



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

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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 14, 2019

REGULAR MEETING AGENDA
6:00 PM

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. PUBLIC COMMENTS**
- V. PRESENTATIONS**
 - A.** Official Canvassing of Returns May 4, 2019, City Election for Commissioner Place 4 and Commissioner Place 5.
 - B.** Issuing of Certificate of Election and Official Oath of Office to the Winning Candidates.
 - C.** Presentation of Proclamation Proclaiming Recognition of a Career Dedicated to Increasing Educational Opportunities of Farm-worker Children and Youth to Dr. Jose Simon Villa.
 - D.** Presentation of Proclamation Declaring the Month of May 2019 as Older Americans Month.

CITY COMMISSION MEETING AGENDA

MAY 14, 2019

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- E.** Presentation of Proclamation Declaring May 15th as Peace Officers Memorial Day, and the Week of May 12th through the 18th as National Police Week .
- F.** Presentation of Scholarship Awards by San Juan Fire Department.
- G.** Presentation to Recognize the PSJA Lady Bears Softball for their Bi-District Championship and PSJA Bear Baseball for their District Championship.
- H.** Presentation on Departmental Reports: Planning and Zoning Department, Parks and Recreation Department, San Juan Memorial Library and Department of Sanitation.
 - 1.** Planning and Zoning Monthly Report.
 - 2.** Department of Sanitation Monthly Report
 - 3.** Department of Utilities Monthly Report.
 - 4.** Parks and Recreation Monthly Report
 - 5.** San Juan Memorial Library Monthly Report.

VI. PUBLIC HEARING/ORDINANCES

- A.** Consider Adoption of an Ordinance in First Reading of the Voluntary Annexation of the Proposed Hacienda San Fernando Subdivision being out of Lot 7, Block 9 and Lot 5, Block 13, John Closner Subdivision of Porciones 71 and 72, as per map recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas located approximately a 1,000 feet of Nebraska Avenue along the South side of Moore Road.
- B.** Hold a Public Hearing and Consider an Ordinance in First Reading for a Rezoning Request from Expressway Corridor District (EC) to Single-Family Residence District (R-S) of 15.932 acre tract of land out of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road, as Requested by Estefania Rios.

- C. Hold a Public Hearing and Consider an Ordinance in First Reading for a Conditional Use Permit to Open an Event Center and Sale of Alcoholic Beverages for On-Premise Consumption at the proposed Magnolia Events Center located at 205 W. Nolana Avenue, Suites 9 -10, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Jose Santos.

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

- A. Discussion and Possible Action to Authorize and Budget Amendment for the Repair of the Wastewater Treatment Plant Receiving Well and Authorize the City Manager to Execute all Related Documents and budget Amendment.
- B. Discussion and Possible Action on Ratifying a Cooperation Agreement with Home Depot working on a project in conjunction with Habitat for Humanity on Cleaning up a Veteran's Home and Yard along with some Beautification to the Home's Yard located at 113 West 9th Street.

VIII. CONTRACTUALS/RESOLUTIONS

- A. Consider, Approve and Enter into an Interlocal Cooperation Agreement Between the City of San Juan, Texas and the County of Hidalgo, Pct 2 to Construct a Parking lot on City Right-Of-Way at the Hidalgo County Regional Linear Park.
- B. Consider, Approve and Enter into an Interlocal Cooperation Agreement Between the City of San Juan, Texas and the County of Hidalgo, Pct 2 to Jointly Undertake Certain Reconstruction of Roadway and Drainage Improvements to a Portion of Cesar Chavez from Owassa Road to Sioux Road.
- C. Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC), the City of San Juan and Calixto Hernandez, Inc.
- D. Consider Resolution Issuing Order and Notice of City of San Juan Runoff Election.
- E. Consider Resolution No. 2019-10 Denying AEP Texas Inc's Application Request for Distribution Rate Increase.
- F. Consider Resolution No. 2019-11 Denying Texas Gas Service Application Requests for Distribution Rate Increase.

IX. CONSENT AGENDA

- A. Budget Expenditure Report-March 2019
- B. Quarterly Investment Report - March 2019.

X. EXECUTIVE SESSION

- A. The San Juan 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 §551.071 (Consultation with Attorney and Texas Government Code).
 - 1. Pursuant to Texas Government Code §551.071 Consultation with Attorney, Discussion and Possible Action Regarding Legal Concerning Longevity Pay for Non-Civil Service Employees.

XI. RECONVENE

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

XII. ADJOURNMENT

CERTIFICATION

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

DIANA CAVAZOS
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the the _____ of _____, 2019.

OFFICE OF THE CITY SECRETARY



City of San Juan Election

CANVASS OF ELECTION RETURNS

May 4, 2019

City of San Juan

ELECTION RETURNS CANVASS

May 04, 2019

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SECTION ONE

CANVASS OF
ELECTION RETURNS

SUMMARY REPORT

May 04, 2019

City of San Juan-Canvass Results

2019 May - OFFICIAL

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Run Date 05/07/2019

Hidalgo County, Texas

2019 May Local Entities General and Special Elections

5/4/2019

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Official results

Registered Voters

2465 of 16349 = 15.08 %

Polling Places Reporting

37 of 37 = 100.00 %

FOR COMMISSIONER PLACE, NO. 4, CITY OF SAN JUAN

Precinct	Erasmio 'Eddie' Garcia	Leonardo 'Lenny' Sanchez	Cast Votes	Undervotes	Overvotes	Absentee Voting Ballots Cast	Early Voting Ballots Cast	Election Day Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
004	195	534	729	56	0	3	525	257	785	4205	18.67 %
039	63	135	198	26	0	5	187	32	224	2028	11.05 %
059	91	160	251	32	0	2	209	72	283	2157	13.12 %
117	145	246	391	91	0	4	378	100	482	4076	11.83 %
118	75	215	290	10	0	1	178	121	300	1604	18.70 %
137	0	0	0	0	0	0	0	0	0	0	0.00 %
156	103	215	318	69	0	5	315	67	387	2272	17.03 %
178	0	4	4	0	0	0	4	0	4	6	66.67 %
245	0	0	0	0	0	0	0	0	0	1	0.00 %
Totals	672	1509	2181	284	0	20	1796	649	2465	16349	15.08 %

City of San Juan-Canvass Results

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FOR COMMISSIONER PLACE, NO. 5, CITY OF SAN JUAN

Precinct	Pete Garcia	Fernando Castillo	Marco 'Markie' Villegas	Cast Votes	Undervotes	Overvotes	Absentee Voting Ballots Cast	Early Voting Ballots Cast	Election Day Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
004	323	63	386	772	13	0	3	525	257	785	4205	18.67 %
039	118	21	84	223	1	0	5	187	32	224	2028	11.05 %
059	160	26	96	282	1	0	2	209	72	283	2157	13.12 %
117	246	85	148	479	3	0	4	378	100	482	4076	11.83 %
118	119	13	168	300	0	0	1	178	121	300	1604	18.70 %
137	0	0	0	0	0	0	0	0	0	0	0	0.00 %
156	209	36	138	383	4	0	5	315	67	387	2272	17.03 %
178	0	0	4	4	0	0	0	4	0	4	6	66.67 %
245	0	0	0	0	0	0	0	0	0	0	1	0.00 %
Totals	1175	244	1024	2443	22	0	20	1796	649	2465	16349	15.08 %

SECTION TWO

**CANVASS OF
ELECTION RETURNS**

Cumulative Report

May 04, 2019

City of San Juan-Cumulative Results

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Official results**Registered Voters**

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FOR COMMISSIONER PLACE, NO. 4, CITY OF SAN JUAN

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Erasmus 'Eddie' Garcia		7	43.75%	479	30.39%	186	31.58%	672	30.81%
Leonardo 'Lenny' Sanchez		9	56.25%	1097	69.61%	403	68.42%	1509	69.19%
Cast Votes:		16	100.00%	1576	100.00%	589	100.00%	2181	100.00%
Undervotes:		4		220		60		284	
Overvotes:		0		0		0		0	

FOR COMMISSIONER PLACE, NO. 5, CITY OF SAN JUAN

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Pete Garcia		18	90.00%	857	48.15%	300	46.66%	1175	48.10%
Fernando Castillo		2	10.00%	166	9.33%	76	11.82%	244	9.99%
Marco 'Markie' Villegas		0	0.00%	757	42.53%	267	41.52%	1024	41.92%
Cast Votes:		20	100.00%	1780	100.00%	643	100.00%	2443	100.00%
Undervotes:		0		16		6		22	
Overvotes:		0		0		0		0	

SECTION THREE

CANVASS OF ELECTION RETURNS

PRECINCT BY PRECINCT REPORT

May 04, 2019

**City of San Juan-Precinct
Results**

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Official results**Registered Voters**

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004**FOR COMMISSIONER PLACE, NO. 4, CITY OF SAN JUAN**

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Erasmio 'Eddie' Garcia		2	66.67%	123	25.36%	70	29.05%	195	26.75%
Leonardo 'Lenny' Sanchez		1	33.33%	362	74.64%	171	70.95%	534	73.25%
Cast Votes:		3	100.00%	485	100.00%	241	100.00%	729	100.00%
Undervotes:		0		40		16		56	
Overvotes:		0		0		0		0	

FOR COMMISSIONER PLACE, NO. 5, CITY OF SAN JUAN

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Pete Garcia		2	66.67%	204	39.46%	117	46.43%	323	41.84%
Fernando Castillo		1	33.33%	40	7.74%	22	8.73%	63	8.16%
Marco 'Markie' Villegas		0	0.00%	273	52.80%	113	44.84%	386	50.00%
Cast Votes:		3	100.00%	517	100.00%	252	100.00%	772	100.00%
Undervotes:		0		8		5		13	
Overvotes:		0		0		0		0	

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039**FOR COMMISSIONER PLACE, NO. 4, CITY OF SAN JUAN**

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Erasmio 'Eddie' Garcia		2	40.00%	52	31.90%	9	30.00%	63	31.82%
Leonardo 'Lenny' Sanchez		3	60.00%	111	68.10%	21	70.00%	135	68.18%
Cast Votes:		5	100.00%	163	100.00%	30	100.00%	198	100.00%
Undervotes:		0		24		2		26	
Overvotes:		0		0		0		0	

FOR COMMISSIONER PLACE, NO. 5, CITY OF SAN JUAN

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Pete Garcia		5	100.00%	100	53.76%	13	40.63%	118	52.91%
Fernando Castillo		0	0.00%	14	7.53%	7	21.88%	21	9.42%
Marco 'Markie' Villegas		0	0.00%	72	38.71%	12	37.50%	84	37.67%
Cast Votes:		5	100.00%	186	100.00%	32	100.00%	223	100.00%
Undervotes:		0		1		0		1	
Overvotes:		0		0		0		0	

**City of San Juan-Precinct
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059**FOR COMMISSIONER PLACE, NO. 4, CITY OF SAN JUAN**

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Erasmio 'Eddie' Garcia		1	100.00%	66	36.07%	24	35.82%	91	36.25%
Leonardo 'Lenny' Sanchez		0	0.00%	117	63.93%	43	64.18%	160	63.75%
Cast Votes:		1	100.00%	183	100.00%	67	100.00%	251	100.00%
Undervotes:		1		26		5		32	
Overvotes:		0		0		0		0	

FOR COMMISSIONER PLACE, NO. 5, CITY OF SAN JUAN

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Pete Garcia		2	100.00%	118	56.73%	40	55.56%	160	56.74%
Fernando Castillo		0	0.00%	17	8.17%	9	12.50%	26	9.22%
Marco 'Markie' Villegas		0	0.00%	73	35.10%	23	31.94%	96	34.04%
Cast Votes:		2	100.00%	208	100.00%	72	100.00%	282	100.00%
Undervotes:		0		1		0		1	
Overvotes:		0		0		0		0	

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117**FOR COMMISSIONER PLACE, NO. 4, CITY OF SAN JUAN**

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Erasmio 'Eddie' Garcia		2	50.00%	113	36.81%	30	37.50%	145	37.08%
Leonardo 'Lenny' Sanchez		2	50.00%	194	63.19%	50	62.50%	246	62.92%
Cast Votes:		4	100.00%	307	100.00%	80	100.00%	391	100.00%
Undervotes:		0		71		20		91	
Overvotes:		0		0		0		0	

FOR COMMISSIONER PLACE, NO. 5, CITY OF SAN JUAN

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Pete Garcia		3	75.00%	199	52.93%	44	44.44%	246	51.36%
Fernando Castillo		1	25.00%	62	16.49%	22	22.22%	85	17.75%
Marco 'Markie' Villegas		0	0.00%	115	30.59%	33	33.33%	148	30.90%
Cast Votes:		4	100.00%	376	100.00%	99	100.00%	479	100.00%
Undervotes:		0		2		1		3	
Overvotes:		0		0		0		0	

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118**FOR COMMISSIONER PLACE, NO. 4, CITY OF SAN JUAN**

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Erasmio 'Eddie' Garcia		0	0.00%	42	24.14%	33	28.45%	75	25.86%
Leonardo 'Lenny' Sanchez		0	0.00%	132	75.86%	83	71.55%	215	74.14%
Cast Votes:		0	0.00%	174	100.00%	116	100.00%	290	100.00%
Undervotes:		1		4		5		10	
Overvotes:		0		0		0		0	

FOR COMMISSIONER PLACE, NO. 5, CITY OF SAN JUAN

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Pete Garcia		1	100.00%	71	39.89%	47	38.84%	119	39.67%
Fernando Castillo		0	0.00%	6	3.37%	7	5.79%	13	4.33%
Marco 'Markie' Villegas		0	0.00%	101	56.74%	67	55.37%	168	56.00%
Cast Votes:		1	100.00%	178	100.00%	121	100.00%	300	100.00%
Undervotes:		0		0		0		0	
Overvotes:		0		0		0		0	

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Official results**Registered Voters**

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137**FOR COMMISSIONER PLACE, NO. 4, CITY OF SAN JUAN**

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Erasmio 'Eddie' Garcia		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Leonardo 'Lenny' Sanchez		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Cast Votes:		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Undervotes:		0		0		0		0	
Overvotes:		0		0		0		0	

FOR COMMISSIONER PLACE, NO. 5, CITY OF SAN JUAN

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Pete Garcia		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Fernando Castillo		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Marco 'Markie' Villegas		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Cast Votes:		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Undervotes:		0		0		0		0	
Overvotes:		0		0		0		0	

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Official results**Registered Voters**

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156**FOR COMMISSIONER PLACE, NO. 4, CITY OF SAN JUAN**

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Erasmio 'Eddie' Garcia		0	0.00%	83	31.92%	20	36.36%	103	32.39%
Leonardo 'Lenny' Sanchez		3	100.00%	177	68.08%	35	63.64%	215	67.61%
Cast Votes:		3	100.00%	260	100.00%	55	100.00%	318	100.00%
Undervotes:		2		55		12		69	
Overvotes:		0		0		0		0	

FOR COMMISSIONER PLACE, NO. 5, CITY OF SAN JUAN

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Pete Garcia		5	100.00%	165	53.05%	39	58.21%	209	54.57%
Fernando Castillo		0	0.00%	27	8.68%	9	13.43%	36	9.40%
Marco 'Markie' Villegas		0	0.00%	119	38.26%	19	28.36%	138	36.03%
Cast Votes:		5	100.00%	311	100.00%	67	100.00%	383	100.00%
Undervotes:		0		4		0		4	
Overvotes:		0		0		0		0	

**City of San Juan-Precinct
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178**FOR COMMISSIONER PLACE, NO. 4, CITY OF SAN JUAN**

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Erasmio 'Eddie' Garcia		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Leonardo 'Lenny' Sanchez		0	0.00%	4	100.00%	0	0.00%	4	100.00%
Cast Votes:		0	0.00%	4	100.00%	0	0.00%	4	100.00%
Undervotes:		0		0		0		0	
Overvotes:		0		0		0		0	

FOR COMMISSIONER PLACE, NO. 5, CITY OF SAN JUAN

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Pete Garcia		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Fernando Castillo		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Marco 'Markie' Villegas		0	0.00%	4	100.00%	0	0.00%	4	100.00%
Cast Votes:		0	0.00%	4	100.00%	0	0.00%	4	100.00%
Undervotes:		0		0		0		0	
Overvotes:		0		0		0		0	

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245**FOR COMMISSIONER PLACE, NO. 4, CITY OF SAN JUAN**

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Erasmio 'Eddie' Garcia		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Leonardo 'Lenny' Sanchez		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Cast Votes:		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Undervotes:		0		0		0		0	
Overvotes:		0		0		0		0	

FOR COMMISSIONER PLACE, NO. 5, CITY OF SAN JUAN

Choice	Party	Absentee Voting		Early Voting		Election Day		Total	
Pete Garcia		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Fernando Castillo		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Marco 'Markie' Villegas		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Cast Votes:		0	0.00%	0	0.00%	0	0.00%	0	0.00%
Undervotes:		0		0		0		0	
Overvotes:		0		0		0		0	



**In the name and by the authority of
The State of Texas
THIS IS TO CERTIFY,
That at a City Election held on
May 4, 2019**

Leonardo “Lenny” Sanchez

Was duly elected

**San Juan City
Commissioner**

In testimony whereof, I have hereunto
Signed my name and caused the Seal
of San Juan, TX to be affixed this the
14th day of May, A.D., 2019.

Signature of Presiding Officer of San Juan

**Form 2204 - Oath of Office
(General Information)**

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

Execution and Delivery Instructions

The Oath is considered filed once it has been received by this office.

Mail: P.O. Box 12887, Austin, Texas 78711-2887.

Overnight mail or hand deliveries: James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

Fax: (512) 463-5569. If faxed, the original Oath should also be mailed to the appropriate address above.

Email: Scanned copies of the executed Oath may be sent to register@sos.state.tx.us. If emailed, the original Oath should also be mailed to the appropriate address above.

NOTE: Do not have the Oath of Office administered to you before executing and filing the Statement of Officer (Form 2201 – commonly referred to as the “Anti-Bribery Statement”) with the Office of the Secretary of State.

Commentary

All state or county officers, other than the governor, lieutenant governor, and members of the legislature, who qualify for office, are commissioned by the governor. Tex. Gov’t Code, Section 601.005. The Secretary of State performs ministerial duties to administer the commissions issued by the governor, including confirming that officers are qualified prior to being commissioned. Submission of this oath of office to the Office of the Secretary of State confirms an officer’s qualification so that the commission may be issued.

Pursuant to art. XVI, Section 1 of the Texas Constitution, the Oath of Office *may not* be taken until a Statement of Officer (see Form 2201) has been subscribed to and, as required, filed with the Office of the Secretary of State. Additionally, gubernatorial appointees who are appointed during a legislative session *may not* execute their Oath until after confirmation by the Senate. Tex. Const. art. IV, Section 12. A Statement of Officer form required to be filed with the Office of the Secretary of State is filed upon receipt by the Secretary of State. The Oath of Office may be administered by anyone authorized under the provisions of Chapter 602 of the Texas Government Code. Commonly used officials include notaries public and judges.

Officers Required to File Oath of Office with the Secretary of State:

- Gubernatorial appointees, appellate and district court judges, and district attorneys
- Directors of districts operating pursuant to chapter 36 or 49 of the Texas Water Code file a duplicate original of their Oath of Office within 10 days of its execution. Tex. Water Code Ann. Sections 36.055(d); 49.055(d)

Officers Not Required to File Oath of Office with the Secretary of State:

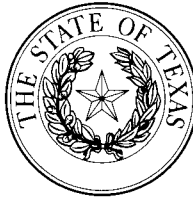
- Members of the Legislature elected to a *regular* term of office will have their Oath of Office administered in chambers on the opening day of the session and recorded in the appropriate Journal. Members elected to an *unexpired* term of office should file their Oath of Office with either the Chief Clerk of the House or the Secretary of the Senate, as appropriate.
- All other persons should file their Oaths locally. Please check with the county clerk, city secretary or board/commission secretary for the proper filing location.

Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or register@sos.state.tx.us.

Revised 10/2011

This space reserved for office
use

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334



OATH OF OFFICE

Filing Fee: None

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,
I, Leonardo "Lenny" Sanchez, do solemnly swear (or affirm), that I will faithfully
execute the duties of the office of City of San Juan - Commssioner Place 4 of
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws
of the United States and of this State, so help me God.

Signature of Officer

.....
State of Texas)
County of Hidalgo)

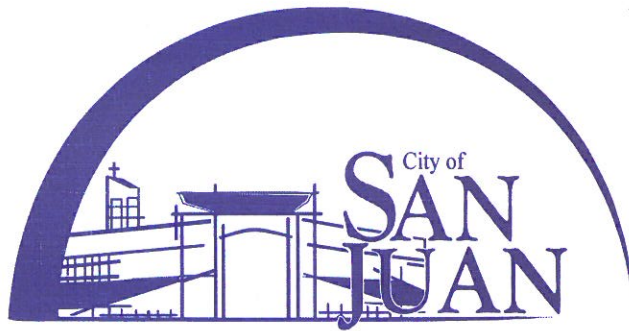
Sworn to and subscribed before me
this

14 day of May, 20 19.

(seal)

Signature of Notary Public or Other Officer
Administering Oath

Printed or Typed Name



Proclamation

Recognition of a Career Dedicated to Increasing Educational Opportunities of Farmworker Children and Youth- Dr. Jose Simon Villa

- Whereas,* Dr. Jose Simon Villa is the proud son of farmworkers who spent 50 years working in the fields to feed their family and proud native of San Juan; and
- Whereas,* being the first in his family to obtain a college degree and wanting to give back the farmworker community the opportunity to reach the promise of the American Dream; and
- Whereas,* Dr. Villa migrated 19 years with his family until he began to dedicate his studies and career to advocate for farmworker families when he settled in Oregon; and
- Whereas,* his dissertation research in Higher Education Administration focused on the education aspirations of migrant youth, as well as educational opportunities for migrant children; and
- Whereas,* Dr. Villa worked for many years with Ohio State University as the following: Assistant Vice Provost for the Office of Minority Affairs, Director of the College Assistant Migrant Program and Program Coordinator for Hispanics Affairs. He also served as Program Consultant and State Director of Migrant Education with the Ohio Department of Education; and
- Whereas,* he has led East Coast Migrant Head Start Project(ECMHSP), a nonprofit corporation that provides high quality and comprehensive Head Start Services to farmworker families in 38 centers located from Florida to Pennsylvania as the Chief Executive Officer; and
- Whereas,* ECMHSP is the largest Migrant and Seasonal Head start services. It has delivered services to more than 10,000 children under his leadership.

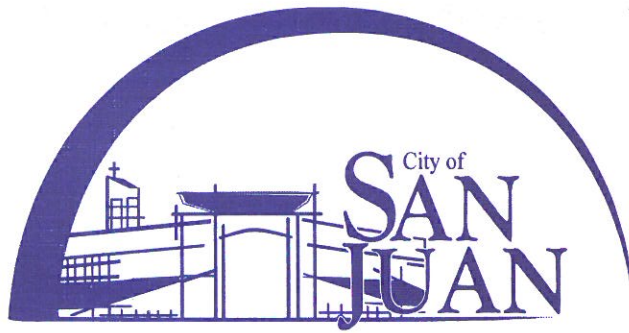
Now, Therefore Be It Resolved that I, Mario Garza, by the power vested in me as Mayor of the City of San Juan, along with Mayor Pro-Tempore Pete Garcia, Commissioner Jesus “Jesse” Ramirez, Commissioner Ernesto “Neto” Guajardo and Commissioner Leonardo “Lenny” Sanchez hereby issue this 14th day of May, 2019 this Proclamation to Dr. Jose Simon Villa.

CITY OF SAN JUAN, TEXAS

ATTEST:

Mario Garza, Mayor

Diana H. Cavazos, City Secretary



Proclamation

Older Americans- May 2019

- Whereas,* Amigos Del Valle, Inc. includes a growing number of older Americans who enrich our community through their diverse life experiences; and
- Whereas,* Amigos Del Valle, Inc. is committed to strengthening our community by connecting with and supporting older adults, their families, and caregivers and acknowledging their many valuable contributions to society; and
- Whereas,* Amigos Del Valle, Inc. recognizes the importance of bringing together all generations and engaging in activities that promote physical, mental, and emotional well-being for the benefit of all; and
- Whereas,* Amigos Del Valle, Inc. can enhance the lives of older Americans in our community by:
- Promoting home-and community-based services that support independent living;
 - Involving older adults in community events and other activities; and
 - Providing opportunities for older adults to work, volunteer, learn, lead and mentor.

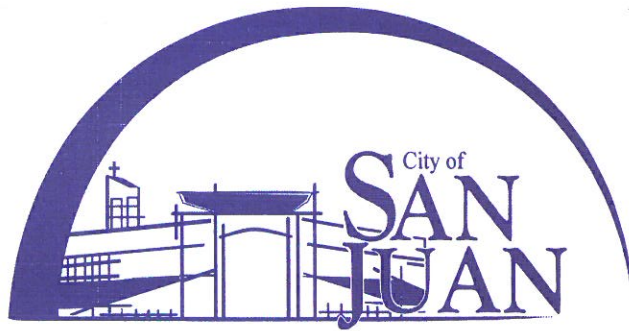
Now, Therefore Be It Resolved that I, Mario Garza, by the power vested in me as Mayor of the City of San Juan, along with Mayor Pro-Tempore Pete Garcia, Commissioner Jesus “Jesse” Ramirez, Commissioner Ernesto “Neto” Guajardo and Commissioner Leonardo “Lenny” Sanchez hereby proclaim May 2019 to be Older Americans Month. We urge every resident to take time during this month to recognize older adults and the people who serve them as essential and valuable members of our community.

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary



Proclamation

National Police Week May 12-18, 2019

- Whereas,* in 1962 President John F. Kennedy signed a proclamation designating May 15th as Peace Officers' Memorial Day, and the week in which it falls as Police Week; and
- Whereas,* the members of the San Juan Police Department play an essential role in safeguarding the rights and freedoms of the citizens of San Juan; and
- Whereas,* it is important that all citizens understand the challenges, duties and responsibilities of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against oppression or intimidation; and
- Whereas,* the police department of San Juan has grown to be a modern and scientific law enforcement agency which increasingly provides a vital public service.

Now, Therefore Be It Resolved that I, Mario Garza, by the power vested in me as Mayor of the City of San Juan, along with Mayor Pro-Tempore Pete Garcia, Commissioner Jesus "Jesse" Ramirez, Commissioner Ernesto "Neto" Guajardo and Commissioner Leonardo "Lenny" Sanchez hereby declare May 12-18, 2019 as National Police Week and May 15th as Peace Officer Memorial Day. Accordingly, City Council formally recognizes the forty-nine sworn members of the San Juan Police Department for their faithful and loyal devotion to their responsibilities and their dedication to the community.

FURTHER, the City Council of the City of San Juan wishes to honor all police officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty.

CITY OF SAN JUAN, TEXAS

ATTEST:

Mario Garza, Mayor

Diana H. Cavazos, City Secretary



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roberto Escobar, Planning Director

DATE: 4/23/2019

SUBJECT: Planning and Zoning Monthly Report.

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

- 92 building permits were issued with a \$2,354,604.00 in total valuation.
- 177 garage sale permits were issued (\$1,770.00 in revenues).
- Provided customer service and support to 817 people and handled approximately 1,602 calls.
- The building inspectors made approximately 473 inspections.
- Nine (9) permits were issued for new houses \$706,484.00 in total valuation.
- Seventeen (17) occupational business licenses were issued with a \$680.00 in total valuation.
- Six (6) health inspections were issued during the month of April with a \$600.00 in total valuation.

SUBDIVISIONS IN PROCESS

- Hacienda San Fernando Subdivision
- Rio Grande Regional Hospital
- County Park Phase 1
- Perez-Garza
- Kings Apartments
- Las Misiones de San Juan
- Ekamp Subdivision
- Arguello Subdivision
- Garco Subdivision
- Re-Plat for Cedillo Subdivision

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NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Allure Nails and Spa – 105 S. Cesar Chavez Road
- El Papalote Auto Sales – 3806 N. Raul Longoria Road

SUBSTANTIAL BUILDING PERMITS ISSUED OR PROCESSED IN THE PAST MONTH

- Mercedes-Benz Addition

CONDITIONAL AND SPECIAL USE PERMITS IN PROCESS

- Conditional Use Permit for “Magnolia Event Center”

REZONING REQUEST IN PROCESS

- Rezoning Request for Estefania Rios
- Rezoning Request for Hector Espino Sr.
- Rezoning Request for Omar Rios

ORDINANCES IN PROCESS

- Ordinance for Stop Sign at Cesar Chavez Road and Ridge Road

VOLUNTARY ANNEXATION

The Department is working on the annexation of a property located at Moore and Nebraska Avenue for a proposed Hacienda San Fernando Subdivision. The first public hearing to accept annexation petition was held on April 9th at the City Commission Meeting, second public hearing was held at April 23rd City Commission Meeting. Two more hearings before the City Commission will be held on May for the First and Second Reading of the Annexation Ordinance. City Commission approved a Resolution to accept voluntary annexation petition and setting dates and times for public hearings on March 12, 2019.

METROPOLITAN PLANNING ORGANIZATION

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

COMPREHENSIVE PLAN PROJECT

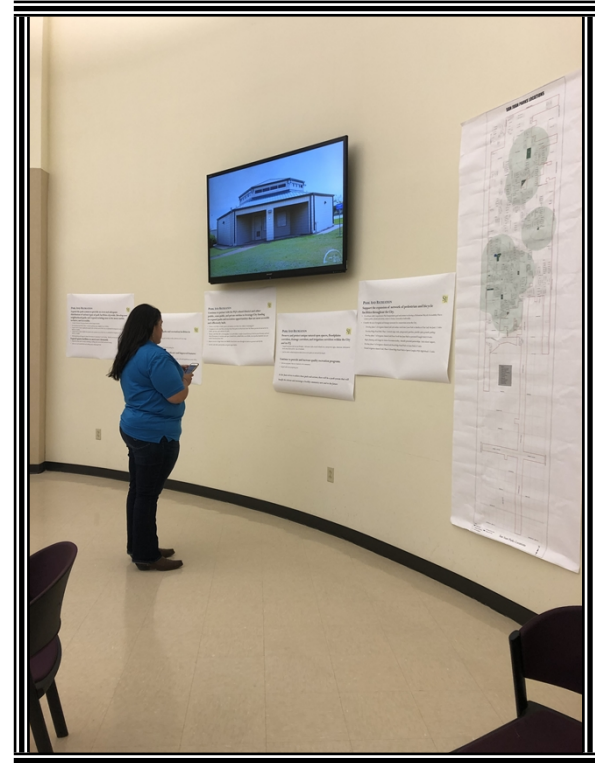
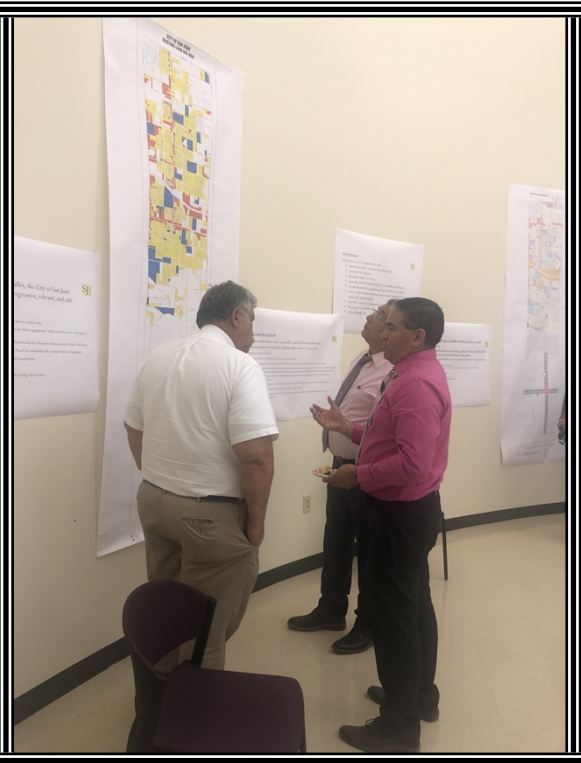
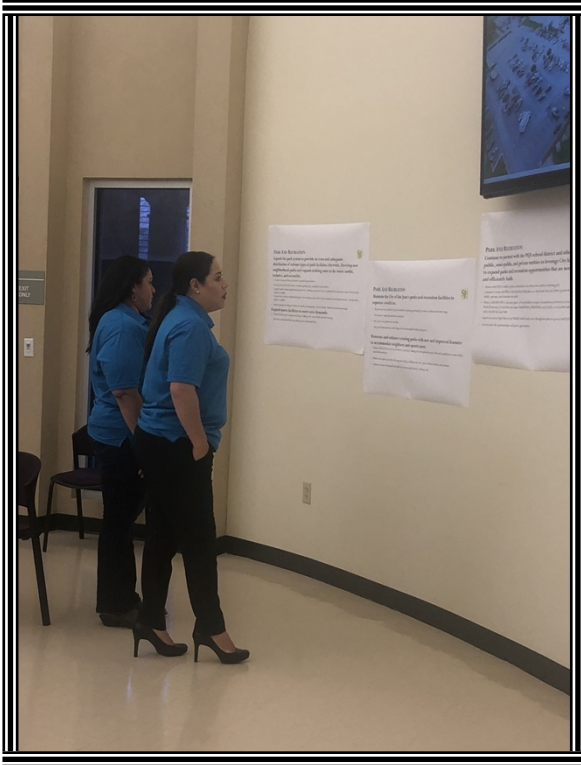
A Community Meeting with Ann Bagley was held on April 17, 2019 at the San Juan Memorial Library where citizens, staff members, City Commissioners and members from different boards reviewed the Existing and Future Land Use Map and Parks and Recreation Master Plan.

HEALTH DEPARTMENT

City Inspectors started visiting all the businesses to check if the occupational licenses and health permits were up to date. Business owners are renewing their business permits with the city. A total of seventeen (17) business permits were renewed with a \$680.00 in total valuation and six (6) health inspections were issued during the month of April with a \$600.00 in total valuation.

COMMUNITY MEETING PICTURES







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

MEMORANDUM

TO: Benjamin Arjona, City Manager
FROM: Roel Garza, Sanitation Director
DATE: 5/7/2019
SUBJECT: Department of Sanitation Monthly Report

Sanitation Department

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site – 467 residents
- Residential – 745.41 Tons
- Commercial – 1047.12 Tons
- Roll-Off – 119.82 Tons 26 loads (commercial rental)
- Brush – 655.96 & 203 loads of brush

Code Enforcement

- Total Contacts and Complaints : 146
- Total Illegal Dumping notices given: 11
- Total Violation Notices issued: 8
- Total contacts for the Month of April 2019: 165

Central Garage

- Open 0
- Closed 28
- 5 Residential Side Loaders operating
- 1 Commercial Side Loaders operating
- 2 Commercial Front Loaders operating
- 2 Brush trucks operating

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Phone: (956)223-2200 • Fax: (956) 787-5978

- 1 Brush tractor (grapple) operating
- 2 Brush Grapple Trucks operating
- 3 Roll-Off Trucks operating

Recycling

- Cardboard: 15.64 tons/\$1,038.30
- Mix Paper: 8.50 tons/\$425.00
- E-Waste .42 tons/\$33.20
- Curbside Rec. 2.34 tons/\$0.00
- Used Oil 181 gals/\$0.00
- Jose Aguilar: 12 Pieces/\$147.00
- Total Tons/Revenue 26.90 tons/\$1,643.50
- Walk-ins: 539

Streets Department

- Sweeper –
- 04/02/2019 – Rio Blanco, Rio Grande 1311-1307, Rio Colorado 501-403, Rio Blanco 1308-1418, Rio Nueces 406-506, Rio Guadalupe 1316-1410, Rio Nueces 505-405, Rio Blanco 1413-1307, Rio Colorado 404-504, Rio Grande 1316-1322, Rio Comal 1402(Joe M Huerta)
- 04/09/2019 – Iowa- Rail Road to Expressway, 6th Street West South Nebraska, 7th St West- South Nebraska, 7th St west – I rd to 701 Nebraska (Jose Huerta)
- 04/10/2019 – 7 West – Nebraska- Ird, 8 West 317-110, 9th West 319-120, W 10th Street 503-111, E 10th street110-315, 10th W 518-110, S. Lincoln 14- Bus 83. (Joe M Huerta)
- 04/11/2019 – Standard – 14th Street to 1st street, Oblate 1st Street to Expressway, Antelope 1st tp Alameda, Cougar 1st to Ebony. (Jose M Huerta)
- 04/12/2019 – E. 3rd Street 614-600, Coconut Palm 406, Date Palm 606-618, Washingtonian 407-203, Royal Palm 617-603, Coconut Palm 201-206, East 4th Street 614-600, East 3rd Street 618-601(Jose Huerta)
- 04/16/2019- Castle Height, Victoria, Windors, Versailles, Cougar 2024-1914, Jaime 607-501, Cougar 1914-2024, Leticia 502-606, Francis 600-606, Alfredo 500-606 (Jose Huerta)
- 04/22/2019 – Sandy 100-312, Sally 100-312, Liberty 313-100, Mesquite 100-312.(Joe Huerta)
- ROW-
- 04/01/2019 – Cut grass between Nebraska, Moore, Dominique and along Stewart Rd. (Armando Cordova. Isaias G, David Garcia)
- 04/2/2019 – Cut grass on 495 & Cesar Chavez Rd at alley behind Zarate Rd. (Armando C, Isaias G and David Garcia) Cut grass on 495 from Ird to Chula Vista (Juan Roque, Danny)
- 04/3/2019 – Cut grass along Kansas, 7th Street, 6th Street, and 495 (Tomas Mendez, Juan Pablo Roque, David Garcia)

- 04/5/2019 – Cut Grass along west Cemetery Ave. (Armando C, David Garcia, Lupe Pruneda) Cut grass around poles, fences, signs and ditches located along Sioux Rd. From Veterans Rd. Towards Raul Longoria on both sides.(Daniel Saucedo, Tomas Mendez, Pablo Roque)
- 04/8/2019 - Finished cutting the other half on Sioux Rd going towards Raul Longoria, Started El Dora finished Veterans going Towards Raul Longoria, also did Olmitos Rd on both sided and dead end (Drainage) (Daniel, Tomas, Roque)
- 04/09/2019- Cut grass on San Antonio and Moore Rd also sprayed Roundup (Armando Cordova and David Garcia) Cut Grass on Nolana on the South Side going East of Raul Longoria cleaned man holes, storm drains. (Daniel Saucedo, Tomas Mendez, Pablo Roque)
- 04/10/2019- Mowed grass and cleaned Ridge Rd from San Antonio to East of the Police Department and Canal, Nebraska south from Ridge to the Canal, also entrances south of the school between Nebraska and San Antonio (Daniel Saucedo, Thomas Mendes, Pablo Roque)
- 04/12/2019- Cleaned ROW between Veterans and San Antonio, Coil, Miguel Hidalgo, and Doe (Daniel Saucedo, Thomas Mendez, Pablo Roque) Mowed grass on Nolana East of Raul Longoria on the north side, all the way to Cesar Chavez, Cleaning Ditches and picking up trash(Tomas Mendez, Pablo Roque, Lupe Pruneda)
- 04/15/2019- Hwy old 83 from Raul Longoria to Cesar Chavez, also mowed south side corner of Cesar Chavez and Bus 83. (Daniel S, Tomas, Pablo)
- 04/16/2019 – Cleaned 1st street from I rd to the Elementary School passed Stewart (Tomas M, Pablo, David)
- 04/18/2019 – Mowed and Cleaned Nolana to Owassa Rd on both sides also did the curb on the north side of Expressway on Raul Longoria. (Tomas M, Pablo Roque, David)
- 04/22/2019 - Mowed grass and trees north of Bus. Hwy 83 on Cesar Chavez (west side) between Sgt. Trevino and El Dora Rd between Retama and the School on both sides of the road. (Gilbert, Daniel, Tomas, Pablo)
- 04/26/2019 – Mowed on Minnesota East and trimmed the curb along Sgt. Trevino. Cut trees, and picked up stump and tires. (Roque, Mendoza and Saucedo)
- 04/29/2019 – Mowed the Post office East side Alley, cut trees and cleaned North Side Apartments, scrapped Iowa, 9th Street, Amy Street around apartments.(Roque, Mendoza, Saucedo, Gil)
- 04/31/2019 – Cut grass El Dora from Retama to Raul Longoria, Cut, Weeded and used blower on both sides of Sioux Rd from the school to Raul Longoria (Tomas M, Roque, Saucedo, Gil)
- Street Signs –
- 04/16/2019 – Replaced a stop sign at the corner of Doe and Citrus (Guadalupe Prunedo, David Garcia, Armando Cordova, Raudel Herrera)
- 04/17/2019 – Replaced a stop sign along Raul Longoria
- 04/18/2019 – Replaced a stop sign sticker t Jardin and Linda Street (David Garcia, Guadalupe Prunedo, Armando Cordova)
- 04/21/2019 – Replaced a stop sign at Lincoln and Eagle, Placed stop ahead signs at Ridge and Cesar Chavez, and installed all 4way stop signs on Ridge and Cesar Chavez.(Lupe Prunedo, Armando Cordova, David Garcia, Raudel Herrera)
- 04/22/2019 – Placed a sign on the corner of I Rd and Chaparral (Tomas, Pablo, Daniel, Gilbert)

- Alley's –
- 04/01/2019 – W. Sam Houston, E. Sam Houston, South Lincoln Ave., 10th Street, E. Standard Ave (Raudel, Luis, Robert)
- 04/05/2019 – E. Moore Rd (Randy, Robert, Luis)
- 04/08/2019 – W. 6th St., S. Lincoln, W. 7th St.(Rowdy, Robert, Luis)
- 04/09/2019 – W. 14th St., S. Standard Ave., W. 11th St., W. 14th St., S. San Antonio (Raudel, Robert, Luis, Lupe)
- 04/11/2019 – Jenica St, E. 39th, E. 41st St, Jesenia St., Wolverine Rd. (Raudel, Alex, Robert, Luis)
- 04/15/2019 – W. Los Ebanos, W. Standard Ave., W. San Diego, W. Hazel, N. Lincoln also trimmed grass in alley of Hackberry St. and Alameda St (Raudel, Alex, Luis)
- 04/16/2019 – Trimmed grass on Alameda Street used blower to clear the curb and used roundup as well. Sprayed roundup along Hackberry Street and Ebony and 1st Street. Trimmed the Corner of Alameda and Oblate. (Guadalupe Pruneda, David Garcia, Raudel Herrera, Alex)
- 04/17/2019 – Cut and weeded from Nolana to Owassa and corner of Frontage and Raul Longoria (Luis, Gilbert and Raudy)
- 04/18/2019 – Mowed grass and weeded from 495 to Nolana, Took out I.T. Department Trash (Luis, Gilbert, Raudel)
- 04/23/2019 – Dumped load of coal mix on Nebraska by the shop and went over it with roller. Fixed a pieve of the road on E. Sioux and Raul Longoria. (Raudel, Robert)
- 04/24/2019 – Went to asphalt training (Raudel, Robert, Alex)
- 04/29/2019- Counted and loaded tires in the Roll Offs, Picked up tires on Retama and El Dora, scraped curb on Iowa and E. 10th St. (Raudel, Robert, Alex)
- 04/30/2019 – Cut tree covering stop sign on Athol St and Antelope St. Sprayed roundup at Post Office, Picked up trash in alley and junk along the street. (Raudel, Robert, Alex)
- Street and Alley patching– 57 Locations
- Trimming Trees – 17 sites

Keep San Juan Beautiful / Tire Round Up Report April 27, 2019

- Tons of trash collected 8.71
- Number of Tires Collected 2,221
- 9-30yd containers
- Waste disposal cost \$152.43

TRAININGS

04/10/2019 Backhoe Training

- Robert Nichols, Raudel Herrera, Armando Cordova

04/24/2019 Asphalt Training

- Jose Jaime Salinas, Robert Nichols, Armando Cordova, Alejandro Cantu, David Garcia.

Minutes for Keep San Juan Beautiful Board

Regular Meeting

Date: Tuesday, April 16, 2019

Time: 06:00 pm

Place: City of San Juan Public Works - 107 E. Hall Acres San Juan Texas, 78589

Members Present: Eric Guajardo, Vice - President
Yvonne Lopez, Member
Robert Ramirez, Member

Staff Present: Roel Garza, Daisy Coronado

Order of Business

I. Call Meeting To Order

- a. Eric Guajardo called meeting to order at 6:05pm. At the City of San Juan Public Works Building.

II. Invocation

- a. Robert Ramirez led the Invocation.

III. Pledge of Allegiance

- a. Eric Guajardo led the Pledge of Allegiance

IV. Public Comments

- a. No Public Comments

V. Discussion and Possible Action on all the Following Matters:

A. Approval of the March 20th KSJB board meeting minutes

- a. Robert motioned to approve the minutes.
- b. Yvonne Second the motion.

B. Update on Neighborhood Clean Up / Tire Roundup

- a. Roel Garza – Gave an update on the Gardenville Grant. He stated that on April 18, 2019 Staff will be going to San Antonio to pick up the Material at the Gardenville store, 40 bags of elite compost, 60 bags of superior top soil and, 60 bags of hard wood mulch will be picked up. Once Material is on location, he will be contacting Mr. Williams (PSJA ISD) on where to purchase the native plants. The estimated size of the Native Plant Garden will be 40 ft x 20 ft.
- b. Mr. Garza presented the Tire round up flyer, Tire Round up will take place on April 27, 2019. Mr. Garza mentioned the 5 designated sites, San Juan Recycle Center, Doedyns Elementary, San Juan Sports Complex, San Juan City Hall and, Reed mock Elementary, Mr. Garza mentioned volunteers will be concentrating

on the North west Side of the City. Staff will be contacting the PSJA H.S. Interact Club and the Criminal Justice program to volunteer for the event.

- c. Robert Ramirez advised to keep tire inventory below the 500 count at the Public Works Brush Site to prevent citations from TCEQ.
 - d. Mr. Garza mentioned possible areas (streets) to be targeted during the cleanup.
 - e. Robert Ramirez mentioned a TCEQ grant that will be available soon, he will be providing Mr. Roel Garza with all the information.
- C. Discussion and Possible action of the KSJB Signage.
- a. Robert explained that they want them to be placed at illegal dumpsites or locations that will be beautified by the KSJB board.
 - b. Keep San Juan Beautiful Banner should be placed at drop site locations during Neighborhood Clean Up Events.
- D. Action on the Golf Tournament. (Roel Garza)
- a. Rates provided by Los Lagos Golf Course: \$32.00 per player, total cost food surcharge of 550.00 plus the prize monies will be GIFT Certificates at their Pro Shop. Pending more rates from local Golf Courses for upcoming meeting.

VI. TREASURE REPORT

- A. The total balance of the Keep San Juan Beautiful Board line item is \$ 2799.73

VIII. OTHER BUSINESS/ANNOUNCEMENTS

IX. SET NEXT MEETING

- A. Next meeting, Wednesday, May 15, 2019

X. ADJOURNMENT

- A. Eric Guajardo motioned to adjourn meeting at 6:57 PM
 - a. Robert Ramirez second the motion.
 - b. Motion passes by general consent.
 - c. Meeting adjourned at 6:57 PM.



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: David Salinas, Director of Utilities

DATE: 5/7/2019

SUBJECT: Department of Utilities Monthly Report.

Texas Drought Outlook

1. 1% of Texas is now in a drought
2. Normal
3. Stage II is still in full effect

System Outlook

1. Water Connections – 6597
2. Sewer Connections - 9597

Water Treatment Facility

Combined Gallons Treated: 60,117,000
Combined Gallons Produced: 70,923,000
WTF No 1

- 4,646,000 gals Water Plant 1
- 155,000 gals daily average
- 1,657,000 gals daily maximum
- 0 gals daily minimum
- 2,608,000 gals RAW
- 0 gals Well

WTF No 2

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

- 50,884,000 gals
- 1,696,000 gals daily average
- 3,338,000 gals daily maximum
- 3,338,000 gals daily minimum
- 70,526,000 gals RAW

Irrigation Water

- WTP No 1 – 11,216,000
- WTP No 2 – 60,849,416

Total Raw Water - 72,065,415

WTP 3.5 MGD Expansions and Rehab 99.9%

- Pending Project Closeout.
- Punch list items still pending.
- NAP and Bac-T collected all within Parameters
- Trevino Reservoir WPT 2 Transfer pumps connected to WTP 1
- North Elevated Storage Tank Paint In Progress Delayed due to Verizon
-

Water Distribution

Water Breaks & Leaks

- Leaks - 7
- Breaks - 2
- Taps - 4

Water Loss

- Reported - 192,700 gals
- Unreported - 323,200 gals

Hydrants

- Flushed - 35
- Replaced - 0
- Repaired - 0
- Stage II Water Conservation still in effect.

Valves

- Worked - 12

Utility Billing Work Orders – 3

- We continue our hydrant and valve maintenance.
- Assisted WWTP with water leak
- Assisted with Fiber Optic to Plant 1
- Staff continues to train for Texas Water

Wastewater Treatment Facility

1. Treated - 55,429,000 gals
2. Wetland – 1,443,000 gals
3. 520 cubic yards of sludge hauled to landfill
4. Received letter from TCEQ for Investigation findings
5. Quarterly Bio-Monitoring All Passed
6. Received revised proposals for sinkhole
7. Ran Pilot on Screw Press
8. Design for Solids Handling submitted to TCEQ for review

Wastewater Collections

Work orders - 96

- Sewer Main Repaired - 0
- Sewer Backups Reported - 15
- Sewer Backups Cleared - 7
- Manholes Ring and Covers - 1
- Manhole Repaired/replaced - 0
- New Manholes installed - 0
- Lift Station - 0
- Unauthorized Discharges – 0

Maintenance

- Completed Evaluation of Water Plant
- Completed Evaluation of Wastewater Plan
- Working on Evaluation of Lift Stations
- Rolled out new Wastewater Plant and Lift station Inspection Sheets

Administration

Financials

- Administration – 57.63%
- Water Treatment – 53.56%
- Distribution: – 48.74%
- Sewer Collection – 61.02%
- Wastewater Treatment – 52.43%

Projects

- WTP Expansion & Rehab – 99% Pending Final Completion (CHC)

- First Time Sewer – 100% - Pending TWDB Final Certification
- East San Juan Water Improvements 100% Pending Final Completion (PCE)
- WTP Rehab – 10% Complete

Training

- Water Treatment – 0
- Distribution – 1
- Sewer Collection – 1
- Wastewater Treatment – 2

Certification

- Water Treatment - 1 Pending
- Distribution - 0
- Sewer Collection - 0
- Wastewater Treatment - 1, 1 Pending
- Renewals - 3



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 5/7/2019

SUBJECT: Parks and Recreation Monthly Report

For the month of April 2019, we have the following to report:

Parks Division, staff continues to maintain our city parks and landscape areas as needed. This past month staff worked on the following areas:

- Prepared Baseball/Softball fields for opening day, which was on April 6, 2019.
- Cleaned and prepared the Wetlands for Earth Day event in conjunction with PSJA ISD, event took place April 23, 2019.
- Assisted with the tent setup at the local schools for end of the year events.
- Parks staff continued the cleanup and upgrade of our community parks in preparation for the Easter holiday.
- Working on fixing some of Tractors and trailers that need service.

Events Division, Event Coordinator Ruben Rodriguez and staff having been working and or took part in the following events:

- Baseball & Softball Opening Day, April 6, 2019
- Made sure parks were ready for Easter holiday, portable toilets etc...
- Assisted with Earth Day Event at the Wetlands on April 23, 2019
- Assisted with the tent set up for Pastor Nuno Rodriguez for Men's Conference.
- Met with Stephanie Alvarez over measurements for the completion of the wall mural at the Sports Complex.

Recreation Division,

PONY BASEBALL/SOFTBALL: 2019 PONY Baseball/Softball League season commenced on Saturday, April 6 with Opening Ceremonies at 10 am taking place that

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Phone: (956)223-2200 • Fax: (956) 787-5978

day. During Opening Ceremonies, baseball and softball teams were introduced, PSJA High School Baseball & Softball players assisted in the Ceremonial First Pitch and team introduction. San Juan teams also played their first game of the season that day. There are a total of 48 teams participating and with over 600 registered participants.

PONY MID-SEASON TOURNAMENTS: The City of San Juan is hosting the 14U Softball Tournament; 6U Baseball Tournament; and 8U Baseball Tournament at the San Juan Sports Complex. Games started on Monday, April 29 and will run through Saturday, May 4.

SUMMER BASKETBALL & VOLLEYBALL: Registration is on-going for the middle school summer boys basketball, girls basketball and girls volleyball. If these proposed new programs have sufficient registration, games will be played at Austin MS and Raul Yzaguirre MS gyms starting the week of June 3.

SPRING TRAINING: On Monday, April 1, Spring Training commenced at Raul Yzaguirre MS Track from 5:30 pm - 7:30 pm. Participants worked on speed, agility, plyometric and explosion drills. A total of 23 participants registered for the program.

2019 SUMMER: We are in full swing in preparations for the upcoming summer programs from accepting applications, designing the summer activity guide, facilities request and setting the programs times and days.

Maintenance Division, staff continues to provide professional maintenance and custodial service throughout the city. The following areas were addressed this past month.

- Completed work at the Northside Fire Department, changed out all shower heads, replaced toilets and all exhaust fans.
- At Municipal Park, restrooms all toilets were serviced and replaced.
- All A/C units throughout the city have been serviced and are ready for the change in season.

UPCOMING EVENTS:

- Fourth of July Celebration on Wednesday July 3, 2019. More details TBA



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 5/7/2019

SUBJECT: San Juan Memorial Library Monthly Report.

Enclosed is the April monthly report including statistics and programs:

For the month of April we had, 3,133 visitors. Out of those visitors, 855 were here for computer use only. The library checked out a total of 1,230 items both adult and children's. We had 67 new patrons added to our circulation system. We requested and received twenty one (21) Interlibrary Loans (ILL). We had 165 in-house circulation items. We helped the public with an estimated 627 reference/informational questions. We had 72 fax transactions. There were 12 children's programs with an attendance of 174 people. The monthly amount deposited was \$1,286.13 both fines and fees.

Please see the attached statistical report.

During the month of April

- Attended the Directors' meetings.
- Attended the City Commission meetings.
- Went to City Hall to make the weekly money deposits for the library.
- Attended the Library Board meeting.
- Attended the HCLS monthly meeting at the Pharr Memorial Library.
- Attended the Planning and Zoning Community meeting.
- Attended the First Children's Festival: Francisco Gabilondo Soler “Cri Cri”

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- presented by the Mexican Consulate at the McAllen Public Library.
- Invited as a Keynote Speaker to the Induction Ceremony to the Spanish Honor Society at the James Pace ECHS in Brownsville.
- Managed the day to day operations of the San Juan Memorial Library.
-
- **Meetings to be held in May, 2019**

Multipurpose Room

Library Board Meeting, May 1st

Planning & Zoning Meetings, May 2nd, 9th & 15th

EDC Meetings, May 7th 9th & 21st

Keep San Juan Beautiful Meeting, May 8th

Mother's Day/Día de las Madres Event, May 10th

City Commission Meetings, May 14th & 28th

Directors' Meetings, May 15th & 29th

Civil Service Workshop, May 16th & 17th

Head Start Graduation, May 22nd

Training Room:

Spanish GED, May 1st thru May 20th

Computer Classes, May 2nd thru May 30th

San Juan Memorial Library
April 2019 Statistics

Statistics	
Total Visitors	3,133
Computer Users	855
Total Checkouts	1,230
In-House Use	165
Inter-Library Loans	21
New Patrons	67
Reference\ Informational Questions	627
FAX transactions	72
Children's Programs	12
Attendance	174

Multipurpose Room Reservations	Attendance
3rd Library Board	7
9th HR - Executive Room	4
9th City Commission	42
10th Directors Meeting	14
10th City of San Juan - Backhoe training	14
10th City Manager - Executive Room	11
12th HR - Executive Room	3
15th HR - Executive Room	4
16th EDC Meeting	9
17th HR - Executive Room	7
17th P&Z - Comprehensive Planning	31
23rd City Commission	38
24th Directors Meeting	14
26th HR - Executive Room	4
30th HR - Executive Room	6
30th Dia de los Ninos	95
Total	303

Training Room Reservations	Attendance
1st Spanish GED Class	5
2nd Computer Class	3
3rd Spanish GED Class	8
4th Spanish GED Class	6
8th Spanish GED Class	6
9th Computer Class	2
10th Spanish GED Class	5
11th Computer Class	2
11th Spanish GED Class	5
15th Spanish GED Class	6
16th Computer Class	2
17th Spanish GED Class	6
18th Spanish GED Class	7
22nd Spanish GED Class	2
24th Spanish GED Class	6
25th Spanish GED Class	5

Checkouts	
DVDs	443
Books Juvenile	634
Books Adult	153
Total	1,230

WiFi Usage	
LibGuest	
LibStaff	
LibAdmin	
*Total	0

Study Room Attendance	
Study Rooms	69

Facebook Page	
Likes	9
Visitors	10

SJML Homepage	
Visitors	47,311

Deposits	
Fines	\$ 297.93
Copies	\$ 988.20
Total	\$ 1,286.13

T.R. Reservations (cont.)	Attendance
29th Spanish GED Class	5
30th Computer Class	2
30th Girl Scouts Troop 1106	13
Total	96

Computer Classes	
Attendance	11

*** No statistics were collected this month due to reconfiguration of the wifi network.**

Youth & Children's Programs/Attendance

Date	Program	Attendance
Tuesday, April 2, 2019	Story Time/Craft	5
Wednesday, April 3, 2019	Toddler Time	7
Thursday, April 4, 2019	Game Night	4
Tuesday, April 9, 2019	Story Time/Craft	8
Wednesday, April 10, 2019	Toddler Time	11
Friday, April 12, 2019	Story Time/Color	4
Tuesday, April 16, 2019	Story Time/Craft	7
Wednesday, April 17, 2019	Toddler Time	4
Tuesday, April 23, 2019	Story Time/Craft	8
Wednesday, April 24, 2019	Toddler Time	9
Saturday, April 27, 2019	Story Time/Craft	12
Tuesday, April 30, 2019	Dia de los Niños	95
Total	12	174

**San Juan Memorial Library Advisory
Board Meeting
Sign In Sheet**

DATE: February 6, 2019

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library

Board Members:

1. Maria Estella Ayala

2. Iris Lara

3. Leticia Leija

4. María Alicia Navarro

5. Lydia Perkins

6. Maria O Reyes

7. Elizabeth Saldaña

Iris Lara

María A. Navarro

Maria O. Reyes
Elizabeth Saldaña

Library Director:

Armandina A. Sesín

A. A. Sesin

Visitors:

[Signature]

Minutes of the Meeting of the San Juan Library Advisory Board

Date: February 6, 2019
Time: 6:00 p.m.
Place: San Juan Memorial Library
Members Present: Iris Lara Maria O Reyes
Leticia Leija Elizabeth Saldaña
Maria A. Navarro
Members Absent: Estella Ayala and Lydia Perkins
Library Director: Armandina A. Sesin
Visitors: Commissioner Jesus “Jesse” Ramirez

ORDER OF BUSINESS

I Invocation

Maria A Navarro led the Invocation.

II Pledge of Allegiance

Iris Lara led the Pledge of Allegiance.

III Call Meeting to Order

Leticia Leija called the meeting to order at 6:03 p.m.

IV Roll Call

All Board Members were present with the exception of Maria Estella Ayala and Lydia Perkins. A motion was made to excuse both members by Maria Reyes and seconded by Maria Navarro.

V Review of Minutes

A motion to approve the minutes as presented was made by Iris Lara and seconded by Maria Navarro.

VI Old Business

Christina Perez Presentation

A brief presentation by Children’s librarian Christina Perez was presented to the Board about attending, with Mrs. Sesin, Career Day at the Pharr Events Center. A discussion ensued about the following items: Calendar, Facebook, and a toddler program. She was invited to attend the children’s programming at the Edinburg Sekula Memorial Library. A suggestion was made for her to increase her story hour programs and include crafts and songs with it. She needs to have the March calendar ready to be distributed to the board members at the March meeting. Another suggestion for her was to promote more the children’s department at the library.

VII New Business

Presentation of new Board member

The library director presented Mrs. Elizabeth Saldaña as the new library board member.

Meetings in 2019

No meetings will be held during the months of January, July and August, except if there's the need of a special meeting. A reminder was made to the members that the meetings are the first Wednesday of the month. A library staff will call the board members to remind them about the next meeting.

VIII Director's Report

The library director presented her monthly report. She mentioned that the computer classes will start again on Tuesdays and Thursdays from 10:00 to 11:30 a.m. in the training room. The GED in Spanish will be moved from the multipurpose room to the training room starting in February. Mayor Mario Garza was invited to the Read Aloud at the library on February 2nd at 3:00 p.m. The library will have a celebration of Dr. Seuss on March 2nd from 3 to 4:30 p.m. She invited the board members to the city commission meetings which take place the second and the fourth Tuesday of the month at 6:00 p.m. She will try to present to the City Commission an agenda item requesting a liaison to the board selected from the city Commission members. She also mentioned a program which will take place in the library on February 15th with Enero Rojo Lunar, Letras y Artes.

IX Adjournment

A motion to adjourn was made at 6:53 p.m. by Maria Navarro and seconded by Maria O. Reyes. Next meeting will be Wednesday, March 6, 2019.

Leticia Leija, Chair

Iris Lara, Secretary

**San Juan Memorial Library Advisory
Board Meeting
Sign In Sheet**

DATE: March 6, 2018^{PAS}9

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library

Board Members:

1. Maria Estella Ayala

2. Iris Lara

3. Leticia Leija

4. María Alicia Navarro

5. Lydia Perkins

6. Maria O Reyes

7. Elizabeth Saldaña

Maria E. Ayala
Iris Lara

María A. Navarro

Maria O. Reyes
Elizabeth Saldaña

Library Director:

Armandina A. Sesín

A. A. Sesin

Liaison:

Visitors:

Minutes of the Meeting of the San Juan Library Advisory Board

Date: March 6, 2019
Time: 6:00 p.m.
Place: San Juan Memorial Library
Members Present: Estella Ayala Maria O. Reyes
Iris Lara Elizabeth Saldaña
Maria A. Navarro
Members Absent: Leticia Leija and Lydia Perkins
Library Director: Armandina A. Sesín
Visitors:

ORDER OF BUSINESS

I Invocation

Maria A Navarro led the Invocation.

II Pledge of Allegiance

Estella Ayala led the Pledge of Allegiance.

III Call Meeting to Order

Maria O Reyes called the meeting to order at 6:10 p.m.

IV Roll Call

All Board Members were present with the exception of Leticia Leija and Lydia Perkins. A motion was made to excuse Leticia Leija and not Mrs. Perkins by Maria Navarro and seconded by Estella Ayala.

V Review of Minutes

A motion to approve the minutes as corrected was made by Maria Navarro and seconded by Maria Reyes.

VI Old Business

List and Expiration of Board Members

A list of board members with addresses, phone numbers and expiration dates was given to all of the board members in attendance.

VII New Business

Liaison from City Commission

The Director will turn an agenda item for the meeting of March 12 asking the Commission to appoint a liaison from members of the City Commission.

Appointment /or reappointment of Board Members

The city secretary will address the City Commission at the meeting of March 12 about replacing or re appointing the members which term has expired.

VIII Director's Report

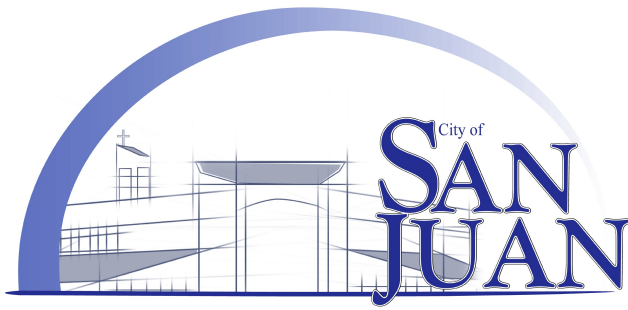
The library director presented her monthly report. She mentioned a celebration they had of Dr. Seuss on March 2nd which was very well attended. Library board member, Elizabeth Saldaña attended this celebration. The director didn't present an agenda item to the city commission for them to select a liaison at the meeting on March 12; she'll present it at the meeting of March 26. Christina, the children's librarian, and I went to Reed and Mock elementary on February 26 to register parents and their children for library cards. Christina will do a presentation of activities since her last presentation on February. Members agreed for her to do a presentation at least every other month.

IX Adjournment

A motion to adjourn was made at 6:30 p.m. by Estella Ayala and seconded by Maria O. Reyes. Next meeting will be Wednesday, April 3, 2019.

Leticia Leija, Chair

Iris Lara, Secretary



Library Advisory Board Attendance Form

2018 - 2019

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	3	7	7	4	2	6	4	1	5	3	7	5
Maria Estella Ayala	*	P	P	P	P	P	*	A	*	P	P/NQ	P
Iris Lara	*	P	P	P	P	A	*	P	*	P	A/E	A/E
Leticia Leija	*	P	A/E	P	A	P	*	P	*	P	P/NQ	P
Mary Alice Navarro	*	P	P	P	P	P	*	P	*	P	P/NQ	P
Lydia Perkins	*	P	A/E	A	A	P	*	P	*	P	A	P
Mary O Reyes	*	P	P	P	P	P	*	P	*	P	A	P
Teresa Sloss	*	A	P	P	P	A	*	A	*	A	A	A

2019	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	2	6	6	3	1	5	3	7	4	2	6	4
Maria Estella Ayala	*	A/E	P	P	P		*	*				
Nadia Baughman	*	N/M	N/M	A	P		*	*				
Iris Lara	*	P	A/E	P	P		*	*				
Leticia Leija	*	P	P	P	A/E		*	*				
Mary Alice Navarro	*	A/E	A	P	A/E		*	*				
Mary O Reyes	*	P	P	P	P		*	*				
Elizabeth Saldaña	*	P	P	P	P		*	*				

LEGEND

* - NO MEETING HELD

P - PRESENT

A - ABSENT

E - EXCUSED

R - RESIGNED

NQ - NO QUORUM

NM- NEW MEMBER

Re. REPLACED

TE - TERM EXPIRED

AO - AUTOMATICALLY OUT

LC - LIBRARY CLOSED

NOTES:

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 14, 2019

Consider Adoption of an Ordinance in First Reading of the Voluntary Annexation of the Proposed Hacienda San Fernando Subdivision being out of Lot 7, Block 9 and Lot 5, Block 13, John Closner Subdivision of Porciones 71 and 72, as per map recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas located approximately a 1,000 feet of Nebraska Avenue along the South side of Moore Road.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located along the South side of Moore Road, between Nebraska and Stewart Road. The proposed subdivision is just outside the city limits within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivisions processed and approve within the city's ETJ. On March 12, 2019, the City Commission approved a Resolution 2019-06 accepting a petition for voluntary annexation and setting dates and times for public hearings. The two public hearings for the voluntary annexation petition were held on April 9 and April 23, 2019 at the City Commission Meeting.

The property owner of the subject property has submitted a petition of a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by City on proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Adopt the Ordinance in First Reading for the Voluntary Annexation of the proposed Hacienda San Fernando Subdivision.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



Planning & Zoning Department

VOLUNTARY ANNEXATION SCHEDULE

Subject Property	Hacienda San Fernando Subdivision
	Being 18.45 acre tract of land, being out of Lot 7, Block 9 and Lot 5, Block 13, John Closner Subdivision of Porciones 71 and 72, as per map recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas, as Requested by Hector Guerra.
Wednesday, March 6, 2019	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, March 6, 2019	Negotiate written service agreement with property owner and City.
Tuesday, March 12, 2019	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, March 27, 2019	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, April 9, 2019	City Commission holds public hearing on and accepts petition for Voluntary Annexation.
Wednesday, April 10, 2019	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, April 23, 2019	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, May 14, 2019	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, May 28, 2019	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.

EMPIRE INVESTORS, LLC and REAL SOLUTIONS, LP
824 Del Oro Lane
Pharr, Texas 78577
956-638-5580 * 956-787-6857 Fax
Hguerrasr12@yahoo.com

February 21, 2019

City of San Juan
Planning Department
709 S. Nebraska Ave.
San Juan, Texas 78589
(956) 223-2220
(956) 787-5978 Fax

To the Mayor and Board of Commissioners, City of San:

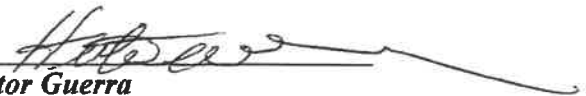
The undersigned inhabitant and qualified voter of the following described property which adjoins the city limits petitions the Board of Commissioners of the City of San Juan to Annex the following tract of land:

"SEE EXHIBIT A"


Hector Guerra
Its: Member

State of Texas
County of Hidalgo

Before me, on the undersigned authority, on this day personally appeared Hector Guerra, member of Empire Investors, LLC being duly sworn; deposed and said that he/she is an inhabitant of the property described herein and is a qualified voter.


Hector Guerra
Its: Member

Sworn to and subscribed before me on this 21st, day of February, 2019.



Rosalinda Guajardo

NOTARY PUBLIC, STATE OF TEXAS

Notary's printed name: *Rosalinda Guajardo*

My commission expires: *09-19-2022*

RESOLUTION NO. 19 - 07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR VOLUNTARY ANNEXATION; SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

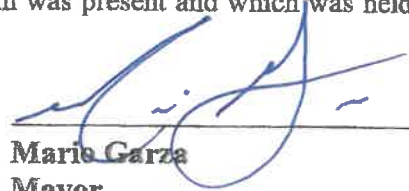
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described in Exhibit "A" and being out of the and made a part hereof by the passage of an ordinance of annexation extending the general corporate limits of the City of San Juan for all purposes to include such territory. A map of such proposed annexation is attached hereto as Exhibit "A" and made a part hereof for all purposes.

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on April 9, 2019. The second public hearing shall be held at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on April 23, 2019. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

Section 3. The City Secretary of the City of San Juan is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City of San Juan and within the territory proposed to be annexed, the publication of notice of each public hearing to be made at least once in such newspaper not less than eleven (11) days nor more than twenty (20) days prior to the day of that public hearing.

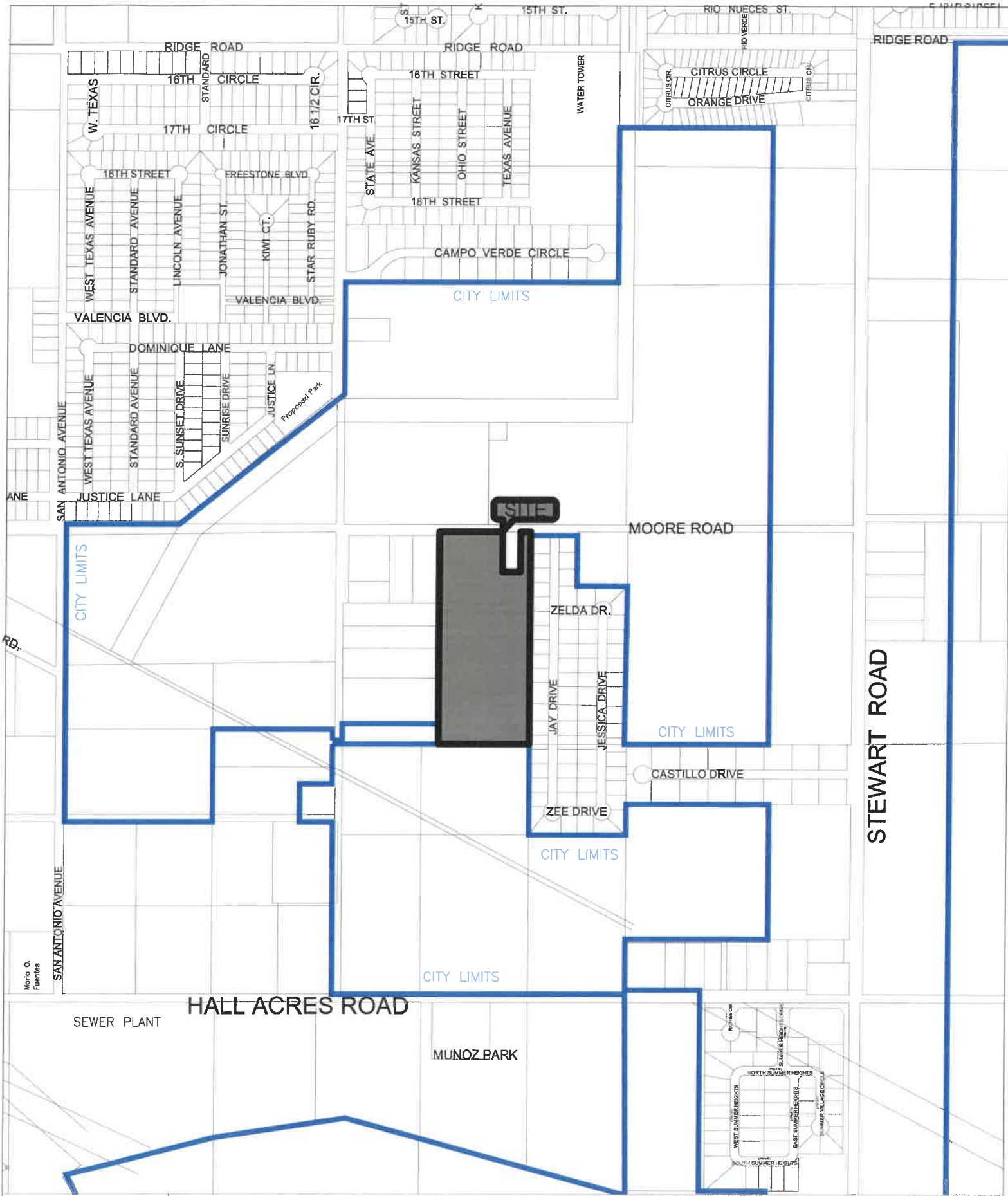
Section 4. The Planning Department is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territories that are proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the inhabitants of the territory at the public hearings called herein. Such service plan shall be prepared in accordance with the provisions of Chapter 43 of the Texas Local Government Code.

CONSIDERED, PASSED AND APPROVED on this 12th day of March, 2019, at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.


Mario Garza
Mayor

Attest:

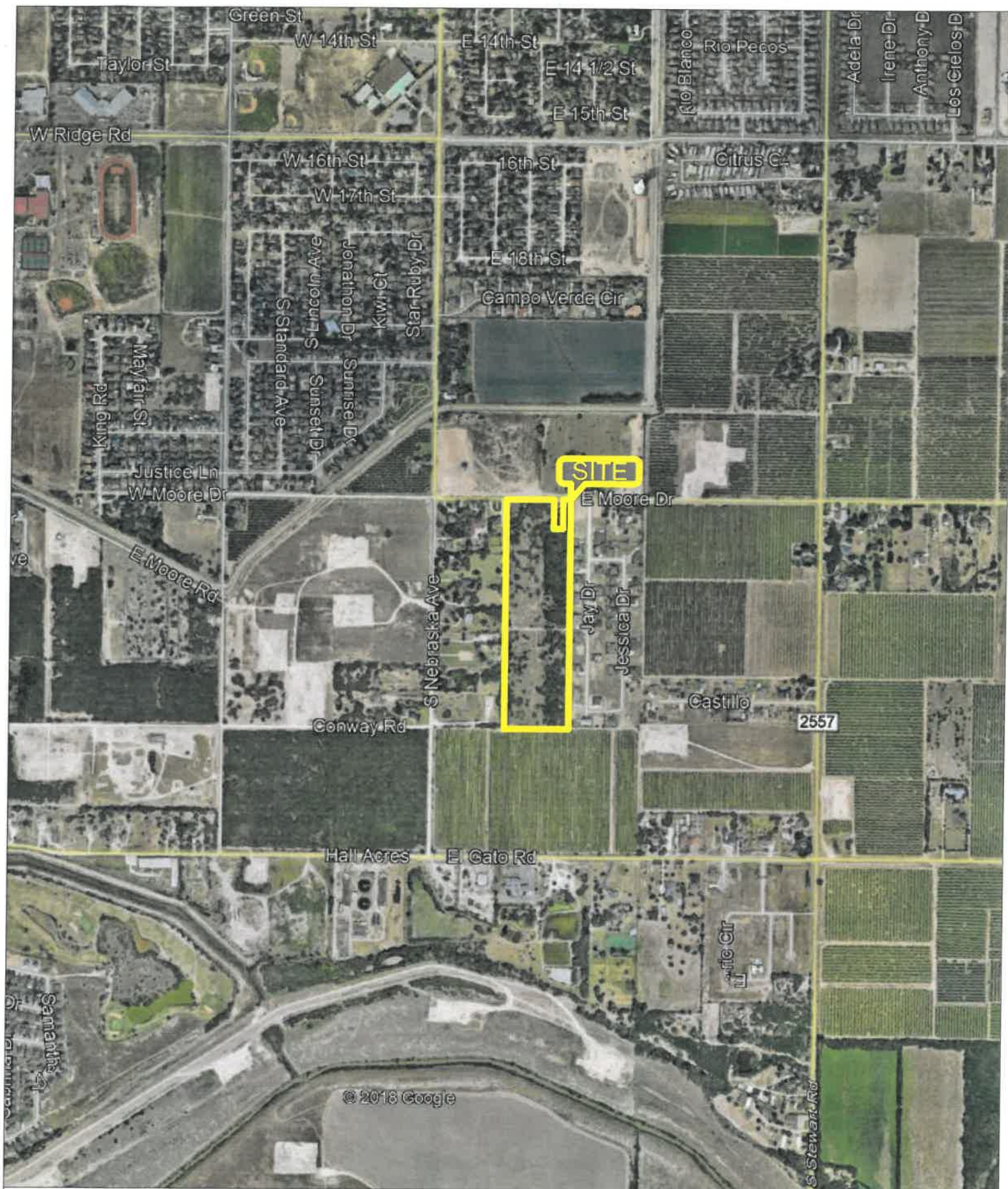

Diana Cavazos
City Secretary



Legend

- CITY LIMITS
- Proposed area

Conduct a Public Hearing and Consider Accepting Petition for the Voluntary Annexation of the Proposed Hacienda San Fernando Subdivision being out of Lot 7, Block 9 and Lot 5, Block 13, John Clossner Subdivision of Porciones 71 and 72, as per map recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas located approximately a 1,000 feet of Nebraska Avenue along the South side of Moore Road.



Legend

- CITY LIMITS
- Proposed area

Conduct a Public Hearing and Consider Accepting Petition for the Voluntary Annexation of the Proposed Hacienda San Fernando Subdivision being out of Lot 7, Block 9 and Lot 5, Block 13, John Closser Subdivision of Porciones 71 and 72, as per map recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas located approximately a 1,000 feet of Nebraska Avenue along the South side of Moore Road.



LEGAL NOTICE

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:
The City of San Juan, Texas will conduct a public hearing on **Tuesday, April 9, 2019 at 6:00 p.m.** at the San Juan Memorial Library located at 1010 S. Standard Avenue, regarding the following annexation petition:

DESCRIPTION OF ACRES OF LAND

Consider petition for the voluntary annexation of the proposed Hacienda San Fernando Subdivision being 18.45 acre tract of land, being out of Lot 7, Block 9 and Lot 5, Block 13, John Closner Subdivision of Porciones 71 and 72, as per map recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas, located approximately a 1,000 feet of Nebraska Avenue along the South side of Moore Road.

The public is invited to attend the public hearing and express support or opposition of this annexation request.

WITNESS MY HAND AND SEAL, this 25th day of March, 2019.

Robert Escobar
Planning Director

(Published in the Advance News Journal on March 27, 2019)

EXHIBIT "A"

An 18.5 acre tract of land out of Lots 7, Block 9 and Lot 5, Block 13, JOHN CLOSNER SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North line of Lot 7, Block 9, North 81 degrees 31 minutes West, 528.36 feet from the Northeast corner of said Lot for the Northeast corner of this description:

THENCE, South 8 degrees 29 minutes West and parallel to the East line of Lot 7, at 20.0 feet pass an iron pipe set in the South line of a county road, at 1217.5 feet pass a point in the North line of Lot 5, Block 13, from which point the Northeast corner of said Lot 5 bears South 81 degrees 31 minutes East, 528.36 feet, 1,688.5 feet in all to an iron pipe set in the South line of the North 12.16 acres of Lot 5 for the southeast corner of this description;

THENCE, with the South line of the North 12.16 acres of Lot 5, North 81 degrees 31 minutes West, 488.44 feet to an iron pipe set for the Southwest corner of this description;

THENCE, North 8 degrees 29 minutes East, 417.0 feet to an iron pipe set in the South line of Lot 7, Block 9, for an interior corner in the West line of this description;

THENCE, with the South line of Lot 7, North 81 degrees 31 minutes West, 2.4 feet to an iron pipe set for an exterior corner in the West line of this description;

THENCE, North 8 degrees 29 minutes East, at 1,197.5 feet pass an iron pipe set in the South line of a county road, 1217.6 feet in all to a point in the North line of Lot 7 for the Northwest corner of this description;

THENCE, with the North line of Lot 7, South 81 degrees 31 minutes East, 337.6 feet to a point for the Northwest corner of that certain 1/2 acre in the North part of Lot 7 described in Deed appearing in Volume 637, Page 142, Deed Records, Hidalgo County, Texas for an exterior corner in the North line of this description;

THENCE, with the West line of that certain 1/2 acre in the North part of Lot 7, South 8 degrees 29 minutes West, at 20.0 feet pass an iron pipe set in the South line of a county road, 221.0 feet in all to an iron pipe set for the Southwest corner of that certain 1/2 acre in the North part of Lot 7 for an interior corner in the North line of this described tract;

THENCE, with the South line of that certain 1/2 acre in the North part of Lot 7, south 81 degrees 31 minutes East, 98.55 feet to an iron pipe set for the Southeast corner of that certain 1/2 acre in the North part of Lot 7 and for an interior corner in the North line of this description;

THENCE, with the East line of that certain 1/2 acre in the North part of Lot 7, North 8 degrees 29 minutes East, at 201.0 feet pass an iron pipe set in the South line of a county road, 221.0 feet in all

to a point in the North line of Lot 7 for the Northeast corner of that certain 1/2 acre in the North part of Lot 7 and for an exterior corner in the North line of this description;

THENCE, with the North line of Lot 7, South 81 degrees 31 minutes East, 54.69 feet to the PLACE OF BEGINNING, this description containing 18.5 acres, more or less of which 13.22

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE ANNEXATION OF AN 18.5 ACRE TRACT OF LAND OUT OF THE LOTS 7, BLOCK 9 AND LOT 5, BLOCK 13, JOHN CLOSNER ET AL SUBDIVISION, AS PER VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2947903, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

WHEREAS, Section 43.028 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the Board of Commissioners in the adoption of this ordinance finds that the petition for annexation has been properly filed under Section 43.028 and that the property to be annexed is one-half mile or less in width and is contiguous to the city limits of San Juan; and

WHEREAS, the Board of Commissioners finds that the petition for annexation has been on file with the City of San Juan for greater than five but less than thirty days in accordance with the provisions of Section 43.028 of the Local Government Code.

WHEREAS, two (2) public hearings were conducted after proper notice on April 9 and April 23, 2019 as required by State Law.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

SECTION I: The following described land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan, Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

AN 18.5 ACRE TRACT OF LAND OUT OF LOTS 7, BLOCK 9 AND LOT 5, BLOCK 13, JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCOURDING TO MAP THEREOF RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the North line of Lot 7, Block 9, North 81 degrees 31 minutes West, 528.36 feet from the Northeast corner of said Lot for the Northeast corner of this description:

THENCE, South 8 degrees 29 minutes West and parallel to the East line of Lot 7, at 20.0 feet pass an iron pipe set in the South line of a county road, at 1217.5 feet pass a point in the North line of Lot 5, Block 13, from which point the Northeast corner of said Lot 5 bears South 81 degrees 31 minutes East, 528.36 feet, 1,688.5 feet in all to an iron pipe set in the South line of the North 12.16 acres of Lot 5 for the southeast corner of this description;

THENCE, with the South line of the North 12.16 acres of Lot 5, North 81 degrees 31 minutes West, 488.44 feet to an iron pipe set for the Southwest corner of this description;

THENCE, North 8 degrees 29 minutes East, 417.0 feet to an iron pipe set in the South line of Lot 7, Block 9, for an interior corner in the West line of this description;

THENCE, with the South line of Lot 7, North 81 degrees 31 minutes West, 2.4 feet to an iron pipe set for an exterior corner in the West time of this description;

THENCE, North 8 degrees 29 minutes East, at 1,197.5 feet pass an iron pipe set in the South line of a county road, 1217.6 feet in all to a point in the North line of Lot 7 for the Northwest corner of this description;

THENCE, with the North line of Lot 7, South 81 degrees 31 minutes East, 337.6 feet to a point for the Northwest corner of that certain $\frac{1}{2}$ acre in the North part of Lot 7 described in Deed appearing in Volume 637, Page 142, Deed Records, Hidalgo County, Texas for an exterior corner in the North line of this description.

THENCE, with the West line of that certain $\frac{1}{2}$ acre in the North part of Lot 7, South 8 degrees 29 minutes West, at 20.0 feet pass an iron pipe set in the South line of a county road, 221.0 feet in all to an iron pipe set for the Southwest corner of that certain $\frac{1}{2}$ acre in the North part of Lot 7 for an interior corner in the North line of this described tract;

THENCE, with the South line of that certain $\frac{1}{2}$ acre in the North part of Lot 7, south 81 degrees 31 minutes East, 98.55 feet to an iron pipe set for the Southeast corner of that certain $\frac{1}{2}$ acre in the North part of Lot 7 and for an interior corner in the North line of this description;

THENCE, with the East line of that certain $\frac{1}{2}$ acre in the North part of Lot 7, North 8 degrees 29 minutes East, at 201.0 feet pass an iron pipe set in the South line of a county road, 221.0 feet in all to a point in the North line of Lot 7 for the Northeast corner of that certain $\frac{1}{2}$ acre in the North part of Lot 7 and for an exterior corner in the North line of this description;

THENCE, with the North line of Lot 7, South 81 degrees 31 minutes East, 54.69 feet to the PLACE OF BEGINNING, this description containing 18.5 acres, more or less of which 13.22 acres are out of the East 28.5 acres of Lot 7, Block 9 and 5.28 acres are out of the East 11.0 acres of the North 12.16 acres of Lot 5, Block 13.

SECTION II: The service plans for the above tract have not been prepared and have been waived by the property owner of the above referenced property and are not required under the provisions of Sections 43.028 and furthermore, that the annexation procedures heretofore adopted for the City of San Juan of this ordinance and the resolution for the service plan is not required for such subdivision, as the subdivision is being annexed under provisions of Section 43.028 of the Local Government Code.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Single-Family Residence District (R-1).

SECTION V: Upon annexation of the herein above described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and **APPROVED** on first reading on the 14th day of May, 2019.

PASSED and **APPROVED** on second reading on the 28th day of May, 2019.

CITY OF SAN JUAN

MARIO GARZA, Mayor

ATTEST:

DIANA CAVAZOS, City Secretary

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

City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 14, 2019

Hold a Public Hearing and Consider an Ordinance in First Reading for a Rezoning Request from Expressway Corridor District (EC) to Single-Family Residence District (R-S) of 15.932 acre tract of land out of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road, as Requested by Estefania Rios.

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to rezone 15.932 acres along Sgt. Leonel Trevino Road from the Expressway Corridor District (EC) to Single-Family Residence District (R-S) in order to build a residential subdivision. It is noted that the property is part of the Expressway Corridor District that was approved by the City Commission on April 2017 after a study funded by the San Juan Economic Development Corporation in corporation with the Planning Department to develop a vision plan for the US 83/IH2 expressway corridor area within the City of San Juan.

The surrounding properties consist of a mixture of single-family and commercial uses.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-two (22) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

RECOMMENDATION:

During the regular meeting on May 2, 2019, the Planning and Zoning Commission recommended denial of the rezoning request with a 5-1 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/02/2019
CITY COMMISSION – 05/14/2019
DATE PREPARED – 05/07/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Expressway Corridor District (EC) to Single-Family Residence District (R-S) of 15.932 acre tract of land out of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision.

APPLICANT: Estefania Rios

SURVEYOR/ENGINEER: Melden and Hunt, Inc.

LEGAL: A 15.932 acre tract of land out of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision.

LOCATION: The property is located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road.

EXISTING ZONING: Expressway Corridor District (EC)

**EXISTING LAND USE/
ADJACENT ZONING:** North – Residential; Single-Family Residence District (R-S)
South – Commercial; Expressway Corridor District (EC)
East – Vacant; Expressway Corridor District (EC)
West – Reservoir; Single-Family Residence District (R-S)

ACCESS AND CIRCULATION: This property has access onto Sgt. Leonel Trevino Road.

PUBLIC SERVICES: Water and sewer services will be provided by the City of San Juan.

RECOMMENDATION: Staff recommends denial of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is proposing to rezone 15.932 acres along Sgt. Leonel Trevino Road from the Expressway Corridor District (EC) to Single-Family Residence District (R-S) in order to build a residential subdivision. It is noted that the property is part of the Expressway Corridor District that was approved by the City Commission on April 2017 after a study funded by the San Juan Economic Development Corporation in corporation with the Planning Department to develop a vision plan for the US 83/IH2 expressway corridor area within the City of San Juan.

The surrounding properties consist of a mixture of single-family and commercial uses.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-two (22) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

ATTACHMENTS:	Location Map Aerial Photo Zoning Map Survey Expressway Corridor Study List of neighboring property owners receiving notice Photos Ordinance
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FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/02/2019 Commissioner Guajardo made a motion to deny the rezoning request as presented by staff. Commissioner Magallan seconded the motion. The motion passed with a (5-1) vote with Commissioner Cardenas voting nay.

Mr. Escobar explained that Melden and Hunt, Inc. is applying for rezoning on behalf to Estefania Rios. He said the City did an Expressway Corridor Study in 2016 that was created to protect the area along the Expressway. The study was finalized in 2017 after public hearings, workshops and approval from the Planning and Zoning and City Commissions.

Mario Reyna, from Melden & Hunt, Inc., said that they are proposing to change the zoning to single-family use in order to build 76 family homes, approximately 13 million would be generated in taxes every year for the city. He said that he that the developer wants to bring a nice neighborhood to the City of San Juan.

Commissioner Cardenas asked the board want exactly they wanted in that area. She also said that she has seen that there is single-family residential to the North side of the property and she would

like to see continuity in the land uses and leave the commercial zone along the Expressway. Mr. Escobar said that the Expressway Corridor Study was created to protect all these properties from single-family residential zoning. He said that study was created before his time (study started in 2016 and adopted in 2017) and that some of the Commissioners were part of the study.

Mr. Escobar said that staff reviewed and initially denied the request as the Expressway Corridor Zoning doesn't allow single-family residential homes on its own in that area but that the applicant insisted on presenting the rezoning request before the board. Commissioner Cardenas asked if the property next door was zoned as single-family residential. Mr. Escobar said yes, there is a park and a reservoir that belong to the City of San Juan and some homes that were left out of study.

Vice-Chairman Alaniz said that across the street there are single-family residences but if they allow this rezoning they cannot deny somebody else. He also said that people need to be respectful the hours that staff and the board put into these studies and that they need to comply with the regulations.

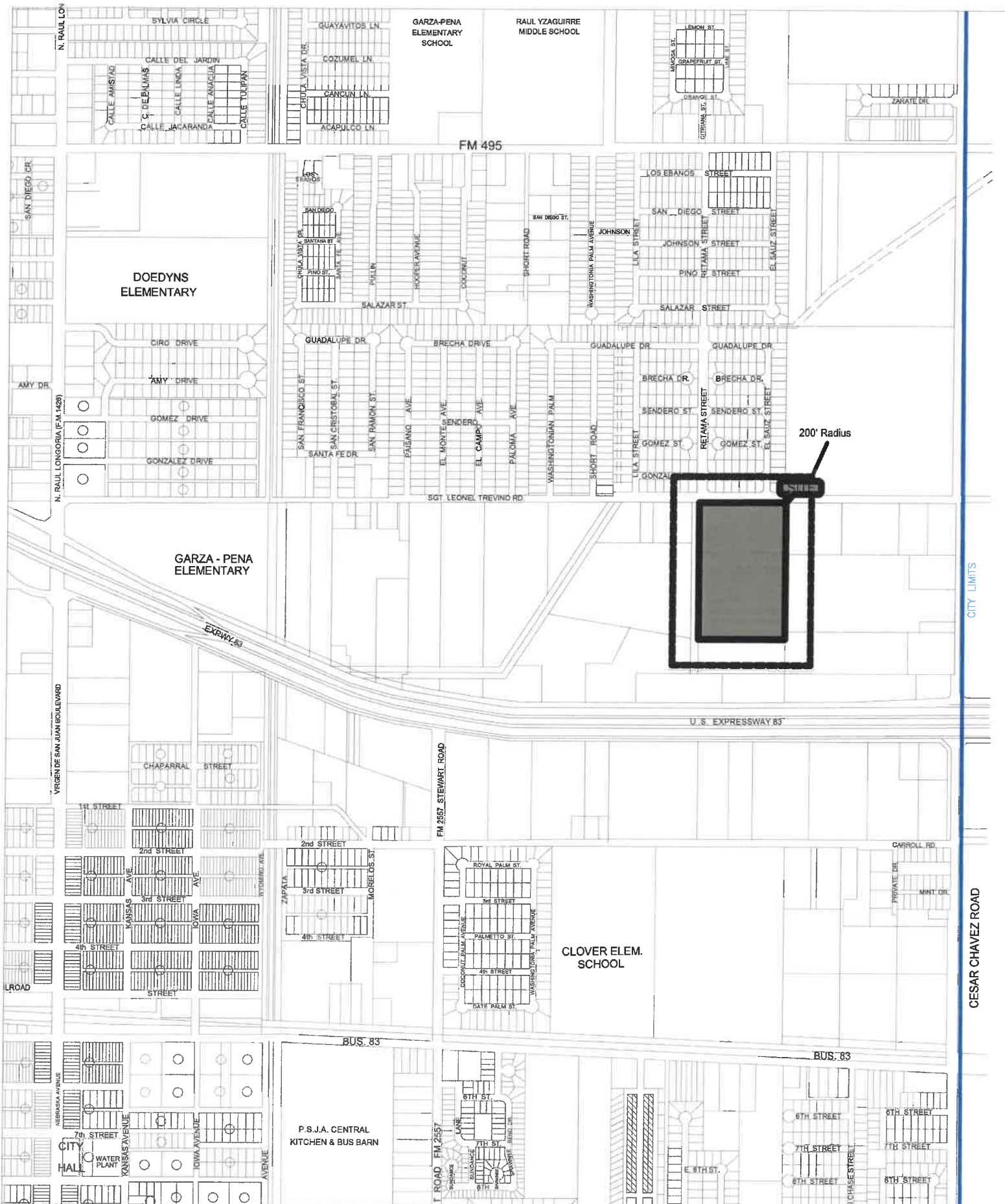
Commissioner Cardenas asked what was on the property now. Mr. Escobar said that the property was empty.

Vice-Chairman Alaniz reminded the board that the main purpose of the study was to attract more businesses and corporations to invest in the city. He also said as soon as the Expressway Corridor District was approved people started to see the difference and new businesses started coming to the city along the Expressway Corridor.

Mario Reyna said that the developer is interested in investing in the City of San Juan only and not another city. He said that he believes this is the right time to rezone the property and investment.

Vice-Chairman Alaniz closed the public hearing at 6:12 p.m.

Commissioner Alvarado said that he feels that they need to stay with the zoning as is due to the time invested in the study.

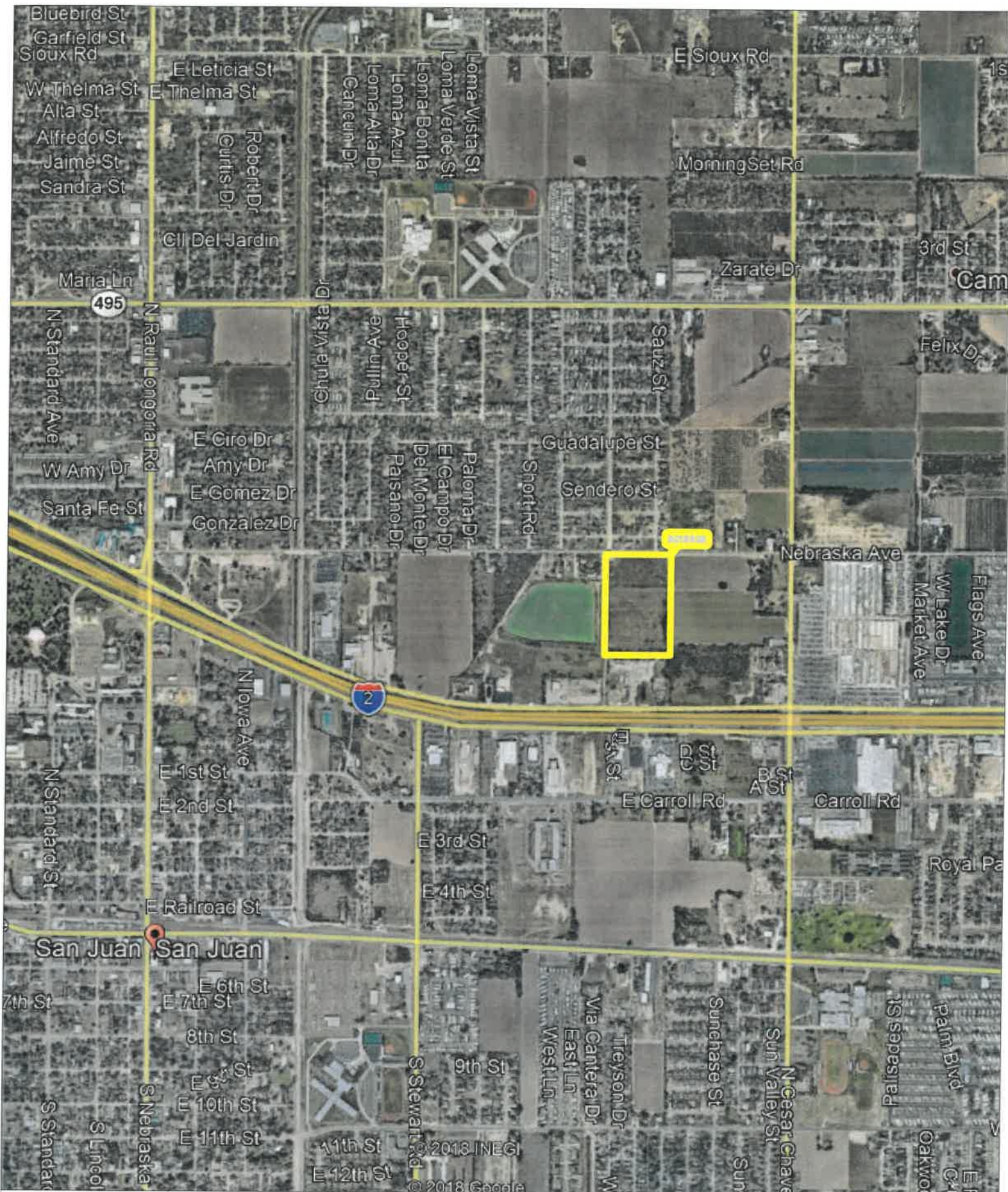


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Expressway Corridor District (EC) to Single-Family Residence District (R-S) of 15.932 acre tract of land out of Lot 3, Block 35, Alamo Land and Sugar Company, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road, as Requested by Estefania Rios.





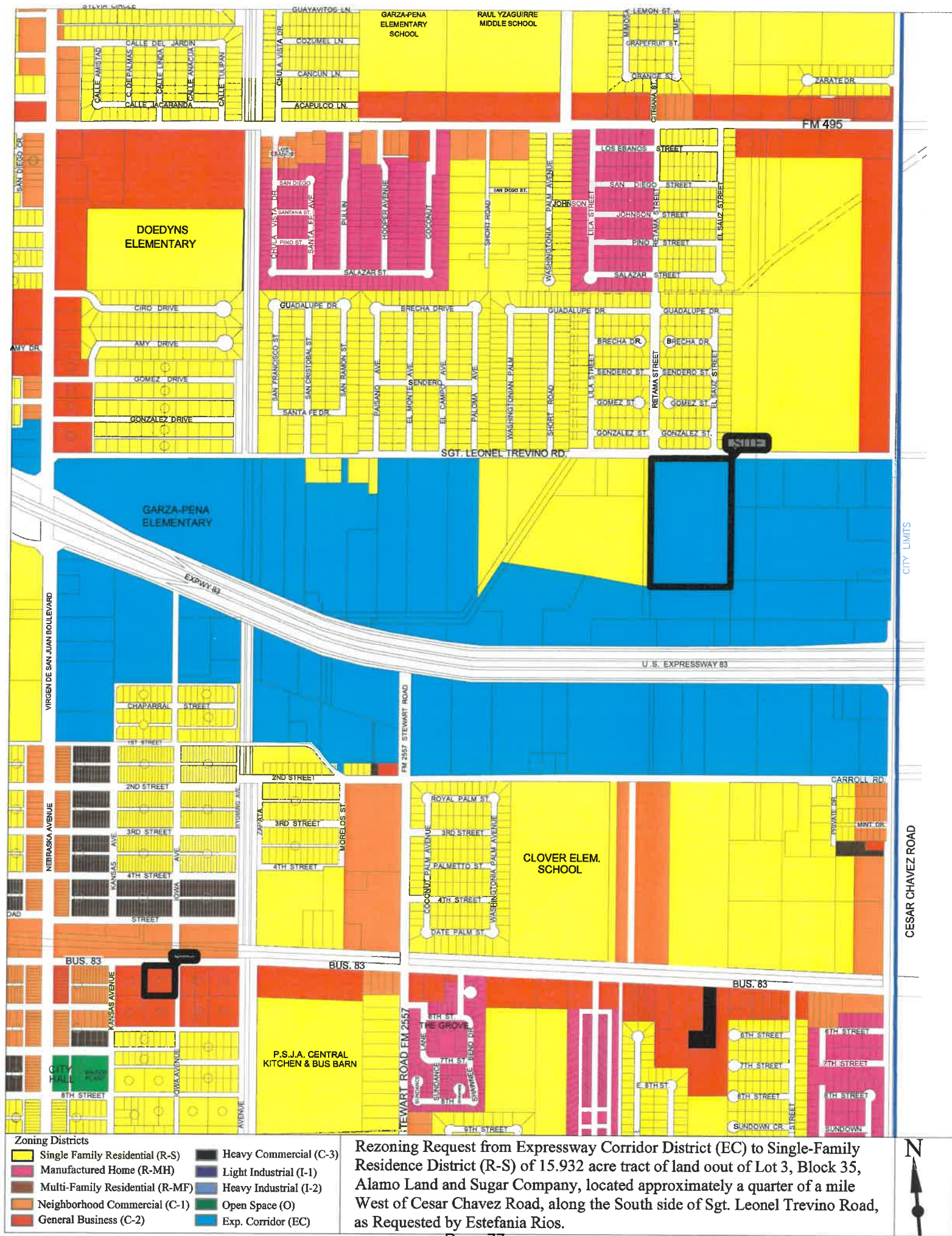
Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Expressway Corridor District (EC) to Single-Family Residence District (R-S) of 15.932 acre tract of land out of Lot 3, Block 35, Alamo Land and Sugar Company, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road, as Requested by Estefania Rios.

N





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

Rezoning Request from Expressway Corridor District (EC) to Single-Family Residence District (R-S) of 15.932 acre tract of land out of Lot 3, Block 35, Alamo Land and Sugar Company, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road, as Requested by Estefania Rios.



February 07, 2019

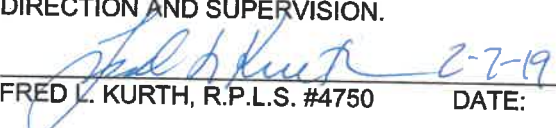
**METES AND BOUNDS DESCRIPTION
15.932 ACRES OUT OF
LOT 3, BLOCK 35,
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
CITY OF SAN JUAN,
HIDALGO COUNTY, TEXAS**

A tract of land containing 15.932 acres situated in the City of San Juan, Hidalgo County, Texas, being a part or portion out of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision, according to the plat thereof recorded in Volume 1, Pages 24-26, Hidalgo County Map Records, which said 15.932-acre tract was conveyed to Anna Bertha Rios, by virtue of an Affidavit of Heirship recorded under Document Number 1888526, Hidalgo County Official Records, said 15.932 acres also being more particularly described as follows:

BEGINNING at a Nail set on the Northeast corner of said Lot 3, Block 35, for the Northeast corner of this herein described tract;

1. THENCE, S 08° 32' 43" W (S 08° 29' W deed call) along the East line of said Lot 3, at a distance of 40.00 feet pass a No. 4 rebar set on the existing South right-of-way line of E. Sgt. Leonel Treviño Road, continuing a total distance of 1,050.90 feet to a No. 4 rebar found, for the Southeast corner of this tract;
2. THENCE, N 81° 27' 17" W (N 81° 31' W deed call) a distance of 660.37 feet (660.00 feet deed call) to a No. 5 rebar found [Northing: 16596625.178, Easting: 1102469.203], for the Southwest corner of this tract;
3. THENCE, N 08° 32' 43" E (N 08° 29' E deed call) at a distance of 1,010.90 feet pass a No. 4 rebar set on the existing South right-of-way line of E. Sgt. Leonel Treviño Road, at a distance of 1,030.90 feet pass a No. 4 rebar found in line, continuing a total distance of 1,050.90 feet to a Nail set [Northing: 16597664.412, Easting: 1102625.355] on the North line of said Lot 3, for the Northwest corner of this tract;
4. THENCE, S 81° 27' 17" E (S 81° 31' E deed call) along the North line of said Lot 3 and within the existing right-of-way of E. Sgt. Leonel Treviño Road, a distance of 660.37 feet (660.00 feet deed call) to the POINT OF BEGINNING and containing 15.932 acres, of which 0.606 of one acre lies within the existing right-of-way of E. Sgt. Leonel Treviño Road, leaving an existing net of 15.326 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 12/21/2018 UNDER MY DIRECTION AND SUPERVISION.


FRED L. KURTH, R.P.L.S. #4750

DATE:



SAN JUAN EXPRESSWAY CORRIDOR STUDY

**PREPARED FOR
SAN JUAN ECONOMIC DEVELOPMENT CORPORATION
AND
CITY OF SAN JUAN, TEXAS**

**BY
ANN COOKE BAGLEY, FAICP
BAGLEY ASSOCIATES**

FEBRUARY, 2017

RESOLUTION NO. 17-06

RESOLUTION FOR THE ADOPTION OF THE US 83/IH 2 EXPRESSWAY CORRIDOR STUDY

WHEREAS, the **San Juan Economic Development Corporation** felt it was necessary to prepare a study for the City of San Juan to adopt that shows what the vision for future development and redevelopment of the expressway corridor within the City of San Juan is; and

WHEREAS, the **San Juan Economic Development Corporation** hired Bagley Associates to prepare the study in coordination with the City of San Juan Planning Department; and

WHEREAS, it is important to adopt the study, inclusive of the vision, that shows potential investors that the City of San Juan has a vision and plan for the expressway corridor area; and

WHEREAS, the project consultant took time to meet with many of the property owners along the corridor on a one-to-one basis to gather their feedback as well; and

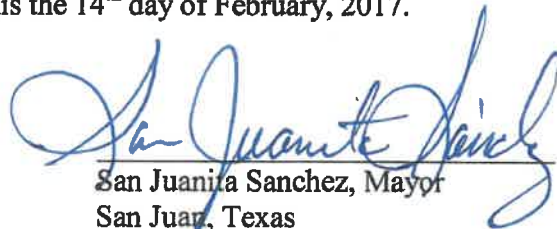
WHEREAS, a well-attended public meeting took place on March 3, of 2016 to gather feedback from the stakeholders and the community in general on what that vision with its associated recommendations should be; and

WHEREAS, the Planning and Zoning Commission of the City of San Juan voted unanimously on February 2, 2017 to recommend adoption of the study to the City Commission.

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

The City of San Juan adopts the Expressway Corridor Study as shown in Exhibit "A"

READ, CONSIDERED and APPROVED this the 14th day of February, 2017.



San Juanita Sanchez, Mayor
San Juan, Texas

ATTEST:



Palmira Cepeda, Interim City Secretary
San Juan, Texas

SAN JUAN EXPRESSWAY CORRIDOR STUDY

The San Juan Economic Development Corporation working with, and on behalf of the City of San Juan, Texas, initiated the San Juan Expressway Corridor Study (the Study) to assess current conditions and make recommendations for the area adjacent to US 83/IH2 as the highway/freeway crosses the City. Current land uses and zoning may not provide the appropriate land use controls and assurances that are needed to attract new developments, ones that are complementary to the existing businesses, particularly the luxury car dealerships. It is not the intent of the Study to suggest the closing of existing businesses, but to look at the near and long term future for what could be developed to provide the opportunities for the highest and best uses.

CITY OF SAN JUAN

The City of San Juan is a city of 11 square miles located in Hidalgo County in the Rio Grande Valley of Texas. It is part of the McAllen-Edinburg-Mission and Reynosa-McAllen metropolitan areas, east of Pharr (US 281) and McAllen and west of Alamo and Mercedes.

According to the 2010 United States Census, the population was 33,856 people in 8,882 households with 7,831 families residing in San Juan. It is assumed that the population has increased in the past five years as the whole region on both side of the border is experiencing phenomenal growth.

The City is a home rule city governed by a City Commission with day to day operations handled by the City Manager and professional staff. Its governance is guided by the following statements.

Mission Statement: The City of San Juan improves the quality of life for all by providing affordable, consistently reliable, quality services so that its citizens can realize their full potential.

Vision Statement: An exemplary service provider, the City of San Juan will be a political leader in the region, cultivating local attractions, aesthetics, location and community spirit to become a center for commerce, culture and recreation.

SAN JUAN ECONOMIC DEVELOPMENT CORPORATION

The San Juan Economic Development Corporation (SJEDC) is a 4b sales tax nonprofit corporation dedicated to the economic and community development for the City of San Juan, Texas. Its **Mission** is "to create wealth through new investments and expansion of existing businesses for the creation of more and better job opportunities."

The SJEDC is the funding source for the Study. The results will be presented to both the SJEDC and the Planning and Zoning Commission for their consideration and recommendation to the City Commission for acceptance of the Study and for any zoning or development initiative changes.

PURPOSE OF THE STUDY

The purpose of the Study is to provide the groundwork for developing the underutilized area parallel to US 83/IH2 that will:

- ☞ support existing businesses;
- ☞ attract complementary new businesses;
- ☞ protect area from detracting business;
- ☞ promote the area as an economic destination; and
- ☞ develop a vision for the area that will support new zoning regulations that enhance the area.

In the absence of a current Comprehensive Plan or Future Land Use Map, the Study will provide the basis, analysis, guidance, and recommendations to support any potential changes to the City's Zoning Ordinance for consideration, adoption, and implementation by the City Commission.



STUDY AREA ANALYSIS

The study area is approximately 381 acres consisting of certain tracts transected by 2.16 miles of US 83/IH2 freeway main and frontage lanes as shown on **Figure 1 - Expressway Corridor Study Area** on the next page. The major local north south streets are Cesar Chavez Road on the east, North Raul Longoria (FM 1420)/Nebraska Avenue and Veterans Boulevard (I Road) on the west. The northern boundary is Sgt. Lemel Trevino Road and property lines. The southern boundary follows the property lines. The Basilica of the National Shrine of Our Lady of San Juan del Valle is adjacent to the Study Area.

EXISTING CONDITIONS IN STUDY AREA

EXISTING LAND USES

There are approximately 117 lots/tract/parcels as shown on the map, **Figure 2 - Existing Expressway Corridor Existing Land Use** on the following page and in **Table 1 - Current Land Use in the Expressway Corridor** below.

TABLE 1 - CURRENT LAND USE IN THE EXPRESSWAY CORRIDOR				
	LAND USE	TRACTS	ACRES *	PERCENT
	Single Family	25	15.234	4.02
	Multifamily	1	9.97	2.63
	Mobile Home Park	1	2.70	0.70
	Commercial	46	125.618	33.10
	Public	5	24.46	6.45
	Vacant	39	201.326	53.1
	TOTAL	117	379.308	100.00±

Source: City of San Juan Planning Department and Hidalgo Central Appraisal District, February 2016

Currently, developed commercial property uses include new car dealerships, tire supply, home supply store, glass company, tree and landscaping businesses, bank, alternative financial institution, fast food restaurants with drive-thru service, used auto sales, heavy equipment sales, funeral home, commercial recreational (bingo), insurance office, and motel in approximately 125.618 acres, approximately 33 percent of area.

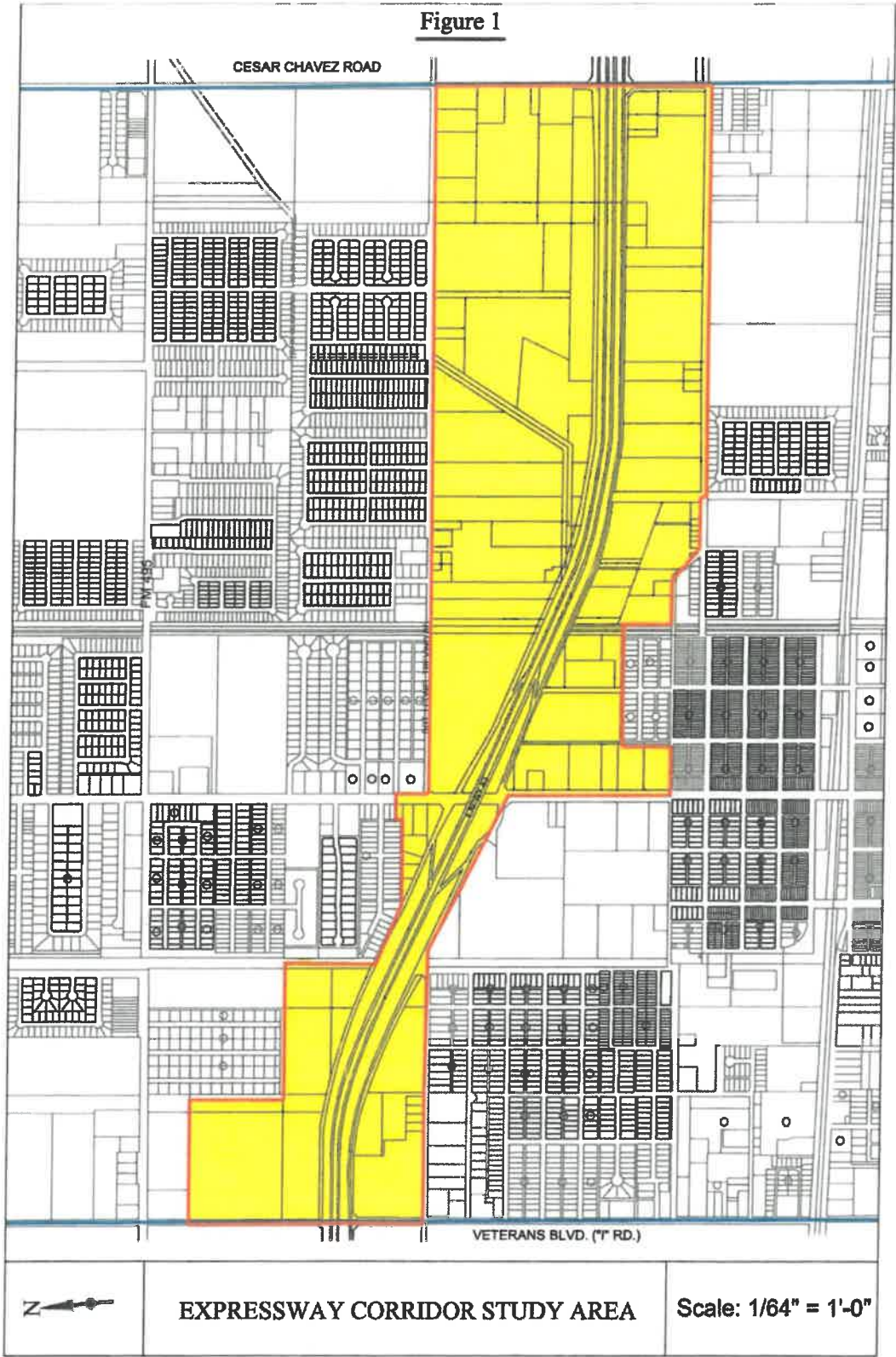
While there may be as many as 85 restaurants in San Juan, only four are in the Study Area, three fast food drive-thru types and one sit-down type. Automotive Uses in the Study Area listed in the City's Business Directory include the four dealerships and a national chain auto parts store. Smaller auto sales and services are not listed in the Directory. One bank is listed with a Study Area address. There are six businesses that are in the Miscellaneous category including a funeral home, glass company, and outdoor equipment. A number of businesses do not appear in the Directory.

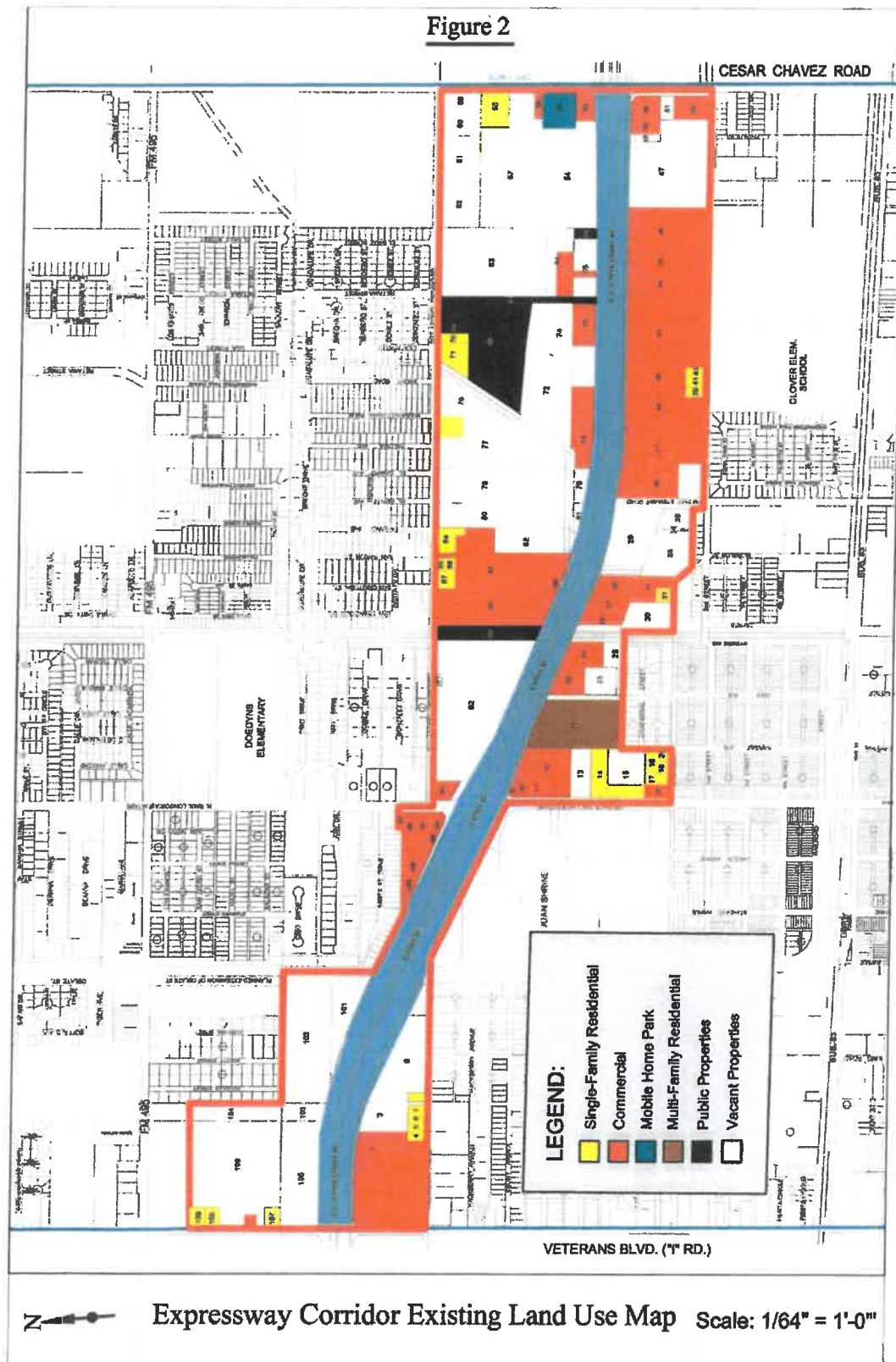
Residential uses are single family houses (25), apartment complex, and mobile home Park in in 27.904 acres for 7.35 percent of the land coverage.

Public facilities (24.46 acres, 6.45 percent) are the fresh water reservoir and a small gated public park. This acreage includes the future right-of-way of Retama Street between US83/IH2 and Sgt. Lemel Trevino Road.

The remaining 201.32 acres, 53.14 percent of the land in the Study Area, are essentially vacant. Several of the vacant tracts were previously developed, but the buildings have been demolished.







CURRENT ZONING

The base zoning districts in the study area includes C-3 Heavy Commercial District, C-2, General Business District, O Undeveloped/Open Space District and R-S, Single Family Residential District as shown on the excerpt from the City's Zoning Map, **Figure 3 - Corridor Study Zoning Map**. A small area of C-1, Neighborhood Commercial along frontage road is not included in the Study Area. The Basilica of the National Shrine of Our Lady of San Juan del Valle is adjacent and zoned R-S, Single Family.

The districts with permitted and special uses are found in Appendix A, Chapter 2, Zoning of the City of San Juan Code of Ordinances, Article IV, Sections 1.00 through 11.00. The C-3 Heavy Commercial District, the largest underlying district, allows almost all commercial uses, some of which are described in very broad categories, particularly retail. It is a "cumulative" district in which all the uses that are allowed in the more restrictive commercial districts (C-1 and C-2) permitted and conditional uses. The C-3 Heavy Commercial zoning would be considered "wide open" and would allow many uses that may not be compatible with the future vision for the expressway frontage. Additionally, uses in the MF District, with the exception of manufactured housing, are also permitted.

The Expressway Overlay District (Article V, Section 6.00) only seems to address building setback lines, driveway design and access roads. It is shown in black on the Figure 3 - Corridor Study Zoning Map.

INFRASTRUCTURE AND PUBLIC SAFETY QUESTIONS

The Public Works Director and consulting City Engineer were asked if water and sewer capacity was in place to serve additional and potentially dense new development. The answers were yes for the most part or doable in a short timeframe. Figure 4 - Water, Figure 5 - Sewer, Figure 6 Storm are in Appendix A.

The Fire Chief was queried as to the height to which his fleet vehicles/apparatus could handle for fires. He indicated seven stories. He did indicate there would need to be assistance from neighboring cities if there were additional stories.

The Texas Department of Transportation (TxDOT) has 300 to 350 feet of right-of-way which should be adequate as there are no plans to widen the Expressway at this time. A traffic count from TxDOT 2012 Pharr District Traffic Map shows 135,000 vehicles for the average daily traffic along Expressway 83 between Veteran's Boulevard and Raul Longoria Road.

Stormwater Pollution Prevention plans are required for all new development over one acre in area.

INTERVIEWS

As an initial and integral part of this Study, major stakeholders and interested citizens were interviewed using variations of the following four questions each followed by a brief summary of answers. A more detailed compilation of the replies are in the Appendix.

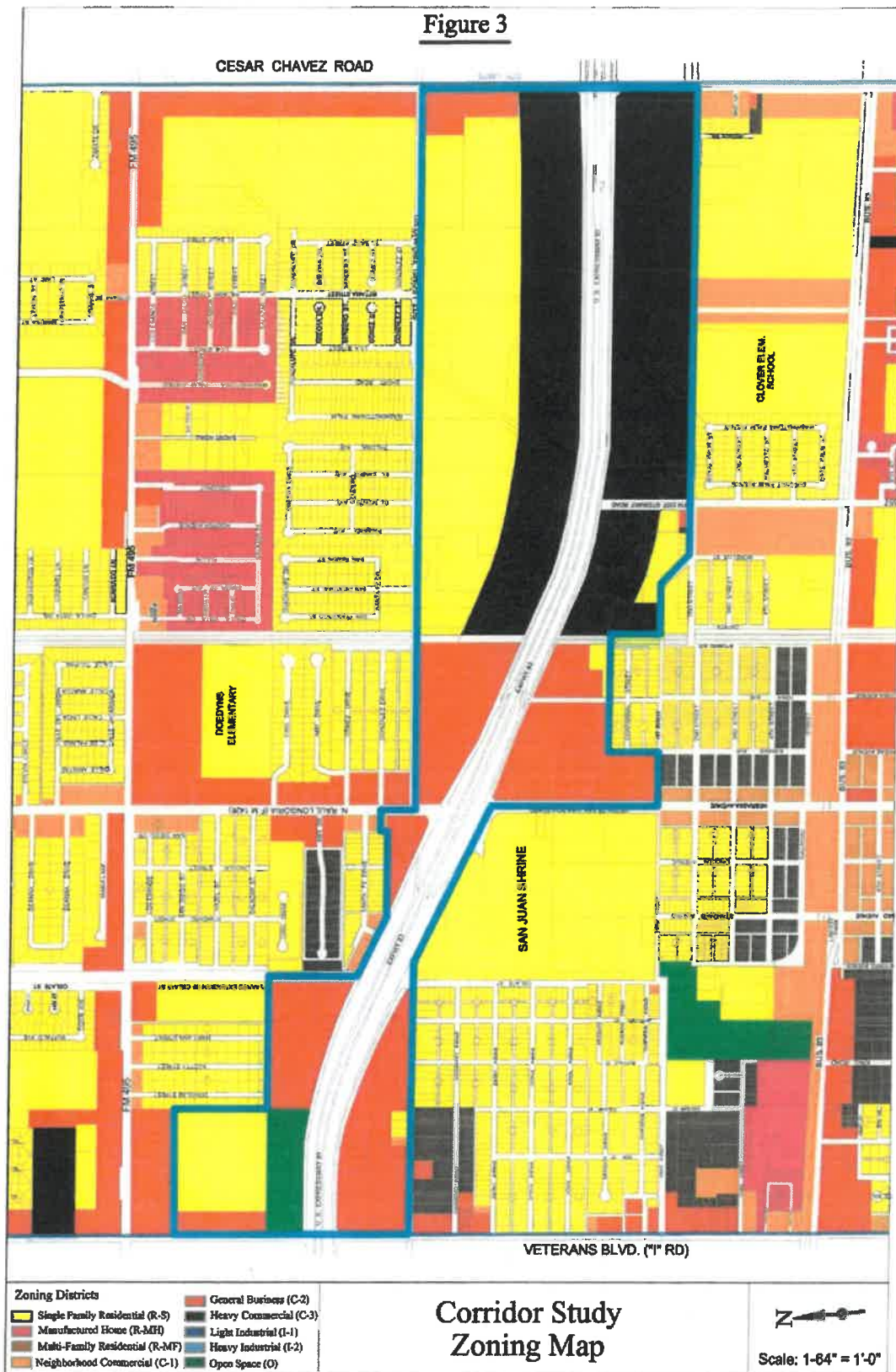
1. What are the strengths and positive aspects about the area right now?

Answers: Access to upper and lower Rio Grande Valley, centrally located within 15 to 25 mile drive for shopping and service, good visibility from Expressway in both directions, high traffic volume, land availability and price; development tax incentives, adjacency to the Basilica. Some felt the land prices were low and others that they were expensive.

2. What is keeping the area from developing?

Answers: Unattractive, utility poles, lack of landscaping, signs, flea market, different views of the future.





3. What could be located in the area? What types of uses and/or businesses?

Answers: Places to eat: upper casual restaurants, family friendly restaurants, day spa, coffee shop (not just drive thru), wine bar, jewelry store, men's clothing, dog groomer, computer store, art gallery, unique hotel, boutiques and specialty store, businesses not in McAllen, Pharr, etc.

Make connections between the businesses such as sidewalks, jogging trails, landscaping. Use detention areas as amenities with landscaping. Connect business on both sides with shuttles.

4. Are there internal or external pressures that would keep the area from moving forward?

Answers: Negative perceptions of the City, lack of common vision or goals were mentioned by a number of the respondents.

Additional interviews and public meetings will precede any final recommendations and decisions that are to be made. A compilation of the responses may be found in Appendix B.

PUBLIC PARTICIPATION

An introductory presentation of the planning process was given to a joint meeting of the Planning and Zoning Commission and the San Juan Economic Development Corporation Board on Thursday, January 7, 2016 in the Commission Room at the San Juan Public Library. On Tuesday, January 12, 2016, a similar presentation was made to the City Commission, also in the Commission Room. The presentations in both video and text were shared on the City's website along with maps and other information.

On Thursday, March 3, 2016, a Community Meeting was held at 6:30 PM in the Commission Room hosted by the San Juan EDC. Letters were sent to the property owners in the study area. Notices were posted on the City's website and in the local newspaper. The meeting reviewed the purpose of the Study, an overview of existing conditions, and gave the approximately 30 attendees the opportunity to ask questions and supply input as to the uses and even suggest brand names of businesses they would like to see in the Corridor. See Appendix B for meeting notices and meeting input.

Public hearings for the Study were held by the Planning and Zoning Commission On February 2, 2017 to recommend adoption of the Study to the City Commission and at City Commission on February 14, 2017. Public hearings will also be held on any future zoning changes.

OBSERVATIONS

The following observations were made considering the analysis and interview answers.

- ✧ What is wanted: businesses that are a destination, complementary to existing businesses, high end and/or casual restaurants (Landry's), special shopping, day spa, fitness center, Apple or tech store, jewelry store, toy store, upscale coffee shop, a wine bar, etc.
- ✧ A hotel with enough stories to be visible from freeway, a more "upscale brand."
- ✧ Building set in a more park atmosphere—sidewalks, jogging paths, exercise stations, shade structures, benches, landscaping, and detention ponds that are pretty, kiosks that would provide shade, information and walk-up shops.
- ✧ Places to go while car being serviced, places to have seasonal markets, food trucks where there is paved parking and available restrooms.
- ✧ Need to be respectful of the Basilica and the pilgrims visiting there - where to eat, stay
- ✧ Although the freeway divides the City, there are two exits and one cross under in the 2.16 mile length. There is good visibility of the adjacent area in both directions from the freeway.
- ✧ Existing, potentially incompatible, businesses may relocate in the future.
- ✧ This area of the Valley is becoming increasing international in business and population that extends beyond the international border.



RECOMMENDATIONS

There is an opportunity to establish a new destination in the Valley! The first recommendation is to create a new zoning district for the Freeway Corridor. It would be similar to a planned development district by allowing uses that are complementary to the Basilica and luxury car dealerships, but limiting business that are not compatible or the highest and best uses. The new district should be more than an overlay to existing zoning as is currently in place. The new regulations should look at the new and different uses in the area that may not be currently allowed, while expanding and adding new definitions. Consideration should be given to mixed use development, new multifamily, along with different types of commercial uses. Uses that are **not** listed would not be allowed in the future.

New approaches to landscaping, particularly with native water wise plantings, should be considered. Sidewalks and walking trails with shade structures, public art and benches could connect the businesses and provide areas for recreation and public functions.

Architectural guidelines should encourage creative building designs that reflect the Valley heritage or the growing international culture of the area. This approach could result in an attractive destination area of the City that is different from the neighboring cities. By including minimal architectural standards in the new zoning district, guidance could be given to property owners or potential investors on external appearance and materials required for all new development. By encouraging new buildings to be designed with plazas and situated perpendicular to the roadway, future development could not only take advantage of the tract depths, but provide the opportunity for more visual interest.

The new district would not displace any existing businesses. A few uses and structures might become legal nonconforming uses and subject to those requirements already in the Zoning Ordinance. This district could provide for the future of San Juan as an area that would support the infrastructure, provide new jobs, and increase the tax base—all of benefit to the deserving citizens of San Juan.

The new district would provide predictability for potential new developments by clarifying what is allowed and not allowed in the Corridor. This should provide the SJEDC with a clear view of what can be developed and what businesses to pursue. It is noteworthy to consider how international the area is becoming and this trend should be reflected in future development.

Mixed-use developments should be encouraged in the new district. Several tracts could be combined to provide the opportunity for better master planning.

The development and redevelopment of the Study Area should include emphasis on using low-impact development techniques and water-wise plantings for both environmental and practical reasons. Drainage is a concern and new projects require Stormwater Pollution Prevention plans.

VISION, GOAL, AND ACTIONS FOR THE SAN JUAN EXPRESSWAY CORRIDOR

A Vision is a statement of what the community wants the area to become. It is a verbal image of the possibilities. It is future oriented and will be the results of planning efforts. The Vision is that:

The US83/IH2 Expressway Corridor is a unique destination for pilgrims, tourists, luxury car purchasers, and shoppers at distinctive, complementary businesses in a safe, attractive, and inviting environment.

To implement the Vision, a Goal and Actions are needed. A goal is a “dream with a deadline”. Actions are the steps to achieve the Vision and Goal.



The Goal to move forward is:

Create a new zoning district that guides development and redevelopment along the US83/IH30 corridor by providing desired and appropriate guidelines for new opportunities that will take advantage of the location of properties identified in the Expressway Corridor.

To implement the Goal, there are specific actions/steps to be taken.

- Action 1: Develop criteria for a new, separate Expressway Corridor District to replace the current zoning and overlay districts.
- Action 2: Establish permitted and specific uses for the district.
- Action 3: Create zoning requirements for setbacks, height, lot coverage and other applicable requirements. Incorporate architectural design guidelines that encourage new design elements.
- Action 4: Allow mixed-use developments.
- Action 4: Create landscaping guidelines that encourage native water-wise plants and trees.
- Action 5: Incorporate low-impact development guidelines.
- Action 6: Consider new on and off-premise sign requirements, particularly digital signs.
- Action 7: Continue to work to attract innovative and sustainable new development.

CONCLUSIONS

This Study reveals the opportunities in the Corridor for San Juan on which to capitalize on to guide new, improved, and desired development. The Vision, Goal, and Actions provide the direction and the means for accomplishment. A new zoning district specifically for the area could include uses that are not currently allowed in the Study Area and create that new destination that is just waiting to happen.



APPENDICES

APPENDIX A – MAPS

Figure 4 – Water

Figure 5 – Sewer

Figure 6 – Storm Sewer

APPENDIX B – COMMUNITY INPUT

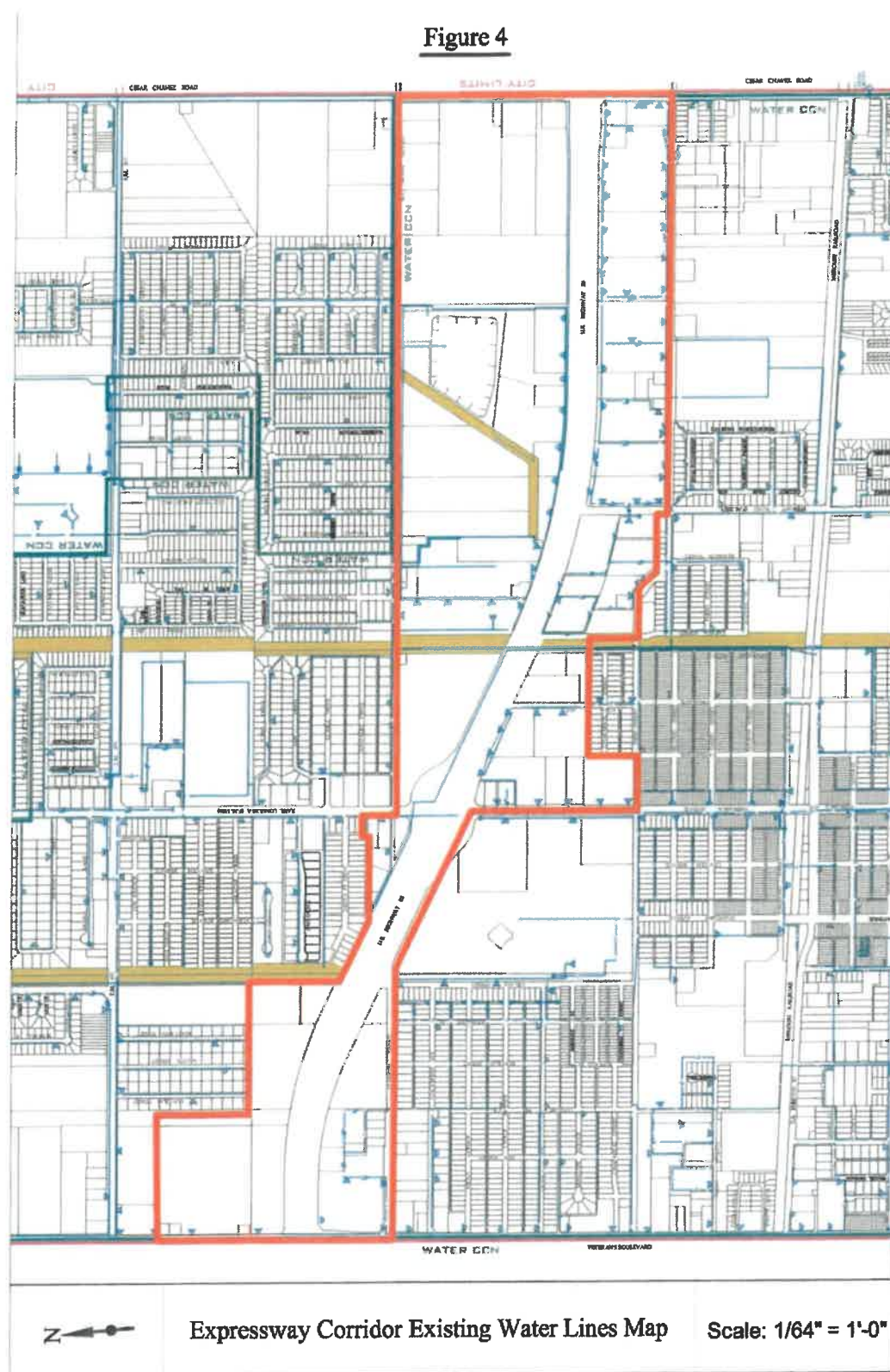
Interview Summaries

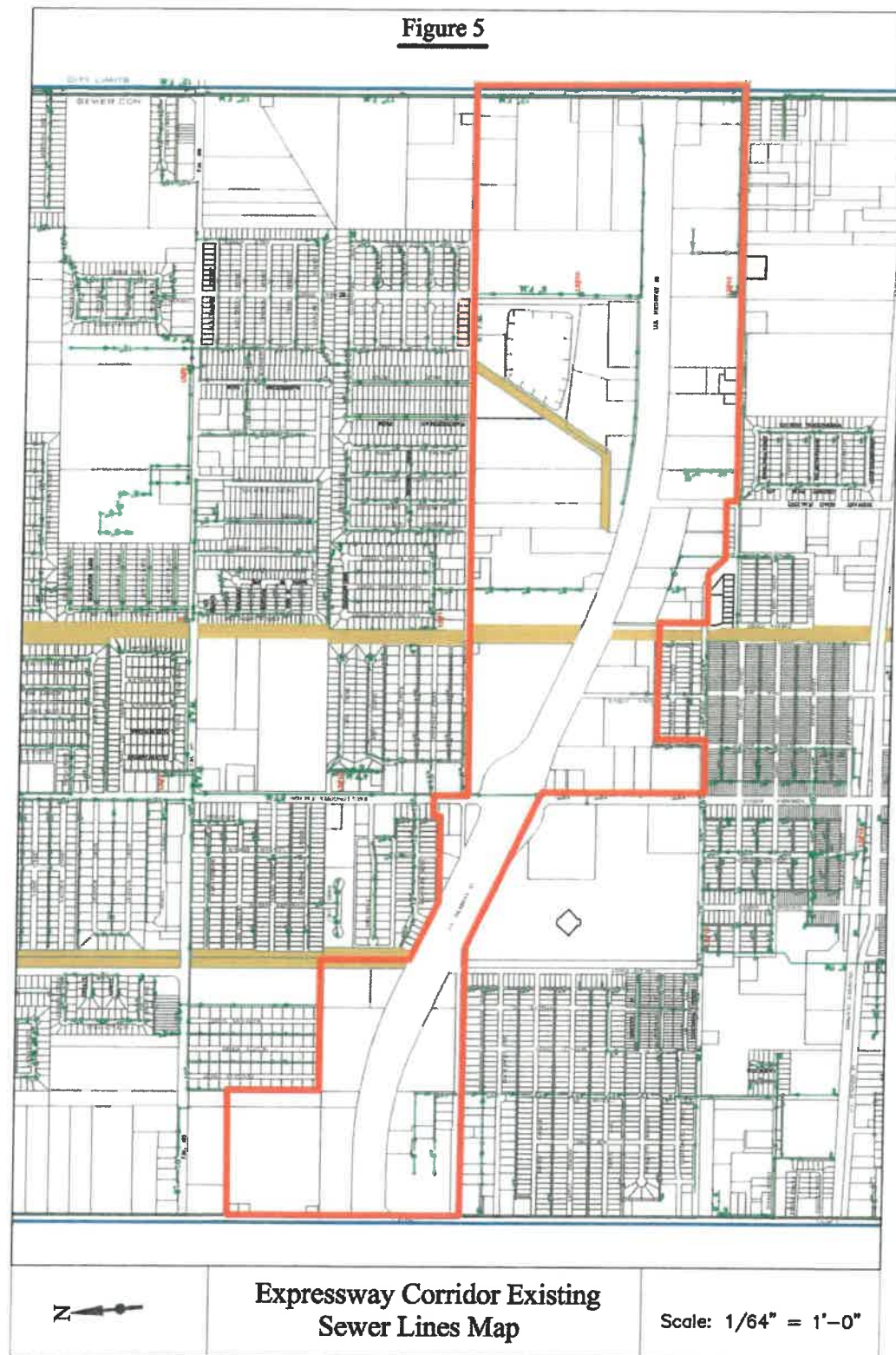
Meeting Notices

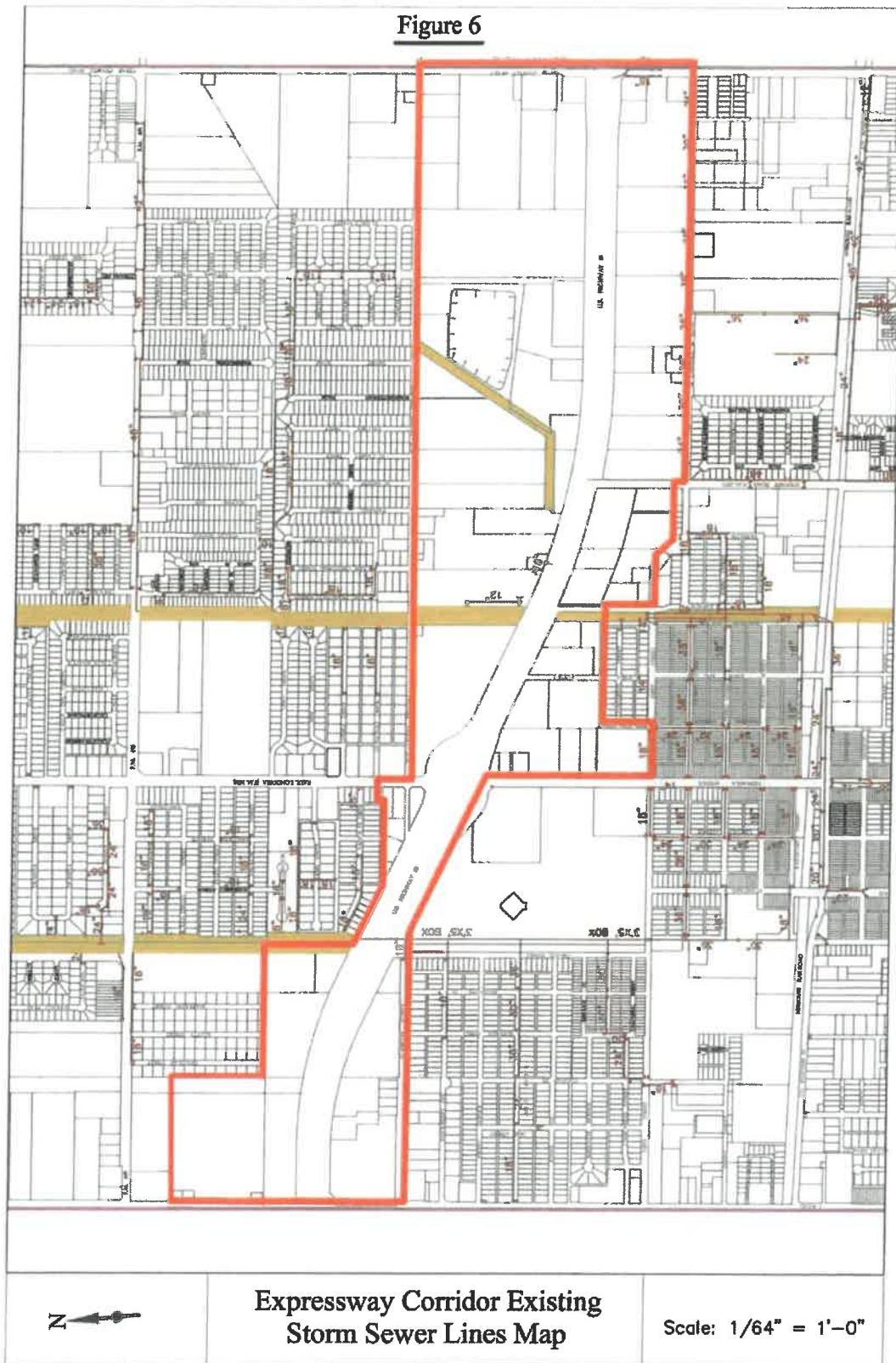
Newspaper Article



Figure 4







PUBLIC PARTICIPATION INTERVIEW REPLIES AND COMMENTS
(The following is a compilation of comments in their own words.)

INTERVIEW QUESTIONS

The San Juan Economic Development Corporation is funding a study of the adjacent properties on both sides of US83/IH2 to determine the highest and best uses in the 2.5 mile corridor across the City.

Please answer the following questions. Your answers will provide important insight into what is needed and what can be accomplished by the Study.

Thank you for responding to these questions. You may add your name or be anonymous. Please return the questionnaire to Xavier Cervantes, AICP, Director of Planning.

1. In your opinion what are the strengths and positive aspects about the study area right now?

The Properties are in the mid part of town and have easy access to expressway. The properties are raw land and easily to accommodate the sizes for the proposed use of the property. The district zoning to the properties can be changed to accommodate the use of the property, providing the zoning is appropriate for the area.

Strength - access to upper and lower Valley, 15 to 20 mile drive for purchases or service for over 1.5 million people

Strengths and positive aspects is the several areas are still available for development and have not been converted into a business that would not fit in with existing ones. There needs to be some type of rules or restrictions to keep the area with looking like our neighboring cities to the west.

The area is open for almost any high end business. It has high volumes of traffic, access to thoroughfare and majority of properties are commercially zoned. Most of the business established in this area will attract additional business and cooperation based on the location.

The area is developing nicely with many luxury auto dealerships (the city's new motto could be The Luxury Car Capital of South Texas) and the GILSA project which is a high-end home decor business from Mexico that decided to locate here because of the dealerships. Now we have Lexus coming for sure and possibly more luxury auto dealerships coming in the future. The area has so much potential since we still have many vacant large tracts of land along the expressway.

The greatest asset for the area is the presence of the Basilica of Our Lady of San Juan del Valle along the expressway. We attract close to 1.5 million visitors per year. The other positive for the area is the luxury car dealerships along the highway.

Strengths:

1. High traffic volumes
2. Good opportunity for business growth
3. Centralized location
4. Accessibility and central location to the Valley

Open door meetings cognizant of transparency provide greater public input toward public solutions by consensus.



2. What do you think is keeping the area from developing? The City isn't commercializing San Juan enough. City of San Juan need to post our good qualities in the media via TV, radio, Newspapers and online/website(s). Put up signs entering and exiting San Juan showing we are a friendly city, Events being conducted in the City to bring people around and spend money in the City of San Juan. Not just publicize City of San Juan during the holidays.....publicize City of San Juan itself. Let's make sure we don't have a Flea Market like the one located on the northeast side of Expressway and Cesar Chavez Rd. If we have a flea market, it has to have better buildings/structures and weather proof parking spaces.

2008 Real Estate Market drop made a huge impact in the economy. This was a huge factor that stalled any new growth in the community/

Almost did not come because of flea market

Conflicts of interest among wealthy business owners and selfish minded pork barrel politicians excluding homegrown small businesses. No progress.

3. What types of land uses and/or businesses would you like to see located in the area? Hotels, Hospitals, clinics (medical buildings). Also Restaurants, clothing/retail stores, Industrial warehouses/business. Refrigerated businesses that deliver meat, groceries and/or fruits and vegetable products to US and to Mexico. Entertaining business for both adults and children.

Types of Businesses – upper casual restaurants, fitness center, tech store, art gallery, pet grooming entrance signs, landscaping different lighting (LED) can become a quality corridor

The types of uses or businesses that I would like to see are nice restaurants, steak-house, seafood, tech stores that attract lots of customers, medium to big box retail stores. The types of business that will be complimentary to our dealerships and the Basilica – examples Hotel, coffee place, places where people can meet for business or family gatherings.

Either a strip plaza or a big retailer like Bass Pro Shops that plopped themselves down in Harlingen, and brought more businesses to that corridor.

Businesses needed

1. Restaurants
2. Shopping center
3. Hotels
4. Nightlife entertainment

I would love for restaurants such as Fogo de Chao or Rainforest Cafe to locate along the expressway in San Juan. Those restaurants are regional destinations that could really improve the city's image and would bring substantial property and sales tax revenues. A Neiman Marcus store would be nice too.

Businesses for health lifestyle—restaurants, boutiques and specialty stores, comfortable environment with parks for jogging and bike riding,

New businesses, Innovative landscaping,

indoor pool, low impact physical therapy for seniors and public at large.

High-end restaurants; Chiles, Chick-Fil-A, Applebee's, etc. Hotels, work-out gyms, farmers market

We need some hotels (like the Marriott chain) and nationwide restaurant chains to come into the area (like Chili's, Café Express etc. Movie Theater to serve PSJA, another possible Main Event.



4. Are there internal or external pressures that you think would keep the area from moving forward?

Any infrastructures if city doesn't have any. City needs to assist the Developers with infrastructure in order to convince them we are here to help. City needs to conduct an environmental study report, like the one we are doing right now and notify the proposed developers of the study so they may show the banks the study because this is what the Banks require for their collateral. Not to accept junkyards or landfills along the expressway. The City needs to be cleaned up, starting with the streets. Not just fixing internal streets but planting greenery on the corners of the City streets. Also install more lighting. Make sure there is enough drainage in order not to have flooding in the City.

Pressures – need to understand progress is coming

External pressures would include financial restraints, incentives, support from city and county political personnel

In my opinion, political “Red Tape” and inconsistencies by public officials in supporting business may be a causal factor for the slow flow of business. In addition, the amount of “incentives” requested by potential businesses may be a factor based on budget restraints.

What is keeping the area from developing is probably the infrastructure, the type of business, access to and from frontage and what the developers want or envision. What are the areas zoned as? Developers want to make sure that their investment is going to fit in and not be next to business like to the east of San Juan.

There needs to be a teamwork approach for the City of San Juan to be able to grow.

There are some areas that still lack the proper water and sewer infrastructure along the Northeast end of the corridor. Apparently the land prices are high and that also keeps the area from developing.

Unfortunately, San Juan has nothing to offer people to draw them here, other than the aforementioned.

Other than the two positives already mentioned, there is nothing else to bring people here. Furthermore, political infighting has given this community a bad name. Who wants to invest in a place where the city leaders are always fighting against each other, instead of working together to better the community?

What is keeping from developing – unattractiveness

Pressures – lack of common goals/visions from leadership I can't think of any. The City of San Juan and the San Juan EDC are both doing everything possible to get the area to develop as quickly as possible but we also desire good quality development. Rome was not built in one day right.

The only ones that might complaining about the possible growth will be local homeowners that have been there since the 50s, 60s, etc. Born and raised in San Juan and now living in a very large city, San Juan NEEDS to get with the program. I think San Juan does not need any more auto dealerships. Don't need that strip of Hwy 83 to look like Lemmon Ave in Dallas that the majority of the businesses are auto sales. We need either HEB to expand, or have a 2nd grocery store. San Juan needs to get hotels, restaurants in the San Juan city limits so that out of town people that visit the Basilica leave their money in the city and not in McAllen or elsewhere.





You are invited to come and visit about what should be built along the
Us83/IH2 Freeway Corridor at a

Community Meeting

A study is underway to look at the land on each side of the Freeway as it crosses San Juan. What types of businesses and uses would you like to see close to the existing Basilica, luxury car dealerships, home improvement store, glass company, funeral home and more? Your ideas and thoughts as residents and business owners in San Juan are very important.

Please join the
San Juan Planning and Zoning Commission
and
San Juan Economic Development Corporation

Thursday, March 3, 2016 for this important meeting at 6:30 PM in the
City Commission Room next to the San Juan Memorial Library
1010 S. Standard Avenue.

Light refreshments will be provided

For more information, please contact
the San Juan Economic Development Corporation at
956-783-3448

or

the City of San Juan Planning Department of the at
956-223-2220

You can also look online at www.cityofsanjuantexas.com or www.sjedc.com



COMMENTS FROM THE COMMUNITY MEETING ON MARCH 16, 2016

Attendees were asked to write on poster sheets on the wall to input their thoughts.

From the Uses poster

Department stores

Fitness

Upscale car wash

Hotels

Restaurants – steakhouse, seafood

Tax producing entities for sales and property taxes

Day spa

From the “Name That Brand” poster

Ikea

Cheesecake Factory

Spaghetti Warehouse

Wholesale food

Health and Fitness/Gym

Cheddar’s

Steakhouses – Ruth’s Chris, Fleming’s, Morton’s

Chase Bank

Apple Store

Hotel with conference capabilities

Starbucks or similar

Upscale spa – Bliss

Hotel – Hotel Zaza, Hotel Indigo or similar boutique hotel with restaurant and bar

La Madeline

Rainforest Café

Saks Off 5th

Nordstrom Rack

Neiman Marcus store or outlet Last Call

Amazon Store



FROM THE WEDNESDAY MARCH 9, 2016 *McALLEN MONITOR*

San Juan conducts Master Plan study



Posted: Wednesday, March 9, 2016 8:10 pm

MITCHELL FERMAN | STAFF WRITER



• Posted on Mar 9, 2016
by **Mitchell Ferman**

Sheets hung on the wall during a San Juan master plan meeting last Thursday. Ann Bagley, an urban planner from Dallas who's helping with the project, thought to put up the posters for the community to give their suggestions on what they'd like to see in the city.

The San Juan Economic Development Corporation wants to develop the underutilized area by the U.S. 83/Interstate 2 expressway corridor, and Bagley was brought in to provide a study. There are 381.02 acres in the study area, and 60 percent of it is vacant or undeveloped.

The main goals are to support existing businesses, attract complementary new businesses, protect the area from detracting uses and promote the area as an economic destination.

The study is organized in three phases. Phase I will identify existing conditions and issues, including input from property owners and interested persons. Phase II is the development of appropriate zoning uses and criteria. Phase III is making recommendations and potential adoption of new zoning criteria.

A handful of community members in attendance shouted out a few ideas for developing the area in focus. But that's where the sheets on the wall came in.

One sheet asked community members to suggest specific businesses they would like to see. Suggestions included: Ikea, Cheesecake Factory, Whole Foods, Cheddar's, Apple Store, upscale coffee shop.

The other sheet asked for something similar but more so the types of businesses they'd like to see. Those suggestions included a health and fitness club, department stores, nice hotels and a steakhouse.

Citizens, the EDC and other officials said they are excited about the possibilities.

mferman@themonitor.com



Rezoning Request from Expressway Corridor District (EC) to Single-Family Residence District (R-S) of 15.932 acre tract of land out of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road, as Requested by Estefania Rios.

Rios, Estefania
5609 N. 41st Street
McAllen, TX 78504

Gomez, Graciela Gonzalez
207 W. 3rd Street
San Juan, TX 78589-2713

Guajardo, Javier
900 El Sauz St.
San Juan, TX 78589

Melden & Hunt, Inc.
115 West McIntyre
Edinburg, TX 78541

Resendez, Marisa
823 Gonzalez Dr.
San Juan, TX 78589-4592

Sandoval, Luis A. and Carolina
3517 Lerma Dr.
Edinburg, TX 78539-4760

Rios, Anna Bertha
5609 N. 41st Street
McAllen, TX 78504-5393

Garcia, Juan Javier
905 Gonzalez
San Juan, TX 78589-4777

Lopez, Yolanda
413 W. Eldora Rd.
San Juan, TX 78589-5047

Cantu, Yesenia
P.O. Box 1941
San Juan, TX 78589

Bell, Robert Jr.
116 S. Ware Rd.
McAllen, TX 78501-8204

Medrano, Jose G. Valladares &
Adriana E. Trevino Jasso
909 Gonzalez Dr.
San Juan, TX 78589

AGC Enterprises LLC.
P.O. Box 4915
McAllen, TX 78502-4915

Salazar, Manuel and Maria c.
911 Gonzalez Dr.
San Juan, TX 78589

Oakland Properties LLC.
840 E. Expressway 83
San Juan, TX 78589-5133

Guerrero, Edward & Gabriela
Garcia
913 Gonzalez Drive
San Juan, TX 78589

San Juan City
709 S. Nebraska Avenue
San Juan, TX 78589-2698

Padilla, Andres and Maria M.
Pantaleon
2608 Vanessa Avenue
McAllen, TX 78503

Charles, Ivey LTD.
1919 W. US Highway 83
McAllen, TX 78501-7002

Cardiel, Maria G. Castaneda
610 E. Eldora Rd. Unit 128
Pharr, TX 78577

Estrada, Eduardo
118 Jaime St.
San Juan, TX 78589-3403

Perales, Leodoro
2415 W. Hackberry Avenue
McAllen, TX 78501-7529

Rezoning Request from Expressway Corridor District (EC) to Single-Family Residence District (R-S) of 15.932 acre tract of land out of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road, as Requested by Estefania Rios.



Proposed Site



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM EXPRESSWAY CORRIDOR DISTRICT (EC) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) FOR A PROPERTY LEGALLY DESCRIBED AS A 15.932-ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 35, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, LOCATED APPROXIMATELY A QUARTER OF A MILE WEST OF CESAR CHAVEZ ROAD, ALONG THE SOUTH SIDE OF SGT. LEONEL TREVINO ROAD BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as 15.932 acre tract of land out of Lot 3, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sgt. Leonel Trevino Road shall be changed to Single-Family Residence District (R-S) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 14th day of May, 2019.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2019.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 14, 2019

Hold a Public Hearing and Consider an Ordinance in First Reading for a Conditional Use Permit to Open an Event Center and Sale of Alcoholic Beverages for On-Premise Consumption at the proposed Magnolia Events Center located at 205 W. Nolana Avenue, Suites 9 -10, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Jose Santos.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Santos is applying for a conditional use permit to operate an Event Center and Sale of Alcoholic Beverages for On-Premise Consumption at the proposed Magnolia Event Center located at the new commercial plaza in front of Delia's Tamales. The applicant will need to comply with the Texas Alcoholic Beverage Commission (TABC) requirements.

The proposed days and hours of operation are Sunday to Saturday from 11:00 a.m. to 12:00 a.m.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to nine (9) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

During the regular meeting on May 2, 2019, the Planning and Zoning Commission recommended approval of the conditional use permit subject with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/02/2019
CITY COMMISSION – 05/14/2019
DATE PREPARED – 05/07/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to open and Event Center and Sale of Alcoholic Beverages for On-Premise Consumption at Magnolia Event Center.
APPLICANT:	Jose Santos
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, San Juan Plaza Subdivision
LOCATION:	205 W. Nolana Avenue, Suites 9-10
PROPOSED USE OF PROPERTY:	Social Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; General Business District (C-2) <u>South</u> – Vacant; Multi-Family Residence District (R-MF) / Single-Family Residence District (R-S) <u>East</u> – Vacant; General Business District (C-2) <u>West</u> – Residential; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access to Nolana Avenue.
PUBLIC SERVICES:	Water service is provided by the North Alamo Water Supply Corporation and sewer is provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Santos is applying for a conditional use permit to operate an Event Center and Sale of Alcoholic Beverages for On-Premise Consumption at the proposed Magnolia Event Center located at the new commercial plaza in front of Delia's Tamales. The applicant will need to comply with the Texas Alcoholic Beverage Commission (TABC) requirements.

The proposed days and hours of operation are Sunday to Saturday from 11:00 a.m. to 12:00 a.m.

The following are the list of requirements for an event center:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.

**CONDITIONAL USE PERMIT
“MAGNOLIA EVENT CENTER”
MAY 14, 2019**

PAGE 3

10. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license.
11. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
12. There shall be no smoking inside the premises at any time.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to nine (9) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Site Plan
List of neighboring property owners receiving notice
Photos
Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/02/2019 Commissioner Cardenas made a motion to approve the conditional use permit as presented by staff. Commissioner Alvarado seconded the motion. The motion passed with a (6-0) vote.

Mr. Escobar said that Mr. Santos wants to open an event center at the new plaza located in front of Delia's Tamales along Nolana Avenue. Mr. Santos is applying for the sale of alcohol for on premise consumption and they need to comply with the TABC license, occupational license thru the city, parking, noise ordinance, security cameras, no smoking and pay the annual fee with the city to maintain the alcohol license.

Jose Santos, applicant, said that his wife had worked in event centers before and they decide to open their own business. He said that they didn't plan on selling alcohol but they decided to apply since it cost the same and is part of the conditional use permit process. Mr. Santos said the event center will be located in the middle suites of the plaza and they have enough parking in the front and back of the building.

Vice-Chairman Alaniz asked about the hours of operation. Mr. Santos responded that the event center is for baby showers in the mornings, small weddings and small events during the day & evenings.



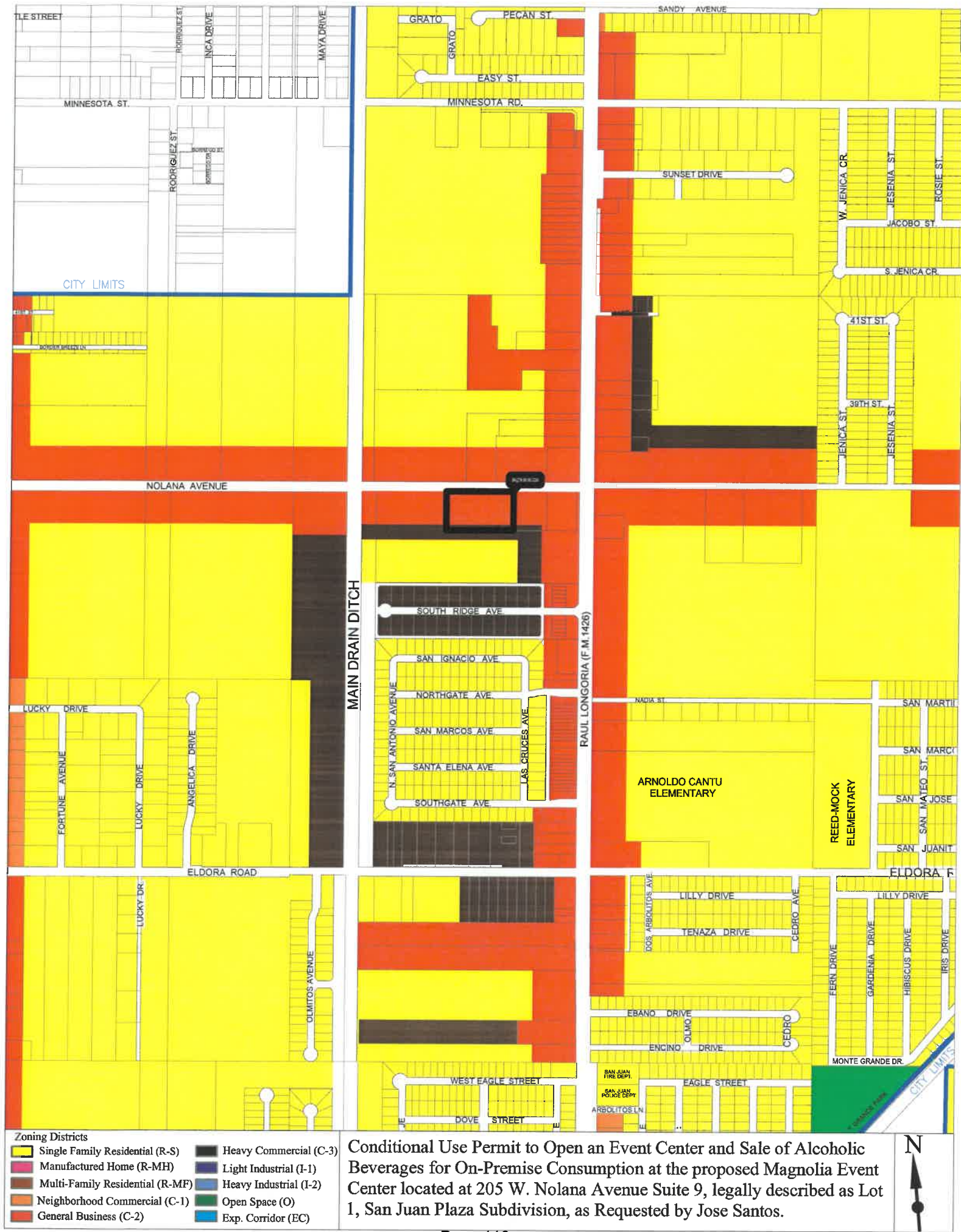


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit to Open an Event Center and Sale of Alcoholic Beverages for On-Premise Consumption at the proposed Magnolia Event Center located at 205 W. Nolana Avenue Suite 9, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Jose Santos.





Conditional Use Permit to Open an Event Center and Sale of Alcoholic Beverages for On-Premise Consumption at the proposed Magnolia Events Center located at 205 W. Nolana Avenue, Suite #9, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Jose Santos.

Santos, Jose
2701 Gator Avenue
Edinburg, TX 78542

Monarca Investments Group LTD.
105 W. Utility Dr.
Pharr, TX 78577

Villescas, Maribel
111 W. Nolana Avenue
San Juan, TX 78589

Perez, Heriberto Jr.
1013 Vanessa Avenue
McAllen, TX 78503

Garza, Carolina Cantu
3602 N. Raul Longoria Road
San Juan, TX 78589

SSP Partners
8111 Westchester Dr. Suite #600
Dallas, TX 75225-6142

Chavez, Felix Jr.
6501 S. Cage Blvd.
Pharr, TX 78577

Lubin Properties, LLC.
P.O. Box 2978
McAllen, TX 78502

Garza Leasing
P.O. Box 658
San Juan, TX 78589

Conditional Use Permit to Open an Event Center and Sale of Alcoholic Beverages for On-Premise Consumption at the proposed Magnolia Events Center located at 205 W. Nolana Avenue, Suite #9, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Jose Santos.



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO OPEN AN EVENT CENTER AND SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR ON-PREMISE CONSUMPTION AT THE "MAGNOLIA EVENT CENTER" LOCATED AT 205 W. NOLANA AVENUE, SUITES 9-10, LEGALLY DESCRIBED AS LOT 1, SAN JUAN PLAZA 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, Jose Santos has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to open an Event Center and Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "Magnolia Event Center".

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 Jose Santos has applied for a Conditional Use Permit to Open an Event Center and for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Magnolia Event Center" located at 205 W. Nolana Avenue, Suites 9-10, subject to the following conditions:

1. The property line of the lot of any business, especially those having late hours (after 10:00 p.m.) must be a minimum of three hundred (300) feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from the residential areas, and must be designed to prevent disruption of the character of adjacent residential areas.
2. The business must be as close as possible to a major arterial, and shall not allow the traffic it generates onto residential streets, or allow it to exit into and disrupt residential areas;
3. The business must provide parking in accordance with the City off-street parking regulations and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances. The loading and unloading of equipment to be on premises only.
5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and

perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license.
11. Owner agrees to abide by the hours of operation as submitted by the enclosed affidavit.
12. There shall be no smoking inside the premises at any time.

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 14th day of May, 2019.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2019.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY

RETAIL / RESTAURANT
BUILDING AREA : 20,947.00 S.F.

BUILDING / SET BACKS
FRONT (NORTH) 60' MINIMUM
FRONT (WEAST, EAST) 15' MINIMUM
REAR (SOUTH) 15' MINIMUM

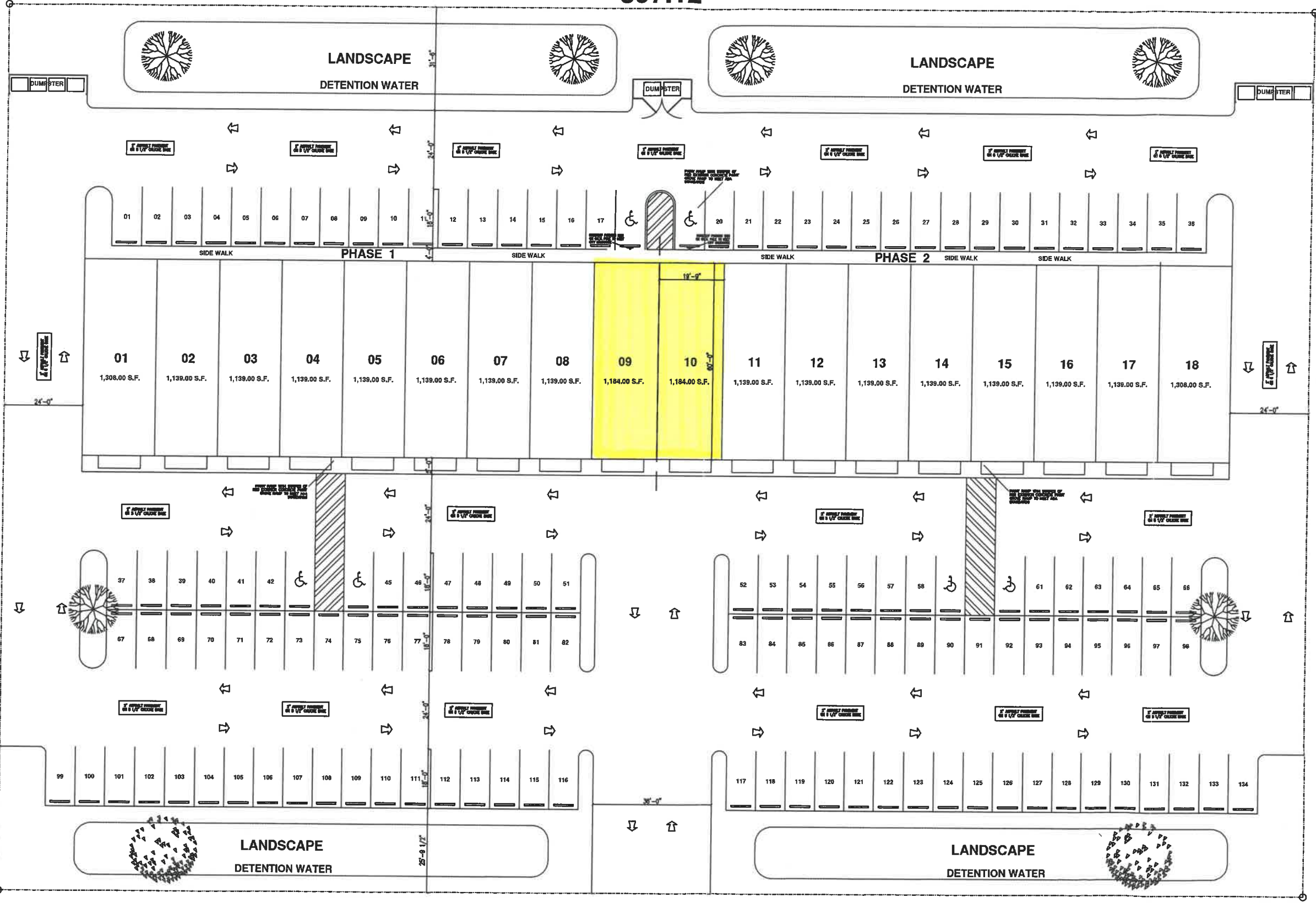
PARKING SPACES
RETAIL SPACES 15,960.00 S.F. 84 CAR SPACE
RESTAURANTS 4,987.00 S.F. 50 CAR SPACE



397.12'

270.37'

270'-5"



NOLANA AVE.

PROJECT NO.
270514

CESAR H. SANCHEZ
Design Group
McAllen, Hidalgo
County of Texas
phone (956) 225 65 82
architectsanchez@live.com

PROJECT NAME:
Proposed Commercial for
LEGAL DESCRIPT:
SAN JUAN PLAZA SUBDIVISION
CITY OF SAN JUAN, HIDALGO COUNTY OF TEXAS

DRAWN BY: O.C.
CHECKED BY:
COMPUTER:
REVISED DATE:
27-MAY-2014

SITE PLAN
SCALE: 1/8" = 1'-0"

SHEET NO.
06-06

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 14, 2019

Discussion and Possible Action to Authorize and Budget Amendment for the Repair of the Wastewater Treatment Plant Receiving Well and Authorize the City Manager to Execute all Related Documents and budget Amendment.

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and Possible Action to Authorize and Budget Amendment for the Repair of the Wastewater Treatment Plant Receiving Well and Authorize the City Manager to Execute all Related Documents and budget Amendment.

During the Storm of June June 20, 2018 a Large Sinkhole Developed Next to the Wastewater Treatment Plant Main Lift Station. The Amendment is need to Cover the Repair of Lift Station to prevent Water and Debris from Entering.

City Commission Previously Approved a Budget Amendment from Utilities Retained Earnings in the Amount of \$98,000.00 for the Repair of the Sinkhole and Authorize the Mayor to Execute all Related Documents.

RECOMMENDATION:

Staff Recommends Approval as Presented.

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager

**CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2018-19**

Budget Amendment No. _____
(Assigned by Fin. Dept)

Fund Name: _____
Dept. Name: _____

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

EXPENDITURES						
56-630.4624	WST/WTR PLANT - R&M SRV	-	-	98,000		98,000
						-
						-
						-
						-
						-
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						-
						-
						-
						-
						-
TOTALS EXPEDITURES		-	-	98,000	-	98,000

JUSTIFICATION: _____
REPAIR SINK HOLE AT RECEIVING WELL AT WWTP _____

David Salinas

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 14, 2019

Discussion and Possible Action on Ratifying a Cooperation Agreement with Home Depot working on a project in conjunction with Habitat for Humanity on Cleaning up a Veteran's Home and Yard along with some Beautification to the Home's Yard located at 113 West 9th Street.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Roel Garza, Director of Sanitation was contacted by Pharr Home Depot Assistant Store Manager, Herman Ochoa. The Home Depot store is working in conjunction with Habitat for Humanity where a Veteran's home from the City of San Juan, 113 west 9th street will be cleaned up and will be working on beautifying the yard. Home Depot is asking for the city's assistance in providing with a roll off container at the site.

RECOMMENDATION:

Approve ratification as presented.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

Benjamin Arjona

To: Roel Garza
Subject: RE: Team Depot project in the City of San Juan

From: 0506, Asm <Asm_0506@homedepot.com>
Date: Thu, May 2, 2019 at 1:26 PM
Subject: Team Depot project in the City of San Juan
To: rgarza@sjtx.us <rgarza@sjtx.us>

Hello Mr. Garza, my name is Herman Ochoa. I am an assistant manager with the Home Depot store here in the City of Pharr. We are going to be working on a project in your city on May 14, 2019. This project is in conjunction with Habitat For Humanity. We will be cleaning up a Veteran's home and yard and doing some beautification to his yard. The reason I am reaching out to you is to ask if there is any way possible for the City of San Juan to help us out by placing an open top container at the site of this Veteran's home. He has a lot of old carpet remnants in his yard along with some old lawn chairs and things of that nature that we want to remove. Please let me know if this is possible. Thank you kindly sir.

The address of the home is 113 W. 9th Street San Juan Texas 78589.

Herman Ochoa
MASM
956-225-4842 cell
(956) 994-1419 Ext 101
(956) 992-7347 Fax
asm_0506@homedepot.com

The information in this Internet Email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this Email by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. When addressed to our clients any opinions or advice contained in this Email are subject to the terms and conditions expressed in any applicable governing The Home Depot terms of business or client engagement letter. The Home Depot disclaims all responsibility and liability for the accuracy and content of this attachment and for any damages or losses arising from any inaccuracies, errors, viruses, e.g., worms, trojan horses, etc., or other items of a destructive nature, which may be contained in this attachment and shall not be liable for direct, indirect, consequential or special damages in connection with this e-mail message or its attachment.

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Roel Garza
Director of Sanitation/Public Works
City of San Juan, Texas
rgarza@sjtx.us
Ph: [.com](tel:9562232330) (956) 223-2330
Cell: (956) 588-1210

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 14, 2019

Consider, Approve and Enter into an Interlocal Cooperation Agreement Between the City of San Juan, Texas and the County of Hidalgo, Pct 2 to Construct a Parking lot on City Right-Of-Way at the Hidalgo County Regional Linear Park.

STAFF COMMENTS AND RECOMMENDATIONS:

The Hidalgo County, Pct 2 is desiring to undertake construction of a parking lot on City right-of-way adjacent to the park walking trail. Pct 2 assumes the sole responsibility and expense for all construction, maintenance and operation of the parking lot subsequent to its construction, including but not limited to, associated landscaping. Upon commencement date of this agreement, the County shall be responsible for weed control, garbage abatement, and similar maintenance of the City's right-of-way being used under this agreement.

RECOMMENDATION:

Approve the Interlocal Cooperation Agreement Between the City of San Juan, Texas and Hidalgo County, Pct 2.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN THE CITY OF SAN JUAN, TEXAS,
AND THE COUNTY OF HIDALGO, TEXAS**

This Interlocal Cooperation Agreement (hereinafter “the Agreement”) is made effective as of this 12th day of March, 2019, by and between the CITY OF SAN JUAN, TEXAS (hereinafter referred to as “the City”), and the COUNTY OF HIDALGO, TEXAS (hereinafter referred to as “County”), collectively referred to herein as “the Parties” pursuant to the provisions of the Texas Interlocal Cooperation Act, and agree as follows:

WHEREAS, Texas Government Code Chapter 791 authorizes local governments in Texas to enter into agreements related to governmental functions and services to increase governmental efficiency and effectiveness; and

WHEREAS, the City is a home rule municipality within the boundaries of the County, and a local government as defined in Texas Government Code Section 791.003(4)(A), possesses the authority to enter into this Agreement, and has entered into this Agreement by the action of its governing body in the appropriate manner prescribed by law; and

WHEREAS, the County is a local government as defined in Texas Government Code Section 791.003(4)(A), possesses the authority to enter into this Agreement, and has entered into this Agreement by the action of its governing body in the appropriate manner prescribed by law; and

WHEREAS, the County has undertaken the construction of the Hidalgo County Regional Linear Park (hereinafter “the Park”), an improved non-motorized trail to be used by bicycles, walkers, and pedestrians, which will provide an important park and recreation amenity to the residents of the County by providing opportunities for residents to obtain exercise by walking or running in the Park; and

WHEREAS, the County desires to construct a parking lot on City right-of-way adjacent to the Park that would enhance the health, welfare, and safety of citizens in the County and in the City by increasing the number of locations where the Park may be accessed by the public in a safe and secure manner; and

WHEREAS, the construction of a parking lot to be accessed by members of the public on City right-of-way would require the parking lot to be connected to a public highway, street, or alley by an entrance and an exit built on right-of-way owned by the City; and

WHEREAS, the City maintains the exclusive control over and under the public highways, streets, and alleys within its municipality under Texas Transportation Code Section 311.001; and

WHEREAS, a municipality may approve for the commissioner's court of a county to spend money for the construction of a street or alley that is located within the municipality under Texas Transportation Code, Section 251.012; and

WHEREAS, the City has approved for the County to construct a parking lot, and an entrance and exit to a parking lot providing access to the Park on right-of-way owned by the City with funds, labor, and equipment provided by the County; and

WHEREAS, the County and the City desire to clarify the terms and conditions of the use of City right-of-way by the County for this purpose;

NOW THEREFORE, for and in good and valuable consideration of the mutual covenants expressed hereinafter, agree as follows:

City's Responsibilities/Commitments:

1. Allow the use of City right-of-way shown in Exhibit "A" attached for the construction and maintenance of a parking lot for the term of this Agreement. Such use shall be subject to any easements, encumbrances, exceptions and reservations of record on any portion of City right-of-way being used under this Agreement.

2. Grant express permission to County to access City right-of-way as shown in Exhibit "A" for all purposes connected with the construction, maintenance, and operation of the parking lot.

3. Consult with the County regarding all proposed future uses of City right-of-way.

4. Allow the County to adopt and enforce regulations regarding the use of the parking lot so long as they are not inconsistent with the City's ownership or use interests.

County's Responsibilities/Commitments:

5. Assume the sole responsibility and expense for all construction, maintenance and operation of the parking lot subsequent to its construction, including but not limited to, associated landscaping.

6. Employ architects, engineers, planners, prepare bid specifications, award of public works and other contracts as appropriate for the construction, maintenance, and operation of the parking lot.

7. Upon the commencement date of this Agreement, the County shall be responsible for weed control, garbage abatement, and similar maintenance of the City's

right-of-way being used under this Agreement. This responsibility shall continue with regard to the City's right-of-way once the parking lot is constructed.

8. The responsibilities and commitments of the County do not prohibit the City from voluntarily assisting the County upon request.

Joint Responsibilities/Commitments:

9. The Parties acknowledge and agree that the City owns the right-of-way and its determination as to its use shall be controlling. The parties also acknowledge that the City's right-of-way may have other uses during the term of the Agreement, including in the maintenance of the City right-of-way immediately adjacent to the parking lot, and of public streets adjacent or near the parking lot. The City's right to the use the right-of-way shall be superior to the County's use of the right-of-way as a parking lot.

10. The Parties agree to work together in determining the location of the parking lot, including the placement of an entrance and exit, and all aspects thereof, including landscaping, so that the placement of the parking lot may best suit both the County and the City's current and future uses of the City's right-of-way under this agreement. In the event of a disagreement as to the placement of the parking lot, the City's suggested placement shall control.

11. Should the need arise for the parking lot to be reconstructed or relocated; the Parties agree that the County will do so at its own cost and expense. The City shall not be liable for any expenses incurred by the County related to any such reconstruction or relocation. The Parties agree to work in good faith in order to minimize any necessity for relocation or reconstruction of the parking lot.

12. The Parties agree that the City shall not be liable for damage caused to the parking lot by the County contractors.

13. LIABILITY RELATED TO HAZARDOUS SUBSTANCES & WASTE. City makes no representations whatsoever regarding the condition of the City's right-of-way. County acknowledges that its use of the City's right-of-way is on an "as-is" condition, with any and all patent and latent conditions.

It is understood and agreed that the County will excavate and perform earth-disturbing activities in conjunction with the construction of the parking lot. If County encounters any hazardous substances as defined in state or federal law or regulations or any other hazardous substances in conjunction with excavating or performing other earth-disturbing activities while building the parking lot, County shall immediately: (i) secure or isolate the condition, (ii) stop all activity identified in connection with such conditions, and (iii) notify City representatives as soon as feasible. County shall be solely responsible for performing an evaluation and necessary corrective action only in regard to earth-disturbing activities in conjunction with building the parking lot. City shall be solely responsible for performing evaluation and necessary corrective action only for the area

adjoining the parking lot located within City right-of-way. County shall be responsible for the proper identification (as required by law and applicable federal, state, and local regulations) of all chemical compounds or hazardous substances County and its subcontractors bring on to City right-of-way. Such identification must include identification of health hazards, flammability, reactivity, and personal protection requirements. Identification labels and documents must be in the English language.

County shall, to the extent permitted by law, indemnify, defend, and hold harmless City from and against any and all claims, causes of action, demands, and liability associated with the existence, removal, or remediation of any hazardous substances that are located on the parking lot in conjunction with earth-disturbing activities by County when building the parking lot, but only as to the area encompassed by the parking lot.

City shall, to the extent permitted by law, indemnify, defend, and hold harmless the County from and against any and all claims, causes of action, demands, and liability associated with the existence, removal, or remediation of any hazardous substances that are located on City right-of-way except in conjunction with earth-disturbing activities by County when building or maintaining the parking lot, which shall be the sole responsibility of the County, as discussed above.

14. LIABILITY OTHER THAN HAZARDOUS SUBSTANCES & WASTE. County, to the extent permitted by law shall indemnify, defend, and hold harmless City, its officers, and employees from all claims, demands, or causes of action in law or equity arising from County's intentional or negligent acts or breaches of its obligations under this Agreement with regard to constructing, operating, and maintaining the parking lot. County's duty to indemnify shall not apply to liability caused by the intentional or negligent acts of City, its officers, or employees.

City shall, to the extent permitted by law, indemnify, defend, and hold harmless the County, its officers, and employees from all claims, demands, or causes of action in law or equity arising from City's intentional or negligent acts or breaches of its obligations under this Agreement, including, but not limited to its responsibilities for the area adjacent to the parking lot within the City's right-of-way. The City's duty to indemnify shall not apply to loss or liability caused by the intentional or negligent acts of the County, its officers, or employees.

If the comparative negligence of the Parties, their officers, or employees is a cause of such damage or injury, the liability, loss cost, or expense shall be shared between the Parties in proportion to their relative degree of negligence and the right of indemnity shall apply to such proportion.

Each party's duty to indemnify shall survive the termination or expiration of this Agreement.

15. DURATION OF AGREEMENT. This Agreement shall continue until amended, replaced, or terminated. Either party may terminate this Agreement by providing 30 days

advance written notice to the other party at the address provided for notice under this Agreement.

16. RENEWAL. This Agreement shall continue until amended, replaced, or terminated.

17. RELATIONSHIP OF THE PARTIES. The Parties intend that an independent contractor relationship will be created by this Agreement. No agent, employee, servant or representative of the either party shall be deemed to be an employee, agent, servant or representative of the other party for any purpose.

18. PROPERTY AND EQUIPMENT. The Parties acknowledge that the City owns the City's right-of-way. All improvements made under this Agreement in conjunction with the Park shall remain property of the County until termination of the Agreement. Upon the termination of the Agreement, County shall remove all removable fixtures and all other improvements not removed within ninety (90) days shall revert to the ownership of the City. The execution of this Agreement shall act as a Bill of Sale for such improvements not removed within ninety (90) days following termination of the Agreement.

19. CONFLICT OF APPLICABLE LAW. Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision of this Agreement and any present or future law, ordinance, or administrative, executive, or judicial regulation, order, or decree, or amendment thereof, contrary to which the Parties have no legal right to contract, the latter shall prevail, but in such event the affected provision(s) of this Agreement shall be modified only to the extent necessary to bring them within legal requirements and only during the time such conflict exists.

20. NO WAIVER. No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.

21. IMMUNITIES. Nothing in this Agreement is intended to and County nor City hereby waive, release or relinquish any right to assert any of the defenses County or City enjoys by virtue of the state or federal constitution, laws or regulations, and any sovereign, official or qualified immunity available to County or City as to any claim or action of any person entity, or individual as against the County or City.

22. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the Parties hereto and each party acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by Agreement in writing executed by City and County, and not otherwise.

23. TEXAS LAW TO APPLY. THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATIONS OF THE PARTIES CREATED HEREUNDER ARE PERFORMABLE IN HIDALGO COUNTY, TEXAS. THE PARTIES HEREBY CONSENT TO PERSONAL JURISDICTION IN HIDALGO COUNTY, TEXAS.

24. NOTICE. Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communications required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the Parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to County: County of Hidalgo
Attention: Richard F. Cortez, Hidalgo County Judge
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

If to City: City of San Juan, Texas
Attn: Mario Garza, Mayor
709 S Nebraska Ave
San Juan, TX 78589

Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

25. ADDITIONAL DOCUMENTS. The Parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.

26. SUCCESSORS. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.

27. ASSIGNMENT. This Agreement shall not be assignable.

28. HEADINGS. The headings and captions contained in this Agreement are solely for convenient reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.

29. GENDER AND NUMBER. All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.

30. NON-DISCRIMINATION. This Agreement and all related activities shall be conducted in a manner that does not discriminate against any person on a basis prohibited by applicable law or County and City policy, including without limitation race, color, national origin, religion, sex, age, veteran status, or disability.

31. AUTHORITY TO EXECUTE. The execution and performance of this Agreement by City and County have been duly authorized by all necessary laws, resolutions, and corporate actions. This Agreement constitutes the valid and enforceable obligations of the City and the County in accordance with its terms.

32. GOVERNMENTAL PURPOSE. Each party hereto is entering into this Agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.

33. APPENDIX II TO CFR 200-CONTRACT PROVISIONS. Pursuant to 2 CFR 200.326, a non-Federal entity's contracts must contain the applicable provisions described in Appendix II to 2 CFR 200-Contract Provisions for non-Federal Entity Contracts under Federal Awards. Therefore, if applicable, the provisions of Appendix II to 2 CFR 200 are attached and incorporated by reference into this County contract should it be subject to Federal award.

34. COMMITMENT OF CURRENT REVENUES. In the event that, during any term, hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The Parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party.

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES this ____ day of _____, 2019.

HIDALGO COUNTY, TEXAS

Richard F. Cortez, Hidalgo County Judge

ATTEST:

Arturo Guajardo, Jr., County Clerk

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana Cavazos, Secretary, City of San Juan, Texas

APPROVED AS TO FORM:

Hidalgo County District Attorney's Office
Ricardo Rodriguez, Jr.

By: _____
Victor M. Garza, Assistant District Attorney

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

**APPROVAL OF
INTERLOCAL COOPERATION AGREEMENT
PROJECT**

In accordance with Texas Government Code § 791.014, the County of Hidalgo, Texas, acting by and through the Hidalgo County Commissioners Court, has been advised of a proposed project to construct a parking lot on right-of-way owned by the City of San Juan, Texas, more particularly described in Exhibit "A" attached hereto, including drainage and other appurtenances, for the benefit of, and use in conjunction with, the County's Regional Linear Park located within the boundaries of the City of San Juan; through an Interlocal Cooperation Agreement to be entered into between the County of Hidalgo, Texas and the City of San Juan, Texas.

By vote on this _____ day of _____, 2019, the Hidalgo County Commissioners Court has approved the proposed project identified above.

By: _____
Richard F. Cortez, Hidalgo County Judge

ATTEST:

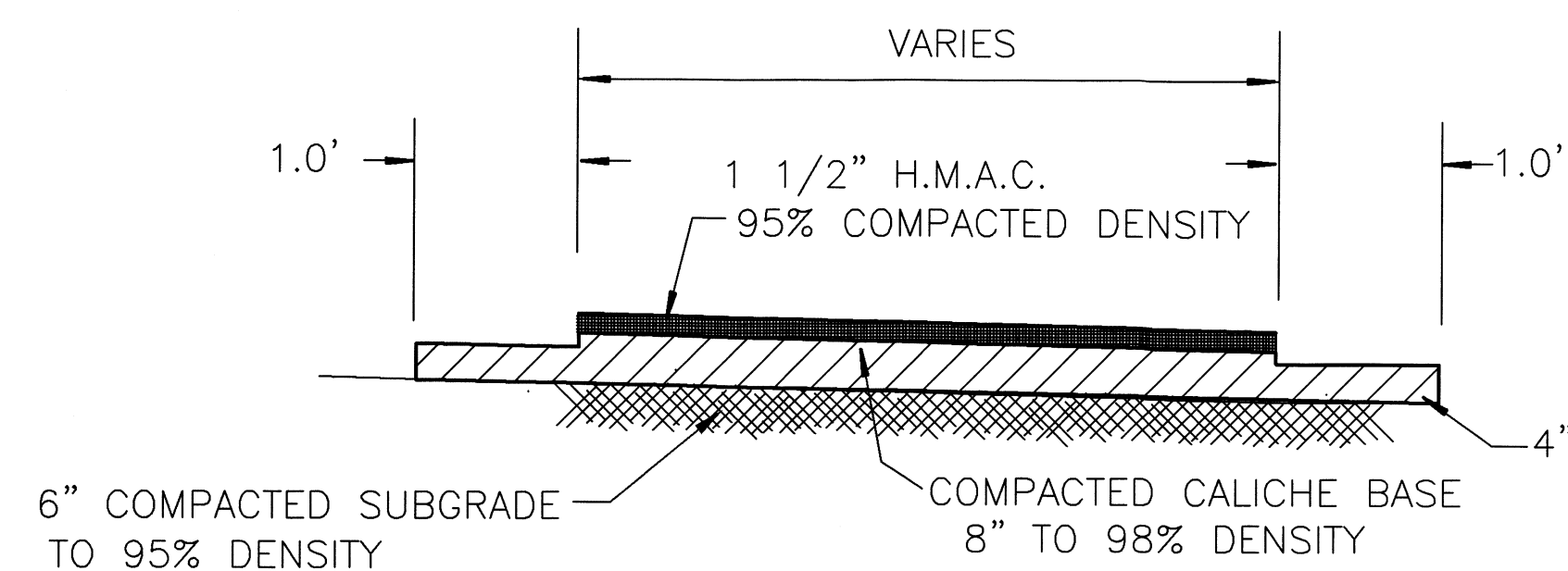
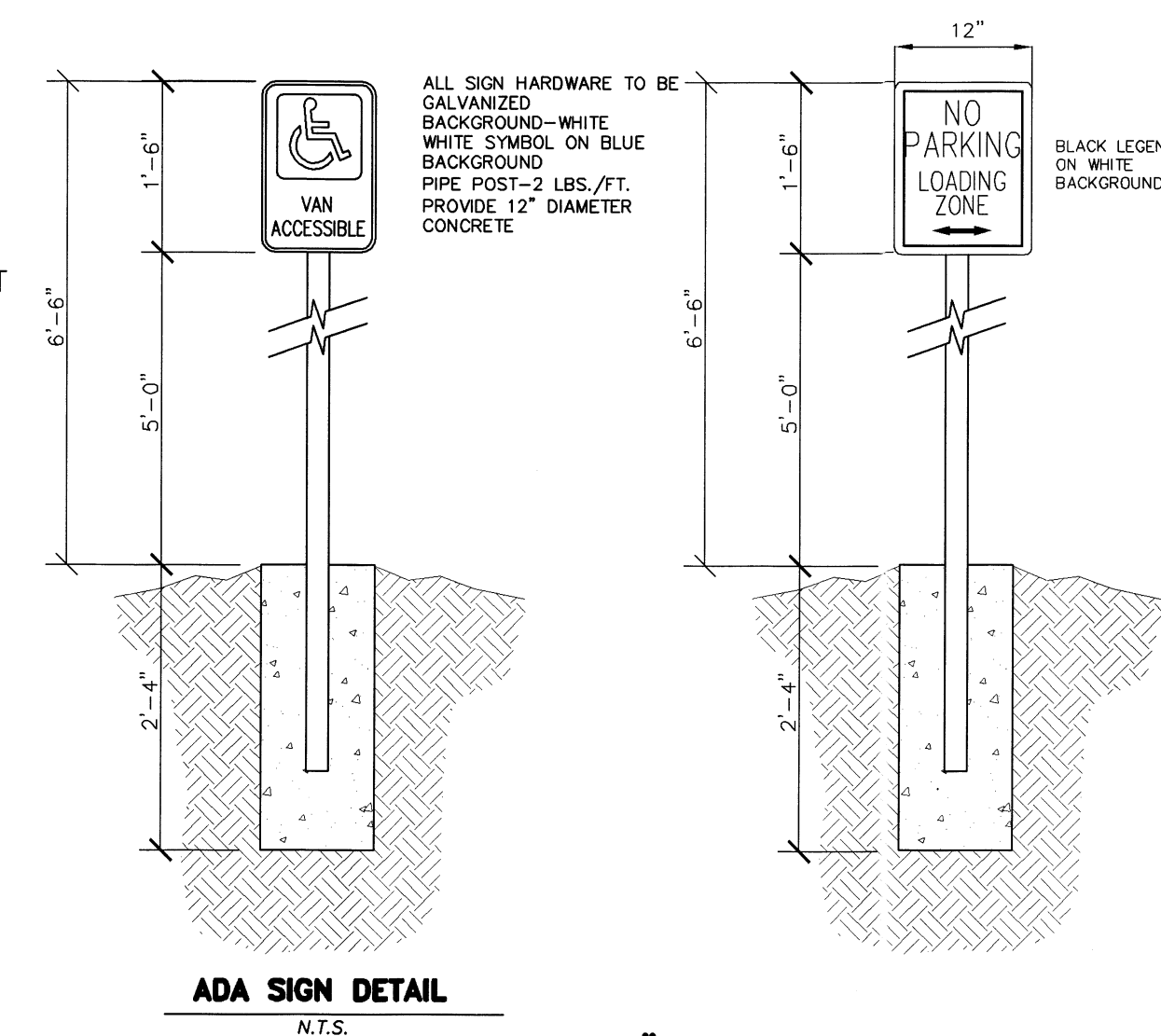
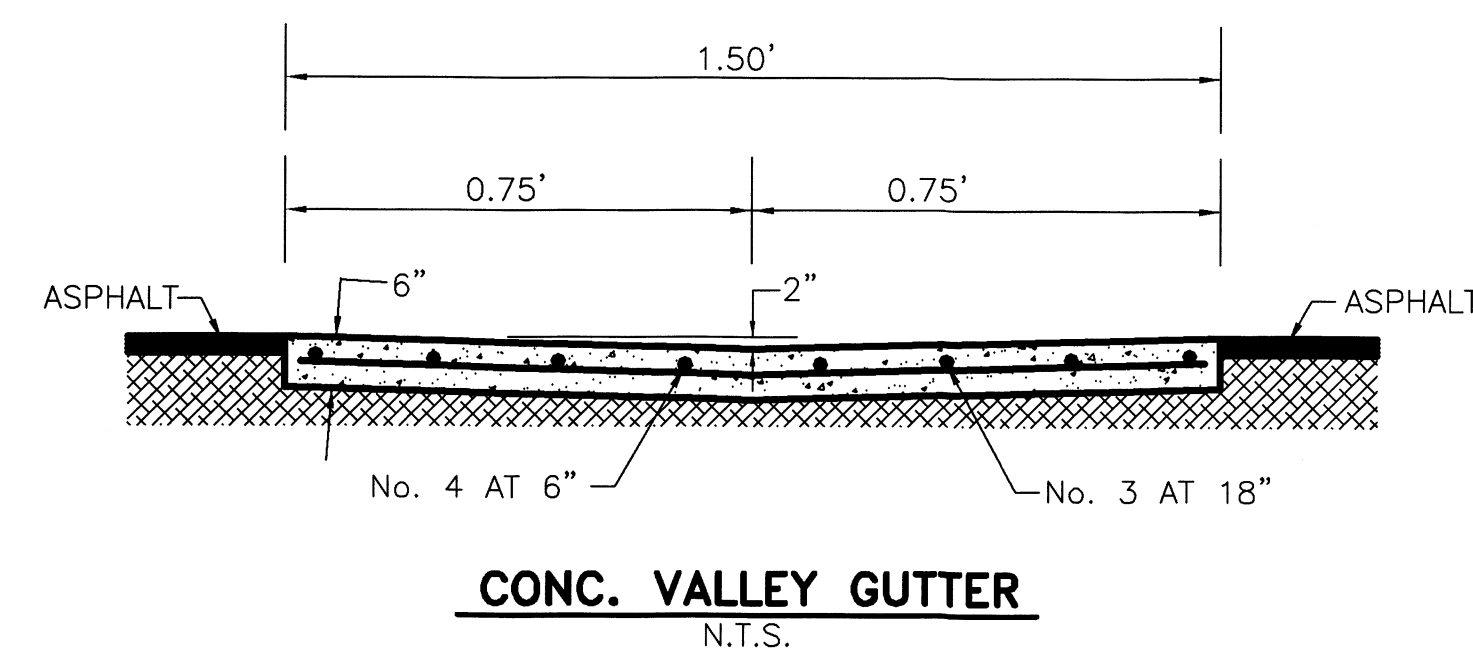
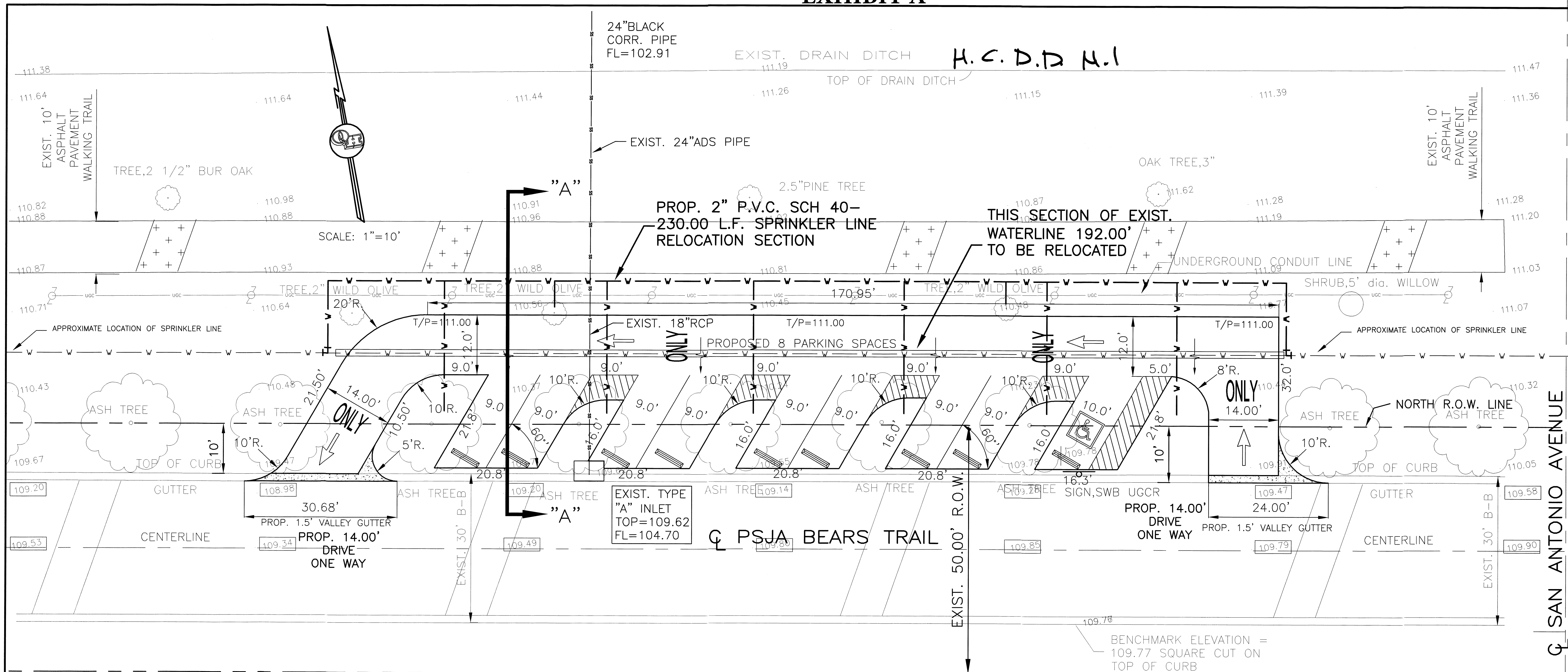
Arturo Guajardo, Jr., County Clerk

APPROVED AS TO FORM:

Hidalgo County District Attorney's Office
Ricardo Rodriguez, Jr.

By: _____
Victor M. Garza, Assistant District Attorney

EXHIBIT A



PARKING LOT SECTION
SECTION "A-A"

N.T.S.

LEGEND

 FLOW DIRECTION	
T/C=110.00	PROPOSED CURB & GUTTER ELEVATION
T/P=110.00	PROPOSED TOP OF PAVEMENT ELEVATION
ΦG=110.00	PROPOSED SPILLWAY GUTTER ELEVATION
110.00	EXISTING TOP OF CURB & GUTTER ELEVATION
110.00	EXIST. NATURAL GROUND ELEVATION

SITE LEGEND

ONLY  TYPICAL PAINTED "ONLY", AND
DIRECTIONAL ARROWS.
SEE MARKING SHEET FOR DETAIL

DIRECTIONAL ARROW (WHITE)
SEE DETAIL SHEET

12 SPACES	NUMBER OF PARKING SPACES PER ROW
1	12
2	24
3	36
4	48
5	60
6	72
7	84
8	96
9	108
10	120
11	132
12	144
13	156
14	168
15	180
16	192
17	204
18	216
19	228
20	240
21	252
22	264
23	276
24	288
25	300
26	312
27	324
28	336
29	348
30	360
31	372
32	384
33	396
34	408
35	420
36	432
37	444
38	456
39	468
40	480
41	492
42	504
43	516
44	528
45	540
46	552
47	564
48	576
49	588
50	600
51	612
52	624
53	636
54	648
55	660
56	672
57	684
58	696
59	708
60	720
61	732
62	744
63	756
64	768
65	780
66	792
67	804
68	816
69	828
70	840
71	852
72	864
73	876
74	888
75	900
76	912
77	924
78	936
79	948
80	960
81	972
82	984
83	996
84	1008
85	1020
86	1032
87	1044
88	1056
89	1068
90	1080
91	1092
92	1104
93	1116
94	1128
95	1140
96	1152
97	1164
98	1176
99	1188
100	1200

HANDICAP SIGN

 PROPOSED TIRE STOP

PROPOSED 1 1/2" PAVEMENT

OR MULCH IN ALL ISLANDS

LEGEND

 = FIRE HYDRANT
 = GUY WIRE
 = POWER POLE
 = MAILBOX
 = WATER METER
 = WATER VALVE
 = SIGN
 = SERVICE POLE
 = TEL BOX
 = ELECT BOX

STRIPING AND SIGNAGE NOTES

1. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN A PIPE BOLLARD. (REFER TO SIGN BASE DETAIL).
2. REFER TO ISLAND AND STRIPING DETAILS FOR ISLAND DETAILS AND DIMENSIONS.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) FOR STREETS AND HIGHWAYS.
4. REFER TO PAVEMENT MARKING, SIGNAGE, AND MISC. DETAILS FOR PAVEMENT MARKING AND STRIPING DETAILS.
5. REFER TO PAVEMENT MARKING, SIGNAGE, AND MISC. DETAILS FOR PIPE BOLLARD DETAIL.
6. REFER TO PAVEMENT MARKING, SIGNAGE, AND MISC. DETAILS FOR PEDESTRIAN CROSSWALK DETAIL.
7. PYLON SIGN SHALL BE CONSTRUCTED BY OTHERS. CONTRACTOR SHALL STUB CONDUIT AND WIRING TO PYLON LOCATION AS PART OF THIS CONTRACT.
8. REFER TO PAVEMENT MARKING, SIGNAGE, MISC. DETAILS FOR AISLE INDICATOR SIGNS.

NOTE:

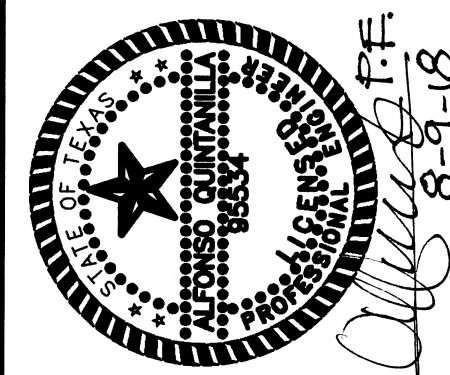
— W — = PROP. DRIP IRRIGATION LINE

GENERAL NOTE:

- 1.-DRIP IRRIGATION INSTALLATION TO BE REDRAWN BY CONTRACTOR TO MEET FIELD CONDITIONS AND APPROVED BY PROJECT ENGINEER.
- 2.-ITEMIZED QUANTITIES (DRIP IRRIGATION SYSTEM, TREES, GRASS, ETC.) ON THIS SHEET WILL BE BID AS LUMP SUM COST ON CONTRACT BID SHEET.

Z:\data\PROJECTS\2-HIDALGO COUNTY\PRECINCT 2\Call Engineering \Pharr San Juan Regional Linear Park\Work Auth. No.			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
7-26-2018	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

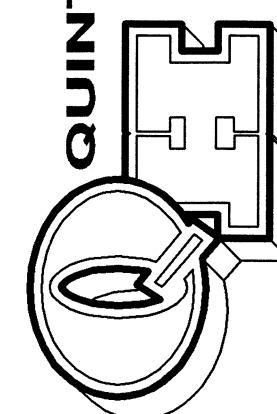
**HIDALGO COUNTY PRECINCT NO. 2
REGIONAL LINEAR PARK PROJECT
PROPOSED PARKING LOT 8 SPACES
BEARS TRAIL WEST OF SAN ANTONIO AVE.**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 14, 2019

Consider, Approve and Enter into an Interlocal Cooperation Agreement Between the City of San Juan, Texas and the County of Hidalgo, Pct 2 to Jointly Undertake Certain Reconstruction of Roadway and Drainage Improvements to a Portion of Cesar Chavez from Owassa Road to Sioux Road.

STAFF COMMENTS AND RECOMMENDATIONS:

The City and Hidalgo County Pct 2 desire to jointly undertake certain reconstruction of roadway and drainage improvements to a portion of Cesar Chavez from Owassa Road to Sioux Road consisting of approximately 10,505 linear feet of which 7,743 linear feet lies within the jurisdiction of Hidalgo County and approximately 2,762 linear feet lies within the corporate jurisdiction of the city. Consequently, Hidalgo County is requesting the City to enter into an Interlocal Cooperation Agreement memorializing the terms of the agreement between Hidalgo County Pct 2 and the City of San Juan.

RECOMMENDATION:

Approve the Interlocal Cooperation Agreement Between Hidalgo County and the City of San Juan, Texas.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF SAN JUAN,
TEXAS AND THE COUNTY OF HIDALGO, TEXAS**

THIS Agreement is made on this the _____ day of _____, 2019, by and between the **CITY OF SAN JUAN, TEXAS**, hereinafter referred to as "City", and the **COUNTY OF HIDALGO, TEXAS**, hereinafter referred to as "County", pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WITNESSETH:

WHEREAS, City is a home rule municipality located in Hidalgo County, Texas;

WHEREAS, County is a county in the State of Texas;

WHEREAS, City and County, each pursuant to its statutory and constitutional authority, are responsible for maintenance and improvements of certain public roadways within their boundaries;

WHEREAS, City and County desire to undertake certain reconstruction of roadway and drainage improvements to a portion of Cesar Chavez from Owassa Road to Sioux Road consisting of approximately 10,505 linear feet of which 7,743 linear feet lies within the jurisdiction of the County and approximately 2,762 linear feet lies within the corporate jurisdiction of the City (the "Road");

WHEREAS, the Road is an interconnecting link in the County road system and the improvements to the Road are in the best interest of both the County and City; and

WHEREAS, City and County are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Texas Gov't. Code 791.001 et seq., which authorizes local governments to contract with each other to perform governmental functions and services under the terms of the Act, and pursuant to the County Road and Bridge Act which authorizes counties to improve roadways within the limits of a city with the city's consent.

NOW, THEREFORE, City and County, in consideration of the mutual covenants expressed hereinafter, agree as follows:

1. The parties agree to cooperate in making the necessary improvements to the Road as described herein.
2. County agrees to provide all labor, machinery and material necessary for reconstruction of the Road.
3. County will, to the extent reasonably possible, follow the County's standard specifications for reconstruction of the Road improvements unless otherwise agreed in writing by both parties.

Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

11. **Additional Documents.** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.

12. **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.

13. **Assignment.** This Agreement shall not be assignable.

14. **Headings.** The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.

15. **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.

16. **Authority to Execute.** The execution and performance of this Agreement by City and County have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of City and County in accordance with its terms.

17. **Governmental Purpose.** Each party hereto is entering into this agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.

18. **Commitment of Current Revenues Only.** In the event that, during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code Ann. §271.903.

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

CITY OF SAN JUAN

ATTEST:

City Secretary

Mario Garza, Mayor

COUNTY OF HIDALGO

ATTEST:

Arturo Guajardo, Jr., County Clerk

Richard Cortez, County Judge

APPROVED AS TO FORM:
ATLAS, HALL & RODRIGUEZ, LLP

By: _____
Stephen L. Crain

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

**APPROVAL OF
INTERLOCAL COOPERATION AGREEMENT
PROJECT**

In accordance with Texas Government Code §791.014, Hidalgo County, Texas, acting by and through the Hidalgo County Commissioners Court, has been advised of a proposed project whereby City of San Juan and the County desire to jointly undertake a road reconstruction and drainage improvement project for Cesar Chavez Road from Owassa Road to Sioux Road consisting of approximately 10,505 linear feet of which 7,743 linear feet lies within the jurisdiction of the County and approximately 2,762 linear feet lies within the corporate jurisdiction of the City, through an Interlocal Cooperation Agreement to be entered into between Hidalgo County and City of San Juan, Texas.

By vote on _____ 2019 the Hidalgo County Commissioners Court has approved the Project identified above.

By: Richard Cortez, County Judge

ATTEST:

Arturo Guajardo, County Clerk

APPROVED AS TO FORM:

ATLAS, HALL & RODRIGUEZ, LLP

By: _____
Stephen L. Crain

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 14, 2019

Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC), the City of San Juan and Calixto Hernandez, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

A subdivision plat for Golden Chick San Juan Subdivision was recorded on May 31, 2017. The property is within the North Alamo Water Supply Corporation (NAWSC) water service area. The NAWSC requires for an agreement between the corporation, the City of San Juan and the property owner be signed and executed before the corporation will allow the installation of fire hydrants and water lines.

The format of the agreement is consistent with previous agreements approved by the City Commission in the past three (3) years.

RECOMMENDATION:

Adopt a Resolution to Approve the Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC), the City of San Juan and Calixto Hernandez, Inc.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

FRYER & HANSEN, P.L.L.C.

Law Firm

1352 W. Pecan Blvd.
McAllen, Texas 78501

Telephone 956-686-6606
Telefax 956-686-6601
email@fryerandhansen.com

Richard W. Fryer
J.D., P.E., LEED AP

July 16, 2018

Mario Garza, Mayor
The City of San Juan
709 S. Nebraska Avenue
San Juan, Texas 78589

**RE: *Waterline Access Agreement - North Alamo Water Supply Corporation,
City of San Juan, Calixto Hernandez, Inc. - Golden Chick San Juan Subdivision***

Dear Mr. Garza:

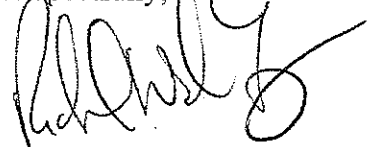
Enclosed please find four (4) original **Waterline Access Agreements** ("**Agreement**") for the Golden Chick San Juan Subdivision for signature on behalf of the City of San Juan ("**City**"). Please review the Agreement documents, cause them to be executed on behalf of the City in the areas indicated, and provide a City Commissioners' Resolution and/or certified Minutes approving the Agreement.

Once the documents have been signed on behalf of the City, please forward the documents (signed Agreements and Resolution and/or Minutes reflecting City's approval of the Agreement) to Calixto Hernandez, Inc. for execution at the address indicated hereinbelow. Please also include a copy of this letter with that mailing to instruct Calixto Hernandez, Inc. to cause the Agreements to be signed and to return the documents to this office for further processing. A pre-addressed envelope is provided herein for your convenience.

When the documents have been signed on behalf of the City and of Calixto Hernandez, Inc., and returned to this office along with the City's Resolution and/or certified Minutes, we will review the documents and then forward them to North Alamo Water Supply Corporation for further execution. After the documents have been fully-signed by all parties, we will distribute a fully-executed document to each party.

Calixto Hernandez, Inc.
1811 W. Kuhn Avenue
Edinburg, Texas 78539

Respectfully,



Richard Ward Fryer

STATE OF TEXAS	§	BETWEEN:
	§	NORTH ALAMO WATER SUPPLY
	§	CORPORATION; CALIXTO
COUNTY OF HIDALGO	§	HERNANDEZ, INC; AND CITY OF SAN
		JUAN

**WATERLINE ACCESS AGREEMENT
(with City and Developer)**

WHEREAS, North Alamo Water Supply Corporation("NAWSC") has a water distribution system which was designed for potable water distribution to rural communities, such system not designed specifically with the intent to provide water for fire protection purposes;

WHEREAS, the City of San Juan ("City") through its own forces or through the forces of those subject to a contract to provide services, may provide fire protection services to its citizens, some of which fall within the area of the Certificate of Convenience and Necessity granted to NAWSC;

WHEREAS, NAWSC and City are mindful of the benefits that can be received by the citizens of the City and the members of NAWSC with the availability of water for use in controlling fires and thereby for the protection of life and property;

WHEREAS, Calixto Hernandez, Inc. ("Developer") is constructing a subdivision in the location described in **Exhibit "A", Golden Chick San Juan Subdivision** (the "Subdivision") and desires fire protection for the Subdivision.

THEREFORE, in exchange for the recitals herein made, the consideration exchanged and the goodwill generated, NAWSC, Developer and City agree as follows:

1. This agreement pertains only to those areas in the Subdivision which also are within the boundaries of the Certificate of Convenience and Necessity granted to NAWSC in HIDALGO County, Texas and only **with respect to those areas specifically listed in Exhibit "A"**. No other parts of NAWSC lines shall be affected by this agreement unless specifically set forth in writing by the parties and adopted by official acts of their respective governing bodies.
2. Developer and City shall have access to NAWSC lines with no less than six inches (6") in diameter for the purpose of operating, and maintaining a fire hydrant system in accordance with industry standards and all federal, state and local codes and as shown in **Exhibit "B" ("Fire Hydrants")**. Such Fire Hydrants to be used solely for the governmental purpose of fire-fighting. No other use of water shall be made under this agreement. City shall determine if the pressure and volume available on such lines are suitable and sufficient.

NAWSC shall gratuitously furnish to City's designated engineer, such waterline modeling information as it may have to the extent such information affects the lines and hydrants shown in Exhibit "A"; such information does not constitute any representation or warranty of any condition and is subject to all limitations, disclaimers, etc. found in this agreement.

3. Except as otherwise provided in this paragraph, all City fire hydrants on NAWSC waterlines or any part of NAWSC's system, shall be painted black so as to be designated that they may be unavailable for use in a fire emergency and shall be operated by City such that a positive pressure of no less than 30 p.s.i. is maintained in NAWSC's water line at the point of connection between the water line and the fire hydrant. Should City perform annual testing of each hydrant subject to this agreement so as to determine the color coding attributable to each hydrant under City's fire hydrant coding scheme, City may paint the tested hydrants the appropriate color under that color coding scheme for a period of one (1) year following the test, after which a new test must be done or the hydrant painted black until the appropriate test is done. Should a tested and color coded hydrant's condition change after being tested and its condition be such that a different color code is appropriate, City will immediately repaint the hydrant accordingly or should a year expire without a hydrant being re-tested, City will immediately paint it black and if City fails to so test and paint City's fire hydrants, NAWSC may (but is not required to) do so at City's expense, such expense to be paid by City to NAWSC upon demand. By allowing a hydrant subject to this agreement to be painted any color other than black, NAWSC is not representing or warranting that the hydrant is available and suitable for use in a fire emergency.
4. The Fire Hydrants will be constructed by Developer and maintained by Developer and City as set out in Exhibit "B." If concrete is used for additional stability, the hydrant weep holes should not be covered.
5. All water used from NAWSC system will be reported monthly to NAWSC by City. This report will state the estimated amount of water used, the date of use, the location of use and any problems encountered with the Fire Hydrants. Forms will be provided by City.
6. There may be an annual charge by NAWSC for water used in fire protection. Such charge will be established annually by the Board of Directors. However, in no case will water be used for any domestic use, equipment wash-downs or construction purposes or any other purpose other than the actual use in controlling fires and maintaining the Fire Hydrants.
7. Because NAWSC is a rural system that cannot patrol all locations daily, a problem may arise as to the abuse of Fire Hydrants by the taking of water for uses other than fire protection. If this becomes a problem, NAWSC reserves the right to install security devices on all hydrants at the cost of City and Developer. Sufficient special wrenches, or keys, will be provided to NAWSC by City at no cost to NAWSC. Should City fail to install the required security devices, NAWSC may install such devices as it deems appropriate at a cost to the City.

8. All Fire Hydrants maintenance, inspection and flushing will be done by City personnel, or those under contract to City, for which City will retain responsibility. A schedule will be set up by City to perform flushing no less frequently than once every six (6) months; maintenance, inspection and testing according to National Fire Protection Association 291 shall be performed by City no less frequently than every twelve (12) months. Such schedule shall be provided to NAWSC in writing no later than thirty (30) days prior to any date shown on the schedule. City will maintain the Fire Hydrants such that they may be used as a temporary water sales point and as a flush valve by NAWSC and if City fails to so maintain the Fire Hydrants, NAWSC may (but is not required to) do so at City's expense, such expense to be paid by City to NAWSC upon demand. NAWSC may use the Fire Hydrants as temporary water sales point and as flush valves in order to assure the sanitary conditions of the potable water. In order to assure the integrity of its system and to maintain the sanitary conditions of the potable water, NAWSC personnel will be present at the times of Fire Hydrants maintenance, inspection and flushing and no such activity will occur without such presence. All Fire Hydrants maintenance, inspection and flushing will be done at City's expense. NAWSC may require such maintenance, inspection, and/or flushing to be made at any time, and after notice of such is given to City, such will be conducted as soon as reasonably possible.
9. All installation and replacement of Fire Hydrants and appurtenances will be performed by those personnel approved by NAWSC and under City's and Developer's authority and responsibility, but only under NAWSC's inspection for defects in construction that may affect water quality. No installation or replacement of Fire Hydrants and appurtenances may occur without the presence of NAWSC personnel. All expenses involved in the installation and replacement of Fire Hydrants and appurtenances will be borne by City and Developer, including a reasonable fee for the presence and administration of NAWSC's personnel.
10. CITY AND DEVELOPER ACKNOWLEDGE AND AGREE THAT NAWSC, BY ALLOWING ACCESS TO ITS SYSTEM, ASSUMES A DUTY TO NOT INJURE A PERSON EMPLOYED BY OR OTHERWISE AUTHORIZED BY CITY OR DEVELOPER TO USE, ACCESS, OR IN ANY WAY BENEFIT FROM THE FIRE HYDRANTS, THE WATER THEREIN OR ANY APPURTENANCES THERETO (THE "USER") BY WILLFUL OR WANTON CONDUCT OR BY GROSS NEGLIGENCE, AND THAT NAWSC ASSUMES NO OTHER DUTY OR STANDARD OF CARE. CITY AND DEVELOPER UNDERSTAND THAT THE STANDARD OF CARE ASSUMED UNDER THIS AGREEMENT DOES NOT REQUIRE NAWSC TO WARN THE USER OF AN UNSAFE CONDITION OR TO MAKE AN UNSAFE CONDITION SAFE SHOULD NAWSC BECOME AWARE, EITHER ACTUALLY OR CONSTRUCTIVELY, OF A CONDITION WHICH RESULTS IN AN UNREASONABLE RISK TO THE USER. FURTHER, CITY AND DEVELOPER

UNDERSTAND THAT NAWSC MAY CHANGE THE CONDITION OF ITS SYSTEM IN A MANNER THAT MIGHT RENDER THE SYSTEM UNSAFE FOR A USER WITHOUT INCURRING LIABILITY FOR SUBSEQUENT INJURY TO USER BY THE NEW DANGER. CITY AND DEVELOPER AGREE TO USE THE WATER AND SYSTEM AT ITS OWN RISK AND AS IT IS FOUND. NAWSC, WITHOUT ACCEPTING ANY DUTY, GRATUITOUSLY WILL ENDEAVOR TO NOTIFY CITY AND DEVELOPER OF ANY CONDITION THAT MIGHT RENDER THE SYSTEM UNSAFE FOR USE BY CITY AND DEVELOPER SHOULD ITS MANAGER BECOME CONSCIOUSLY AWARE OF SUCH A CONDITION. NAWSC HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY, OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (A) THE NATURE AND CONDITION OF THE SYSTEM INCLUDING, WITHOUT LIMITATION, THE PIPELINES, HYDRANTS, FLUSH VALVES, APPURTENANCES, WATER AND REAL PROPERTY, THE SUITABILITY THEREOF FOR ANY AND ALL ACTIVITIES AND USES WHICH CITY AND DEVELOPER MAY ELECT TO CONDUCT OR THE EXISTENCE OF ANY HAZARD OR CONDITION; (B) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (C) THE COMPLIANCE OF THE SYSTEM OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL ENTITY OR BODY. CITY AND DEVELOPER ACKNOWLEDGE BY USE OF THE SYSTEM THAT IT HAS AND WILL INSPECT THE SYSTEM AND CITY AND DEVELOPER WILL RELY SOLELY ON ITS OWN INVESTIGATION OF THE SYSTEM AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF NAWSC. CITY AND DEVELOPER FURTHER ACKNOWLEDGE THAT THE INFORMATION PROVIDED AND TO BE PROVIDED WITH RESPECT TO THE SYSTEM WAS OBTAINED WITHOUT CONSIDERATION BEING GIVEN AND NAWSC (1) HAS NOT MADE ANY INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; (2) DOES NOT MAKE ANY REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. ACCESS TO THE SYSTEM IS ALLOWED ON AN "AS IS", "WHERE IS", AND "WITH ALL FAULTS" BASIS, AND CITY AND DEVELOPER EXPRESSLY ACKNOWLEDGE THAT, IN CONSIDERATION OF THIS ACCESS, NAWSC MAKES NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION OR FITNESS FOR PARTICULAR PURPOSE WITH RESPECT TO THE SYSTEM OR ANY PORTION THEREOF.

CITY AND DEVELOPER AGREE BY ITS USE OF THE SYSTEM, DIRECTLY OR THROUGH OTHERS, THAT NAWSC SHALL NOT BE RESPONSIBLE OR LIABLE TO THE CITY AND DEVELOPER, FOR ANY DEFECT, ERRORS, OMISSIONS, OR ON ACCOUNT OF ANY OTHER CONDITIONS AFFECTING THE PROPERTY, AS

CITY AND DEVELOPER MAKE USE OF THE SYSTEM "AS-IS", "WHERE-IS", AND "WITH ALL FAULTS". CITY AND DEVELOPER OR ANYONE CLAIMING BY, THROUGH, OR UNDER CITY AND DEVELOPER, HEREBY FULLY RELEASE NAWSC, ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEY AND AGENTS FROM ANY COST, LOSS LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION ARISING FROM OR RELATED TO ANY DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS AFFECTING THE SYSTEM. CITY AND DEVELOPER BY THEIR USE OF THE SYSTEM, FURTHER ACKNOWLEDGE AND AGREE THAT THIS RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT ACCORDING TO EACH OF THE EXPRESSED TERMS AND PROVISIONS.

TO THE EXTENT APPLICABLE AND PERMITTED BY LAW, CITY AND DEVELOPER, IN CONSIDERATION FOR USING THE SYSTEM AND AS A MATERIAL INDUCEMENT TO NAWSC FOR ALLOWING SUCH USE, WAIVE THE PROVISIONS OF THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, AS WELL AS ALL OTHER STATUTORY PROVISIONS WHICH MIGHT CREATE A CLAIM AGAINST NAWSC AS A RESULT OF THE USE OF NAWSC'S SYSTEM. ACCORDINGLY, CITY AND DEVELOPER, BY AND THROUGH THE BELOW SIGNING REPRESENTATIVES WHO HAVE BEEN GIVEN THE APPROPRIATE AUTHORITY BY THEIR GOVERNING BODIES STATE:

I WAIVE MY RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES CONSUMER PROTECTION ACT, SECTION 17.41 ET SEQ, BUSINESS AND COMMERCE CODE, A LAW THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS. AFTER CONSULTATION WITH AN ATTORNEY OF MY OWN SELECTION, I VOLUNTARILY CONSENT TO THIS WAIVER.

TO THE EXTENT APPLICABLE AND PERMITTED BY LAW, CITY AND DEVELOPER, BY ITS USE OF THE SYSTEM, DIRECTLY OR THROUGH OTHERS, AGREE TO INDEMNIFY, PROTECT, DEFEND, SAVE AND HOLD HARMLESS NAWSC, ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FROM AND AGAINST ANY AND ALL DEBTS, DUTIES, OBLIGATIONS, LIABILITIES, SUITS, CLAIMS, DEMANDS, CAUSES OF ACTION, LOSSES, COST AND EXPENSES AND TO PAY ALL EXPERTS' AND ATTORNEYS' FEES AND EXPENSES AND COURT COSTS ASSERTED OR INCURRED BY NAWSC AT ANY TIME AND IN ANY WAY RELATING TO, CONNECTED WITH, OR ARISING OUT OF THE CONDITION OF NAWSC'S SYSTEM AND THE USE OF THE FIRE HYDRANTS OR THE OPERATION, MAINTENANCE AND MANAGEMENT THEREOF, INCLUDING ANY CLAIMS,

SUITS, OR CAUSES OF ACTION ARISING FROM ANY NEGLIGENCE, INCLUDING GROSS NEGLIGENCE OF NAWSC AND ITS AGENTS, OFFICERS AND EMPLOYEES AS THEY RELATE TO THE PROVISION OF WATER AND ACCESS TO NAWSC'S SYSTEM UNDER THIS AGREEMENT.

IT IS THE EXPRESS INTENTION OF THE PARTIES THAT THE INDEMNITY PROVIDED FOR IN THIS AGREEMENT IS TO INDEMNIFY AND PROTECT NAWSC FROM THE CONSEQUENCES OF ITS OWN NEGLIGENCE AND GROSS NEGLIGENCE, EVEN WHEN THAT NEGLIGENCE AND GROSS NEGLIGENCE IS FOUND TO BE THE SOLE CAUSE OF THE INJURY, DEATH OR DAMAGES. CITY AND DEVELOPER ALSO WAIVE ALL RIGHTS TO SUBROGATION AGAINST NAWSC.

11. This Agreement is intended to provide NAWSC with all the protections and limitations from liability allowed by the laws as they exist and will exist, including, but not limited to, Texas Water Code §67.0105, and the common law and all the terms and conditions hereof shall be liberally construed to effectuate this purpose and to sustain the validity of this Agreement. The parties agree that this Agreement shall not be construed in favor of or against either party on the basis that the party did or did not author the Agreement. This Agreement constitutes the entire agreement between the parties.
12. This agreement is effective upon execution by the parties and the recordation of Exhibit "A", with the official records of Hidalgo County and continues until terminated by either party in writing, such termination to occur only after written notice by the terminating party at least two (2) months prior to the termination date. All parties may terminate in the event of a default if such default is left uncured for 30 days after giving written notice.
13. Each person, signing below, warrants and represents to the parties to this Agreement, that he has been given full authority to execute this Agreement, such that it binds the party for which he signs to fully fulfill the terms of this Agreement.
14. This Agreement is not executed for the benefit of any third party and its terms shall not be enforceable by or in favor of any person or entity other than the express parties to the Agreement.
15. Developer will list NAWSC as an additional insured on all liability insurance policies it holds related to the property being the subject of this Agreement, if any, for the duration of this Agreement. Developer will provide NAWSC with a certificate of such insurance and 60 days prior notice for any cancellation of such insurance.
16. NAWSC shall have the right to locate the pipe and accessories necessary to provide water for the Fire Hydrants in the Subdivision at a point to be chosen by NAWSC, and shall have

access to the Subdivision property and equipment constructed by Developer and/or City at all reasonable and necessary times for any purpose with or in the furtherance of its business operations, and upon discontinuance of service, NAWSC shall have the right to remove any of its equipment from the Subdivision property. NAWSC may inspect its valves, piping, and appurtenances to the supply line as well as the Fire Hydrants on an annual basis for a reasonable fee to be set by NAWSC (initially \$200.00), which may be increased based on future costs increases to provide this service. Where applicable, and upon notice, Developer shall have personnel present as necessary to assist in the inspection. Developer shall install, its own expense, any necessary fire service lines and equipment from NAWSC's facilities and equipment to the point of use, including any customer isolation valves, backflow prevention and other equipment as may be specified by NAWSC. NAWSC shall also have access to the Subdivision property for purpose of inspecting for possible illegal connections, cross-connections, potential contamination hazards, and illegal lead materials, and Developer and City agrees to annual inspections of its own facilities for these conditions.

17. Developer and City shall enforce the following restrictions to ensure the public health and welfare. The following undesirable practices are prohibited by State regulations and by this Agreement:
 - a. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contaminations shall be isolated from the Fire Hydrants by an air gap or an appropriate backflow prevention assembly in accordance with state regulations.
 - b. No cross-connection between the Fire Hydrants and a private water system is permitted. Potential threats to the public drinking water supply shall be eliminated at the service connection by the proper installation of an air gap or an appropriate backflow prevention assembly. Backflow assemblies require annual inspections and testing by a certified backflow prevention assembly tester and documentation of the inspections reflecting proper installation, maintenance, and operation must be provided to NAWSC no later than 30 days after the inspection.
 - c. No connection which allows condensing, cooling, industrial process water, or any water of unknown quality to be returned to the Fire Hydrants or the public drinking water supply is permitted.
 - d. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of the plumbing in the Fire Hydrants.
 - e. No solder or flux which contains more than 0.2% lead may be used for the installation or repair of the plumbing in the Fire Hydrants.

18. NAWSC may notify Developer and/or City, as applicable, of any cross-connection or other undesirable practices which have been identified during the initial or subsequent inspection. Developer and/or City shall immediately correct any undesirable practice in the Subdivision. Developer and/or City shall, at its expense, properly install, test and maintain any backflow prevention device required by NAWSC. Copies of all testing and maintenance records shall be provided to NAWSC. Failure to comply with the terms of this Agreement shall cause NAWSC to terminate services or to install, test, and maintain an appropriate backflow prevention device at the service connection at the sole expense of Developer and/or City. Any expenses associated with the enforcement of this Agreement shall be paid to NAWSC upon presentation to Developer and/or City.
19. Developer shall grant to NAWSC, now and in the future, any easements required for the purpose of installing, maintaining, and operating such pipelines, meters, valves, and any other equipment which may be deemed necessary by NAWSC to extend or improve NAWSC's service for existing and future customers and members of NAWSC, on such forms as are required by NAWSC.
20. Developer and City agree that the maximum amount of liability to Developer and City that may be incurred by NAWSC by virtue of any noncompliance with the terms of this Agreement is limited to the amount of fees paid by Developer and City to NAWSC for services provided under this Agreement during the calendar year in which the noncompliance occurs.
21. Should any amounts to be paid by any party hereto, remain unpaid after the date the payment is due, such unpaid amount shall accrue interest, payable to the party to which the payment is due, at an annual, compounded rate of ten percent (10%) from the date the payment is due until it is fully paid.
22. In the event any litigation arises out of this Agreement between the parties hereto, the non-prevailing party shall pay the prevailing party all reasonable and necessary attorney's fees, expert fees, expenses and costs of court expended or incurred in connection with the litigation pursuant to Section 271.153 of the Texas Local Government Code or similar authority.
23. If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or enforceability shall not affect the validity of any other part, term, or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of this Agreement.

24. The Agreement may be supplemented, amended, or modified only by the mutual agreement of the parties. No supplement, amendment, or modification of this Agreement shall be binding unless it is in writing and signed by all parties.

By signing and delivering this Agreement to the appropriate official of NAWSC, the City and Developer authorizes completion of this Agreement by filling in the Effective Date below.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, EXECUTED by NAWSC, Developer and City, acting under the authority of their respective governing bodies in multiple originals on the date indicated below.

SIGNED this day of _____, 2018.

ATTEST:

THE CITY OF SAN JUAN
709 S. Nebraska Avenue
San Juan, Texas 78589

By: _____,
Diana Cavazos, City Secretary

By: _____,
Mario Garza, Mayor

APPROVED AS TO FORM:

By: _____,
Rick Palacios, City Attorney

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Mario Garza, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is Mayor of City of San Juan, that he executed the same as the act of City of San Juan for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 2018.

Notary Public in and for the State of Texas

CALIXTO HERNANDEZ, INC., a Texas Corporation

By: _____
Calixto Hernandez, President

By: _____
Sylvia Hernandez, Secretary

1811 W. Kuhn Avenue
Edinburg, Texas 78539

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Calixto Hernandez and Sylvia Hernandez, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that Calixto Hernandez is the President of Calixto Hernandez, Inc, a Texas Corporation and Sylvia Hernandez is the Secretary of Calixto Hernandez, Inc., and that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____ 2018.

Notary Public in and for the State of Texas

NORTH ALAMO WATER SUPPLY
CORPORATION
420 S. Doolittle Rd
Edinburg, TX 78539-3832
Telephone: (956) 383-1618
Fax: (956) 383-1372

APPROVED AS TO FORM:

By: _____
Richard Ward Fryer, Attorney for
North Alamo Water Supply Corporation

By: _____
Steven Sanchez, General Manager

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Steven Sanchez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is General Manager of North Alamo Water Supply Corporation, that he executed the same as the act of North Alamo Water Supply Corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 2018.

Notary Public in and for the State of Texas

EXHIBIT "A"

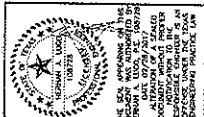
EXHIBIT "B"

Fire Hydrant Installation

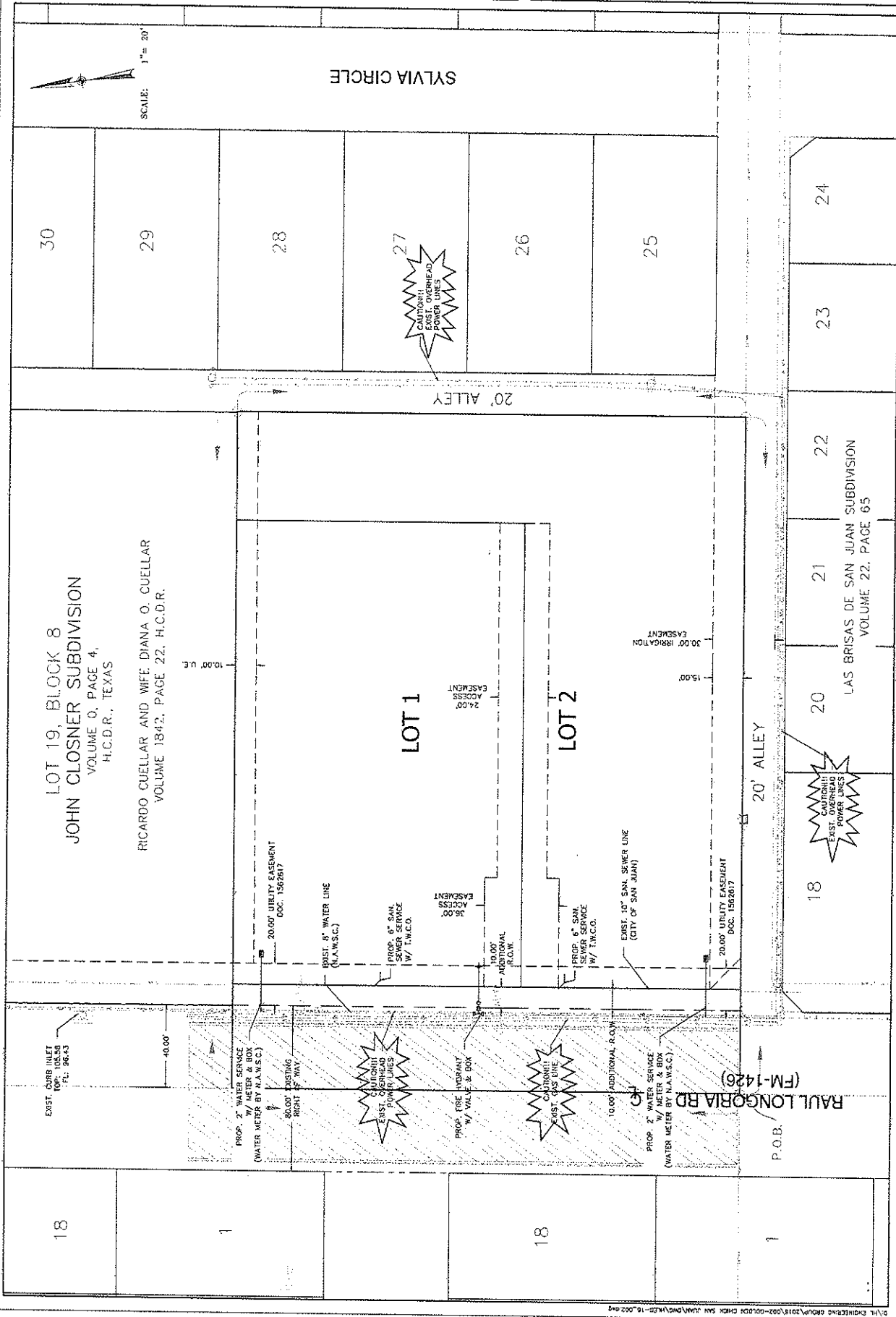
Each fire hydrant run-out shall be equipped with a 6" flanged mechanical joint resilient seated gate valve. This valve may be located adjacent to the mainline or between the mainline and the hydrant. Each fitting (Branch Tee, Gate Valve & Hydrant) shall be separately supported by a concrete thrust block including anchor rods. Care must be taken that the hydrant drain be kept clear when pouring concrete. Mainline Tees shall have mechanical joint, flanged fittings. Mega lugs shall also be used at all mechanical joint fittings.

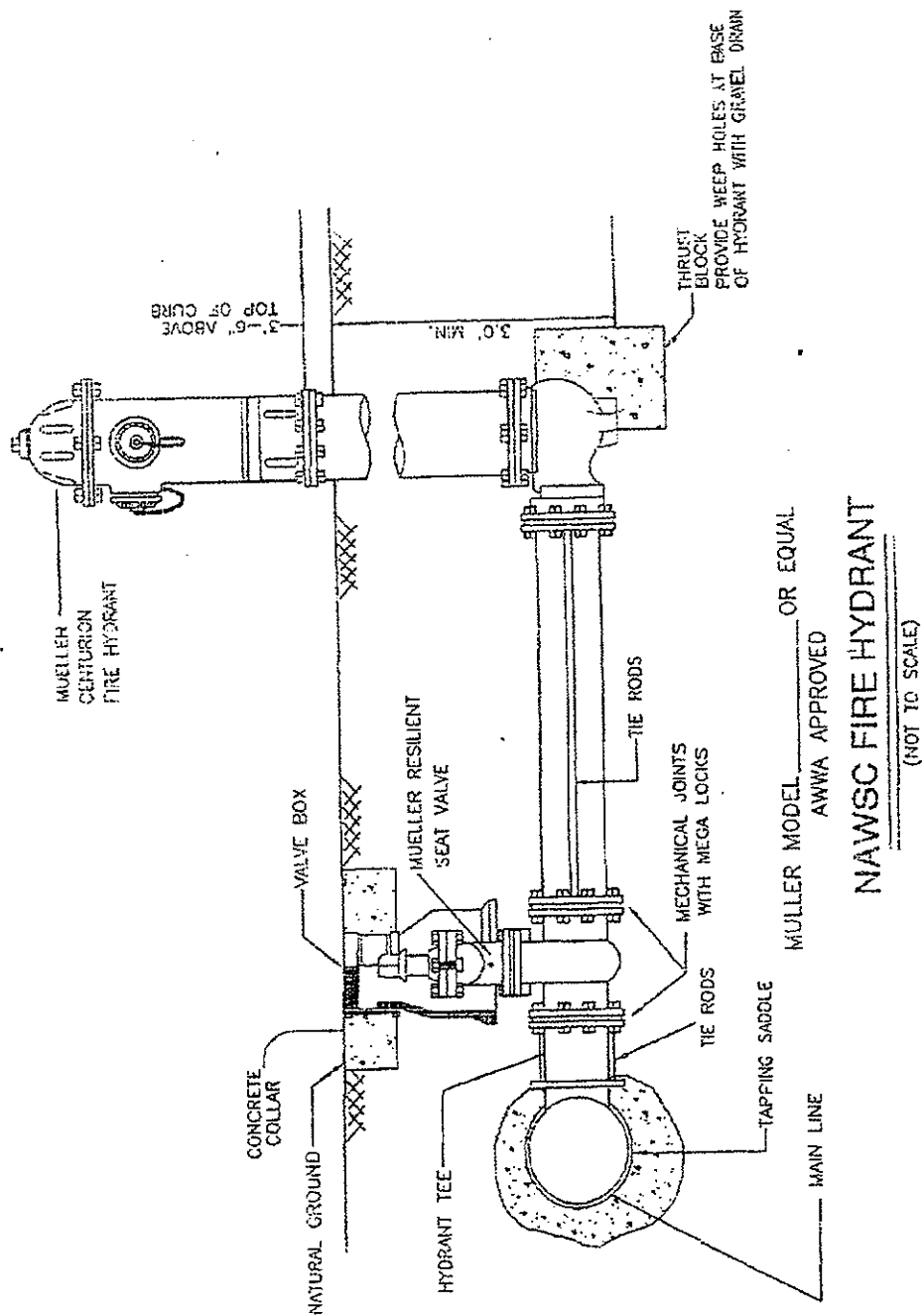
SHEET
C-2
DRAWN BY
SCALE
REVISION
DATE
JOB NO.

UTILITY LAYOUT
GOLDEN CHICK SAN JUAN
San Juan, Texas



HL ENGINEERING GROUP
Texas Registered Engineering Firm P-14022
5111 N. 10th Street, Suite 206
McAllen, Texas 78506
Phone: (956) 649-9799
Email: higo@hengineeringgroup.com





ALFREDO ST.

18

1

JAIME ST.

SMALL SUBDIVISION NO. 2
VOLUME 16, PAGE 41

SANDRA ST.

1

ANNA DRIVE

11

12

LEGEND

○ HALF (1/2) INCH IRON ROD FOUND

● HALF (1/2) INCH IRON ROD SET WITH
A YELLOW CAP STAMPED RPLS 4541



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

ON: 5-31-2017 AT 12:06 AM/PM
INSTRUMENT NUMBER 2819427 OF
THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: Mary Lou Cantu DEPUTY

CONTACT INFORMATION

	NAME	ADDRESS	PHONE
OWNER	CALIXTO HERNANDEZ, INC	1811 W. KUHN AVE. EDINBURG, TX 78539	(956) 655-2205
ENGINEER	HERNAN A. LUGO	5111 N. 10TH ST. STE. 236 MCALLEN TX 78501	(956) 648-9799
SURVEYOR	PABLO SOTO JR.	1208 IRONWOOD ST. PHARR, TX 78577	(956) 460-1605

RICARDO CUELLAR AND WIFE DIANA O. CUELLAR
VOLUME 1842, PAGE 22
H.C.D.R.

LOT 19, BLOCK 8
JOHN CLOSNER SUBDIVISION
VOLUME 0, PAGE 4,
H.C.M.R., TEXAS

80.00' EXISTING
RIGHT OF WAY

15.00' N.A.W.S.C. R.O.W.
EASEMENT, VOL. 1411, PG. 7

10.00' ADDITIONAL R.O.W.
DEDICATED BY
THIS PLAT

15.00' N.A.W.S.C.
EASEMENT

15'X15' CORNER CLIP
EASEMENT

15.00' N.A.W.S.C. R.O.W.
EASEMENT, VOL. 1411, PG. 7

15.00' N.A.W.S.C. R.O.W.
EASEMENT, VOL. 1411, PG. 7

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15.00' N.A.W.S.C. R.O.W.
EASEMENT, VOL. 1411, PG. 7

15.00' N.A.W.S.C. R.O.W.
EASEMENT, VOL. 1411, PG. 7

LAS BRISAS DE SAN JUAN SUBDIVISION
VOLUME 22, PAGE 65

RIGHT OF WAY EASEMENT TO NORTH ALAMO WATER SUPPLY

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS ON THIS PLAT, THEIR SUCCESSORS
ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED),
IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH
ALAMO WATER SUPPLY CORPORATION, (HEREIN AFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF
WHICH IS HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND
ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND
THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMAIN WATER DISTRIBUTION LINES AND
APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS
EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE
GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY
AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE
PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH,
THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY, STATE
HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE
AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND
SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY
TO CLEAR THE ROAD IMPROVEMENTS WHICH EASEMENT HEREBY GRANTED SHALL, BE LIMITED TO A STRIP OF
LAND 15' IN WIDTH, THE CENTERLINE THERE BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY
GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE
STRUCTURE REFERRED TO HEREIN.

THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE
BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, THE GRANTEE CONVENIENCE THAT IT IS THE OWNER
OF THE ABOVE-DESCRIBED LANDS AND THE SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND
LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS
EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE
REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE
SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE
GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____
_____, 2017.



Civil & Environmental Design ♦ Land Development ♦
Planning ♦ Project Management

SUBDIVISION PLAT
OF
**GOLDEN CHICK SAN JUAN
SUBDIVISION**

A 1.828-ACRE TRACT OF LAND OUT OF LOT 19, BLOCK 8,
JOHN CLOSNER ET. AL. SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 0, PAGE 4, H.C.M.R., TEXAS



SCALE: 1" = 50'

METES AND BOUNDS

BEING A 1.828-ACRE TRACT OF LAND OUT OF LOT 19, BLOCK 8, JOHN CLOSNER, ET. AL., SUBDIVISION, HIDALGO
COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
SAID 1.828-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 19, BLOCK 8, ALSO BEING THE MOST SOUTHERLY NORTHWEST
CORNER OF LAS BRISAS DE SAN JUAN SUBDIVISION AS RECORDED IN VOLUME 22, PAGE 65, MAP RECORDS FOR
THE SOUTHWEST CORNER OF THIS TRACT AND POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 29 MINUTES 00 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 19, BLOCK 8, A
DISTANCE OF 245.00 FEET TO THE NORTHWEST CORNER OF THE THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 31 MINUTES 00 SECONDS EAST, AT 40.00 FEET PASS A HALF (1/2) INCH IRON ROD
WITH A YELLOW CAP STAMPED ARANDA 4442 FOUND AT THE EAST RIGHT-OF-WAY OF RAUL LONGORIA ROAD
(FM-1426), AT 325.00 FEET IN ALL TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED ARANDA
4442 FOUND AT THE MOST NORTHERLY WEST LINE OF SAID LAS BRISAS DE SAN JUAN SUBDIVISION FOR THE
NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 29 MINUTES 00 SECONDS WEST, WITH THE MOST EASTERLY WEST LINE OF SAID LAS
BRISAS DE SAN JUAN, A DISTANCE OF 245.00 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP
STAMPED ARANDA 4442 FOUND AT AN INNER CORNER OF SAID LAS BRISAS DE SAN JUAN SUBDIVISION FOR THE
SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 31 MINUTES 00 SECONDS WEST, WITH THE MOST SOUTHERLY NORTH LINE OF SAID
LAS BRISAS DE SAN JUAN SUBDIVISION, AT 285.00 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP
STAMPED ARANDA 4442 FOUND AT THE EAST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD (FM-1426), AT
325.00 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.828 ACRES OF LAND MORE OR LESS.

GENERAL NOTES:

1. SETBACKS AS PER GENERAL BUSINESS (C-2) DISTRICT.
2. A FIVE (5) FOOT SIDEWALK IS REQUIRED ALONG RAUL LONGORIA ROAD (FM-1426) AT BUILDING PERMIT
STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH A.D.A. STANDARDS.
3. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT.
4. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDINGS IMPROVEMENTS TO BE 18" ABOVE TOP
OF CURB.
5. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 9,061 CUBIC FEET (0.208 AC. FT.) OF STORM
RUNOFF. LOT 1 SHALL DETAIN 0.102 AC. FT AND LOT 2 SHALL DETAIN 0.106 AC. FT RESPECTIVELY.
6. AN ENGINEERED DRAINAGE DETENTION PLAN SHALL BE APPROVED BY THE CITY OF SAN JUAN IS REQUIRED
PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. BENCH MARK:
DESCRIPTION: SQUARE CUT ON TOP OF CURB INLET LOCATED 70-FT NORTH OF THE NORTHWEST CORNER
OF THIS PROPERTY AND ALONG THE EAST R.O.W. OF RAUL LONGORIA ROAD (FM-1426)
ELEVATION: 102.58
NORTHING: 16602610.29
EASTING: 1098503.26
DATUM: NORTH AMERICA VERTICAL DATUM 1988 (NAVD88)
8. THIS SUBDIVISION LIES IN FLOOD ZONE "B" - AREAS BETWEEN THE LIMITS OF 100-YEAR AND 500-YEAR
FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1)
FOOT OR WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED
BY LEVEES FROM THE BASE FLOOD. (COMMUNITY PANEL NO. 480334 0425 C, REVISED NOVEMBER 16, 1982.
9. ALL LOT CORNERS MARKED WITH No. 4 REBAR WITH A YELLOW CAP STAMPED "RPLS 4541" UNLESS
OTHERWISE NOTED.
10. FIRE HYDRANT WILL BE INSTALLED AT THE BUILDING PERMIT STAGE.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT STAGE.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC
WATER SUPPLY WITH ADEQUATE QUANTITY FOR HUMAN USE AND OPERATION OF AN APPROVED SEWER
SYSTEM.
13. ONLY ONE (1) COMMON ENTRANCE FROM RAUL LONGORIA ROAD (FM-1426) WILL BE ALLOWED FOR THIS
DEVELOPMENT IN ACCORDANCE WITH TXDOT ACCESS MANAGEMENT POLICY. TXDOT DRIVEWAY PERMIT WILL BE
REQUIRED AT THE TIME OF THE BUILDING PERMIT.
14. CONSTRUCTION SHALL COMPLY WITH ALL STORM WATER POLLUTION PREVENTION PLAN (SW3P)
REQUIREMENTS.
15. SITE PLAN APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
16. ALL COMMON ACCESS, DETENTION AREAS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAIN BY THE
PROPERTY OWNERS.
17. EACH LOT WILL REQUIRE AN INDIVIDUAL TXDOT DRAINAGE DISCHARGE PERMIT AT THE BUILDING PERMIT
STAGE.
18. AN 8-FT HIGH OPAQUE FENCE WILL BE REQUIRED ALONG THE EAST BOUNDARY OF THIS DEVELOPMENT.

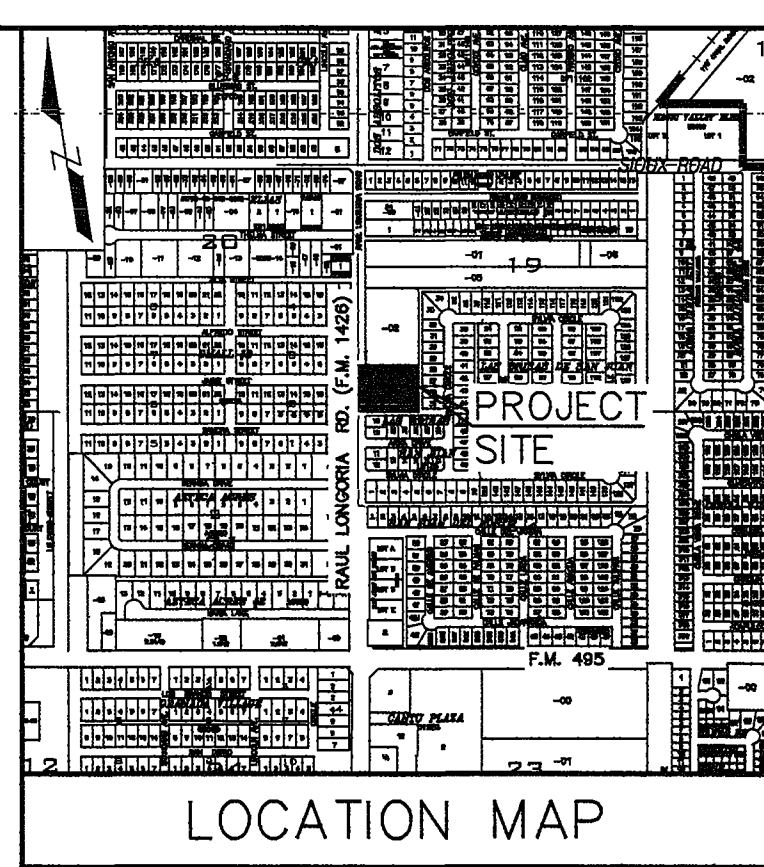
HL ENGINEERING GROUP
Texas Registered Engineering Firm F-14022

5111 N. 10th Street, Suite 236

McAllen, Texas 78504

Phone: (956) 648-9799

email: hlugo@hlengineeringgroup.com



LOCATION MAP

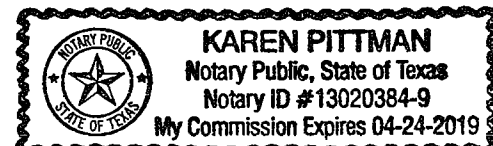
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS GOLDEN
CHICK SAN JUAN SUBDIVISION TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED
HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER
COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED.

CALIXTO HERNANDEZ, INC.
ADDRESS: 1811 W. KUHN AVENUE
EDINBURG, TEXAS 78539

STATE OF TEXAS:
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Calixto Hernandez
KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSE AND
CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7th DAY OF April, 2017.



Karen Pittman
NOTARY PUBLIC
4-24-19
MY COMMISSION EXPIRES

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN,
HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

Imma Celia Castillo
CHAIRPERSON PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS 20th DAY OF
April, 2017.

Karl Obert
PRESIDENT

Richard Schuster
SECRETARY

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE
PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAYS OR EASEMENTS.

I, THE UNDERSIGNED, MAYOR OF THE CITY OF SAN JUAN, HEREBY CERTIFY THAT THIS SUBDIVISION
CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS
REQUIRED.

Attest: Valentin Lopez
CITY OF SAN JUAN, CITY SECRETARY
DATE: 5-23-2017

Valentin Lopez
MAYOR CITY OF SAN JUAN
DATE: 5-23-2017

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION
COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211 (C). THE
DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE
APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE
RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

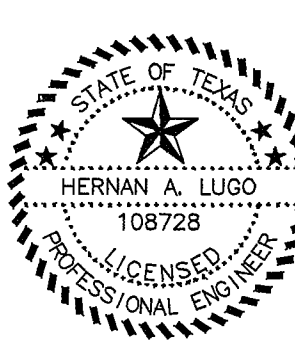
STATE OF TEXAS:
COUNTY OF HIDALGO:
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY
THAT THIS PLAT IS TRUE AND CORRECTLY PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE
UNDER MY SUPERVISION ON THE GROUND.



Pablo Soto Jr.
PABLO SOTO JR. - R.P.L.S. No. 4541
1208 S. IRONWOOD STREET
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

I, HERNAN A. LUGO, P.E., C.F.M., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY
THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



Hernan A. Lugo
HERNAN A. LUGO, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 108728
HL ENGINEERING GROUP
5111 N. 10TH STREET, SUITE 236
MCALLEN, TEXAS 78504

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 14, 2019

Consider Resolution Issuing Order and Notice of City of San Juan Runoff Election.

STAFF COMMENTS AND RECOMMENDATIONS:

As per the Election Code Subchapter B: Runoff Election, a Runoff Election is required if no candidate for a particular office receives the votes necessary to be elected in an election requiring majority vote.

RECOMMENDATION:

Staff Recommends Approval of the Resolution Issuing Order and Notice of City Runoff Election.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

ISSUING ORDER AND NOTICE OF
RUNOFF ELECTION

WHEREAS, I MARIO GARZA, in my capacity as Mayor of the City of San Juan, Texas do hereby order that a Runoff Election be held in said City on the 8TH day of JUNE, 2019 that being the SECOND SATURDAY of said Month; and

WHEREAS, the terms of office for Commissioner- Place 5 will expire on the 8th day of June, 2019 an it is necessary to conduct a Run Off Election for the following officers of said City:

OFFICE OF CITY COMMISSIONER PLACE #5

IT IS THEREFORE, ORDERED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN THAT:

Section 1. Call of Election; Date; Eligible Electors; An election (the “Election”) shall be held on Saturday, June 8, 2019, at which all residents, qualified electors of the City shall be entitled to vote. The hours during which polling places are to be open on Runoff Election Day shall be from 7:00 a.m. to 7:00 p.m.

Section 2. Election Day Polling Places; Voting Precincts. Except as otherwise provided herein, the polling place for each voting precinct and the voting precincts for said Election and the boundaries thereof are as follows:

- Voting Place One -

San Juan Fire Station No. 2
2301 N. Raul Longoria
San Juan, Texas 78589

Election Precincts 39, 59, 117
and 245
- Voting Place Two

Carman Elementary
100 West Ridge Road
San Juan, Texas 78589

Election Precincts 4, 156, 118
137 and 178

Section 3. Early Voting Day, dates, hours, and polling place: Early voting shall commence and terminate as required by state law. **The polling places for Early Voting by Personal Appearance will be at Fire Station No. 2, 2301 North Raul Longoria, San Juan, Texas 78589.** Early voting shall be conducted in accordance with the Texas Election Code on the following days, dates, and hours during the early voting period:

<u>DAY AND DATE</u>			<u>HOURS</u>
Tuesday	May 28, 2019	-	7:00 a.m. to 7:00 p.m.
Wednesday	May 29, 2019	-	8:00 a.m. to 5:00 p.m.
Thursday	May 30, 2019	-	8:00 a.m. to 5:00 p.m.
Friday	May 31, 2019	-	8:00 a.m. to 5:00 p.m.
Saturday	June 1, 2019	-	8:00 a.m. to 5:00 p.m.
Monday	June 3, 2019	-	8:00 a.m. to 5:00 p.m.
Tuesday	June 4, 2018	-	7:00 a.m. to 7:00 p.m.

(Applications for ballots by mail must be received no later than by 5:00 p.m. on January 9, 2018). Applications for ballot by mail shall be mailed to: Diana Cavazos, City Secretary at City of San Juan, 709 S. Nebraska, San Juan, Texas 78589. Curb Site Voting for the Ill and Disabled will be available at the designated Voting Places.

Early Voting by Personal Appearance and on Special Election Day will be done by utilizing the ESS Ivotronic Voting System.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF THE SAN JUAN, TEXAS, City Run Off Election is hereby called for the SECOND SATURDAY in JUNE being JUNE 8, 2019.

PASSED, APPROVED and ADOPTED on this the 14TH day of MAY, 2019.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

DIANA CAVAZOS, CITY SECRETARY

ISSUING ORDER AND NOTICE OF
RUNOFF ELECTION

WHEREAS, I MARIO GARZA, in my capacity as Mayor of the City of San Juan, Texas do hereby order that a Runoff Election be held in said City on the 8TH day of JUNE, 2019 that being the SECOND SATURDAY of said Month; and

WHEREAS, the terms of office for Commissioner- Place 5 will expire on the 8th day of June, 2019 an it is necessary to conduct a Run Off Election for the following officers of said City:

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Early Voting by Personal Appearance and on Special Election Day will be done by utilizing the ESS Ivotronic Voting System.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF THE SAN JUAN, TEXAS, City Run Off Election is hereby called for the SECOND SATURDAY in JUNE being JUNE 8, 2019.

PASSED, APPROVED and ADOPTED on this the 14TH day of MAY, 2019.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

DIANA CAVAZOS, CITY SECRETARY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 14, 2019

Consider Resolution No. 2019-10 Denying AEP Texas Inc's Application Request for Distribution Rate Increase.

STAFF COMMENTS AND RECOMMENDATIONS:

AEP Texas request for approval of its base rates increase to be denied. The existing rates and charges to AEP Texas are found to be just and reasonable rates and for the City to adopt such existing rates and to continue to be observed and to be enforced as it has been.

RECOMMENDATION:

Staff recommends denial of rate increase.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

STATE OF TEXAS §
COUNTY OF HIDALGO § RESOLUTION NO. 19-10
CITY OF SAN JUAN §

**RESOLUTION OF THE CITY OF SAN JUAN, TEXAS FINDING, AFTER
REASONABLE NOTICE AND HEARING, THAT AEP TEXAS INC'S
EXISTING ELECTRIC RATES AND CHARGES WITHIN THE CITY
SHOULD REMAIN IN EFFECT.**

WHEREAS, pursuant to §33.001 of the Public Utility Regulatory Act, the City of San Juan has exclusive, original jurisdiction over the electric rates, operations and services provided within city limits by AEP Texas Inc. (AEP Texas or the Company)

WHEREAS, on May 1, 2019, AEP Texas filed with the City of San Juan a Petition and Statement of Intent seeking an overall net increase of 4.2% related to its distribution revenues and a decrease of 0.7% related to its transmission revenues.

WHEREAS, the Company proposed an effective date of June 5, 2019.

WHEREAS, if a City elects to act it must do so by July 29, 2019 (90 days from the date of filing). If the City elects to take no action, the proposed rate adjustment will be deemed approved as of July 29, 2019.

**NOW, THEREFORE, BE RESOLVED BY THE CITY COMMISSION OF
THE CITY OF SAN JUAN, TEXAS THAT:**

Section 1. It is hereby found and determined that said meeting at which this Resolution was passed was open to the public, as required by Texas Law, and that advance public notice of the time, place and purpose of said meeting was given.

Section 2. AEP Texas' request for approval of its base rates increase is denied. The existing rates and charges of AEP Texas are hereby found to be just and reasonable rates and the City adopts such existing rates to continue to be observed and to be in force within the City hereafter.

Section 3. The base rates set forth in this Resolution may be changed and amended by either the City or the Company only as provided by law.

Section 4. This Resolution shall be served on AEP Texas by U.S. Mail to the Company's authorized representative, Jennifer J. Fredrick, 400 West 15th Street, Suite 1520, Austin, Texas 78701.

Section 5. Nothing contained in this Resolution shall be construed now or hereafter in limiting or modifying, in any manner, the right and power of the City under law to regulate and the base rates and charges of AEP Texas.

CONSIDERED, PASSED, APPROVED AND SIGNED this the 14th day of May, 2019, at a regular called 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 the provisions of Chapter 551, Texas Government Code.

Signed this 14th day of May, 2019.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

DIANA CAVAZOS, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 14, 2019

Consider Resolution No. 2019-11 Denying Texas Gas Service Application Requests for Distribution Rate Increase.

STAFF COMMENTS AND RECOMMENDATIONS:

Texas Gas Service is requesting approval of its base rate increase. The existing rates and charges to Texas Gas Service are found to be just and reasonable rates and for the City of San Juan to adopt such existing rates and to continue to be observed and to be enforced as it has been.

RECOMMENDATION:

Staff recommends denial of rate increase.

PREPARED BY:

Diana Cavazos, City
Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION OF THE CITY OF SAN JUAN, TEXAS FINDING, AFTER REASONABLE NOTICE AND HEARING THAT TEXAS GAS SERVICE COMPANY, A DIVISION OF ONE GAS, INC. EXISTING GAS RATES AND CHARGES WITHIN THE CITY SHOULD REMAIN IN EFFECT.

WHEREAS, the City of San Juan has exclusive, original jurisdiction over the gas rates, operations and services provided within the City limits by Texas Gas Service Company, a Division of ONE Gas, Inc.

WHEREAS, filed 2019 annual Cost of Service Adjustment (COSA) filing pursuant to the COSA Clause, Rate Schedule No. 1*1, for the incorporated areas of its Rio Grande Valley Service Area (RGVSA) which includes: Alamo, Alton, Brownsville, Combes, Donna, Edcouch, Edinburg, Elsa, Harlingen, Hidalgo, La Feria, La Joya, La Villa, Laguna Vista, Los Fresnos, Lyford, Mcallen, Mercedes, Mission, Palm Valley, Palmhurst, Palmview, Penitas, Pharr, Port Isabel, Primera, Progreso, Rancho Viejo, Raymondville, Rio Hondo, San Benito, San Juan, Santa Rosa and Weslaco, Texas.

WHEREAS, the 2019 COSA filing show and overall revenue requirements increase of \$1,989,664, which means that customers in the RGV Cities will receive an increase in rates. A residential customer using an average of 12 Ccf of gas per month would experience a monthly bill increase of \$1.65 per month. The proposed change in rates will affect approximately 57,687 residential, 3,861 commercial, 465 public authority, 31 industrial, 19 commercial standard transportation, 5 public authority transportation, and 18 industrial standard transportation customers in the incorporated areas of the RGVSA.

WHEREAS, if a City elects to act it must do so by July 29, 2019 (90 days from the date of filing). If the City elects to take no action, the proposed rate adjustment will be deemed approved as of July 29, 2019.

IT IS THEREFORE, BE RESOLVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS THAT:

Section 1. It is hereby found and determined that said meeting at which this Resolution was passed was open to the public, as required by Texas Law, and that advance public notice of the time, place and purpose of said meeting was given.

Section 2. Texas Gas Service Company request for approval of its base rates increase is denied. The existing rates and charges of Texas Gas Services Company are hereby found to be just and reasonable rates and the City adopts such existing rates to continue to be observed and and to be in force within the City hereafter.

Section 3. The base rates set forth in this Resolution may be changed and amended by either the City or the Company only as provided by law.

Section 4. This Resolution shall be served on Texas Gas Service Company by U.S. Mail to the Company’s authorized representative, Stephanie G. Houle, 1301 S. Mopac, Suite 400, Austin, Texas 78746.

Section 5. Nothing contained in this Resolution shall be construed now or hereafter in limiting or modifying, in any manner, the right and power of the City under law to regulate and the base rates and charges of Texas Gas Service Company.

CONSIDERED, PASSED, APPROVED AND SIGNED this the 14th day of May, 2019, at a regular called 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 the provisions of Chapter 551, Texas Government Code.

Signed this 14th day of May, 2019.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

DIANA CAVAZOS, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY



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

Memorandum

To: Benjamin Arjona , City Manager
From: Leroy Gonzales, Director of Finance
Date: April 22, 2019
Subject: Budget Expenditure Report – March 31, 2019

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

The funds are listed as follows:

Approved Budgets:

	<u>Fund No.</u>	<u>Page</u>
• General Fund	10	1 – 5
• Enterprise Funds		
a. Solid Waste	22	6
b. Utility Fund	56	7 - 8
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
l. Storm Water Fund	55	21
• Debt Service Fund	36	22

Other City Funds:

• Capital Projects		
a. CIP-Street-Series 2015	44	23
b. Capital Projects	45	24
c. 2018 Construction	46	25
d. Certificate of Obligation 2018	47	26
e. Certificate of Obligation 2017	48	27

City of San Juan, Texas
Budget Expenditures Report
March 31, 2019

Budget Target 50% % RECEIV. EXPENDED

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	5,671,387	5,177,542	-	493,845	420,622	287,548	91.29
SALES TAX REVENUE	2,936,622	1,277,771	-	1,658,851	273,884	224,205	43.51
FRANCHISE TAX	1,018,000	444,924	-	573,076	96,028	34,473	43.71
LICENSES & PERMITS	432,179	135,155	-	297,024	22,572	22,677	31.27
FEES & FINES	308,251	118,557	-	189,694	22,769	1,936	38.46
INTERGOVERNMENTAL REVENUE	862,428	435,679	-	426,749	73,159	75,313	50.52
OTHER REVENUE	309,100	121,249	-	187,851	34,232	16,254	39.23
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	11,537,967	7,710,876	-	3,827,091	943,265	662,408	66.83
EXPENDITURE SUMMARY							
LEGISLATIVE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	26,364	8,947	-	17,417	1,169	1,531	33.94
SUPPLIES	3,550	1,722	697	1,131	70	663	68.13
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	103,936	96,458	611	6,868	7,689	3	93.39
LEGISLATIVE	133,850	107,126	1,308	25,416	8,927	2,197	81.01
CITY MANAGER							
SALARIES & WAGES/BENEFIT	161,584	80,707	-	80,877	13,037	18,813	49.95
PURCHASED PROF/TECH SRVS	126,000	57,000	66,000	3,000	5,000	8,000	97.62
PUR PROP SRVS & OTH SRVS	3,888	2,959	957	(29)	972	279	100.73
SUPPLIES	342	292	-	50	-	142	85.30
CAPITAL OUTLAY	11,200	-	-	11,200	-	-	-
MISCELLANEOUS	750	-	-	750	-	-	-
CITY MANAGER	303,764	140,958	66,957	95,848	19,008	27,234	68.45
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	123,123	60,096	-	63,027	9,430	13,704	48.81
PURCHASED PROF/TECH SRVS	6,000	5,255	-	745	746	1,555	87.58
PUR PROP SRVS & OTH SRVS	8,398	8,038	45	315	1,528	768	96.25
SUPPLIES	1,838	1,675	(489)	653	429	400	64.48
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	32,754	1,676	-	31,078	-	-	5.12
CITY SECRETARY	172,113	76,740	(444)	95,818	12,133	16,426	44.33
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	165,487	83,531	-	81,956	14,125	21,308	50.48
PURCHASED PROF/TECH SRVS	66,484	21,558	44,342	584	6,369	14,211	99.12
PUR PROP SRVS & OTH SRVS	4,800	2,053	-	2,747	4	118	42.77
SUPPLIES	2,859	1,235	86	1,538	116	163	46.21
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	100	-	-	100	-	-	-
MUNICIPAL COURT	239,730	108,377	44,428	86,924	20,613	35,800	63.74

City of San Juan, Texas
Budget Expenditures Report
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Budget Target 50% % RECEIV. EXPENDED

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	305,032	141,600	-	163,432	20,405	32,869	46.42
PURCHASED PROF/TECH SRVS	3,500	-	-	3,500	-	-	-
PUR PROP SRVS & OTH SRVS	7,931	5,002	-	2,929	138	1,799	63.06
SUPPLIES	3,155	1,920	328	907	58	469	71.26
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	3,404	1,306	667	1,431	104	319	57.97
FINANCE	323,022	149,828	995	172,199	20,705	35,456	46.69
PLANNING							
SALARIES & WAGES/BENEFIT	462,339	210,308	-	252,031	35,624	52,011	45.49
PURCHASED PROF/TECH SRVS	72,480	32,980	17,709	21,791	500	5,714	69.94
PUR PROP SRVS & OTH SRVS	17,100	6,841	2,029	8,230	421	954	51.87
SUPPLIES	21,750	11,393	3,807	6,550	2,273	2,440	69.88
CAPITAL OUTLAY	16,800	15,702	384	714	610	-	95.75
MISCELLANEOUS	56,465	7,064	8,185	41,216	283	1,993	27.01
PLANNING	646,934	284,288	32,113	330,533	39,710	63,112	48.91
POLICE							
SALARIES & WAGES/BENEFIT	3,409,621	1,574,955	-	1,834,666	243,651	353,988	46.19
PURCHASED PROF/TECH SRVS	31,950	4,046	17,359	10,545	533	627	67.00
PUR PROP SRVS & OTH SRVS	62,888	34,644	6,122	22,122	656	9,667	64.82
SUPPLIES	119,800	70,438	7,133	42,229	14,105	8,506	64.75
CAPITAL OUTLAY	170,190	61,149	95,487	13,554	455	368	92.04
MISCELLANEOUS	36,118	18,195	2,177	15,746	478	344	56.40
POLICE	3,830,567	1,763,427	128,278	1,938,862	259,878	373,499	49.38
FIRE							
SALARIES & WAGES/BENEFIT	1,340,954	698,069	-	642,885	104,023	187,539	52.06
PURCHASED PROF/TECH SRVS	19,650	6,340	10,126	3,184	2,240	655	83.80
PUR PROP SRVS & OTH SRVS	71,550	36,774	(1,349)	36,125	8,336	7,538	49.51
SUPPLIES	63,067	21,326	264	41,477	3,006	4,591	34.23
CAPITAL OUTLAY	67,000	66,191	-	810	-	-	98.79
DEBT SERVICE	104,001	97,300	-	6,701	42,400	-	93.56
MISCELLANEOUS	8,500	5,848	-	2,652	125	-	68.80
FIRE	1,674,722	931,848	9,041	733,833	160,131	200,322	56.18
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	233,253	93,609	-	139,644	16,147	20,978	40.13
PUR PROP SRVS & OTH SRVS	257,500	148,495	1,845	107,160	25,080	30,623	58.38
SUPPLIES	41,736	27,002	7,382	7,353	5,330	5,821	82.38
CAPITAL OUTLAY	5,000	13,125	-	(8,125)	-	-	262.50
MISCELLANEOUS	-	-	-	-	-	-	-
STREETS, ALLEY, OTHER	537,489	282,231	9,227	246,031	46,557	57,422	54.23

City of San Juan, Texas
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							Budget Target 50%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	64,990	34,386	-	30,604	5,204	7,915	52.91
PUR PROP SRVS & OTH SRVS	2,970	1,609	312	1,049	210	239	64.68
SUPPLIES	4,820	2,747	223	1,850	581	532	61.62
CAPITAL OUTLAY	-	-	-	-	-	-	-
CENTRAL GARAGE	72,780	38,742	535	33,503	5,995	8,686	53.97
PARKS							
SALARIES & WAGES/BENEFIT	476,173	229,920	-	246,253	36,690	51,773	48.28
PURCHASED PROF/TECH SRVS	500	1,042	-	(542)	193	191	208.39
PUR PROP SRVS & OTH SRVS	121,100	59,105	855	61,141	10,139	9,730	49.51
SUPPLIES	30,300	15,878	2,274	12,148	2,068	2,207	59.91
CAPITAL OUTLAY	14,000	3,000	-	11,000	-	-	21.43
DEBT SERVICE	58,394	58,393	-	1	-	58,393	100.00
MISCELLANEOUS	600	660	-	(60)	-	-	110.00
PARKS	701,067	367,998	3,129	329,941	49,090	122,295	52.94
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	203,908	92,429	-	111,479	16,045	21,888	45.33
PURCHASED PROF/TECH SRVS	500	328	-	172	-	-	65.59
PUR PROP SRVS & OTH SRVS	15,880	8,417	284	7,179	2,238	1,429	54.79
SUPPLIES	44,000	19,746	6,805	17,449	2,253	4,091	60.34
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	264	-	(264)	-	-	-
BUILDING MAINTENANCE	264,288	121,184	7,089	136,015	20,536	27,408	48.54
LIBRARY							
SALARIES & WAGES/BENEFIT	262,528	125,867	-	136,661	20,509	29,338	47.94
PURCHASED PROF/TECH SRVS	2,000	1,392	300	308	58	47	84.60
PUR PROP SRVS & OTH SRVS	32,050	10,404	-	21,646	1,295	1,365	32.46
SUPPLIES	1,732	1,150	-	582	718	-	66.38
CAPITAL OUTLAY	4,904	-	-	4,904	-	-	-
MISCELLANEOUS	10,971	1,302	480	9,190	58	505	16.23
LIBRARY	314,185	140,114	780	173,291	22,638	31,254	44.84

City of San Juan, Texas
Budget Expenditures Report
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Budget Target 50% % RECEIV. EXPENDED

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
RECREATION							
SALARIES & WAGES/BENEFIT	304,503	113,396	-	191,107	17,736	27,092	37.24
PURCHASED PROF/TECH SRVS	3,100	284	-	2,816	51	51	9.15
PUR PROP SRVS & OTH SRVS	15,350	450	273	14,627	-	227	4.71
SUPPLIES	6,630	1,974	-	4,656	680	466	29.77
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	195,982	90,696	26,091	79,195	6,822	10,098	59.59
RECREATION	525,565	206,799	26,364	292,402	25,289	37,933	44.36
PURCHASING/RISK MGMT							
SALARIES & WAGES/BENEFIT	101,099	48,404	-	52,695	7,873	11,306	47.88
PURCHASED PROF/TECH SRVS	4,450	1,385	803	2,262	-	9	49.17
PUR PROP SRVS & OTH SRVS	2,080	188	20	1,872	47	-	9.98
SUPPLIES	1,200	-	-	1,200	-	-	-
MISCELLANEOUS	280	-	-	280	-	-	-
PURCHASING/RISK MGMT	109,109	49,976	823	58,310	7,920	11,315	46.56
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	376,557	155,150	35,779	185,628	9,357	40,601	50.70
PUR PROP SRVS & OTH SRVS	159,917	83,076	2,797	74,044	12,368	13,824	53.70
SUPPLIES	2,350	326	-	2,024	73	13	13.88
DEBT SERVICE	130,500	98,400	-	32,100	98,400	-	75.40
MISCELLANEOUS	51,500	-	-	51,500	-	-	-
ADMINISTRATION	720,824	336,952	38,576	345,296	120,198	54,437	52.10
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	160,125	76,649	-	83,476	12,481	17,987	47.87
PURCHASED PROF/TECH SRVS	10,000	3,075	2,129	4,796	920	960	52.04
PUR PROP SRVS & OTH SRVS	5,000	2,675	117	2,208	64	467	55.84
SUPPLIES	1,990	1,454	-	536	-	1,127	73.05
CAPITAL OUTLAY	1,200	-	-	1,200	-	-	-
MISCELLANEOUS	859	-	-	859	-	-	-
HUMAN RESOURCES	179,174	83,853	2,246	93,075	13,465	20,541	48.05
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	201,662	76,290	-	125,372	13,594	22,883	37.83
PURCHASED PROF/TECH SRVS	110,885	92,525	16,531	1,829	4,301	4,531	98.35
PUR PROP SRVS & OTH SRVS	119,330	49,576	53,312	16,442	4,111	12,050	86.22
SUPPLIES	12,000	4,442	235	7,323	884	1,334	38.97
CAPITAL OUTLAY	49,990	32,220	7,215	10,555	458	31,709	78.89
MISCELLANEOUS	8,602	2,759	499	5,344	2,417	(854)	37.88
INFORMATION TECHNOLOGY	502,469	257,812	77,792	166,865	25,765	71,653	66.79

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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	Budget Target 50% % RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	15,000	15,000	-	-	-	-	100.00
PUR PROP SRVS & OTH SRVS	1,800	-	-	1,800	-	-	-
SUPPLIES	1,000	-	-	1,000	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
EMERGENCY MANAGEMENT	17,800	15,000	-	2,800	-	-	84.27
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	70,135	33,599	-	36,536	5,780	7,804	47.91
PURCHASED PROF/TECH SRVS	3,060	270	7	2,783	301	-	9.04
SUPPLIES	9,420	4,994	-	4,426	579	633	53.02
CAPITAL OUTLAY	700	-	-	700	-	-	-
MISCELLANEOUS	185,200	31,150	143,850	10,200	6,260	-	94.49
ANIMAL CONTROL	268,515	70,013	143,857	54,645	12,920	8,436	79.65
TOTAL EXPENDITURES	11,537,967	5,533,266.94	593,094.27	5,411,605.79	891,479.38	1,205,427	53.10
REVENUES OVER/(UNDER) EXPENDITURES	-	2,177,609	(593,094)	(1,584,515)	-	(543,020)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	2,177,609	(593,094)	(1,584,515)	-	(543,020)	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2019

							Budget Target 50%
22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,040,600	1,425,186	-	1,615,414	263,260	338,784	46.87
OTHER REVENUE	27,400	15,064	-	12,336	921	4,864	54.98
OTHER FINANCING SOURCES	-	282,048	-	(282,048)	-	282,048	-
TOTAL REVENUES	3,068,000	1,722,298	-	1,345,702	264,181	625,696	56.14
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,177,356	483,480	-	693,876	86,693	132,758	41.06
PUR PROF/TECH SRVS	10,000	196	-	9,804	33	33	1.96
PUR PROP SRVS & OTH SRVS	319,552	178,317	14,424	126,810	26,255	66,665	60.32
SUPPLIES	278,124	142,816	36,953	98,355	21,606	20,950	64.64
CAPITAL OUTLAY	389,898	447,912	1,117,830	(1,175,845)	19,850	292,037	401.58
MISCELLANEOUS	471,565	238,994	226,161	6,410	1,737	97,154	98.64
SANITATION	2,646,495	1,491,716	1,395,368	(240,589)	156,173	609,598	109.09
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	88,607	39,391	-	49,216	6,569	13,164	44.46
PUR PROP SRVS & OTH SRVS	35,480	18,482	-	16,998	3,080	3,080	52.09
DEBT SERVICE	114,050	96,363	-	17,688	100,150	-	84.49
MISCELLANEOUS	213,930	108,215	-	105,715	17,619	17,619	50.58
ORGANIZATIONAL	452,067	262,450	-	189,617	127,418	33,863	58.06
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,098,562	1,754,167	1,395,368	(50,973)	283,591	643,461	101.65
REVENUES OVER/(UNDER) EXPENDITURES	(30,562)	(31,868)	(1,395,368)	1,396,674	(19,410)	(17,765)	4,669.97

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							Budget Target 50%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,648,000	1,010,810	-	1,637,190	195,782	186,796	38.17
SEWER SYSTEMS	2,744,100	1,090,892	-	1,653,208	206,935	239,192	39.75
OTHER REVENUES	-	(28)	-	28	20	-	-
OTHER REVENUES	95,200	416,296	-	(321,096)	9,455	11,975	437.29
OTHER	(1,040,515)	(933,795)	-	(106,720)	(164,790)	(164,790)	89.74
TOTAL REVENUES	4,446,785	1,584,175	-	2,862,610	247,402	273,172	35.63
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	231,452	91,817	-	139,635	18,458	26,251	39.67
PURCHASED PROF/TECH SRVS	30,208	1,780	1,346	27,082	98	264	10.35
PUR PROP SRVS & OTH SRVS	106,907	46,586	23,333	36,988	6,297	12,930	65.40
SUPPLIES	35,899	9,423	3,682	22,794	769	3,794	36.51
MISCELLANEOUS	39,439	19,389	19,730	320	(107)	4	99.19
UTILITY BILLING & COLLEC	443,905	168,995	48,091	226,819	25,516	43,243	48.90
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	157,162	41,544	-	115,618	8,638	12,739	26.43
PURCHASED PROF/TECH SRVS	42,000	-	30,812	11,188	-	-	73.36
PUR PROP SRVS & OTH SRVS	21,138	3,980	(440)	17,599	324	950	16.74
SUPPLIES	11,830	3,653	265	7,912	537	1,329	33.12
CAPITAL OUTLAY	12,500	9,759	-	2,741	8,999	760	78.07
MISCELLANEOUS	1,895	1,477	111	307	959	75	83.80
UTILITY ADMINISTRATION	246,525	60,413	30,747	155,365	19,457	15,853	36.98
WATER PLANT							
SALARIES & WAGES/BENEFIT	497,212	182,991	-	314,221	31,131	45,426	36.80
PURCHASED PROF/TECH SRVS	50,799	6,548	8,320	35,931	1,635	797	29.27
PUR PROP SRVS & OTH SRVS	405,877	105,106	4,976	295,795	(5,824)	13,344	27.12
SUPPLIES	436,111	141,902	19,978	274,231	10,842	30,803	37.12
CAPITAL OUTLAY	108,000	3,235	1,395	103,370	-	-	4.29
MISCELLANEOUS	75,318	47,456	-	27,862	2,450	5,450	63.01
WATER PLANT	1,573,317	487,239	34,669	1,051,410	40,233	95,820	33.17
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	245,376	102,381	-	142,995	17,738	25,941	41.72
PUR PROP SRVS & OTH SRVS	29,400	10,846	1,909	16,645	4,094	372	43.38
SUPPLIES	35,200	12,095	598	22,506	912	963	36.06
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	983	894	-	89	-	300	90.95
WATER DISTRIBUTION	310,959	126,216	2,508	182,236	22,744	27,576	41.40
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	297,626	96,247	-	201,379	18,610	24,043	32.34
PUR PROP SRVS & OTH SRVS	221,831	104,226	(5,212)	122,817	17,789	26,399	44.63
SUPPLIES	89,200	18,663	641	69,896	2,103	7,302	21.64
CAPITAL OUTLAY	15,000	-	-	15,000	-	-	-
MISCELLANEOUS	1,032	428	-	604	-	75	41.47
SEWER COLLECTION	624,689	219,563	(4,571)	409,696	38,502	57,818	34.42

City of San Juan, Texas
Budget Expenditures Report
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Budget Target 50%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	234,795	91,555	-	143,240	14,288	23,841	38.99
PURCHASED PROF/TECH SRVS	35,000	7,863	3,100	24,037	2,100	-	31.32
PUR PROP SRVS & OTH SRVS	344,528	90,949	8,856	244,723	4,148	15,866	28.97
SUPPLIES	86,400	33,537	5,708	47,155	5,383	5,973	45.42
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	144,618	77,548	19,919	47,151	13,775	555	67.40
SEWER PLANT	845,341	301,452	37,583	506,306	39,695	46,235	40.11
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	70,017	26,469	-	43,548	4,411	8,851	37.80
PUR PROP SRVS & OTH SRVS	75,712	39,438	-	36,274	6,573	6,573	52.09
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	419,520	209,736	-	209,784	34,651	34,651	49.99
ORGANIZATIONAL	565,249	275,643	-	289,606	-	50,075	48.76
TOTAL EXPENDITURES	4,609,985	1,639,520	149,027	2,821,437	-	336,620	38.80
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(163,200)	(55,345)	(149,027)	41,172	-	(63,448)	125.23
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(163,200)	(55,345)	(149,027)	41,172	-	(63,448)	125.23
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City of San Juan, Texas
Budget Expenditures Report
March 31, 2019

							Budget Target 50%
60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,040,515	933,962.06	-	106,552.94	164,789.96	164,789.96	89.76
TOTAL REVENUES	1,040,515	933,962.06	-	106,552.94	164,789.96	164,789.96	89.76
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,040,515	991,040	-	49,475	351,875	-	95.25
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	1,040,515	991,040	-	49,475	351,875	-	95.25
TOTAL EXPENDITURES	1,040,515	991,040	-	49,475	351,875	-	95.25
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(57,078)	-	57,078	-	164,790	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	(57,078)	-	57,078	-	164,790	-
	=====	=====	=====	=====	=====	=====	=====

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20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	8,000	3,136	-	4,864	441	741	39.20
TOTAL REVENUES	8,000	3,136	-	4,864	441	741	39.20
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	8,000	3,136	-	4,864	441	741	39.20

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Budget Target 50% % RECEIV. EXPENDED
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21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	7,200	3,256	(392)	4,336	400	720	39.78
TOTAL REVENUES	7,200	3,256	(392)	4,336	400	720	39.78
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
CAPITAL OUTLAY	19,589	9,017	-	10,572	-	-	46.03
MUNICIPAL COURT	19,589	9,017	-	10,572	-	-	46.03
TOTAL EXPENDITURES	19,589	9,017	-	10,572	-	-	46.03
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(12,389)	(5,762)	(392)	(6,236)	400	720	49.67

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Budget Target 50%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	528	-	(528)	81	78	-
TOTAL REVENUES	-	528	-	(528)	81	78	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	528	-	(528)	81	78	-

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Budget Target 50%

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	1,118	-	(118)	308	98	111.81
TOTAL REVENUES	1,000	1,118	-	(118)	308	98	111.81
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	1,000	-	-	1,000	-	-	-
ADMINISTRATION	1,000	-	-	1,000	-	-	-
TOTAL EXPENDITURES	1,000	-	-	1,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	1,118	-	(1,118)		98	-

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							Budget Target 50%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	30,000	3,957	-	26,043	(30,896)	34,301	13.19
TOTAL REVENUES	30,000	3,957	-	26,043	(30,896)	34,301	13.19
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	25,000	34,300	-	(9,300)	-	34,300.00	137.20
PARKS	25,000	34,300	-	(9,300)	-	34,300.00	137.20
TOTAL EXPENDITURES	25,000	34,300	-	(9,300)	-	34,300	-
REVENUES OVER/(UNDER) EXPENDITURES	5,000	(30,343)	-	35,343	-	1	(606.87)

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Budget Target 50%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	4,605	3,105	-	1,500	-	-	67.43
TOTAL REVENUES	4,605	3,105	-	1,500	-	-	67.43
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	4,605	-	-	4,605	-	-	-
ADMINSTRATION	4,605	-	-	4,605	-	-	-
TOTAL EXPENDITURES	4,605	-	-	4,605	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	3,105.00	-	(3,105.00)	-	-	-

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							Budget Target 50%
28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	30,000	22,554	-	7,446	-	-	75.18
FORFEIT LOCAL	10,000	3,600	-	6,400	3,600	-	36.00
TOTAL REVENUES	40,000	26,154	-	13,846	3,600.00	-	65.39
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	-	-	-	-	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	25,000	425	(117)	24,692	-	-	1.23
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	8,000	20	-	7,980	-	-	0.25
POLICE	33,000	445	(117)	32,672	-	-	0.99
TOTAL EXPENDITURES	33,000	445	(117)	32,672	-	-	0.99
REVENUES OVER/(UNDER) EXPENDITURES	7,000	25,709	117	(18,826)	3,600.00	-	368.94

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							Budget Target 50%
30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	436,991	116,693	-	320,298	14,998	29,681	26.70
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	436,991	116,693	-	320,298	14,998	29,681	26.70
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	182,448	112,971	-	69,477	23,055	28,989	61.92
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	52,937	31,550	-	21,387	28,315	-	59.60
CAPITAL OUTLAY	-	14,751	(14,751)	-	-	-	-
POLICE	235,385.00	159,272	(14,751)	90,864	51,370	28,989	61.40
FIRE							
SALARIES & WAGES/BENEFIT	174,923	22,234	-	152,689	3,246	17,719	12.71
CAPITAL OUTLAY	-	-	-	-	-	-	-
FIRE	174,923	22,234	-	152,689	3,246	17,719	12.71
STREETS, ALLEY, OTHER							
SUPPLIES	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
STREETS, ALLEY, OTHER	-	-	-	-	-	-	-
PARKS							
SALARIES OF EMPLOYEES	-	-	-	-	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
AMIGOS DEL VALLE GREEN R	-	-	-	-	-	-	-
LIBRARY							
PURCHASED PROF/TECH SRVS	3,000	-	-	3,000	-	-	-
PUR PROP SRVS & OTH SRVS	9,183	7,813	-	1,370	-	-	85.08
SUPPLIES	2,000	757	-	1,243	-	320.56	37.83
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	800	694	-	106	73.62	80.37	86.71
LIBRARY	14,983	9,263	-	5,720	73.62	400.93	61.83
SANITATION							
SALARIES OF EMPLOYEES	-	-	-	-	-	-	-
EQUIPMENT SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	11,700	11,700	-	-	-	11,700	100.00
SANITATION	11,700	11,700	-	-	-	11,700	-
TOTAL EXPENDITURES	436,991.00	202,470	(14,751)	249,272		58,809	42.96
REVENUES OVER/(UNDER) EXPENDITURE	-	(85,777)	14,751	71,026		(29,128)	-

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32 -CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENU	10,000	8,886	-	1,114	5,566.00	3,320.00	88.86
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	10,000	8,886	-	1,114	5,566.00	3,320.00	88.86
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	10,000	10,442	-	(442)	-	803.00	104.42
POLICE	10,000	10,442	-	(442)	-	803.00	104.42
TOTAL EXPENDITURES	10,000	10,442	-	(442)	-	803.00	104.42
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(1,556.00)	-	1,556.00	-	2,517.00	-

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Budget
Target
50%

33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	25,500	8,837	-	16,663	1,296	1,358	34.65
FINES & FEES	50,000	60,328	-	(10,328)	52,500	-	120.66
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	75,500	69,165	-	6,335	53,796	1,358	91.61
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	70,500	119,038	420	(48,958)	-	-	169.44
CITY EVENTS	70,500	119,038	420	(48,958)	-	-	169.44
MISCELLANEOUS DEPT							
MISCELLANEOUS	5,000	1,548	-	3,452	-	-	30.96
MISCELLANEOUS DEPT	5,000	1,548	-	3,452	-	-	30.96
TOTAL EXPENDITURES	75,500	120,586	420	(45,506)	-	-	160.27
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(51,421)	(420)	51,841	-	1,358	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	(51,421)	(420)	51,841	-	1,358	-
	=====	=====	=====	=====	=====	=====	=====

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35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	1,212	-	(1,212)	-	-	-
FORFEIT FEDERAL	175,000	21,261	-	153,739	-	-	12.15
TOTAL REVENUES	175,000	22,473	-	152,527	-	-	12.84
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	15,000	750	-	14,250	-	750	5.00
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	25,000	610	-	24,390	-	-	2.44
SUPPLIES	20,000	10,385	2,209	7,406	295	2,606	62.97
CAPITAL OUTLAY	206,319	16,831	107,663	81,824	-	16,831	60.34
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	266,319	28,576	109,872	127,871	295	20,187	51.99
TOTAL EXPENDITURES	266,319	28,576	109,872	127,871	295	20,187	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(91,319.00)	(6,103)	(109,872)	24,656	(295)	(20,187)	127.00

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							Budget Target 50%
55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	287,000	127,273	-	159,727	17,457	57,110	44.35
TOTAL REVENUES	287,000	127,273	-	159,727	-	57,110	44.35
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	189,681	65,867	-	123,814	14,722	15,155	34.72
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	7,057	1,916	-	5,141	596	1,217	27.16
SUPPLIES	17,262	2,815	510	13,937	635	456	19.26
CAPITAL OUTLAY	73,000	29,743	-	43,257	23,904	-	40.74
MISCELLANEOUS	24,000	-	-	24,000	-	-	-
STORM WATER	311,000	100,341	510	210,149	39,858	16,828	32.43
TOTAL EXPENDITURES	311,000	100,341	510	210,149	39,858	16,828	32.43
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(24,000)	26,932	(510)	(50,422)	(39,858)	40,282	(110.09)

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Budget
Target
50%

36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	1,794,976	1,601,012	-	193,964	131,936	90,551	89.19
OTHER REVENUE	10	13	-	(3)	4	2	132.30
TOTAL REVENUES	1,794,986	1,601,025	-	193,960	131,940	90,554	89.19
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	1,567,750	1,301,513	-	266,238	1,301,513	-	83.02
MISCELLANEOUS	-	-	-	-	-	-	-
ORGANIZATIONAL EXPENSE	1,567,750	1,301,513	-	266,238	1,301,513	-	83.02
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	1,567,750	1,301,513	-	266,238	1,301,513	-	83.02
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	227,236	299,513	-	(72,277)	(1,169,572)	90,554	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	227,236	299,513	-	(72,277)	(1,169,572)	90,554	131.81
	=====	=====	=====	=====	=====	=====	=====

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44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	Budget Target 50%	
							% RECEIV.	EXPENDED
REVENUE SUMMARY								
INTERGOV'T REVENUE	-	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY								
EXPENDITURES								
STREETS	-	-	-	-	-	-	-	-
DEBT	-	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-	-
LONG TERM DEBT								
DEBT SERVICE	-	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-	-

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45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	Budget Target 50%	
							% 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	-	-	-	-	-	-	-	-

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46-2018 CONSTRUCTION FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	Budget Target 50% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	1,084,276	12,211	116,500	955,564	-	12,211	11.87
COST OF ISSUANCE	6,462	-	-	6,462	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	136,725	-	-	136,725	-	-	-
2018 CONSTRUCTION	1,227,463	12,211	116,500	1,098,751	-	12,211	11.87
TOTAL EXPENDITURES	1,227,463	12,211	116,500	1,098,751	-	12,211.25	10.49
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(1,227,463)	(12,211)	(116,500)	(1,098,751)	-	(12,211)	10.49

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							Budget Target 50%
47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	3,109,733	-	(3,109,733)	-	-	-
TOTAL REVENUES	-	3,109,733	-	(3,109,733)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
COST OF ISSUANCE	-	104,404	-	(104,404)	-	-	-
CERT. OF OBLIG. - SERIES 2018	-	104,404	-	(104,404)	-	-	-
TOTAL EXPENDITURES	-	104,404	-	(104,404)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	3,005,329	-	(3,005,329)	-	-	-

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Budget Target 50% % RECEIV. EXPENDED
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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	-	32,466	-	(32,466)	5,269	2,638	-
TOTAL REVENUES	-	32,466	-	(32,466)	5,269	2,638	-
EXPENDITURE SUMMARY							
DEBT SERVICE							
STREETS							
CAPITAL OUTLAY	-	386,830	-	(386,830)	-	174	-
STREETS	-	386,830	-	(386,830)	-	174	-
NEW CITY HALL							
PROF/TECH SRVS	-	6,231	-	(6,231)	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
NEW CITY HALL	-	6,231	-	(6,231)	-	-	-
TOTAL EXPENDITURES	-	393,061	-	(393,061)	-	174	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(360,595)	-	360,595	-	2,464	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2019

Budget Target 50%

% RECEIV.
EXPENDED

52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	
REVENUE SUMMARY							
INTERGOVERNMENTAL REV.	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
=====							
EXPENDITURE SUMMARY							
PUMPS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	43,086	-	17,402.32	25,683.32	-	-	40.39
PUMPS	43,086	-	17,402.32	25,683.32	-	-	40.39
TOTAL EXPENDITURES	43,086	-	17,402.32	25,683.32	-	-	40.39
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(43,086)	-	(17,402.32)	(25,683.32)	-	-	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2019

54-2014 BOND FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	Budget Target 50% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	446,600	251,230	155,831	39,539	11,764	-	91.15
WATER DISTRIBUTION	446,600	251,230	155,831	39,539	-	-	91.15
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES	446,600	251,230	155,831	39,539	-	-	91.15
REVENUES OVER/(UNDER) EXPENDITURES	(446,600)	(251,230)	(155,831)	(39,539)	-	-	(91.15)

City of San Juan, Texas
Budget Expenditures Report
March 31, 2019

Budget Target 50%

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	970,000	425,188	-	544,811.66	91,295	74,735	43.83
OTHER REVENUE	50,020	88.85	-	49,931.15	5	79	0.18
OTHR FINANCING SOURCES/U	-	(53,231.58)	-	53,231.58	(35,488)	(17,744)	-
TOTAL REVENUES	1,020,020	372,046	-	647,974.39	55,812	57,070.15	36.47
=====							
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	195,414	76,973	-	118,441	14,637	15,947	39.39
PURCHASED PROF/TECH SRVS	136,625	62,987	-	73,638	10,543	9,000	46.10
PUR PROP SRVS & OTH SRVS	76,840	35,019	-	41,821	4,125	3,840	45.57
SUPPLIES	5,600	3,482	-	2,118	53	-	62.18
CAPITAL OUTLAY	10,500	575	-	9,925	43	85	5.48
DEBT SERVICE	333,265	146,918	-	186,347	115,125	-	44.08
MISCELLANEOUS	261,776	57,575	-	204,201	52,616	95	21.99
SAN JUAN ECONOMIC DEV	1,020,020	383,528	-	636,492	197,141	28,967	37.60
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,020,020	383,528	-	636,492	197,141	28,967	37.60
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	(11,483)	-	11,483		28,104	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2019

Budget Target 50%

29 -SAN JUAN ECONOMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-19	Mar-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	1,147,587	-	1,147,587	35,488	17,744	-
OTHR FINANCING SOURCES/U	-	-	-	-	-	-	-
TOTAL REVENUES	-	1,147,587	-	1,147,587	-	17,744	-
=====							
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	-	1,087,873	-	1,087,873	-	-	-
ORGANIZATIONAL EXPENSES	-	1,087,873	-	1,087,873	-	-	-
TOTAL EXPENDITURES	-	1,087,873	-	1,087,873	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	59,715	-	59,715	-	17,744	-

City of San Juan, Texas

Quarterly Investment Report

As of March 2019

Prepare By:



Leroy Gonzales, Director of Finance
Investment Officer



Maria L. Beltran, Assist. Director of Finance
Investment Officer

Investments by Maturity Date

		FUND	Investment at Cost	Market Value	Current Yield	Maturity Date
FIRST AMERICAN STATE BANK	PCB WEALTH MGMT	General	249,000.00	249,000.00	2.680%	8/18/2019
EUREKA HOMESTEAD	PCB WEALTH MGMT	General	249,000.00	249,000.00	2.591%	9/15/2019
PILOT BANK #60	PCB WEALTH MGMT	General	249,000.00	249,000.00	2.570%	3/16/2019
GORHAM SAVINGS BK	PCB WEALTH MGMT	General	249,000.00	249,000.00	2.430%	6/18/2019
REGENT BANK	PCB WEALTH MGMT	General	249,000.00	249,000.00	2.430%	6/26/2019
GUARANTY BANK	PCB WEALTH MGMT	SOLID WASTE	249,000.00	249,000.00	2.750%	6/11/2019
BANK OF NEWINGTON	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.830%	7/8/2019
DALLAS CAPITAL BANK NA	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.671%	8/11/2019
CORNERSTONE BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.810%	8/20/2019
FORTIS PRIVATE BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.720%	8/12/2019
FIRST FEDERAL SAVING	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.690%	7/22/2019
FSB BLADELY	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.809%	7/3/2019
CONNECTIONS BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.680%	7/19/2019
NBKC BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.760%	7/5/2019
SOUTHEAST BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.565%	9/24/2019
MISSION NATL BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.550%	9/24/2019
MURPHY BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.700%	8/8/2019
METROPOLITAN COMM BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.750%	7/10/2019
MAGNOLIA BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.712%	8/5/2019
ISRAEL DISCOUNT BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.851%	9/16/2019
PATRIOT BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.820%	7/22/2019
TRISTATE CAPITAL BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.700%	1/7/1900
WAKEFIELD CO-OP BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.750%	7/19/2019
WEST POINTE BANK	PCB WEALTH MGMT	UTILITY	249,000.00	249,000.00	2.700%	7/31/2019
BLACKHAWK BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	2.500%	5/13/2019
AUSTIN CAPITAL BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	2.630%	5/7/2019
FARMERS STATE BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	2.661%	4/29/2019
MVB BANK, BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	2.802%	4/28/2019
TEXANA BANK, NA	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	2.610%	4/29/2019
UNITED TEXAS BANK	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	2.805%	5/7/2019
ST BANK NEW RICHLAND	PCB WEALTH MGMT	2017 BOND	249,000.00	249,000.00	2.660%	5/7/2019
INVESTCO	PCB WEALTH MGMT	2017 BOND	12,000.00	12,000.00	2.000%	12/31/2018
TOTAL INVESTMENTS			7,731,000.00	7,731,000.00		
Averager Weighted Yield					2.302%	

Fund Allocation Summary

Book and Market Value

	Fund Total	Texpool	PCB WEALTH MGMT
Solid Waste	249,648.88	648.88	249,000.00
Parks Development	388.22	388.22	-
Debt Service	1,148.06	1,148.06	-
Utility Fund	4,483,190.45	1,190.45	4,482,000.00
General Fund	1,246,747.04	1,747.04	1,245,000.00
Capital Projects	-	-	-
Federal Forfeiture	-	-	-
2017 BOND	1,755,000.00	-	1,755,000.00
Sub-total	\$ 7,736,122.65	\$ 5,122.65	\$ 7,731,000.00
EDC-Sales Tax Fund	1,404.14	1,404.14	-
EDC Revolving Fund	830.03	830.03	-
Total	\$ 7,738,356.82	\$ 7,356.82	\$ 7,731,000.00

Quarter End Results by Investment Category:

Asset Type	Ave. Yield	December 2018		March 2019	
		Book Value	Market Value	Book Value	Market Value
Local Governmental Pools	0.00%	7,313.70	7,313.70	7,356.82	7,356.82
CD's/Securities	2.302%	8,976,000.00	8,976,000.00	7,731,000.00	7,731,000.00
Quarterly Interest Income		\$	52,752.71		
YTD Interest		\$	104,992.94		

Book Value Comparison

Description	Coupon/ Discount	Settlement Date	December 2018		Purchase at Cost	Sales Maturities	March 2019	
			Original Face\				Original Face\ Per Value	Book Value
			Par Value	Book Value				
PCB Wealth Management	1.448%	3/31/2019	8,976,000.00	8,976,000.00	-	-	7,731,000.00	7,731,000.00
Texpool	0.00%	3/31/2019	7,313.70	7,313.70	-	-	7,356.82	7,356.82
Total			\$ 8,983,313.70	\$ 8,983,313.70			\$ 7,738,356.82	\$ 7,738,356.82

Market Value Comparison

Description	Coupon/ Discount	Original Face\	December 2018		Qtr-to Qtr change	Original Face\	March 2019	
			Market Price	Market Value		Per Value	Market Price	Market Value
		Par Value						
PCB Wealth Management	1.448%	8,976,000.00	1.00	8,976,000.00	-	8,976,000.00	1.00	7,731,000.00
Texpool	0.00%	7,273.25	1.00	7,373.70	-	7,259.23	1.00	7,356.82
Total		\$ 8,983,273.25	\$ 2.00	\$ 8,983,373.70		\$ 8,983,259.23	\$ 2.00	\$ 7,738,356.82

CD's/Securities and Texpool

