

CITY OF EL PASO, TEXAS AGENDA SUMMARY FORM



DEPARTMENT/COUNCIL OFFICE: Real Estate

AGENDA DATE: August 18, 2026

PUBLIC HEARING DATE: Not Applicable

CONTACT PERSON NAME: Mary Lou Espinoza, Real Estate

PHONE NUMBER: (915) 212-0825

2nd CONTACT PERSON NAME: Claudia Garcia, Purchasing & Strategic Sourcing

PHONE NUMBER: (915) 212-7000

DISTRICT(S) AFFECTED: All

AGENDA ITEM:

A resolution requesting that the Director of Purchasing & Strategic Sourcing is authorized to notify WestStar Bank Holding Company, Inc and Subsidiaries dba WestStar Title, LLC that the City is terminating Contract 2024-0095R Title Services, for default pursuant to the provisions and requirements of Attribute 21, Article 8, Section B of this contract, due to contractor's violation of laws and regulations related to the performance of Contract No. 2024-0095R, and that the termination shall be effective on August 18, 2026.

The Purchasing & Strategic Sourcing Department also recommends that WestStar Bank Holding Company, Inc and Subsidiaries dba WestStar Title, LLC be disqualified from entering into any contract with the City for a period of 3 years, for default and unsatisfactory performance.

ISSUE STATEMENT:

City Council is requested to approve the termination of contract for 2024-0095R Title Services, for default. This termination is a result of contractor's failure to comply with the terms and conditions of the contract.

BACKGROUND:

The City of El Paso Real Estate Department identified multiple instances in which the Contractor acted on behalf of the City beyond the scope of services and authority granted under Contract No. 2024-0095R. These actions exceeded the Contractor's contractual authority and constituted a failure to comply with the contract terms and conditions.

COUNCIL OPTIONS:

1. Terminate the contract as recommended;
2. Deny termination if Council determines such action is in the best interest of the City;
3. Postpone action, pending additional information.

COMMITTEE REVIEW AND/OR RECOMMENDATION:

This item was not reviewed by a City Council committee.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

RELATED POLICIES:

1. Procurement Sourcing Policy

PRIOR COUNCIL ACTION:

On October 8, 2024, the City of El Paso approved the award of Contract No. 2024-0095R Title Services to notify WestStar Bank Holding Company, Inc and Subsidiaries dba WestStar Title, LLC., for an initial term of three (3) years with one (1), two (2) year option to extend, for a total estimated contract amount of \$300,000.00.

LEGAL REVIEW:

- ☒ Legal counsel reviewed as part of the Council packet
☐ Legal counsel reviewed in advance of packet as individual item

AMOUNT AND SOURCE OF FUNDING:

Amount: N/A

Funding Source: N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations to City Council of an accumulated total of \$500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT (\$)
Form was provided to the applicant	N/A

ATTACHMENTS:

- 1. Resolution

FOR MORE INFORMATION:

Mary Lou Espinoza	(915) 212-1715	EspinozaM@elpasotexas.gov
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RESOLUTION

WHEREAS, on October 8, 2024 the City of El Paso awarded Contract No. 2024-0095R Title Services to WestStar Bank Holding Company, Inc and Subsidiaries dba WestStar Title, LLC.

WHEREAS, the City finds that the Company is in default of the provisions of the Contract because of vendor's violation of laws and regulations related to the performance of Contract No. 2024-0095R and

WHEREAS, pursuant to Attribute 21, Article 8, Section B the Contract (Termination for Default), the City is authorized to terminate the Contract for default; and

WHEREAS, the City desires to terminate this Contract for Default.

NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF EL PASO:

That the Director of Purchasing & Strategic Sourcing is authorized to notify WestStar Bank Holding Company, Inc and Subsidiaries dba WestStar Title, LLC, that the City is terminating Contract No. 2024-0095R Title Services for default pursuant to the provisions and requirements of Attribute 21, Article 8, Section B of the Contract Clauses, due to contractor's failure to perform and that the termination shall be as of August 18, 2026.

That the Purchasing & Strategic Sourcing Department also recommends that WestStar Bank Holding Company, Inc and Subsidiaries dba WestStar Title, LLC be disqualified from entering into any contract with the City for a period of 3 years, for default and unsatisfactory performance.

APPROVED this _____ day of _____, 2026

THE CITY OF EL PASO:

Renard U. Johnson,
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Mona M. Heydarian
Assistant City Attorney

APPROVED AS TO CONTENT:

Claudia A. Garcia, Director
Purchasing and Strategic Sourcing