.C.

5. Open Forum

Fern McClaugherty commented on the increase of taxes by several entities and are helping create more poor people and questioned the decisions that are made by elected officials.

Virginia Townsend reminded the court that they adopted ethics and nepotism policies.

Opal Billman stated that she attends the Commissioners' Court meetings because she has been falsely imprisoned for 18 years and is unable to regain her community property.

Edward Estrada stated he will not vote in favor of a tax increase and feels the County should collect back taxes instead of increasing taxes.

Yvonne Ramon, Elections Administrator, wanted to remind everyone that today is National Voter Registration Day and that her department is at UTPA

UNANIMOUS vote of approval.

Vote: 4 - 0 - Unanimously

WIC PROGRAM-Roma, Texas:

b. Requesting authority for Margarita Gonzalez, WIC Program, to set up account with contracted energy company Reliant Energy, for the lease of office space located at 2891 E Grant St., Roma, Texas;

On motion by COMMISSIONER PCT. 3, JOE M. FLORES, seconded by COMMISSIONER PCT. 4, JOSEPH PALACIOS, the Court made a UNANIMOUS vote of approval.

Vote: 4 - 0 – Unanimously

c. Acceptance and approval of a short-term Amendment to the current lease between HCs WIC Program and Jose I. Ramirez with the amendment term commencing 06-02-14 through 12-31-14 in order to reimburse Lessor, Jose I. Ramirez for all incurred expenses for energy services, garbage disposal and city services (utilities) including the authorization for order, activation and conversion of all utilities and/or City services to WIC Program name/account;

On motion by COMMISSIONER PCT. 1, A.C. CUELLAR, JR., seconded by COMMISSIONER PCT. 3, JOE M. FLORES, the Court made a UNANIMOUS vote of approval.

Vote: 4 - 0 - Unanimously

d. Acceptance and approval of all invoices (from June 2014-December 2014) for the reimbursement of the following utility expenses to Lessor, Jose I. Ramirez including, but not limited to Our Energy; City of Roma; and Garbage Collection Co. with authority to issue reimbursement.

On motion by COMMISSIONER PCT. 4, JOSEPH PALACIOS, seconded by COMMISSIONER PCT. 1, A.C. CUELLAR, JR., the Court made a UNANIMOUS vote of approval.

Vote: 4 - 0 – Unanimously

G. Facilities Management:

1. **AI-46565** Requesting approval to exercise County's authority to terminate contract with Loftin Equipment Company for the Service/Repair and Maintenance of County Generators by issuing a thirty (30) day termination notice as stipulated in the contract No. C-11-297-03-13.

On motion by COMMISSIONER PCT. 1, A.C. CUELLAR, JR., seconded by COMMISSIONER PCT. 3, JOE M. FLORES, the Court made a UNANIMOUS vote of approval.

Vote: 4 - 0 - Unanimously

H. Budget & Management