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Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

NINTH (9th) CITY COUNCIL

COMMITTEE REPORT - 115 - 2025
May 26, 2025

Submitted by:
COMMITTEE OF THE WHOLE

PRESENT: (January 14, 2025)

HON. BIENVENIDO C. DE GUZMAN II	-	Chairman
HON. MARK ANGELO B. DAYAG	-	Member
HON. MARIA ROSARIO B. SORIANO	-	Member
HON. RONALDO S. ORTIZ	-	Member
HON. MARY MARJORIE P. MARTIN CHAN	-	Member
HON. IMOGEN CLAIRE M. CALLANGAN	-	Member
HON. JUDE T. BAYONA	-	Member
HON. KARINA S. GAUANI-VIERNES	-	Member
HON. GRACE B. ARAGO	-	Member
HON. TIRSO S. MANGADA	-	Member
HON. MARC ALDOUS C. BACCAY	-	Member
HON. RESTITUTO C. RAMIREZ	-	Member

ABSENT:

HON. ARNEL T. ARUGAY	-	Member
HON. GILBERT S. LABANG	-	Member
HON. CERENE PEARL T. QUILANG	-	Member

RESOURCE PERSONS:

Ms. Chona Q. Sedano	-	City Planning and Development Coordinator
Engr. Wenceslao Arao	-	City Engineer
Ms. Luthgarda T. Bingcang	-	City Budget Officer
Ms. Marvie Q. Alvarez	-	City Assessor
Atty. Roderick S. Iquin	-	City Legal Officer

PRESENT: (January 08, 2025)

HON. BIENVENIDO C. DE GUZMAN II	-	Chairman
HON. MARK ANGELO B. DAYAG	-	Member
HON. MARIA ROSARIO B. SORIANO	-	Member
HON. RONALDO S. ORTIZ	-	Member
HON. MARY MARJORIE P. MARTIN CHAN	-	Member
HON. IMOGEN CLAIRE M. CALLANGAN	-	Member
HON. JUDE T. BAYONA	-	Member
HON. KARINA S. GAUANI-VIERNES	-	Member
HON. ARNEL T. ARUGAY	-	Member
HON. GRACE B. ARAGO	-	Member
HON. TIRSO S. MANGADA	-	Member
HON. MARC ALDOUS C. BACCAY	-	Member
HON. RESTITUTO C. RAMIREZ	-	Member
HON. CERENE PEARL T. QUILANG	-	Member

ABSENT:

HON. GILBERT S. LABANG	-	Member
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RESOURCE PERSONS:

Ms. Chona Q. Sedano	-	City Planning and Development Coordinator
Engr. Wenceslao Arao	-	City Engineer
Ms. Luthgarda T. Bingcang	-	City Budget Officer
Ms. Marvie Q. Alvarez	-	City Assessor
Atty. Roderick S. Iquin	-	City Legal Officer
Mr. Catalino V. Arugay	-	Representative

PRESENT: (August 07, 2024)

HON. BIENVENIDO C. DE GUZMAN II	-	Chairman
HON. MARK ANGELO B. DAYAG	-	Member
HON. RONALDO S. ORTIZ	-	Member
HON. IMOGEN CLAIRE M. CALLANGAN	-	Member (via zoom)
HON. JUDE T. BAYONA	-	Member (via zoom)
HON. KARINA S. GAUANI-VIERNES	-	Member (via zoom)
HON. ARNEL T. ARUGAY	-	Member
HON. GRACE B. ARAGO	-	Member
HON. RESTITUTO C. RAMIREZ	-	Member
HON. CERENE T. QUILANG	-	Member

ABSENT:

HON. MARIA ROSARIO B. SORIANO	-	Member
HON. MARY MARJORIE P. MARTIN CHAN	-	Member
HON. GILBERT S. LABANG	-	Member
HON. TIRSO S. MANGADA	-	Member
HON. MARC ALDOUS C. BACCAY	-	Member

RESOURCE PERSONS:

Ms. Chona Q. Sedano	-	City Planning and Development Coordinator
Mr. Buenaventura F. Lagundi	-	City Treasurer
Ms. Marvie Q. Alvarez	-	City Assessor
Ms. Luthgarda T. Bingcang	-	City Budget Officer
Ms. Angelina T. Somera	-	City Accountant

PRESENT: (July 01, 2024)

HON. BIENVENIDO C. DE GUZMAN II	-	Chairman
HON. MARK ANGELO B. DAYAG	-	Member
HON. MARIA ROSARIO B. SORIANO	-	Member
HON. RONALDO S. ORTIZ	-	Member
HON. MARY MARJORIE P. MARTIN CHAN	-	Member
HON. IMOGEN CLAIRE M. CALLANGAN	-	Member (via zoom)
HON. GILBERT S. LABANG	-	Member
HON. JUDE T. BAYONA	-	Member
HON. KARINA S. GAUANI-VIERNES	-	Member (via zoom)
HON. TIRSO S. MANGADA	-	Member
HON. MARC ALDOUS C. BACCAY	-	Member
HON. CERENE T. QUILANG	-	Member

ABSENT:

HON. MARY MARJORIE P. MARTIN CHAN	-	Member (On leave)
HON. ARNEL T. ARUGAY	-	Member
HON. GRACE B. ARAGO	-	Member
HON. RESTITUTO C. RAMIREZ	-	Member

RESOURCE PERSONS:

Ms. Marvie Q. Alvarez	-	City Assessor
Mr. Buenaventura F. Lagundi	-	City Treasurer
Ms. Angelina T. Somera	-	City Accountant
Ms. Chona Q. Sedano	-	City Planning and Development Coordinator
Ms. Luthgarda T. Bingcang	-	City Budget Officer

PRESENT: (May 23, 2024)

HON. BIENVENIDO C. DE GUZMAN II	-	Chairman
HON. MARK ANGELO B. DAYAG	-	Member
HON. MARIA ROSARIO B. SORIANO	-	Member (via zoom)
HON. RONALDO S. ORTIZ	-	Member
HON. MARY MARJORIE P. MARTIN CHAN	-	Member (via zoom)
HON. IMOGEN CLAIRE M. CALLANGAN	-	Member
HON. JUDE T. BAYONA	-	Member
HON. KARINA S. GAUANI-VIERNES	-	Member (via zoom)
HON. GRACE B. ARAGO	-	Member
HON. TIRSO S. MANGADA	-	Member
HON. MARC ALDOUS C. BACCAY	-	Member
HON. RESTITUTO C. RAMIREZ	-	Member

ABSENT:

HON. ARNEL T. ARUGAY	-	Member
HON. GILBERT S. LABANG	-	Member
HON. CERENE T. QUILANG	-	Member

RESOURCE PERSONS:

Mr. Gerald O. Lim	-	Asst. City Accountant
Ms. Luthgarda T. Bingcang	-	City Budget Officer
Ms. Marvie Q. Alvarez	-	City Assessor
Mr. Buenaventura F. Lagundi	-	City Treasurer
Atty. Roderick S. Iquin	-	City Legal Officer
Atty. Gerome A. Pagalilauan	-	Attorney II – City Legal Office
Ms. Chona Q. Sedano	-	City Planning and Development Coordinator
Mr. Catalino V. Arugay	-	Representative

PRESENT: (May 26, 2024)

HON. BIENVENIDO C. DE GUZMAN II	-	Chairman
HON. MARK ANGELO B. DAYAG	-	Member
HON. RONALDO S. ORTIZ	-	Member
HON. IMOGEN CLAIRE M. CALLANGAN	-	Member (via zoom)
HON. GILBERT LABANG	-	Member
HON. JUDE T. BAYONA	-	Member
HON. KARINA S. GAUANI-VIERNES	-	Member (via zoom)
HON. TIRSO S. MANGADA	-	Member

ABSENT:

HON. MARIA ROSARIO B. SORIANO	-	Member
HON. MARY MARJORIE P. MARTIN-CHAN	-	Member
HON. ARNEL T. ARUGAY	-	Member
HON. GRACE B. ARAGO	-	Member
HON. MARC ALDOUS C. BACCAY	-	Member
HON. RESTITUTO C. RAMIREZ	-	Member
HON. CERENE T. QUILANG	-	Member

RESOURCE PERSONS:

Engr. Wenceslao Arao	-	City Engineer
Ms. Chona Q. Sedano	-	City Planning and Development Coordinator
Ms. Marvie Q. Alvarez	-	City Assessor
Ms. Angelina T. Somera	-	City Accountant
Ms. Luthgarda T. Bingcang	-	City Budget Officer
Ms. Evelyn L. Canapi	-	CTO Representative

COMMITTEE REPORT NO. 115-2025

SUBJECT:

LETTER OF THE CITY MAYOR, HON. MAILA ROSARIO S. TING-QUE, REITERATING HER REQUEST FOR AN AUTHORITY TO REPRESENT THE TUGUEGARAO CITY GOVERNMENT IN ACQUIRING THE LAND OWNED BY MR. MANUEL ROLAND V. ARUGAY AND HIS CO-OWNERS.

FOR THE PRESIDING OFFICER:

The Committee of the Whole met and deliberated on the subject matter.

ACTIONS TAKEN:

The Committee of the Whole met in several meetings to discuss the indorsement of the City Mayor, Hon. Maila Rosario S. Ting-Que, for the passage of a Resolution authorizing the City Government to acquire the land owned by Mr. Manuel Roland V. Arugay and Mr. Mariano Arugay, and granting the Local Chief Executive the authority to enter into a contract to acquire the same.

The committee met again to discuss the letter of the City Mayor, Hon. Maila Rosario S. Ting-Que, reiterating her request for an authority to represent the Tuguegarao City Government in acquiring the land owned by Mr. Manuel Roland V. Arugay and his co-owners.

FINDINGS:

1. Attached to said indorsement is City Appraisal Committee Resolution No. 09-2023 "Resolution undertaking the appraisal of Parcels of Land offered for sale to the City Government of Tuguegarao City owned by Mariano M. Arugay and Manuel Roland V. Arugay, married to Maria Victoria D. Arugay, represented by Manuel Roland V. Arugay of Tuguegarao City.
2. During the initial meetings, upon inquiry by the members as to what particular government project these lots are intended for, Engr. Francisco Marallag of the City Engineering Office stated that this is intended for a tricycle terminal for eastern barangays. However, Ms. Chona Sedano, City Planning and Development Coordinator, mentioned, among others, that if the said lot would not be suitable for such purpose, it would be for the establishment of a public park instead.
3. As per information from the City Assessor, Ms. Marvie Alvarez, the City Appraisal Committee recommended that the purchase of the subject lots covering an area of 1,057 square meters at Twenty Thousand Four Hundred Ninety Four Pesos and 57/100 (Php20,494.57) per square meter is fair, just and reasonable.
4. It was manifested by the members of the committee that before the government will undertake a major project, a feasibility study is required, as provided for in Executive Order No. 1035, titled "*Providing the Procedures and Guidelines for the Expeditious Acquisition by*

the Government of Private Real Properties or Rights Thereon for Infrastructure and other Government Projects."

5. The members of the Committee of the Whole were not against the land banking but were unanimous in requiring the Feasibility Study of the government project for which said lots offered for sale are specifically intended, including the submission of the updated/latest payments of real property taxes and updated electronic copies of certificates of titles. The Office of the City Mayor was formally informed of the said requests for further consideration of the committee. In response thereto, the latter transmitted the corresponding Copy of Transfer Certificate of Titles and Certificate of Tax Clearances. The Local Chief Executive have submitted copies of the titles covering the said lot, to wit; Transfer Certificates of Title Nos. 032-2024001835, 032-2024001834 and 032-2019002020. A perusal of these Certificates of Title shows that there are existing encumbrances (adverse claims) on the subject lot, as annotated on the last page of each title. Hence, there are legal issues that have to be resolved by the owners of the subject lot first, before they can sell the said lot.
6. During the subsequent meeting held on January 14, 2025, the City Engineer, Engr. Wenceslao Arao, mentioned, among others, they have a proposed design for a 3-4 storey tricycle terminal.
7. Ms. Sedano offered to come up with a Project Concept Note instead of a Feasibility Study of the proposed tricycle terminal which outlines the overview of the project, its objectives, theoretical framework and the processes on how to go about said project since according her, a Feasibility Study comprises of highly technical aspects and this needs funding, to which some members suggested to incorporate therein the flow of traffic along the area and the desired project structure.
8. A Committee meeting was held on May 26, 2025, Engr. Wenceslao Arao presented the proposed 3-4 storey tricycle terminal with an estimated cost of forty-five (45) Million Pesos.
9. Several Members of the Committee made an inquiry and clarifications as to the exorbitant amount required for the construction of tricycle terminal which will only cater to only five (5) TODAS which are mainly from the eastern part of Tuguegarao City.
10. The members of the committee also manifested its concern as to the disadvantage of acquiring the said lot for a significant amount considering that the lot is located at a flood-prone area.
11. the members of the committee were not persuaded as to the actual advantage of acquiring the lot of Mr. Manuel Roland V. Arugay and his co-owners considering the significant cost, the limited number of TODAS to be accommodated by the terminal, the High risk-flood area, and the absence sufficient basis for economic advantage for Tuguegarao City.
12. The proposed amount of P45 Million for the construction of a two- storey building which will be used as a terminal for Five TODAs only is way too costly and no projected income was presented during the series of meeting.
13. No Bill of Materials was presented during the series of Committee meeting.
14. The Committee also suggested for a consultative meeting with the TODAs concerned in the proposed construction of a two- storey terminal.
15. The Committee also manifested that a two- storey building for a TODA terminal is not feasible considering the fact that tricycles have difficulty going up in an elevated area. They even cited as an example the terminal of the Tricycles in Alimannao, outside the MCNP campus, wherein tricycles have difficulty climbing the ramp in the entrance of the terminal as it is an elevated place.
16. The council were also informed of the plan to put an elevator inside the TODA terminal to which they have expressed their strong hesitation, considering that the area is located in a flood prone place. In fact, it is located among the first barangays which are immediately reached by flood in the City.

RECOMMENDATION:

The Committee of the Whole unanimously agreed to pass a resolution denying the request of the City Mayor Honorable Maila Rosario S. Ting-Que for an authority to represent the Tuguegarao City Government in acquiring the land owned by Mr. Manuel Roland V. Arugay and his co-owners on the ground that purchase is considered economically disadvantageous for the City of Tuguegarao.

Respectfully submitted:


HON. BIENVENIDO C. DE GUZMAN II
City Vice Mayor/Chairman


HON. MARK ANGELO B. DAYAG
Member


HON. MARIA ROSARIO B. SORIANO
Member



HON. RONALD S. ORTIZ
Member

objection
HON. MARY MARJORIE P. MARTIN-CHAN
Member


HON. IMOGEN CLAIRE M. CALLANGAN
Member



HON. GILBERT S. LABANG
Member


HON. JUDE T. BAYONA
Member


HON. KARINA S. GAUANI
Member

inhibit
HON. ARNEL T. ARUGAY
Member

abstained
HON. GRACE B. ARAGO
Member


HON. TIRSO Y. MANGADA
Member


HON. MARC ALDOUS C. BACCAY
Member


HON. RESTITUTO C. RAMIREZ
Member

HON. CERENE PEARL T. QUILANG
Member

A RESOLUTION DENYING THE REQUEST OF THE CITY MAYOR, HON. MAILA ROSARIO S. TING-QUE, FOR AN AUTHORITY TO REPRESENT THE TUGUEGARAO CITY GOVERNMENT IN ACQUIRING THE LAND OWNED BY MR. MANUEL ROLAND V. ARUGAY AND HIS CO-OWNERS

WHEREAS, under Section 16 of Republic Act. No. 7160, otherwise known as the Local Government Code of 1991, provides that "Every Local Government Unit shall exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate or incidental for its efficient governance, and those which are essential to the promotion of the general welfare;

WHEREAS, Section 455 paragraph (b) (2) of the Local Government Code provides that the Local Chief Executive shall enforce all laws and ordinances relative to the governance of the city and in the exercise of the appropriate corporate powers provided for under section 22 of this Code, implement all approved policies, programs, projects, services and activities of the city;

WHEREAS, Section 22 (c) of the Local Government Code of 1991 provides that unless otherwise provided in this Code, no contract may be entered into by the local chief executive in behalf of the local government unit without prior authorization by the Sanggunian concerned;

WHEREAS, the Honorable City Mayor, Maila Rosario S. Ting-Que, submitted a formal request to the Ninth City Council seeking authority to represent the Tuguegarao City Government in the negotiation and acquisition of a parcel of land owned by Mr. Manuel Roland V. Arugay and his co-owners;

WHEREAS, the said request was duly referred to the Committee of the Whole for evaluation and recommendation, and subsequently deliberated upon by the members of the Ninth City Council;

WHEREAS, after a thorough review of the relevant facts, circumstances, and documents presented, the Ninth City Council finds sufficient grounds to deny the requested authority on the basis that considered economically disadvantageous for the City of Tuguegarao.

WHEREAS, the Ninth City Council deems it in the best interest of the City Government of Tuguegarao to withhold granting said authority at this time;

NOW THEREFORE RESOLVE, as it is hereby **RESOLVED**, to **DENY** the request of the City Mayor, Hon. Maila Rosario S. Ting-Que, for an authority to represent the Tuguegarao City Government in acquiring the land owned by Mr. Manuel Roland V. Arugay and his co-owners;

RESOLVED FURTHER, that copies of this resolution be furnished to the Office of the City Mayor, the City Legal Office, and other concerned offices for their information and appropriate action.

Respectfully submitted:


HON. BIENVENIDO C. DE GUZMAN II
City Vice Mayor/Chairman

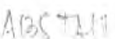

HON. MARK ANGELO B. DAYAG
Member

HON. MARIA ROSARIO B. SORIANO
Member


HON. RONALD S. ORTIZ
Member

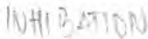

HON. MARY MARJORIE P. MARTIN-CHAN
Member


HON. IMOGEN CLAIRE M. CALLANGAN
Member



HON. GILBERT S. LABANG
Member

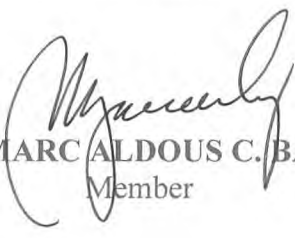

HON. JUDE T. BAYONA
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