



Mayor: Mario Garza
Mayor Pro-Tem: Jesus “Jesse” Ramirez
Commissioners: Raudel Maldonado
Pete Garcia

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SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, May 23, 2017

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: Municipal Court, Police Department, Department of Utilities, Fire Department, Department of Finance and City Manager. (Benjamin Arjona, City Manager)

1. Municipal Court Monthly Report. (Mary Enriquez, Court Administrator)

2. Police Department Monthly Report. (Juan Gonzalez, Chief of Police)

3. Department of Utilities Monthly Report. (David Salinas, Director of Utilities)

4. Fire Department Monthly Report. (Tirso Garza, Fire Chief)

5. Department of Finance Monthly Report. (Pablo Garza, Director of Finance)

6. City Manager Monthly Report. (Benjamin Arjona, City Manager)

VI. PUBLIC HEARING/ORDINANCES

- A. Conduct a Public Hearing and Consider an Ordinance in First Reading Amending the Code of Ordinance at Appendix "A", Unified Development Code, Chapter 2 - Zoning Regulations, Article II - Establishment of Districts and Boundaries for the Expressway Corridor District, Article IV, Expressway Corridor District Including Use and Area Regulations, Area and Heights Requirements, Definitions, Uses, Additional Requirements for Parking, Driveway, Landscaping and Architectural Standards. (Xavier Cervantes, Director of Planning)
- B. Conduct a Public Hearing and Consider an Ordinance in First Reading for a Conditional Use Permit for the operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed "Aziz Quick Stop" proposed for construction at the Northeast corner of Raul Longoria and Eldora Roads, legally described as a 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by Aziz Quick Stop, LLC. (Xavier Cervantes, Director of Planning)

VII. APPOINTMENTS

- A. Consider Removal and Appointment of Board Members related to the San Juan Economic Development Corporation Board. (Palmira Cepeda, Interim City Secretary)
- B. Consider the Appointment of a Member of the City of San Juan Commission to the San Juan Economic Development Board as the City's Ex-Officio. (Palmira Cepeda, Interim City Secretary)
- C. Consider Appointment to the Following Boards: Amigos Del Valle Board, Hidalgo County Metropolitan Planning Organization, and Lower Rio Grande Valley Development Council. (Palmira Cepeda, Interim City Secretary)

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

CITY COMMISSION MEETING AGENDA

MAY 23, 2017

PAGE 3

- A. Discussion and Possible Action Regarding Contract with Perdue, Brandon, Fielder, Collins & Mott, L. L. P. for Legal Services in Connection with Delinquent Ad Valorem Taxes and Mowing Lien Assessments for the City of San Juan. (Benjamin Arjona, City Manager)
- B. Discussion and Possible Action Regarding Appointment of Legal Services in Connection with Delinquent Ad Valorem Taxes and Mowing Lien Assessments for the City of San Juan and Authorize City Manager to Execute an Agreement for Professional Legal Services Relating Thereto. (Benjamin Arjona, City Manager)
- C. Process a Middle of the Year Budget Amendment for the General Fund, Utility Fund, Sanitation Fund, and the Miscellaneous Grant Fund. (Pablo A. Garza, Director of Finance)
- D. Discussion and Possible Action Regarding Agreement for Legal Services with the Law Office of Javier Villalobos, P.C., as General Counsel for the City of San Juan. (Benjamin Arjona, City Manager)
- E. Discussion and Possible Action Regarding Appointment of City Attorney, as General Counsel for City of San Juan, and Authorize City Manager to Execute and Agreement for Professional Legal Services Relating Thereto. (Benjamin Arjona, City Manager)

IX. CONTRACTUALS/RESOLUTIONS

- A. Consider Awarding the Paving Improvements Phase 1 Project to 2GS, LLC dba Earthworks Enterprise out of Penitas, Texas in the amount of \$1,425,557.75 or to IOC Construction out of Edinburg, Texas in the amount of \$1,432,233.25. (Xavier Cervantes, Director of Planning)

X. CONSENT AGENDA

- A. Budget Expenditure Report- March 31, 2017
- B. Property Tax Collection Report- April 30, 2017

XI. EXECUTIVE SESSION

A. The City Commission will Convene in Executive Session, in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551 et seq:

1. Attorney Client Consultation pursuant to 551.071(2) regarding the City's Legal Duties and Obligations under Chapter 174 Texas Local Government Code and the Implementation of Collective Bargaining for the City's Police and Fire Civil Service Employees.

2. 551.074, to Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, Renumeration, or Dismissal of Public Officer or Employee.

XII. RECONVENE

XIII. 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 Friday, May 19, 2017 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).

PALMIRA CEPEDA
INTERIM 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 _____, 2017.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
Mayor Pro-Tem: Jesus “Jesse” Ramirez
Commissioners: Raudel Maldonado
Pete Garcia

MEMORANDUM

TO: Benjamin Arjona, City Manager
FROM: Mary Enriquez, Court Administrator
DATE: May 11, 2017
SUBJECT: May Monthly Report

Amount collected	\$ 49,802.23
Defensive driving	1
Deferred	34
Pre-warrant notices	0
Traffic warrants issued	318
Pre-trials	20
Bench trials	8
Collection Agency	\$ 2,694.92
Scofflaw	\$18,182.93

Collections 2016	Collections 2017
January \$23,021.05	January \$27,732.26
February \$41,611.66	February \$49,960.15
March \$44,063.24	March \$77,931.96
April \$32,932.68	April \$49,802.23

Citations Issued 2016	Citations Issued 2017
January - 264	January - 116
February - 357	February - 101
March - 199	March - 323
April - 190	April - 125

Scofflaw Collections 2017	Effective Date: 1-27-17
January - \$1,283.00	
February - \$21,455.70	
March - \$49,123.86	
April - \$18,182.93	



Mayor: Mario Garza
Mayor Pro-Tem: Jesus "Jesse" Ramirez
Commissioners: Raudel Maldonado
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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Juan Gonzalez, Chief of Police

DATE: 05/18/2017

SUBJECT: Police Department Monthly Report. (Juan Gonzalez, Chief of Police)

This memorandum is to keep you all informed on our monthly operational statistics and any other significant cases or events that have transpired from the previous quarter.

- **Statistics:**

- Calls for service: 1349
 - Incident reports: 228
 - Accidents: 95
 - Arrests: 66
 - Adults: 55
 - Juveniles: 45

:

- **Significant Incidents:**

- No significant events to report.

- **Federal & State Asset Forfeiture Program:**

- No federal asset forfeiture awards.
 - No state asset forfeiture awards.

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- **Special Grant Details:**

- Stone Garden: 257.75 hours worked.
 - Border Star: 216.75 hours worked.

- **New Public Safety Building:**

- 35% completed.

- **New Personnel:**

- **Peace Officers:**

- Four officers hired:
 - Brandon Solis, Johnathon Aguinaga, Cesar Lizcano, Daniel Ozuna

- **Tele-communicators:**

- One Tele-communicator hired
 - Claudia Esquivel



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MEMORANDUM

TO: Benjamin Arjona, City Manager
FROM: David Salinas CFM, Utility Director *DS*
DATE: May 19, 2017
SUBJECT: Monthly Report April 2017

Water Treatment Facility

Combined Gallons Treated: 92,175,000

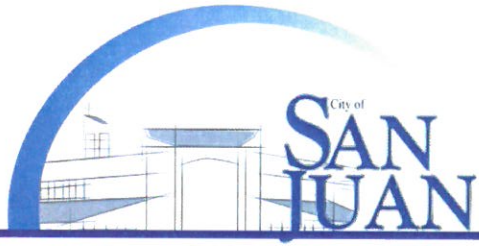
Combined Gallons Produced: 71,846,000

1. WTF No 1
 - a. 22,688,000 gals
 - b. 756,000 gals daily average
 - c. 1,538,000 gals daily maximum
 - d. 0.0 gals daily minimum
 - e. 2,463,000 gals RAW
2. WTF No 2
 - a. 49,158,000 gals
 - b. 1,639,000 gals daily average
 - c. 2,104,000 gals daily maximum
 - d. 1,128,000 gals daily minimum
 - e. 6,227,013 gals RAW
 - f. 11,511,000 gals RAW
3. RAW Water received from Irrigation District: 6,227,013 gals
4. Well Water Used: 0.0 gals (Well VFD down)
5. Removed Sludge Plant 2
6. Reservoir pump 1 is down

Water Plant Construction

1. Update Construction Schedule Nov 2017
2. New Clear well is up and running.

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Water Distribution

1. Water Breaks & Leaks
 - a. Leaks -6
 - b. Breaks - 1
2. Taps – 1
3. Water Loss
 - a. Reported – 85,200 gals
 - b. Unreported – 75,800 gals
4. Hydrants
 - a. Flushed - 25
 - b. Replaced - 0
5. Valves
 - a. Worked – 12
 - b. We continue our hydrant and valve maintenance.
6. Meters
 - a. Replaced – 0

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Wastewater Treatment Facility

1. Treated - 62,614,000 gals
2. Wetland - 2,681,000 gals
3. 380 cubic yards of sludge hauled to landfill
4. We removed an estimated 30 cubic yards of aggregate, sand, silt and debris from the mail lift station.(March 2017)
5. We Published Final Public Notice for Permit Renewal.



Wastewater Collections

709 S. Nebraska Ave. • San Juan, Texas 78589-2649
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1. Work orders -61
 - a. Completed - 13
 - b. Sewer line - 0
 - c. Manholes Ring and Covers - 0
 - d. Sewer back up reported – 5
2. Odor Control Unit for lift station 134 has been installed.

Administration

1. Financials
 - a. Administration – 50.73%
 - b. Water Treatment – 33.94%
 - c. Distribution: 61.30%
 - d. Sewer Collection – 59.03%
 - e. Wastewater Treatment – 46.94%
2. TWDB Projects
 - a. First Time Sewer- Pending Easement
 - b. SEP- obtained easements
3. Training
 - a. Water Treatment - 0
 - b. Distribution - 1
 - c. Sewer Collection - 1
 - d. Wastewater Treatment - 1
4. Certification
 - a. Water Treatment -
 - b. Distribution -
 - c. Sewer Collection -
 - d. Wastewater Treatment -



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MEMORANDUM

To: Benjamin Arjona, City Manager
From: Tirso Garza, Fire Chief
Date: May 15, 2017
Subject: Fire Department Monthly Report- April 2017

The San Juan Fire Department had the following activity during the month of April 2017:

Emergency Calls

A total of 99 Calls for the month of April. (Please see attached report.)

- A Shift = 44
- B Shift = 31
- C Shift = 24

Med-Care Response

Med-Care EMS did not submit a report for the month of April 2017.

County Calls

The San Juan Fire Department had a total of two (2) County Calls for the month of April 2017 which is the following:

- April 2, 2017 – Incident 17-375 at 603 Rodriguez for a Medical Call.
- April 29, 2017 – Incident 17-463 at Doffing and Stewart for a Grass Fire.

Volunteer Department

The San Juan Volunteer Fire Department met for their monthly business meeting on April 24 2017 at Fire Station #2. The Volunteer response and stand-by for the month of April 2017 has not been submitted by the Volunteer Firefighter/Secretary.

Fire Inspections

A total of eleven (11) inspections were conducted in the Month of April 2017, please see attached for detailed information about each conducted inspection.

Plan Reviews

The following plans were reviewed by Deputy Fire Chief/ Marshal Oscar Lopez for the month of April:

- 502 N. Veterans – Ezequiel Santos Plaza
- 411 N. Virgen de San Juan - Gelman Stain Glass Museum
- 905 W 1st, Suite C-D – AAAR Family LTD
- 905 W 1st, Suite I – AAAR Family LTD
- 901 N Raul Longoria, Suite 2 – Papa John's Fire Alarm

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belong only to the logs that were submitted by the Fire Chief, Deputy Fire Marshal/Chief, Lieutenant or Officer in Charge for the month of April 2017 to the administration office.

- A total of 401 Gallons of Diesel
- A total of 174.9 Gallons of Unleaded

CC: San Juanita Sanchez, Mayor
Mario Garza, Mayor Pro Tempore
Jesus "Jesse" Ramirez, Commissioner
Raudel Maldonado, Commissioner
Pete Garcia, Commissioner



Robert Ruiz Jr.,
Lieutenant

"The Friendly City"

April 2017 Call Volume Monthly Breakdown

Fire House Code	Incident Type	Total
322	Motor Vehicle Accidents w/Injuries	14
323	Auto-Pedestrian	1
324	Motor Vehicle Accidents w/o Injuries	5
311	Medical Call	39
142/143	Grass/Brush Fires	5
131	Vehicle Fires	1
700/750	False Alarms	5
154	Trash Fires	-
550/551	Assist other Agency/Dept.:	5
651	Smoke Scare	-
111	Structure Fires	-
1101	Equipment Fire	-
412	Gas Leak	2
480	Attempted burning, Illegal action	-
600	Good Intent Call	-
611	Cancelled in Route	-
622	Wrong Location/No Incident Found	-
541	Bee attack/ Animal Problem	2
331	Child Locked in a Vehicle	2
440/1601	Electrical Equipment Problem (Pole)	4
1131	Cooking Fire	0
100	Fire, Other	14
Grand Total:		99

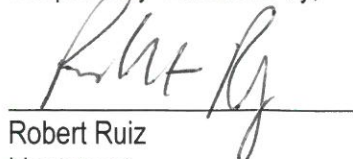
Call Volume for each shift:

-A Shift= 44

-B Shift= 31

-C Shift= 24

Respectfully Submitted by,


Robert Ruiz
Lieutenant

Date

5/1/17



Tirso Garza, Fire Chief
Oscar Lopez, Deputy Chief
2301 N. Raul Longoria
San Juan, TX 78589
Office: 956-223-2470
Fax: 956-783-3441

Med-Care Response Times

April 2017

4-1-17	373	210 West 10 th	2034	2039	5	Medical Call
4-2-17	375	603 Rodriguez	0035	0039	4	Medical Call
4-2-17	376	200 East 3 rd	0642	0645	3	Medical call
4-2-17	377	111 West 495	0849	0854	5	Medical Call
4-3-17	379	2109 Raul Longoria	1115	1129	14	Medical Call
4-3-17	380	1 st and Nebraska	1711	1719	8	MVC
4-4-17	381	800 East Pino	0117	0126	9	Medical Call
4-4-17	382	901 West Expressway	1508	1509	1	Medical Call
4-5-17	384	701 Sun Chase	954	959	5	Medical Call
4-5-17	385	600 East Sioux	1024	1028	4	Medical Call
4-5-17	387	4713 North Veterans Apt 1	1417	1425	8	Medical Call
4-5-17	388	513 West Ebony	2035	2056	1	Medical Call
4-5-17	389	613 West 3 rd Apt 4	2134	2139	5	Medical Call
4-6-17	390	804 South Stewart	809	817	8	Medical Call
4-6-17	391	224 Alfredo	832	836	4	Medical Call
4-6-17	392	805 West Ridge	846	952	6	Medical Call
4-6-17	393	103 North Lincoln	1352	1358	6	Medical Call
4-7-17	395	2301 North Raul Longoria	1315	1325	10	Medical Call

4-8-17	396	1516 MaryAnn	1432	1436	4	Medical Call
4-8-17	397	Nebraska and Business 83	1631	1639	8	MVC
4-9-17	399	Nebraska and Ridge Road	1003	1010	7	MVC
4-9-17	400	1330 MayFair	1404	1408	4	Medical Call
4-10-17	403	Business 83 and Stewart	1028	1031	3	MVC
4-10-17	405	2301 North Raul Longoria	2317	2329	12	Medical Call
4-12-17	410	513 Miguel Hidalgo	1307	1326	17	Medical Call
4-13-17	411	Stewart and Dicker	718	729	11	MVC
4-13-17	412	300 E Expressway 83	1324	1236	12	MVC
4-14-17	414	1309 Andrews	743	749	6	Medical Call
4-14-17	415	501 South Lincoln	853	900	7	Medical Call
4-14-17	416	514 Citrus	1125	1138	13	Medical Call
4-15-17	418	127 Deanna	0100	0102	2	Medical Call
4-16-17	421	495 and Caesar Chavez	2132	2149	17	MVC
4-16-17	422	Raul Longoria and Eagle	2137	2142	5	MVC
4-16-17	425	2107 Coyote	2309	2317	8	Medical Call
4-17-17	424	Sam Houston and Coyote	1851	1910	9	MVC
4-18-17	428	4910 Maya	0054	0057	3	Medical Call
4-18-17	429	2301 North Raul Longoria	754	803	8	Medical Call
4-18-17	431	2 nd and Nebraska	1728	1732	4	Medical Call
4-18-17	432	400 North Iowa	2042	2053	11	Medical Call
4-19-17	433	225 East 2 nd	1254	1300	6	Medical Call
4-19-17	343	2809 Caesar Chavez	1541	1600	19	Medical Call
4-19-17	437	505 Sandy	2012	2019	7	Medical Call
4-20-17	438	911 West 495	855	859	4	Medical Call

4-20-17	439	300 East Expressway 83	1128	1136	8	MVC
4-21-17	441	El Dora and Caesar Chavez	759	811	12	MVC
4-21-17	443	1504 MaryAnn	1028	1035	7	Medical Call
4-22-17	455	2301 North Raul Longoria	0702	0715	13	Medical Call
4-24-17	449	3 rd and Nebraska	811	814	3	Auto-Ped
4-24-17	450	1104 South Standard	842	849	7	Medical Call
4-24-17	451	Juan Balli and Stewart	1330	1337	7	MVC
4-26-17	454	202 West Business 83	0252	0303	11	Medical Call
4-27-17	456	Business 83 and Caesar Chavez	1126	1144	18	MVC
4-28-17	457	2301 North Raul Longoria	837	844	7	Medical Call
4-28-17	460	200 East El Dora	1552	1602	10	MVC
4-28-17	461	Caesar Chavez and Moore	2037	2047	10	MVC
4-28-17	462	Blanca	2107	2109	2	Medical Call
4-28-17	464	1209 East Sioux	0203	0216	13	Medical Call
4-30-17	467	Standard and Business 83	1657	1700	3	MVC
4-30-17	469	Expressway 83 and Caesar Chavez	2341	2349	8	MVC

Fire Inspections APRIL 2017

	Date	Name of Business	Address	Contact	Phone #	New/ Annual	Inspector	App/Deny
1	April 3, 2017	Mary's Barber & Beauty Salon	5201 N Raul Longoria	Maria E Castillo	956-569-8404	New	O. Lopez	Denied
2	April 3, 2017	Dos Gorditos Restaurant	909 W 495, Ste 6	Juan Carlos Yanyes	956-516-6314	New	O. Lopez	Approved
3	April 3, 2017	Speedy's Car Wash	401 West 495	Carolina Rodriguez	956-325-1168	New	O. Lopez	Denied
4	April 3, 2017	Mercy Kids Rehab	1205 N Raul Longoria	Jaime Reyna	361-254-2380	Annual	O. Lopez	Approved
5	April 3, 2017	Mary's Barber & Beauty Salon	5201 N Raul Longoria	Maria E Castillo	956-569-8404	New	O. Lopez	Approved
6	April 4, 2017	Speedy's Car Wash	401 West 495	Carolina Rodriguez	956-325-1168	New	O. Lopez	Approved
7	April 5, 2017	Mundo Nuevo	2105 N Raul Longoria Ste	San Juana Mata	956-292-9335	New	O. Lopez	Approved
8	April 5, 2017	Voodoo Lounge	1618 N Veterans, Ste M	Adan Palacios	932-739-1089	New	O. Lopez	Approved
9	April 18, 2017	Little School House	100 Sandy	Macarena Chavez	956-904-1407	Annual	O. Lopez	Approved
10	April 28, 2017	El Tabernaoulo Church	209 E Thelma	Robert Sanchez	956-223-5690	Annual	O. Lopez	Approved
11	April 28, 2017	Jackson Wireless LLC	100 W Bus 83, Ste C	Anna Mia Ortiz	956-907-7915	New	O. Lopez	Denied
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26								

FUEL LOG

APRIL 2017

DATE	TIME	UNIT/DIESEL CONTAINER	GALLONS	OFFICER IN CHARGE
4/2/2017	4:30 p.m.	Engine-1	24	J. De la Cruz
4/3/2017	3:00 p.m.	Ladder-1	14	R. Ruiz
4/4/2017	2:15 p.m.	Ladder-1	14	M. Rojas
4/5/2017	2:50 p.m.	Engine-1	22	E. Saenz
4/5/2017	3:20 p.m.	Ladder-1	14.7	C. Alaniz
4/6/2017	3:48 p.m.	Engine-1	11	J. De la Cruz
4/8/2017	11:00 a.m.	Ladder-1	15	R. Ruiz
4/10/2017	3:03 p.m.	Ladder-1	19.5	R. Ruiz
4/11/2017	2:55 p.m.	Engine-1	8	J. Martinez
4/13/2017	2:47 p.m.	Engine-1	14	A. Foster
4/13/2017	4:30 p.m.	Ladder-1	14	M. Rojas
4/17/2017	9:25 a.m.	Rescue-1	17	J. Martinez
4/17/2017	1:45 p.m.	Brush-1	12	J. Salinas
4/17/2017	1:45 p.m.	Engine-1	21	J. Salinas
4/17/2017	2:45 p.m.	Ladder-1	17	R. Ruiz
4/17/2017	3:35 p.m.	Brush-2	13	O. Escamilla
4/18/2017	5:30 p.m.	Ladder-1	12	J. Escobedo
4/20/2017	2:25 p.m.	Ladder-1	11.9	M. Rojas
4/20/2017	4:00 p.m.	Brush-1	5	A. Foster
4/23/2017	11:00 a.m.	Ladder-1	12	J. Escobedo
4/24/2017	1:50 p.m.	Ladder-1	9.2	M. Rojas
4/25/2017	1:20 p.m.	Ladder-1	10	J. Escobedo
4/27/2017	4:00 p.m.	Engine-1	23.7	J. Flores
4/27/2017	4:25 p.m.	Engine-2	32	J. Flores
4/30/2017	4:00 p.m.	Engine-2	21	R. Ruiz
4/30/2017	4:25 p.m.	Brush-1	14	E. McLaughlin

Total Gallons of Diesel

401

FUEL LOG

APRIL 2017

DATE	TIME	UNIT/GAS CONTAINER	GALLONS	OFFICER IN CHARGE
4/4/2017	11:00 a.m.	1201	25	Chief T. Garza
4/6/2017	10:08 a.m.	1200	15	A. Garza
4/10/2017	2:23 p.m.	1202	24	O. Lopez
4/11/2017	2:28 p.m.	1201	24	Chief T. Garza
4/17/2017	2:45 p.m.	containers	6	R. Ruiz
4/20/2017	3:02 p.m.	1201	21.5	Chief T. Garza
4/24/2017	10:57 a.m.	1202	21	O. Lopez
4/26/2017	10:00 a.m.	1200	15	O. Escamilla
4/27/2017	4:00 p.m.	1201	23.4	J. Flores

Total Gallons of Gasoline 174.9



MEMORANDUM

To: Benjamin Arjona, City Manager
From: Pablo Garza, Director of Finance
Date: April, 25.2017
Subject: Monthly Departmental Report

Finance Department

Department Description

Finance Department has the responsibility to safeguard City's financial assets and manage its resources in according with state law, City Charter, and ordinances enacted by the City Commission.

- Process accounts payable and payroll for the City of San Juan Economic Development Corporation
- Provide monthly financial reports to Department and City Commission
- Generate financial reporting according to GAAP
- Maintain an adequate level of liquidity and meet financial responsibility of City's investment policy prioritizing objectives of safety, liquidity and yield

Additional information

- 6 staff members
- Maintained 24 funds, assisted 24 departments, and posted **1,400** journal entries, issued **2,442** disbursement checks, and processed **2,857** payroll checks and direct deposits during the months of October 2016-April 2017.
- New Bond 2017 Issuance-In Process
- Incode Version 10 Utility Billing Module-In Progress
- Open Gov. Application- Transparency Program- Completed
- Annual Audit 2015-2016-Completed
- Manage a 21.9 million budget
 - General Fund Budget of 10.3 million
 - Utility & Sanitation Fund 6.9 million
 - Debt Service Fund 1.6 million
 - Other Funds 3.1 million

Utility Billing Department

Department Description

The Utility Billing department is responsible for billing and collection of water usage, sanitary sewer, residential garbage collection and responding to customers complaints

- The City collects about 6,220 water and 9,058 sewer accounts
- North Alamo Water Supply Corporation service 3,099 water accounts
- Per Audited Financial Report, in FY ending 9/30/2016, utility fund collected 5.4 million and sanitation fund 2.8 million with a combined 8.2 million.
- Payment are made by
 - 76.4% paid in person
 - 1.3 % juniors
 - 13.8% online
 - 6.2% bank drafts
 - 2.3% other locations
- Staff of 6 Employees

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Mayor: San Juanita Sanchez
Mayor Pro-Tem: Mario Garza
Commissioners: Jesus “Jesse” Ramirez
Raudel Maldonado
Pete Garcia

Memorandum

To: Mayor and City Commission
From: Benjamin Arjona, City Manager
Date: May 17, 2017
Subject: City Manager’s Report

Department Description

This is an administrative Department of the Municipal Government under the direction of the City Commission. The City Manager exercises supervision and control over all departments, and oversees that each department operates efficiently.

Project Updates:

Supplemental Environmental Project (SEP) The 90 day report was submitted to TCEQ as it is required.

New Public Substation – Substation is at about 35% completed.

2016 Urban County Project - Paving improvements on Capri Subdivision along Coconut, Pullin, Hooper and Salazar streets bid has already been advertised.

Paseo de Las Flores – This project is at about 95% complete.

Repaving project Phase 1 - Project was bid out on Wednesday, April 19th. Pre-Bid conference was held on Tuesday May, 2nd at the San Juan Memorial Library.

Meetings attended

Perez Consulting Engineers, Hidalgo County Pct. 2, Conference calls with Financial advisors - underwriters, PBK Public Substation.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 23, 2017

Conduct a Public Hearing and Consider and Ordinance in First Reading Amending the Code of Ordinance at Appendix "A", Unified Development Code, Chapter 2 - Zoning Regulations, Article II - Establishment of Districts and Boundaries for the Expressway Corridor District, Article IV, Expressway Corridor District Including Use and Area Regulations, Area and Heights Requirements, Definitions, Uses, Additional Requirements for Parking, Driveway, Landscaping and Architectural Standards. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

The Expressway Corridor Master Plan was adopted by the City Commission on February 14, 2017 giving the City a new vision for future development and redevelopment along the San Juan expressway corridor. To help staff and the Planning and Zoning Commission implement the vision plan enclosed please find a proposed amendment to the zoning ordinance with a map creating a new zoning category to the San Juan Code of Ordinances named “Expressway Corridor District”.

The proposed new zoning category has specific language on what uses will be allowed by right and what uses will be allowed with a conditional use permit. The ordinance reduces front setback requirements and depicts additional requirements for parking, driveways, landscaping and architectural standards.

The Planning and Zoning Commission held a public hearing and staff handled many phone calls after 478 letters were mailed-out. No one spoke in opposition to the proposed ordinance amendment during the Commission’s public hearing.

RECOMMENDATION:

The Planning and Zoning Commission unanimously recommended approval of the ordinance amendment during their April 6 regular meeting.

PREPARED BY:

Xavier Cervantes,
Director of Planning
and Zoning

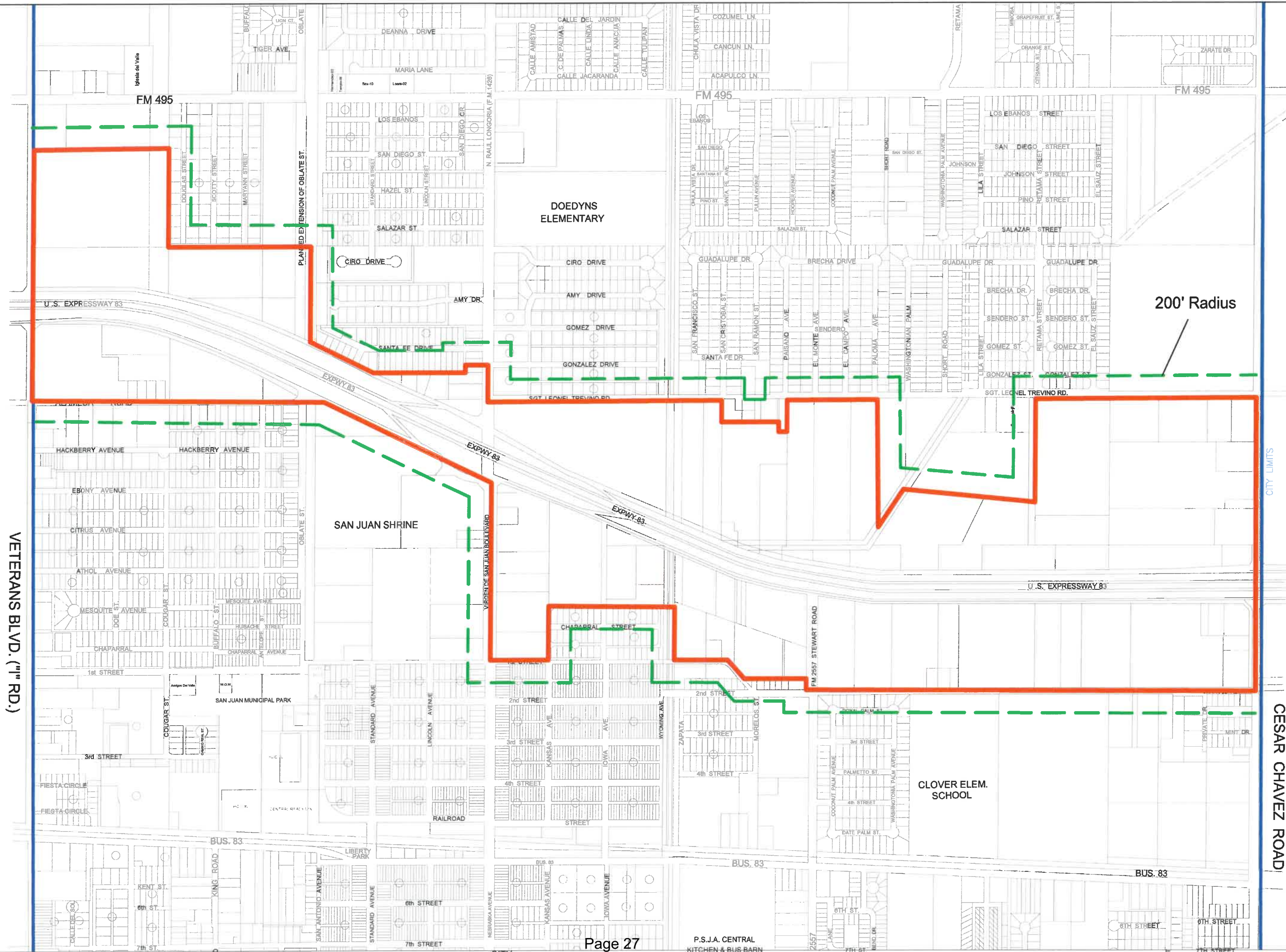
APPROVED BY:

Benjamin Arjona, City
Manager



Corridor Study

Scale: 1/64" = 1'0"



FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 04/06/17 Commissioner Alaniz made a motion to approve the adoption of the amendment to the Code of Ordinance of the City of San Juan, Appendix A, Unified Development Code, Chapter 2, Article IV to create a new special purpose zoning district, the Expressway Corridor Zoning District as recommended by staff. Commissioner Gonzalez seconded the motion. The motion passed unanimously with a (7-0) vote.

Ms. Bagley, consultant, addressed the Committee and went over a few proposed changes to the proposed ordinance in regards to the parking SECTION so that it is more clear.

Lydia Carlin, Enedina Cantu Nava, Alberto Trevino and David Pena, all residents within the two hundred (200) foot radius of the proposed Expressway Corridor District asked if their properties were going to change zoning also. Mr. Cervantes explained that all of them were not affected since they are within the notification area.

Mr. David Cantu said that the Community had concerns and needed clarification as some residents did not receive the notification letters mailed out and did not understand what would be or not be allowed in this new zone. Mr. Cervantes said that the entire ordinance was posted in the City's website and that the letters mailed-out contained the website link that had the entire ordinance available for review. Mr. Cervantes added that notices were mailed to all the property owners within the proposed district and within two hundred (200) feet and that the mail-out is based from the latest tax roll. Commissioner Alaniz said that that the P&Z Committee could only recommend to the City Commission and they, the City Commission, would have the final approval.

Commissioner Alaniz asked that the record reflect that Commissioner Guajardo arrived at 5:34pm, Chairwoman Castillo at 5:36pm and Commissioner Zambrano at 5:43pm.

Mr. Cervantes invited those in attendance and anyone else that needed more information to meet with Ms. Bagley at 9:00 am the following day at the Library.

Commissioner Magallan asked if fire walls would be required as on page 27, C-1, states that the side interior setback is zero (0). Ms. Bagley said yes, that the building code would require them.

Commissioner Magallan also asked if the sign height would be sixty (60) feet in height. Ms. Bagley said that the current sign ordinance allows that height along the expressway and that would remain the same.

AN ORDINANCE OF THE CITY OF SAN JUAN, TEXAS AMENDING THE CODE OF ORDINANCES AT APPENDIX “A”, UNIFIED DEVELOPMENT CODE, CHAPTER 2 – ZONING REGULATIONS, ARTICLE II – ESTABLISHMENT OF DISTRICTS AND BOUNDARIES FOR THE EXPRESSWAY CORRIDOR DISTRICT, ARTICLE IV (11) EXPRESSWAY CORRIDOR DISTRICT INCLUDING USE AND AREA REGULATIONS, AREA AND HEIGHT REQUIREMENTS, DEFINITIONS, USES, ADDITIONAL REQUIREMENTS FOR PARKING, DRIVEWAYS, LANDSCAPING AND ARCHITECTURAL STANDARDS, RENAMING SECTION 11: SPECIAL USE REGULATIONS TO SECTION 12 WITH ALL PROHIBITIONS; EXCEPTIONS, ENFORCEMENT; PUNISHMENT; PENALTIES AT LAW AND EQUITY; INCLUSION IN THE SAN JUAN CODE OF ORDINANCES; INCORPORATION OF OTHER ORDINANCES; REPEALING CONFLICTING ORDINANCES AND EFFECTIVE DATE.

WHEREAS, an Expressway Corridor Study was performed and recommendations made to create a new special purpose district to encourage new and redevelopment of the properties along US 83/IH2 frontages; and

WHEREAS, The City of San Juan desires to create more economic development opportunities along the freeway corridor; and

WHEREAS, the Planning and Zoning Commission and the San Juan Economic Development Corporation held a joint workshop; and

WHEREAS, after a public hearing and discussion, the Planning and Zoning Commission recommends the creation of the new zoning district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, THAT:

SECTION 1. The Code of Ordinance of the City of San Juan, Texas, be amended at Appendix “A”, Unified Development Code, Chapter 2 – Zoning Regulations as follows:

CHAPTER 2 – ZONING REGULATIONS

ARTICLE II - ESTABLISHMENT OF DISTRICTS AND BOUNDARIES

SECTION 1.00 HISTORY OF ZONING DISTRICTS.

(a) The original zoning ordinance of the City and the amendments thereto divided the City into five districts:

- (1) Single-Family;
- (2) Multifamily;
- (3) Commercial;
- (4) Industrial; and
- (5) Open Space.

(b) For the purpose of this Article, the City is now hereby divided into ~~ten (10)~~ eleven (11) districts as follows:

- (1) R-S Single-family Residential district;
- (2) R-MF Multifamily Residential district;
- (3) R-MH Manufactured Home Residential district;
- (4) C-1 Office Building district;
- (5) C-2 Neighborhood Commercial district;
- (6) C-3 ~~Commercial-Industrial~~ Heavy Commercial district;
- (7) I-1 Light Industrial district;
- (8) I-2 Heavy Industrial district;
- (9) O Undeveloped -open space district;
- (10) IN Institutional district; and
- (11) EC Expressway Corridor district.

These shall be known as the Base Zone Classifications.

SECTION 1.01: INTERPRETATION OF DISTRICT BOUNDARIES:

Where uncertainty exists with respect to:

- (a) The boundaries of any of the aforesaid districts as shown on the Zoning map; or
- (b) The location of zoning district boundaries on the official zoning map, the following rules shall apply:

- (1) Boundary Lines - Where district boundaries are indicated as approximately following lot lines, alley, street or highway right-of-way lines, or extensions of such lines, such lines shall be construed to be boundary lines;
- (2) Parallel Line Rule - Where district boundaries are so indicated that they are approximately parallel to the centerlines of street lines of streets, or the centerlines of right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Zoning Map;
- (3) Unsubdivided Property - On unsubdivided property, the district boundary lines on the Zoning Map shall be determined by use of the scale appearing on the Map unless the boundary lines are extensions of lines on neighboring developed tracts;
- (4) Vacation of Property - Whenever any street, alley or other public way is vacated by official action of the City Commission, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all regulations of the extended districts;
- (5) Intent and Purpose Rule - When the street layout on the ground varies from that shown on the map, the designations shown upon the mapped streets shall be applied in such a way as to carry out the intent and purpose of the plan for the particular area in question.

ARTICLE III - COMPLIANCE WITH THE REGULATIONS

Except as hereinafter provided no building or structure shall be erected, reconstructed, or structurally altered and no premises shall be used except in conformity with the regulations prescribed for the district.

ARTICLE IV - DISTRICT USE AND AREA REGULATIONS

SECTION 1.00: “R-S” SINGLE-FAMILY RESIDENTIAL DISTRICT

Use Regulations: A building or premise shall be used only for the following purposes:

- (a) One-Family Dwelling;
- (b) Churches;
- (c) Public parks, including playgrounds;
- (d) Farming, truck gardening, citrus orchards, nursery and greenhouses;

- (e) Accessory building or use, including a private garage customarily incident to the above uses, but not involving the conduct of a business;
- (f) Country club or golf course, not less than 40 acres in area, except a golf course or miniature course or practice driving tee operated for commercial purposes;
- (g) Home occupation incidental to a permitted use provided such occupations are conducted in the main building and only by a person resident of such building. A nameplate not to exceed one square foot in area containing the name and occupation of the resident may be displayed;
- (h) A temporary sign appertaining to the lease, hire or sale of a building or premise, which sign or bulletin board shall not exceed twelve (12) square feet in area;
- (i) Any other sign:
 - (1) remaining on the property for no more than 45 days; and
 - (2) not exceeding twelve (12) feet in area; or
- (j) A non-enclosed metal carport bolted to concrete shall be allowed within the front setback along residential streets in subdivisions recorded before 1990. The carport shall not be bigger than 18 feet in length and 18 feet in width.

SECTION 1.01: HEIGHT AND AREA REGULATIONS:

The height and area regulations set forth in Article VI shall be observed.

SECTION 1.02: PARKING REGULATIONS:

Off-street parking space shall be provided in accordance with the requirements for specific uses set forth in Chapter 6, Off-Street Parking Regulations, but under no circumstances shall:

- (a) the paved parking area be less than 400 square feet; nor
- (b) the driveway entrance width exceed 15 feet.

SECTION 2.00: “R-MF” MULTIFAMILY RESIDENCE DISTRICT:

A building or premise shall be used only for the following purposes:

- (a) Duplex, Triplex, and Fourplex family dwelling and more intense multifamily uses;
- (b) Private club, fraternity, sorority or lodge, excepting one of the chief activity of which is a service customarily carried on as a business;

- (c) Accessory building or use customarily incidental to any of the above uses, including a storage garage on a lot occupied by a multiple dwelling, hospital or institution;
- (d) Parking spaces, laundry room, etc., if covered are to be considered as part of the area of the main building; or
- (e) Day nurseries.

[SECTION 2.01: RESERVED]

SECTION 2.02: HEIGHT AND AREA REGULATIONS:

The height and area regulations set forth in Article VI shall be observed.

SECTION 2.03: PARKING REGULATIONS:

Off-Street parking spaces shall be provided in accordance with the requirements for specific uses set forth in the Off-Street Parking Regulation, Chapter 6.

SECTION 3.00: (R-MH) MANUFACTURED & MODULAR HOME DISTRICT-PERMITTED USES:

- (a) Manufactured homes on spaces approved for manufactured homes;
- (b) Recreational vehicles;
- (c) Modular homes on spaces approved for modular homes;
- (d) Accessory buildings;
- (e) Recreational and commercial facilities designed for exclusive use of the subdivision's occupants;
- (f) On-premise signs including illuminated or animated signs, in accordance with adopted City regulations; or
- (g) Storage buildings;

SECTION 3.01: CONDITIONAL USES (REQUIRE "CONDITIONAL" USE PERMITS):

- (a) Home occupations that meet applicable conditions (see Article VIII, Section 8.00);
- (b) Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes in accordance with all applicable City regulations;

- (c) Facilities for railroads or those utilities holding a franchise under the City;
- (d) The owner's or manager's home on a six thousand two hundred fifty (6,250) square foot lot or larger;
- (e) Portable buildings;
- (f) Parking facilities for nonresidential uses that meet applicable requirements of the Off-Street Parking Regulation.

SECTION 3.02: PROHIBITED USES:

- (a) Any building or land used for other than one or more of the preceding specified uses;
- (b) No more than one manufactured home or recreational vehicle may occupy any approved space;
- (c) Off-premise signs;
- (d) Any use of property that does not meet:
 - (1) the required minimum lot size;
 - (2) front, side and rear yard dimension; and/or
 - (3) lot width; or
 - (4) exceeds the maximum heights, building coverage or density per gross acre as required in Article VI;

SECTION 3.03: REQUIRED CONDITIONS:

- (a) A development designed as a manufactured home, modular home or recreational vehicle park shall meet all requirements of:
 - (1) the manufactured home and recreational vehicle park regulation of the City; and
 - (2) and any applicable sections of the City subdivision regulation.
- (b) Said facility shall be for the purpose of:
 - (1) renting; or
 - (2) leasing of manufactured home sites.
- (c) Said facility shall not be construed to permit the sale of such lots.

- (d) A development designed as a:
 - (1) manufactured home;
 - (2) modular home; or
 - (3) recreational vehicle subdivision shall meet all requirements of:
 - (A) the City subdivision regulation, and
 - (B) any applicable sections of the City manufactured home and recreational vehicle park regulation.
- (e) Such subdivision shall have as its major purpose:
 - (1) the sale and conveyance of property rights, and
 - (2) ownership of individual lots to consumers.
- (f) At no time may an existing manufactured home, modular home or recreational vehicle park be converted to:
 - (1) a manufactured home;
 - (2) modular home; or
 - (3) recreational vehicle subdivision without first meeting all the requirements of the City subdivision regulation and receiving approval by the City Commission.

SECTION 4.00: (C-1) NEIGHBORHOOD COMMERCIAL DISTRICT:

- (a) Generally recognized retail businesses which supply commodities on the premises primarily for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods, clothing and notions, or hardware and similar uses;
- (b) Personal services establishments which perform services on the premises such as repair shops (watches, radios, T.V., shoes, etc.), tailor shops, beauty parlors or barbershops, photographic studios and self-service laundries; and similar uses but not including automotive or other repair services and armature repair services;
- (c) Dry-cleaning establishments or pickup stations dealing directly with the consumers. Central dry-cleaning plants servicing more than one retail outlet are not permitted;
- (d) Business establishments which perform services on the premises such as banks, loan companies, insurance and real estate offices;

- (e) Personal services including the following: Outpatient medical clinics, offices of doctors, dentists, osteopaths and similar or allied professions;
- (f) On-premise signs, including those that are animated or illuminated;
- (g) Commercial parking lots; or
- (h) Other uses similar to the above.

SECTION 4.01: CONDITIONAL USES (REQUIRE “CONDITIONAL” USE PERMITS):

- (a) All R-MF uses including conditional uses, except manufactured homes;
- (b) Gasoline service stations or retail outlets where gasoline products are sold;
- (c) Drive-in business establishments serving nearby residences which are so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles, rather than within a building or structure, including drive-in restaurants;
- (d) Restaurants or bars in accordance with the adopted policies of the City, provided the site is not larger than four acres and that access be provided from a collector or larger street;
- (e) Planned neighborhood convenience centers, including any or all of the above permitted or conditional uses, provided the site is not larger than four (4.0) acres and that access to such center be from a designated collector or larger street;
- (f) Accessory structures and uses customarily incidental to the above permitted uses;
- (g) Portable buildings that meet applicable conditions (See Art. VIII Section 8.00(c))

SECTION 4.02: REQUIRED CONDITIONS:

- (a) All business establishments shall be retail service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail prices on premises where produced;
- (b) All businesses, servicing or processing shall be conducted within a completely enclosed building (except for off-street parking or loading) excluding drive-in businesses or gasoline service stations or retail outlets where gasoline products are sold;
- (c) Gasoline service stations or retail outlets where gasoline products are sold at retail prices, are limited in their activity to the sale of gasoline, oil and minor accessories only, and incidental service. Repair work, steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glasswork and such other activities whose external effects could adversely extend beyond the property line are not permitted;

- (d) The curb cut, or ingress and egress to gasoline service stations, retail outlets for gasoline products and/or drive-in businesses shall not be permitted at locations where it will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than thirty (30) feet from any street intersection (measured from right-of-way);
- (e) A front setback of sixty (60) feet from the right-of-way of any existing or proposed street shall be maintained by gas service stations or retail outlets where gasoline products are sold unless otherwise approved by the Planning and Zoning Commission. Gas pumps or driveway covers may be placed within the setbacks.
- (f) All lighting shall be shielded from adjacent residential districts;
- (g) A six-foot-high, completely obscuring wall shall be provided by all gasoline service stations, retail outlets where gasoline products are sold, or drive-in businesses, when abutting or adjacent to districts zoned for any residential use;
- (h) The minimum lot area for a gas service station or a retail outlet where gasoline products are sold should be twenty thousand (20,000) square feet and so arranged that ample space is available for motor vehicles which are required to wait, except that gasoline service stations intended solely for the purpose of selling gasoline, oil and minor accessories and having no facilities for repair or servicing automobiles may be permitted on lots of less than twenty thousand (20,000) square feet subject to all other provisions required;
- (i) Veterinary hospitals or clinics are subject to the limitation that all activities be conducted within a totally enclosed building with no open-air impoundment and no external effects such as noise or odor which could adversely extend beyond the property lines; and
- (j) The City may require a building line along any streets.

SECTION 4.03: PROHIBITED USES:

- (a) Any building erected or land used for other than one or more of the preceding specified uses;
- (b) Off-premise signs;
- (c) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required in Article VI.

SECTION 5.00: (C-2) GENERAL BUSINESS DISTRICT.

SECTION 5.01: PERMITTED USES:

- (a) All uses listed as permitted uses in C-1 districts;

- (b) Any retail business, personal services, business services except the following: Lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing and storage. Household goods warehousing and storage in individually rented storage units is permitted;
- (c) Hotel, motel and/or eating places;
- (d) Printing, publishing and allied products manufacturing;
- (e) Rail and motor vehicle transportation passenger terminals;
- (f) Telephone, telegraphs, television, radio or similar media stations, centers, studios, but not including public microwave, radio and television towers;
- (g) Any wholesale trade or wholesale trade accessory to any permitted retail operation except the following: Raw cotton, grain, hide, skins and raw furs, tobacco, wool or mohair, livestock, commercial or industrial machinery or supplies, metals and minerals, petroleum bulk stations and terminals, scrap or junk waste materials;
- (h) Signs in accordance with adopted ordinances; or
- (i) Automotive repair as an accessory use to a permitted retail use, such as retail sale of automobiles or retail sale of automotive parts.

SECTION 5.02: CONDITIONAL USES (REQUIRE USE PERMITS):

- (a) Gasoline service stations or retail outlets where gasoline products are sold;
- (b) Drive-in businesses;
- (c) Planned shopping centers;
- (d) Bars, nightclubs and social event centers in accordance with adopted policies;
- (e) Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes, in accordance with all applicable City regulations and ordinances;
- (f) Portable buildings;
- (g) Owner-occupied residence in compliance with the setback requirements of this zoning district;
- (h) Automotive repair and service as a primary use, including auto paint and body work as a primary use, subject to required conditions. (See conditions listed in Section 5.04 hereof).(1)

1. All establishments engaged in automotive repair, services, maintenance, or paint and body work that are under construction or in existence and located in C-2 zone as of the date of adoption of this subsection shall hereby be classified as conforming uses and shall not be denied the right to expand, repair or rebuild such establishments.

SECTION 5.03: REQUIRED CONDITIONS:

Gasoline service stations or retail outlets where gasoline products are sold, drive-in businesses, and veterinary hospitals shall be subject to the same limitations as set forth in the C-1 district for these types of uses. Access lane shall be clearly designated on subdivision plat.

SECTION 5.04: REQUIRED CONDITIONS FOR AUTOMOTIVE REPAIR AS A PRIMARY USE:

- (a) Such establishments shall be located on a lot or tract of land of sufficient size to accommodate the proposed use. In no case shall the building site be less than twenty thousand (20,000) square feet;
- (b) All service, repair, maintenance, painting, and other work shall take place within an enclosed area;
- (c) There shall be no outside storage of materials;
- (d) The building where the proposed work is to take place shall be at least one hundred (100) feet from the nearest residence;
- (e) A six-foot wall or opaque fence buffering the proposed use from any residential use of residentially zoned area may be required; and
- (f) All new buildings and all conversions of existing buildings to such uses shall meet current building code and fire code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.

SECTION 5.05: PROHIBITED USES:

- (a) Any building erected or land used for other than one or more of the preceding specified uses; or
- (b) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required in Article VI.

SECTION 6.00: (C-3) HEAVY COMMERCIAL DISTRICT.

SECTION 6.01: PERMITTED USES:

- (a) All uses listed as permitted uses in the C-2 district;
- (b) Drive-in business;
- (c) Gasoline service stations, automotive and other repair services or retail outlets where gasoline products are sold;
- (d) Lumberyards or contractor yards, farm equipment or other heavy equipment sales and service, farm products warehousing and storage, general warehousing and storage;
- (e) Motor vehicle transportation freight terminals;
- (f) Any wholesale trades or wholesale trade accessory to any permitted retail operation including raw cotton, grain, hides, skins and raw furs, tobacco, wool or mohair, commercial or industrial machinery or synthetics, metals and minerals, petroleum bulk stations and terminals;
- (g) Those uses of a commercial retail or wholesale nature requiring large outdoor loading areas, generating heavy truck or rail traffic and requiring access to major transportation channels and/or creating influences not acceptable in the C-2 district;
- (h) Accessory structures and uses customarily incident to the above permitted uses, including the residence for night watchman or caretaker employed on the premises;
- (i) Other uses of similar character; and
- (j) Signs in accordance with adopted regulations and ordinances;

SECTION 6.02: CONDITIONAL USES (REQUIRE USE PERMITS):

- (a) Planned shopping center;
- (b) Amusement parks, circus or carnival grounds, commercial amusement or recreation development or tents or other temporary structures used for temporary purposes, in accordance with all applicable City regulations and ordinances;
- (c) Facilities for railroads or those utilities holding a franchise under the City; or
- (d) Owner-occupied residence in compliance with the setback requirements of this zoning district.

SECTION 6.03: REQUIRED CONDITIONS:

All -

- (a) Gasoline service stations;
- (b) Retail outlets where gasoline products are sold;
- (c) Drive-in businesses; and
- (d) Veterinary hospitals -

shall be subject to the same limitations as set forth in subparagraphs (c), (d), (e), (f),(g), and (h) of Article IV section 4.02 herein.

No permit shall be issued unless an access lane has been clearly designated on the subdivision plat.

SECTION 6.04: PROHIBITED USES:

- (a) Any building erected or land used for other than one or more of the preceding specified uses.
- (b) Any use of property that does not meet:
 - (1) the required minimum lot size;
 - (2) front, side and rear yard dimension; and/or
 - (3) lot width; or
 - (4) exceeds the maximum height, building coverage or density per gross acre as required in Article VI.

SECTION 7.00: (I-1) LIGHT INDUSTRIAL DISTRICT.

SECTION 7.01: PERMITTED USES:

- (a) Any of the following uses when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding or processing shall be totally obscured by a wall on those sides abutting a residential district and C-1 and C-2 districts.

- (1) The manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceutical, toiletries, food products, hardware and cutlery;
 - (2) The manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheetmetal (excluding saw and planing mills) and yarns;
 - (3) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas;
 - (4) Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small molded rubber products;
 - (5) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs;
 - (6) Laboratories - Experimental, film or testing;
 - (7) Manufacture and repair of electric or neon signs, sheetmetal products, including heating and ventilating equipment, cornices, eaves and the like;
 - (8) Tool, die, gauge and machine shops;
 - (9) All public utilities, including buildings, necessary structures, storage yards and other related uses;
 - (10) Any use listed as permitted in C-4.
- (b) Accessory structures and uses customarily incidental to the above permitted uses.
- (c) Other uses of a similar and no more objectionable character to those principal uses permitted subject to any and all provisions of regulations relating to the use of property within the City.

SECTION 7.02: CONDITIONAL USES (REQUIRE USE PERMITS):

- [(a)] Planned shopping centers;
- (b) Planned industrial parks;
- (c) The residence of a watchman or caretaker employed on the premises;

- (d) Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes, in accordance with all applicable City regulations;
- (e) Facilities for railroads or those utilities holding a franchise under the City;
- (f) Portable buildings other than storage buildings; or
- (g) Owner-occupied residence in compliance with the setback requirements of this zoning district

SECTION 7.03: REQUIRED CONDITIONS:

Gasoline service stations or retail outlets where gasoline products are sold, drive-in businesses, and veterinary hospitals shall be subject to the same limitations as set forth in Article IV sections 4.02 (c), (d), (e), (f), (g), and (h) herein. No permit shall be issued unless an access lane has been clearly designated on the subdivision plot.

SECTION 7.04: PROHIBITED USES:

- (a) Any building erected or land used for other than one or more of the preceding specified uses.
- (b) Any use of property that does not meet the:
 - (1) required minimum lot size;
 - (2) front, side and rear yard dimension; and/or
 - (3) lot width; or
 - (4) exceeds the maximum height, building coverage or density per gross acre as required in Article VI.

SECTION 8.00: (I-2) HEAVY INDUSTRIAL DISTRICT.

Permitted uses:

- (a) All uses listed as permitted in the I-1 district, provided that the manufacturing, compounding or processing is conducted wholly within a completely enclosed building and that the portion of land used for open storage facilities for materials or

equipment used in manufacturing, compounding or processing be totally obscured by a wall on those sides abutting RS, RMF, RMH, C-1 and C-2 districts; or

(b) Any use not previously listed subject to any and all provisions of all regulations relating to the use of property within the City.

SECTION 8.01: CONDITIONAL USES (REQUIRE USE PERMITS):

- (a) Planned shopping center;
- (b) Planned industrial park;
- (c) Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes, in accordance with all applicable City regulations;
- (d) Facilities for railroads or those utilities holding a franchise under the City;
- (e) The residence of a watchman or caretaker employed on the premises;
- (f) Owner-occupied residence in compliance with the setback requirements of this zoning district;

SECTION 8.02: REQUIRED CONDITIONS:

Gasoline service stations or retail outlets where gasoline products are sold, drive-in businesses and veterinary hospitals shall be subject to the same limitations as set forth in Article IV, Section 4.02 (c), (d), (e), (f), (g), and (h) herein. No permit shall be issued unless an access lane has been clearly designated on the subdivision plat.

SECTION 8.03: PROHIBITED USES:

- (a) Those uses, which in the opinion of the Planning and Zoning Commission and/or City commission, would be detrimental to the health, safety or general welfare of the citizens or to adjacent development; or
- (b) Any use of property that does not meet:
 - (1) the required minimum lot size;
 - (2) front, side and rear yard dimension;
 - (3) and/or lot width; or
 - (4) exceeds the maximum height, building coverage or density per gross acre as required in Article VI.

SECTION 9.00: “O” UNDEVELOPED - OPEN SPACE DISTRICT:

Land use activities shall be allowed only for the following purposes:

- (a) Public parks and playgrounds; or
- (b) Agricultural uses provided that any structure of [or] enclosure for the shelter of livestock and poultry shall be located not less than 200 feet from any street of [or] lot line.

SECTION 10.00 “IN” INSTITUTIONAL DISTRICT

Land use activities shall be allowed only for the following purposes:

- (a) Public and private schools;
- (b) Community or other civic buildings including museums;
- (c) Libraries and auditoriums;
- (d) Institutions of educational, charitable or philanthropic nature, but not a penal or mental institution;
- (e) Nursing or convalescent home; and

SECTION 11.00: EXPRESSWAY CORRIDOR DISTRICT

SECTION 11.01: PURPOSE

The Expressway Corridor District (ECD) is a *special purpose* district created to identify uses and regulations for properties adjacent to and in the proximity of the US 83/IH2. These regulations are intended to encourage new and appropriate uses and design, and to protect existing uses that will benefit the City of San Juan. This district is intended to support businesses that complement each other and to be a destination in the Rio Grande Valley for shopping, entertainment, and employment.

Except as hereinafter provided no building or structure shall be erected, reconstructed, or structurally altered and no premises shall be used except in conformity with the regulations prescribed for the district.

The following district regulations replace the current uses as a distinct new district. Where there is any ambiguity, the Planning and Zoning Commission, upon the recommendation of Staff, will be the deciding body, and if appropriate, a recommendation will be forwarded to the City Commission.

SECTION 11.02 DISTRICT USES

- a. Uses Permitted By Right - The uses as shown in the following Zoning Use Chart are permitted by right and are subject to the restrictions of this district. In general, definitions are defined by terms in general use or in Appendix A, Unified Development Chapter 1, Article III. Definitions of uses specific to this District are found in Section 11.03 of Appendix A, Unified Development Code.
- b. Conditional Uses - As identified in the Zoning Use Chart, some uses may be considered when it is shown that such a use in a specified location will comply with all the conditions and standards for the location or operation for the use. The conditions shall be specified and recommended by the Planning and Zoning Commission and approved by the City Commission. Appendix A, Chapter 2, Article VIII, Conditional Use defines the process in for conditional uses that are listed in the following Zoning Use Chart.
- c. Nonconforming Uses - With the creation of the new Expressway Corridor District (ECD) some current land and building uses may become existing nonconforming uses. They will not be required to close or relocate, however they become subject to the requirements and regulations in Appendix A, Chapter 2, Article VII, Nonconforming Uses.

SECTION 11.03: DEFINITIONS

In addition to the definitions in Appendix A, Unified Development Code, Chapter I, Article III, Definitions, the following definitions apply specifically to this district.

The following definitions are to be used in the application of this district. They are terms that are accepted in standard planning and zoning usage. If a word or term is not defined herein, a definition from a dictionary in general usage shall be applied.

Automobile Sales: The use of land and buildings primarily for the display, sale, lease, and rental of new or pre-owned automobiles (may include utility vehicles, light trucks and vans) and including vehicle preparation, warranty and repair work as an accessory use. Vehicles that are wrecked or require additional repair work shall be screened from view.

Antique shop: An establishment offering for sale articles such as glass, china, furniture or similar furnishing or decorations which have value and significance as a result of age, design or sentiment.

Bakery or confectionery shop (retail): A place for baking or selling baked goods, or a place for preparing, cooking, making or selling candy or other sweets.

Bank or Credit Union: A facility which has as its primary purpose the custody, loan, exchange or issue of money, the extension of credit and the transmission of funds, including drive-in facilities and automatic teller machines.

Bar, lounge or tavern: An establishment, the primary activity of which is the sale and consumption on the premises of beer, wine or other alcoholic beverages, and where any food service is secondary alcoholic beverages and where the sale of said beverages constitute more than fifty (50%) of the business income of that establishment.

Barber or beauty shop: A facility licensed by the state where hair cutting, hair dressing, shaving, trimming beards, facials, manicures, tanning or related services are performed.

Buffer: A permanent natural or landscaped area serving to separate two (2) different land uses or developments. It may be in the form of a strip of land lying parallel and adjacent to a property line common to a dissimilar use of a more restrictive nature. The purpose of this buffer is to provide for minimum livability and maximum required visual screening and physical separation of uses of a dissimilar nature.

Day Spa: a facility for personal services including hair care, manicure, pedicure, waxing, and tanning. If the spa services include massages, the use must comply with the following definition.

Massage establishment: Any place of business in which massage therapy is practiced by a massage therapist, as defined by Texas Law. "Massage therapy", as a health care service, means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub shower, or cabinet baths. Equivalent terms for massage therapy are massage, therapeutic massage, massage technology, myotherapy, or any derivation of those terms. The terms "therapy" and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law. Also see definition of Health Studio.

Florist flower or plant shop: A facility for the retail sale of cut or uncut flowers and ornamental plants and accessory items. Enclosure of use required.

Furniture store: A retail facility displaying and selling new furniture, and may include appliances such as radios, televisions, stereos, refrigerators, and stoves.

Hardware store: A retail facility for selling cutlery, tools, utensils, screws, nails and similar items.

Health studio or Fitness center: An indoor facility operating for a profit to promote physical fitness or weight control.

Hobby shop: An establishment for the retail sale of hobby supplies such as model kits, art equipment and materials.

Home center: A facility which retails appliances, fixtures, building materials and other similar items for the maintenance and improvement of residential structures.

Hospital: An institution licensed by the state that provides health services primarily for human inpatient, medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central service facilities, and staff offices which are an integral part of the facilities.

Hotel: A building or a group of buildings under one ownership containing six (6) or more sleeping rooms occupied, intended or designed to be occupied as the temporary abiding place for persons who are lodged with or without meals for compensation, but not including a hospital or recreational vehicle camping area.

Jewelry store: A facility which retails watches, rings, bracelets, necklaces and similar items.

Landscape service: A facility for the design and implementation of design of residential and business landscaping. This facility does not include the storage of landscape materials in bulk form as well as the required machinery or equipment for installation.

Library, art gallery or studio, museum: An establishment for the loan or display of books, or objects of art or science which is sponsored by a public or quasi-public agency and which institution is open and available to the general public.

Live-Work: A dwelling unit that is a combination of the residence and place of commercial business or studio and may be found in mixed-use developments.

Microbrewery: a limited-production brewery, typically producing specialty beers and often selling its products only locally.

Mixed-use development: Development projects that combine residential with nonresidential uses in the same building or building site area as a means to create an active street life, enhance the vitality of businesses, and reduce the need for automobile travel; provide a meaningful blend of residential and non-residential uses that enhances and builds upon the city's commercial base; provide additional housing options for people, including but not limited to, young professionals and older people, who want to live near their workplace and/or near retail and other non-residential uses; and encourages consolidation of small parcels into viable, block-size mixed use development in designated areas; while ensuring on-site compatibility of residential and non-residential uses. There are two generally recognized types of mixed use:

Vertical Mixed-Use Building: Combines different uses in the same building. Lower floors should have more public uses with more private uses on the upper floors. For example, the ground floor could have retail, second floor and up having professional offices, and uppermost floors being some form of residential, such as flats or a hotel. In more urban areas, an entire block or neighborhood may be composed of vertical mixed-use buildings.

Horizontal Mixed-Use Blocks: Combines single-use buildings on distinct parcels in a range of land uses within one block. In more urban areas, this approach avoids the financing and coding complexities of vertical layered uses while achieving the goal of placemaking that is made possible by bringing together complementary uses in one place. In less urban areas, horizontal mixed-use offers the advantage of sharing utilities and amenities while providing an easier to build and entitle mix of uses within a walkable block circumscribed by thoroughfares.

Mortuary or funeral service: A facility where deceased bodies are prepared for burial and kept until burial, and where funeral services may be conducted. A crematorium may be part of the services provided by a full service funeral home operation with a conditional use permit.

Newspaper, magazine, book or stationery store: A facility for the sale of books, pamphlets, paper, pens, ink and associated items; not involving wholesale distribution.

Nonconformance: A lawful condition of a structure or land which does not conform to the regulations of the zoning district in which it is situated. This may include but is not limited to a failure to conform to use, height, area, coverage, or off-street parking requirements established prior to the adoption of the Zoning ordinance or annexation into the city.

Nonconforming Use: A use, activity, structure or a parcel of land occupied by a land use activity that was lawful prior to the adoption, revision or amendment of the Zoning Ordinance, but fails to conform to the regulations of this Zoning Ordinance and the district in which it is situated and which has been identified as a nonconforming use.

Office equipment sales and service: A facility for the display, sales, service or repair of equipment, machines or computers typically utilized in daily activities of offices.

Office, general or professional: A place for the regular transaction of business, but not to include the occupation by retail sales, transfer of manufactured goods or storage of commodities.

Office, showroom and warehouse: A facility for mixed use with the following characteristics:

- i. A showroom for display of product lines including items for user purchase,
- ii. Storage or warehouse facilities and occupies not more than sixty (60) percent of the gross floor area of the structure(s).
- iii. A principal office of the business;
- iv. Sales to contractors or other businesses installing or delivering to consumer and user.
- v. A facility, combining office and warehouse functions in a single structure.

Offsite: Any premises not located within the area of the property to be subdivided, whether or not in the same ownership of the applicant.

On premises: Inside a building or on the area of land that it is on.

Open Space: Any parcel or area of land or water essentially unimproved and set aside, dedicated or reserved for resource protection, public or private use and enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open space shall not include land occupied by non-recreational structures, roads, street rights-of-way, parking lots, land reserved for future parking, or any portion of required minimum lot areas as required by this Ordinance.

Open storage: The storage of any equipment, machinery, commodities, raw semi-finished or finished materials, and building materials, which is visible from any public street.

Optical shop: A facility for a dealer in optical items or for correcting vision.

Paint and wallpaper store: A facility for selling paints, painting equipment and wallpaper.

Parking, commercial lot or garage: A facility for temporary storage of motorized or wheeled vehicles.

Parking space: A paved area, enclosed or unenclosed, sufficient in size to store one automobile together with a paved driveway connecting the parking space with a street or alley and permitting ingress or egress of an automobile.

Personal services: Establishments primarily engaged in providing services the care of a person's personal needs and include laundry, dry cleaning, beauty shops, barbershops, shoe repair, reducing salon, health clubs, and clothing rental services.

Pet shop: A facility for the display and sale of small animals, fish and birds and pets, such as dogs, cats, parakeets, goldfish, tropical fish or canaries, without involving commercial boarding or treating of any animal, fish or bird.

Pet supply and pet grooming: an indoor facility that sells pet food and supplies and may include grooming area.

Pharmacy or drugstore: A facility for preparing, preserving, compounding and dispensing drugs and medicines; and may include the display and sale of other merchandise such as cosmetics, notions, fountain services and similar items.

Photography studio: A facility for taking and processing pictures, not a bulk processing plant.

Plant nursery: A facility for the sale or rental of plants and other landscaping or gardening supplies and the equipment used in the installation of maintenance thereof.

Pharmacy or drugstore: A facility for preparing, preserving, compounding and dispensing drugs and medicines; and may include the display and sale of other merchandise such as cosmetics, notions, fountain services and similar items.

Photography studio: A facility for taking and processing pictures, not a bulk processing plant.

Restaurant or cafe with drive-in/thru service: An establishment which by design of physical facilities or by the type of service and packaging permits or encourages the purchase of prepared, ready-to-eat foods for consumption on or off the premises and which does permit consumption on the premises in motor vehicles. A conditional use may be required for the drive thru to ensure adequate stacking and speaker location.

Restaurant or cafe without drive-in/thru service: An establishment where food is available to the general public primarily for consumption within a structure on the premises or which by design of physical facilities or by type of service and packaging permits or encourages the purchase of prepared, ready-to-eat foods intended for consumption off the premises, and where the consumption of food in motor vehicles on the premises is neither permitted nor encouraged. May include covered or uncovered patio seating.

Retail: An establishment engaged in the selling or rental of goods or merchandise to the general public for personal use or household consumption.

Seasonal and temporary sales, outside: An activity conducted involving sales of merchandise customarily sold within the principal structure and those sales by transient users permitted in the district. This activity shall be deemed to be an extension of the principal use of the land and subject to bulk, area and parking regulations. Displays may be located within approved temporary structures or as open display.

Shopping center: A group of unified commercial establishments built on a site which is planned, developed, owned, and managed as an operating unit related in its location, size, and type of shops to the trade area that the unit serves with customer and employee parking provided on-site.

Sporting goods store: A retail establishment selling athletic uniforms, sport clothing and sporting equipment.

Studio (art, music, speech, drama, dance or other artistic endeavors): A facility for instruction, counseling or coaching in the arts, and for the development of person skills or talents. This includes but is not limited to graphic, performing and literary arts limited to instruction, counseling or coaching.

Tailor: A shop to alter, repair, fabricate or fashion garments.

Technology sales and service: A retail shop which sells and services digital devices including computers, cell phones, video equipment.

Theater, not drive-in type: A facility for presenting movies and live performances to an audience inside an enclosed structure.

Travel agency: A business engaged in selling or arranging transportation, trips or tours for individuals or groups.

Veterinary clinic: a medical facility where animals are given medical care. Long term boarding is not allowed in this district, but short term or overnight stays related to medical procedures is permitted. No breeding or laboratory uses are permitted.

Wine Bar: is a tavern-like business focusing on only selling *wine*, rather than liquor or beer. A typical feature of many *wine bars* is a wide selection of *wines* available by the glass and small portion food service.

SECTION 11.04 ZONING USE CHART		
<u>Uses</u>	<u>Permitted by Right P</u>	<u>Conditional Use C</u>
<u>Automotive</u>		
Automobile, new and preowned sales		<u>C</u>
Automobile, preowned sales		<u>C</u>
Automotive supply		<u>C</u>
Automobile service center		<u>C</u>
New Tire sales and service		<u>C</u>
Vehicle rental		<u>C</u>
<u>Retail (free standing or in center)</u>		
Antique shop	<u>P</u>	
Bakery, ice cream, or confectionery shop	<u>P</u>	
Cellphone/computer/technology sales and service	<u>P</u>	
Clothing store (men's, ladies', and children's including shoes and other apparel)	<u>P</u>	
Convenience store	<u>P</u>	
Convenience store fuel islands		<u>C</u>
Florist shop	<u>P</u>	
Home furnishings/Furniture store	<u>P</u>	
Hardware store	<u>P</u>	
Hobby shop	<u>P</u>	
Jewelry store	<u>P</u>	
Office equipment sales/service	<u>P</u>	
Paint and wallpaper store	<u>P</u>	
Pharmacy or drugstore	<u>P</u>	
Sporting goods store	<u>P</u>	
Shopping center up to and including 30,000 square feet	<u>P</u>	
Shopping center 30,000 to 75,000 square feet	<u>P</u>	
Shopping center greater than 75,000 square feet		<u>C</u>
Grocery store		<u>C</u>
Big box including grocery and home improvement (over 100,000 square feet)		<u>C</u>
<u>Eating and Drinking Establishments</u>		
Restaurant or cafe without drive-in service, with covered patio	<u>P</u>	
Restaurant or cafe drive-in/thru service		<u>C</u>
Bar, Lounge, Tavern or Cantina		<u>C</u>
Coffee shop	<u>P</u>	
Delicatessen/ Specialty foods	<u>P</u>	
Microbrewery		<u>C</u>
Wine bar		<u>C</u>
<u>Personal Services</u>		
Day Spa	<u>P</u>	
Fitness Center/Health Club	<u>P</u>	
Dry cleaning/Laundry (drop off and pick-up only)	<u>P</u>	

SECTION 11.04 ZONING USE CHART		
<u>Uses</u>	<u>Permitted by Right</u> <u>P</u>	<u>Conditional Use</u> <u>C</u>
Barber or beauty shop	<u>P</u>	
Nail salon	<u>P</u>	
Shoe repair	<u>P</u>	
Alterations and Tailor	<u>P</u>	
Medical and Care facilities		
Clinic: medical, dental, optical, chiropractor, health care services	<u>P</u>	
Emergency/medical ambulatory care facility (limited overnight stays)	<u>P</u>	
Hospital	<u>P</u>	
Optician, Optical shop	<u>P</u>	
Pharmacy or drugstore	<u>P</u>	
Lodging*		
Hotel	<u>P</u>	
Live/work		<u>C</u>
Multifamily - apartments and condominiums		<u>C</u>
Assisted Living		<u>C</u>
Nursing Home (licensed)		<u>C</u>
Mixed Use Development*		
Retail/Residential		<u>C</u>
Retail/ Live-Work/Residential		<u>C</u>
Residential/Retail/Office		<u>C</u>
*Planned Unit Development encouraged		
Office, Professional		
Office building	<u>P</u>	
Attorney, Engineer, Architect, Landscape architect, Insurance, Financial advisor, Travel agent	<u>P</u>	
Bank or credit union	<u>P</u>	
Pet		
Veterinary office without boarding except for medical need, no outside runs	<u>P</u>	
Veterinary Clinic with boarding and outside runs		<u>C</u>
Pet Supplies	<u>P</u>	
Pet Grooming (no boarding)	<u>P</u>	
Outdoor Equipment and Supplies		
Plant nursery		<u>C</u>
Landscape and garden supplies		<u>C</u>
Seasonal/temporary sales		<u>C</u>
Lawn, garden, and play structures		<u>C</u>
Miscellaneous		
Office/showroom/warehouse	<u>P</u>	
Light Manufacturing in conjunction with Office/showroom/warehouse		<u>C</u>

SECTION 11.04 ZONING USE CHART		
<u>Uses</u>	<u>Permitted by Right P</u>	<u>Conditional Use C</u>
Mortuary		<u>C</u>
Open space/Plaza	<u>P</u>	
Library, art gallery, studio, museum	<u>P</u>	
Theater	<u>P</u>	
Bike Racks	<u>P</u>	
Automobile charging station		<u>C</u>
ATM (free standing)		<u>C</u>
Public and Private Utilities		
City infrastructure (water, waste water, drainage, fire, police)	<u>P</u>	
Government offices	<u>P</u>	
Private Utilities (telephone, cable)	<u>P</u>	
Cell and telecommunications towers		<u>C</u>

SECTION 11.05: AREA AND HEIGHT REQUIREMENTS

- a. **Building height**
 - (1) 12 stories or 160 feet (may exceed if recommended by Planning Director to Board of Adjustment with input from the Fire Marshal). See note below
 - (2) 1 story if building setback is less than 60 feet
- b. **Building Front setback**
 - (1) 60 feet from the right of way of the frontage road
 - (2) 25 feet if parking is on the side are in the rear of one story building
 - (3) 100 feet for hotel, multifamily (apartments and condominiums), assisted living, and nursing homes
- c. **Side and Rear setback**
 - (1) Side Interior: 0 unless adjacent to residential, then 15 with landscaping buffer
 - (2) Side Exterior: 15 feet
 - (3) Rear: 10 feet unless adjacent to residential then a setback of a minimum of 20 ft. with landscaping buffer
- d. **Lot width: 100 feet minimum**
- e. **Lot depth: 200 feet minimum**
- f. **Lot coverage: 75 percent of total area and incorporates low impact development criteria**

A building may exceed ten stories or 160 feet if set back one (1) foot for every two (2) feet of height above 125 feet but in no case shall the height of a building exceed the total of the street width on which it faces plus the depth of the front yard and when it is adjacent to a residential use.

SECTION 11.06: PARKING AND LOADING REGULATIONS

Parking requirements shall be in accordance with Appendix A, Unified Development Code, Chapter 6 - Off-Street Parking Regulations with the following additions or exceptions.

- a. Parking lot location is encouraged to be on the side and rear except for automobile sales, grocery and large scale retail development. For properties with 25-foot to 60-foot front setbacks, the parking shall be on the side or rear of the building.
- b. Angle parking is allowed.
- c. Landscaping shall be provided where large expanses of concrete or asphalt occur. Parking Lots with 150 or more spaces shall be divided by landscaped areas including walkways and/or landscaped areas.
- d. The areas between rows of parking can be design in either raised medians or bio-swales. Raised medians shall have a concrete curb edging. See Appendix A, Unified Development Code, Chapter 6 - Off-Street Parking Regulations Section 8 – Interior Parking Lot Landscaping
- e. Plants shall be low-maintenance, water-wise selected from the list provided in Appendix A, Unified Development Code, Chapter 5 – Landscaping Regulation, Section 11, Table A.
- f. Shade trees may be planted in the median or landscape areas when there is adequate room for the root ball and irrigation is provided. Otherwise, trees should be planted on the perimeter of the development or in groups in open space or around detention facilities.
- g. Bio-swales shall be designed to support vegetation and handle sheet flow drainage in the parking lot. Plants in the bio-swales should be appropriate to handle temporary excess water as well as drought conditions.
- h. No loading docks shall back onto the frontage or arterial roads.
- i. Loading docks shall be to the side or rear of the building, except loading docks shall not back to residential areas unless there is landscaping or buffering.

SECTION 11.07: DRIVEWAYS

- a. All driveways connecting with the US83/IH2 frontage road are subject to Texas Department of Transportation requirements and regulations for location and spacing.
- b. Shared driveways are encouraged for coordinated access to and from the frontage roads.
- c. All driveways shall be paved.

No separate direct access from a frontage road shall be permitted to any property whose frontage on the frontage road is less than three hundred feet (200'). Unless it would be unreasonable to impose this requirement, a public street more or less perpendicular to the frontage road and Access Lanes shall be required in all cases to provide access to properties along the frontage road.

- d. If required for development access, a paved access drive shall be provided more or less reasonably parallel to the frontage road. Said access lane shall conform to the following requirements:
- (1) may be located in the front building setback if approved by the Planning Director;
 - (2) shall be designed and constructed to permit two-way traffic and to allow access to tracts along the frontage road;
 - (3) shall be paved;
 - (4) shall be set aside by curbs, landscaping or otherwise marked as approved by the Planning and Zoning Commission;
 - (5) shall be designed and constructed to intersect (at 90 degrees) with a public street; and
 - (6) shall be provided with directional signs and traffic-control signs or devices.

SECTION 11.08: LANDSCAPING

Landscaping for new construction and site redevelopment shall follow Appendix A, Unified Development Code, Chapter 5 - Landscaping Regulations with the following additions.

- a. Underground automatic sprinkler systems shall be required for all multifamily, commercial and office projects. When 100 percent native drought-tolerant landscaping is proposed, temporary irrigation for plant establishment, of not less than two years, may be installed in place of a permanent sprinkler system as approved by the city.
- b. Landscape plans for multifamily, lodging, commercial, and office development shall incorporate common open space or park areas as required with trails, interior courtyards and recreation facilities suitable for the benefit of the project's anticipated residents.
- c. Foundation Planting
 - (1) For all commercial buildings, foundation plantings shall be provided around all areas of the base of the building not directly abutting a sidewalk, plaza, service, or loading area. Foundation plantings shall be scaled according to the nature of the wall area, limited at primary building facades and around features such as windows, entries, and architectural elements, and increased for areas of blank walls and utilities.
 - (2) For all office buildings, an average depth of 15 feet from the face of the building shall

- be provided around the building; provided, that pedestrian facilities, such as sidewalks, may be located within this 15 foot area and shall count as landscaping; and provided further, that building loading areas shall not be subject to this requirement.
- (3) For all mixed-use, lodging and multifamily buildings, foundation plantings shall be provided to soften the overall impact and scale of the buildings. Foundation plantings shall be provided around each individual building, at the base of the building.
 - (4) Trees and plant materials shall be in accordance with Chapter 5, Table A.
 - (5) Required trees may be planted on the perimeter of the development, in groupings in open space areas, and on the perimeter of stormwater detention areas in lieu of planting in parking lot medians.

SECTION 11.09: ARCHITECTURAL DESIGN STANDARDS

The purpose of the following architectural standards is to ensure that new construction and additions to existing buildings are well designed, detailed, and crafted to embody high standards of architectural design that will promote the long-term viability on both side of US 83/IH 2. By encouraging new buildings to be designed with plazas and situated perpendicular to the roadway, future development will not only take advantage of the tract depths, but provide the opportunity for more visual interest. The designs, including colors, shall be of such as to express the vitality of the area and take advantage of the City's heritage, growing international culture, and climate, thereby making San Juan's highway frontage a unique destination in the Rio Grande Valley.

The following standards shall apply to all development. For the purposes of this section, the Planning Director, in coordination with other applicable city departments, shall be authorized to review and make decisions on the following architectural standards.

b. Building Materials

- (1) Exteriors shall be constructed of stone, brick, stucco, fiber cement or a combination of these materials, EFIS (synthetic stucco) is not allowed.
- (2) No metal siding is allowed except for architectural details less than 20% of the building façade, however a standing seam metal roof is allowed if it is in keeping with the design of the building.

c. Ornamentation

- (1) Building recesses and protrusions are strongly encouraged on larger buildings to break long uninterrupted building walls.
- (2) All visible elevations should include decorative features such as cornices, pilasters, and friezes.

d. Façade Massing

- (1) Front façades 60 feet wide or wider shall incorporate wall offsets of at least two feet

in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.

- (2) The following alternatives can be used in place of the required front façade offsets:
 - a) Façade color changes following the same dimensional standards as the offset requirements;
 - b) Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or changes;
 - c) Roofline changes when coupled with correspondingly aligned façade changes.

e. Roof Line Changes

- (1) Roofline changes may include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the parapet wall.
- (2) When roofline changes are included on a façade that incorporates wall offsets or material or color changes, roof line changes shall be vertically aligned with the corresponding wall offset or material or color changes.

f. Roofs

- (1) There are a variety of types of roofs: gable, gambrel, hip, mansard, shed, flat etc. or a combination of types. The roof design and construction should be appropriate for the local climate.
- (2) Asymmetric or dynamic roof forms are allowed to provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings as an alternative to flat roofs.
- (3) Mechanical equipment shall not be visible from the ground within 1,000 feet from the building, and shall be screened in accordance with the following: roof-mounted mechanical or other equipment shall be screened by roofing and/or by parapet walls. Ground-mounted equipment within view of a roadway or driveway used by the general public shall be screened by masonry walls. Ground-mounted equipment, not within view of a roadway or driveway used by the general public, shall be screened by landscaping, at a minimum.

g. Customer Entrances

- (1) Each side of a building facing a public street shall include at least one customer entrance, except that no building shall be required to provide entrances on more than two sides of the structure that face public streets.
- (2) Buildings shall have clearly defined, highly visible customer entrances that include no less than three of the following design features:
 - i. Canopies/porticos above the entrance;
 - ii. roof overhangs above the entrance;

- iii. entry recesses/projections,
- iv. arcades that are physically integrated with the entrance,
- v. raised corniced parapets above the entrance,
- vi. gabled roof forms or arches above the entrance,
- vii. outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet,
- viii. display windows that are directly adjacent to the entrance,
- ix. architectural details, such as tile work and moldings, that are integrated into the building structure design and are above and/or directly adjacent to the entrance, and
- x. planters or wing walls that incorporate landscaped areas or seating areas. (A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.)

The Planning Director has the authority to review and enforce the provisions of this section during the zoning application and/or building permitting processes.

h. Loading docks and delivery areas

- (1) Loading docks and delivery areas shall be located to the side or rear of the building.
- (2) Outside loading docks and delivery areas that are within view of a roadway, driveway, or residential areas, shall be screened from view by masonry walls or landscaping buffer of not less than six (6) feet in height.

i. Awnings

- (1) Awnings are an appropriate feature in the Valley climate. Awnings may be constructed and maintained in accordance with this subsection.
- (2) An awning may be located over a storefront, a window, or a building entry. An awning may extend over the framing of a window or the framing of a building entry.
- (3) An awning shall not visually dominate the building to which such awning is attached and shall complement the character and design of the building.
- (4) A single awning shall not extend beyond the frame of a window or a building entry. If an awning is located over a storefront, such awning shall not extend beyond the lesser of: the outermost frame of a window located within one foot of a building entry or 30 feet.
- (5) The bottom of an awning shall not be higher than the top frame of a storefront building entry or window, a building entry, or a window of the building to which such awning is attached and shall be no higher than 12 feet from the finished floor as determined by measuring 12 feet from the finished floor specified in the permitted building plans of the business establishment using such awning to the top of the awning.

- (6) An awning shall be constructed of fabric, metal, or glass. An awning should complement the overall color scheme of the building facade.

SECTION 11.10: ADDITIONAL STANDARDS FOR CONDOMINIUM OR MULTIFAMILY/APARTMENT DEVELOPMENT

- a. For condominium or multifamily/apartment development, the additional standards shall apply:
- (1) Dwelling-unit buildings shall be located and oriented to screen all parking areas from view of adjoining uses, including roadways.
 - (2) Dwelling-unit buildings shall transition in height from lower to higher from the perimeter to the interior of the development. The taller buildings in the development shall be located in the interior part of the development.
 - (3) Buildings with up to two-story dwelling units may be located around the perimeters of the development, except that three-story buildings will be allowed around perimeters if they are part of buildings that include both two and three stories.
 - (4) Long uninterrupted expanses of building facades are prohibited. Articulation is required through the use of jogs, projections or retreats in the building walls, windows, balconies, entryways and bays.
 - (5) All building entries adjacent to a street shall be pedestrian-scaled and shall include two or more of the following architectural treatments:
 - i. distinctive doorways;
 - ii. distinctive entry canopies or awnings;
 - iii. projected or recessed entry bays; porches;
 - iv. changes in paving material, texture, or color;
 - v. landscaping providing entry focal points;
 - vi. fountains;
 - vii. decorative benches;
 - viii. ornamental glazing,
 - ix. railings,
 - x. and balustrades.
 - (6) Stairs, hallways, and elevators shall be located within buildings and structures and not on the exterior of buildings and structures. No more than 25 percent of front doors to units shall be located on the exterior of the buildings.
 - (7) Garages may be attached, detached, the first floor of a multistory residence or multistory freestanding structures. If freestanding parking structures are used, such structures shall be located so as to be easily accessible to the buildings in which the dwelling units they service are located.
 - (8) The exteriors of freestanding multistory parking structures shall have

architecturally-designed masonry panels.

- (9) Garage doors of attached garages shall not comprise more than 60 percent of the total length of a building's frontage, with no more than six such garage doors in succession on a building.
- (10) No more than four detached garages shall be located side by side.
- (11) Any carport section shall be limited to housing no more than six vehicles, up to a maximum of 120 feet in length, including enclosed storage areas.
- (12) At least one garage with square footage sufficient to house a minimum of two seven-foot by 18-foot automobiles in addition to normal yard maintenance equipment shall be provided for each condominium unit.
- (13) The square footage for garages for a multifamily development shall be of adequate square footage to house a minimum of one seven-foot by 18-foot automobile.
- (14) At least 50 percent of the required total number of parking spaces shall be provided within covered parking such as garages or carports.

SECTION 11.11: ADDITIONAL STANDARDS FOR HOTEL DEVELOPMENT

The following additional standards shall apply to hotel development:

- a. Long uninterrupted expanses of building facades are prohibited. Articulation is required through the use of jogs, projections or retreats in the building walls, windows, balconies, entry ways and bays.
 - (1) All building entries adjacent to a street shall be pedestrian-scaled and shall include two or more of the following architectural treatments:
 - i. distinctive doorways;
 - ii. distinctive entry canopies or awnings;
 - iii. projected or recessed entry bays; porches;
 - iv. changes in paving material, texture, or color;
 - v. landscaping providing entry focal points;
 - vi. fountains;
 - vii. decorative benches;
 - viii. ornamental glazing.
 - ix. railings,
 - x. and balustrades.
 - (2) Stairs, hallways, and elevators shall be located within buildings and structures and not on the exterior of buildings and structures.
 - (3) Guestrooms may be accessible only through interior corridors.

- (4) Excluding windows and doors, a minimum of 50 percent of the exterior of buildings shall consist of architectural approved building materials in this zoning district ordinance
- (5) If freestanding parking structures are used, such structures shall be located so as to be easily accessible to the buildings in which the guestrooms they service are located.
- (6) The exteriors of freestanding multistory parking structures shall have architecturally-designed masonry panels.
- (7) Outdoor delivery or service areas within view of any right-of-way or residential area shall be screened from view by masonry walls.
- (8) Outdoor recreational space within view of any right-of-way or residential area shall be screened from view by a combination of fencing and landscaping. The use of chain link fencing materials shall not satisfy the requirements for screening outdoor recreational space.

SECTION 11.12: SIGNS

- a. Additions to San Juan Code of Ordinances, Chapter 3 Building Regulations, Article 3, Signs specific to the proposed Expressway Corridor District (ECD)
 - (1) Signs in the Expressway Corridor District shall be in accordance with San Juan Code of Ordinances, Chapter 3 Building Regulations, Article 3, Signs.
 - (2) Signs shall not obscure the visibility of the windows of commercial structures. No more than 50 per cent of window may be used for sign lettering.
 - (3) For new developments or redevelopment a Sign Master Plan shall be submitted in accordance with Sec. 3.05.010, Master Sign Plan.
 - (4) For new digital billboard signs or conversion from static to digital signs, another sign(s) under the same ownership of equivalent square footage shall be removed.

SECTION ~~11.00~~ 12.00: SPECIAL USE REGULATIONS:

Any person or entity may make application to the City Commission for a special use permit for special use described below.

SECTION ~~11.01~~ 12.01: APPLICATION FEE:

Said application must be accompanied by an application fee.

SECTION ~~11.02~~ 12.02: SPECIAL USE PERMIT:

(a) The City Commission by an affirmative two-thirds vote may grant a special use permit for the following special uses in any district as qualified for which they are otherwise prohibited by this Code; and may impose appropriate conditions and safeguards, including a specified period of time for the permit. The City Commission shall have great discretion.

- (1) Airport, landing field, or landing strip for aircraft;
- (2) Amusement park, but not within 300 feet of any “R” District;
- (3) Circus or carnival grounds, but not within 300 feet of any “R” District;
- (4) Commercial, recreational, or amusement development for temporary, seasonal or other limited periods but not within 300 feet of any “R” District;
- (5) Hospital, clinic or institution;
- (6) Office building or a civic, religious or charitable organization, conducting activities primarily by mail and not handling merchandise or rendering services on site.
- (7) Privately operated community building or recreation field;
- (8) Any public or government building, including public or denominational schools;
- (9) Radio or television broadcasting tower or station;
- (10) In accordance with the Texas Alcoholic Beverage Code on-premise consumption of alcoholic beverages, including beer;
- (11) Drive-in theaters;
- (12) Neighborhood grocery stores, provided they are located on a corner lot, with total floor area not to exceed two thousand five hundred (2,500) square feet, display signs not to exceed the height of the average roof line of the neighborhood and to be switched on no earlier than 6:00 a.m. and switched off no later than 11:00 p.m.; or

(13) Planned Unit Development.

(b) The owner shall file with the Planning and Zoning Commission a proposed site plan and detailed description of the structures to be erected, the other facilities of the project and the land uses involved. In addition, the applicant shall furnish such other information as the Planning and Zoning Commission may reasonably require. In acting upon the application, the Planning and Zoning Commission may alter setback requirements, height limits, building size limits, off-street parking regulations, landscaping rules and density and intensity limits. It may also recommend to the City Commission uses not permitted in the district where the lot is located, providing such uses are desirable or convenient for users of the lot as developed or the immediate neighborhood, and provided that such uses are planned so as to assure that they will not materially alter the existing character of the neighborhood.

(c) A special permit granted by the City Commission under the provisions above shall be considered as an amendment to the zoning regulation as applicable to such property. In granting such permit the City Commission may impose conditions which shall be complied with by the applicant before any final public utility connection may be made with such building or property, and such conditions shall not be construed as conditions precedent to the granting of the special permit or the change in zoning of said property, but shall be considered a precedent of such final public utility connections.

(d) Before authorization of any of the above special uses, the request shall be referred to the Planning and Zoning Commission for study and a written report concerning:

(1) the conformance of the proposed use to the overall objectives of the Comprehensive Plan; and

(2) the character and development of the neighborhood.

SECTION ~~11.03~~ 12.03: HEARINGS:

Public hearings shall be held before the Planning and Zoning Commission and the City Commission. Notices and publications of the time and place for which shall conform to the procedure prescribed in Article VIII

SECTION ~~11.04~~ 12.04: TEMPORARY BUILDINGS:

Temporary buildings used only in connection with construction work may be permitted in any district during the period that the construction work is in progress, but such temporary buildings shall be removed upon completion of the construction work.

SECTION ~~11.05~~ 12.05: RAILROADS AND UTILITIES:

Existing railroads and utilities including telephone service may continue to be operated and maintained in dwelling and commercial districts but no new railroad or utility structure other

than the usual poles, wires and underground utilities shall be established in such districts except when so authorized by the Zoning Board of Adjustments.

SECTION ~~11.06~~ 12.06: LEGAL NONCONFORMING STRUCTURE:

On any lot of record on which there is a conforming structure which is considered “legal nonconforming” due to the nonconformity of other structures on, or adjacent to this lot, the otherwise conforming structure may be altered or enlarged, provided such alteration or enlargement does not in itself create a nonconforming use or increase any hazardous condition.

SECTION II. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION III. SAVINGS CLAUSE. If any section, part, or provision of this ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this ordinance that its parts shall be severable and all other parts of this ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION IV. CODIFICATION CLAUSE. The provisions of Section I of this Ordinance are to be published in the location indicated in the Code of Ordinances of the City of San Juan, Texas, as soon as practicable.

SECTION V. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, CONSIDERED, PASSED AND APPROVED on first reading at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon’s Texas Codes Ann., Government Code, Section 551.041, on the 23rd day of May, 2017.

READ, CONSIDERED, PASSED AND APPROVED on second and final reading at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon’s Texas Codes Ann., Government Code, Section 551.041, on the _____, 2017.

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Palmira Cepeda, Interim City Secretary

APPROVED AT TO FORM:

Javier Villalobos, City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 23, 2017

Conduct a Public Hearing and Consider an Ordinance in First Reading for a Conditional Use Permit for the operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed “Aziz Quick Stop” proposed for construction at the Northeast corner of Raul Longoria and Eldora Roads, legally described as a 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by Aziz Quick Stop, LLC. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Treviño is applying for a conditional use permit for the operation of a Gasoline Service Station and for the sale of alcoholic beverages (wine and beer) for off- premise consumption at the Aziz Quick Stop proposed for construction at the Northeast corner of Raul Longoria and Eldora Roads.

The applicant is proposing to open the store 24 hours, 7 days a week. The proposed hours for the sale of alcohol are Monday to Friday from 7:00 a.m. to 12:00 a.m., Saturdays from 7:00 a.m. to 1:00 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.

Staff mailed a notice of the public hearing before to nineteen (19) property owners within a two hundred (200) feet radius and received no comments in favor or against this request.

The project will generate additional property and sales taxes and job for the community.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the conditional use permit with a 6 to 1 vote during their April 6 regular meeting.

PREPARED BY:

Xavier Cervantes,
Director of Planning
and Zoning

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 04/06/2017
CITY COMMISSION – 05/23/2017
DATE PREPARED – 05/16/2017

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed "Aziz Quick Stop"

APPLICANT: Aziz Quick Stop, LLC.

SURVEYOR/ENGINEER: N/A

LEGAL: A 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision

LOCATION: Northeast corner of Raul Longoria and Eldora Road

LOT/TRACT SIZE: 1.78-acres

CURRENT USE OF PROPERTY: Vacant

EXISTING LAND USE AND ZONING: North – Institutional; Single-Family Residence District (R-S) / General Business District (C-2)
South – Commercial / Residential; General Business District (C-2) / Single-Family Residence District (R-S)
West – Vacant; General Business District (C-2)
East – Vacant; Single-Family Residence District (R-S)

ACCESS AND CIRCULATION: This property has access onto Raul Longoria and Eldora Roads.

PUBLIC SERVICES: Water service is provided by the North Alamo Water Supply Corporation; sewer is provided by the City of San Juan.

RECOMMENDATION: Staff recommends approval of the conditional use permit and the Sale of Alcoholic Beverages for Off-Premise Consumption with conditions as listed in the packet.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Treviño, who owns Aziz Quick Stop, LLC. is applying for a conditional use permit for the operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages (wine and beer) for Off- Premise Consumption at the proposed Aziz Quick Stop at the Northeast corner of Raul Longoria Road and Eldora Roads.

The applicant is proposing to open the store 24 hours, 7 days a week. The proposed hours for the sale of alcohol are Monday to Friday from 7:00 a.m. to 12:00 a.m., Saturdays from 7:00 a.m. to 1:00 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to nineteen (19) property owners within a two hundred (200) feet radius and received no comments in favor or against this request.

Staff recommends approval subject to the following conditions:

1. The applicant must install security cameras as per the City's *Security Cameras Ordinance*.
2. The proposed alcohol sale hours are Monday to Friday from 7:00 a.m. to 12:00 a.m., Saturdays from 7:00 a.m. to 1:00 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.
3. The applicant must agree to update the alcohol license with the city every year.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Site Plan
Operation Hours Letter
Article 4.08 – Alcoholic Beverage Ordinance
List of neighboring property owners receiving notice
Photos
Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 04/06/17 Commissioner Magallan made a motion to approve the conditional use permit as recommended by staff with the additional condition. Commissioner Alaniz seconded the motion. The motion passed with a (6-1) vote with Commissioner Zambrano voting nay.

Mr. Darrel Diener, member of the Good News Mennonite Church located next to the proposed Aziz Quick Stop, said the members had concerns about the sale of alcohol bordering Cantu Elementary and the church and that per TABC it was not allowed. Mr. Cervantes stated that he consulted with an official from the Texas Alcoholic Beverage Commission who told him alcohol sales would be allowed if the City Commission approves the conditional use permit.

Mr. Diener said that there were concerns on the size of the gas station, the number of gas pumps and environmental concerns. Commissioner Alaniz said that all those concerns must meet state standards or the City would not allow the project. He said that the alcohol sales is strictly for off-premise consumption and that it would be similar to a grocery store selling beer and not to be consumed on site.

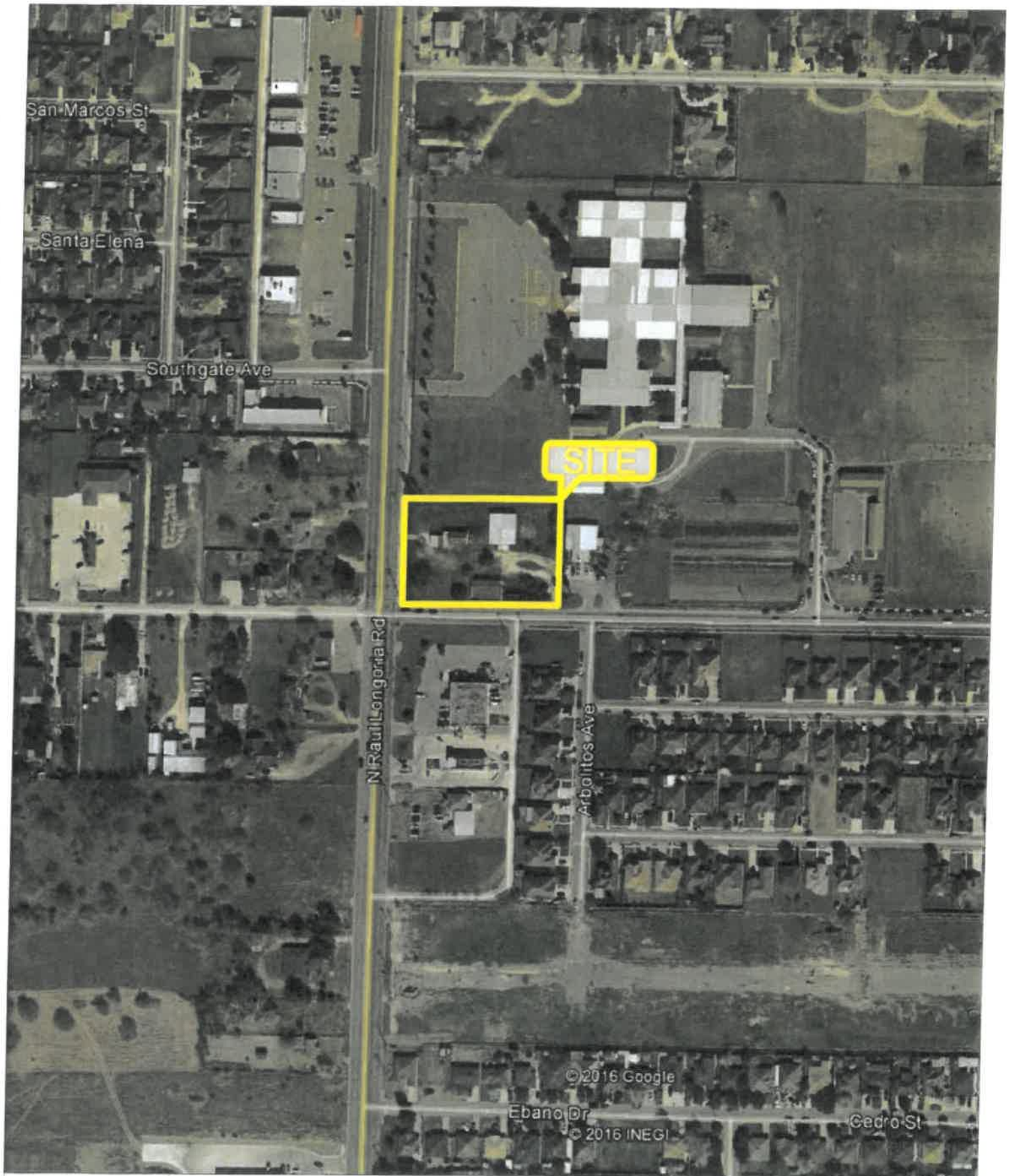
Mr. Diener asked what type of fence would be installed between the proposed Aziz and the church and school. Mr. Cervantes said it would be an eight (8) foot opaque buffer fence that would be required during the construction. Commissioner Alaniz said that the Committee is very strict on the buffer fencing.

Mr. Diener also questioned the water drainage, the entrance & exits and signage height. Mr. Raul Garcia, Project Engineer, said that the drainage would be detained with underground systems that would bleed into the TXDOT system that is along Raul Longoria Road. Mr. Cervantes said that they were proposing one entrance off Raul Longoria Road and two entrances off Eldora Road and that the sign ordinance limits the signs to thirty (30) feet in height.

Chairwoman Castillo asked if it was going to be a recorded subdivision. Mr. Cervantes said that because subdivision plats are very expensive the applicant did not want to start the subdivision process until they get the conditional use permit. He added that if the City Commission grants the conditional use permit the engineer will start working on the subdivision plat right away.

Chairwoman Castillo said that her concern was the width of Eldora Road as there is a lot of traffic with the schools being there. Mr. Cervantes said that the thoroughfare plan calls for eighty (80) feet of right-of-way total and they will be dedicating twenty (20) feet along Eldora Road in addition to paying escrows for their share of the widening of the road. Mr. Garcia said that the dedication would be reflected on the plat.

Chairwoman Castillo asked if there would be loading and unloading of merchandise taking place within the property. Mr. Garcia said that typically a 2-way lane is twenty-four (24) feet plus there is an additional six (6) feet paved that will be used for a loading zone towards the East end of the property. Chairwoman Castillo asked if they could still add the loading and unloading not allowed along Raul Longoria or Eldora Roads to the list of conditions. Mr. Cervantes said yes, it could be added to the list of conditions, which it will be in the ordinance that will go before the City Commission.

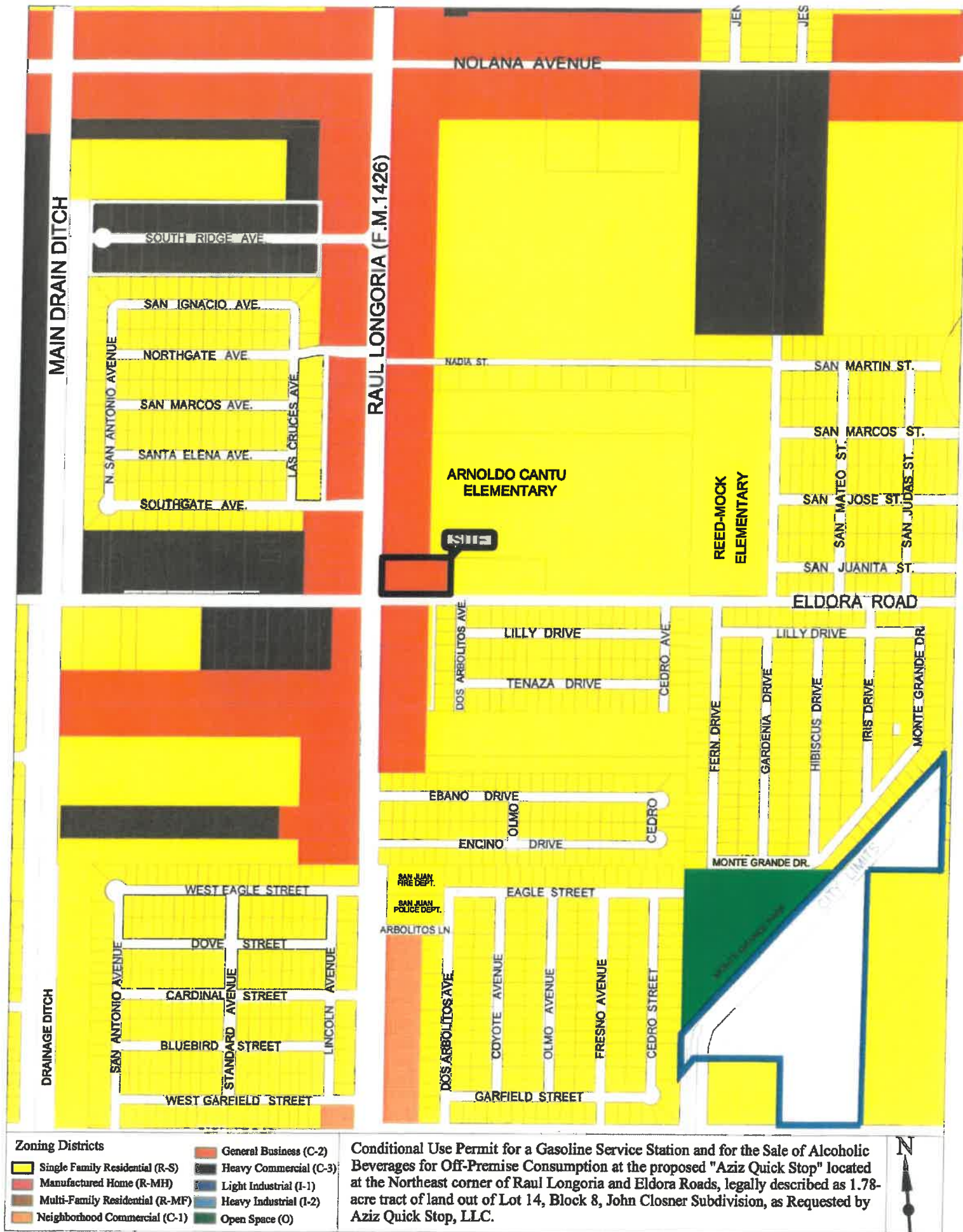


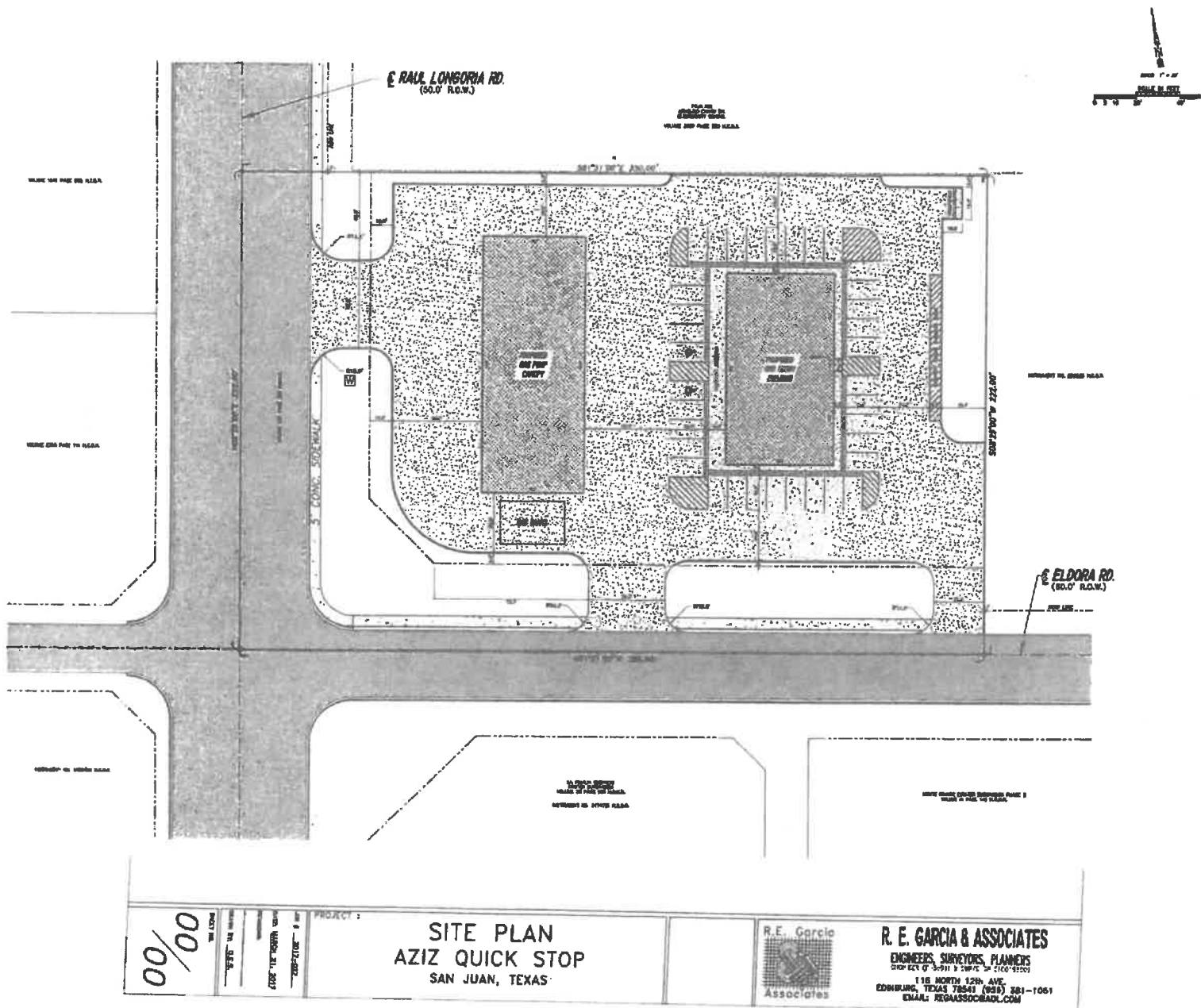
Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed "Aziz Quick Stop" located at the Northeast corner of Raul Longoria and Eldora Roads, legally described as a 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by Aziz Quick Stop, LLC.







AFFIDAVIT

April 5, 2017

To whom it may concern:

I, Dagoberto Trevino dba Aziz Quick Stop, LLC. am requesting a Conditional Use Permit for the operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed Aziz Quick Stop located at 2803 N. Raul Longoria Road, legally described as the 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision. The operation hours for the store will be 24 hours, 7 days a week.

The sale of alcohol will be

Monday from 7:00 a.m. to 12:00 a.m.

Tuesday from 7:00 a.m. to 12:00 a.m.

Wednesday from 7:00 a.m. to 12:00 a.m.

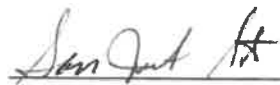
Thursday from 7:00 a.m. to 12:00 a.m.

Friday from 7:00 a.m. to 12:00 a.m.

Saturday from 7:00 a.m. to 1:00 a.m.

Sunday from 12:00 p.m. to 12:00 a.m.


Signature:


Notary Public



ARTICLE 4.08 ALCOHOLIC BEVERAGES

Sec. 4.08.001 Permit requirements

(a) No person, corporation or association shall sell alcoholic beverages within the city without first having applied for and been granted a valid permit issued by the city to sell alcoholic beverages. Upon the exhibition of a license or permit duly issued by the state to the applicant, the building inspection department shall, in the name of the city, issue and deliver to the applicant a permit to engage in the business in the city of the character described in and authorized by the license or permit from the state held by the applicant. The license or permit so issued in the name of the city shall authorize the conduct of such business upon the premises described in a license or permit from the state and shall remain in force only so long as the license or permit from the state remains in forces.

(b) Inspection of premises. It is hereby required that there be performed an inspection and approval, by the city inspector under the Unsafe Buildings Code, and the fire marshal under the Life Safety Code or Fire Prevention Code, of the place for which the permit is being sought, prior to the issuance of a license or within a one-month period after the license is issued.

(c) Secretary to attest on state license application. Prior to the issuance of a wine and beer license, the city secretary must attest, in the application for wine and beer permit issued by the state alcoholic beverage commission that the location for which the license being requested is within a proper zoning area or has received proper zoning permits.

(Ordinance 09-07, sec. 1, adopted 6/9/09)

Sec. 4.08.002 Licenses and fees

(a) Relation to state fees. In accordance with the provisions of the Texas Alcoholic Beverage Code, section 1.01 et seq., the city shall, from and after the effective date hereof, charge to all holders of permits under the Texas Alcoholic Beverage Code who do business within the city limits a fee of an amount equal to one-half (1/2) the fee charged by the state for such permits.

(b) Fees enumerated. The following are the most common fees to be charged for permits within the city but this is not an exclusive or complete list of the fees to be charged:

Retail dealer's on-premises late hours license	\$125.00
Beer retailer's off-premises permit	\$30.00

Wine and beer retailer's off-premises permit	\$30.00
Beer retailer's on-premises permit	\$75.00
Wine and beer retailer's permit	\$87.50
Wine only package store permit	\$37.50
Package store permit	\$150.00

(c) **Payment of fees.** Such fees shall be payable on an annual basis to the city at city hall, thirty (30) days prior to expiration of the license.

(Ordinance 09-07, sec. 2, adopted 6/9/09)

Sec. 4.08.003 Location near schools, churches and hospitals

(a) The provisions of section 109.33 of Vernon's Annotated Texas Alcoholic Beverage Code are hereby adopted and, from and after the effective date hereof, it shall be prohibited for any dealer whose place of business is within three hundred feet (300') of a church, public school, city-owned building or park of the city or public hospital, to sell alcoholic beverages for on-premises consumption from such place of business, except a permit will be allowed if less than fifty percent (50%) of the gross receipts is from the sale or service of alcoholic beverages of a business that is within the three hundred feet (300') of city-owned buildings, property or parks.

(b) The sale of beer is prohibited at any location in the city that is within a residential zoning district or an identified portion of a planned development district restricted to residential uses, except as may otherwise be allowed by the comprehensive zoning ordinance. The sale of alcoholic beverage shall not be permitted on the premises of a restaurant with drive-through or curbside service. The sale of alcoholic beverages within 300 feet of any church, public or private school or public hospital is prohibited.

(c) The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be in a direct line from the property line of the public school to property line of the place of business, and in a direct line across intersections.

(d) If at the time an original alcoholic beverage permit or license is granted by the state alcoholic beverage commission for a premises, the premises satisfies the requirements regarding distance from schools, churches, and other types of premises set forth in this article, the premises shall be deemed to satisfy the distance requirements for all subsequent renewals of the license or permit. On the sale or transfer of the premises or the business or the premises in which a new original license or permit is required for the premises, the premises shall be deemed to satisfy any distance requirements as if the issuance of the new original permit or license were a renewal of a previously held permit or license. This subsection does not apply to the satisfaction of the distance requirement prescribed by this section for a public school, except that on the death of a permit or license holder or a person having an interest in a permit or license this subsection does apply to the holder's surviving spouse or child of the holder or person if the spouse or child qualifies as a successor in interest to the permit or license.

(e) The city commission may, upon application, approve and grant a variance from the requirements of subsection (b) of this section if the commission determines that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the commission, after consideration of the health, safety, and welfare of the public and equities of situation, determines is in the best interest of the community.

(f) A violation of this section is an offense punishable by a fine not exceeding \$2,000.00, and each violation shall be a distinct and separate offense and punishable as such.

(Ordinance 09-07, sec. 3, adopted 6/9/09)

Sec. 4.08.004 Telephone requirements

(a) Required for on-premises business. It shall be unlawful for any person owning a business establishment engaged in selling beer, wine or any type of alcoholic beverage for on-premises consumption within the city limits to fail to have a telephone, in working order, located on the premises of such business establishment.

(b) Violation. Any person or corporation engaging in the sale of beer, wine or any type of alcoholic beverage for on-premises consumption within the city limits without having a telephone in working order on the premises of such business establishment shall be guilty of a violation under this section.

(c) Penalties. Any person who shall violate any of the provisions of this section shall have their on-premises alcoholic beverage retailer's license suspended until such time as the provisions of this section are complied with and shall be subject to penalty of this code. Each day of violation shall constitute a separate offense.

(Ordinance 09-07, sec. 4, adopted 6/9/09)

Sec. 4.08.005 Sale, possession and consumption of alcoholic beverages during extended hours

(a) It shall be lawful for the holder of a mixed beverage permit within the corporate limits of the city to acquire a mixed beverage late hours permit, and under such mixed beverage late hours permit, sell or offer for sale any alcoholic beverages during the extended hours allowed by the Texas Alcoholic Beverage Code on the premises of the mixed beverage permit holder..

(b) Any violation of this section is punishable by a fine of not to exceed five hundred dollars (\$500.00) per violation. The penalty to be provided for in this subsection shall not be construed as exclusive, and the city hereby provides that any other remedy available to it in the enforcement of this section, in law or in equity, is not intended to be, is not to be, and is not foreclosed by the provision of such penalty.

(Ordinance 09-07, sec. 4, adopted 6/9/09)

Sec. 4.08.006 Sale, possession and consumption of alcoholic beverages during extended hours for restaurants

(a) It shall be lawful for a business that holds a permit as a restaurant and that processes, prepares, and serves food on the premises and is a holder of a beer or wine retailer's permit within the city to sell or offer to sell and deliver beer or wine during extended hours as provided in Texas Alcoholic Beverage Code section 105.04 for consumption on the premises of the permitted.

(b) Any violation of this section is punishable by a fine not to exceed five hundred dollars (\$500.00) per violation. The penalty to be provided for in this subsection shall not be construed as exclusive, and the city hereby provides that any other remedy available to it in the enforcement of this section, in law or in equity, is not intended to be, is not to be, and is not foreclosed by the provision of such penalty.

(Ordinance 09-07, sec. 5, adopted 6/9/09)

Conditional Use Permit for a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed "Aziz Quick Stop" located at the Northeast corner of Raul Longoria and Eldora Roads, legally described as a 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by Aziz Quick Stop, LLC.

Aziz Quick Stop, LLC
4513 N. 4th Street
McAllen, TX 78504

Chapa, Carlos A.
Maria V. Miranda
8631 Backcove Ct.
Houston, TX 77064-8895

Diener Darrel D. and Leona M.
Diener Family Revocable Trust
5427 N. 5th Street
McAllen, TX 78504-2706

Arias, Leonardo
2710 N. Raul Longoria Road
San Juan, TX 78589

PSJA School District
P.O. Box Y
Pharr, TX 78577

Garcia, Juan J. and Yolanda
501 Sam Houston Blvd.
San Juan, TX 78589

South Central Mennonite
Conference Inc.
P.O. Box 448
North Newton, KS 67117-0448

Ramirez, Guadalupe
P.O. Box 1034
San Juan, TX 78589

Alejandro's Tortilla Factory and
Bakery LLC.
P.O. Box 789
McAllen, TX 78505-0789

Cano, Manuel Jr. and Ofelia
P.O. Box 3153
San Juan, TX 78589

Sanchez, Elias
2506 Iris Drive
San Juan, TX 78589-4086

Sepulveda, Emeldo and Marilinda
1211 Canadian Dr.
Pharr, TX 78577

Quiroz, Eliseo and Maria D.
2707 N. Dos Arbolitos Avenue
San Juan, TX 78589-4962

Munoz, Juan and Rosa
P.O. Box 623
San Juan, TX 78589

Sanchez, Gilbert and Imelda
8112 N. Expressway 281
Edinburg, TX 78542-7645

Garcia, Paula
2806 N. Raul Longoria Road
San Juan, TX 78589

Guzman, Jose and Veronica
2406 E. Granjeno Avenue
Edinburg, TX 78542-8395

Sanchez, Elias and Rosalinda
Gonzalez
2506 Iris Dr.
San Juan, TX 78589

Salinas, Baldemar and Ruthdalia
202 Lilly Dr.
San Juan, TX 78589-4942

Conditional Use Permit for the operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed "Aziz Quick Stop" proposed for construction at the Northeast corner of Raul Longoria and Eldora Roads, legally described as a 1.78-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, as Requested by Aziz Quick Stop, LLC.



View from Raul Longoria Road



View from Eldora Road

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A GASOLINE SERVICE STATION AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-PREMISE CONSUMPTION AT THE PROPOSED "AZIZ QUICK STOP" LOCATED AT THE NORTHEAST CORNER OF RAUL LONGORIA AND ELDORA ROADS, LEGALLY DESCRIBED AS A 1.78-ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 8, JOHN CLOSER SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Aziz Quick Stop, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Operation of a Gasoline Service and for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at the proposed " Aziz Quick Stop" retail store.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Aziz Quick Stop, LLC. has applied for a Conditional Use Permit for the Operation of a Gasoline Service Station and for the Sale of Alcoholic Beverages for Off-Premise Consumption at the proposed "Aziz Quick Stop, LLC." located at the Northeast corner of Raul Longoria and Eldora Roads subject to the following conditions:

1. The applicant must install security cameras as per the City's *Security Cameras Ordinance*.
2. The proposed alcohol sale hours are Monday to Friday from 7:00 a.m. to 12:00 a.m., Saturdays from 7:00 a.m. to 1:00 a.m. and Sundays from 12:00 p.m. to 12:00 a.m.
3. The applicant must agree to update the alcohol license with the city every year.
4. No loading or unloading of merchandise along a public street.

SECTION II. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and APPROVED on first reading on the 23th day of May, 2017.

PASSED and APPROVED on second and final reading on the _____ day of _____, 2017.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

PALMIRA CEPEDA
INTERIM CITY SECRETARY

APPROVED BY:

JAVIER VILLALOBOS
CITY ATTORNEY

**BY LAWS
OF
SAN JUAN ECONOMIC DEVELOPMENT CORPORATION**

SECTION I: OFFICES

1.01 - Registered Office and Agent: San Juan Economic Development Corporation (hereinafter the "Corporation") shall have and continuously maintain in the State of Texas a registered office, and a registered agent whose office is identical with such registered office, as required by the Texas Non-Profit Corporate Act. The Board of Directors may from time to time, change the registered agent and/or the address of the registered office, provided that such change is appropriately reflected in these Bylaws and in the Articles Incorporation.

1.02-Principal Office: The registered office of the Corporation is located ¼ Mile North San Juan Road and at such address is the Corporation whose mailing address is the same address.

SECTION II: PURPOSE AND POWER

2.01: The Corporation is a non-profit corp. specifically governed by Sec. 4B of the Texas Development Corporation Act of 1979, Tex. Rev. Civ. Ann.Art. 5190.06, as amended, (hereinafter referred to as "The Act"). The purpose of the SJEDC is to promote, encourage, and enhance the creation of jobs in San Juan through projects which assist in retention and expansion of existing local business and industry, attract new businesses and industries by assisting in their development and growth in accordance with the Articles of Incorporation and The Act.

2.02: The Corporation shall have and exercise all of the rights, powers, privileges, authority, and functions given by the general laws of this State to nonprofit corporation incorporated under the Texas Non-Profit Act, as amended (Art. 1396-1.01 et seq. Vernon's Texas Civil Statutes); but to the extent that the provisions of the general laws are in conflict or inconsistent with The Act, The Act prevails. In addition, the corporation shall have the powers to pursue projects as sated in Sec. 2 of The Act.

2.03: However, the Corporations purpose shall be limited to those allowed by Internal Revenue Code 501(c)(3). However,-any and all powers created by or undertaken by the Corporation shall be limited to those powers extending from Internal Revenue Code 501(c)(3). Any asset, of whatever nature or source, received, earned, or paid to the Corporation shall be permanently dedicated to the purpose(s) dictated by Internal Revenue Code 501(c)(3).

2.04: The purpose for which the corporation is organized are exclusively religious, charitable, scientific, literary and educational within the meaning of

section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law.

2.05: Notwithstanding any other provisions of these articles, this organization shall not carry on any activities not permitted to be carried on by an organization exempt from Federal Income tax under section 501(c)(3) of the Internal Revenue code of 1986 or the corresponding provision of any future United States Internal Revenue law.

2.06: Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code of 1986, or corresponding

SECTIONS III: BOARD OF DIRECTORS

3.01 – Membership: The Corporation shall have a board of directors in which all powers of the corporation shall be vested and which shall consist of seven (7) directors who are appointed by the governing body of the eligible city for two-year terms of office. Three directors shall be persons who are not employees of the governing body of the eligible City, as per Sec. 4B c of the Act of 1979. 4B Law requires that appointed members be residents of the eligible city in which the board was created and shall serve. No member shall be an elected or appointed member of the Commission of the eligible city.

3.02 – Ex-officio Member of City: The city, by resolution, has adopted that no elected official of the City shall serve on the Board and only one official can serve as an ex-officio member with no voting power. The ex-officio is appointed by the City.

3.03 – At-Will Membership and Vacancies: A director may be removed by the governing body of the eligible city at any time without cause. Vacancies on the Board shall be filled by the governing body of the City as per Section 3.01 of the Bylaws.

3.04 – Place of Meetings: The board shall conduct all meetings within the boundaries of the eligible city as determined by a majority of the directors.

3.05 – Regular Meetings: A majority of the board shall determine the date and time of all regularly scheduled meetings and ensure for proper posting requirements for such meeting as stipulated in the Texas Open Meetings Act Chapter 551 of the Texas Government Code.

3.06 – Special Meetings: Special meetings of the Board may be called by the President on three day's notice to each director, and upon public notice as provided in Section. 4.01 herein below, and shall be called by the President or Secretary also on three days notice to each director and upon public notice as provided in Section 4.01 herein below, on the written request of two directors.

Emergency meetings shall be called by the President on two hours notice, but only upon compliance with the public notice requirements as provided by Section 4.01 herein below.

3.07 – Attendance: Regular attendance of the Board meetings is required of all Directors. The following number of absences may constitute the need for replacement of a Director: three (3) consecutive absences or attendance of only 50% of total number of meetings held within 1 year can constitute removal of a director of the board.

3.08 – Quorum: At all meetings of the Board, the presence of a majority of the directors shall be necessary for the transaction of business. A quorum shall be a majority (4) of the fixed number of directors (7) as set in these bylaws. The act of majority of the directors present at any meeting at which there is a quorum shall be the act of the Board. As per the Texas Open Meetings Act, a meeting may not be convened unless a quorum of the board is present in the meeting room.

3.09 – Director Compensation: Directors, as such, shall receive no compensation for services rendered as directors, but shall be reimbursed for all reasonable expenses incurred in performing their duties as directors.

3.10 – Committees: The Board may by resolution or resolutions adopted by the Board, establish one or more committees, each committee to consist of two or more of the directors of the Corporation. Such committee or committees shall have such name or names, and such powers, as may be determined from time to time by resolution adopted by the Board.

3.11 – Committee Minutes: The committee shall keep regular minutes of their proceedings and report the same to the Board when required.

SECTION IV: NOTICES

4.01 – Open Meetings Act: The Board, all actions of the Board, all meetings of the Board, whether regular, special, or emergency, and all meetings of committees of the Board shall be subject to the public notice requirements of the Texas Open Meetings Act, Chapter 551, Texas Government Code.

4.02 – Notice to Directors: Whenever under the provisions of any statute of these Bylaws, notice is required to be given to any director, it shall not be construed to mean personal notice, but such notice may be given in writing, by mail addressed to such director at such address as appears on the books of the Corporation, and such notice shall be deemed to be given at the time when the same shall be thus mailed.

4.03 – Waiver Of Notice By Directors: Whenever any notice is required to be given to a director under the provisions of any statute or of these Bylaws, a

waiver thereof in writing signed by the person or persons entitled to said notice, whether before or after the time stated therein, be deemed equivalent thereto.

SECTION V: OFFICERS OF THE BOARD

5.01 – Officer Selection: The officers of a corporation shall consist of a president, one or more vice-presidents, a secretary, a treasurer, and such other officers and assistant officers as may be deemed necessary by the board. All officers shall be appointed Board Members and be elected annually by a majority of the board to serve a one year term. Officers can be re-appointed for successive terms. A director can serve two offices except that President cannot also serve as Secretary.

5.02 – Vacancies of Officers: An officer of the Board may be removed at any time by the affirmative vote of a majority of the entire Board. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board.

5.03 – Removal of Officers: Any officer elected or appointed by the Board may be removed at any time by the affirmative vote of a majority of the entire Board. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board.

5.04 – President: The President shall preside at all meetings of the directors. The president shall be ex-officio a member of all standing committees, shall have general supervision of the management of the business of the Corporation, and shall see that all resolutions of the Board are carried into effect. The President shall execute bonds, mortgages and other contracts, except where required or permitted by law to be otherwise signed and executed and except where the signing and execution thereof shall be expressly delegated by the Board to some other officer or agent of the Corporation.

5.05 – Vice President: The Vice President shall, in the absence or disability of the President, perform the duties and exercise the powers of the President, shall perform such other duties as the Board shall assign.

5.06 – Secretary: The secretary of the Board shall keep at the registered office a record of the minutes of all meetings of the Board and of any committees of the Board. Minutes are to be kept in accordance with the provisions of the Public Information Act and Open Meetings Act and any other applicable law. The secretary shall be custodian of the corporation records and seal of the corporation and shall keep a register of the mailing address and street address of each director.

5.07 – Treasurer: The treasurer shall keep, or at the registered office a record of all receipts and expenditures of the funds of the Corporation. The treasurer shall see that a written monthly financial report of income and expenditures be mailed or presented to all members of the Board. The treasurer shall inspect all

financial documents of the Corporation. The Finance Director may prepare all documents which the Treasurer shall approve.

5.08 – Assistant Secretary: In the capacity that the Secretary is unable to fulfill his/her duties, the assistant secretary would assume that position to fulfill the duties of said office.

5.09 – Chief Executive Officer/Executive Director: The Board of Directors shall hire an Chief Executive Officer/Executive Director to manage and conduct the daily business of the Corporation. The Executive Director shall exercise such powers and perform such duties as shall be determined from time to time by the Board. The Executive Director would be responsible for all staffing needs of the Corporation with the allocation of salaries being approved by the Board during the budget process subject to any budget process and/or approval.

SECTION VI: FISCAL PROVISIONS

6.01 : The Corporation shall be a nonprofit corporation and no part of its net earnings remaining after payment of its expenses shall inure to the benefit of any individual, firm, or corporation, except that in the event the board of directors shall determine that sufficient provision has been made for the full payment of the expenses, bonds, and other obligations of the corporation, then any net earnings of the corporation thereafter accruing shall be paid to the governing body under whose auspices the corporation was created.

6.02 – Political Subdivision: No part of the Corporation's activities shall consist of the carrying on of propaganda or otherwise attempting to influence legislation, and the Corporation shall not participate in any political campaign of or in opposition to any candidate for public office.

6.03 – Execution of Financial Instruments: The Treasurer will review all financial documents of the Corporation as prepared by the Financial Director of the Corporation. The Finance Director will be in charge of maintaining all financials for the Corporation. All checks shall be signed by the Treasurer and the President of the Board subject to Section 6.06. In the absence of the President, the Vice-President will be authorized to sign checks. At least 3 officers shall be signatories on the bank signature card which would consist of the President, Vice-President, and Treasurer of the Board. The Board may determine that a fourth officer serve as an alternative in the event that two of the three are unavailable.

6.04 – Fiscal Year: The fiscal year shall begin on October 1st and end on September 30th of each year.

6.05 – Books and Record: The Corporation shall keep correct complete books and records of account and shall also keep minutes of the proceedings of the Board and committees having any of the authority of the Board. All books

and records of the Corporation shall be kept at the principal office of the Corporation where they shall be available to the public in accordance with the applicable provisions of the Open Records Act (Chapter 552, Tex. Government Code, as amended).

6.06 – Administrative City Service: Request for services made to the administrative departments of the City shall be made by the Board or through the Executive Director with proper Board approval in writing to the City Manager. The City Manager may approve such requests for assistance from the Board when he finds such requested services are available within the administrative department of the City and that the Board has agreed to reimburse the administrative department's budget for the costs of such services as provided. The Board and the City shall negotiate the specific services and costs associated and enter into a contractual agreement that is to be approved by both parties. The City shall not charge for more than the contract and the Board could not pay less than the contract.

SECTION VII: SEAL

7.01: The corporate seal shall be circular and shall have inscribed in the outer circle "San Juan Economic Development Corporation". Said seal may be used by causing it to a facsimile thereof to be impressed or affixed or reproduced or otherwise. Said seal should be the responsibility of the Secretary and shall be located at the designated office of the Corporation.

SECTION VIII: AMENDMENTS AND INTERPRETATION:

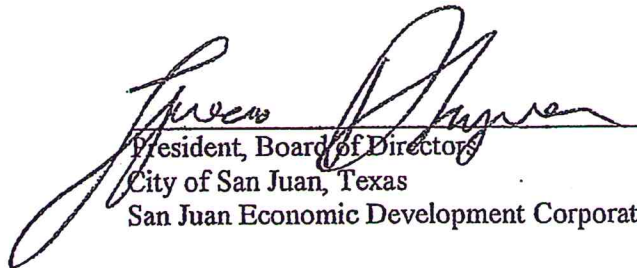
8.01 – Amendments of Bylaws: These Bylaws may be amended at any time and from time to time by majority vote of the Board with approval of the City by resolution of the City Council of the City.

8.02 – Interpretation of Bylaws: These Bylaws and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein. If any word, phrase, clause, sentence, paragraph, section or other part of these Bylaws, or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of these Bylaws and the application of such word, phrase, clause, sentence, paragraph, section or other part of these Bylaws to any other person or circumstance shall not be affected.

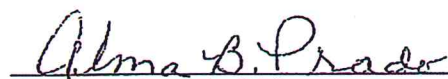
SECTION IX: ITEMS OF CONFLICT BETWEEN ARTICLES OF INCORPORATION AND BYLAWS

9:01 – Conflict: In the event any clause, term, section, or paragraph is found to even suggest a conflict between the Articles of Incorporation and Bylaws pertaining to the Economic Development Corporation of San Juan, the Bylaws shall be construed to prevail and held as authority to resolve any issue or query.

ADOPTED AND APPROVED this 5th day of January,
2007.


President, Board of Directors
City of San Juan, Texas
San Juan Economic Development Corporation

ATTEST:


Secretary, Board of Directors
City of San Juan, Texas
San Juan Economic Development Corporation

SEAL:



City of San Juan

Application for Appointment

RECEIVED

MAY 19 2017

City Secretary *to: HAMP*

Date: May 19, 2017

Board / Commission / Committee: EDC

Name: Alfredo Rodriguez, Jr

Mailing Address: 1313 Andrews San Juan, TX

Preferred Phone and Fax: (956) 451-1613

Employer: Retired Occupation: Businessman

Email Address: ARODRIGUEZ5@RGV.RR.COM

Are you or can you be qualified to vote in a City of San Juan Election? ☒ Yes ☐ No

Are you a City of San Juan resident? ☒ Yes ☐ No How Long? Life

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee of the city within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List Professional or Social Membership(s)

State Secretary for the Tejano Democratic Executive
Committee

Experience / Knowledge Pertaining to Board / Commission / Committee of Interest:

Former EDC member
Former City Commissioner

Retired businessman

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, Tx 78589) or emailed to pcepeda@cityofsanjuantexas.com

City of San Juan

RECEIVED

MAY 19 2017

Application for Appointment

City Secretary *4:27pm*

Date: 5-19-17

Board / Commission / Committee: EDC

Name: Aaron Garza

Mailing Address: 1302 Mayfair San Juan TX

Preferred Phone and Fax: 279-4005

Employer: ~~##~~ Disabled Veteran Occupation: Disabled Veteran

Email Address: garza.aaron@yahoo.com

Are you or can you be qualified to vote in a City of San Juan Election? ☒ Yes ☐ No

Are you a City of San Juan resident? ☒ Yes ☐ No How Long? 4yrs 8 months

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee of the city within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List Professional or Social Membership(s)

NA

Experience / Knowledge Pertaining to Board / Commission / Committee of Interest:

EDC

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, Tx 78589) or emailed to pcepeda@cityofsanjuantexas.com

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 23, 2017

Consider Appointment to the Following Boards: Amigos Del Valle Board, Hidalgo County Metropolitan Planning Organization, and Lower Rio Grande Valley Development Council.
(Palmira Cepeda, Interim City Secretary)

STAFF COMMENTS AND RECOMMENDATIONS:

Due to the recent May Election, staff is requesting the City's appointment representative for the remainder of 2017 to the Amigos del Valle, Hidalgo County Metropolitan Planning Organization, and Lower Rio Grande Valley Development Council Boards.

RECOMMENDATION:

Appointment to the Following Boards: Amigos Del Valle, Hidalgo County Metropolitan Planning Organization, and Lower Rio Grande Valley Development Council.

PREPARED BY:

Palmira Cepeda,
Interim City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

**BY –LAWS
OF
AMIGOS DEL VALLE, INC.**

ARTICLE I

NAME, ORGANIZATION:

This organization, to be known as Amigos Del Valle, Incorporated (Amigos Del Valle, Inc.), is a regional non-profit corporation incorporated under the Texas Non-Profit Corporation Act. Amigos Del Valle, Inc. is a cooperative effort of city and county governments, a voluntary association of the local governmental entities located within Cameron, Hidalgo, Willacy, Zapata, Starr, Duval and Jim Hogg Counties.

ARTICLE II

DEFINITIONS:

As used in These By-Laws:

1. "Alternate" means a community representative appointed by the commission of the member governmental entity to attend meetings of the Board when the Representative is unable to attend.
2. "Banking/Finance Members" means a person with a banking and/or housing and economic development finance background; and who is elected by the Board of Directors.
3. "The Board" means the Full Board of Directors
4. "Commission" means a City Commission or City Council and a County Commissioners Court.
5. "Corporation" means Amigos Del Valle, Inc.
- 6 "Executive Officers" means the officers of the Corporation consisting of the President, Vice-President, Secretary, Treasurer, and Immediate Past President (or Senior Member).
7. Finance Committee - means committee members consisting of the President, Treasurer, Banking/ Finance and Executive Director

8. "General matters for voting" means the approval of minutes and routine transactions such as approval of reports, approval of committee reports, etc. local governmental entity" means a city or county located within the political jurisdictions of Cameron, Hidalgo, and Willacy- Counties.
9. "Membership" or "Member" means the local governmental entities having agreed to participate in Amigos Del Valle, Inc.
10. "Region" means the geographic area covered by Cameron, Hidalgo, Willacy, Starr, Duvall, Zapata and Jim Hogg, Counties.
11. "Regional" means the physical area embraced by Cameron, Hidalgo and Willacy Counties for the purpose of program implementation under one administration.
12. "Representative" means a community representative appointed by the commission of the member governmental entity to represent that entity and all of its resident constituency on the Board.
13. "Senior Member" means a member serving 2 years or more.

ARTICLE III

GENERAL PURPOSE AND OBJECTIVES:

A. PURPOSE:

This corporation is organized and operated exclusively for educational and charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, including but not limited to, the general purposes of:

1. Implementing and administering a regional system of coordinated and comprehensive services and programs designed to insure and improve the overall well-being of the elderly population and other client groups;
2. Gaining community-wide support for a regional system of coordinated and comprehensive services and programs;
3. Assisting in undertaking studies, collecting data and developing plans for the region for programs pertaining to nutrition, housing, transportation, information and referral, recreation, preventive services, income, education, training and employment, and other social and supportive services;
4. Providing elderly persons and handicapped persons with housing facilities, housing rehabilitation services, and other services especially designed to meet their physical, social, and psychological needs, and to promote their health, security,

happiness and quality of life, consistent with the provisions of maintenance and operation thereof on a non-profit basis;

5. Assisting, encouraging and coordinating any social services, both in the public and private sectors, to implement those plans and programs which impact the social and economic of the people we service in the region.
6. The corporation is irrevocably dedicated to and operated exclusively for non-profit purposes, and no part of the income or assets of the corporation shall be distributed to or be used to the benefit of any individual or director, stockholder or officer of the corporation, and no director or officer of the corporation, or any private individual shall be entitled to share in the distribution of any of the corporate assets upon dissolution of the corporation. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office; and,
7. Notwithstanding any other provision of these By-Laws, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt from taxation under Section 501 (c) (3) of the Internal Revenue Code and its regulations as they now exist, or as they may hereafter be amended, or by an organization, contributions to which are deductible under Section 170 (c) (2) of the Internal Revenue Code and regulations as they now exist or as they may hereafter be amended.

B. OBJECTIVES:

1. To encourage local units of government within Cameron, Hidalgo, Willacy, Zapata, Starr, Duval and Jim Hogg Countiesto join and cooperate, to meet and work with members of major social and economic interests, citizen groups and groups experiencing socio-economic distress, to improve the health and safety of the people we serve of the region.
2. To exercise any powers heretofore, or hereafter, conferred upon it by its member units of government and state and federal authorities.
3. To seek and obtain necessary funding to ensure a system of coordinated and comprehensive direct services to meet the general purposes of the corporation.

4. To provide the membership with information on issues, problems, and opportunities as related to the larger population.
5. To establish a working relationship with local and state media sources.
6. To coordinate service delivery and planning with other entities at the local, state, and federal levels.
7. To assist in undertaking studies, collecting data, and developing plans for the regional programs pertaining to nutrition, housing, transportation, information and referral, recreation, preventive services, income, education, training and employment, and other social and supportive services.
8. To research the issues on housing and maintain a priority for housing development, updating information as necessary.
9. To acquire, on a continuing basis, information relative to housing opportunities from the state, federal, and private sector.
10. To develop housing concepts to incorporate services to meet the total needs of the target population, when feasible.
11. To assist, encourage and coordinate any social activity, both in the public and private sectors to implement those plans and programs which affect the socio-economic well-being of the people we serve of the region.
12. To identify sub-geographic areas within a member governmental entity's geographic area and, in coordination with the member governmental entity, designate the sub-geographic area or the entire community for purposes of neighborhood revitalization and redevelopment.

ARTICLE IV

POWERS OF CORPORATION:

The corporation is empowered:

- A. To buy, own, sell, assign, mortgage or lease any interest in real estate and personal property and to construct, maintain and operate improvements thereon necessary or incident to, the accomplishment of the purposes as set forth in Article III hereof;
- B. To borrow money and issue evidence of indebtedness in furtherance of any or all of the objectives of its business, and to secure the same by mortgage, pledge, or other lien on the corporation's property;

- C. To do and perform all acts reasonably necessary to accomplish the purposes of the corporation, including the execution of any regulatory agreements, contracts, and any other instruments and undertaking as may be necessary to enable the corporation to secure the benefits of financing from the public and private sectors.
- D. Adopt and amend as necessary the By-laws of Amigos Del Valle, Inc. which will be reviewed and approved by the Board.
- E. Adopt an annual operating budget.
- F. Implement and administer all programs consistent with agreements with sponsor entities.
- G. Prepare and submit any reports to local, state, and federal entities deemed necessary to its function.
- H. Receive and expend gifts, contributions and donations.
- I. Apply for funds and grants from local, state and federal governmental entities, and from the private sector.
- J. Accept contracts, partnership agreements and subcontracts from the public or private sectors to include non-profit agencies.
- K. To assess, receive and expend membership dues consistent with these By-Laws in the operation of the corporation.
- L. Assist regional planning agencies, city and county planning agencies in coordinating, planning and developing the region.
- M. Work with the private sector to secure financial resources in order to expand corporation activities consistent with the purposes and objectives.
- N. Notwithstanding paragraphs A, B, and C of Article IV herein, the corporation shall not, either in its articles of incorporation or bylaws, make the corporation responsible for indemnifying its officers and/or board members, except to the extent mandated by state law and/or to the extent that such indemnification is limited to liability insurance coverage or distribution approved by HUD from residential receipts or surplus cash.

ARTICLE V

MEMBERSHIP: Any city or county located within the political jurisdictions of Cameron, Hidalgo Willacy, Zapata and Starr, Duval and Jim Hogg Counties is eligible for membership in Amigos Del Valle, Inc. To join Amigos Del Valle, Inc., the local governmental entity must present a "Resolution of Intent to Join" to the Amigos Del Valle, Inc. Board of Directors. The Board, upon receipt of such resolution, will determine by simple majority vote, the amount of membership fees to be paid by the applicant and advise the applicant of this amount. Membership becomes effective upon payment of such membership fees. Upon payment of membership fees, the applicant is entitled to appoint a Representative and Alternate to the Board in accordance with the procedures set forth herein and otherwise participate in corporation matters.

ARTICLE VI

TERMINATION OF MEMBERSHIP:

A. VOLUNTARY TERMINATION:

Any member of Amigos Del Valle, Inc. may voluntarily withdraw from membership by presenting a resignation letter"" to the Board of Directors.

B. INVOLUNTARY TERMINATION

Any member who fails to pay membership fees in accordance with Article XIII-B stated herein may be - terminated as a member without further action of the Board. Upon involuntary termination, a member loses all rights and privileges associated with membership including the right to appoint a Representative and Alternate to the Board. Designated Representatives and Alternates of such member lose the right to participate or vote in Board meetings, and the right to hold office.

In the event any member voluntarily withdraws, all corporation services and functions to such member shall be terminated 30 days after the effective date of such withdrawal unless other arrangement are made between the withdrawing member and the Board to retain certain services

Upon involuntary termination, all corporation services and functions to such member shall be terminated 30 days after the effective date of termination, unless the Board, by majority vote, decides to retain certain services.

ARTICLE VII

BOARD OF DIRECTORS

A. COMPOSITION

The Board of Directors shall be composed of the duly appointed Representatives and Alternates from the membership and Banking/Finance Member.

Representatives and Alternates shall be designated as follows:

In September of each year, each member of Amigos Del Valle, Inc. shall appoint a community representative to serve on the Board as its Representative. The term of appointments shall be for one year. An appointed Representative to the Board may serve successive terms without limitation. The Representative serves at the pleasure of the appointing member. Each member shall also appoint an Alternate to the Representative. The Alternate shall also be a community representative of the member governmental entity. Alternates shall serve a one-year term consistent with the member's Representative. In selecting the Representative and Alternate, the member commission should give consideration to the ability of the person appointed to attend Board meetings and complete a full term. Each member shall notify the Board of Directors by a resolution or letter of the names of their Representative and Alternate on or before August 31st of each year. Representatives missing three (3) consecutive Board meetings during the fiscal year shall be reported to the appointing member's commission by the Board. If no just cause exists for the absence of the Representative from such meetings, the member shall immediately name a replacement Representative and notify the Board. Vacancies on the Board during the course of the year shall be filled in the same manner as a prescribed for appointment of the original Representative or Alternate.

In addition to the Representatives and Alternates designated by the member entities, the membership of the Board must meet the following requirements.

1. Demonstrate through attendance, in accordance with Article VII-A-2, at corporation meetings, and participation in corporation activities, a dedication to the purposes and objectives of the corporation.
2. Nominated for such position by a current Board member in good standing.

In addition to the Representatives and Alternates designated by the member entities, the membership of the Board may also include Banking /Finance Member who must meet the following requirements:

1. Have a banking and/or housing and economic development finance background.
2. Nominated for such position by a current Board member in good standing.
3. Elected to such position by majority vote of the Board of Directors.
4. Demonstrate through attendance, in accordance with Article VII-A-2, at corporation meetings, and participation in corporation activities, a dedication to the purposes and objectives of the corporation.
5. Banking/finance Members shall not be required to pay membership fees. Once elected to the position of Banking/finance member, membership continues at the pleasure of the Board of Directors.

B. DUTIES AND RESPONSIBILITIES:

As a general rule, but not inclusive guide, the Board shall have the following functions, duties, and responsibilities.

1. To approve and implement an annual work plan and budget to transact the business of Amigos Del Valle, Inc. for a period of twelve (12) months. The annual work plan and budget will be approved at the annual meeting of the Board.
2. To employ the Executive Director and set the terms, conditions, and compensations of employment.
3. To contract with local, state, and federal governmental entities for the provisions of carrying out the purposes and objectives of the corporation.
4. To acquire, construct, own and dispose of property, equipment, supplies and office space required in the performance of corporation duties.
5. To appoint special committees.
6. To formulate resolutions, recommendations and take any other actions which are necessary to favorable advocacy for the target population at the local, state, and federal levels.
7. To elect the officers of the Board.

C. CONFLICT OF INTEREST:

Representatives, Alternates, and employees of the corporation shall disclose to the Board of Directors any personal involvement which may result in a conflict of interest.

Following disclosure of such interest, an affected Representative or Alternate shall abstain from voting on such matters and state for the record the reason for abstention in compliance with Article VIII.

For purposes of this Article, a conflict of interest is defined as follows:

- a. Outside interests causing a conflict of interest:
 - (1) To hold, directly or indirectly, a position or a material financial interest in any outside concern from which the individual has reason to believe the corporation secures goods or services or that provides services competitive with the corporation unless such interest is fully disclosed to the Board of Directors and the Board determines by resolution that there is not a substantial conflict, nor a conflict which will adversely affect the corporation and its operations.
 - (2) To compete, directly or indirectly, with the corporation in the purchase or sale of property or property rights, interests, or services, unless such interest is fully disclosed to the Board of Directors and the Board determines by resolutions that there is not a substantial conflict nor a conflict which will adversely affect the corporation and its operations.
- b. Outside activities causing a conflict of interest:
 - (1) To render directive, managerial, or consultative services to any outside concern that does business with, or competes with the services of the corporation, or to render other services in competition with the corporation, unless such interest is fully disclosed to the Board of Directors and the Board determines by resolution that there is not a substantial conflict, nor a conflict which will adversely affect the corporation and its operations.
- c. Acceptance of gifts, gratuities, and entertainment causing a conflict of interest:
 - (1) To accept gifts, excessive entertainment, or other favors from any outside concern that does, or is seeking to do, business with, or is a competitor, of the corporation, under circumstances from which it might be inferred that such action was intended to influence, or possibly would influence, the individual in the performance of their duties. This does not include the acceptance of items of nominal or minor value that are clearly tokens of respect or friendship and not related to any particular transaction or activity of the corporation.

d. Disclosure of inside information which causes a conflict of interest:

- (1) To disclose or use information relating to the corporation's business for the personal profit or advantage of the individual or their immediate family. Full disclosure of any situation in doubt should be made to the Board of Directors so as to permit an impartial and objective determination by the Board. Disclosure of inside information shall not be made by the Board member, employee, nor by their immediate family.

An irreconcilable conflict of interest shall be grounds for removal of a Representative or Alternate and discharge of an employee.

ARTICLE VIII

VOTING RIGHTS:

Each member of the Board, including Alternates, shall have one vote to be exercised at Board meetings.

Voting rights terminate immediately upon voluntary or involuntary termination of membership.

Unless specified in these By-laws to the contrary, all matters requiring Board action, including general matters for voting, shall be decided by a simple majority vote.

ARTICLE IX

QUORUM:

At all Board meetings, a quorum will be constituted by five (5) members for which four (4) members consist of the voting Board and (1) member of the Executive Board must be present.

ARTICLE X

EXECUTIVE BOARD:

A. ELECTION OF OFFICERS:

Yearly at the annual meeting, the Board of Directors shall elect from the Representatives, a President, Vice-President, Secretary, and Treasurer who shall termed officers of the Board. Such elections shall be governed by the following rules:

1. Only Representatives, Banking/Finance Members may hold office.

2. There is a two (2) year term limit to the number of terms an officer.
3. Each officer shall serve a term of one year or until otherwise disqualified.

In addition, at such annual meeting, the Board of Directors shall appoint the corporation's Officers and other Board members to serve on all corporation subsidiary housing corporations in accordance with each housing corporation's by-laws.

B. DUTIES, RESPONSIBILITIES, AND POWERS OF THE OFFICERS:

1. PRESIDENT:

The President shall preside at meetings of Amigos Del Valle, Inc., sign, with the countersignature of the Secretary, any contracts or other instruments which Amigos Del Valle, Inc., deems in its best interests, and perform such other duties incident to the office as may be prescribed by Amigos Del Valle, Inc. The President -may meet with the Executive Director at least once each month to discuss the status of the corporation and its programs.

2. VICE- PRESIDENT:

The Vice-President shall assist the President in the performance of his/her duties, and in the absence of the President or in the event of the President's inability or refusal to act, shall have the powers and shall perform the duties of the President.

3. SECRETARY:

The Secretary shall be responsible to review the minutes of all Regular, Special and Executive Board meetings and shall attest to the same, and shall see that notices are duly given in accordance with the provisions of these By-laws or as required by law.

4. TREASURER:

The Treasurer shall be primarily responsible - in assisting the Finance Director on the financial condition of the corporation. In that regard, the Treasurer should meet and review on a quarterly basis with the Corporation's Finance Director to receive a financial status report on the corporation and report the financial status of the corporation to the Board at least once each quarter.

C. COMPOSITION, DUTIES, RESPONSIBILITIES, AND POWERS OF THE EXECUTIVE BOARD:

The Executive Officers shall consist of the President, Vice-President, Secretary, Treasurer, and Immediate Past President (or Senior Member) of the Board of Directors. In the event there is no Immediate Past President, the Board shall elect a member at the annual meeting (or as soon thereafter as possible) to fill

such position to be known as Senior Member to serve as the fifth member of the Executive Officers.

D. REMOVAL FROM OFFICE, VACANCIES:

1. REMOVAL:

Any officer who misses Board meetings in accordance with Article VII-A during the fiscal year may be removed from office by majority vote of the voting Board.

Any officer whose elected term of office expires, or whose member entity terminates membership, or who becomes ineligible to serve for any other reason shall vacate his office.

2. FILLING VACANCIES:

When any office of the Executive Officers becomes vacant, the President or Vice-President shall place election of a replacement on the agenda for the next regular meeting of the Board and give notice consistent with Article XII.

At such regular meetings, a replacement officer for the unexpired term shall be elected consistent with this article.

ARTICLE XI

EXECUTIVE DIRECTOR:

A. FUNCTION:

The corporation shall employ through the Board an Executive Director who shall serve as the chief administrative officer of the corporation.

B. DUTIES, RESPONSIBILITIES, AND POWERS:

The Executive Director shall have the following duties and responsibilities:

1. Subject to the policies of the Board of Directors of Amigos Del Valle, Inc., the Executive Director shall serve as the chief administrative officer of the corporation and shall have the sole authority to appoint, promote, increase salaries, and dismiss any and all subordinate staff.
2. The Executive Director shall prepare the annual work plan and budget and present it to the Full Board of Directors for review during the annual Full Board of Directors Meeting.

3. The Executive Director shall at all times, and without political prejudice, be the chief advocate for the target population.
4. The Executive Director shall faithfully execute such other duties and responsibilities as determined by the Board.

C. SALARY AND BENEFITS:

The salary and fringe benefits of the Executive Director shall be determined by the Board. The Executive Board shall make recommendations concerning changes in salary and benefits to the Board at the annual meeting.

ARTICLE XII

MEETINGS OF THE BOARD:

A. REGULAR MEETINGS:

Regular meetings of the Full Board shall be monthly on the fourth Thursday of the particular month at such times and at such locations as determined by the Board.

1. Take care of Amigos Del Valle, Inc. (ADV) by ensuring prudent use of all assets, including facility, people, and good will; and provide oversight for all activities that advance the Corporation's effectiveness and sustainability. (Duty of due care)
2. Make decisions in the best interest of the Amigos Del Valle Inc. Corporation; not in his or her self-interest. (Duty of loyalty)
3. Ensure that Amigos Del Valle Inc. obeys applicable laws and acts in accordance with ethical practices; that ADV Corporation adheres to its stated corporate purposes, and that its activities advance its mission. (Duty of obedience)

B. ANNUAL MEETING:

The annual meeting of the Board shall be held on the fourth Thursday in September of each year. The time and location of the annual meeting shall be determined by majority vote of the Board. The date of the annual meeting may be altered to avoid conflicts by majority vote of the Board.

C. SPECIAL MEETINGS:

Special meetings may be called by the President to consider any matter of an urgent nature. Upon petition of a majority of the members of the Board, the President shall call a special meeting for any purpose consistent with these By-laws.

D. NOTICE:

Written notice stating the place, day and time of the meeting, and in case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than five days or more than ten days before the date of the meeting either personally or by mail. By direction of the President, notice of special meetings may be given by telephone call to each member.

All available information concerning agenda items to be considered shall be delivered to each member at the same time and in the same manner as notice is given.

ARTICLE XIII

Finance Committee – Consisting of the President, Treasurer, Banking/ Finance and Executive Director shall meet and report to the Full Board of Directors on a quarterly basis.

ARTICLE XIV

BUDGET, MEMBERSHIP FEE, FINANCES:

A. ANNUAL BUDGET:

The Board shall adopt a budget for the forthcoming year at the annual meeting subject to the following restrictions:

1. No expenditure may be approved or authorized which is inconsistent with these By-laws or Articles of Incorporation.
2. Budget expenditures shall not exceed funds available for the forthcoming year from membership fees and other income.

B. MEMBERSHIP FEES:

At each annual meeting, the Board shall determine the membership fee to be paid by members during the forthcoming year. Such fees shall be sufficient to provide funds to meet anticipated expenses. Membership fees are due on October 1st, and shall be paid no later than February 28th of the year following assessment unless extended by the Board. Membership fees of new members shall be due upon assessment.

C. **FINANCIAL AUDIT:**

At the annual meeting, the Board shall select a certified public accountant to provide an annual audit report for the proceeding year. The audit shall be due within 60 days of authorization unless extended by the Board.

ARTICLE XIV

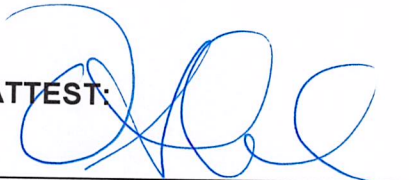
AMENDMENTS:

These By-laws may be altered, amended, deleted, or expanded if approved by a two-thirds majority of the members present at a regular Board meeting. Notice of proposed changes to these By-laws shall contain a full statement of the proposed amendment and be placed on the agenda consistent with the requirements of Article XII.

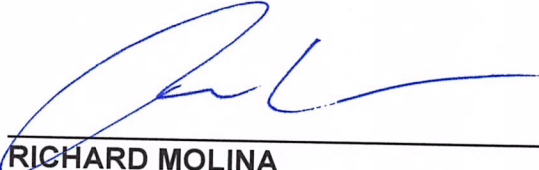
ARTICLE XV

ADOPTED with amendments approved by AMIGOS DEL VALLE, INC. Board of Directors, on the 31st day of May, 2016

ATTEST:



VICTOR LEAL
SECRETARY



RICHARD MOLINA
BOARD PRESIDENT

BYLAWS AND OPERATING PROCEDURES
HIDALGO COUNTY METROPOLITAN PLANNING ORGANIZATION
REVISED
APRIL 21, 2016

STATEMENT OF PRINCIPLES

1. The physical, economic, and social well being of the region, its citizens, and business enterprises, now and in the future, is determined to a great extent by its transportation system. Therefore, decisions involving transportation systems and subsystems must consider the environmental, economic, and social impacts of the alternatives in the future development of the transportation system, and must attain the principal objective of having an efficient, safe and practical system for moving people, goods, and services in the region according to their needs.
2. A transportation system can best be planned on a large-area basis involving city, county, regional, and state jurisdictional responsibilities and a proper mix of various modes of travel.
3. Counties and cities have the local responsibility for anticipating and meeting the transportation needs for adequately moving people and goods within their jurisdictions. However, law charges the Texas Department of Transportation, with the responsibility for planning, designing, constructing, and maintaining the State Highway System. In addition, duly authorized transportation entities are responsible for planning, developing, and operating public transportation services in their respective service areas.
4. Evaluation of transportation alternatives and the determination of the most desirable transportation system can best be accomplished through a Metropolitan Planning Organization (MPO) of primarily elected officials as spokesmen for the county and cities in the Hidalgo County Urban Area. The MPO will be the forum for cooperative decision-making by primarily elected officials of general purposes local governments, and including representatives of entities responsible for highway and mass transit improvements.
5. The Metropolitan Planning Organization (MPO) will make recommendations involving the regional transportation system to the county and cities, the State, and the authorities for all modes of transportation. Final decisions for implementing the regional transportation plan rest with the governing bodies of the counties and cities, the Transportation Commission and the authorities.
6. The Metropolitan Planning Organization (MPO) will monitor the transportation planning process to assure that it is conducted in a manner consistent with requirements of federal law and regulations.
7. In an attempt to fulfill the above concepts and to meet the requirements of the Federal Aid Highway Act of 1973, Governor Ann Richards, on April 27, 1993 designated the Lower Rio Grande Valley Development Council as the Metropolitan Planning Organization for transportation planning with the provision that the Transportation Policy Committee be the decision-making group for regional transportation policy for the urbanized area. As the designated Metropolitan Planning Organization, the Hidalgo County Metropolitan Planning Organization must assure that transportation planning in the urbanized area is satisfactorily coordinated and integrated with other comprehensive planning in the State Planning Region. These Bylaws and Operating Procedures spell out the manner in which the Metropolitan Planning Organization shall fulfill its responsibilities as the cooperative transportation decision-making group of the Metropolitan Planning Organization for the Hidalgo County Metropolitan Area.

DEFINITIONS

Section 1. The following definitions shall apply to terms used in these Bylaws and Operating Procedures:

- A. Transportation Planning Process. The Transportation Planning Process is the process of estimating future travel demand, identifying transportation improvement alternatives, and evaluating those alternatives to determine the best combination of facilities and services for all modes of travel.
- B. Regional Transportation Plan. The Regional Transportation Plan is the delineation of the highway, transit, and airport facilities and services for all modes of travel.
- C. Regional Transportation System. The Regional Transportation System is the continuous network of roadways and transit services that provides for movement and interchange of people and goods, primarily between local jurisdictions within the region. Included in the Regional Transportation System are highways and streets, parking and intermodal terminals, toll ways, fixed-guide way transit lines, bus routes, taxi services, paratransit and ridesharing services, railroad facilities, and general aviation and air carrier airports.
- D. Regional Highway System. The Regional Highway System consist of those freeways, principal and minor arterials, toll ways, truck terminals, parking facilities, and ridesharing which make up the system for travel by automobile or truck.
- E. Regional Public Transportation System. The Regional Public Transportation System includes all fixed-guide way facilities, bus routes, persona rapid transit, paratransit, and taxi services operated by public or private entities.
- F. Regional Airport System. The Regional Airport System is the collective airports and heliports in the urbanized area which provide terminals for commercial air travel, general aviation, and air cargo.
- G. Metropolitan Area. The Metropolitan Area is that portion of Hidalgo County expected to be principally urbanized within 20 years. The Metropolitan Area, which is also the Transportation Study Area, may be adjusted on amended demographic projections.

ORGANIZATION

Section 2. The organization for regional transportation planning shall consist of the Transportation Policy Committee (TPC) and Technical Committee, and described in subsequent paragraphs and sections of these Bylaws and Operating Procedures.

- A. Transportation Policy Committee. The Transportation Policy Committee (TPC) shall be the forum for cooperative decision-making by primarily elected officials of general purpose local governments in the Transportation Study Area.
- B. Technical Committee. This Committee shall provide technical review and advice for the regional transportation planning process to the Transportation Policy Committee.

Transportation Policy Committee

Section 3. The following rules shall govern the procedures, membership, and records of the Transportation Policy Committee.

- A. Membership. Membership on the Transportation Policy Committee shall be provided for local governments in the Transportation Study Area. There will be two (2) types of membership on the Policy Committee. The first type Membership with full voting privileges. The second type is ex-officio without voting privileges. The following governments and public agencies shall be represented as indicated:

Census Designation	City Name	Number of Votes
City	Alamo	3
	Alton	3
	Donna	3
	Edcouch	1
	Edinburg	7
	Elsa	2
	Granjeno	1
	Hidalgo*	3
	La Joya*	1
	La Villa	1
	McAllen	9
	Mercedes	3
	Mission	7
	Palmhurst	1
	Palmview	2
	Penitas	1
	Pharr	7
	Progreso *	2
	Progreso Lakes *	1
	San Juan	4
	Sullivan City	1
	Weslaco	4
	TxDOT	1
	Hidalgo Cnty RMA	1
	Valley Metro	1
Unincorporated Hidalgo County		9
Total Hidalgo County MPO TPC		79

All incorporated cities and public agencies are guaranteed at least one vote as long as they remain members in good standing. Any local government may receive additional votes based on the chart in and the official decennial Census populations. The vote totals will only be revised after every ten years unless these bylaws are amended.

All members of the Transportation Policy Committee shall be comprised of elected officials, the TxDOT District Engineer and additional parties as approved by the Transportation Policy Committee.

In addition, the State Senator and State Representatives that represent the Metropolitan Area shall serve as Ex-Officio members. Ex-Officio members shall have the same role as a regular member except that due to the fact they do not vote; their attendance shall not count in determining a quorum.

Each governmental entity may be represented by three (3) members of the governmental entity, one of whom shall be the Mayor by virtue of his position, and the other two (2) appointed by the governmental entity by force of resolution. All three (3) may be represent the governmental entity at any and all MPO Policy Committee meetings, but only one may exercise the right to vote.

The Lower Rio Grande Valley Development Council's Executive Director or their proxy shall serve as an Ex-Officio member of the Transportation Policy Committee and his designee shall serve on the Technical Committee in the same capacity.

Additional Ex-Officio members will be managers or their designees for the airports of the cities of Weslaco, Edinburg, and McAllen; Valley Transit Company (owner); Rio Valley Switching, Union Pacific Railroad; and the American Trucking Association, and will be members of both the Policy and Technical Committees.

- B. Attendance: Records of attendance of Transportation Policy Committee meetings shall be kept in accordance with the Open Meetings Act. These records shall be sent to the members annually. Members of the Transportation Policy Committee that have missed three (3) consecutive meetings shall be informed of their absences by a letter from the Director Appointing bodies will be asked if they wish to change their member representative due to the absences. Any voting members who have been absent four (4) consecutive times on the regularly scheduled meetings will be informed by letter from the Chairman that they will be placed in Ex-Officio status immediately.

In order to regain full voting status the suspended member must show good faith effort to retain the full status. A good effort is attending 4 consecutive meetings as an ex-officio member. In the fifth (5) month the active members will consider this a good faith effort and restore full voting membership.

If the full calendar year suspension is served and the member still has not shown any interest, then the Policy Committee will decide on further course of action.

The only exception to this rule is if the total active membership falls below the Federal Register's Required minimum representation of 75% level threshold of the metropolitan population. The TxDOT district and transit operator will maintain their respective status until these by-laws are further amended.

- C. Quorum. At least 50 percent of the active voting members or votes identified in Section 3A above must be present at meetings for the Transportation Policy Committee to take action. Proxies and/or alternates will be allowed.
- D. Proxies. In accordance with House Bill (HB) 1883 and Section 1, Chapter 472, Section 472.031 of the Transportation Code, (a) A policy board of a metropolitan planning organization designated or re-designated under 23 U.S.C. Section 134 may provide in its bylaw for appointment of voting proxies by its members.

Section 472.032 of the transportation code, further clarifies that:

(a) A proxy appointment under section (a):

1. Acts on behalf of and under the supervision of the policy board member who appointed the proxy;
2. Must be appointed in writing; and
3. Is authorized to vote for the policy board member who appointed the proxy to the extent the member has given the proxy the member's voting power

(b) A legislative member of a policy board may not be counted absent at a meeting of the policy board during a legislative session.

- (c) A legislative member of a policy board may only appoint a proxy under Subsection (a) who is:
1. The legislative member's employee or staff member;
 2. A person related by consanguinity, as determined under subchapter B, Chapter 573, Government Code, who is not required to register as a lobbyist under Chapter 305, Government Code;
 3. Another legislative member of the policy board; or
 4. A locally elected official.

E. Official Action. All official action shall require a majority of the votes represented by the members present at a meeting during which a quorum has been established.

F. Executive Committee. The Transportation Policy Committee shall originally elect a Chairperson, Vice-Chairperson, and Secretary for a two-year term after adoption of these by-laws. Subsequently, every two-year the officers shall ascend to the Chairperson position with the Transportation Policy Committee electing a new secretary. In the event that the Chairperson of the Transportation Policy Committee cannot continue to serve at any time during his/her term of election, the Vice-Chairman shall automatically become Chairperson. A vacancy in the office of the Secretary shall be filled by the Transportation Policy Committee in the first meetings of the Committee after the vacancy becomes known. In the event that the offices of Chairperson, Vice-Chairperson, and Secretary all become vacant, new officers shall be elected at the next regularly scheduled meeting of the Transportation Policy Committee, with nominations from the floor. The TxDOT, District Engineer or their designee shall also be a member of the Executive Committee.

All of the Transportation Policy Committee Executive Committee shall be eligible to vote on all matters before the Committee.

F. Meetings. At least one meeting shall be held annually by the Transportation Policy Committee, but the Committee shall meet as necessary for the purpose of transacting the business at hand. The Chairperson shall call the meeting and shall designate in written notice of the meeting the business to be transacted or considered.

Written notice of the meeting, accompanied by an Agenda, shall be mailed to the members and major news media at least 72 hours prior to the meeting and confirmed by telephone. The place of the meetings shall be designated by the Chairperson. All meetings shall be held as open meetings as defined in Article 6252-17, Vernon's Annotated Statutes.

G. Minutes. Minutes of the meetings shall be submitted to the members of the Transportation Policy Committee for approval and maintained online as well as in hard print.

H. Staff Support. The transportation Policy Committee shall hire a transportation director for the purpose of providing staff support. The Transportation Policy Committee shall establish the workforce needs and shall authorize the transportation director to hire personnel to meet those needs in compliance with the current Transportation Planning Contract.

H. Committee. Functions of the Transportation Policy Committee shall be as follows:

1. Provide direction for the regional transportation planning process.
2. Certify the coordination, comprehensiveness, and continuity of the regional transportation planning process.
3. Approve the Unified Planning Work Program, Regional Transportation Plan, and Transportation Improvement Program in accordance with requirements of federal statutes and regulations.

4. Review the Transportation Improvement Program to assure that highway projects do not unreasonably exceed what funding currently seems likely to be available for each metropolitan area, to the degree that is reasonable.
 5. Review the limits of the Transportation Study Area and make revisions considered appropriate.
 6. Authorize transit planning technical assistance to transit operating agencies at their request.
 7. Identify the kinds of consultant projects eligible for federal transportation funding.
 8. Hire and supervise an employee who shall serve as the Transportation Director of the Metropolitan Planning Organization. The Transportation Director shall administer a budget and hire staff as may be approved by the Transportation Policy Committee.
 9. The Transportation Policy Committee shall consider the recommendation of the Technical Committee on any plan or project to be discussed.
- I. Conflict of Interest. The Transportation Policy Committee members will conduct business in compliance with Chapter 472 of the Texas Transportation Code and Chapter 171 of the Texas Local Government Code. Pursuant to Section 472.033 of the Texas Transportation Code, a Transportation Policy Committee member is considered to be a local public official for purposes of Chapter 171 of the Texas Local Government Code. Pursuant to Section 171.004 of the Texas Local Government Code, if the Transportation Policy Committee Member has a substantial interest in a business entity or in real property, the official shall file, before a vote or decision on any matter involving the business entity or the real property, an affidavit stating the nature and extent of the interest and shall abstain from further participation in the matter if: (1) in the case of substantial interest (interest of more than 10 % of his/her or his/her parent's, child's or spouse's gross income for the previous year or 10% of the stock or the fair market value (or \$15, 000 or more) of a business entity that has work, business or a contract with the MPO), the action on the matter will have a special economic effect on the business entity that is distinguishable from the effect on the public; or (2) in the case of substantial interest in real property (interest in property having a fair market value of \$2500 or more) it is reasonably foreseeable that the action will have a special economic effect on the value of the property distinguishable from its effect on the public. The affidavit must be filed with the Transportation Planning Director. A business entity means: sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, or any other entity recognized by law.

TECHNICAL COMMITTEE

Section 4. The MPO Technical Advisory Committee (TAC) shall be created by the Policy Committee. The TAC shall be a group of local municipal and county government representatives appointed by the Policy Committee to investigate, research and report on issues charged to them for the Policy Committee's consideration in developing regional transportation planning process. The following regulations shall govern the procedures, membership, and records of the technical Advisory Committee:

- A. Membership. Each Policy Committee member will appoint at least one member to the TAC. All local municipal and county government and public agencies within the Metropolitan Study Boundary shall have representation on the Technical Committee.

It is the responsibility of each Policy Committee member to see that the Technical Advisory Committee members are person who are authorized to act in the interest of their entity.

In addition, the staff of the State Senator and State Representatives that represent the Metropolitan Area shall serve as Ex-Officio members. Also all modes of transportation will be represented, i.e. trucking, railroads, airports, transit providers, etc. Ex-Officio members shall have the same role as a regular member, except they do not vote.

- B. Officers. The Transportation Advisory Committee shall originally elect a Chairperson, Vice-Chairperson, and Secretary for a two-year term after adoption of these by-laws. In the event that the Chairperson of the Transportation Advisory Committee cannot continue to serve at any time during his term of election, the Vice-Chairman shall automatically become Chairman. A vacancy in the office of the Secretary shall be filled by the Transportation Advisory Committee in the first meetings of the Committee after the vacancy becomes known. In the event that the offices of Chairperson, Vice-Chairperson, and Secretary all become vacant, new officers shall be elected at the next regularly scheduled meeting of the Transportation Advisory Committee, with nominations from the floor.
- C. Attendance. The Policy Committee representative from each entity is responsible to assure the attendance of their appointee(s) and may change their representative(s) at any time for any reason.

Written notice of the meeting accompanied by an Agenda shall be delivered to the members at least 72 hours prior to the meeting and confirmed by telephone. The Place of the meeting shall be designated by the Chairperson. All meetings shall be accessible to the public.

The MPO Director may reschedule or cancel a Technical Advisory Committee in the event that the aforementioned dates conflicts with a holiday, or a regionally significant scheduled event requiring the presence of the MPO Director and/or appropriate TxDOT planning staff and/or a majority of the Technical Advisory Committee membership.

No Quorum will be necessary to conduct business at TAC Meetings.

- D. Minutes. Written Minutes shall be kept for all regularly scheduled meetings of the TAC.
- E. Staff Support. Staff support for the Technical Advisory Committee shall be furnished by the MPO Director for the administration of meetings.
- F. Functions. The functions of the Technical Advisory Committee shall be as follows:
 - 1. Provide technical support to the regional transportation planning process.
 - 2. Provide assistance to the Policy Committee as needed to ensure that the MPO provides for the coordination, comprehensiveness, and continuity of the Regional Transportation Planning Process.
 - 3. Provide recommendations and support for the development of the Unified Planning Work Program, Regional Transportation Plan, and assist TxDOT in developing the Transportation Improvement Program in accordance with requirements of federal statutes and regulations, and provide review and comment to assist the Policy Committee in their consideration of these documents for approval.
 - 4. Review and comment on the Transportation Improvement Program to assure that transportation projects are reflective of local needs and do not reasonably exceed what funding currently seems likely to be available for the metropolitan area.
 - 5. Review the limits of the Transportation Study Area and make Recommendations considered appropriate for adoption by the Policy Committee.
 - 6. Recommend Policy Committee authorization of transit planning technical assistance to transit operating agencies at their request.

7. Assist the Policy Committee in identifying the kinds of consultant Studies.
 8. Provide assistance and support in developing selection process for STP4C projects. MPO Staff shall maintain up to date data to support the selection process with assistance from the Technical Advisory Committee.
 9. Communicate the activities, actions, recommendations and technical Ramifications on all matters considered by the Technical Advisory Committee, particularly those resulting in a recommendation to the Policy Committee.
- G. Technical Advisory Sub-Committees. The Technical Committee Chairperson will have the authority to appoint sub-committees as required to carry out the business of the Technical Advisory Committee.
- a. Sub-Committees may operate under their own set of bylaws and procedures with the approval from the Technical Advisory Committee and the Transportation Policy Committee.

INTENT

Section 5. These Bylaws and Operating Procedures are intended to provide rules and procedures to assure the orderly function of the urban transportation planning process in Hidalgo County.

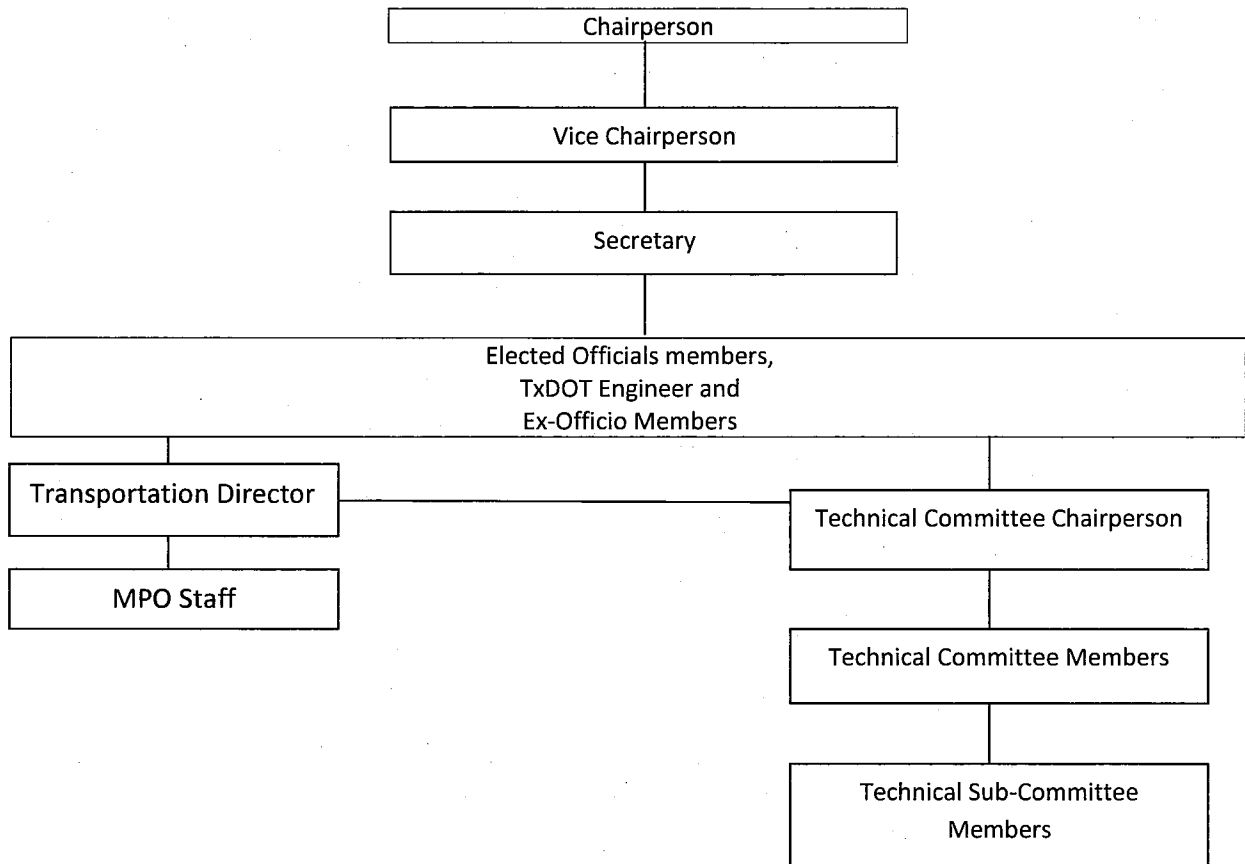
ADOPTION

Section 6. The Bylaws and Operating Procedures shall be in full force and effect at such time as they have been approved by a two-thirds (2/3) vote of the Transportation Policy Committee at which a quorum, as defined herein, is present.

REVISION

Section 7. These Bylaws and Operating Procedures may be revised by approval of two-thirds (2/3) of the votes of the Transportation Policy Committee at a meeting during which a quorum, as defined herein, is present. Changes in the Bylaws must be presented at one regularly scheduled meeting. No Bylaw change shall be made that has not been presented at a previous meeting. The Chairperson shall vote on Bylaw changes.

Hidalgo County
Metropolitan Planning Organization
Transportation Policy Committee
Structure

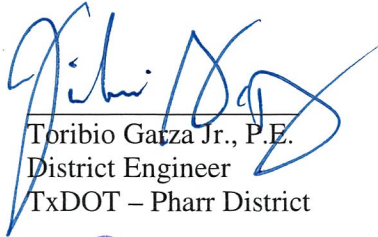


CONFLICT OF INTEREST

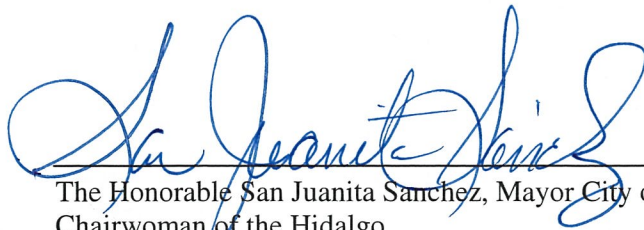
Section 8. Everyone connected with the MPO shall take all steps necessary to avoid even the appearance of a Conflict of Interest. In regards to all RFP's authorized by the MPO the rules below apply:

- A. When proposals are being reviewed, members and alternates of either the Policy or Technical committee shall not vote if they have vested interest in any proposal considered for contract (a personal from an entity in which the member has association with, i.e. employment, consultant, owner, board or committee member, etc.)
- B. No Committee member(s) may act as a representative for proposals being reviewed by either committee. If a member chooses to submit a proposal in response to an MPO approved RFP/RFQ he or she may not serve as a Committee member during review of that proposal.

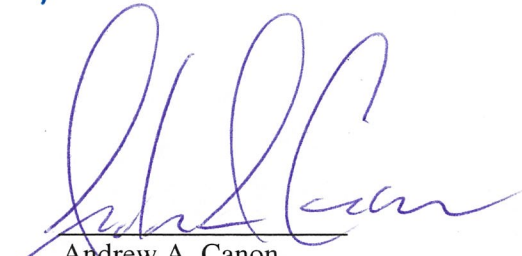
APPROVED this 21st day of APRIL 2016



Toribio Garza Jr., P.E.
District Engineer
TxDOT – Pharr District



The Honorable San Juanita Sanchez, Mayor City of San Juan
Chairwoman of the Hidalgo
County MPO Policy Committee



Andrew A. Canon
Transportation Director
Hidalgo County MPO

Hidalgo County Metropolitan Planning Organization
Transportation Policy Committee
Fiscal Year 2017

Name of City/County/ Entity: _____

Name of Designee: _____

Name of Alternate: _____

List 3 Proxies: _____

In accordance with House Bill (HB) 1883 and Section 1, Chapter 472, Section 472.031 of the Transportation Code,

(a) A policy board of a metropolitan planning organization designated or re-designated under 23 U.S.C. Section 134 may provide in its bylaw for appointment of voting proxies by its members.

Section 472.032 of the transportation code, further clarifies that:

(a) A proxy appointment under section (a):

- 1)** Acts on behalf of and under the supervision of the policy board member who appointed
- 2)** Must be appointed in writing; and
- 3)** Is authorized to vote for the policy board member who appointed the proxy to the extent the member has given the proxy the member's voting power.

(b) A legislative member of a policy board may not be counted absent at a meeting of the policy board during a legislative session.

(c) A legislative member of a policy board may only appoint a proxy under Subsection (a) who is:

- 1) The legislative member's employee or staff member;
- 2) A person related by consanguinity, as determined under subchapter B, Chapter 573, Government Code, who is not required to register as a lobbyist under Chapter 305, Government Code;
- 3) Another legislative member of the policy board; or
- 4) A locally elected official.

Authorization Signature

Date

**HIDALGO COUNTY METROPOLITAN PLANNING ORGANIZATION POLICY BOARD
ETHICAL STANDARDS AFFIDAVIT**

I, _____, a voting Member of the Hidalgo County Metropolitan Planning Organization Policy Board representing, **City of** _____, hereby swear and affirm that I will uphold the following ethical standards required by voting members of MPO Policy Boards as identified in Texas Senate Bill 585. These standards state that voting members of the MPO Policy Board are prohibited from engaging in the following: 1.) Accepting or soliciting any gift, favor or service that might reasonably tend to influence the voting member in the discharge of official duties or that the voting member knows or should know is being offered with the intent to influence the voting member's official conduct; 2.) Accepting employment or engaging in a business or professional activity that the voting member might reasonably expect would require or induce the voting member to disclose confidential information acquired by reason of the official position; 3.) Accepting employment or compensation that could reasonably be expected to impair the voting member's judgment in the performance of the voting member's official duties; 4.) Making personal investments that could reasonably be expected to create a substantial conflict between the voting member's private interest and the public interest; 5.) Intentionally or knowingly solicit, accept or agree to accept any benefit for having exercised the voting member's official powers or performing the voting member's official duties in favor of another.

I further swear and affirm that in order to prevent a potential conflict of interest, that I will abstain from voting in or engaging in the discussion of any matter of business before the Hidalgo County MPO Policy Board that will have a special economic effect on either a business or real property of which I have a substantial interest that is distinguishable from the effect on the public.

I understand that a substantial interest is defined as either 1.) I own 10 percent or more of the voting stock or shares of the business entity or either 10 percent or more or \$15,000 or more of the fair market value of the business entity; or 2.) I have received funds from the business entity exceeding 10 percent of my gross income for the previous year; or 3.) I have a substantial interest in real property defined as an equitable or legal ownership with a fair market value of \$2,500 or more; or 4.) I have a family member related to me in the first degree by consanguinity or affinity with a substantial interest in a business entity or real property as defined above.

I agree to notify the MPO Director in writing of any conflict of interest as defined above prior to any vote or discussion of any matter of business which has created the conflict of interest.

I understand that any violation of these standards or requirements may subject me to removal from the MPO Policy Board and possible prosecution by the Hidalgo County District Attorney.

I further understand that SB 585 requires me to notify the Hidalgo County District Attorney's Office and MPO Policy Board in a timely manner should I have personal knowledge of any violations of these same standards by other voting members of the Hidalgo County MPO Policy Board or of the Hidalgo County MPO Staff.

I also understand that failure to report violations of these standards by other voting members of the Hidalgo County MPO Policy Board or of the Hidalgo County staff subjects me to possible removal from the MPO Policy Board and possible prosecution by the Hidalgo County District Attorney.

I hereby swear and affirm that I have read the entire affidavit and that I understand and agree to its contents.

Printed Name

Affiant Signature

Position

Representing

Sworn and subscribed before me
this _____ day of _____, 2017.

Notary Public, State of Texas
Notary's Printed Name: _____
My Commission Expires: _____

(Seal)

LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL

BY-LAWS

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LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL

BY-LAWS

ARTICLE I.

ORGANIZATION

There is hereby organized a Regional Planning Commission under the authority of Article 1011m, Vernon's Annotated Civil Statutes, which shall be known as the Lower Rio Grande Valley Development Council, a voluntary association of the local governmental units and associate members located within Cameron, Hidalgo and Willacy Counties. The Council has been formed by the merger of the Lower Rio Grande Valley Council of Governments and the Texas Southmost Economic Development District. The Council is not in itself a government, nor does it seek to become one.

ARTICLE II.

DEFINITIONS

As used in these By-Laws:

1. "Council" means the Lower Rio Grande Valley Development Council.
2. "Region" or "planning region" means the area embraced by Cameron, Hidalgo, and Willacy Counties.
3. "Governmental unit" means any county, city, town, village, authority, district, or other political subdivision of the State which has either an independently elected governing body or which has the power to incur financial obligations for public improvements.
4. "General governmental unit" means a city and/or a county.
5. "Special governmental unit" means a special-function government, such as a school, hospital, navigation or water-related district.
6. "City" means any incorporated city, town, or village in the Region.
7. "Board" means the Board of Directors of the Council.

8. "Population" means the population according to the U.S. Bureau of the Census population estimates of Counties and Incorporated Places, except for the decennial years when the official population figures will be used.
9. Representation of the poor and underprivileged of Hidalgo, Cameron, and Willacy Counties shall be determined by the Community Grassroots Organizations Committee, which shall independently elect its governing body and operational structure, including any activity related to the representation of the poor and underprivileged in the said Counties.

ARTICLE III.

OBJECTIVES AND PURPOSES OF THE COUNCIL

1. The objectives of the Council shall be to encourage and permit local units of government to join and cooperate with one another and with representatives of major economic interests, citizens groups, and groups experiencing economic distress to improve the health, safety and general welfare of their citizens and to plan for the future development of the Region. In achieving these objectives, the Council may exercise any powers heretofore or hereafter conferred upon it by State Law.
2. The Council shall have, but not be limited to, the following general purposes:
 - a. To eliminate duplication and to promote economy and efficiency in the coordinated development of the Region;
 - b. To undertake studies, collect data, and develop regional plans and programs pertaining, but not limited to, such subjects as land use, transportation, housing, economic development, environmental resources, community facilities, and general improvement of living and working environments;
 - c. To engage in such other activities as the Council finds necessary or desirable to accelerate area development and correct regional problems;
 - d. To perform and annually update, a Regional Overall Development Program, or Comprehensive Economic Development Strategies Program, or any other related program which may be required by the Economic Development Administration for the long-range economic growth of the region; and
 - e. To assist, encourage and coordinate the activities of all parties concerned, both public and private, in implementing those plans and programs which affect the growth and development of the Region.

ARTICLE IV.

POWERS AND DUTIES OF THE COUNCIL

1. In order to accomplish its objectives and purposes, the council shall perform the following functions:
 - a. Exercise the powers and perform the duties authorized in Article 1011m, V.A.C.S.;
 - b. Adopt and amend as necessary the by-laws of the Council;
 - c. Elect Council officers, members of the Board, and five (5) at-large members;
 - d. Adopt an annual budget and establish a membership fee; and
 - e. Adopt an Annual Work Program.
2. In addition to the above functions, the Council has the power to:
 - a. Prepare periodic reports as may be required by the by-laws of the Council and Federal or State legislation or regulations;
 - b. Receive and expend gifts, contributions and donations which may be made to the Council to accomplish its purposes;
 - c. Apply and contract for, receive and expend for Council purposes, funds or grants from the State of Texas, the Federal Government, or any other source;
 - d. Receive and expend funds from Council members, as provided in the by-laws, to finance the costs of operation, *provided* the Council shall not have the power to levy taxes of any kind; and
 - e. Coordinate the planning and development of the Region in such manner as shall implement the objectives and purposes stated in Article III.
3. The Council meetings shall be conducted under Robert's Rules of Order.

ARTICLE V.

MEMBERSHIP

1. All governmental units situated within the geographic area of the planning region are eligible for membership, governmental units. Governmental units eligible for membership who desire to join the Council subsequent to the adoption of these by-laws may become members by passage of an ordinance, resolution, rule, order, or

other means, adopting these by-laws and by the appropriation and payment of fees as set forth in Article XVI of these by-laws. Any person, partnership, corporation, cooperative, foundation, trust, the State of Texas, or any entity supported by the State of Texas, shall also be eligible for membership in the capacity of an "associate member" upon written application to the Council and acceptance and approval by the Council's Board of Directors.

2. A member which is more than ninety (90) days in arrears after receipt of notice in its fees as set forth by Article XVI of these by-laws shall be subject to cancellation of its membership and suspension of voting privileges until such fee is paid.
3. A governmental member, by majority vote of its governing body, may withdraw at any time from the membership of the Council. Governmental units which withdraw from the Council may subsequently be re-admitted by complying with all membership requirements applicable to new members. In the event of withdrawal by a member of the Council, said member shall not be entitled to a return of any portion of previously paid annual fees.

ARTICLE VI.

REPRESENTATION

1. Each member governmental unit shall select one of the members of its governing body to represent that governmental unit on the Council. Representatives appointed by a governmental unit shall serve on the Council during their term of office on the governmental unit's governing body, or until replaced by the appointing authority. Each associate member, when appropriate, shall also select a person to represent it on the Council.
2. There shall be twelve (12) members of the Council who shall be citizens of the region selected to represent special interest groups, economic and ethnic interests of the region, and the poor and underprivileged people of Cameron, Hidalgo, and Willacy Counties. Five (5) of the citizen members shall be elected by the Council at its Annual Election Meeting; five (5) citizen members shall be elected by the Board at its first meeting following the Annual Election Meeting of the Council; and the entity designated in Article II, Section 9 above shall hold an annual meeting prior to the Annual Election Meeting of the Council to elect two (2) citizen members to represent the poor and underprivileged people of Cameron, Hidalgo, and Willacy Counties. Citizen members shall be elected for a term of one (1) year. Citizen members may be elected from associate members.

ARTICLE VII.

VOTING

Members of the Council shall be entitled to vote as follows:

1. Member cities shall have one (1) vote per one thousand (1,000) population or fraction thereof within their incorporated limits;
2. Member counties shall have one (1) vote per one thousand (1,000) population or fraction thereof within the unincorporated area of the county;
3. Special government member units shall have one (1) vote per governmental unit;
4. Citizen members shall be entitled to one (1) vote each; and
5. Associate members shall not be entitled to vote unless selected as a citizen member.

ARTICLE VIII.

COUNCIL MEETINGS

1. The Council shall meet at least twice each year. the Annual Election Meeting will be held during the first six months of the calendar year for the purpose of electing Council officers, Board Members and alternates, five (5) of the Citizen Members, and conducting other business which may be deemed appropriate. The Annual Work program and Budget Meeting will be held for the purposes of adopting the Annual Budget and Annual Work Program, and conducting other business which may be deemed appropriate, said meeting to be held no later than one month following the close of the calendar year immediately preceding the calendar year for which an Annual Budget and Annual Work Program are proposed to be adopted.
2. Special Council meetings, for any purpose or purposes, may be called by either the President, or by written request of any nine (9) members of the Board.
3. Written notice of Council meetings shall be mailed to each member at the member's address as it appears on the records of the Council, at least eight (8) days prior to that meeting. The notice shall state the time, place, and object of the meeting, and the business to be transacted. Business transacted at all special meetings shall be confined to the object stated in the notice.

4. Members entitled to cast fifty percent (50%) of the total number of votes encompassed in Article VII shall constitute a quorum at any Council meeting. When a quorum is present, the majority of the votes cast shall decide any question brought to a vote before the Council.

ARTICLE IX.

OFFICERS - DUTIES

1. The members of the Council shall select a President, First Vice-President, Second Vice-President, Secretary, and Treasurer to serve as officers of both the Council and the Board of Directors. The officers shall be selected from the Board.
2. The officers shall perform the duties prescribed by the Council.
 - a. The President shall preside at meetings of the Council and the Board; sign, with the counter-signature of the Secretary or Treasurer, as authorized by the Council, any contracts or other instruments which the Council deems in its best interest; and perform such other duties incident to the office as may be prescribed by the Council.
 - b. The First Vice-President shall assist the President in the performance of his duties, and in the absence of the President, or in the event of the President's inability or refusal to act, shall have the powers of, and shall perform the duties of the President.
 - c. The Second Vice-President shall assist the President and the First Vice-President in the performance of their duties, and either in the absence of the President and the First Vice-President, or in the event of the President's and First Vice-President's inability or refusal to act, shall have the powers of, and shall perform the duties of the President.
 - d. The Secretary shall keep, or cause to be kept, minutes of the meetings and the records of the Council and Board; attest the signatures of the Council officers; certify orders or matters of the minutes of meetings; and see that notices are duly given in accordance with the provisions of these by-laws, or as required by law.
 - e. The Treasurer shall have, or cause to be had, custody of all funds and securities of the Council; receive monies due to Council, and deposit them in a depository designated by the Council; expend the funds of the Council as authorized by the Board; and, in general, perform all the duties as may be assigned to him/her by the President of the Board.

ARTICLE X.

BOARD OF DIRECTORS

1. The Board of Directors shall be the governing body of the Council, and shall be responsible for the general policies and programs of the council, and for the control of all its funds.
2. The composition of the Board shall be as follows:
 - a. The three (3) county members shall be directors;
 - b. Each city with a population of 25,000 or over, or which is designated an entitlement city by the U.S. Department of Housing and Urban Development (HUD) shall have one (1) director;
 - c. Three (3) directors representing member cities with a population from 10,000 to 24,999 to be elected from and by those members representing those cities;
 - d. Three (3) directors representing member cities with a population of under 10,000 to be elected from and by those members representing those cities;
 - e. Two (2) directors representing member school districts and public educational institutions, said directors to be elected by those members from the governing body of a member district or institution;
 - f. Two (2) directors representing all remaining governmental units to be elected from and by those governmental members;
 - g. Three (3) at-large directors to be elected by the members of the Board from among the Council membership at-large at the meeting following the Annual Election Meeting. These members shall be selected to represent those economic, social, and ethnic interests that are not represented by other directors; and
 - h. One (1) citizen member of the two elected by the entity designated in Article II, Section 9 above, shall be elected by that entity to represent the poor and underprivileged people of Cameron, Hidalgo, and Willacy Counties.
 - i. Consistent with HB 2160 as adopted by the Texas Legislature, each elected member of the state legislature who represents a district located wholly or partly in the LRGVDC Region shall have an ex officio, non-voting membership on the Board of Directors.
3. For each director representing a governmental unit or units, an alternate director shall be elected in the same manner and with the same qualifications. Alternate directors serve when directors are unable to serve.

4. On all matters voted on by the Board, each director shall have one (1) vote.
5. Each director and alternate shall serve for a period of one (1) year, or until he is duly re-elected or replaced at the next meeting of the Board of Directors. A director may succeed himself.
6. Vacancies on the Board shall be filled as follows:
 - a. Should a vacancy occur involving the director representing governmental units or groups of units, the successor shall be appointed by the governing body, which the preceding director previously represented.
 - b. Should a vacancy occur among the three (3) at-large directors, the Board shall appoint a successor.
 - c. Should a vacancy occur involving the director representing the entities designated in Article II, Section 9, the successor shall be appointed by the entity designated in Article II, Section 9.

ARTICLE XI.

BOARD MEETINGS

1. The Board shall meet at least once quarterly unless otherwise determined by its officers.
2. Special meetings of the Board may be called by either the President or at the request of any nine (9) board members.
3. Written notice of Board meetings and the business to be transacted shall be mailed to each member of the Board at least five (5) days prior to the meeting.
4. A majority of the Board of Directors shall constitute a quorum for the transaction of business. When a quorum is present at any meeting, a majority vote of the directors present shall decide any question under consideration. Ex officio members shall not count towards establishment of a quorum.
5. The Board may hold its meetings and keep the Board records at such place as it may determine.

ARTICLE XII.

BOARD DUTIES AND RESPONSIBILITIES

As a general rule, but not exclusive guide, the Board shall have the following functions, duties, and responsibilities:

1. To prepare and submit to the Council an annual budget and an Annual Work

Program for its action and approval;

2. To employ an executive director;
3. To contract for services of persons or firms or other units and levels of government to carry out the purposes of the Council;
4. To acquire, construct, own, and dispose of property, equipment, supplies, and office space required in the performance of its duties;
5. To appoint advisory committees to the Board of Directors to assist in carrying out the purposes, functions, duties, and responsibilities of the Council; methods of appointment, size, composition, and purpose shall be at the discretion of the Board;
6. To take such other action, make recommendations, and formulate policy on those matters which may be delegated to it by the Council which will best effectuate and carry out the purposes and functions for which the Council is created, and as outlined in these by-laws; and
7. To appoint an Executive Committee, which shall be composed of the President, First Vice-President, Second Vice-President, Secretary, Treasurer, and the immediate past President of the Lower Rio Grande Valley Development Council. The Executive Director of the Council shall be an ex-officio member of the Executive Committee without voting privileges. The Board shall, by Resolution, designate all functions and duties of the Executive Committee.

ARTICLE XIII.

SPECIAL STUDIES AND ACTIVITIES

1. In the event one or more governmental units within the Region should desire the staff of the Council to conduct a special study or activity pertaining to any portion of the entire Region, they may make an application to the Board of Directors by ordinance, resolution, rule, or order wherein the applying governmental units bind themselves to pay all costs involved in the study or activity. If the Board deems the study or activity feasible, it may enter into a separate contract with the particular governmental unit or units to conduct same.

ARTICLE XIV.

EXECUTIVE DIRECTOR AND STAFF

1. The Board shall employ an executive director who shall serve at the pleasure of the Board.

2. The executive director shall be the chief administrative officer of the Council, appoint and remove all subordinate employees of the Council, and subject to the rules and regulations of the Board, act for and in the name of the Council.
3. The executive director shall be responsible for preparation of an annual budget and an annual work program and shall faithfully execute all other duties and responsibilities vested in or required of him by the Board.

ARTICLE XV.

WAIVER OF NOTICE

Whenever any notice is required to be given under the provisions of the by-laws to any member, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent thereto.

ARTICLE XVI.

FINANCES, BUDGET AND PAYMENTS

1. The Council shall adopt an Annual Budget and an Annual Program on or before January 31 of each year, except for its initial fiscal year, which shall extend from the date of its creation through the succeeding December 31.
2. Each year, upon adoption of the annual budget, the council shall fix the fees for all member governmental units. Fees shall be in sufficient amounts to provide funds as required by the budget.
3. New governmental units may join the Council upon payment of fees prorated for the remaining portion of the Council's fiscal year.
4. The fee of each general governmental unit member shall be determined on a per capita basis of the population it represents, with a minimum membership payment of fifty dollars (\$50.00) annually.
5. The fee of each special governmental unit member shall be no less than fifty dollars (\$50.00) annually.
6. The accounts of the Council shall be audited by a certified public accountant or accountants, and the audit report for each preceding fiscal year shall be made to the Board of Directors, and be available no later than nine (9) months after the close of each fiscal year consistent with federal guidelines outlined in Circular A-133.

7. Associate members may not be required to pay a fee for the privilege of joining the Council and maintaining an associated membership in the Council; however, each associate member may contribute whatever sum of money it, or the Board may deem appropriate, to assist the Council in the operation of the Council's functions.

ARTICLE XVII.

AMENDMENTS

These by-laws may be altered, amended or added to by vote to the Council members, *provided that:*

1. Notice of the proposed changes shall contain a full statement of the proposed amendment(s) and be presented to the Board at a scheduled meeting;
2. The proposed amendment(s) is/are placed on the agenda of the next scheduled Council meeting following such presentation; and
3. The Council adopts the proposed amendment(s) by a majority vote of the members present at the Council meeting.

ARTICLE XVIII.

ADOPTION

1. The Council shall be organized by adoption of an ordinance, resolution, rule, order or other means agreeing to join the Council by two-thirds (2/3) of the governmental units comprising the Lower Rio Grande Valley Council of Governments and the Texas Southmost Economic Development District.
2. These by-laws shall be effective upon their adoption by two-thirds (2/3) of the representatives of governmental units which have agreed to join the Council, and which are present at a meeting of the Council called for this purpose. For purposes of adoption of the By-Laws, each of the representatives shall have one (1) vote.

ARTICLE XIX.

DISSOLUTION

In the event that the Lower Rio Grande Valley Development Council is dissolved, any funds remaining on hand belonging to the Lower Rio Grande Valley Development Council will be repaid to the various governmental units comprising the Lower Rio

Grande Valley Development Council in the ratio to their contribution during the year of such dissolution.

*Prior to June 16, 2000, under Article X. 2. e.: The composition of the Board was one (1) director representing school districts and public educational institutions, and one (1) director representing all remaining governmental units, respectively.

Lower Rio Grande Valley Development Council LRGVDC Board Meeting Dates 2017

Time: 12:00 noon

Location: Main Campus at 301 W. Railroad Street, Building B in Weslaco.

March 29

April 26

May 31

June 28

August 2 (50th Anniversary)

September 27

October 25

December 6

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 23, 2017

Process a Middle of the Year Budget Amendment for the General Fund, Utility Fund, Sanitation Fund, and the Miscellaneous Grant Fund. (Pablo A. Garza, Director of Finance)

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 2016-2017. Some of the funding will come out of the fund balance, insurance proceeds, and grants funding.

RECOMMENDATION:

Approve middle of the year Budget Amendment to the General Fund in the amount of \$216,326, Utility Fund \$314,040, Solid Waste Fund \$43,160, and Miscellaneous Grants Fund for \$5,990.80.

PREPARED BY:

Pablo Garza, Director
of Finance

APPROVED BY:

Benjamin Arjona, City
Manager

CITY OF SAN JUAN BUDGET AMENDMENT

Budget Amendment No. _____

(Assigned by Fin. Dept)

Fund Name: GENERAL FUND

Dept. Name: FIRE DEPARTMENT

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
10-3700.1300	MISCELLANEOUS REVENUE	\$130,000.00	\$130,000.00	\$257,833.00		\$387,833.00
						\$0.00
						\$0.00
						\$0.00
TOTAL REVENUES		\$130,000.00	\$130,000.00	\$257,833.00	\$0.00	\$387,833.00

EXPENDITURES						
10-470.8800	OTHER PRINCIPAL	\$29,777.00	\$3,777.00	\$193,326.70		\$197,103.70
10-470.1030	SALARIES OF EMPLOYEES	\$782,087.00	\$782,087.00		\$23,000.00	\$759,087.00
10-470.1040	OVERTIME	\$80,000.00	\$80,000.00	\$23,000.00		\$103,000.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
TOTALS EXPEDITURES		\$891,864.00	\$865,864.00	\$216,326.70	\$216,326.70	\$1,059,190.70

JUSTIFICATION:

TO MOVE FUNDS FROM SALARIES AND WAGES TO OVERTIME TO COVER THE REST OF THE YEAR. INCREASE THE MISCELLANEOUS REVENUE TO COVER THE TOTAL PAY OFF FOR ENGINE-2 INVOLVED IN THE ACCIDENT OF DECEMBER 17, 2016.

REQUESTED BY _____ DATE _____
Department Director (Print)

DEPT. DIRECTOR _____ DATE _____
Department Director (Signature)

APPROVED BY _____ DATE _____
City Manager (Budget Officer)

REVIEWED BY _____ DATE _____
(Finance Department)

CITY OF SAN JUAN BUDGET AMENDMENT

Budget Amendment No. _____

(Assigned by Fin. Dept)

Fund Name: UTILITY

Dept. Name: UTILITY

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
	TOTAL REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

EXPENDITURES						
56-600.3499	OTHER PRO AND PARA PRO	\$34,200.00	\$43,200.00	\$31,260.00		\$74,460.00
56-600.6220	CHEMICALS AND LAB	\$150,000.00	\$150,000.00	\$43,600.00		\$193,600.00
56-600.9807	OTHER WASTE DISPOSAL	\$4,000.00	\$10,000.00	\$9,800.00		\$19,800.00
56-600.6140	RAW WATER	\$115,000.00	\$124,000.00	\$102,000.00		\$226,000.00
56-600.4660	RENTAL OF MACHINERY	\$8,780.00	\$8,780.00	\$8,980.00		\$17,760.00
56-600.1040	OVERTIME	\$13,000.00	\$13,000.00	\$2,000.00		\$15,000.00
56-620.4625	LIFT STATION	\$35,000.00	\$35,000.00	\$16,000.00		\$51,000.00
56-630.4624	WS/WTR PLANT- R & M SRV	\$40,000.00	\$40,000.00	\$10,000.00		\$50,000.00
56-630.3499	OTHER PRO AND PARA PRO	\$0.00	\$32,000.00	\$28,000.00		\$60,000.00
56-630.9807	OTHER WASTE DISPOSAL	\$54,000.00	\$54,000.00	\$20,000.00		\$74,000.00
56-441.4660	RENTAL OF MACHINERY	\$29,144.00	\$29,144.00	\$18,400.00		\$47,544.00
56-441.9810	CONTRACT SRVS NOT OTH	\$15,660.00	\$15,660.00	\$24,000.00		\$39,660.00
	TOTALS EXPEDITURES	\$498,784.00	\$554,784.00	\$314,040.00	\$314,040.00	\$868,824.00

JUSTIFICATION:

CHEMICAL, LABORATORY SERVICES, SLUDGE REMOVAL AND RAW WATER TO FINISH OUT THE YEAR. LONG TERM 2 ANALYSIS REQUIRED BY REGULATORS. RAW WATER NEED TO FINISH YEAR AND SLUDGE DISPOSAL FOR FACILITIES. RENTAL OF THE FOLDING MACHINE AND PRINTER USED BY THE UTILITY BILLING AND COLLECTION PAID IN THE PAST USING GENERAL FUND FUNDING.

REQUESTED BY _____ DATE _____

Department Director (Print)

DEPT. DIRECTOR _____ DATE _____

Department Director (Signature)

APPROVED BY _____ DATE _____

City Manager (Budget Officer)

REVIEWED BY _____ DATE _____

(Finance Department)

CITY OF SAN JUAN BUDGET AMENDMENT

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						
						\$0.00
						\$0.00
						\$0.00
						\$0.00
	TOTAL REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

EXPENDITURES						
22-700.4660	Rental of Mach. & Equip.	\$9,480.00	\$17,240.00	\$40,000.00		\$57,240.00
						\$0.00
22-700.1030	Salaries & Wages	\$790,513.00	\$790,513.00	\$2,745.00		\$793,258.00
22-700.2080	Employee Retirement	\$22,474.00	\$22,474.00	\$77.00		\$22,551.00
22-700.2060	Social Security (S.S.)	\$61,622.00	\$61,622.00	\$170.00		\$61,792.00
22-700.2060	Social Security (Med)	\$61,622.00	\$61,622.00	\$40.00		\$61,662.00
22-700.2110	Workers Compensation	\$48,592.00	\$48,592.00	\$128.00		\$48,720.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
	TOTALS EXPEDITURES	\$994,303.00	\$1,002,063.00	\$43,160.00	\$43,160.00	\$1,045,223.00

JUSTIFICATION:

Budget Amendment to cover rental of trash truck until new truck arrive.

Budget Amendment to bring a sanitation truck driver salary inline with the rest of the drivers:

Carmen Gonazlez 05/04/2017
 REQUESTED BY DATE
 Department Director (Print)

05/04/2017
 APPROVED BY DATE
 City Manager (Budget Officer)

Carmen Gonazlez 05/04/2017
 SIGN DEPT. DIRECTOR DATE
 Department Director (Signature)

05/04/2017
 REVIEWED BY DATE
 (Finance Department)

CITY OF SAN JUAN BUDGET AMENDMENT

Budget Amendment No. _____

(Assigned by Fin. Dept)

Fund Name: GRANTS _____

Dept. Name: MISC GRANTS _____

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
30-3460.2282	STEP WAVE GRANT	\$0.00	\$0.00	\$5,990.80		\$5,990.80
						\$0.00
						\$0.00
						\$0.00
TOTAL REVENUES		\$0.00	\$0.00	\$5,990.80	\$0.00	\$5,990.80

EXPENDITURES						
30-460.1042	OVERTIME-STEP WAVE	\$9,448.00	\$9,448.00	\$2,990.80		\$12,438.80
30-460.1050	SAFETY EQUIPMENT-STEP	\$0.00	\$0.00	\$3,000.00		\$3,000.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
TOTALS EXPEDITURES		\$9,448.00	\$9,448.00	\$5,990.80	\$5,990.80	\$15,438.80

JUSTIFICATION:

TO AMEND ADDITIONAL FUNDS RECEIVED BY TX DOT STEP WAVE MEMORIAL DAY TO COVER OVERTIME. ALSO, THE PD WON A RAFFLE TO PURCHASE TRAFFIC SAFETY EQUIPMENT FOR THE SAME PROGRAM.

REQUESTED BY _____ DATE _____
Department Director (Print)

DEPT. DIRECTOR _____ DATE _____
Department Director (Signature)

APPROVED BY _____ DATE _____
City Manager (Budget Officer)

REVIEWED BY _____ DATE _____
(Finance Department)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 23, 2017

Consider Awarding the Paving Improvements Phase 1 Project to 2GS, LLC dba Earthworks Enterprise out of Penitas, Texas in the amount of \$1,425,557.75 or to IOC Construction out of Edinburg, Texas in the amount of \$1,432,233.25. (Xavier Cervantes, Director of Planning)

STAFF COMMENTS AND RECOMMENDATIONS:

Bids were received on May 9, 2017 from eight (8) construction firms. After consulting with the City Attorney the City Commission has two (2) good choices for the awarding of the construction bids.

Awarding the project to Earthworks would result in a lesser cost and a better product but could potentially take much longer to construct (300 calendar days). Awarding the bid to IOC Construction would result in a higher cost and a lesser quality product but the project, as per the bid submitted, would need to be completed in 100 calendar days.

RECOMMENDATION:

Select 2GS, LLC dba Earthworks Enterprise for the construction of the project.

PREPARED BY:

Xavier Cervantes,
Director of Planning
and Zoning

APPROVED BY:

Benjamin Arjona, City
Manager



May 16, 2017

City of San Juan
Attn: Mayor Mario Garza and City Commissioners
709 S. Nebraska
San Juan, TX 78589

Re: City of San Juan Street Improvements Project - Phase 1

Dear Mayor Garza and City Commissioners:

Eight bids were received and publically read aloud for the San Juan Street Improvements Phase I Project on May 9th, 2017, all in accordance with "Advertisement and Instruction to Bidders" contained in the Bid and Contract Documents. A bid tabulation was performed and is enclosed for your review.

The lowest bid including all add alternates was submitted by Earthworks from Mission, Texas in the amount of \$1,425,557.75 with a filled in time of 300 calendar days to complete their work. The second lowest bid including all add alternates was submitted by IOC Construction from Edinburg, Texas in the amount of \$1,432,233.25 with a filled in time of 100 calendar days to complete their work. In addition, both contractors submitted a bid for the use of chemical stabilizer in lieu of conventional construction using lime, however, the warranty period when using chemical stabilizer versus conventional lime stabilization methods was entered as "**0**" year **warranty** from both contractors for this option, and for that reason we do not recommend the use of chemical stabilizer as an option. The engineers estimated construction cost for the project was approximately \$1,700,000 including all add alternates.

When tabulating the bids, we noticed that Earthworks had a zero dollar amount for base bid item number 3. After consulting with the City Attorney, we contacted Earthworks to clarify this bid item and they sent the clarification letter (attached). The letter states the reason for the zero dollar amount bid item was the proposed method of construction. The two construction companies are proposing two different methods of construction. Earthworks is proposing to bring in 8-inches of new flexible base (caliche) for 8 of the 26 streets associated with bid item no. 2 and salvage the existing flexible base for the remainder of the 18 streets. IOC is proposing to salvage the existing flexible base for all of the 26 streets.

With consideration of the construction companies, bid amounts, number of construction days to complete their work and method of construction between the two companies, we recommend the City Commission decide on the selection of Contractor, Method and Time of Completion. The Engineer has work experience with both Earthworks Construction and IOC Construction and both of these companies are reputable and experienced in roadwork construction and rehabilitation. Our most recent successful project with the City of San Juan was with Earthworks Construction which was completed under budget and under contract time.

Respectfully submitted,
PEREZ CONSULTING ENGINEERS, LLC

J. David Perez, P.E.
President



May 16, 2017

Mr. David Perez, P.E.
Perez Consulting Engineers
808 Dallas Avenue
McAllen, Texas 78501

Re: San Juan Paving Improvements Phase I
Clarification of base bid items 2 and 3.

Mr. Perez,

We are looking forward on working with you as well as with the City of San Juan on the "San Juan Paving Improvements Phase I" and thank you for considering 2GS, LLC dba Earthworks for this project.

We would like to clarify how Earthworks plans on executing the 2 main Items on this project once we are given Notice to Proceed.

Bid Item 2 :

Re-working Base Course (2004 TxDOT Item 251, Type B).

Earthworks bided this Item **replacing existing material with new material.**

- 1. Remove existing Asphalt and Caliche Base, haul and dispose included on price, to a required depth to place eight inches (8"), of New Flex Base (Caliche) with 1.5% of Lime.**

The life span for this cross-section with 1-1/2" of Hot Mix Asphalt Concrete should now exceed the proposed 20 years design (salvaged base material) as per plans and specs.

Further clarification, Bluebird Street, Veracruz Street, Andrews Street, West Eagle Street, Cardinal Street, Standard Street and Lincoln Street, Ebano (if alternate is accepted) will be the only streets to be included in bid item #2.

Item 3: "Make-up" Flex Base.

Earthworks is NOT planning on using this Item at all since we are now including the full depth of eight inches (8") on bid item 2. No makeup base will no longer be required.

We hope this clarification will make it easier on making a final decision and get a Notice to Proceed soon.

Sincerely

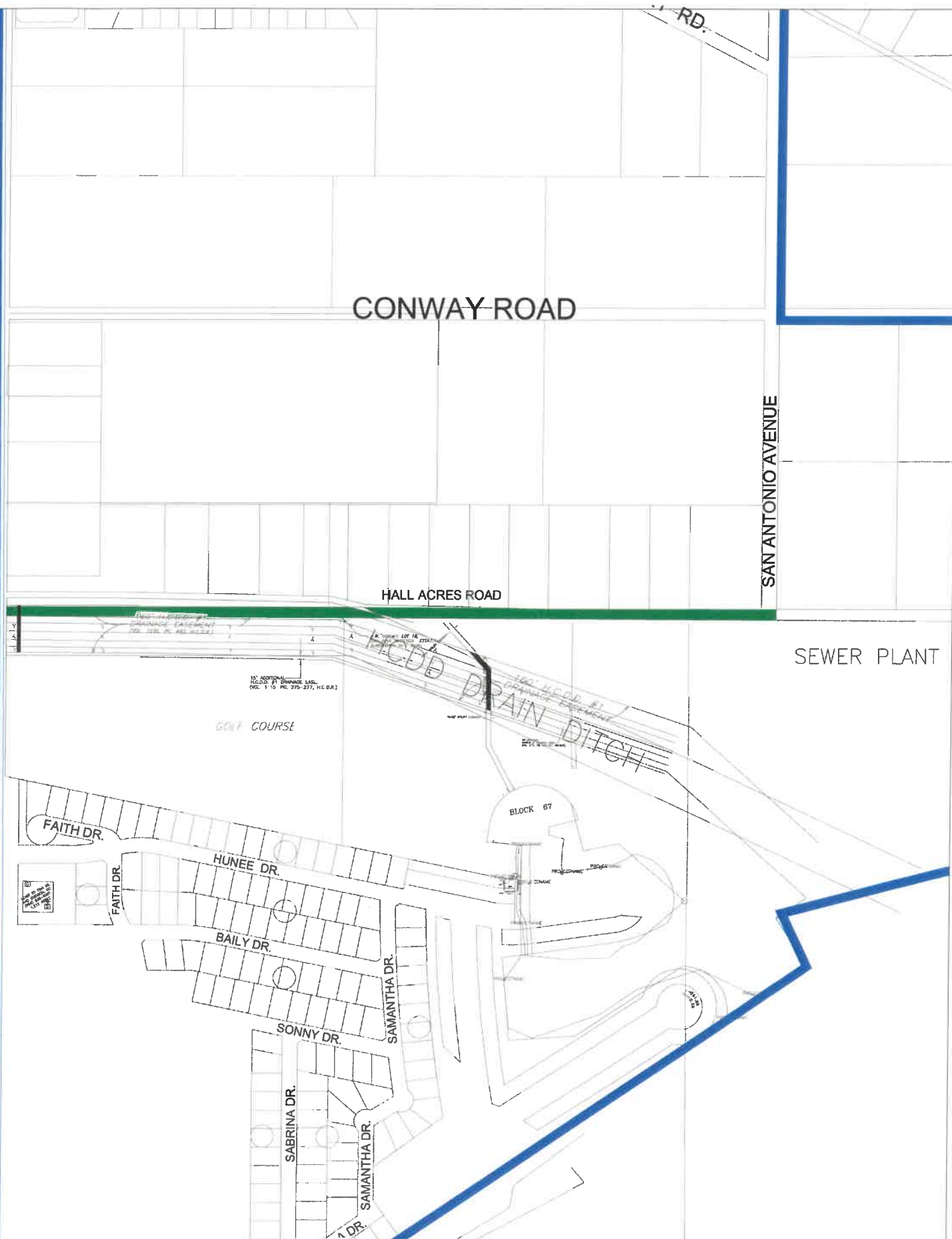
A blue ink signature of Humberto Garcia Jr. over a horizontal line.

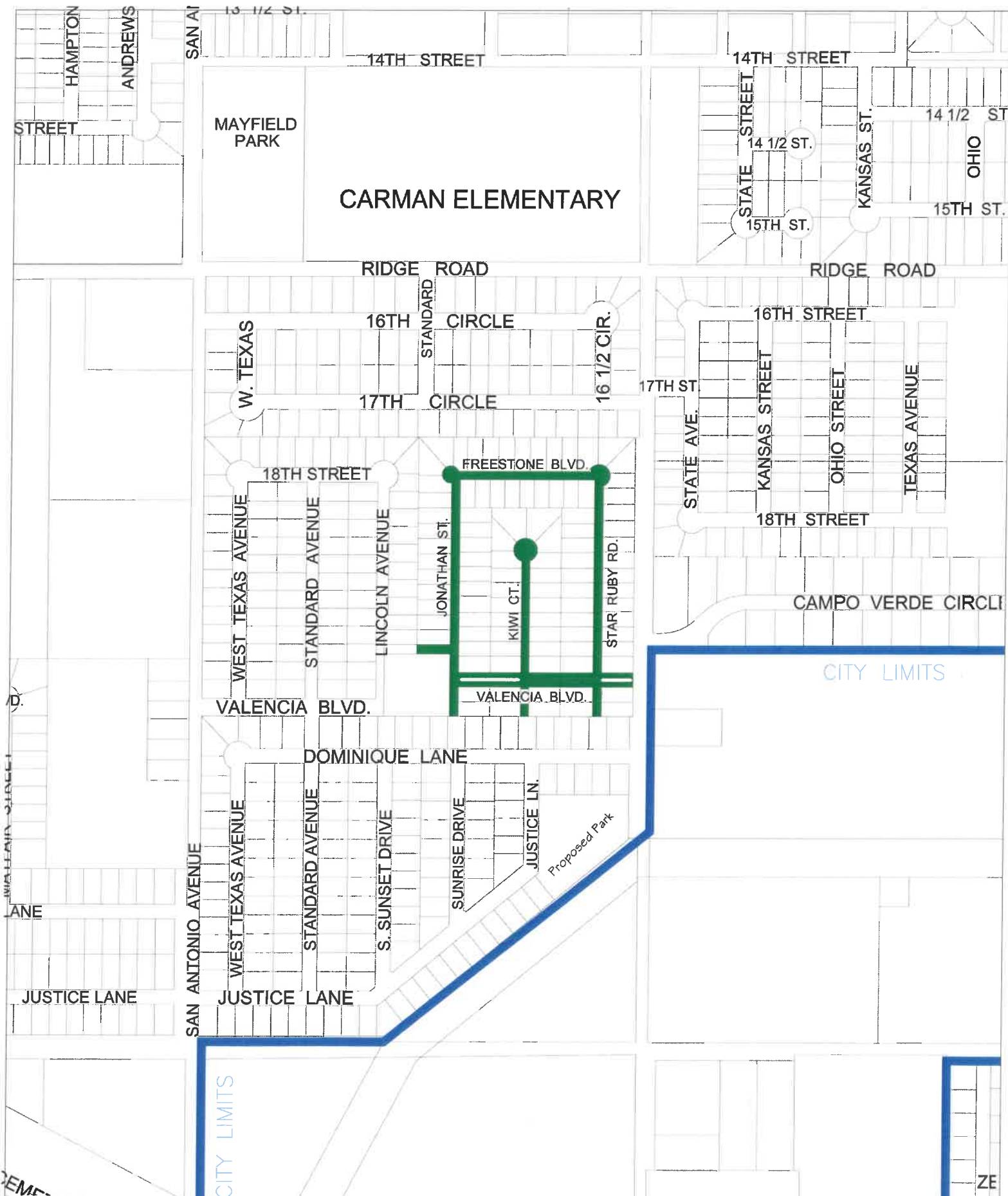
Humberto Garcia Jr.
Earthworks Enterprise

P. O. Box 595 • Peñitas, TX 78576-0595
Phone: (956) 424-3414 • Fax: (956) 683-6149

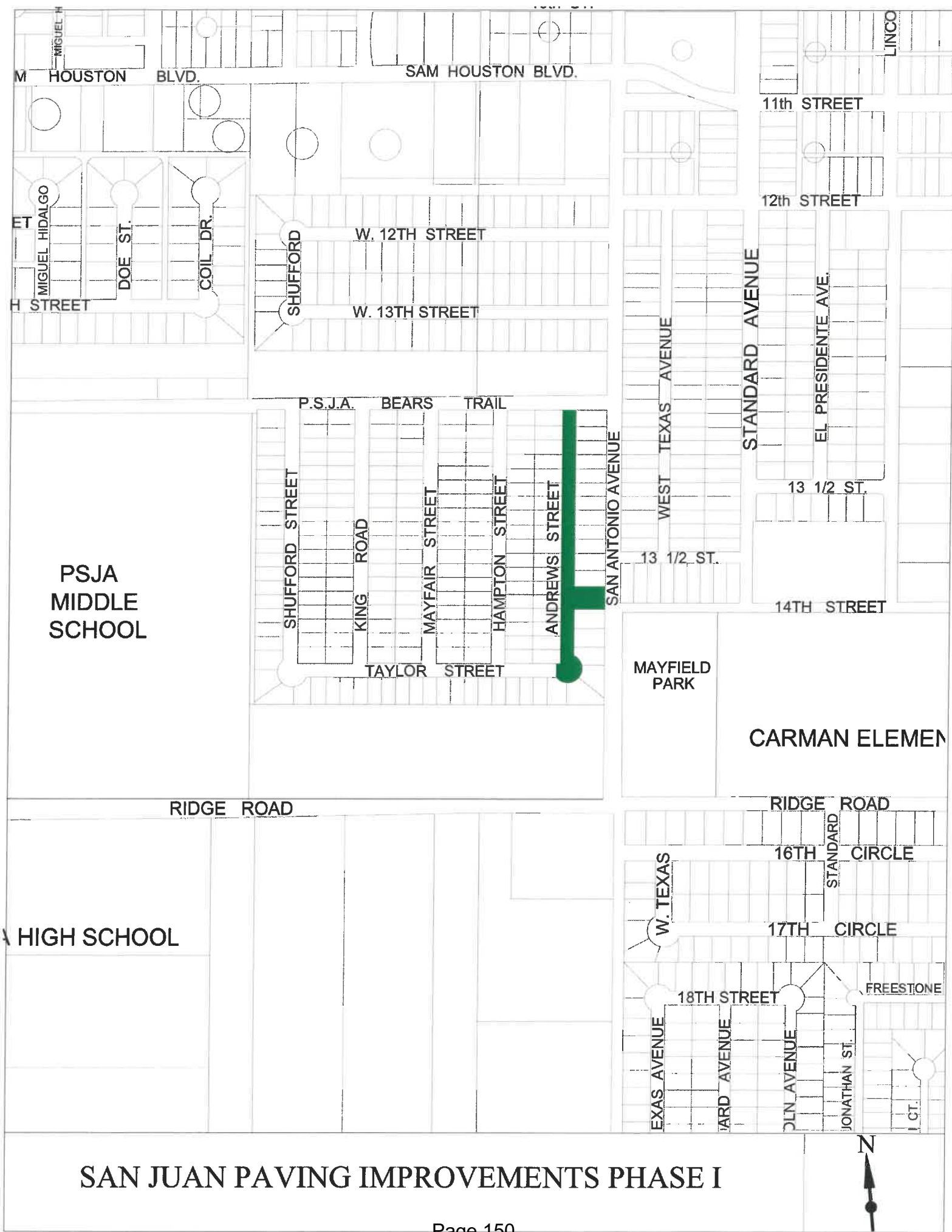
ITEM					IOC Company		REIM Construction		Foremost Paving		RG Enterprises LLC	
NO.	DESCRIPTION	QTY.	UNIT	COST	TOTAL COST	COST	TOTAL COST	COST	TOTAL COST	COST	TOTAL COST	
A	PAVING IMPROVEMENTS (BASE BID)											
1	Reworking Base Course, 2004 TxDOT Item 251, Type D,	51,204	SY	\$ 3.45	\$ 176,653.80	\$ 4.05	\$ 207,376.20	\$ 6.00	\$ 307,224.00	\$ 8.50	\$ 435,234.00	
2	Reworking Base Course, 2004 TxDOT Item 251, Type B,	23,915	SY	\$ 3.85	\$ 92,072.75	\$ 5.40	\$ 129,141.00	\$ 7.25	\$ 173,383.75	\$ 7.50	\$ 179,362.50	
3	"Make-up" Flexible Base, conforming to TxDOT Specification	5,000	TON	\$ 14.50	\$ 72,500.00	\$ 19.25	\$ 96,250.00	\$ 20.00	\$ 100,000.00	\$ 11.50	\$ 57,500.00	
4	6-inch compacted Stabilized Subgrade FOR W. Hall Acres	1,780	SY	\$ 6.75	\$ 12,015.00	\$ 5.45	\$ 9,701.00	\$ 6.50	\$ 11,570.00	\$ 8.50	\$ 15,130.00	
5	1-1/2-inch- compacted Hot Mix Asphaltic Concrete, Type "D"	75,120	SY	\$ 7.50	\$ 563,400.00	\$ 8.00	\$ 600,960.00	\$ 7.50	\$ 563,400.00	\$ 9.50	\$ 713,640.00	
6	Remove existing valley gutter, all complete, including hauling	150	LF	\$ 15.00	\$ 2,250.00	\$ 11.00	\$ 1,650.00	\$ 17.00	\$ 2,550.00	\$ 10.00	\$ 1,500.00	
7	Remove and Replace 18-inch Curb and Gutter including hauling	1,352	LF	\$ 25.00	\$ 33,800.00	\$ 18.00	\$ 24,336.00	\$ 22.50	\$ 30,420.00	\$ 14.50	\$ 19,604.00	
8	Remove and Replace 18-inch Mountable Curb and Gutter,	240	LF	\$ 30.00	\$ 7,200.00	\$ 16.50	\$ 3,960.00	\$ 27.00	\$ 6,480.00	\$ 14.50	\$ 3,480.00	
9	Remove and Replace 20-inch Mountable Curb and Gutter, including hau	1,200	LF	\$ 27.50	\$ 33,000.00	\$ 20.25	\$ 24,300.00	\$ 28.00	\$ 33,600.00	\$ 15.50	\$ 18,600.00	
10	Remove and Replace Reinforced Concrete Valley Gutter with 6-foot co	460	LF	\$ 65.00	\$ 29,900.00	\$ 52.00	\$ 23,920.00	\$ 45.00	\$ 20,700.00	\$ 42.00	\$ 19,320.00	
11	Existing Sanitary Sewer Manholes Ring and Cover Adjustments includi	25	EA	\$ 750.00	\$ 18,750.00	\$ 486.00	\$ 12,150.00	\$ 650.00	\$ 16,250.00	\$ 250.00	\$ 6,250.00	
12	Water Valve Box and Cover Adjustments, including new Cast Iron adj	36	EA	\$ 350.00	\$ 12,600.00	\$ 209.00	\$ 7,524.00	\$ 650.00	\$ 23,400.00	\$ 225.00	\$ 8,100.00	
13	6-inch thick Reinforced Concrete Pavement, including joints and joint se	1,210	SF	\$ 15.00	\$ 18,150.00	\$ 8.15	\$ 9,861.50	\$ 8.50	\$ 10,285.00	\$ 5.50	\$ 6,655.00	
14	4-inch thick Reinforced Concrete Handicap Ramps, including joints, tru	2	EA	\$ 1,550.00	\$ 3,100.00	\$ 1,300.00	\$ 2,600.00	\$ 850.00	\$ 1,700.00	\$ 4,200.00	\$ 8,400.00	
15	Erosion Control Devices as per the Plans and Specifications for the Proj	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 8,000.00	\$ 8,000.00	\$ 2,500.00	\$ 2,500.00	\$ 10,500.00	\$ 10,500.00	
16	Traffic Control Plan, Barricades, Signs and Traffic Control , all in acco	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 14,000.00	\$ 14,000.00	\$ 4,800.00	\$ 4,800.00	\$ 20,000.00	\$ 20,000.00	
	TOTAL PAVING IMRPOVEMENTS (BASE BID				\$ 1,092,891.55		\$ 1,175,729.70		\$ 1,308,262.75		\$ 1,523,275.50	
	AMOUNT ENTERED ON BID:						\$ 1,161,729.70				\$ 1,522,675.50	
B	ADD/DEDUCT ALTERNATE 1 - USE OF CHEMICAL STABILIZER IN LIEU OF LIME											
1	Use of chemical stabilizer in lieu of lime for base Bid Items 1 & 2. Chen	1	SY	\$ (43,726.60)	\$ (43,726.60)	\$ -	\$ -	\$ -	\$ -	\$ 1.50	\$ 1.50	
	TOTAL: ADD/DEDUCT ALTERNATE NO. 1				\$ (43,726.60)		\$ -		\$ -		\$ 1.50	
C	ADD ALTERNATE NO. 2 - KENT STREET PAVING RECONSTRUCTION IMRPOVEMENTS											
1	Site Preparation including: existing pavement section removal, street ex	1,512	SY	\$ 3.50	\$ 5,292.00	\$ 2.30	\$ 3,477.60	\$ 8.00	\$ 12,096.00	\$ 12.00	\$ 18,144.00	
2	6-inch compacted Stabilized Subgrade treated with 4.5% hydrated lime	1,140	SY	\$ 7.50	\$ 8,550.00	\$ 4.70	\$ 5,358.00	\$ 6.00	\$ 6,840.00	\$ 5.75	\$ 6,555.00	
3	8-Inch compacted Flexible Base, conforming to TxDOT Specification It	1,070	SY	\$ 16.00	\$ 17,120.00	\$ 9.20	\$ 9,844.00	\$ 13.00	\$ 13,910.00	\$ 11.50	\$ 12,305.00	
4	1-1/2-inch- Compacted Hot Mix Asphaltic Concrete, Type "D" Surface	950	SY	\$ 7.50	\$ 7,125.00	\$ 8.00	\$ 7,600.00	\$ 9.00	\$ 8,550.00	\$ 11.50	\$ 10,925.00	
5	6-inch thick Reinforced Concrete Pavement, including joints and joint se	640	SF	\$ 15.00	\$ 9,600.00	\$ 9.30	\$ 5,952.00	\$ 6.50	\$ 4,160.00	\$ 5.50	\$ 3,520.00	
6	2-ft. Wide Reinforced Concrete Valley Gutter, all complete in place ove	645	LF	\$ 25.00	\$ 16,125.00	\$ 31.50	\$ 20,317.50	\$ 19.00	\$ 12,255.00	\$ 12.50	\$ 8,062.50	
7	Remove and Replace Reinforced Concrete Valley Gutter with new 6-ft v	56	LF	\$ 65.00	\$ 3,640.00	\$ 52.00	\$ 2,912.00	\$ 58.00	\$ 3,248.00	\$ 46.00	\$ 2,576.00	
8	Existing Sanitary Sewer Manholes Ring and Cover Adjustments includi	1	EA	\$ 750.00	\$ 750.00	\$ 485.00	\$ 485.00	\$ 650.00	\$ 650.00	\$ 325.00	\$ 325.00	
9	Water Valve Box and Cover Adjustments, including new Cast Iron adj	2	EA	\$ 350.00	\$ 700.00	\$ 209.00	\$ 418.00	\$ 650.00	\$ 1,300.00	\$ 225.00	\$ 450.00	
10	Erosion Control Devices as per the Plans and Specifications for the Proj	1	LS	\$ 600.00	\$ 600.00	\$ 700.00	\$ 700.00	\$ 2,200.00	\$ 2,200.00	\$ 8,000.00	\$ 8,000.00	
11	Traffic Control Plan, Barricades, Signs and Traffic Control ,all in acco	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 6,500.00	\$ 6,500.00	
	TOTAL PAVING IMPROVEMENTS (ADD ALTERNATE NO. 2)				\$ 72,002.00		\$ 59,064.10		\$ 67,709.00		\$ 77,362.50	
	AMOUNT ENTERED ON BID:				\$ 297,002.00						\$ 78,915.00	
D	ADD/DEDUCT ALTERNATE NO. 3 - USE OF CHEMICAL STABILIZER IN LIEU OF LIME											
1	Use of chemical stabilizer in lieu of lime for Add Alternate No. 2, Item 2	1	SY	\$ (4,050.00)	\$ (4,050.00)	\$ -	\$ -	\$ -	\$ -	\$ 1.50	\$ 1.50	
	TOTAL ADD/DEDUCT ALTERNATE NO. 3				\$ (4,050.00)		\$ -		\$ -		\$ 1.50	
E	ADD ALTERNATE NO. 4 - EBANO STREET RECONSTRUCTION PAVING IMPROVEMENTS											
1	Reworking Base Course, 2004 TxDOT Item 251, Type B, When called f	4,550	SY	\$ 3.55	\$ 16,152.50	\$ 4.75	\$ 21,612.50	\$ 7.50	\$ 34,125.00	\$ 8.50	\$ 38,675.00	
2	1-1/2-inch- Hot Mix Asphaltic Concrete, Type "D" Surface Course with	4,550	SY	\$ 7.50	\$ 34,125.00	\$ 8.00	\$ 36,400.00	\$ 7.75	\$ 35,262.50	\$ 11.50	\$ 52,325.00	
3	Remove and Replace 18-inch Curb and Gutter including hauling and dis	450	LF	\$ 25.00	\$ 11,250.00	\$ 18.00	\$ 8,100.00	\$ 22.00	\$ 9,900.00	\$ 14.50	\$ 6,525.00	
4	Remove and Replace Reinforced Concrete Valley Gutter with new 6-ft v	58	LF	\$ 65.00	\$ 3,770.00	\$ 52.00	\$ 3,016.00	\$ 58.00	\$ 3,364.00	\$ 45.00	\$ 2,610.00	
5	Existing Sanitary Sewer Manholes Ring and Cover Adjustments includi	1	EA	\$ 750.00	\$ 750.00	\$ 485.00	\$ 485.00	\$ 650.00	\$ 650.00	\$ 325.00	\$ 325.00	
6	Water Valve Box and Cover Adjustments, including new Cast Iron adj	2	EA	\$ 350.00	\$ 700.00	\$ 209.00	\$ 418.00	\$ 650.00	\$ 1,300.00	\$ 225.00	\$ 450.00	
7	6-inch thick Reinforced Concrete Pavement, including joints and joint se	520	SF	\$ 21.00	\$ 10,920.00	\$ 8.15	\$ 4,238.00	\$ 6.50	\$ 3,380.00	\$ 5.50	\$ 2,860.00	
8	Erosion Control Devices as per the Plans and Specifications for the Proj	1	LS	\$ 600.00	\$ 600.00	\$ 700.00	\$ 700.00	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	
9	Traffic Control Plan, Barricades, Signs and Traffic Control ,all in acco	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 6,500.00	\$ 6,500.00	
	TOTAL PAVING IMPROVEMENTS (ADD ALTERNATE NO. 4)				\$ 80,767.50		\$ 76,969.50		\$ 92,981.50		\$ 113,770.00	
F	ADD/DEDUCT ALTERNATE NO. 5 - USE OF CHEMICAL STABILIZIER IN LIEU OF LIME											
1	Use of chemical stabilizer in lieu of lime for Add Alternate No. 4, Item	1	SY	\$ (1,152.50)	\$ (1,152.50)	\$ -	\$ -	\$ -	\$ -	\$ 1.50	\$ 1.50	
	TOTAL ADD/DEDUCT ALTERNATE NO. 5				\$ (1,152.50)		\$ -		\$ -		\$ 1.50	
G	ADD ALTERNATE NO. 6 - BRECHA STREET RECONSTRUCTION PAVING IMPROVEMENTS											
1	Reworking Base Course, 2004 TxDOT Item 251, Type D, When called f	2,902	SY	\$ 3.60	\$ 10,447.20	\$ 4.05	\$ 11,753.10	\$ 7.50	\$ 21,765.00	\$ 8.50	\$ 24,667.00	
2	1-1/2-inch- compacted Hot Mix Asphaltic Concrete, Type "D" Surface C	2,902	SY	\$ 7.50	\$ 21,765.00	\$ 8.00	\$ 23,216.00	\$ 7.75	\$ 22,490.50	\$ 11.50	\$ 33,373.00	
3	Remove and Replace 18-inch Curb and Gutter including hauling and dis	20	LF	\$ 50.00	\$ 1,000.00	\$ 18.00	\$ 360.00	\$ 73.00	\$ 1,460.00	\$ 14.50	\$ 290.00	
4	Existing Sanitary Sewer Manholes Ring and Cover Adjustments includi	1	EA	\$ 750.00	\$ 750.00	\$ 485.00	\$ 485.00	\$ 650.00	\$ 650.00	\$ 325.00	\$ 325.00	
5	Water Valve Box and Cover Adjustments, including new Cast Iron adj	1	EA	\$ 350.00	\$ 350.00	\$ 209.00	\$ 209.00	\$ 650.00	\$ 650.00	\$ 225.00	\$ 225.00	
6	Erosion Control Devices as per the Plans and Specifications for the Proj	1	LS	\$ 600.00	\$ 600.00	\$ 700.00	\$ 700.00	\$ 2,500.00	\$ 2,500.00	\$ 3,200.00	\$ 3,200.00	
7	Traffic Control Plan, Barricades, Signs and Traffic Control ,all in acco	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	
	TOTAL PAVING IMPROVEMENTS (ADD ALTERNATE NO. 6)											

ITEM				RDH Site & Concrete		Earthworks		GLZ Construction LLC		Rigney Construction	
NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
A	PAVING IMPROVEMENTS (BASE BID)										
1	Reworking Base Course, 2004 TxDOT Item 251, Type D,	51,204	SY	\$ 5.87	\$ 300,567.48	\$ 4.75	\$ 243,219.00	\$ 7.25	\$ 371,229.00	\$ 5.00	\$ 256,020.00
2	Reworking Base Course, 2004 TxDOT Item 251, Type B,	23,915	SY	\$ 5.87	\$ 140,381.05	\$ 8.75	\$ 209,256.25	\$ 7.25	\$ 173,383.75	\$ 7.00	\$ 167,405.00
3	"Make-up" Flexible Base, conforming to TxDOT Specification	5,000	TON	\$ 16.75	\$ 83,750.00	\$ -	\$ -	\$ 15.00	\$ 75,000.00	\$ 12.00	\$ 60,000.00
4	6-inch compacted Stabilized Subgrade FOR W. Hall Acres	1,780	SY	\$ 6.07	\$ 10,804.60	\$ 4.75	\$ 8,455.00	\$ 7.00	\$ 12,460.00	\$ 4.50	\$ 8,010.00
5	1-1/2-inch- compacted Hot Mix Asphaltic Concrete, Type "D"	75,120	SY	\$ 8.80	\$ 661,056.00	\$ 7.50	\$ 563,400.00	\$ 8.50	\$ 638,520.00	\$ 9.00	\$ 676,080.00
6	Remove existing valley gutter, all complete, including hauling	150	LF	\$ 15.00	\$ 2,250.00	\$ 3.00	\$ 450.00	\$ 5.00	\$ 750.00	\$ 6.00	\$ 900.00
7	Remove and Replace 18-inch Curb and Gutter including hauling	1,352	LF	\$ 25.00	\$ 33,800.00	\$ 15.30	\$ 20,685.60	\$ 14.50	\$ 19,604.00	\$ 12.00	\$ 16,224.00
8	Remove and Replace 18-inch Mountable Curb and Gutter,	240	LF	\$ 25.00	\$ 6,000.00	\$ 15.30	\$ 3,672.00	\$ 15.50	\$ 3,720.00	\$ 12.00	\$ 2,880.00
9	Remove and Replace 20-inch Mountable Curb and Gutter, including hau	1,200	LF	\$ 25.00	\$ 30,000.00	\$ 15.00	\$ 18,000.00	\$ 16.50	\$ 19,800.00	\$ 13.00	\$ 15,600.00
10	Remove and Replace Reinforced Concrete Valley Gutter with 6-foot co	460	LF	\$ 40.00	\$ 18,400.00	\$ 40.00	\$ 18,400.00	\$ 5.50	\$ 2,530.00	\$ 35.00	\$ 16,100.00
11	Existing Sanitary Sewer Manholes Ring and Cover Adjustments includi	25	EA	\$ 300.00	\$ 7,500.00	\$ 500.00	\$ 12,500.00	\$ 250.00	\$ 6,250.00	\$ 450.00	\$ 11,250.00
12	Water Valve Box and Cover Adjustments, including new Cast Iron adjus	36	EA	\$ 300.00	\$ 10,800.00	\$ 300.00	\$ 10,800.00	\$ 295.00	\$ 10,620.00	\$ 375.00	\$ 13,500.00
13	6-inch thick Reinforced Concrete Pavement, including joints and joint se	1,210	SF	\$ 6.00	\$ 7,260.00	\$ 4.80	\$ 5,808.00	\$ 6.00	\$ 7,260.00	\$ 5.75	\$ 6,957.50
14	4-inch thick Reinforced Concrete Handicap Ramps, including joints, tru	2	EA	\$ 500.00	\$ 1,000.00	\$ 750.00	\$ 1,500.00	\$ 300.00	\$ 600.00	\$ 450.00	\$ 900.00
15	Erosion Control Devices as per the Plans and Specifications for the Proj	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 2,600.00	\$ 2,600.00	\$ 3,500.00	\$ 3,500.00	\$ 13,000.00	\$ 13,000.00
16	Traffic Control Plan, Barricades, Signs and Traffic Control , all in accord	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 14,000.00	\$ 14,000.00	\$ 7,000.00	\$ 7,000.00	\$ 5,000.00	\$ 5,000.00
	TOTAL PAVING IMRPOVEMENTS (BASE BID				\$ 1,318,069.13		\$ 1,132,745.85		\$ 1,352,226.75		\$ 1,269,826.50
	AMOUNT ENTERED ON BID:										
B	ADD/DEDUCT ALTERNATE 1 - USE OF CHEMICAL STABILIZER IN LIEU OF										
1	Use of chemical stabilizer in lieu of lime for base Bid Items 1 & 2. Chen	1	SY	\$ (59,770.00)	\$ (59,770.00)	\$ 20,000.00	\$ 20,000.00	\$ (105,166.60)	\$ (105,166.60)	\$ -	\$ -
	TOTAL: ADD/DEDUCT ALTERNATE NO. 1				\$ (59,770.00)		\$ 20,000.00		\$ (105,166.60)		\$ -
C	ADD ALTERNATE NO. 2 - KENT STREET PAVING RECONSTRUCTION IMRRE										
1	Site Preparation including: existing pavement section removal, street ex	1,512	SY	\$ 10.00	\$ 15,120.00	\$ 2.80	\$ 4,233.60	\$ 15.00	\$ 22,680.00	\$ 6.00	\$ 9,072.00
2	6-inch compacted Stabilized Subgrade treated with 4.5% hydrated lime	1,140	SY	\$ 6.07	\$ 6,919.80	\$ 6.00	\$ 6,840.00	\$ 7.85	\$ 8,949.00	\$ 8.50	\$ 9,690.00
3	8-Inch compacted Flexible Base, conforming to TxDOT Specification It	1,070	SY	\$ 10.30	\$ 11,021.00	\$ 8.75	\$ 9,362.50	\$ 7.25	\$ 7,757.50	\$ 9.50	\$ 10,165.00
4	1-1/2-inch- Compacted Hot Mix Asphaltic Concrete, Type "D" Surface	950	SY	\$ 8.80	\$ 8,360.00	\$ 10.00	\$ 9,500.00	\$ 8.50	\$ 8,075.00	\$ 9.00	\$ 8,550.00
5	6-inch thick Reinforced Concrete Pavement, including joints and joint se	640	SF	\$ 6.00	\$ 3,840.00	\$ 4.80	\$ 3,072.00	\$ 6.00	\$ 3,840.00	\$ 5.75	\$ 3,680.00
6	2-ft. Wide Reinforced Concrete Valley Gutter, all complete in place ove	645	LF	\$ 36.00	\$ 23,220.00	\$ 15.00	\$ 9,675.00	\$ 13.00	\$ 8,385.00	\$ 10.00	\$ 6,450.00
7	Remove and Replace Reinforced Concrete Valley Gutter with new 6-ft v	56	LF	\$ 40.00	\$ 2,240.00	\$ 45.50	\$ 2,548.00	\$ 47.00	\$ 2,632.00	\$ 35.00	\$ 1,960.00
8	Existing Sanitary Sewer Manholes Ring and Cover Adjustments includi	1	EA	\$ 300.00	\$ 300.00	\$ 500.00	\$ 500.00	\$ 252.00	\$ 252.00	\$ 450.00	\$ 450.00
9	Water Valve Box and Cover Adjustments, including new Cast Iron adjus	2	EA	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00	\$ 295.00	\$ 590.00	\$ 375.00	\$ 750.00
10	Erosion Control Devices as per the Plans and Specifications for the Proj	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 150.00	\$ 150.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00
11	Traffic Control Plan, Barricades, Signs and Traffic Control ,all in accord	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 620.00	\$ 620.00	\$ 2,500.00	\$ 2,500.00	\$ 700.00	\$ 700.00
	TOTAL PAVING IMPROVEMENTS (ADD ALTERNATE NO. 2)				\$ 76,120.80		\$ 47,101.10		\$ 66,660.50		\$ 52,967.00
	AMOUNT ENTERED ON BID:										
D	ADD/DEDUCT ALTERNATE NO. 3 - USE OF CHEMICAL STABILIZER IN LIE										
1	Use of chemical stabilizer in lieu of lime for Add Alternate No. 2, Item 2	1	SY	\$ (1,479.00)	\$ (1,479.00)	\$ 5,000.00	\$ 5,000.00	\$ (1,596.00)	\$ (1,596.00)	\$ -	\$ -
	TOTAL ADD/DEDUCT ALTERNATE NO. 3				\$ (1,479.00)		\$ 5,000.00		\$ (1,596.00)		\$ -
E	ADD ALTERNATE NO. 4 - EBANO STREET RECONSTRUCTION PAVING IMP										
1	Reworking Base Course, 2004 TxDOT Item 251, Type B, When called f	4,550	SY	\$ 5.79	\$ 26,344.50	\$ 8.75	\$ 39,812.50	\$ 7.25	\$ 32,987.50	\$ 7.00	\$ 31,850.00
2	1-1/2-inch- Hot Mix Asphaltic Concrete, Type "D" Surface Course with	4,550	SY	\$ 8.80	\$ 40,040.00	\$ 7.90	\$ 35,945.00	\$ 8.50	\$ 38,675.00	\$ 9.00	\$ 40,950.00
3	Remove and Replace 18-inch Curb and Gutter including hauling and dis	450	LF	\$ 25.00	\$ 11,250.00	\$ 15.30	\$ 6,885.00	\$ 15.50	\$ 6,975.00	\$ 12.00	\$ 5,400.00
4	Remove and Replace Reinforced Concrete Valley Gutter with new 6-ft v	58	LF	\$ 40.00	\$ 2,320.00	\$ 45.00	\$ 2,610.00	\$ 47.00	\$ 2,726.00	\$ 35.00	\$ 2,030.00
5	Existing Sanitary Sewer Manholes Ring and Cover Adjustments includi	1	EA	\$ 300.00	\$ 300.00	\$ 500.00	\$ 500.00	\$ 525.00	\$ 525.00	\$ 450.00	\$ 450.00
6	Water Valve Box and Cover Adjustments, including new Cast Iron adjus	2	EA	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00	\$ 295.00	\$ 590.00	\$ 375.00	\$ 750.00
7	6-inch thick Reinforced Concrete Pavement, including joints and joint se	520	SF	\$ 6.00	\$ 3,120.00	\$ 4.80	\$ 2,496.00	\$ 6.00	\$ 3,120.00	\$ 6.00	\$ 3,120.00
8	Erosion Control Devices as per the Plans and Specifications for the Proj	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 150.00	\$ 150.00	\$ 4,900.00	\$ 4,900.00	\$ 1,500.00	\$ 1,500.00
9	Traffic Control Plan, Barricades, Signs and Traffic Control ,all in accord	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 600.00	\$ 600.00	\$ 6,900.00	\$ 6,900.00	\$ 1,200.00	\$ 1,200.00
	TOTAL PAVING IMPROVEMENTS (ADD ALTERNATE NO. 4)				\$ 88,474.50		\$ 89,598.50		\$ 97,398.50		\$ 87,250.00
F	ADD/DEDUCT ALTERNATE NO. 5 - USE OF CHEMICAL STABILIZIER IN LIE										
1	Use of chemical stabilizer in lieu of lime for Add Alternate No. 4, Item	1	SY	\$ (1,770.00)	\$ (1,770.00)	\$ 5,000.00	\$ 5,000.00	\$ (6,370.00)	\$ (6,370.00)	\$ -	\$ -
	TOTAL ADD/DEDUCT ALTERNATE NO. 5				\$ (1,770.00)		\$ 5,000.00		\$ (6,370.00)		\$ -
G	ADD ALTERNATE NO. 6 - BRECHA STREET RECONSTRUCTION PAVING IM										
1	Reworking Base Course, 2004 TxDOT Item 251, Type D, When called f	2,902	SY	\$ 5.87	\$ 17,034.74	\$ 5.00	\$ 14,510.00	\$ 7.25	\$ 21,039.50	\$ 5.00	\$ 14,510.00
2	1-1/2-inch- compacted Hot Mix Asphaltic Concrete, Type "D" Surface C	2,902	SY	\$ 8.80	\$ 25,537.60	\$ 7.90	\$ 22,925.80	\$ 8.50	\$ 24,667.00	\$ 9.00	\$ 26,118.00
3	Remove and Replace 18-inch Curb and Gutter including hauling and dis	20	LF	\$ 25.00	\$ 500.00	\$ 22.00	\$ 440.00	\$ 15.50	\$ 310.00	\$ 12.00	\$ 240.00
4	Existing Sanitary Sewer Manholes Ring and Cover Adjustments includi	1	EA	\$ 300.00	\$ 300.00	\$ 500.00	\$ 500.00	\$ 525.00	\$ 525.00	\$ 450.00	\$ 450.00
5	Water Valve Box and Cover Adjustments, including new Cast Iron adjus	1	EA	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 295.00	\$ 295.00	\$ 375.00	\$ 375.00
6	Erosion Control Devices as per the Plans and Specifications for the										





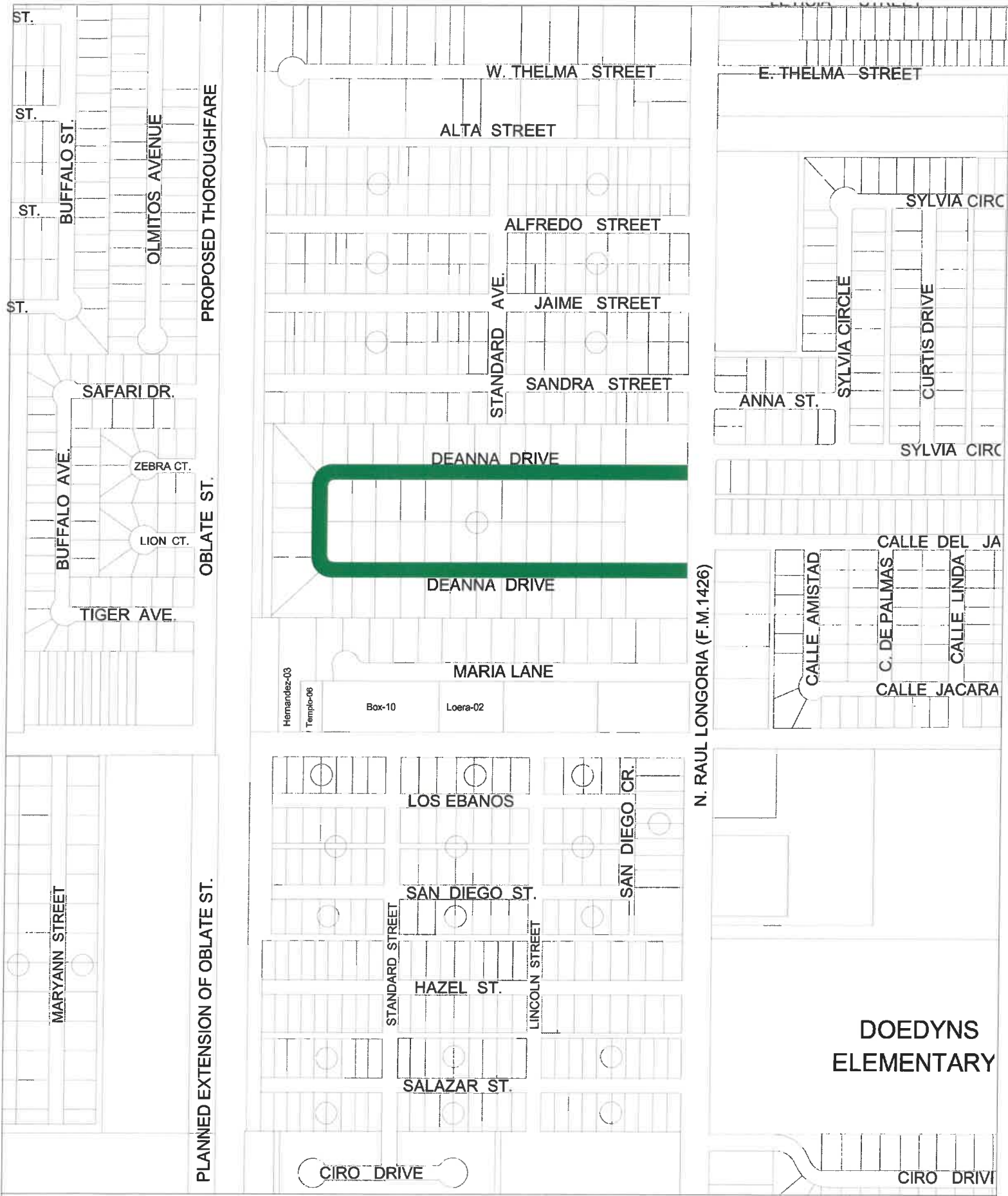
SAN JUAN PAVING IMPROVEMENTS PHASE I



SAN JUAN PAVING IMPROVEMENTS PHASE I



SAN JUAN PAVING IMPROVEMENTS PHASE I

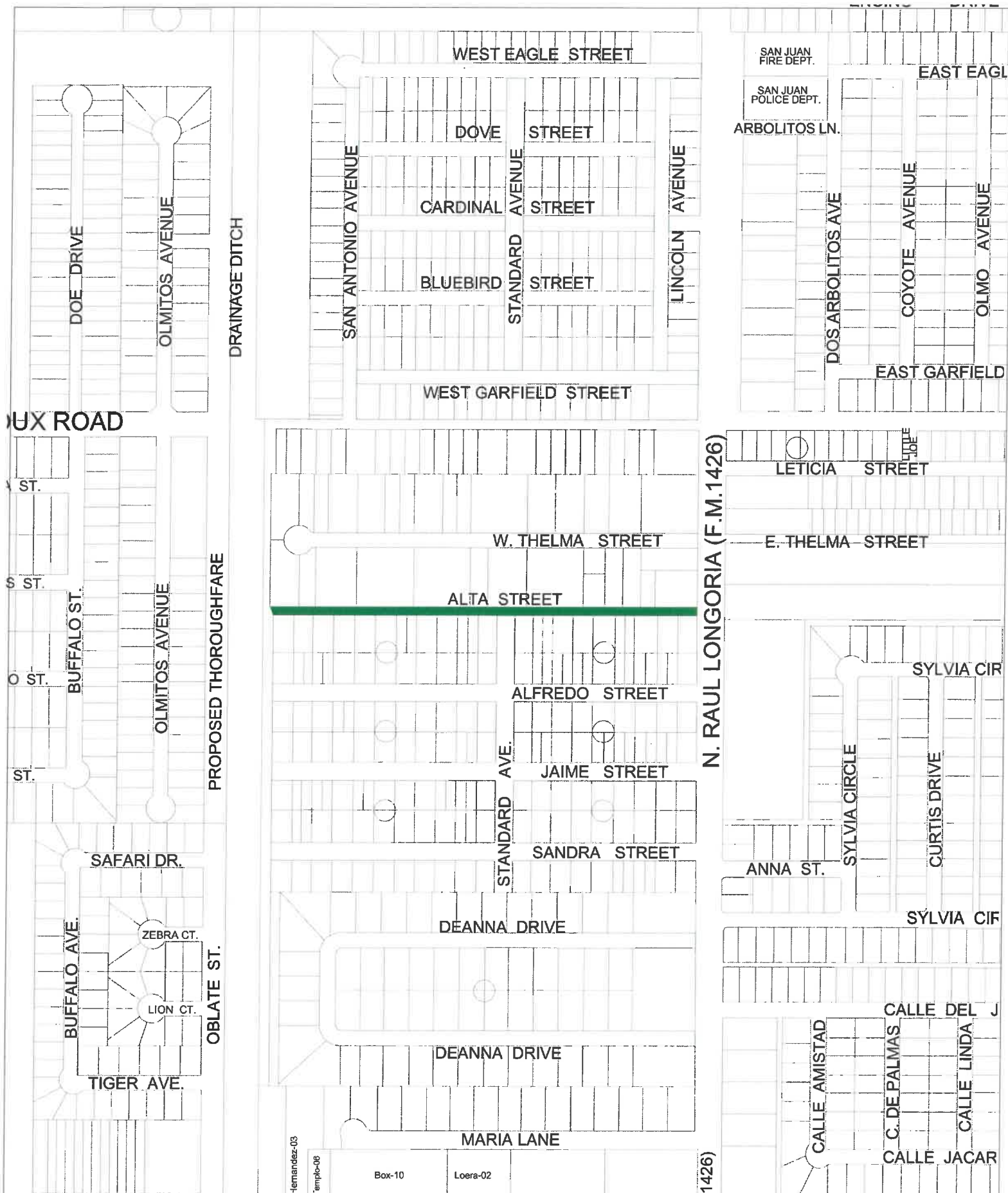


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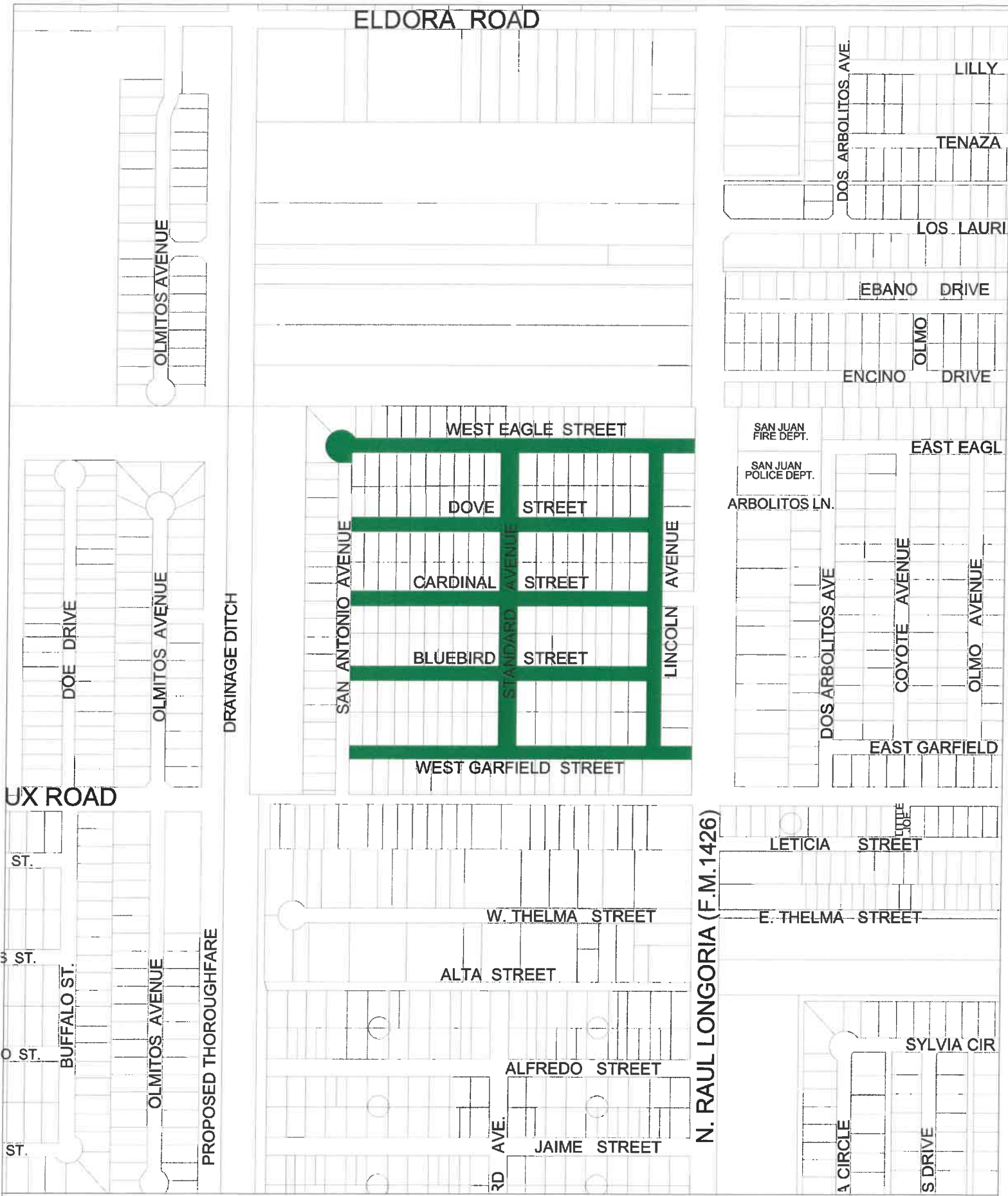


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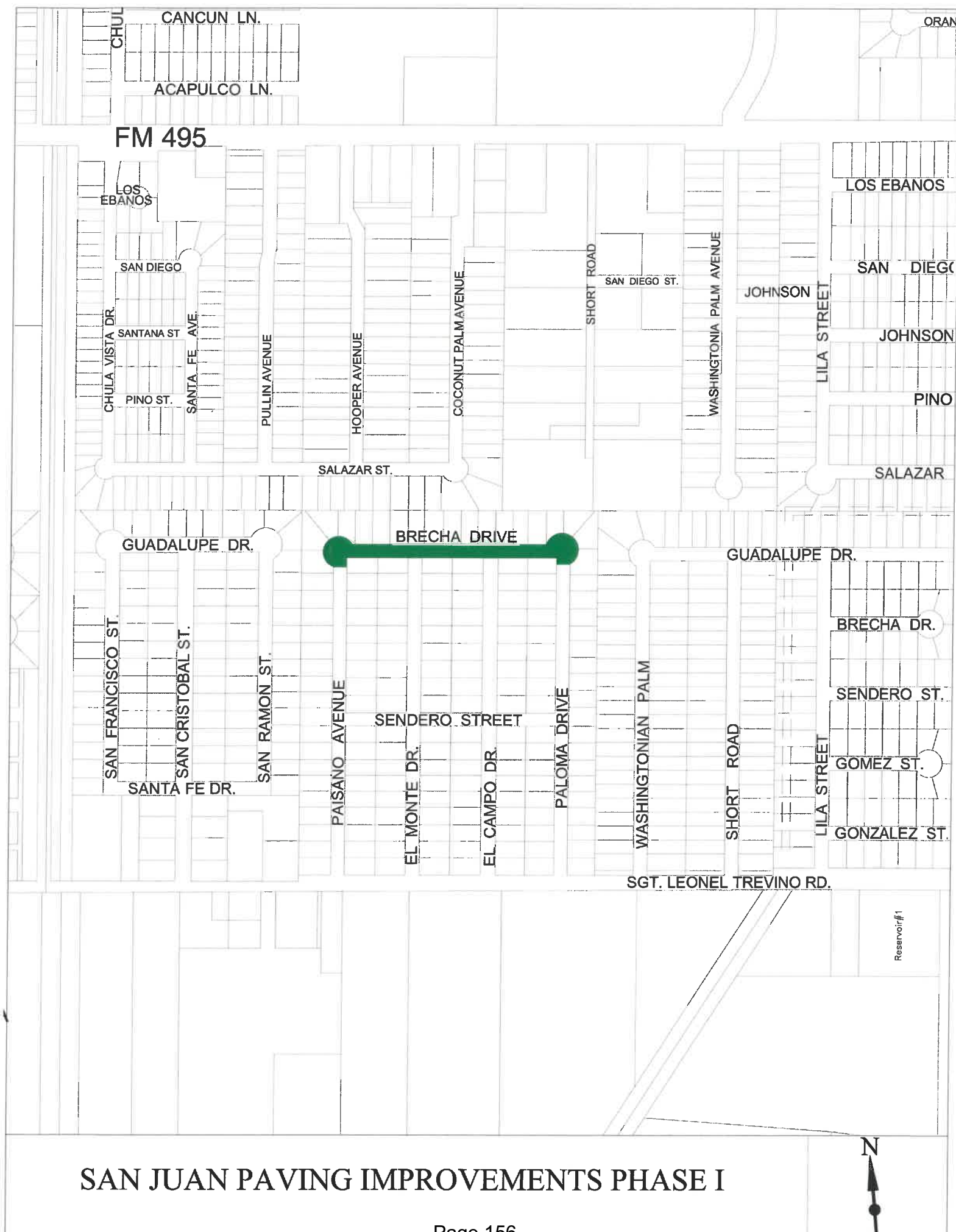




SAN JUAN PAVING IMPROVEMENTS PHASE I



SAN JUAN PAVING IMPROVEMENTS PHASE I





SAN JUAN PAVING IMPROVEMENTS PHASE I



SAN JUAN PAVING IMPROVEMENTS PHASE I



PAVING IMPROVEMENTS PROJECT PHASE 1

TOTAL ESTIMATED EXPENSES

\$	14,810.00	Preliminary study from Carlos Garza
\$	154,687.00	Engineering, surveying and geotechnical expenses*
\$	600.00	Newspaper advertisement
\$	50,000.00	Materials geotechnical testing
\$	1,779,903.00	Funds available for construction
\$	2,000,000.00	TOTAL

*\$115,000 for engineering, \$22,150 for surveying and \$17,537 for geotechnical studies

EXHIBIT B PROJECT LIMITS

Base Bid

Street	From	To	Length Ft	Width Ft	Square Feet	Square Yards	Cost @ \$25/sq.yd	Cost @ \$30/sq.yd, incl 8" Caliche	Pavement Condition*
East San Diego	Short Rd	End	250	20	5000	555.56	\$ 13,888.89	\$ 16,666.67	Failed
Kent St	Coil Dr	End	310	30	9300	1,033.33	\$ 25,833.33	\$ 31,000.00	Failed
Kiwi Ct	End	End	550	25	13,750.00	1,527.78	\$ 38,194.44	\$ 45,833.33	Fair
Jonathan	Freestone Blvd	End	900	25	22,500.00	2,500.00	\$ 62,500.00	\$ 75,000.00	Poor
Freestone	Jonathan	Star Ruby Rd	600	25	15,000.00	1,666.67	\$ 41,666.67	\$ 50,000.00	Poor
Valencia Blvd	Jonathan	Nebraska Blvd	700	50	35000	3,888.89	\$ 97,222.22	\$ 116,666.67	Serious
Dove	North San Antonio	North Lincoln Ave	1200	30	36000	4,000.00	\$ 100,000.00	\$ 120,000.00	Serious
Bluebird	North San Antonio	North Lincoln Ave	1200	30	36,000	4,000.00	\$ 100,000.00	\$ 120,000.00	Serious
Puerto Vallarta Dr	Sioux Rd	Vera Cruz Dr	1200	35	42,000	4,666.67	\$ 116,666.67	\$ 140,000.00	Serious
Cancun	Sioux Rd	Vera Cruz Dr	1200	35	42,000	4,666.67	\$ 116,666.67	\$ 140,000.00	Serious
Veracruz Dr	Puerto Vallarta Dr	Cancun Dr	300	35	10,500	1,166.67	\$ 29,166.67	\$ 35,000.00	Serious
Washingtonia Palm	FM 495	End	1100	30	33,000	3,666.67	\$ 91,666.67	\$ 110,000.00	Serious
Andrews	Taylor	Bears Trail	1000	30	30,000	3,333.33	\$ 83,333.33	\$ 100,000.00	Serious
Star Ruby	Freestone Blvd	End	900	25	22,500	2,500.00	\$ 62,500.00	\$ 75,000.00	Serious
West 14 th	Andrews	San Antonio Ave	400	20	8,000	888.89	\$ 22,222.22	\$ 26,666.67	Serious
West Eagle	N Raul Longoria	North San Antonio	1400	30	42000	4,666.67	\$ 116,666.67	\$ 140,000.00	Very Poor
Garfield	N Raul Longoria	North San Antonio	1400	30	42000	4,666.67	\$ 116,666.67	\$ 140,000.00	Very Poor
W. Hall Acres	San Antonio	Veterans	2600	22	57,200	6,355.56	\$ 158,888.89	\$ 190,666.67	Not Rated
Cardinal	N San Antonio	N Raul Longoria	1250	30	37500	4,166.67	\$ 104,166.67	\$ 125,000.00	Very Poor
Little Joe	East Leticia	West Sioux Rd	175	25	4375	486.11	\$ 12,152.78	\$ 14,583.33	Very Poor
Chula Vista Dr	FM 495	East Salazar	1200	30	36000	4,000.00	\$ 100,000.00	\$ 120,000.00	Very Poor
Ebano	N Raul Longoria	Cedro	1450	30	43500	4,833.33	\$ 120,833.33	\$ 145,000.00	Very Poor
Alta	Raul Longoria	End	1500	25	37500	4,166.67	\$ 104,166.67	\$ 125,000.00	Very Poor
Total			22,785	667	660,625	73,402.78	\$ 1,835,069.44	\$ 2,202,083.33	

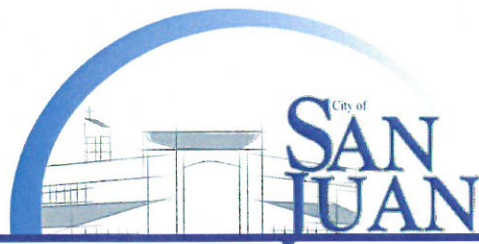
Add Alternate

Street	From	To	Length Ft	Width Ft	Square Feet	Square Yards	Cost @ \$25/sq.yd	Cost @ \$30/sq.yd, incl 8" Caliche	Pavement Condition*
Dos Arbolitos Lane	Raul Longoria	Dos Arbolitos Ave	400	30	12000	1,333.33	\$ 33,333.33	\$ 40,000.00	Very Poor
Deanna	N Raul Longoria	N Raul Longoria	3000	30	90000	10,000.00	\$ 250,000.00	\$ 300,000.00	Very Poor
East Brecho	Paisano Ave	Paloma Ave	800	30	24000	2,666.67	\$ 66,666.67	\$ 80,000.00	Very Poor
Total			4,200	90	126,000	14,000.00	\$ 350,000.00	\$ 420,000.00	

* As per study conducted by the Civil Engineering Department of the University of Texas Rio Grande Valley.

NOTE:

1. Quantities and costs as per City of San Juan Pavement Maintenance Report as prepared by the Civil Engineering Department of the University of Texas Rio Grande Valley (2016).
2. Order of priority for Street Reconstruction as per San Juan Pavement Maintenance Report.



Mayor: Mario Garza
Mayor Pro-Tem: Jesus "Jesse" Ramirez
Commissioners: Raudel Maldonado
Pete Garcia

Memorandum

To: Benjamin Arjona , City Manager
From: Pablo Garza, Director of Finance
Date: May 02, 2017
Subject: Budget Expenditure Report- March 31, 2017

Attached you will find the above mentioned report for the City of San Juan, Texas.

The funds are listed as follows:

<u>Approved Budgets:</u>	<u>Fund No.</u>	<u>Page</u>
• General Fund	10	1
• Enterprise Funds		
a. Solid Waste	22	6
b. Utility Fund	56	7
c. Utility I & S	60	9
• Special Revenue Fund:		
a. Municipal Court-Building Security	20	10
b. Municipal Court-Technology	21	11
c. Revolving Loan	23	12
d. Parks Sport Fee	25	13
e. Parks Development	26	14
f. Wrecker Law Enforcement	27	15
g. Asset Forfeiture-State	28	16
h. Miscellaneous Grants	30	17
i. Crime Victims Liaison Grant	32	18
j. Hotel/Motel Occupancy Tax	33	19
k. Asset Forfeiture-Federal Sharing	35	20
• Debt Service Fund	36	21
<u>Other City Funds:</u>		
• Capital Projects		
a. CIP-Street-Series 2015	44	22
b. Library Construction Funds	45	23
c. Certificate of Obligation	52	24
d. 2014 Bond	54	25

Component Unit:

- San Juan Economic Development Corp. 24 26

C: Mayor, San Juanita Sanchez

Mayor Pro-Tem, -Mario Garza

Commissioners: Jesus "Jesse" Ramirez

Raudel Maldonado

Pete Garcia

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

Budget
50.0%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Water Systems	2,592,924	1,240,581.52	-	1,352,342.48	198,146.46	198,586.56	47.84
Sewer Systems	2,653,348	1,300,879.08	-	1,352,468.92	148,744.84	263,929.81	49.03
Other Revenues	75,647	41,108.64	-	34,538.36	4,188.65	5,511.29	54.34
Other Financing (use)	-	-	-	-	-	-	-
TOTAL REVENUES	5,321,919	2,582,569.24	-	2,739,349.76	351,079.95	468,027.66	48.53
EXPENDITURE SUMMARY							
441-UTILITY BILLING & COLLEC							
Salaries & Wages/Benefits	216,481	92,169.88	-	124,311.12	17,415.86	23,622.42	42.58
Purchased Prof/Tech Srvs	29,660	27,092.56	1,786.00	781.44	3,306.84	-	97.37
Pur Prop Srvs & Other Srvs	72,174	22,481.03	7,925.07	41,767.90	3,379.56	4,606.80	42.13
Supplies	47,261	22,410.17	1,532.95	23,317.88	1,281.81	6,785.14	50.66
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	16,050	17,784.13	612.00	(2,346.13)	3,069.70	3,693.29	114.62
UTILITY BILLING & COLLEC	381,626	181,937.77	11,856.02	187,832.21	28,453.77	38,707.65	50.78
451-UTILITY ADMINISTRATION							
Salaries & Wages/Benefits	101,775	45,517.85	-	56,257.15	7,935.64	10,825.75	44.72
Purchased Prof/Tech Srvs	17,790	-	1,000.00	16,790.00	-	-	-
Pur Prop Srvs & Other Srvs	13,028	3,902.20	8,220.00	905.80	80.00	-	93.05
Supplies	5,600	698.44	752.20	4,149.36	226.04	4.00	25.90
Capital Outlay	410	-	-	410.00	-	-	-
Miscellaneous	680	721.00	-	(41.00)	-	120.00	-
UTILITY ADMINISTRATION	139,283	50,839.49	9,972.20	78,471.31	8,241.68	10,949.75	43.66
600-WATER PLANT							
Salaries & Wages/Benefits	403,788	178,696.78	-	225,091.22	32,114.90	44,257.01	44.26
Purchased Prof/Tech Srvs	49,200	33,967.36	4,592.00	10,640.64	7,723.12	6,576.24	78.37
Pur Prop Srvs & Other Srvs	217,379	107,821.09	14,153.77	95,404.14	17,460.29	13,120.09	56.11
Supplies	316,900	186,771.52	44,099.09	86,029.39	21,884.81	10,917.28	72.85
Capital Outlay	141,200	34,426.15	56,356.65	50,417.20	2,538.55	6,111.45	64.29
Miscellaneous	22,297	26,416.97	-	(4,119.97)	918.55	9,735.00	118.48
WATER PLANT	1,150,764	568,099.87	119,201.51	463,462.62	82,640.22	90,717.07	59.73
610-WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	246,389	93,196.72	-	153,192.28	14,627.03	21,601.07	37.83
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	13,100	5,172.77	(163.81)	8,091.04	3,671.30	1,124.95	38.24
SUPPLIES	58,900	7,275.45	-	51,624.55	-	-	12.35
CAPITAL OUTLAY	700	-	-	700.00	-	-	-
MISCELLANEOUS	1,340	724.50	-	615.50	-	160.00	54.07
WATER DISTRIBUTION	320,429	106,369.44	(163.81)	214,223.37	18,298.33	22,886.02	33.14
620-SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	298,373	114,828.61	-	183,544.39	20,310.77	29,155.08	38.48
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	387,200	66,581.35	13,175.65	307,443.00	14,343.54	5,127.73	20.60
SUPPLIES	130,900	37,753.02	13,422.01	79,724.97	2,760.75	20,631.61	39.09
CAPITAL OUTLAY	80,000	-	-	80,000.00	-	-	-
MISCELLANEOUS	6,640	646.00	-	5,994.00	12.00	380.00	9.73
SEWER COLLECTION	903,113	219,808.98	26,597.66	656,706.36	37,427.06	55,294.42	27.28

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

Budget
50.0%

56-UTILITY FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
630-SEWER PLANT							
SALARIES & WAGES/BENEFIT	202,488	78,149.32	-	124,338.68	12,419.95	23,003.31	38.59
PURCHASED PROF/TECH SRVS	32,000	23,828.00	5,906.00	2,266.00	13,106.00	1,945.00	92.92
PUR PROP SRVS & OTH SRVS	402,000	162,021.29	2,157.00	237,821.71	30,082.98	24,187.37	40.84
SUPPLIES	78,850	23,918.75	2,299.00	52,632.25	7,660.23	5,282.27	33.25
CAPITAL OUTLAY	7,400	-	4,756.02	2,643.98	179.95	(179.95)	-
MISCELLANEOUS	84,500	57,576.88	4,650.00	22,273.12	5,212.00	5,880.00	73.64
SEWER PLANT	807,238	345,494.24	19,768.02	441,975.74	68,661.11	60,118.00	45.25
640-ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	108,985	24,863.79	-	84,121.21	-	8,308.79	22.81
PUR PROP SRVS & OTH SRVS	51,334	36,298.93	-	15,035.07	6,049.82	6,049.82	70.71
DEBT SERVICE	500	-	-	500.00	-	-	-
MISCELLANEOUS	419,286	207,286.01	-	211,999.99	34,358.50	34,358.50	49.44
ORGANIZATIONAL	580,105	268,448.73	-	311,656.27	40,408.32	48,717.11	46.28
TOTAL EXPENDITURES	4,282,558	1,740,998.52	187,231.60	2,354,327.88	284,130.49	327,390.02	45.03
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REVENUES OVER/(UNDER) EXPENDITURES	1,039,361	841,570.72	(187,231.60)	385,021.88	66,949.46	140,637.64	62.96
Transfer In	(1,048,541)	(795,010.06)	-	(253,530.94)	(123,507.60)	(123,507.60)	87.65
Transfer Out	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(9,180)	46,560.66	(187,231.60)	131,490.94	(56,558.14)	17,130.04	1,532.36
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

Budget
50.0%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Property Taxes	5,147,426	4,659,124.67	-	488,301.33	883,450.67	381,690.08	90.51
Sales Tax Revenue	2,598,916	1,333,974.65	-	1,264,941.35	247,193.74	198,175.95	51.33
Franchise Tax	847,991	472,317.30	-	375,673.70	42,500.94	91,707.87	55.70
Licenses & Permits	227,613	126,747.59	-	100,865.41	17,569.94	17,358.28	55.69
Fees & Fines	467,361	283,819.81	-	183,541.19	61,028.41	76,415.95	60.73
Intergovernmental Revenue	750,307	359,261.09	-	391,045.91	57,959.82	56,878.77	47.88
Other Revenue	318,701	406,089.90	-	(87,388.90)	308,022.95	33,439.45	127.42
TOTAL REVENUES	10,358,315	7,641,335.01	-	2,716,979.99	1,617,726.47	855,666.35	73.77
EXPENDITURE SUMMARY							
400-LEGISLATIVE							
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Pur Prop Svcs & Other Svcs	17,850	2,362.78	-	15,487.22	491.70	342.88	13.24
Supplies	3,180	1,205.94	-	1,974.06	217.60	-	37.92
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	90,740	53,505.55	-	37,234.45	7,918.47	302.50	58.97
LEGISLATIVE	111,770	57,074.27	-	54,695.73	8,627.77	645.38	51.06
410-CITY MANAGER							
Salaries & Wages/Benefits	167,714	80,897.65	-	86,816.35	13,035.65	18,858.13	48.24
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Pur Prop Svcs & Other Svcs	4,900	2,133.74	-	2,766.26	130.86	-	43.55
Supplies	707	258.14	-	448.86	-	-	36.51
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	1,350	-	-	1,350.00	-	-	-
CITY MANAGER	174,671	83,289.53	-	91,381.47	13,166.51	18,858.13	47.68
420-CITY SECRETARY							
Salaries & Wages/Benefits	157,966	59,615.04	-	98,350.96	6,470.09	7,267.38	37.74
Purchased Prof/Tech Svcs	12,360	4,540.25	-	7,819.75	782.65	744.55	36.73
Pur Prop Svcs & Other Svcs	7,907	2,735.69	-	5,171.31	616.29	808.88	34.60
Supplies	3,896	682.02	-	3,213.98	48.09	-	17.51
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	15,515	4,525.94	-	10,989.06	91.94	-	29.17
CITY SECRETARY	197,644	72,098.94	-	125,545.06	8,009.06	8,820.81	36.48
430-MUNICIPAL COURT							
Salaries & Wages/Benefits	148,642	66,701.86	-	81,940.14	10,931.04	15,706.86	44.87
Purchased Prof/Tech Svcs	81,808	22,757.98	44,279.31	14,770.71	2,083.33	2,220.33	81.94
Pur Prop Svcs & Other Svcs	5,100	2,685.46	120.00	2,294.54	(173.32)	18.51	55.01
Supplies	4,140	1,068.59	203.53	2,867.88	43.97	398.77	30.73
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	100	-	-	100.00	-	-	-
MUNICIPAL COURT	239,790	93,213.89	44,602.84	101,973.27	12,885.02	18,344.47	57.47

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

Budget
50.0%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
440-FINANCE							
Salaries & Wages/Benefits	282,420	138,558.80	-	143,861.20	22,310.15	34,650.52	49.06
Purchased Prof/Tech Svcs	3,500	1,600.00	-	1,900.00	-	1,600.00	45.71
Pur Prop Svcs & Other Svcs	9,550	3,330.94	-	6,219.06	150.50	512.95	34.88
Supplies	4,861	2,737.05	150.00	1,973.95	690.55	90.19	59.39
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	4,529	1,576.44	612.00	2,340.56	297.69	205.75	48.32
FINANCE	304,860	147,803.23	762.00	156,294.77	23,448.89	37,059.41	48.73
450-PLANNING							
Salaries & Wages/Benefits	471,062	212,166.91	-	258,895.09	36,708.67	49,323.15	45.04
Purchased Prof/Tech Svcs	28,180	8,851.60	2,080.00	17,248.40	300.00	300.00	38.79
Pur Prop Svcs & Other Svcs	15,227	7,802.05	2,274.41	5,150.54	785.97	1,666.81	66.17
Supplies	21,425	13,047.63	1,364.66	7,012.71	1,864.01	2,669.76	67.27
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	156,550	49,749.13	35,887.00	70,913.87	15,499.74	6,676.83	54.70
PLANNING	692,444	291,617.32	41,606.07	359,220.61	55,158.39	60,636.55	48.12
460-POLICE							
Salaries & Wages/Benefits	3,055,555	1,532,814.60	-	1,522,740.40	235,125.04	362,080.43	50.16
Purchased Prof/Tech Svcs	50,500	64,939.99	(485.80)	(13,954.19)	6,288.68	24,974.12	127.63
Pur Prop Svcs & Other Svcs	71,750	39,797.49	2,559.45	29,393.06	2,454.23	3,122.98	59.03
Supplies	160,700	73,578.82	17,163.15	69,958.03	14,712.03	8,722.34	56.47
Capital Outlay	700,000	-	-	700,000.00	-	-	-
Miscellaneous	24,475	16,668.00	1,711.00	6,096.00	2,083.50	10,424.00	75.09
POLICE	4,062,980	1,727,798.90	20,947.80	2,314,233.30	260,663.48	409,323.87	43.04
470-FIRE							
Salaries & Wages/Benefits	1,176,126	586,955.73	-	589,170.27	90,975.95	134,054.07	49.91
Purchased Prof/Tech Svcs	29,600	3,891.67	-	25,708.33	1,092.61	1,801.00	13.15
Pur Prop Svcs & Other Svcs	86,800	24,096.77	7,534.28	55,168.95	4,782.68	3,746.09	36.44
Supplies	111,248	35,152.99	2,175.47	73,919.54	10,846.43	4,816.05	33.55
Capital Outlay	511,761	433,760.80	36,739.00	41,261.00	-	433,760.80	-
Debt Service	18,205	207,753.84	-	(189,548.84)	207,753.84	-	1,141.19
Miscellaneous	6,175	6,002.00	-	173.00	-	3,795.00	97.20
FIRE	1,939,915	1,297,613.80	46,448.75	595,852.25	315,451.51	581,973.01	69.28
480-STREETS, ALLEY, OTHER							
Salaries & Wages/Benefits	346,308	100,658.09	-	245,649.91	12,023.88	15,921.36	29.07
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Pur Prop Svcs & Other Svcs	251,070	120,857.35	-	130,212.65	24,371.83	1,816.91	48.14
Supplies	85,000	36,687.85	5,016.85	43,295.30	3,782.37	13,803.23	49.06
Capital Outlay	1,966,030	51,660.00	-	1,914,370.00	14,810.00	36,850.00	-
Miscellaneous	1,000	-	-	1,000.00	-	-	-
STREETS, ALLEY, OTHER	2,649,408	309,863.29	5,016.85	2,334,527.86	54,988.08	68,391.50	11.88

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

Budget
50.0%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
490-CENTRAL GARAGE							
Salaries & Wages/Benefits	68,107	34,006.57	-	34,100.43	3,695.35	6,919.63	49.93
Pur Prop Srvs & Other Srvs	4,250	955.72	-	3,294.28	56.09	671.47	22.49
Supplies	8,100	3,133.71	184.12	4,782.17	470.52	483.95	40.96
Capital Outlay	-	-	-	-	-	-	-
CENTRAL GARAGE	80,457	38,096.00	184.12	42,176.88	4,221.96	8,075.05	47.58
500-PARKS							
Salaries & Wages/Benefits	503,910	214,779.60	-	289,130.40	34,018.93	47,581.73	42.62
Purchased Prof/Tech Srvs	500	-	-	500.00	-	-	-
Pur Prop Srvs & Other Srvs	82,911	47,345.93	(245.00)	35,810.07	7,936.32	7,151.49	56.81
Supplies	54,495	29,188.12	1,049.37	24,257.51	3,882.99	6,172.02	55.49
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	600	240.00	-	360.00	-	240.00	40.00
PARKS	642,416	291,553.65	804.37	350,057.98	45,838.24	61,145.24	45.51
510-MUNICIPAL SWIMMING POOL							
Salaries & Wages/Benefits	-	-	-	-	-	-	-
Purchased Prof/Tech Srvs	2,000	-	-	2,000.00	-	-	-
Pur Prop Srvs & Other Srvs	2,000	1,086.11	-	913.89	171.53	176.24	54.31
Supplies	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
MUNICIPAL SWIMMING POOL	4,000	1,086.11	-	2,913.89	171.53	176.24	27.15
520-BUILDING MAINTENANCE							
Salaries & Wages/Benefits	168,350	63,810.13	-	104,539.87	10,197.16	14,551.65	37.90
Purchased Prof/Tech Srvs	1,000	-	-	1,000.00	-	-	-
Pur Prop Srvs & Other Srvs	23,407	8,604.45	-	14,802.55	1,376.62	968.24	36.76
Supplies	45,000	17,399.33	1,282.86	26,317.81	2,624.00	2,733.20	41.52
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	-	240.00	-	(240.00)	-	240.00	-
BUILDING MAINTENANCE	237,757	90,053.91	1,282.86	146,420.23	14,197.78	18,493.09	38.42
530-LIBRARY							
Salaries & Wages/Benefits	252,465	125,659.85	-	126,805.15	19,592.55	31,618.05	49.77
Purchased Prof/Tech Srvs	2,255	1,911.10	-	343.90	300.00	-	84.75
Pur Prop Srvs & Other Srvs	37,935	19,524.25	-	18,410.75	2,654.65	2,279.08	51.47
Supplies	3,076	890.81	356.56	1,828.63	99.07	-	40.55
Capital Outlay	1,000	994.99	-	5.01	-	994.99	-
Miscellaneous	18,634	10,239.25	1,026.15	7,368.60	1,651.64	4,876.91	60.46
LIBRARY	315,365	159,220.25	1,382.71	154,762.04	24,297.91	39,769.03	50.93

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

Budget
50.0%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
540-RECREATION							
Salaries & Wages/Benefits	261,419	106,147.45	-	155,271.55	17,264.48	25,423.67	40.60
Purchased Prof/Tech Svcs	4,200	4,075.70	-	124.30	42.60	-	97.04
Pur Prop Svcs & Other Svcs	6,600	1,002.87	-	5,597.13	-	342.87	15.20
Supplies	12,000	1,252.00	2,508.34	8,239.66	70.00	473.10	31.34
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	185,500	97,137.95	(2,956.87)	91,318.92	16,087.85	25,606.42	50.77
RECREATION	469,719	209,615.97	(448.53)	260,551.56	33,464.93	51,846.06	44.53
551-PURCHASING/RISK MGMT							
Salaries & Wages/Benefits	69,073	21,044.91	-	48,028.09	4,761.91	6,852.15	30.47
Purchased Prof/Tech Svcs	500	-	-	500.00	-	-	-
Pur Prop Svcs & Other Svcs	4,670	-	-	4,670.00	-	-	-
Supplies	2,013	367.00	-	1,646.00	-	30.27	18.23
Miscellaneous	500	-	-	500.00	-	-	-
PURCHASING/RISK MGMT	76,756	21,411.91	-	55,344.09	4,761.91	6,882.42	27.90
560-ADMINISTRATION							
Purchased Prof/Tech Svcs	314,520	132,047.57	33,298.00	149,174.43	19,447.68	32,202.17	52.57
Pur Prop Svcs & Other Svcs	125,839	85,169.11	1,152.00	39,517.89	14,633.05	16,056.98	68.60
Supplies	2,300	670.40	-	1,629.60	102.95	107.83	29.15
Capital Outlay	-	136,572.14	-	(136,572.14)	136,572.14	-	-
Miscellaneous	51,000	-	-	51,000.00	-	-	-
ADMINISTRATION	493,659	354,459.22	34,450.00	104,749.78	170,755.82	48,366.98	78.78
570-HUMAN RESOURCES							
Salaries & Wages/Benefits	124,628	67,015.40	-	57,612.60	10,924.82	15,833.72	53.77
Purchased Prof/Tech Svcs	10,000	4,226.50	2,726.00	3,047.50	-	3,153.00	69.53
Pur Prop Svcs & Other Svcs	7,300	3,965.97	-	3,334.03	245.51	67.57	54.33
Supplies	1,500	803.95	(106.95)	803.00	-	155.35	46.47
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	700	399.00	-	301.00	-	399.00	57.00
HUMAN RESOURCES	144,128	76,410.82	2,619.05	65,098.13	11,170.33	19,608.64	54.83
580-INFORMATION TECHNOLOGY							
Salaries & Wages/Benefits	193,703	95,663.49	-	98,039.51	15,537.92	21,772.46	49.39
Purchased Prof/Tech Svcs	76,220	49,137.33	11,475.82	15,606.85	1,640.00	-	79.52
Pur Prop Svcs & Other Svcs	103,748	55,371.23	24,647.17	23,729.60	5,528.54	7,707.42	77.13
Supplies	14,525	4,238.78	18.09	10,268.13	955.97	703.05	29.31
Capital Outlay	2,070	(1,099.36)	223.58	2,945.78	-	1,370.64	-
Miscellaneous	5,620	1,336.12	-	4,283.88	384.30	-	23.77
INFORMATION TECHNOLOGY	395,886	204,647.59	36,364.66	154,873.75	24,046.73	31,553.57	60.88

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Budget Expenditures Report
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Budget
50.0%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
590-EMERGENCY MANAGEMENT							
Purchased Prof/Tech Srvs	19,000	15,370.00	-	3,630.00	370.00	-	80.89
Pur Prop Srvs & Other Srvs	2,000	-	-	2,000.00	-	-	-
Supplies	1,000	66.26	-	933.74	-	-	6.63
Miscellaneous	-	-	-	-	-	-	-
EMERGENCY MANAGEMENT	22,000	15,436.26	-	6,563.74	370.00	-	70.16
601-STORMWATER DIVISION							
Salaries & Wages/Benefits	57,334	6,769.29	-	50,564.71	240.83	5,453.32	11.81
Purchased Prof/Tech Srvs	-	-	-	-	-	-	-
Pur Prop Srvs & Other Srvs	-	-	-	-	-	-	-
Supplies	60,000	-	-	60,000.00	-	-	-
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
STORMWATER DIVISION	117,334	6,769.29	-	110,564.71	240.83	5,453.32	5.77
800-LONG TERM DEBT							
Long Term Debt	132,547	-	-	132,547.00	-	-	-
Sanitation Loan	-	73,333.33	-	(73,333.33)	-	-	-
LONG TERM DEBT	132,547	73,333.33	-	59,213.67	-	-	-
TOTAL EXPENDITURES	13,505,506	5,622,467.48	236,023.55	7,647,014.77	1,085,936.68	1,495,422.77	43.38
=====							
EVENUES OVER/(UNDER) EXPENDITURE	(3,147,191)	2,018,867.53	(236,023.55)	(4,930,034.78)	531,789.79	531,789.79	(56.65)
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ UNDER) EXPENDITURES & OTHER (USE)	(3,147,191)	2,018,867.53	(236,023.55)	(4,930,034.78)	531,789.79	531,789.79	(56.65)
=====							

City of San Juan, Texas
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Budget
50.0%

22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Refuse Collection System	2,642,717	1,410,152.38	-	1,232,564.62	164,211.73	308,326.94	53.36
Other Revenue	19,137	127,935.81	-	(108,798.81)	80,444.14	39,227.47	668.53
TOTAL REVENUES	2,661,854	1,538,088.19	-	1,123,765.81	244,655.87	347,554.41	57.78
=====							
EXPENDITURE SUMMARY							
700-SANITATION							
Salaries & Wages/Benefits	1,099,732	434,200.83	-	665,531.17	80,075.53	118,427.88	39.48
Purchased Prof/Tech Svcs	5,240	1,540.00	1,000.00	2,700.00	1,540.00	-	-
Pur Prop Svcs & Other Svcs	222,567	131,593.74	19,023.25	71,950.01	17,740.37	37,633.61	67.67
Supplies	243,500	182,349.16	6,072.61	55,078.23	21,919.91	46,918.28	77.38
Capital Outlay	1,017,496	49,933.99	138.70	967,423.29	-	10,361.99	4.92
Miscellaneous	512,100	185,193.21	227,621.59	99,285.20	40,428.95	34,868.94	80.61
SANITATION	3,100,635	984,810.93	253,856.15	1,861,967.90	161,704.76	248,210.70	39.95
640-ORGANIZATIONAL							
Purchased Prof/Tech Svcs	88,345	37,283.75	-	51,061.25	-	12,463.75	42.20
Pur Prop Svcs & Other Svcs	17,587	12,436.02	-	5,150.98	2,072.67	2,072.67	70.71
Debt Service	50,250	47,850.00	-	2,400.00	47,850.00	-	-
Miscellaneous	213,930	125,071.73	-	88,858.27	17,619.17	17,619.17	58.46
ORGANIZATIONAL	370,112	222,641.50	-	147,470.50	67,541.84	32,155.59	60.16
TOTAL EXPENDITURES	3,470,747	1,207,452.43	253,856.15	2,009,438.40	229,246.60	280,366.29	42.10
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(808,893)	330,635.76	(253,856.15)	(885,672.59)	15,409.27	67,188.12	(9.49)

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Budget
50.0%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Water Systems	2,592,924	1,240,581.52	-	1,352,342.48	198,146.46	198,586.56	47.84
Sewer Systems	2,653,348	1,300,879.08	-	1,352,468.92	148,744.84	263,929.81	49.03
Other Revenues	75,647	41,108.64	-	34,538.36	4,188.65	5,511.29	54.34
Other Financing (use)	-	-	-	-	-	-	-
TOTAL REVENUES	5,321,919	2,582,569.24	-	2,739,349.76	351,079.95	468,027.66	48.53
EXPENDITURE SUMMARY							
441-UTILITY BILLING & COLLEC							
Salaries & Wages/Benefits	216,481	92,169.88	-	124,311.12	17,415.86	23,622.42	42.58
Purchased Prof/Tech Svcs	29,660	27,092.56	1,786.00	781.44	3,306.84	-	97.37
Pur Prop Svcs & Other Svcs	72,174	22,481.03	7,925.07	41,767.90	3,379.56	4,606.80	42.13
Supplies	47,261	22,410.17	1,532.95	23,317.88	1,281.81	6,785.14	50.66
Capital Outlay	-	-	-	-	-	-	-
Miscellaneous	16,050	17,784.13	612.00	(2,346.13)	3,069.70	3,693.29	114.62
UTILITY BILLING & COLLEC	381,626	181,937.77	11,856.02	187,832.21	28,453.77	38,707.65	50.78
451-UTILITY ADMINISTRATION							
Salaries & Wages/Benefits	101,775	45,517.85	-	56,257.15	7,935.64	10,825.75	44.72
Purchased Prof/Tech Svcs	17,790	-	1,000.00	16,790.00	-	-	-
Pur Prop Svcs & Other Svcs	13,028	3,902.20	8,220.00	905.80	80.00	-	93.05
Supplies	5,600	698.44	752.20	4,149.36	226.04	4.00	25.90
Capital Outlay	410	-	-	410.00	-	-	-
Miscellaneous	680	721.00	-	(41.00)	-	120.00	-
UTILITY ADMINISTRATION	139,283	50,839.49	9,972.20	78,471.31	8,241.68	10,949.75	43.66
600-WATER PLANT							
Salaries & Wages/Benefits	403,788	178,696.78	-	225,091.22	32,114.90	44,257.01	44.26
Purchased Prof/Tech Svcs	49,200	33,967.36	4,592.00	10,640.64	7,723.12	6,576.24	78.37
Pur Prop Svcs & Other Svcs	217,379	107,821.09	14,153.77	95,404.14	17,460.29	13,120.09	56.11
Supplies	316,900	186,771.52	44,099.09	86,029.39	21,884.81	10,917.28	72.85
Capital Outlay	141,200	34,426.15	56,356.65	50,417.20	2,538.55	6,111.45	64.29
Miscellaneous	22,297	26,416.97	-	(4,119.97)	918.55	9,735.00	118.48
WATER PLANT	1,150,764	568,099.87	119,201.51	463,462.62	82,640.22	90,717.07	59.73
610-WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	246,389	93,196.72	-	153,192.28	14,627.03	21,601.07	37.83
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	13,100	5,172.77	(163.81)	8,091.04	3,671.30	1,124.95	38.24
SUPPLIES	58,900	7,275.45	-	51,624.55	-	-	12.35
CAPITAL OUTLAY	700	-	-	700.00	-	-	-
MISCELLANEOUS	1,340	724.50	-	615.50	-	160.00	54.07
WATER DISTRIBUTION	320,429	106,369.44	(163.81)	214,223.37	18,298.33	22,886.02	33.14
620-SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	298,373	114,828.61	-	183,544.39	20,310.77	29,155.08	38.48
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	387,200	66,581.35	13,175.65	307,443.00	14,343.54	5,127.73	20.60
SUPPLIES	130,900	37,753.02	13,422.01	79,724.97	2,760.75	20,631.61	39.09
CAPITAL OUTLAY	80,000	-	-	80,000.00	-	-	-
MISCELLANEOUS	6,640	646.00	-	5,994.00	12.00	380.00	9.73
SEWER COLLECTION	903,113	219,808.98	26,597.66	656,706.36	37,427.06	55,294.42	27.28

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Budget
50.0%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
630-SEWER PLANT							
SALARIES & WAGES/BENEFIT	202,488	78,149.32	-	124,338.68	12,419.95	23,003.31	38.59
PURCHASED PROF/TECH SRVS	32,000	23,828.00	5,906.00	2,266.00	13,106.00	1,945.00	92.92
PUR PROP SRVS & OTH SRVS	402,000	162,021.29	2,157.00	237,821.71	30,082.98	24,187.37	40.84
SUPPLIES	78,850	23,918.75	2,299.00	52,632.25	7,660.23	5,282.27	33.25
CAPITAL OUTLAY	7,400	-	4,756.02	2,643.98	179.95	(179.95)	-
MISCELLANEOUS	84,500	57,576.88	4,650.00	22,273.12	5,212.00	5,880.00	73.64
SEWER PLANT	807,238	345,494.24	19,768.02	441,975.74	68,661.11	60,118.00	45.25
640-ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	108,985	24,863.79	-	84,121.21	-	8,308.79	22.81
PUR PROP SRVS & OTH SRVS	51,334	36,298.93	-	15,035.07	6,049.82	6,049.82	70.71
DEBT SERVICE	500	-	-	500.00	-	-	-
MISCELLANEOUS	419,286	207,286.01	-	211,999.99	34,358.50	34,358.50	49.44
ORGANIZATIONAL	580,105	268,448.73	-	311,656.27	40,408.32	48,717.11	46.28
TOTAL EXPENDITURES	4,282,558	1,740,998.52	187,231.60	2,354,327.88	284,130.49	327,390.02	45.03
=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	1,039,361	841,570.72	(187,231.60)	385,021.88	66,949.46	140,637.64	62.96
Transfer In	(1,048,541)	(795,010.06)	-	(253,530.94)	(123,507.60)	(123,507.60)	87.65
Transfer Out	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(9,180)	46,560.66	(187,231.60)	131,490.94	(56,558.14)	17,130.04	1,532.36
=====	=====	=====	=====	=====	=====	=====	=====

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March 31, 2017

Budget 50.0%

60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenues	-	300.00	-	(300.00)	300.00	-	-
TOTAL REVENUES	-	300.00	-	(300.00)	300.00	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
641-DEBT SERVICE							
Debt Service	1,055,541	936,544.48	-	118,996.52	201,925.00	-	88.73
Miscellaneous	-	4,670.00	-	(4,670.00)	-	-	-
DEBT SERVICE	1,055,541	941,214.48	-	114,326.52	201,925.00	-	89.17
TOTAL EXPENDITURES	1,055,541	941,214.48	-	114,326.52	201,925.00	-	89.17
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(1,055,541)	(940,914.48)	-	(114,626.52)	(201,625.00)	-	89.14
TRANSFER IN	1,048,541	795,010.06	-	253,530.94	123,507.60	123,507.60	75.82
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(7,000)	(145,904.42)	-	138,904.42	(78,117.40)	123,507.60	2,084.35
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

							Budget 50.0%
20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	7,622	3,570.64	-	4,051.36	775.00	1,274.64	46.85
TOTAL REVENUES	7,622	3,570.64	-	4,051.36	775.00	1,274.64	46.85
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
430-MUNICIPAL COURT							
Pur Prop Srvs & Other Srvs	500	-	-	500.00	-	-	-
MUNICIPAL COURT	500	-	-	500.00	-	-	-
TOTAL EXPENDITURES	500	-	-	500.00	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	7,122	3,570.64	-	3,551.36	775.00	1,274.64	50.14

**City of San Juan, Texas
Budget Expenditures Report
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							Budget 50.0%
21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenues	5,000	3,427.67	-	1,572.33	736.00	1,063.67	68.55
TOTAL REVENUES	5,000	3,427.67	-	1,572.33	736.00	1,063.67	68.55
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
430-MUNICIPAL COURT							
Capital Outlay	-	-	-	-	-	-	-
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	5,000	3,427.67	-	1,572.33	736.00	1,063.67	68.55

City of San Juan, Texas
Budget Expenditures Report
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Budget 50.0%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	-	830.51	-	(830.51)	135.36	133.36	-
TOTAL REVENUES	-	830.51	-	(830.51)	135.36	133.36	-
EXPENDITURE SUMMARY							
512-ADMINISTRATION							
Purchased Prof/Tech Svcs	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	830.51	-	(830.51)	135.36	133.36	-

City of San Juan, Texas
Budget Expenditures Report
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Budget 50.0%

25 - PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	-	833.88	-	(833.88)	378.10	168.40	-
TOTAL REVENUES	-	833.88	-	(833.88)	378.10	168.40	-
EXPENDITURE SUMMARY							
540-RECREATION							
Pur Prop Srvs & Other Srvs	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	833.88	-	(833.88)	378.10	168.40	-

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Budget 50.0%

26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Intergovernmental Revenue	-	0.93	-	(0.93)	0.28	0.31	-
Park Development Fees	7,000	20,900.00	-	(13,900.00)	-	-	298.57
TOTAL REVENUES	7,000	20,900.93	-	(13,900.93)	0.28	0.31	298.58
EXPENDITURE SUMMARY							
512-PARKS							
Pur Prop Srvs & Other Srvs	-	-	-	-	-	-	-
Supplies	-	-	-	-	-	-	-
Capital Outlay	25,000	-	-	25,000.00	-	-	-
PARKS	25,000	-	-	25,000.00	-	-	-
TOTAL EXPENDITURES	25,000	-	-	25,000.00	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	(18,000)	20,900.93	-	(38,900.93)	0.28	0.31	(116.12)

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Budget 50.0%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	2,130.00	-	(2,130.00)	2,130.00	-	-
TOTAL REVENUES	-	2,130.00	-	(2,130.00)	2,130.00	-	-
EXPENDITURE SUMMARY							
460-POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	2,130.00	-	(2,130.00)	2,130.00	-	-

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Budget
50.0%

28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	200,000	40,922.72	-	159,077.28	-	-	20.46
Forfeit Local	-	-	-	-	-	-	-
TOTAL REVENUES	200,000	40,922.72	-	159,077.28	-	-	20.46
=====							
EXPENDITURE SUMMARY							
460-POLICE							
Salaries & Wages/Benefits	-	-	-	-	-	-	-
Purchased Prof/Tech Srvs	-	-	-	-	-	-	-
Pur Prop Srvs & Other Srvs	-	120.00	-	(120.00)	-	120.00	-
Supplies	10,000	593.81	(634.50)	10,040.69	322.00	-	-
Capital Outlay	199,000	-	-	199,000.00	-	-	-
Miscellaneous	-	-	-	-	-	-	-
POLICE	209,000	713.81	(634.50)	208,920.69	322.00	120.00	0.04
TOTAL EXPENDITURES	209,000	713.81	(634.50)	208,920.69	322.00	120.00	0.04
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(9,000)	40,208.91	634.50	(49,843.41)	(322.00)	(120.00)	(453.82)

City of San Juan, Texas
Budget Expenditures Report
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							Budget 50.0%
30 - MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
Intergovernmental Revenue	629,483	130,759.15	-	498,723.85	166.42	166.42	20.77
Other Revenue	-	-	-	-	-	-	-
TOTAL REVENUES	629,483	130,759.15	-	498,723.85	166.42	166.42	20.77
EXPENDITURE SUMMARY							
460-POLICE							
Salaries & Wages/Benefits	182,934	61,209.69	-	121,724.31	10,296.36	21,263.00	33.46
Pur Prop Srvs & Other Srvs	3,644	-	-	3,644.00	-	-	-
Supplies	-	-	-	-	-	-	-
Capital Outlay	93,420	82,772.79	10,141.18	506.03	3,950.00	-	99.46
POLICE	279,998	143,982.48	10,141.18	125,874.34	14,246.36	21,263.00	55.04
470-FIRE							
SALARIES & WAGES/BENEFIT	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
FIRE	-	-	-	-	-	-	-
480-STREETS, ALLEY, OTHER							
SUPPLIES	-	-	-	-	-	-	-
MISCELLANEOUS	108,706	18,355.50	-	90,350.50	-	18,355.50	-
STREETS, ALLEY, OTHER	108,706	18,355.50	-	90,350.50	-	18,355.50	16.89
500-PARKS							
SALARIES OF EMPLOYEES	1,400	216.00	-	1,184.00	-	216.00	15.43
PURCHASED PROF/TECH SRVS	12,875	3,500.00	-	9,375.00	-	-	27.18
PUR PROP SRVS & OTH SRVS	4,952	-	-	4,952.00	-	-	-
SUPPLIES	18,565	888.29	847.97	16,828.74	160.00	258.96	9.35
CAPITAL OUTLAY	153,000	746.42	-	152,253.58	-	746.42	0.49
AMIGOS DEL VALLE GREEN R	190,792	5,350.71	847.97	184,593.32	160.00	1,221.38	3.25
553-LIBRARY							
PURCHASED PROF/TECH SRVS	4,000	-	-	4,000.00	-	-	-
PUR PROP SRVS & OTH SRVS	9,551	9,816.45	-	(265.45)	(200.76)	9,816.45	102.78
SUPPLIES	650	-	-	650.00	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	6,782	4,656.88	144.43	1,980.69	-	4,656.88	70.79
LIBRARY	20,983	14,473.33	144.43	6,365.24	(200.76)	14,473.33	69.66
700-SANITATION							
SALARIES OF EMPLOYEES	18,992	10,789.14	-	8,202.86	2,095.32	3,014.96	56.81
EQUIPMENT SUPPLIES	37	-	-	37.00	-	-	-
CAPITAL OUTLAY	9,975	9,475.00	-	500.00	-	-	94.99
SANITATION	29,004	20,264.14	-	8,739.86	2,095.32	3,014.96	151.80
TOTAL EXPENDITURES	629,483.00	202,426.16	11,133.58	415,923.26	16,300.92	58,328.17	33.93
REVENUES OVER/(UNDER) EXPENDITURE	-	(71,667.01)	(11,133.58)	82,800.59	(16,134.50)	(58,161.75)	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

Budget
50.0%

33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	26,100	12,908.46	-	13,191.54	1,867.65	1,624.91	49.46
FINES & FEES	25,000	13,194.56	-	11,805.44	10.00	-	52.78
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	51,100	26,103.02	-	24,996.98	1,877.65	1,624.91	51.08
EXPENDITURE SUMMARY							
553-CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	43,100	58,747.55	100.00	(15,747.55)	420.00	100.00	136.54
CITY EVENTS	43,100	58,747.55	100.00	(15,747.55)	420.00	100.00	136.54
701-MISCELLANEOUS DEPT							
MISCELLANEOUS	8,000	-	-	8,000.00	-	-	-
MISCELLANEOUS DEPT	8,000	-	-	8,000.00	-	-	-
TOTAL EXPENDITURES	51,100	58,747.55	100.00	(7,747.55)	420.00	100.00	115.16
REVENUES OVER/(UNDER) EXPENDITURES	-	(32,644.53)	(100.00)	32,744.53	1,457.65	1,524.91	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	(32,644.53)	(100.00)	32,744.53	1,457.65	1,524.91	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

Budget
50.0%

35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
FORFEIT FEDERAL	180,000	35,207.26	-	144,792.74	8,897.47	1,832.52	19.56
TOTAL REVENUES	180,000	35,207.26	-	144,792.74	8,897.47	1,832.52	19.56
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
460-POLICE							
SALARIES & WAGES/BENEFIT	-	-	-	-	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	(80.00)	-	80.00	-	-	-
CAPITAL OUTLAY	1,100,000	176,687.19	(11,099.55)	934,412.36	962.50	170,279.69	-
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	1,100,000	176,607.19	(11,099.55)	934,492.36	962.50	170,279.69	15.05
TOTAL EXPENDITURES	1,100,000	176,607.19	(11,099.55)	934,492.36	962.50	170,279.69	15.05
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(920,000.00)	(141,399.93)	11,099.55	(789,699.62)	7,934.97	(168,447.17)	14.16

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

Budget
50.0%

36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	1,648,901	1,483,584.16	-	165,316.84	281,308.78	121,668.64	89.97
OTHER REVENUE	132,547	24,017.70	-	108,529.30	23,715.56	300.62	18.12
TOTAL REVENUES	1,781,448	1,507,601.86	-	273,846.14	305,024.34	121,969.26	84.63
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	1,619,968	1,154,565.00	-	465,403.00	1,116,850.00	-	71.27
MISCELLANEOUS	-	6,112.76	-	(6,112.76)	866.01	576.75	-
ORGANIZATIONAL EXPENSE	1,619,968	1,160,677.76	-	459,290.24	1,117,716.01	576.75	71.65
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	1,619,968.00	1,160,677.76	-	459,290.24	1,117,716.01	576.75	71.65
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	161,480	346,924.10	-	(185,444.10)	(812,691.67)	121,392.51	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	161,480	346,924.10	-	(185,444.10)	(812,691.67)	121,392.51	214.84
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

							Budget 50.0%
44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	2,334,578	1,415,101.15	(259,314.96)	1,178,791.45	131,943.49	295,616.60	49.51
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	2,334,578	1,415,101.15	(259,314.96)	1,178,791.45	131,943.49	295,616.60	49.51
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	2,334,578	1,415,101	(259,314.96)	1,178,791.45	131,943.49	295,616.60	49.51
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	2,334,577.64	1,415,101.15	(259,314.96)	1,178,791.45	(131,943.49)	(295,616.60)	49.51

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

Budget 50.0%

45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
LIBRARY							
CAPITAL OUTLAY	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

Budget 50.0%

52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REV.	1,500	1,015.90	-	484.10	168.20	140.17	67.73
TOTAL REVENUES	1,500	1,015.90	-	484.10	168.20	140.17	67.73
=====							
EXPENDITURE SUMMARY							
STREET							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREET	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	1,500	1,015.90	-	484.10	168.20	140.17	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

54-2014 BOND FINANCIAL SUMMARY	Budget 50.0%						
	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	1,328.57	-	(1,328.57)	217.96	345.55	-
TOTAL REVENUES	-	1,328.57	-	(1,328.57)	217.96	345.55	-
=====							
EXPENDITURE SUMMARY							
640-WATER DISTRIBUTION							
CAPITAL OUTLAY	37,966	-	(33,686.05)	4,279.95	-	-	-
WATER DISTRIBUTION	37,966	-	(33,686.05)	4,279.95	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
=====							
TOTAL EXPENDITURES	37,966.00	-	(33,686.05)	4,279.95	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(37,966)	1,328.57	33,686.05	(5,608.52)	217.96	345.55	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

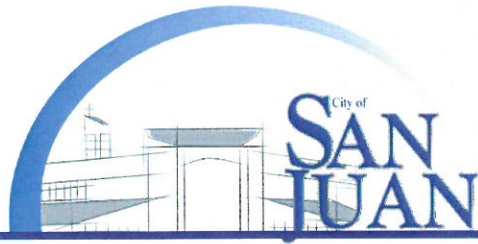
Budget
50.0%

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	850,000	378,433.32	-	471,566.68	70,942.11	82,397.91	44.52
OTHER REVENUE	10,000	2.56	-	9,997.44	0.62	0.56	0.03
OTHR FINANCING SOURCES/U	-	-	-	-	-	-	-
TOTAL REVENUES	860,000	378,435.88	-	481,564.12	70,942.73	82,398.47	44.00
=====							
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	115,696	17,255.75	-	98,440.25	6,234.46	6,207.86	14.91
PURCHASED PROF/TECH SRVS	165,800	38,288.00	-	127,512.00	7,675.00	8,425.00	23.09
PUR PROP SRVS & OTH SRVS	54,024	18,469.73	-	35,554.41	4,076.95	1,982.37	34.19
SUPPLIES	4,500	385.78	-	4,114.22	39.42	286.24	8.57
CAPITAL OUTLAY	-	-	-	-	-	-	-
DEBT SERVICE	350,080	161,841.59	-	188,238.27	15,076.28	101,988.78	46.23
MISCELLANEOUS	169,900	13,553.04	-	156,346.96	3,000.00	-	7.98
SAN JUAN ECONOMIC DEV	860,000	249,793.89	-	610,206.11	36,102.11	118,890.25	29.05
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	860,000	249,793.89	-	610,206.11	36,102.11	118,890.25	29.05
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	128,641.99	-	(128,641.99)	34,840.62	(36,491.78)	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2017

Budget 50.0%

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2016-2017	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-17	Mar-17	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	850,000	444,491.96	-	405,508.04	82,397.91	66,058.64	52.29
OTHER REVENUE	10,000	3.28	-	9,996.72	0.56	0.72	0.03
OTHR FINANCING SOURCES/U	-	-	-	-	-	-	-
TOTAL REVENUES	860,000	444,495.24	-	415,504.76	82,398.47	66,059.36	51.69
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	115,696	29,645.78	-	86,050.22	6,207.86	12,390.03	25.62
PURCHASED PROF/TECH SRVS	165,800	47,458.20	-	118,341.80	8,425.00	9,150.18	28.62
PUR PROP SRVS & OTH SRVS	54,024	20,217.98	-	33,806.16	1,982.37	1,748.25	37.42
SUPPLIES	4,500	2,147.66	-	2,352.34	286.24	1,761.88	47.73
CAPITAL OUTLAY	-	162.35	-	(162.35)	-	162.35	-
DEBT SERVICE	350,080	176,917.87	-	173,161.99	101,988.78	15,076.28	50.54
MISCELLANEOUS	169,900	13,788.04	-	156,111.96	-	235.00	8.12
SAN JUAN ECONOMIC DEV	860,000	290,337.88	-	569,662.12	118,890.25	40,523.97	33.76
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	860,000	290,337.88	-	569,662.12	118,890.25	40,523.97	33.76
REVENUES OVER/(UNDER) EXPENDITURES	-	154,157.36	-	(154,157.36)	(36,491.78)	25,535.39	-



Mayor: Mario Garza
 Mayor Pro-Tem: Jesus "Jesse" Ramirez
 Commissioners: Raudel Maldonado
 Pete Garcia

Memorandum

To: Benjamin Arjona, City Manager
 From: Pablo Garza, Director of Finance
 Date: May 10, 2017
 Subject: Monthly Collection Report – April 30, 2017

Attached you will find the above referenced monthly tax collection report as submitted by Pablo "Paul" Villarreal Jr., County of Hidalgo, Tax Collector for the city of San Juan, Texas.

According to the property tax code, Section 10 **Reports and Remittances of other Taxes**, *"Each month the collector of taxes for a taxing unit shall prepare and submit to the governing body of the unit a written report made under oath accounting for all taxes collected for the unit during the preceding month"*

The following summary is included into this memorandum for information purposes:

Tax Year	SUMMARY OF TAX LEVY COLLECTIONS				
	2016	2015	2014	2013	2012
Tax Levy	6,638,277.98	6,363,985.51	6,062,874.30	6,026,969.81	5,863,668.66
Adjustment to date	(16,154.85)	15,174.33	56,698.99	2,590.79	7,624.63
Adjusted Tax Levy	6,622,123.13	6,379,159.84	6,119,573.29	6,029,560.60	5,871,293.29
Collections to date	5,981,376.95	2,957,041.48	2,645,528.79	2,596,943.90	2,403,399.43
Percentage Collected	90.32%	46.35%	43.23%	43.07%	40.93%

M.S.B.

PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
APRIL 2017

COMPARATIVE RATE OF COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2016/2017	COLLECTED 2015/2016
2016 TAX ROLL	6,638,277.98	5,981,376.95	-	(16,154.85)	640,746.18	90.32%	90.45%
2015 & PRIOR YRS ROLLBACK	1,435,488.73	241,479.87	-	(4,086.11)	1,189,922.75	16.87%	15.82%
	2,534.74	2,534.74	-	-	-	100.00%	0.00%
TOTALS	8,076,301.45	6,225,391.56	-	(20,240.96)	1,830,668.93		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF APRIL 2017

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	106,964.73	(1,102.45) CURRENT
CURRENT YEAR-P&I	10,291.43	
PRIOR YEARS-BASE TAX	35,845.88	(2,494.25) PRIOR
PRIOR YEARS-P&I	19,281.75	
ROLLBACK		- ROLLBACK
ROLLBACK P&I		- PURGED
ATTORNEY FEES	7,857.25	
TOTAL COLLECTIONS	180,241.04	(3,596.70)
LESS TRANSFERRED	110,545.80	
LESS IN TRANSIT	66,473.67	
LESS DUE TO HCAD COMM. FEE	5.57	
LESS DUE TO CO TREASURER	3,216.00	
BALANCE		

*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF APRIL 2017 IS CORRECT.

Pablo (Paul) Villarreal Jr.
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS



SWORN AND SUBSCRIBED BEFORE ME THIS 10TH DAY OF MAY 2017 A.D.

Jose E. Jaramillo
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

