



Mayor: Mario Garza
Mayor Pro-Tem: Pete Garcia
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Leonardo “Lenny” Sanchez

The City of San Juan does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Office of the City Secretary at 956-223-2200 at least 24 hours prior to the scheduled meeting to make proper arrangements.

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, May 8, 2018

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. Presentation on Departmental Reports: Department of Planning and Zoning,
Parks and Recreation, San Juan Memorial Library and Sanitation Department.

1. Planning and Zoning Monthly Report.

2. Parks and Recreation Department Monthly Report.

3. San Juan Memorial Library Monthly Report.

4. Department of Sanitation Monthly Report

VI. PUBLIC HEARING/ORDINANCES

- A. Conduct a Public Hearing and Consider Adoption of an Ordinance in First Reading for a Rezoning Request from Single-Family Residence District (R-S) to Heavy Commercial District (C-3) for a property legally described as a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart and Las Milpas Road, as Requested by Marcos Perez.

VII. CONTRACTUALS/RESOLUTIONS

- A. Preliminary and Final Plat Approval of the Perez Garza Subdivision being a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart and Las Milpas Road, as Requested by MAS Engineering, LLC.

VIII. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS:

- A. Consider Selection and Authorizing the City Manager to Enter into Contract with Energy Service Company (ESCO) Pursuant to RFQ# 18-65-03-22
- B. Consider Selection and Authorizing the City Manager to Enter into Contract with Professional Service Company for a Cost of Service, Water and Sewer Rate and Debt Capacity Study. Pursuant to RFQ# 18-66-03-23.
- C. Consider Budget Amendment Fiscal Year 2017 - 2018 for the General Fund-Fund Balance, Utility Fund Retained Earnings and Solid Waste Fund Retained Earnings.
- D. Discussion and Possible Action Regarding Requests for Proposals and/or Qualifications for Marketing Consultant for City of San Juan.

IX. CONSENT AGENDA

- A. Consider Approval of City of San Juan, Texas Quarterly Investment Report dated December 31, 2017 as Required by the Public Funds Investment Act. (PFIA)

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene into Closed Session Pursuant of the Chapter 551, Subchapter D, Exceptions to Requirements that Meetings be Open, Texas Government Code §551.072 (Consultation with Attorney) and Texas Government Code §551.072 (Deliberation Regarding Real Property) as Follows:

1. Discussion and Possible Action Regarding the Purchase, Exchange, Lease, Transfer, or Value of Real Property Tract 2. (Pursuant to Texas Code, §551.072 Deliberation About Real Property and §551.071 Consultation with Attorney).

XI. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

XII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the _____ in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).

DIANA CAVAZOS
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the the _____ of _____, 2018.

CITY COMMISSION MEETING AGENDA
MAY 8, 2018
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OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
Mayor Pro-Tem: Pete Garcia
Commissioners: Jesus "Jesse" Ramirez
Ernesto "Neto" Guajardo
Leonardo "Lenny" Sanchez
"The Friendly City"

MEMORANDUM

TO: Benjamin Arjona, City Manager
FROM: Xavier Cervantes, Director of Planning XC
DATE: May 2, 2018
SUBJECT: April 2018 Report

The City of San Juan Planning Department is busy processing subdivision plats, rezoning applications, applications for special/conditional use permits, applications for variances and undertaking other duties as listed below.

- 77 building permits were issued with a \$3,942,111.00 in total valuation.
- 189 garage sale permits were issued (\$1,890.00 in revenues).
- Provided customer service and support to 1,243 people and handled approximately 2,383 calls.
- The building inspectors made approximately 552 inspections.
- Nine (9) permits were issued for new houses.
- Provided customer service and handled approximately 382 calls regarding animal control.

SUBDIVISIONS IN PROCESS

- Minnesota Vegas Ranches Phase 1
- Garden Ridge Phase 2
- Black Hills Estates
- Hinojosa Acres
- Saint Michel
- County Park Phase 1
- RR San Juan Retail
- Perez-Garza
- Kings Apartments

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Munchin (snack shop) – 2211 S. Veteran's Blvd.
- Estelas Thrift Store – 2209 N. Raul Longoria Rd.
- Tree of Life of Texas – 700 E. IH 2
- Trucking Now Insurance Agency – 100 W. U.S. Business 83
- Taide's Cake Shoppee, LLC – 2105 N. Raul Longoria Rd.
- Tortilleria La Malinche LLC – 600 N. Veteran's Blvd.
- Alison Bowtique/Jr. Leds – 2003 N. Veteran's Blvd.

709 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956)223-2220 • Fax: (956) 787-5978

- Golden Chick – 1911 N. Raul Longoria Rd.

SUBSTANTIAL BUILDING PERMITS ISSUED OR PROCESSED IN THE PAST MONTH

- None

CONDITIONAL AND SPECIAL USE PERMITS IN PROCESS

- None

REZONING APPLICATIONS IN PROCESS

- From Single family residence district to Heavy Commercial district for the property at the Northwest corner of Las Milpas and Stewart Roads.

VARIANCE APPLICATIONS IN PROCESS

- None

ORDINANCES IN PROCESS

- None

UTILITY EASEMENTS

The Department worked with the Project Engineer and the Utilities Director to obtain the necessary easements to undertake the First Time Sewer Connections Project. Forty (40) easements were obtained from property owners at no cost to the City. Three (3) easements were pursued from property owners along the expressway for the 12-inch Water Line Project from the Bank of America property to the future Retama Avenue. All three easements were already obtained.

DAVIS-BACON REGULATIONS

The Planning Department conducts employee wage interviews and reviews payroll reports to make sure the project contractors and subcontractors are in compliance with the Davis-Bacon Federal Act. At this time the projects that are impacted by this Act (because federal funds are involved) are the Water Plant # 2 Expansion Project and the First Time Sewer Connections Project.

STORMWATER REGULATIONS

The Department is the Stormwater Manager for the City of San Juan. The City of San Juan is a member of the Rio Grande Valley Stormwater Taskforce that is now coordinated by UTRGV. The department ensures the City is in compliance with all TCEQ and EPA laws regarding stormwater discharge. Regional meetings are attended regularly to keep track of this task.

METROPOLITAN PLANNING ORGANIZATION

The Department represents the City of San Juan in the Metropolitan Planning Organization (MPO) Technical Advisory Committee for County-wide transportation planning. Meetings are attended monthly.

OPERATION CRACKDOWN

The Department is very involved in this program in conjunction with the San Juan Police Department and the Public Works Department to tear down unsafe structures that augment crime in the City neighborhoods. Thirty-five (35) structures have been identified as unsafe and sixteen (16) have been torn down since the start of the operation in February 2015. The demolitions are handled by the Public Works Department. Staff is working with our tax attorneys to get more unsafe structures under tax foreclosure to allow city personnel to demolish them.

HIDALGO COUNTY URBAN COUNTY PROGRAM

The Fiscal Year 30 (2017) project includes paving improvements in the Clark Terrace Phase 1 & 2 Subdivisions. The documents were submitted on time by the department to start the advertisements and the environmental review. The Urban County Program has entered into a contract Perez Consulting Engineers for the engineering plans. If everything goes according to schedule the project will go out for bids in July 2018 and will be completed in the Fall of 2018.

The Fiscal Year 31 (2018) project will involve the repaving of streets in the High School East Subdivision along PSJA Bears Trail Street. If everything goes according to schedule the project is expected to be completed by the Summer of 2019.

PAVING IMPROVEMENTS PROJECT PHASE 1

The Department is the manager for this project. Perez Consulting Engineers is the firm that was selected by the City Commission to conduct the engineering. The awarding of the bids went before the City Commission during their May 23 meeting and the project was awarded to 2GS, LLC dba Earthworks Enterprise out of Penitas, Texas in the amount of \$1,425,557.75. The project commenced on Monday June 26, 2017 and was completed the first week of February, 2018.

PAVING IMPROVEMENTS PROJECT PHASE 2

\$1.84 million is available for additional street improvements throughout the city. The engineering contract with Cruz-Hogan Consultants was approved by the City Commission on August 22, 2017. The funds available include the costs associated with engineering, surveying, geotechnical studies and testing and construction costs. The project went out for bids on February 28, 2018 and the bid opening took place on March 28, 2018. Texas Cordia LLC out of Edinburg is the construction firm that was selected for the project at a cost of \$1,960,201.00. The project should be completed by the Fall of 2018. The project includes drainage improvements at the corner of Ridge and Nebraska.

TRANSIT TERMINAL PROJECT

Before the City can request statements of qualifications from architecture firms for the project an environmental report and two property appraisals must be submitted to the LRGVDC-Valley Metro. The department is in the process of obtaining the necessary reports.

APRIL 2018 MONTHLY REPORT

Activity	Total	Valuation	Fees
<i>Commercial</i>	1	\$ 400,000.00	\$ 3,578.64
<i>Apartments</i>	0		\$ -
<i>New Residence</i>	9	\$ 782,250.00	\$ 4,097.84
<i>Additions</i>	0	\$ -	\$ -
<i>Repair/Renew/Remodel/Re-Inspect</i>	30	\$ 2,623,521.00	\$ 9,015.81
<i>House Moving</i>	2	\$ 1,800.00	\$ 220.00
<i>Mobile Homes</i>	0	\$ -	\$ -
<i>Carports/D-ways/Sidewalk/Concrete</i>	10	\$ 15,600.00	\$ 313.54
<i>Fences</i>	9	\$ 10,900.00	\$ 248.06
<i>Storage Rooms/Porches/Signs</i>	14	\$ 34,040.00	\$ 514.55
<i>Misc.</i>	2	\$ 74,000.00	\$ 500.60
Total Permits	77	\$ 3,942,111.00	\$ 18,489.04
<i>Plumbing</i>	40	\$ -	\$ 3,664.00
<i>Electrical</i>	31	\$ -	\$ 2,402.00
<i>Mechanical</i>	13	\$ -	\$ 807.50
<i>Electrical Licenses</i>	0	\$ -	\$ -
<i>Occupational Licenses</i>	16	\$ -	\$ 640.00
<i>Demolitions</i>	1	\$ -	\$ 25.00
<i>Garage Sales</i>	189	\$ -	\$ 1,890.00
Total Permit:	290		\$ 9,428.50
Grand Total:	367	\$ 3,942,111.00	\$ 27,917.54

Code Enforcement

April 2018 Report

J. Munoz & A. Monroy, Code Enforcement

Inspections Department

April 2018 Report

A. Jaramillo, J. Estrada & I Cano, Building Inspectors

Illegal Dumping	5	Setbacks	2
Work Orders	3	Foundation	30
Commercial, Abandoned & Junked Vehicles	31	CSI /Backflow	3
Garage Sale Signs & W/out Permits	24	Nail Pattern	20
Rubbish	21	Framing/Poly-Seal/Windstorm	23
Banners & Temp. Signs	0	Rough Electrical	55
Fowl Odor	0	Rough Plumbing	17
Building w/o Permit	24	Rough Mechanical	11
Certified Letters	3	Vents & Pipes	14
Complaints Filed in Court	0	Sewer	20
Towed, Abandoned & Junked Vehicles	3	Gas	0
Street Vendor	0	Driveway/Sidewalk	43
Conducting Business in Residence	0	Insulation	21
		Infiltration	22
Total Code Enforcement Activities	114	Final	29
		Occupational Inspection	0
		Mobile Home Inspection	0
Zoila Martinez, Monica Gomez & Janie Soto		House Inspection	1
		Plan Review	67
		Permit Sign Off	60
		Other	114
Total In-Person	1243		
Total Call-in's	2383		
Animal Control Calls	382	Total Activities	552



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Jesus "Jesse" Ramirez
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TO: Benjamin Arjona, City Manager
FROM: Patrick Willingham, Director of Parks & Recreation
DATE: MAY 3, 2018
RE: APRIL 2018 Monthly Report

For the month of April 2018, we have the following to report:

Parks Division, staff continues to maintain our city parks and landscape areas as needed. This past month staff has continued daily preparations around Mayfield Park and San Juan Municipal Park for games in youth baseball and softball. In addition, staff assisted in removing two trees from Municipal Park in preparation of the delivery of the new stadium lights. These lights will be installed during the month of May. On April 18, 2018 also assisted the PSJA CTE Department with their Earth Day event at the wetlands. All four high schools were represented at the event and it was a great success.

Events Division, Event Coordinator Ruben Rodriguez and staff along with members of the CTE Department from PSJA ISD hosted an earth day event that took place on Wednesday April 18, 2018 from 9am- 2pm at the San Juan Wetlands. This annual event continues to be a great day of activities and clean at our Wetlands here in San Juan, TX. Mr. Rodriguez also has been working on the National Day of Prayer event that is set to take place on Thursday May 3, 2018. In addition Mr. Rodriguez continues to assist staff with preparations for the summer activities.

Recreation Division, this month we held the closing ceremonies for youth girls' soccer and youth boys' basketball. All our participants and coaches were recognized for a great season. On April 7, 2018 we kicked off the 2018 Baseball/Softball season with opening day ceremonies which were held at Mayfield Park. Over 50 teams participated in this year's event that was followed by a full day of games. Staff has also begun preparations for the upcoming summer sports season. This year we will be adding middle school basketball, volleyball, track and field and youth tennis. Registration for all these programs along with other recreational programs will begin in May.

Maintenance Division staff continues to provide professional maintenance and custodial service throughout the city. Staff continues to prepare for the summer season servicing A/C units throughout the city. This past month we welcomed Mrs. Maria Del Carmen Santos to our Building Maintenance team (custodial services). Our division is now complete and we look forward to fully servicing all our city buildings and properties.

UPCOMING EVENTS:

April 30, 2018	Mid-Season Tournament Tee Ball-Pinto Baseball-Mustang – Pony Softball
May 7, 2018	Mid-Season Tournaments Mustang-Pony Baseball-Tee Ball- pinto Softball
May 3, 2018	National Day of Prayer
June 4, 2018	First Day Summer Activities
July 3, 2018	July 4 th Celebration at Municipal Park

The San Juan Parks and Recreation Department would like to thank all of the participants, coaches, parents, sponsors and City Commission for all their time and dedication to our community. We look forward to serving you!!



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MEMORANDUM

TO: Mr. Benjamin Arjona, City Manager
FROM: Armandina Sesín, Library Director
DATE: May 2, 2018
SUBJECT: April Monthly Report

Enclosed is the April monthly report including statistics and programs:

For the month of April we had 3,008 visitors. Out of those visitors, 1,241 were here for computer use only. We had 104 new patrons added to our circulation system. We requested and received twenty six (26) Interlibrary Loans (ILL). The library checked out a total of 1,345 items both adult and children's. We had 86 in-house circulation items. We helped the public with an estimated 517 reference/informational questions. We had 20 children's programs with an attendance of 116 people. The monthly amount deposited was \$1,367.16 both fines and fees.

Please see attached statistical report.

During the month of April:

- Attended the Directors' meetings.
- Attended the City Commission meetings.
- Went to City Hall to make the weekly money deposits for the library.
- Attended a Book presentation *Aztectopia* at the Mexican Consulate.
- Attended a meeting for the Comprehensive Study Plan.
- Attended the HCLS meeting at the Mayor Joe V. Sanchez Library in Weslaco
- Managed the day to day operations of the San Juan Memorial Library

Meetings to be held in May, 2018

Multipurpose Room

Directors' meeting, May 1st
Spanish GED classes from May 1st to May 31st
Parks & Recreation May 1st
Planning & Zoning, May 2nd, May 3rd, May 17th
San Juan Memorial Library Board, May 2nd
Civil Service Entry Level Exam, May 8th
City Commission Meetings, May 8th & May 22nd
Keep San Juan Beautiful, May 9th
Día de las Madres Celebration May 10th
SBA, May 16th, May 23rd & May 30th
Enero Rojo Lunar Poetry Night, May 18th
San Juan Headstart Pre-K Graduation, May 25th

Training Room:

No meetings will be held during the month of May.

**San Juan Memorial Library
April 2018 Statistics**

Statistics	
Total Visitors	3,008
Computer Users	1,241
Total Checkouts	1,345
In-House Use	86
Inter-Library Loans	26
New Patrons	104
Reference\ Informational Questions	517
FAX transactions	69
Children's Programs	20
Attendance	116

Multipurpose Room Reservations	Attendance
2nd SPA GED Class	7
3rd SPA GED Class	4
4th SPA GED Class	6
4th Library Board	8
5th SPA GED Class	8
5th Planning & Zoning	13
6th IT - Phone swap	70
9th Human Resources - Executive Room	4
10th Human Resources - Executive Room	4
10th City Commission	50
11th Directors Meeting	15
11th Human Resources - Executive Room	4
11th SPA GED Class	6
11th Keep San Juan Beautiful	6
12th Human Resources - Executive Room	5
12th SPA GED Class	6
12th Special Called Meeting	10
12th Planning & Zoning	29
13th Human Resources - Executive Room	5
16th Human Resources - Executive Room	9
16th SPA GED Class	7
16th Special Called Meeting	10
17th Planning & Zoning	13
17th Consultant Meeting	15
17th SPA GED Class	6
17th Human Resources - Executive Room	9
18th Human Resources - Executive Room	10
18th SPA GED Class	6
19th Human Resources - Executive Room	10
19th SPA GED Class	6
19th Planning & Zoning	11
20th Human Resources - Executive Room	9
20th IT - Phone Swap	25
23rd SPA GED Class	7
24th SPA GED Class	2
25th HEB Read 3	27

Checkouts	
DVDs	434
Books Juvenile	736
Books Adult	184
Total	1,354

WiFi Usage	
LibGuest	406
LibStaff	100
LibAdmin	0
Total	506

Study Room Attendance	
Study Rooms	92

Facebook Page	
Likes	3
Visitors	24

SJML Homepage	
Visitors	45,326

Deposits	
Fines - Cash	\$ 211.71
Fines - Credit	\$ 82.50
Copies - Cash	\$ 998.25
Copies - Credit	\$ 74.70
Total	\$ 1,367.16

Outreach Programs	Attendance
27th AVANCE - Bowie Elem.	49
Total	49

M.R. Reservations (cont.)	Attendance
26th Fire Dep. Funeral Planning	7
26th Planning & Zoning	7
26th SPA GED Class	6
30th SPA GED Class	5
30th Dia de los Ninos	8
30th City Commission	35
Total	510

Youth & Children's Programs/Attendance

Date	Program	Attendance
Wednesday, April 4, 2018	Story Time/Craft	4
Wednesday, April 4, 2018	Coloring	4
Thursday, April 5, 2018	Coloring	1
Thursday, April 5, 2018	Homework	1
Tuesday, April 10, 2018	Coloring	4
Thursday, April 12, 2018	Coloring	3
Tuesday, April 17, 2018	Homework	1
Tuesday, April 17, 2018	Coloring	2
Wednesday, April 18, 2018	School Dance Team Visit	23
Wednesday, April 18, 2018	Coloring	11
Thursday, April 19, 2018	Game Night	5
Thursday, April 20, 2018	Homework	1
Saturday, April 21, 2018	Coloring	4
Saturday, April 21, 2018	Story Time/Craft	3
Tuesday, April 24, 2018	Coloring	3
Wednesday, April 25, 2018	HEB Read 3	27
Wednesday, April 25, 2018	Toddler Time	3
Friday, April 27, 2018	Coloring	4
Saturday, April 28, 2018	Story Time/Craft	4
Monday, April 30, 2018	Dia de los Niños	8
Total	20	116



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Leonardo “Lenny” Sanchez

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Benjamin Arjona, City Manager

DATE: 05/03/2018

SUBJECT: Department of Sanitation Monthly Report

In the month of April the departments accomplished the following:

SANITATION DEPARTMENT

- Monthly revenue report for Recycle.
- Landfill tonnage for trash pickup was 3,000 tons
- There was no downtime on garbage, roll-offs, grapples or brush trucks.
- Garbage pickup had minimal complaints.
- Roll-off rental is at its highest as the schools are getting ready to do roof repairs.
- The department is currently waiting for 150 residential containers to be delivered after May 14th, the department is issuing old containers until the new ones arrive.
- 109 residential/business containers were picked up or delivered.

CENTRAL GARAGE

- The mechanics are repairing vehicles from Parks, Utilities, Fire and Police Departments.
- The small engine mechanic has been repairing weed eaters, pumps and 30 cubic yarders.

STREETS DEPARTMENT

709 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956)223-2200 • Fax: (956) 787-5978

- The patching crew patched 106 streets and picked up 100 trash containers from residents that did not take the containers out on their pickup day.
- The brush crews picked up 161 loads of brush and are currently on schedule on the southwest side of town.
- An employee has been studying for his pest control license has taken an educational course. The employee will be testing in Weslaco when the testing schedule is submitted by TEEX.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 8, 2018

Conduct a Public Hearing and Consider Adoption of an Ordinance in First Reading for a Rezoning Request from Single-Family Residence District (R-S) to Heavy Commercial District (C-3) for a property legally described as a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart and Las Milpas Road, as Requested by Marcos Perez.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Perez is proposing to rezone the property from Single-Family Residence District (R-S) to Heavy Commercial District (C-3) in order to establish a trucking business. The Perez Garza Subdivision is associated with this property. The surrounding zonings consist of single-family and light industrial designations.

Staff mailed a notice of the public hearing to five (5) property owners within a two hundred (200) foot radius and received no comments against this request.

Staff recommends approval of the rezoning request since Stewart Road is a State Highway (FM 2557) and is conducive to heavy truck traffic.

RECOMMENDATION:

The Planning and Zoning Commission unanimously recommended approval of the rezoning request during their May 3 meeting.

PREPARED BY:

Xavier Cervantes,
Director of Planning
and Zoning

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/03/2018
CITY COMMISSION – 05/08/2018
DATE PREPARED – 04/30/2018

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Heavy Commercial District (C-3).
APPLICANT:	Marcos A. Perez
SURVEYOR/ENGINEER:	N/A
LEGAL:	A 5.0-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision.
LOCATION:	Located at the Northwest corner of Las Milpas and Stewart Roads.
LOT/TRACT SIZE:	5.0 acres
EXISTING LAND USE AND ZONING:	<u>North</u> – Vacant; Single-Family Residence District (R-S) <u>South</u> – Vacant; Single-Family Residence District (R-S) <u>West</u> – Vacant; Single-Family Residence District (R-S) <u>East</u> – Vacant; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access onto Las Milpas and Stewart Road.
PUBLIC SERVICES:	Water service is provided by Military Water Supply Corporation; sewer is not available.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

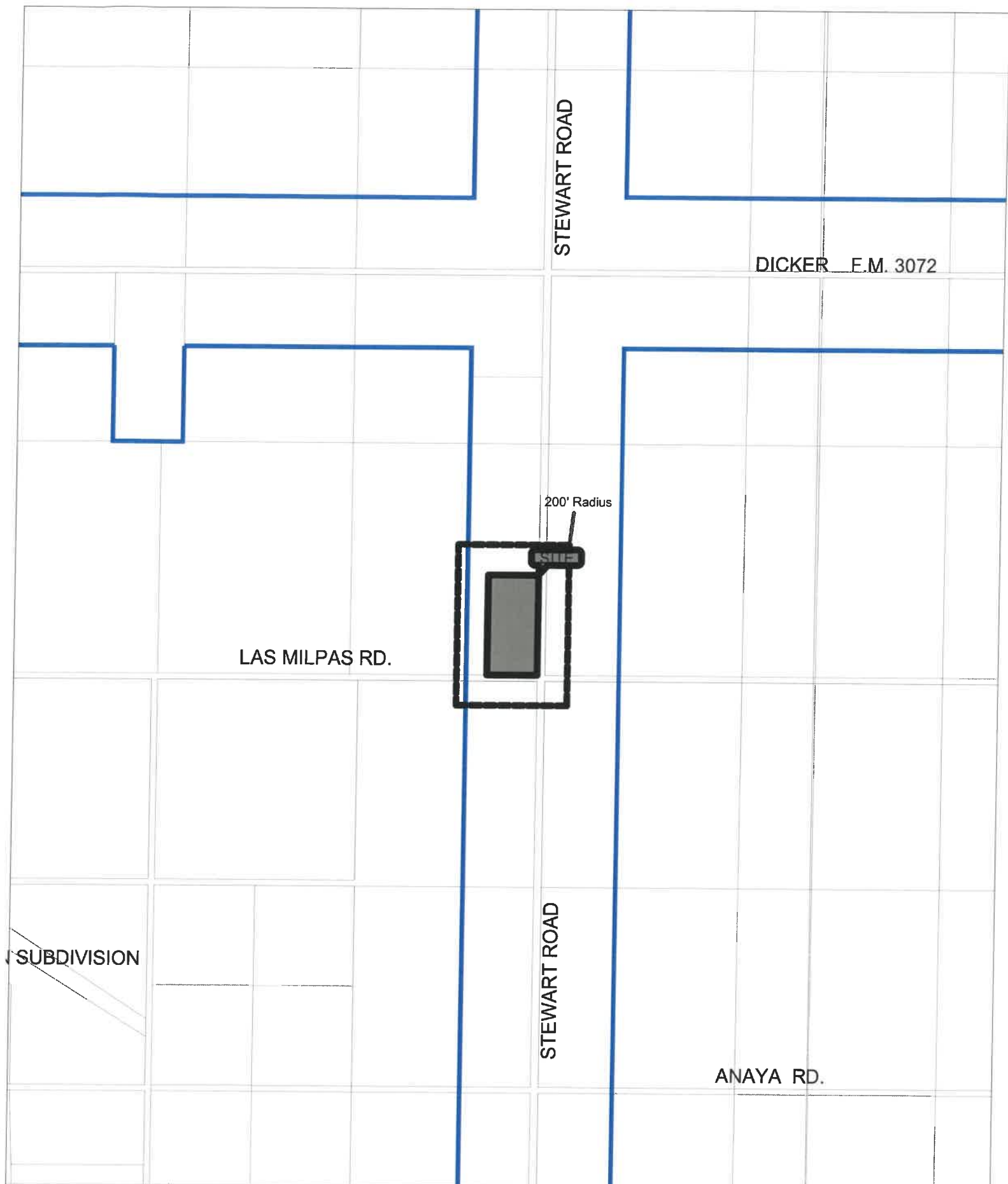
EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Perez owns a 5.00 acre tract of land located at the Northwest corner of Las Milpas and Stewart Roads. He is proposing to rezone the property from Single-Family Residence District (R-S) to Heavy Commercial District (C-3) in order to establish a trucking business. The Perez Garza Subdivision is associated with this property. The surrounding zonings consist of single-family and light industrial designations.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to five (5) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

Staff recommends approval of the rezoning request since Stewart Road is conducive to heavy truck uses.

ATTACHMENTS:	Location Map Aerial Photo Zoning Map List of neighboring property owners receiving notice Photos Ordinance
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Legend

-  CITY LIMITS
-  Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Heavy Commercial District (C-3) for a property legally described as a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart Road and Las Milpas Roads, as Requested by Marcos Perez.



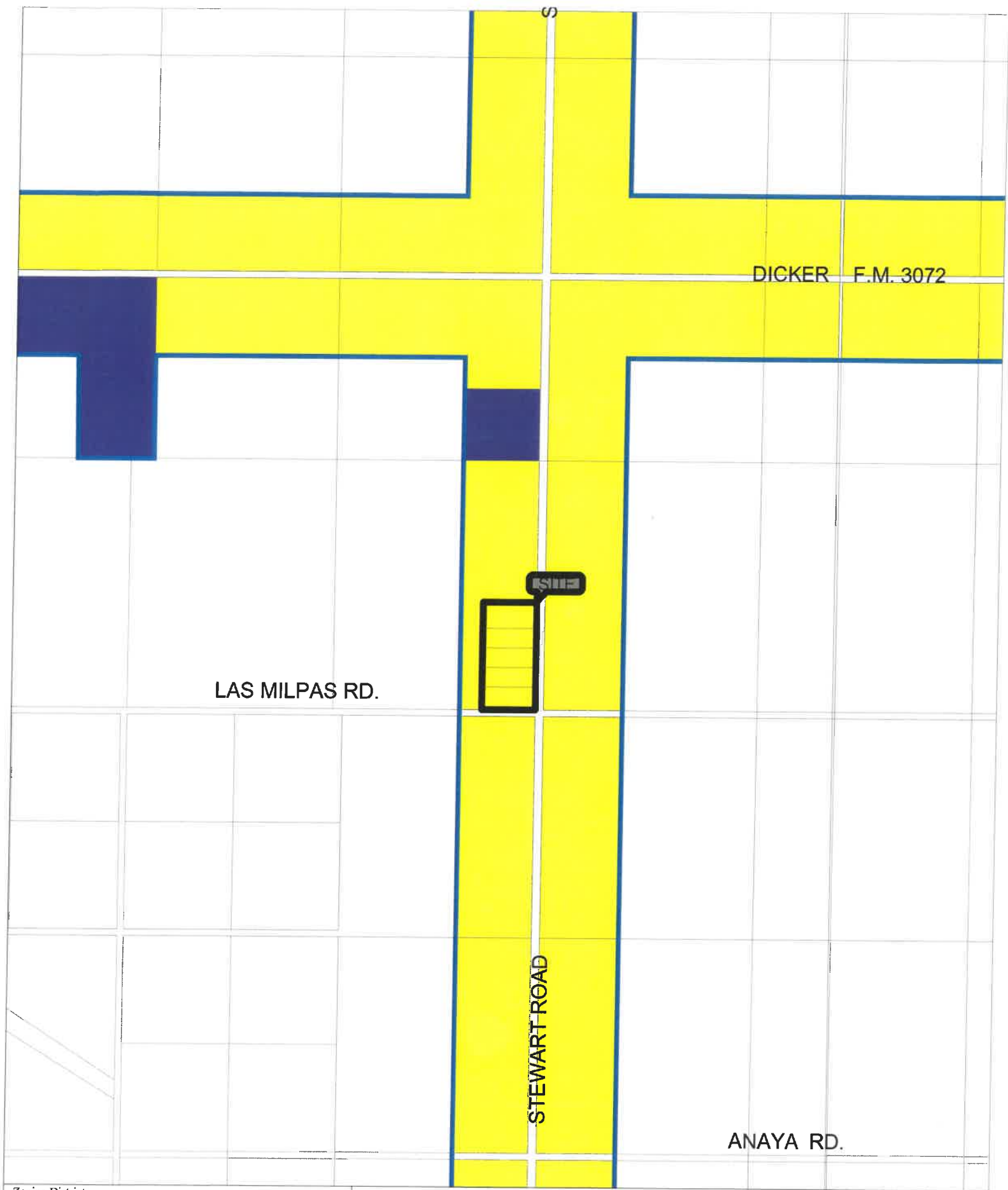


Legend

-  CITY LIMITS
-  Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Heavy Commercial District (C-3) for a property legally described as a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart Road and Las Milpas Roads, as Requested by Marcos Perez.





Zoning Districts

- | | |
|---------------------------------|------------------------|
| Single Family Residential (R-S) | Heavy Commercial (C-3) |
| Manufactured Home (R-MH) | Light Industrial (I-1) |
| Multi-Family Residential (R-MF) | Heavy Industrial (I-2) |
| Neighborhood Commercial (C-1) | Open Space (O) |
| General Business (C-2) | Exp. Corridor (EC) |

Rezoning Request from Single-Family Residence District (R-S) to Heavy Commercial District (C-3) for a property legally described as a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart Road and Las Milpas Roads, as Requested by Marcos Perez.



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Perez, Marcos and Norma
2603 E 20th Street
Mission, TX 78572-3303

Bautista, Jose and Maria
2311 Jeremiah St.
Edinburg, TX 78542-3842

FORTCO PROPERTIES LTD.
409 East Military Hwy.
San Juan, TX 78589-5141

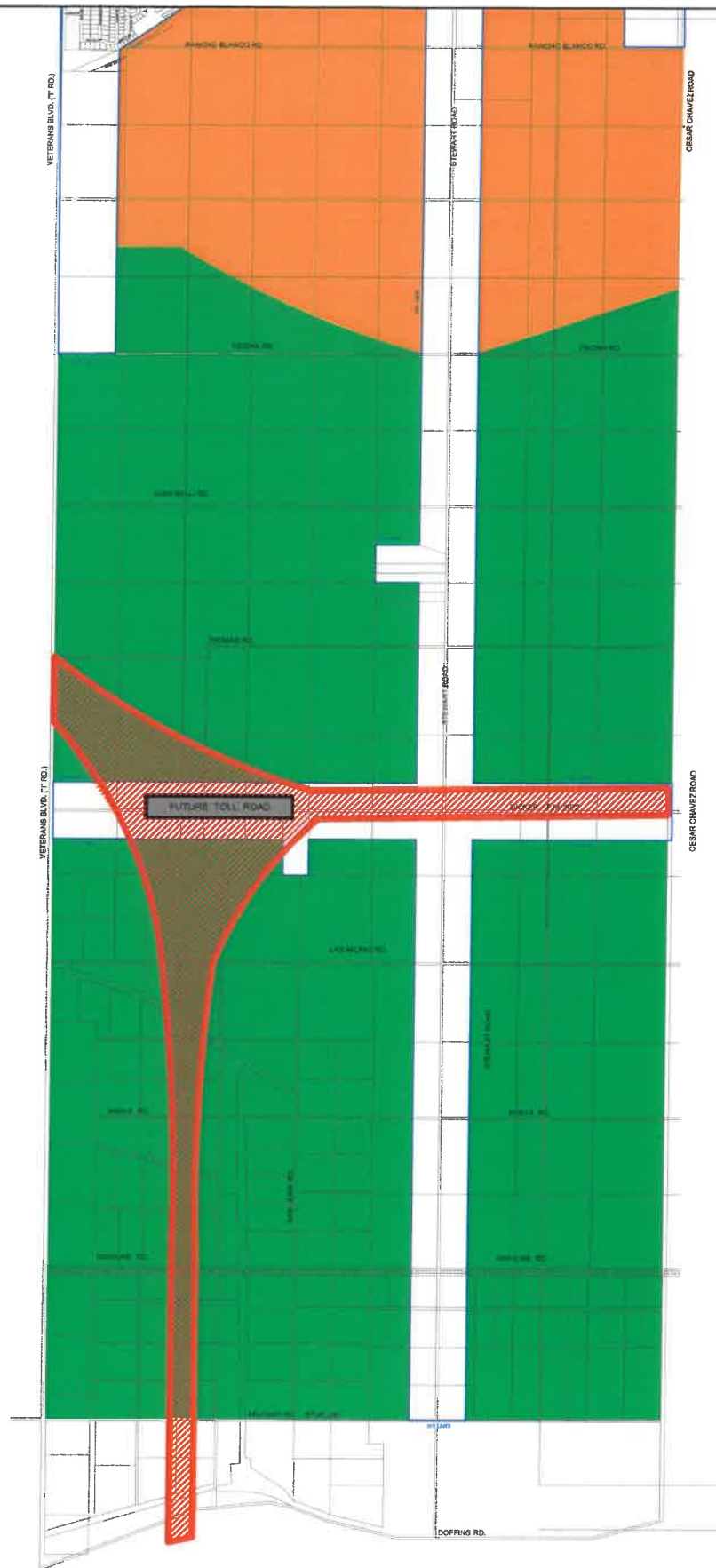
Cohen, Raleigh and Thomas L.
Payne
1503 Jade Ct.
Mason City, IA 50401-6996

Zuniga, German & Cynthia Luna
421 Cancun Ln.
San Juan, TX 78589-3309

Preliminary and Final Plat Approval of the Perez Garza Subdivision being a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart and Las Milpas Roads, as Requested by MAS Engineering, LLC.



Proposed Site



DICKER F.M. 3072

Legend

- San Juan City Limits
- San Juan ETJ
- Pharr ETJ

City of San Juan



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT OF 5.0-ACRE TRACT OF LAND OUT OF THE SOUTH 660 FEET OF THE WEST 330 FEET OF THE EAST 370 FEET OF LOT 54, STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISION FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO HEAVY COMMERCIAL DISTRICT (C-3) LOCATED AT THE NORTHWEST CORNER OF LAS MILPAS AND STEWART ROADS. BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

Consistent with the City's land use plan as set-forth in the land use map that is a part of the City's Zoning Ordinance, and consistent with the City's intentions of allowing and encouraging heavy commercial district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 5.0-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision shall be changed to Heavy Commercial District (C-3) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 8th day of May, 2018.

PASSED and **APPROVED** on second and final reading on the _____ day of _____, 2018.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

APPROVED BY:
Palacios, Garza & Thompson, P.C.

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 8, 2018

Preliminary and Final Plat Approval of the Perez Garza Subdivision being a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart and Las Milpas Road, as Requested by MAS Engineering, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to subdivide 5.0 acres into five (5) lots with frontage along Stewart Road (FM 2557) that will be used for heavy commercial traffic uses. The property is in the process of getting rezoned to Heavy Commercial District (C-3). The property is located within the Military Highway Water Supply Corporation's Certificate of Convenience and Necessity (CCN) and the developer will be extending a water line 1,500 feet to service this property. There is no sanitary sewer available at this time and the lots will need to use an on-site sewage facility that meets the Texas Commission on Environmental Quality and the County of Hidalgo's Health Department standards whenever they develop.

The developer is requesting a variance to not have to connect to the city sanitary sewer system and to not have to escrow funds for sewer in the amount of \$16,793.90.

The development of this subdivision will generate additional property taxes and garbage revenues for the community.

RECOMMENDATION:

During the regular scheduled meeting of May 3rd, the Planning and Zoning Commission unanimously recommended approval of the subdivision plat granting the variance to not to have to connect to the city sewer system and reducing the amount of escrows for sewer from \$16,793.90 to \$12,500.00.

PREPARED BY:

Xavier Cervantes,
Director of Planning
and Zoning

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/03/2018
CITY COMMISSION – 05/08/2018
DATE PREPARED – 04/30/2018

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of the Perez Garza Subdivision.

APPLICANT: Marcos A. and Norma Perez

SURVEYOR/ENGINEER: Mario A. Salinas

LEGAL: A 5.0-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision.

LOCATION: Located at the Northwest corner of Las Milpas and Stewart Roads.

LOT/TRACT SIZE: 5.0 acres

EXISTING LAND USE AND ZONING: North – Vacant; Single-Family Residence District (R-S)
South – Vacant; Single-Family Residence District (R-S)
West – Outside City Limits
East – Vacant; Single-Family Residence District (R-S)

ACCESS AND CIRCULATION: The property has access onto Las Milpas and Stewart Road.

PUBLIC SERVICES: Water service is provided by Military Water Supply Corporation; sewer is not available.

VARIANCES: The applicant is requesting the following variances (see enclosed letter):

1. To not have to connect to the city sanitary sewer system.
2. To not have to escrow funds for sewer in the amount of \$16,793.90.

RECOMMENDATION: Staff recommends approval of the preliminary and final plat subject to the conditions outlined in the staff's report. A comprehensive evaluation and identification of the conditions for approval is on the following page(s).

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to subdivide 5.0 acres into five (5) heavy commercial subdivision. The property is in the process of getting rezoned to Heavy Commercial District (C-3) in order to build a trucking company. The property is located within the Military Highway Water Supply Corporation's Certificate of Convenience and Necessity. There is no sanitary sewer available at this time; and the proposed subdivision will need to use an on-site sewage facility that meets the Texas Commission on Environmental Quality and the County of Hidalgo's Health Department standards.

The developer and project engineer must comply with all the requirements of the State Model Subdivision Rules.

PLAT REQUIREMENTS

Plat:

1. A 15' easement is required along perimeter of subdivision as per ordinance.
2. According to the MPO map, Stewart Road is required to have 120' of total Right-of-way or 60 feet from the center of the road. Las Milpas Road to have 80' of total Right-of-way or 40 feet from the center of the road.
3. Plat Note: Sidewalks required along Stewart and Las Milpas Road during the building permit phase.
4. Plat Note: Access driveways to Stewart Road must be approved by TxDOT.
5. Plat Note: Flood Zone A - Elevation certificate will be required at the time of building stage.

Water:

1. Developer will tie into an existing Military Highway WSC 8" water line along Stewart Road from Comanche Subdivision.
2. Three (3) fire hydrants will need to be installed according to the City of San Juan Fire Department.

Sewer:

1. Subdivision will use septic tanks if the variance is approved by the City Commission.
2. Escrow funds to connect to the sewer system in the future (\$3,358.78 per acre x 5 acres = \$16,793.90 total)

Drainage:

1. Drainage Report needs to be submitted for review and approval by the City Engineer.

Fire Department:

1. All designed waterlines shall be looped on a fire department approved water main.
2. Fire hydrants shall be installed every 300 ft. intervals.
3. Fire hydrants must be painted safety yellow.
4. Fire hydrants must be installed before any construction is to begin.

**PRELIMINARY AND FINAL PLAT APPROVAL
PEREZ GARZA SUBDIVISION
MAY 3, 2018**

PAGE 3

5. Fire lanes must be painted Red: 15 feet on each side of hydrant with lettering at least 3 inches tall FIRE LANE NO PARKING.
6. Once hydrants are installed, must advise fire department to have the fire hydrants tested before any construction is to begin.
7. Need to provide all weather access road for fire apparatus completely around the building. Access road width required minimum of 26ft. Building plans will need to be submitted for approval of access road.
8. If property is going to be gated, need to provide the Knox Box Rapid Entry System. Forms will be provided by fire department.
9. Depending on what is going to be built on each lot, additional fire hydrants may be required if building will need to have a sprinkler system.

Park Fees:

1. \$550.00 per acre being platted for commercial purposes must be paid before subdivision recording for a total of \$2,750.00.

Additional Fees:

1. Recording Fee \$106.00
2. Hidalgo County Drainage District \$250.00

ATTACHMENTS:

Variance Letter
Location Map
Aerial Photo
Zoning Map
Flood Zone Map
Subdivision Plat
Photos

May 1st, 2018

MAS ENGINEERING, LLC.

On behalf of the owner Mr. Marcos Perez, we are requesting a variance to not have to connect to the City's Sanitary Sewer system, instead we are requesting the use of Septic Tanks system. The City of San Juan has no Sanitary Sewer system nearby.

Also, we are requesting not to pay any fees associated with Sanitary Sewer system.

Please do not hesitate in contacting us if any additional information is needed.

Thank you.
Kind Regards!



Mario A. Salinas
MAS Engineering, LLC.
(956) 537-1311

RECEIVED

MAY 01 2018

Planning Department



- Legend
-  CITY LIMITS
 -  Proposed area

Preliminary and Final Plat Approval of the Perez Garza Subdivision being a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart and Las Milpas Roads, as Requested by MAS Engineering, LLC.



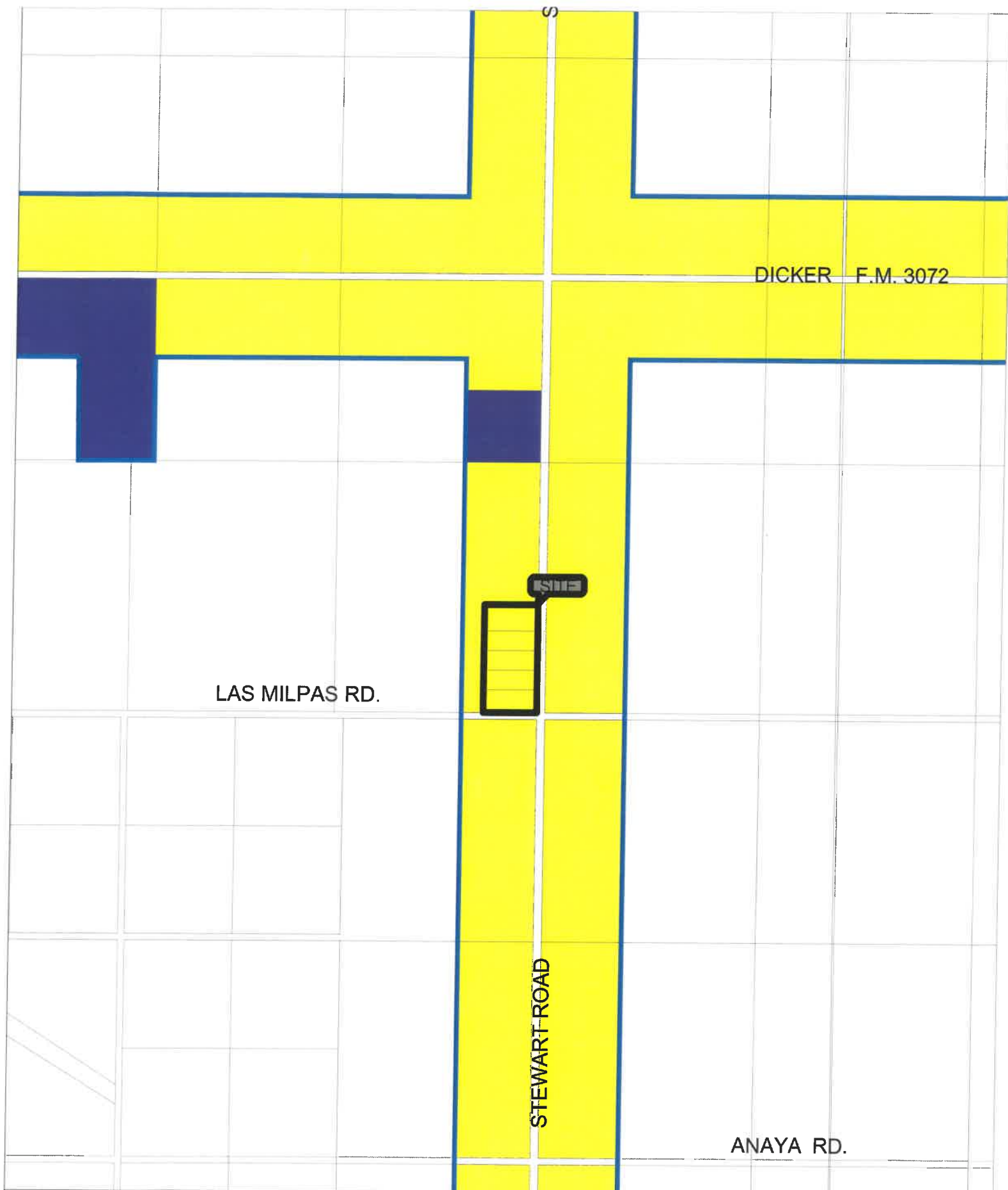


Legend

-  CITY LIMITS
-  Proposed area

Preliminary and Final Plat Approval of the Perez Garza Subdivision being a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart and Las Milpas Roads, as Requested by MAS Engineering, LLC.





Zoning Districts

Single Family Residential (R-S)	Heavy Commercial (C-3)
Manufactured Home (R-MH)	Light Industrial (I-1)
Multi-Family Residential (R-MF)	Heavy Industrial (I-2)
Neighborhood Commercial (C-1)	Open Space (O)
General Business (C-2)	Exp. Corridor (EC)

Preliminary and Final Plat Approval of the Perez Garza Subdivision being a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart and Las Milpas Roads, as Requested by MAS Engineering, LLC.



N

SCALE: 1" = 60'

A 5.00 ACRE TRACT OF LAND, MORE OR LESS, BEING THE SOUTH 660.00 FEET OF THE WEST 330.00 FEET OF THE EAST 370.00 FEET OF LOT 54, STEWARTS ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS

**VICINITY MAP** 1"=1000'

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

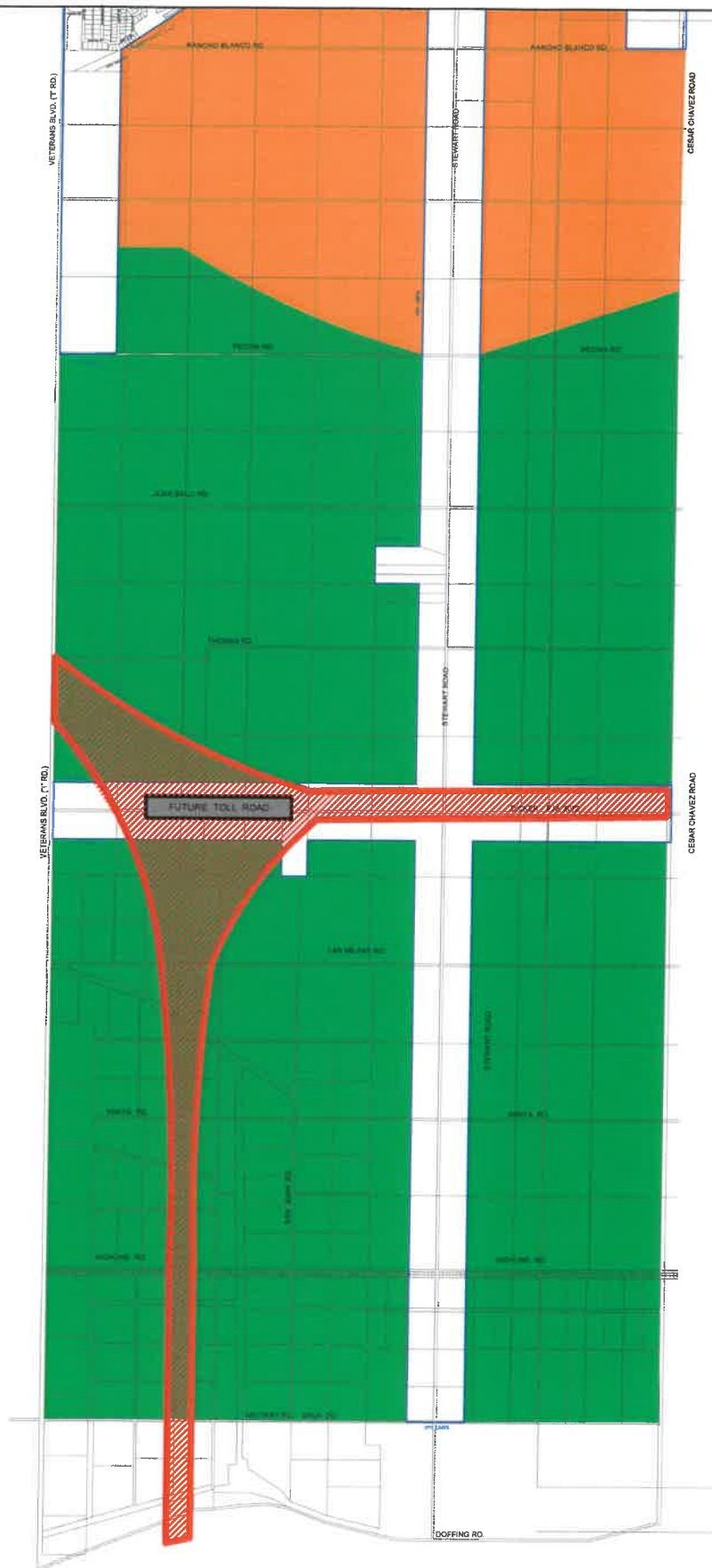
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

- - FD. 1/2" IRON ROD
- - SET 1/2" IRON ROD
- ⊙ - FD. 1/2" IRON PIPE
- △ - FD. C.P.S.
- ⊗ - SET P-K NAIL
- ⚡ - POWER POLE
- ← - GUY WIRE
- - ELECTRICAL BOX
- - CHAIN LINK FENCE
- PL— - POWER LINE
- ⊙ - TEL. PEDESTAL
- ⊞ - TRAFFIC SIGN

Preliminary and Final Plat Approval of the Perez Garza Subdivision being a 5.00-acre tract of land out of the South 660 feet of the West 330 feet of the East 370 feet of Lot 54, Stewarts Addition to the Conway Gardens Subdivision, located at the Northwest corner of Stewart and Las Milpas Roads, as Requested by MAS Engineering, LLC.



Proposed Site



DICKER F.M. 3072

Legend

- San Juan City Limits
- San Juan ETJ
- Pharr ETJ

City of San Juan



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 8, 2018

Consider Selection and Authorizing the City Manager to Enter into Contract with Energy Service Company (ESCO) Pursuant to RFQ# 18-65-03-22

STAFF COMMENTS AND RECOMMENDATIONS:

On February 27, 2018 the City Commission Authorized Staff to Solicit Request for Qualifications from Energy Service Companies (ESCO) to Provide Turnkey Utility Conservation Program that will Provide Infrastructure Improvement, Sustained Costs Savings and Revenue Enhancements and Meet the Requirement of the Texas Energy Performance Contracting Requirements per Local Government Code 302. On March 22, 2018, we received responses from the following companies:

1. Siemens
2. Schneider

RECOMMENDATION:

Selection and Authorize the City Manager to Enter into a Contract Agreement with Selected ESCO.

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 8, 2018

Consider Selection and Authorizing the City Manager to Enter into Contract with Professional Service Company for a Cost of Service, Water and Sewer Rate and Debt Capacity Study.
Pursuant to RFQ# 18-66-03-23.

STAFF COMMENTS AND RECOMMENDATIONS:

On January 9, 2018 the City Commission Authorized Staff to Solicit Request for Qualifications for a Cost of Service, Water and Sewer Rate and Debt Capacity Study. On March 23, 2018, we received responses from the following companies:

1. Willdan
2. Capex
3. Raftelis

RECOMMENDATION:

Selection and Authorize the City Manager to Enter into a Contract with Selected Company.

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager

Professional Services - Water and Sanitary Sewer Cost of Service, Rate & Debt Capaci

Firm	Scorer # 1	Scorer # 2	Scorer # 3	Totals
1. Willdan	97	80	90	267
2. Capex	96	85	70	251
3. Raftelis	97	85	65	247

RFQ # 18-66-03-23

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR CALLED MEETING
May 8, 2018

Consider Selection and Authorizing the City Manager to Enter into Contract with Professional Service Company for a Cost of Service, Water and Sewer Rate and Debt Capacity Study. (David Salinas, Director of Utilities) Pursuant to RFQ# 18-66-03-23

STAFF COMMENTS AND RECOMMENDATION:

On January 9, 2018 the City Commission Authorized Staff to Solicit Request for Qualifications for a Cost of Service, Water and Sewer Rate and Debt Capacity Study. On March 23, 2018, we received responses from the following companies:

1. Willdan
2. Capex
3. Raftelis

Professional Services - Water and Sanitary Sewer Cost of Service, Rate & Debt Capacity Study

	Firm	Scorer # 1	Scorer # 2	Scorer # 3	Totals	
	1. Willdan	97	80	90	267	
	2. Capex	96	85	70	251	
	3. Raftelis	97	85	65	247	
RFQ # 18-66-03-23						

RECOMMENDATION:

Selection and Authorize the City Manager to Enter into a Contract with Selected Company.

PREPARED BY:

Benjamin Arjona, City Manager

David Salinas, Director of Utilities

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 8, 2018

Consider Budget Amendment Fiscal Year 2017 - 2018 for the General Fund-Fund Balance, Utility Fund Retained Earnings and Solid Waste Fund Retained Earnings.

STAFF COMMENTS AND RECOMMENDATIONS:

The middle of the year amendment will cover different department's line items to cover the rest of the fiscal year 2017-2018. Funding will come out of the General Fund-Fund Balance in the amount of \$7,500 for the Information Technology Department and \$20,000 for the Fire Department. Utility Fund Retained Earnings in the amount of \$255,500 and Solid Waste Fund Retained Earnings in the Amount of \$41,000.

RECOMMENDATION:

Approve Middle of the Year Budget Amendment as presented.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

CITY OF SAN JUAN
BUDGET AMENDMENT FORM
FY 2017-18

Budget Amendment No. _____

(Assigned by Fin. Dept)

Fund Name: General Fund

Dept. Name: I T Department

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
TOTAL REVENUES		-	-	-	-	-

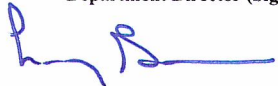
EXPENDITURES						
10-580.3499	Other Pro & Para Prof. Services	101,032	101,032	7,500		108,532
TOTALS EXPEDITURES		101,032	101,032	7,500	-	108,532

JUSTIFICATION: To Amend the FYE 2017-2018 Budget in IT Dept. Professional Service to cover payment for iboss and archive Social Media for compliance.

Robert Rangel 5/2/2018
 REQUESTED BY DATE
 Department Director (Print)

APPROVED BY DATE
 City Manager (Budget Officer)

 5/4/2018
 DEPT. DIRECTOR DATE
 Department Director (Signature)

 5/4/18
 REVIEWED BY DATE
 (Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT FORM
FY 2017-18

Budget Amendment No. _____

(Assigned by Fin. Dept)

Fund Name: _____ General Fund

Dept. Name: _____ Fire

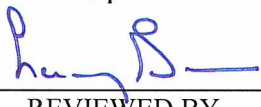
Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
TOTAL REVENUES		-	-	-	-	-

EXPENDITURES						
10-470.7957	Mach & Equip.-Other Equipment	105,000	105,000	20,000		125,000
TOTALS EXPEDITURES		105,000	105,000	20,000	-	125,000

JUSTIFICATION: To Amend the FYE 2017-2018 Budget in the Fire Department to purchase and replace night scan light tower on Rescue Fire Truck.

Tirso Garza 5/4/2018
 REQUESTED BY DATE
 Department Director (Print)

APPROVED BY DATE
 City Manager (Budget Officer)

DEPT. DIRECTOR DATE
 Department Director (Signature)
 5/4/18
 REVIEWED BY DATE
 (Finance Department)

**CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2017-18**

Budget Amendment No. _____

(Assigned by Fin. Dept)

Fund Name: Utilities

Dept. Name: _____

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
		\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES		\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES						
56-600.4590	WATER	\$ 50,000.00	\$ 50,000.00	\$ 40,000.00	\$ -	\$ 90,000.00
56-600.6220	CHEMICALS AND LABORATORY SUPP.	\$ 200,000.00	\$ 123,280.00	\$ 40,000.00	\$ -	\$ 163,280.00
56-600.9807	OTHER WASTE DISPOSAL SERVICE	\$ 10,000.00	\$ 23,000.00	\$ 25,000.00	\$ -	\$ 48,000.00
		\$ -	\$ -	\$ -	\$ -	\$ -
56-610.6325	WTR LINES REPAIR AND MAINT SUP	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 20,000.00
		\$ -	\$ -	\$ -	\$ -	\$ -
56-620.4590	WATER	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	\$ -	\$ 2,500.00
56-620.6270	CLOTHING AND UNIFORMS	\$ 4,000.00	\$ 4,000.00	\$ 3,500.00	\$ -	\$ 7,500.00
56-620.6340	MOTOR VEHICLE REPAIR PARTS &	\$ 5,500.00	\$ 5,500.00	\$ 1,000.00	\$ -	\$ 6,500.00
		\$ -	\$ -	\$ -	\$ -	\$ -
56-630.4660	RENTAL OF MACH & EQUIP	\$ 2,000.00	\$ 2,000.00	\$ 60,000.00	\$ -	\$ 62,000.00
56-630.6220	CHEMICALS AND LABORATORY SUPP.	\$ 50,000.00	\$ 50,000.00	\$ 20,000.00	\$ -	\$ 70,000.00
56-630.9807	OTHER WASTE DISPOSAL SERVICE	\$ 60,000.00	\$ 60,000.00	\$ 55,000.00	\$ -	\$ 115,000.00
TOTALS EXPEDITURES		\$ 393,000.00	\$ 329,280.00	\$ 255,500.00	\$ -	\$ 584,780.00

JUSTIFICATION: _____

David Salinas 5/2/18
REQUESTED BY DATE
Department Director (Print)

[Signature] _____
APPROVED BY DATE
City Manager (Budget Officer)

[Signature] 5/2/18
DEPT. DIRECTOR DATE
Department Director (Signature)
[Signature] 5/4/18
REVIEWED BY DATE
(Finance Department)

**CITY OF SAN JUAN
BUDGET ADJUSTMENT
FY-2017/2018**

Budget Amendment No. _____

(Assigned by Fin. Dept)

Fund Name: _____ Solid Waste

Dept. Name: _____ Sanitation

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
		-	-	-	-	-
	TOTAL REVENUES					

EXPENDITURES						
22-700.3420	Other Prof. & Para Prof. Service	-	-	20,000		20,000
22-700.7957	Mach. & Equip. - Other Equip	50,000	50,000	21,000		21,000
						-
						-
						-
						-
						-
						-
						-
						-
						-
	TOTALS EXPEDITURES	50,000	50,000	41,000	-	41,000

JUSTIFICATION: _____

Budget amendment to cover Engineering cost for the Citizens Collection Center and to purchase residential and commercial containers.

Carmen Gonzalez 5-3-18
REQUESTED BY DATE
Department Director (Print)

Carmen Gonzalez 5-3-18
DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

Henry B... 5/4/18
REVIEWED BY DATE
(Finance Department)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 8, 2018

Consider Approval of City of San Juan, Texas Quarterly Investment Report dated December 31, 2017 as Required by the Public Funds Investment Act. (PFIA)

STAFF COMMENTS AND RECOMMENDATIONS:

The Public Funds Investment Act (PFIA) of 1987 requires quarterly reporting by the Investment Officer to the Governing Body. Accurate and timely reporting assures compliance with the investment strategies and policies in accordance with the City's written investment policy.

RECOMMENDATION:

Approve the City of San Juan, Texas, Quarterly Investment Report dated December 31, 2017 as required by the Public Funds Investment Act (PFIA).

PREPARED BY:

Leroy Gonzales,
Interim Director

APPROVED BY:

Benjamin Arjona, City
Manager

City of San Juan, Texas

Investment Report

As of December 31, 2017

Investments by Maturity Date

		FUND	Investment at Cost	Market Value	Current Yield	Maturity Date
AMALGAMAED BANK	PCB WEALTH MGMT	General	249,000.00	249,000.00	1.445%	3/19/2018
CENTRAL STATE BANK	PCB WEALTH MGMT	General	249,000.00	249,000.00	1.451%	3/16/2018
EAGLE COMMUNITY BANK	PCB WEALTH MGMT	General	249,000.00	249,000.00	1.425%	2/5/2018
HIBERNIA BANK	PCB WEALTH MGMT	General	249,000.00	249,000.00	1.425%	3/19/2018
RANCHO SANTA FEE	PCB WEALTH MGMT	General	249,000.00	249,000.00	1.450%	3/26/2018
PREMIER BUSINESS BANK	PCB WEALTH MGMT	SOLID WASTE	249,000.00	249,000.00	1.620%	3/14/2018
BK OF THE OZARKS	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.510%	4/21/2018
BUSINESS FIRST BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.390%	2/12/2018
CBANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.530%	4/21/2018
CRESTMARK BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.500%	3/26/2018
FORTIS PRIVATE BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.400%	2/8/2018
EQUITY BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.441%	2/4/2018
1ST MWBK OF THE OZARKS	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.512%	4/13/2018
FIRST STATE BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.510%	4/16/2018
FSB OF BLAKEY	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.552%	4/9/2018
FLORIDA COMM BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.620%	3/19/2018
MOUNTAIN COMMERCE BK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.550%	4/22/2018
MARLIN BUS BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.510%	3/31/2018
MAGNOLIA BANK, INC	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.510%	4/22/2018
R BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.410%	2/19/2018
TEXANA BANK, NA	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.401%	2/12/2018
SECURITY BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.500%	4/10/2018
WASHINGTON BUS BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.440%	2/8/2018
WASHINGTON FIRST BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	1.510%	4/13/2018
FIRST COMM BANK	PCB WEALTH MGMT	CAPITAL PRJS	249,000.00	249,000.00	1.420%	2/3/2018
BAC FLORIDA BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	1.480%	1/22/2018
ENNIS STAE BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	1.480%	1/22/2018
EVERGREEN BANK GROUP	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	1.500%	1/22/2018
GRAND BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	1.470%	4/22/2018
KENNETT TRUST BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	1.450%	1/22/2018
NORTHPOINTE BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	1.470%	1/22/2018
RELIANT BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	1.450%	1/22/2018
THE PROVIDENT BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	1.450%	4/24/2018
MVB BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	1.570%	1/22/2018
SPRING BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	1.450%	1/24/2018
STATE BK & TRUST CO	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	1.459%	4/23/2018
TCM BANK, NA	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	1.500%	4/23/2018
			9,213,000.00	9,213,000.00		
Averager Weighted Yield					1.480%	

Fund Allocation Summary

Book and Market Value

	Fund Total	Texpool	PCB WEALTH MGMT
Solid Waste	249,634.01	634.01	249,000.00
Parks Development	378.87	378.87	-
Debt Service	1,120.76	1,120.76	-
Utility Fund	4,483,162.34	1,162.34	4,482,000.00
General Fund	1,246,705.74	1,705.74	1,245,000.00
Capital Projects	249,000.00	-	249,000.00
Federal Forfeiture	-	-	-
2017 BOND	2,988,000.00	-	2,988,000.00
Sub-total	\$ 9,218,001.72	\$ 5,001.72	\$ 9,213,000.00
EDC-Sales Tax Fund	1,371.16	1,371.16	-
EDC Revolving Fund	810.61	810.61	-
Total	\$ 9,220,183.49	\$ 7,183.49	\$ 9,213,000.00

Quarter End Results by Investment Category:

Asset Type	Ave. Yield	September 2017		December 2017	
		Book Value	Market Value	Book Value	Market Value
Local Governmental Pools	0.00%	7,164.26	7,164.26	7,183.49	7,183.49
CD's/Securities	1.480%	9,213,000.00	9,213,000.00	9,213,000	9,213,000
Quarterly Interest Income		\$	30,004.67		
YTD Interest		\$	30,004.67		

Book Value Comparison

Description	Coupon/ Discount	Settlement Date	September 2017		Purchase at Cost	Sales Maturities	December 2017	
			Original Face\ Par Value	Book Value			Original Face\ Per Value	Book Value
PCB Wealth Management	1.448%	12/31/2017	9,213,000.00	9,213,000.00	-	-	9,213,000.00	9,213,000.00
Texpool	0.00%	12/31/2017	7,164.26	7,164.26	-	-	7,183.49	7,183.49
Total			\$ 9,220,164.26	\$ 9,220,164.26			\$ 9,220,183.49	\$ 9,220,183.49

Market Value Comparison

Description	Coupon/ Discount	September 2017		Qtr-to Qtr change	December 2017	
		Original Face\ Par Value	Market Price		Original Face\ Per Value	Market Value
PCB Wealth Management	1.448%		9,213,000.00	-	9,213,000.00	9,213,000.00
Texpool	0.00%		7,164.26	-	7,183.49	7,183.49
Total		\$ -	\$ 9,220,164.26		\$ 2.00	\$ 9,220,183.49

CD's/Securities and Texpool

