



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

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Tuesday, June 11, 2019

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. Presentation on Upcoming 2019 Hurricane Preparedness.

B. Presentation on Departmental Reports: Department of Finance, Police Department, Municipal Court, Fire Department, Department of Utilities, Department of Planning and Zoning, Department of Parks and Recreation Department, San Juan Memorial Library and Department of Sanitation.

1. Planning and Zoning Monthly Report.

2. Department of Finance Monthly Report.

3. Police Department Monthly Report.

4. Municipal Court Monthly Report.
5. Fire Department Monthly Report.
6. Department of Utilities Monthly Report.
7. Sanitation Department Monthly Report .
8. Parks and Recreation Monthly Report .

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance in First Reading for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.
- B. Hold a Public Hearing and Consider an Ordinance in First Reading for the Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Armbar Sports Pub” located at 1618 N. Veterans Boulevard, Suite E, legally described as 3.42 acre tract of land out of the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.
- C. Hold a Public Hearing and Consider an Ordinance in First Reading for the Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Lisa’s Sports Pub” located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morning-wood Subdivision, as Requested by Elisa Gamez.
- D. Hold a Public Hearing and Consider an Ordinance in First Reading for the 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.

- E. Consider Adoption of an Ordinance in First Reading for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.
- F. Hold a Public Hearing and Consider an Ordinance in First Reading for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.

VII. APPOINTMENTS

- A. Consider Removal and Appointment of Board Members Related to the Parks and Recreation Advisory Board.

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

- A. Consideration and Appropriate Action, if any, under Section 174.102, Texas Local Government Code to Recognize an Association selected by a Majority of the Police Officers of the Police Department of the City of San Juan as the Exclusive Bargaining Agent for the Police Officers of that Department and Related Matters.
- B. Consider Ratifying Approval of a Budget Adjustment in the Sanitation Department in the Amount of \$15,000 from Machinery & Equipment - Other Equipment to Tires and Tubes Line Item.
- C. Consider Selecting an Engineering Firm and Authorize the City Manager to Enter into a Contract Agreement for Engineering Services for the Design, Specifications and Construction of Additional Parking RFQ Bid# 19-04-05-01 at the San Juan Police Department.
- D. Consider Entering Into a Memorandum of Understanding (MOU) between the City of San Juan and the American Red Cross (ARC).

E. Consider Ratifying Approval of a Budget Adjustment in the Sanitation Department in the Amount of \$40,000 from Machinery & Equipment - Other Equipment to Repair & Maintenance Line Item.

F. Discussion and Possible Action to Authorize Advertising Bid Proposal for the Street Paving Improvements Project-Phase 3.

G. Discussion and Possible Action to Authorize City Manager to Execute a Budget Amendment in the Amount of \$75,000.00 From Retained Earnings from the Storm Water Fund for the Repair and Maintenance of Storm Drainage Lines and for the Purchase of Two Utility Trailers.

H. Discussion and Possible Action to reclassify the Mechanic (Small Engine) Position in the Central Garage Division to Mechanic ASE Certified.

IX. CONTRACTUALS/RESOLUTIONS

A. Consider a Resolution to Support and Participate on the 2020 Census and Appointment to the Complete Count Committee for the City of San Juan.

B. Consider Resolution Authorizing the City Manager to Submit an Application for Funding to the Office of the Governor, Homeland Security Division for the Hidalgo 2018 Operation Stone Garden Project.

C. Consider Adopting a Resolution for the Application Submittal for Participation in TexSTAR Investment Pool Allowing the City to Invest its Funds in a Spectrum Way to Maximize the City's Return on Investments, while still Maintaining Fiscally Prudent Investments.

X. CONSENT AGENDA

A. Consider Second and Final Reading of an Ordinance for the Voluntary Annexation of the Proposed Hacienda San Fernando Subdivision being 18.45 acre tract of land 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 East of Nebraska Avenue along the South side of Moore Road.

- B.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Open and Event Center and Sale of Alcoholic Beverages for On-Premise Consumption at the proposed Magnolia Event Center located at 205 W. Nolana Avenue, Suites 9-10, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Jose Santos.
- C.** Consider Second and Final Reading of an Ordinance for 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 East of Nebraska Avenue along the South side of Moore Road.
- D.** Consider Second and Final Reading of an Ordinance 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.
- E.** Monthly Collection Report - April 2019.
- F.** Budget Expenditure Report -April 2019.

XI. 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

CITY COMMISSION MEETING AGENDA

JUNE 11, 2019

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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



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: 5/28/2019

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.

- 102 building permits were issued with a \$3,319,057.00 in total valuation.
- 190 garage sale permits were issued (\$1,900.00 in revenues).
- Provided customer service and support to 920 people and handled approximately 1,815 calls.
- The building inspectors made approximately 524 inspections.
- Twenty-two (22) permits were issued for new houses \$2,658,821.00 in total valuation.
- Nineteen (19) occupational business licenses were issued with a \$760.00 in total valuation.
- Thirteen (13) health inspections were issued during the month of May with a \$1,200.00 in total valuation.

SUBDIVISIONS IN PROCESS

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

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Barrilitos Drive-Thru – 901 W. FM 495
- H&D Meat Distributors – 905 W. FM 495
- The Hangout Nutrition Center – 504 N. Veterans Boulevard
- Tortilleria Nuevo Progreso #3 – 2025 N. Raul Longoria Road
- Accounting Cure LLC – 504 N. Veterans Boulevard

SUBSTANTIAL BUILDING PERMITS ISSUED OR PROCESSED IN THE PAST MONTH

- Fast Lube at Pullin Avenue and FM 495
- McDonald's remodeling
- Texas National Bank
- Swimming pool complex for PSJA High School

CONDITIONAL AND SPECIAL USE PERMITS IN PROCESS

- Conditional Use Permit for "Armbar Sports Pub" at 1618 N. Veterans Boulevard
- Conditional Use Permit for "Lisa's Sports Pub" at 1209 E. FM 495

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. The First Public Hearing to adopt the ordinance for the Comprehensive Plan will be at June 11 City Commission Meeting.

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 nineteen (19) business permits were renewed with a \$760.00 in total valuation and thirteen (13) health inspections were issued during the month of April with a \$600.00 in total valuation.

**The City of San Jun Planning & Zoning
May 2, 2019 Meeting Minutes
Page 1 of 3**

Commissioners Present: Fernando Guajardo
Adan Magallan
Joshua Benavides
Valerie Cardenas
Eddie Alaniz
Juan Alvarado (6:06 p.m.)

Commissioners Absent: Irma Castillo

Staff Present: Roberto Escobar, Director of Planning
Monica Gomez, Planner II

Guest Present: Mario Reyna, Melden & Hunt, Inc.
Jose Santos
Nancy Santos

THERE BEING A QUORUM, VICE-CHAIRMAN ALANIZ CALLED THE MEETING TO ORDER AT 6:00 P.M.

Vice-Chairman Alaniz introduced Commissioner Joshua Benavides as a Planning and Zoning Commissioner. Commissioner Benavides introduced himself to the Board.

1. CALL TO ORDER

2. APPROVAL OF MINUTES: March 21, 2019 Regular Meeting.

Approval: Commissioner Guajardo made a motion to approve the minutes as presented by staff. Commissioner Cardenas seconded the motion, the motion passed unanimously with a (6-0) vote.

3. PUBLIC HEARINGS

- 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.*

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.

Vice-Chairman Alaniz opened the public hearing at 6:05 p.m.

The City of San Juan Planning & Zoning
May 2, 2019 Meeting Minutes
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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 what 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. 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 where 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 are 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.

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.

The City of San Jun Planning & Zoning
May 2, 2019 Meeting Minutes
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B. Conditional Use Permit to Open an Event Center and for the 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.

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.

Vice-Chairman Alaniz opened the public hearing at 6:15 p.m.

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.

Vice-Chairman Alaniz closed the public hearing at 6:19 p.m.

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.

5. NEXT MEETING – May 16, 2019

6. ADJOURNMENT

There being no further items to discuss, Commissioner Cardenas made a motion to adjourn; Commissioner Guajardo seconded the motion. The motion passed unanimously with a (6-0) vote and the meeting was adjourned at 6:22 p.m.

City of San Juan, Texas



Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:



Planning Director

The City of San Jun Planning & Zoning
May 16, 2019 Meeting Minutes
Page 1 of 3

Commissioners Present: Eddie Alaniz
Irma Castillo
Adan Magallan
Juan Alvarado
Valerie Cardenas
Joshua Benavides (6:02 p.m.)

Commissioners Absent: Fernando Guajardo

Staff Present: Roberto Escobar, Director of Planning
Monica Gomez, Planner II

Guest Present:

Avelina Ramirez	Nora Trevino
Rolando Ramirez	Omar Rios
Hector Espino	Jose Rodriguez, P.E.
Alberto Trevino	Rachel Ramirez

THERE BEING A QUORUM, CHAIRWOMAN CASTILLO CALLED THE MEETING TO ORDER AT 6:00 P.M.

1. CALL TO ORDER

2. APPROVAL OF MINUTES: May 2, 2019 Regular Meeting.

Approval: Commissioner Cardenas made a correction to page 2, second paragraph. Commission Magallan made a motion to approve the minutes with corrections. Commissioner Alaniz seconded the motion. The motion passed unanimously with a (6-0) vote.

3. PUBLIC HEARINGS

Chairwoman Castillo opened the public hearing at 6:01 p.m. Commissioner Cardenas made a motion to approve it. Commissioner Alaniz seconded the motion.

- A. Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the South 5.00 acres out of the North one-half of Lot 42, Stewarts Addition to the Conway Gardens, located approximately 500 feet North of Thomas Road, along the West side of Stewart Road, as Requested by Hector Espino, Sr.***

Mr. Escobar said that the proposed area in San Juan was annexed in 1997 and that the property entered as single-family district but zoning was never change. He said there is a mixture of agriculture, trucking companies and some residences in the area. He said that in the future, Stewart Road will be a more industrial area and that the Future Land Use Map, that is not adopted yet, is proposing the area as commercial and industrial use. He said when the Future Land Use Map is adopted they can look to it as guidance.

The City of San Jun Planning & Zoning
May 16, 2019 Meeting Minutes
Page 2 of 3

Mr. Escobar spoke about what is allowed in a General Business District area. He said the property may be considered as spot zoning but it depends how they see it. He said that property is an existing non-conforming use and does not meet the zoning regulations. Mr. Escobar said that some of the residents are using the property as a business since Stewart Road is a truck route.

Mr. Rolando Ramirez, resident, asked about the rezoning as the place has been rented for parties for almost two years. Commissioner Alaniz said that if the property owner wants to do improvements to the property he will need to comply with city regulations. Mr. Ramirez said that his elderly parents live next door and they have to deal with drunken people from the event center. He said he is worried about property taxes since his parents are low-income.

Ms. Rachel Ramirez, resident, said her concern was the loud music after hours. Chairwoman Castillo asked if they had contacted the Police Department regarding the matter. Ms. Ramirez said they have not as they do not want to have any issues with the neighbor. Commissioner Alaniz said they have the right as a San Juan resident to call the Police Department and documented all the complaints.

Ms. Ramirez said that the trucking companies that Mr. Escobar mentioned are located at the rear of the acreage. Mr. Escobar said that only Mr. Espino's rezoning request can be discussed at this time.

Mr. Albert Trevino, resident, said that his main concerns are the property taxes and drainage issues. He said that he started having drainage issues after property owner built a parking lot and that all the water goes onto his property. He also asked what the city does in order to prevent accidents along Stewart Road. Commissioner Alaniz said that since Stewart Road is a State Highway he, Mr. Trevino, would need to check with the Texas Department of Transportation on that issue.

Mr. Hector Espino, applicant, said that he wants to rezone his property into commercial in order to comply with the city rules and regulations. He said when he acquired the property he believed it was outside city limits. Commissioner Cardenas asked if he was aware that he needed to get permission on any improvements to the property. Mr. Espino said no, he was not aware. Chairwoman Castillo explained to Mr. Espino that people who live outside of the city's limit, in the County areas, also need construction permits.

B. Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.

Mr. Escobar said that Mr. Rios is trying to rezone his property back into Single-Family Residence District. The property was rezoned from Single-Family to Multi-Family back on July 2017 and now the applicant is getting back to the initial zone in order to build a residential subdivision.

The City of San Jun Planning & Zoning
May 16, 2019 Meeting Minutes
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Jose Rodriguez, P.E., said that his client wants to rezone the property back to residential plus an additional adjacent 10 acre tract of land that he recently purchase in order to develop it into a 95 lot residential subdivision.

Chairwoman Castillo closed the public hearing at 6:33 p.m. Commissioner Magallan made a motion to approve it. Commissioner Cardenas seconded the motion.

4. DISCUSSION AND ACTION

A. Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the South 5.00 acres out of the North one-half of Lot 42, Stewarts Addition to the Conway Gardens, located approximately 500 feet North of Thomas Road, along the West side of Stewart Road, as Requested by Hector Espino, Sr.

Commissioner Magallan made a motion to deny the rezoning request. Commissioner Cardenas seconded the motion. The motion passed with a (6-0) vote.

B. Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.

Commissioner Alaniz made a motion to approve the rezoning request. Commissioner Alvarado seconded the motion. The motion passed with a (6-0) vote.

5. NEXT MEETING – June 6, 2019

The Planning and Zoning Commissioners introduced themselves to new Commissioner Joshua Benavides and welcomed him to the board.

6. ADJOURNMENT

There being no further items to discuss, Commissioner Cardenas made a motion to adjourn; Commissioner Alaniz seconded the motion. The motion passed unanimously with a (6-0) vote and the meeting was adjourned at 6:46 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



Thursday, May 16, 2019

San Juan Memorial Library

6:00 p.m.

[illegible]



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: Benjamin Arjona, City Manager

DATE: 5/30/2019

SUBJECT: Department of Finance Monthly Report.

Finance Department

Department Description

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

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

Additional Information

- 6 STAFF MEMBERS
- Maintained 28 funds, assisted 24 departments, and posted 1,856 journal entries, issued 1,681 disbursement checks, and processed 5,485 payroll checks and direct deposits, during the months of October 2018 –April 2019
- Re-numbered the City Units 100% complete
- Audit FY 2017/2018-Complete
- Reconciled 5 Bank Accounts

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

- Budget Adjustments 36
- Budget Amendments 5
- Manage a 22.8 million budget

General Fund Budget of 11.5 million

Utility & Sanitation Fund 7.4 million

Stormwater Fund 287 thousand

Debt Service Fund 1.6 million

Other Funds 1.8 million

Utility Billing Department

Department Description

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

- The City collects about 6,594 water and 9,655 sewer accounts.
- North Alamo Water Supply Corporation service 3,435 sewer accounts
- Per Audited Financial Report, in FY ending 9/30/2018, Utility Fund collected 5.5 million and Sanitation Fund 3.1 million with a combined 8.6 million.

- Email Billing (33)

- Service Orders

○ Connects	50
○ Meter information	112
○ Disconnect	92
○ Dead Meters Change	14
○ Past Due Notice	1,433
○ Cut Off Register	17
○ Cut List	124

- Payments are made by

74 % paid in person

1 % juniors

15 % online

6 % bank drafts

4 % other locations



Mayor: Mario Garza
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Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Leonardo “Lenny” Sanchez

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Benjamin Arjona, City Manager

DATE: 5/30/2019

SUBJECT: Police Department Monthly Report.

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

- Statistics: Police April Animal Control
 - o Calls for service: 1257 Animal Call for Service 252
 - o Incident reports: 224 Animals taken to shelter 137
 - o Accidents: 105 Quarantine Cases 2
 - o 911 Calls 1564
- Significant Event:
 - o No significant event for the month of April
- Federal & State Asset Forfeiture Program:
 - o Received no state forfeiture awards.
 - o Received (3) Three Federal forfeiture awards for the amounts of \$1,457.62, \$3,088.87 and \$1,190.18 for a total of \$5,736.67
 - o Department is in full compliance with federal and state guidelines (Audits)
- Special Grant Details:
 - o Stone Garden: 38.5 overtime hours worked by uniformed personnel.
 - o Border Star:
 - § 180 overtime hours worked for criminal interdiction by Patrol Staff.
 - § 3 overtime hours worked by dispatchers.
 - § Two (2) SWAT call outs totaling 27 overtime hours.
 - § Total 210 overtime hours worked.
 - o TxDot Traffic Enforcement: 9 overtime hours worked for traffic interdiction by Patrol Staff
- New Public Safety Building:
 - o Advertising for bids have been placed in the Advance for the extended parking lot.

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

- o Work has begun to install fiber optic lines to the new Police building for greater connect ability between the North side Police department and the South side Police department.

- P.S.J.A School Safety Initiative Program:

- o Officers continue to work their assigned school details, working on school zone traffic control and enforcement.

- o Officers continue providing our local schools with presentations in drug prevention, Gang prevention, safety prevention and other school related topics.

- New Personnel:

- o Peace Officers:

- § Currently we have two (2) Patrol Officer job openings.

- Ø Three (3) Positions have been filled and have started their training phase as Officers with one (1) of them starting an academy in August.

- o Tele-communicators:

- § All positions have been filled.

- § A temporary Tele-communicator officer has been hired for/substitute for Dispatcher out on military leave.

- o Jailers:

- § Currently we have one (1) Vacancy

- § Six (6) applicants were interviewed and two (2) are proceeding to the next phase of possible employment.

- o Fleet:

- § All Patrol Units are reported to be in good working order, work has begun on our fleet to refurbish the floor boards, seats, decals and other minor repairs.

- § Three (3) new Ford F-150 trucks have been outfitted with the new additional equipment and are almost ready to be place in patrol rotation. Vehicles were purchased through Federal asset forfeiture funds.

- § One Ford F-150 pending from a 2019 stone garden grant.

- o Traffic Enforcement Areas:

- § Cruiser enforcement (Thursday Nights) March

- Ø 27 Traffic stops conducted

- Ø 14 Citations issued / 12 warnings

- Ø 2 Vehicles towed away

- Ø 0 Arrest

- § Regular patrol city wide

- § School Zones

- § Other areas of concern.

Respectfully

CHIEF JUAN GONZALEZ





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

**SAN JUAN POLICE DEPARTMENT
INTER-OFFICE MEMORANDUM**

To: San Juan City Commission
From: Chief Juan Gonzalez
Date: 5/15/2019
Ref: Monthly Report April 2019

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

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- **Statistics:**

Police	April	Animal Control	
○ Calls for service:	1257	Animal Call for Service	252
○ Incident reports:	224	Animals taken to shelter	137
○ Accidents:	105	Quarantine Cases	2
○ 911 Calls	1564		
 - **Significant Event:**
 - No significant event for the month of April
 - **Federal & State Asset Forfeiture Program:**
 - Received no state forfeiture awards.
 - Received (3) Three Federal forfeiture awards for the amounts of \$1,457.62, \$3,088.87 and \$1,190.18 for a total of \$5,736.67
 - Department is in full compliance with federal and state guidelines (Audits)
 - **Special Grant Details:**
 - **Stone Garden:** 38.5 overtime hours worked by uniformed personnel.
 - **Border Star:**
 - 180 overtime hours worked for criminal interdiction by Patrol Staff.
 - 3 overtime hours worked by dispatchers.
 - Two (2) SWAT call outs totaling 27 overtime hours.
 - Total 210 overtime hours worked.
 - **TxDot Traffic Enforcement:** 9 overtime hours worked for traffic interdiction by Patrol Staff
- New Public Safety Building:**
- Advertising for bids have been placed in the Advance for the extended parking lot.
 - Work has begun to install fiber optic lines to the new Police building for greater connect ability between the North side Police department and the South side Police department.

- **P.S.J.A School Safety Initiative Program:**
 - Officers continue to work their assigned school details, working on school zone traffic control and enforcement.
 - Officers continue providing our local schools with presentations in drug prevention, Gang prevention, safety prevention and other school related topics.
- **New Personnel:**
 - **Peace Officers:**
 - Currently we have two (2) Patrol Officer job openings.
 - Three (3) Positions have been filled and have started their training phase as Officers with one (1) of them starting an academy in August.
 - **Tele-communicators:**
 - All positions have been filled.
 - A temporary Tele-communicator officer has been hired for/substitute for Dispatcher out on military leave.
 - **Jailers:**
 - Currently we have one (1) Vacancy
 - Six (6) applicants were interviewed and two (2) are proceeding to the next phase of possible employment.
 - **Fleet:**
 - All Patrol Units are reported to be in good working order, work has begun on our fleet to refurbish the floor boards, seats, decals and other minor repairs.
 - Three (3) new Ford F-150 trucks have been outfitted with the new additional equipment and are almost ready to be place in patrol rotation. Vehicles were purchased through Federal asset forfeiture funds.
 - One Ford F-150 pending from a 2019 stone garden grant.
 - **Traffic Enforcement Areas:**
 - Cruiser enforcement (Thursday Nights) March
 - 27 Traffic stops conducted
 - 14 Citations issued / 12 warnings
 - 2 Vehicles towed away
 - 0 Arrest
 - Regular patrol city wide
 - School Zones
 - Other areas of concern.


Respectfully
 CHIEF JUAN GONZALEZ



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: Benjamin Arjona, City Manager
DATE: 5/30/2019
SUBJECT: Municipal Court Monthly Report.

-

Amount Collected	\$ 30,940.15
Defensive Driving	0
Deferred	4
Pre-Trials	0
Bench Trials	6
Collection Agency	\$1,392.80
Scofflaw	\$ 10,407.00

COLLECTIONS 2018
April - \$ 39,647.86

COLLECTIONS 2019
April - \$ 30,940.15

CITATIONS ISSUED 2018
April - 117

CITATIONS ISSUED 2019
April - 122

SCOFFLAW COLLECTIONS 2018
April - \$ 14,693.50

SCOFFLAW COLLECTIONS 2019
April - \$ 10,407.00

Amnesty Program	Collected
February 2019	\$ 24,230.43
March 2019	\$ 5,868.95



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: Benjamin Arjona, City Manager
DATE: 5/30/2019
SUBJECT: Fire Department Monthly Report.

The San Juan Fire Department had the following activity during the month of April 2019:

Emergency Calls

A total of 108 Calls for the month of April 2019. (Please see attached report.)

- A Shift = 34
- B Shift = 39
- C Shift = 35

Med-Care Response

Med-Care EMS responded along with the Fire Department for a total of 59 calls along with three (3) delayed responses for the month of April 2019. The Med-Care report from the EMS Company was submitted on May 6, 2019.

County Calls

The San Juan Fire Department had a total of one (2) County Calls for the month of April 2019 which are the following:

- Incident Number – 19-315 for a Medical Call at 4804 Inca Drive.
- Incident Number – 19-350 for a Medical Call at 3000 San Gabriel.

Volunteer Department

The San Juan Volunteer Fire Department met for their monthly business meeting on April 29, 2019, at Fire Station #2. The San Juan Volunteer Fire Department responded, stood-by and held a monthly meeting for the month of April 2019. The total amount was 5 volunteers responding to a total of 14 calls, 6 volunteers were on standby for a total of 36 calls and 14 volunteers attended the monthly meetings.

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

Fire Inspections

A total of thirty-nine (39) inspections were conducted in the Month of April 2019, please see attached for detailed information about each conducted inspection.

Plan Reviews

The following plans were reviewed for the month of April 2019:

- Hacienda San Fernando Subdivision – 200 E Moore

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belong only to the logs that were submitted by the Fire Chief, Lieutenant or Firefighter in Charge for the month of April 2019 to the Administration Office.

- A total of 502 Gallons of Diesel
- A total of 267.3 Gallons of Unleaded



Javier De La Cruz Jr
Lieutenant

**April 2019
Call Volume Monthly Breakdown**

Fire House Code	Incident Type	Total
322	Motor Vehicle Accidents w/Injuries	15
323	Auto-Pedestrian	2
324	Motor Vehicle Accidents w/o Injuries	1
311	Medical Call	43
142/143	Grass/Brush Fires	1
131	Vehicle Fires	5
700/750	False Alarms	15
154	Trash Fires	1
550/551	Assist other Agency/Dept.:	5
651	Smoke Scare	4
111	Structure Fires	1
1101	Equipment Fire	1
412	Gas Leak	2
480	Attempted burning, Illegal action	2
600	Good Intent Call	1
611	Cancelled in Route	0
622	Wrong Location/No Incident Found	1
541	Bee attack/ Animal Problem	3
331	Child Locked in a Vehicle	3
440/1601	Electrical Equipment Problem (Pole)	2
1131	Cooking Fire	0
100	Fire, Other	0
Grand Total:		108

Call Volume for each shift:

A Shift 34
B Shift 39
C Shift 35

Respectfully Submitted by,

Javier De La Cruz Jr
Javier De La Cruz Jr, Lieutenant

2301 N. Raul Longoria, San Juan, TX 78589 • Phone: (956)223-2470 • Fax: (956)783-3441



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

Med-Care Response Times

April 2019

Date	Incident #	Location	Dispatched Time	Arrival	Delay Time	Incident Type
4-1-2019	19-315	4804 Inca Drive	2020	2026	6	Medical Call
4-2-2019	19-316	Ridge and Cesar Chavez	0638	0651	13	MVA
4-2-2019	19-318	900 East Business 83	1808			Medical Call
4-3-2019	19-321	1600 Lila	0420	0429	9	Medical Call
4-4-2019	19-324	2025 Loma Azul	1454	1459	5	Auto Ped
4-4-2019	19-325	505 W. Mesquite	1640	1647	7	101
4-6-2019	19-334	607 W. 3 rd	2356			Man Down
4-7-2019	19-335	500 Huisache	0038	0042	4	Medical Call
4-7-2019	19-336	412 San Martin	0155	0205	10	Medical Call
4-7-2019	19-337	Frontage and Raul Longoria	1303	1310	7	MVA
4-8-2019	19-339	800 Carrol	1035	1041	6	Medical Call
4-9-2019	19-343	Raul Longoria and Salazar	1622	1631	9	MVA
4-9-2019	19-344	122 Deanna	1706	1712	6	Medical Call
4-9-2019	19-345	700 West Expressway WB	2212	2226	14	MVA
4-10-2019	19-347	Sam Houston and San Antonio	1730	1736	6	MVA
4-10-2019	19-348	407 West 9 th Street	2017	2024	7	Dog Bite
4-11-2019	19-350	3000 San Gabriel	1502	1512	10	Medical Call

4-11-2019	19-351	1104 South Wyoming	1552	1557	5	Medical Call
4-12-2019	19-353	219 Dove	0805			Assist Agency
4-13-2019	19-355	213 East 11 th	0237	0248	11	Medical Call
4-13-2019	19-356	Nolana and Raul Longoria	1128	1134	6	MVA/ Fire
4-13-2019	19-357	1318 Short Rd	1451			Medical Call
4-13-19	19-358	100 West Frontage WB	1532	1539	7	MVA
4-14-2019	19-360	Frontage Stewart	0130	0145	15	MVA
4-14-2019	19-361	106 West Nolana	1122	1129	7	Medical Call
4-14-2019	19-362	111 South Ridge Ln. Apt 2	1338	1344	6	Medical Call
4-14-2019	19-363	Nolana and Raul Longoria	2040	2105	25	MVA
4-15-2019	19-367	715 West Citrus	2138	2147	9	MVA
4-16-2019	19-372	608 Date Palm	2020	2025	5	Medical Call
4-17-2019	19-373	Cesar Chavez and Ridge	1037	1045	8	MVA
4-17-2019	19-376	210 West 11 th	1634	1638	4	Medical Call
4-17-2019	19-379	1001 South Nebraska	2017	2025	8	Medical Call
4-18-2019	19-380	2024 North Raul Longoria	1027	1029	2	Medical Call
4-18-2019	19-381	423 North Nebraska	1114	Cancelled	0	Medical Call
4-18-2019	19-383	300 East Expressway 83 WB	2157	2210	13	Assist Agency
4-19-2019	19-384	148 Deanna	1941			Dog Bite
4-20-2019	19-385	Cesar Chavez and 495	1444	1452	8	MVA
4-20-2019	19-386	3705 Jenica St.	1558	1604	6	Medical Call
4-21-2019	19-387	723 San Miguel	0550	0603	13	MVA /Aggravated Assault
4-21-2019	19-389	401 Guayavitos	1323	1334	11	Medical Call
4-21-2019	19-391	502 West Sam Houston	2229	2240	21	Medical Call / Investigation Run

4-21-2019	19-393	Sioux and Raul Longoria	2348	2351	3	MVA
4-22-2019	19-394	900 West Expressway EB	1434	1446	12	MVA
4-23-2019	19-398	801 West 1 st	1102	1106	4	Medical Call
4-23-2019	19-400	512 West Mesquite	2100	2108	8	Medical Call
4-24-2019	19-401	1703 Calle Tulipan	0839	0843	4	Cardiac Arrest
4-24-2019	19-402	1400 South San Antonio	2117	2125	8	Medical Call
4-24-2019	19-403	310 West Eldora	2207	2210	3	Medical Call
4-26-2019	19-406	613 East Moor	1001	1009	8	Full Cardiac Arrest
4-27-2019	19-407	220 East Letticia	0359	0404	5	Medical Call
4-28-2019	19-408	Nebraska and Buisness 83	1618	1623	5	Medical Call
4-28-2019	19-409	1104 East Buisness 83	1857	1903	6	Medical Call
4-28-2019	19-410	303 West Los Ebanos	2057	2102	5	Heart Attack
4-28-2019	19-411	400 West Sioux	2332	2342	10	MVA
4-29-2019	19-414	112 West Hazel	1024	1031	7	Medical Call
4-29-2019	19-415	2016 King Rd	1348	1356	8	Medical Call
4-29-2019	19-417	2215 Olmo	1929	1932	3	Medical Call
4-30-2019	19-420	106 Easy	1941	1953	12	Fall / Pregnant Female
4-30-2019	19-421	700 Maldonado	1950	1950	1	Suicide attempt



CITY OF SAN JUAN

**APRIL-2019
9-1-1 AMBULANCE REPORT**

**Submitted To:
Chief Tirso Garza**

May 6, 2019

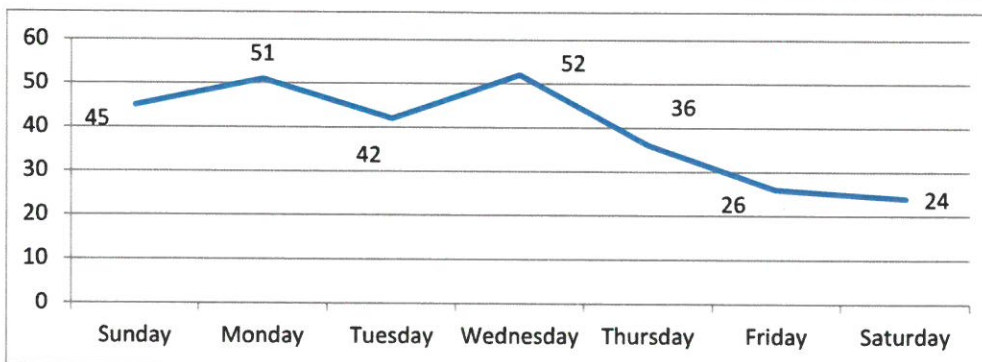
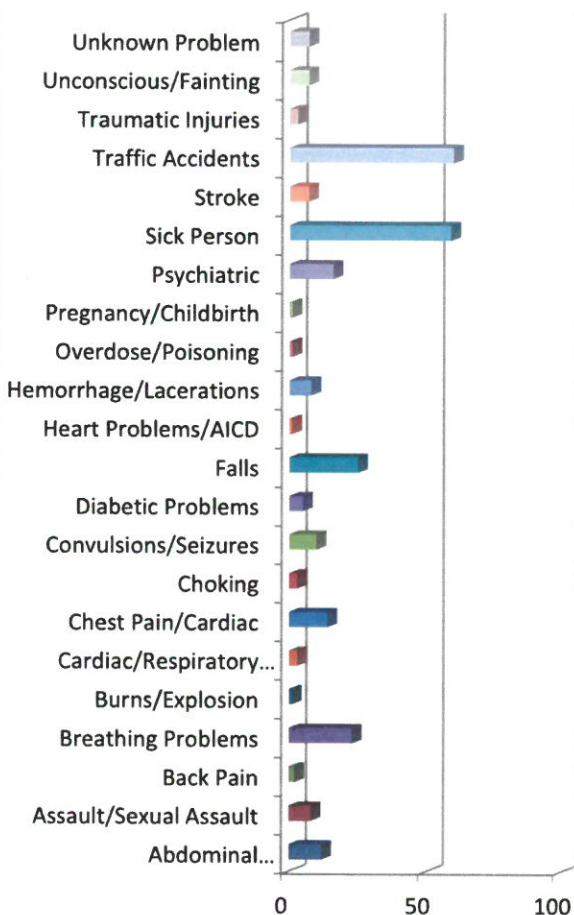
MEDCARE EMS, INC.
San Juan 9-1-1 Call Types April 2019

	San Juan
Abdominal Pain/Problems	12
Assault/Sexual Assault	8
Back Pain	2
Breathing Problems	23
Burns/Explosion	1
Cardiac/Respiratory Arrest	3
Chest Pain/Cardiac	14
Choking	3
Convulsions/Seizures	10
Diabetic Problems	5
Falls	25
Heart Problems/AICD	1
Hemorrhage/Lacerations	8
Overdose/Poisoning	1
Pregnancy/Childbirth	1
Psychiatric	16
Sick Person	59
Stroke	7
Traffic Accidents	60
Traumatic Injuries	3
Unconscious/Fainting	7
Unknown Problem	7
Total	276

Calls by Day of the Week	Total
Sunday	45
Monday	51
Tuesday	42
Wednesday	52
Thursday	36
Friday	26
Saturday	24
Total	276

Compliance Response

93.1%



trip_date	run_number	puaddr	puicity	mpds	disptime	atstime	tratripe	atdtime
4/1/2019	14,685	1209 E FM 495	SAN JUAN	06-D-2-A	10:44:07 AM	10:49:41 AM	11:02:41 AM	11:11:55
4/1/2019	14,717	SGT LEONEL TREVINO & EL CAMPO	SAN JUAN	04-B-3-A	4:12:38 PM	4:18:38 PM	4:46:02 PM	16:58:35
4/1/2019	14,770	207 CAMINO REAL	SAN JUAN	17-B-1	9:05:05 PM	9:10:22 PM	9:17:14 PM	21:29:44
4/1/2019	14,784	514 W HUISACHE ST	SAN JUAN	06-D-1	10:21:14 PM	10:25:38 PM	10:37:35 PM	22:48:08
4/2/2019	14,800	303 W LOS EBANOS ST	SAN JUAN	25-B-3	1:06:16 AM	1:11:25 AM	1:31:19 AM	14:21:13
4/2/2019	14,820	RIDGE & CESAR CHAVEZ	SAN JUAN	29-B-5-U	6:39:41 AM	6:51:42 AM	7:02:37 AM	7:18:08
4/2/2019	14,825	RIDGE & CESAR CHAVEZ	SAN JUAN	29-B-5-U	6:39:41 AM	6:51:42 AM	7:02:37 AM	7:18:12
4/2/2019	14,915	900 E HIGHWAY 83	SAN JUAN	28-C-1-J	6:09:26 PM	6:15:53 PM	6:34:34 PM	18:45:18
4/2/2019	14,958	502 W SAM HOUSTON BLVD	SAN JUAN	26-D-1	9:41:38 PM	9:46:50 PM	9:59:53 PM	22:15:59
4/3/2019	14,981	1600 LILA ST	SAN JUAN	10-D-4	4:20:31 AM	4:29:38 AM	5:06:18 AM	5:15:32
4/3/2019	15,013	1000 DEL MONTE DR	SAN JUAN	26-A-2	10:55:28 AM	11:05:57 AM	11:24:16 AM	11:40:31
4/3/2019	15,019	500 N CESAR CHAVEZ	SAN JUAN	29-B-5-U	11:53:30 AM	11:57:54 AM	12:00:00 AM	0:00:00
4/3/2019	15,047	805 W RIDGE RD	SAN JUAN	04-B-3-A	2:47:51 PM	2:56:58 PM	3:20:56 PM	15:35:23
4/3/2019	15,064	205 ELDORA RD	SAN JUAN	17-A-1-G	4:35:49 PM	4:41:17 PM	5:02:48 PM	17:22:50
4/3/2019	15,100	2605 MONTE GRANDE	SAN JUAN	06-D-2	8:01:59 PM	8:07:08 PM	8:37:53 PM	20:56:24
4/3/2019	15,130	122 MESQUITE DR	SAN JUAN	17-A-4-G	10:34:37 PM	10:42:19 PM	12:00:00 AM	0:00:00
4/4/2019	15,159	1221 FOSTER	SAN JUAN	21-A-1	6:30:39 AM	6:37:45 AM	6:52:33 AM	7:02:56
4/4/2019	15,163	607 S JENICA CIR	SAN JUAN	12-D-2	7:28:27 AM	7:42:26 AM	8:02:20 AM	8:17:16
4/4/2019	15,217	2025 LOMA AZUL	SAN JUAN	29-D-2-M	2:53:37 PM	2:57:37 PM	3:07:29 PM	15:18:37
4/4/2019	15,218	219 DOVE ST	SAN JUAN	26-B-1	2:55:31 PM	3:00:06 PM	3:25:04 PM	15:43:29
4/4/2019	15,219	1204 N RAUL LONGORIA RD	SAN JUAN	26-C-2	2:57:18 PM	3:02:38 PM	3:16:54 PM	15:27:27
4/4/2019	15,241	505 W MESQUITE AVE	SAN JUAN	09-D-2	4:40:59 PM	4:47:23 PM	4:54:32 PM	16:54:32
4/4/2019	15,254	604 W MESQUITE ST	SAN JUAN	26-A-5	5:31:14 PM	5:37:06 PM	5:47:24 PM	18:03:51
4/4/2019	15,284	1225 S KANSAS ST	SAN JUAN	26-A-5	7:40:33 PM	7:50:59 PM	8:16:06 PM	20:37:04
4/4/2019	15,292	210 W 11TH ST	SAN JUAN	01-A-1	8:40:04 PM	8:48:05 PM	9:05:32 PM	21:19:56
4/4/2019	15,299	3411 GRANDORA DR	SAN JUAN	26-A-8	9:38:31 PM	9:59:15 PM	10:09:00 PM	22:23:19
4/4/2019	15,302	400 N IOWA AVE	SAN JUAN	26-A-2	9:50:54 PM	10:05:14 PM	10:28:11 PM	22:42:14
4/5/2019	15,358	2301 N RAUL LONGORIA	SAN JUAN	26-B-1	10:37:18 AM	11:04:04 AM	11:23:36 AM	11:23:36
4/5/2019	15,359	E NOLANA LOOP & N RAUL LONGORIA RD	SAN JUAN	26-A-1	10:39:06 AM	11:04:07 AM	12:00:00 AM	0:00:00
4/5/2019	15,366	508 MIGUEL HIDALGO ST	SAN JUAN	06-D-2	11:25:33 AM	11:30:18 AM	11:40:32 AM	11:58:59
4/5/2019	15,372	2301 N RAUL LONGORIA	SAN JUAN	26-B-1	11:51:42 AM	11:54:36 AM	12:16:49 PM	12:32:22
4/5/2019	15,398	2016 KING RD	SAN JUAN	06-C-1	2:56:22 PM	3:05:03 PM	3:19:03 PM	15:33:34
4/5/2019	15,431	815 S KANSAS AVE	SAN JUAN	01-A-1	5:56:16 PM	6:05:25 PM	6:21:20 PM	18:35:48
4/5/2019	15,452	900 E HWY 83	SAN JUAN	31-D-3	7:40:37 PM	7:48:24 PM	8:11:38 PM	20:25:07
4/6/2019	15,526	1817 MARY ANN ST	SAN JUAN	26-A-4	11:50:49 AM	11:52:43 AM	12:22:32 PM	12:28:40
4/6/2019	15,543	504 S SAN ANTONIO AVE	SAN JUAN	10-D-1	1:30:46 PM	1:36:30 PM	1:55:39 PM	14:14:58
4/6/2019	15,568	505 CITRUS ST	SAN JUAN	26-C-2	6:43:41 PM	6:48:14 PM	7:08:06 PM	19:16:16
4/6/2019	15,589	605 W EBRONY ST	SAN JUAN	25-B-6	6:49:11 PM	6:55:17 PM	7:00:32 PM	19:11:31
4/6/2019	15,632	600 W 3RD ST	SAN JUAN	04-B-3-A	11:54:15 PM	11:58:52 PM	12:11:44 AM	0:17:44
4/7/2019	15,640	500 W HUISACHE ST	SAN JUAN	11-D-1-U	12:38:46 AM	12:44:28 AM	12:51:46 AM	1:00:05
4/7/2019	15,652	412 SAN MARTIN	SAN JUAN	06-D-2	1:57:38 AM	2:06:31 AM	2:14:20 AM	2:24:54
4/7/2019	15,668	1326 MAYFAIR ST	SAN JUAN	12-A-1-E	4:56:59 AM	5:08:25 AM	5:22:30 AM	5:35:29
4/7/2019	15,692	210 W 11TH ST	SAN JUAN	26-A-6	10:40:01 AM	10:50:05 AM	11:12:05 AM	11:24:47
4/7/2019	15,708	EXPRESSWAY 83 & RAUL LONGORIA	SAN JUAN	29-B-5-U	1:05:04 PM	1:08:50 PM	1:38:18 PM	13:46:08

trip_date	run_number	puaddr	pucity	mpds	disptime	atsime	tritime	altdime
4/7/2019	15,711	1008 E 13TH ST	SAN JUAN	17-B-1	1:30:02 PM	1:38:02 PM	1:57:01 PM	14:13:49
4/8/2019	15,829	800 E CARROLL RD	SAN JUAN	26-C-1	10:35:59 AM	10:39:42 AM	12:00:00 AM	0:00:00
4/8/2019	15,830	300 N NEBRASKA AVE	SAN JUAN	26-C-1	10:37:16 AM	10:42:41 AM	10:58:01 AM	11:09:19
4/8/2019	15,845	824 CITRIANA ST	SAN JUAN	06-D-1	11:43:38 AM	11:49:51 AM	12:13:38 PM	12:25:50
4/8/2019	15,906	801 W 1ST	SAN JUAN	06-C-1	4:56:05 PM	5:00:49 PM	5:13:00 PM	17:51:50
4/8/2019	15,918	402 CITRUS ST	SAN JUAN	32-B-2	6:00:54 PM	6:15:50 PM	6:38:34 PM	18:48:02
4/8/2019	15,960	901 W EXPRESSWAY 83	SAN JUAN	29-B-5-U	9:34:59 PM	9:42:51 PM	10:04:05 PM	22:11:23
4/8/2019	15,965	201 JAIME ST	SAN JUAN	26-A-6	10:10:01 PM	10:13:45 PM	12:00:00 AM	0:00:00
4/9/2019	15,984	505 W EBONY AVE	SAN JUAN	04-B-3-A	12:56:17 AM	1:02:25 AM	12:00:00 AM	0:00:00
4/9/2019	15,986	505 W EBONY AVE	SAN JUAN	26-A-3	1:42:30 AM	1:47:45 AM	1:57:13 AM	2:07:11
4/9/2019	15,992	2301 N. RAUL LONGORIA	SAN JUAN	26-B-1	2:43:14 AM	2:48:03 AM	2:59:38 AM	3:10:14
4/9/2019	16,017	1325 MAYFAIR ST	SAN JUAN	12-D-2	9:19:52 AM	9:19:52 AM	9:32:58 AM	9:48:31
4/9/2019	16,037	801 W 1ST ST	SAN JUAN	01-C-6	11:48:08 AM	11:53:51 AM	12:05:41 PM	12:17:22
4/9/2019	16,059	RAUL LONGORIA & 495	SAN JUAN	11-A-1-F	2:01:52 PM	2:04:59 PM	2:12:22 PM	14:22:22
4/9/2019	16,083	RAUL LONGORIA ST & SALAZAR ST	SAN JUAN	29-D-5-V	4:24:12 PM	4:28:01 PM	5:03:44 PM	17:22:13
4/9/2019	16,084	RAUL LONGORIA ST & SALAZAR ST	SAN JUAN	29-D-5-V	4:29:58 PM	4:31:09 PM	4:51:02 PM	17:00:40
4/9/2019	16,090	RAUL LONGORIA ST & SALAZAR ST	SAN JUAN	29-D-5-V	4:29:58 PM	4:31:09 PM	4:51:02 PM	17:00:43
4/9/2019	16,093	RAUL LONGORIA ST & SALAZAR ST	SAN JUAN	29-D-5-V	4:24:12 PM	4:28:01 PM	5:03:44 PM	17:22:16
4/9/2019	16,095	122 N DEANNA DR	SAN JUAN	12-D-2	5:07:31 PM	5:11:47 PM	5:25:22 PM	17:45:44
4/9/2019	16,116	2301 N. RAUL LONGORIA	SAN JUAN	25-B-6-V	7:31:30 PM	12:00:00 AM	12:00:00 AM	0:00:00
4/9/2019	16,121	2301 N. RAUL LONGORIA	SAN JUAN	21-B-1	7:44:58 PM	7:54:36 PM	12:00:00 AM	0:00:00
4/9/2019	16,132	210 W 11TH ST	SAN JUAN	26-O-7	8:21:52 PM	8:30:07 PM	8:49:35 PM	21:02:43
4/9/2019	16,151	700 W EXPRESSWAY 83	SAN JUAN	29-B-5-U	10:23:20 PM	10:30:19 PM	10:45:09 PM	22:55:45
4/10/2019	16,177	118 W 14TH ST	SAN JUAN	25-B-6	3:59:18 AM	4:07:52 AM	4:14:51 AM	4:32:59
4/10/2019	16,179	206 E 9TH ST	SAN JUAN	04-B-3-A	5:05:53 AM	5:15:37 AM	5:41:23 AM	5:55:16
4/10/2019	16,180	1617 MARY ANN ST	SAN JUAN	26-O-22	5:33:57 AM	5:42:23 AM	5:57:10 AM	6:07:24
4/10/2019	16,181	206 E 9TH ST	SAN JUAN	04-B-3-A	5:27:52 AM	5:34:30 AM	5:49:56 AM	6:00:24
4/10/2019	16,273	511 W CHAPARRAL ST	SAN JUAN	30-B-1	3:54:32 PM	4:00:25 PM	4:09:48 PM	16:27:05
4/10/2019	16,282	1511 PULLIN AVE	SAN JUAN	31-A-2	4:44:01 PM	4:47:06 PM	4:59:38 PM	17:14:09
4/10/2019	16,283	3411 GRANDORA	SAN JUAN	01-C-3	4:44:19 PM	4:51:11 PM	5:07:49 PM	17:32:08
4/10/2019	16,293	SAM HOUSTON BLVD & S SAN ANTONIO AVE	SAN JUAN	29-B-5-U	5:31:16 PM	5:37:56 PM	5:50:07 PM	18:01:18
4/10/2019	16,296	SAM HOUSTON BLVD & S SAN ANTONIO AVE	SAN JUAN	29-B-05	5:43:30 PM	5:56:43 PM	6:07:53 PM	18:20:42
4/10/2019	16,303	SAM HOUSTON BLVD & S SAN ANTONIO AVE	SAN JUAN	29-B-5-U	5:31:16 PM	5:37:56 PM	5:50:07 PM	18:01:18
4/10/2019	16,306	801 W 1ST	SAN JUAN	10-D-5	6:18:59 PM	6:24:02 PM	6:40:32 PM	18:51:12
4/10/2019	16,327	407 W 9TH ST	SAN JUAN	03-B-1	8:16:17 PM	8:22:11 PM	12:00:00 AM	0:00:00
4/10/2019	16,337	906 CHURCH	SAN JUAN	26-B-1	9:05:06 PM	12:00:00 AM	12:00:00 AM	0:00:00
4/10/2019	16,342	700 MALDONADO DR	SAN JUAN	25-B-6	9:44:59 PM	9:47:52 PM	10:06:04 PM	22:28:07
4/11/2019	16,357	116 ALFREDO ST	SAN JUAN	06-C-2-O	12:46:19 AM	12:53:03 AM	1:08:43 AM	1:18:54
4/11/2019	16,429	1605 MARY ANN ST	SAN JUAN	04-B-3-A	1:10:43 PM	1:13:44 PM	1:34:57 PM	13:43:50
4/11/2019	16,443	VETERANS & MILITARY	SAN JUAN	26-B-1	2:11:59 PM	2:21:02 PM	2:40:42 PM	15:01:11
4/11/2019	16,453	3000 SAN GABRIEL	SAN JUAN	26-D-1	3:02:45 PM	3:12:38 PM	3:40:15 PM	16:01:14
4/11/2019	16,463	1104 S WYOMING AVE	SAN JUAN	17-B-1	3:50:23 PM	3:57:55 PM	4:11:04 PM	16:31:50
4/11/2019	16,476	2301 N. RAUL LONGORIA	SAN JUAN	26-B-1	4:57:33 PM	5:01:32 PM	12:00:00 AM	0:00:00
4/11/2019	16,498	E 12TH ST & S KANSAS AVE	SAN JUAN	07-B-2	6:41:39 PM	12:00:00 AM	12:00:00 AM	0:00:00

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tritime	altdtime
4/11/2019	16,533	400 E EXPRESSWAY 83	SAN JUAN	29-B-5-U	10:19:05 PM	10:24:52 PM	10:59:18 PM	23:08:26
4/12/2019	16,555	210 W 11TH ST	SAN JUAN	01-A-1	2:35:04 AM	2:43:51 AM	3:00:09 AM	3:10:45
4/12/2019	16,578	219 DOVE ST	SAN JUAN	10-D-2	7:42:51 AM	7:54:17 AM	8:24:52 AM	8:37:54
4/12/2019	16,591	2301 N RAUL LONGORIA	SAN JUAN	26-B-1	9:14:16 AM	9:20:47 AM	9:39:02 AM	9:39:02
4/12/2019	16,602	700 N VIRGEN DE SAN JUAN	SAN JUAN	13-A-1	10:56:05 AM	10:59:24 AM	11:11:54 AM	11:21:20
4/12/2019	16,606	503 E SEGMENT LEONEL TREVINO	SAN JUAN	21-A-1-M	11:12:25 AM	11:16:00 AM	11:38:48 AM	11:48:02
4/12/2019	16,622	626 SUNDANCE LN	SAN JUAN	17-B-1	12:25:03 PM	12:29:21 PM	12:46:04 PM	12:59:49
4/12/2019	16,661	CESAR CHAVEZ & RIDGE RD	SAN JUAN	29-B-5-U	3:34:20 PM	3:40:28 PM	3:57:55 PM	16:12:21
4/12/2019	16,662	CESAR CHAVEZ & RIDGE RD	SAN JUAN	29-B-5-U	3:34:20 PM	3:40:28 PM	3:57:55 PM	16:12:23
4/12/2019	16,721	506 W MESQUITE	SAN JUAN	10-D-4	8:32:11 PM	8:37:54 PM	8:55:08 PM	21:08:20
4/12/2019	16,744	100 AMY DR	SAN JUAN	04-B-3-A	10:55:32 PM	11:02:55 PM	12:00:00 AM	0:00:00
4/13/2019	16,767	213 E 11TH ST	SAN JUAN	10-C-1	2:36:49 AM	2:50:31 AM	2:57:59 AM	3:13:46
4/13/2019	16,774	711 KENNEDY ST	SAN JUAN	06-D-2-E	4:54:35 AM	5:04:53 AM	5:20:38 AM	5:28:02
4/13/2019	16,788	W 1ST ST & N STANDARD AVE	SAN JUAN	17-B-1-G	9:11:11 AM	9:15:19 AM	9:34:11 AM	9:49:05
4/13/2019	16,802	E NOLANA LOOP & N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	11:30:44 AM	11:35:14 AM	11:51:02 AM	12:05:28
4/13/2019	16,805	E NOLANA LOOP & N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	11:41:16 AM	11:44:05 AM	11:58:03 AM	12:11:25
4/13/2019	16,838	1318 SHORT RD	SAN JUAN	17-B-1	2:53:44 PM	2:57:19 PM	3:17:48 PM	15:32:22
4/13/2019	16,844	100 W EXPRESSWAY 83	SAN JUAN	29-D-2-P	3:38:03 PM	3:40:58 PM	4:07:12 PM	16:15:13
4/13/2019	16,847	100 W EXPRESSWAY 83	SAN JUAN	29-B-5-U	3:55:48 PM	4:00:15 PM	4:13:17 PM	16:27:50
4/13/2019	16,852	100 W EXPRESSWAY 83	SAN JUAN	29-B-5-U	3:55:48 PM	4:00:15 PM	4:13:17 PM	16:27:55
4/14/2019	16,907	3411 GRANDORA DR	SAN JUAN	01-C-3	12:23:17 AM	12:31:04 AM	12:50:09 AM	1:08:45
4/14/2019	16,916	CESAR CHAVEZ & EXPRESSWAY 83	SAN JUAN	29-B-5-U	1:32:36 AM	1:41:34 AM	1:56:25 AM	2:18:21
4/14/2019	16,949	N RAUL LONGORIA RD & E NOLANA LOOP	SAN JUAN	10-D-2	11:25:07 AM	11:28:40 AM	11:38:02 AM	11:48:52
4/14/2019	16,959	111 S RIDGE LN	SAN JUAN	31-D-3	2:48:17 PM	2:48:20 PM	2:48:23 PM	15:03:20
4/14/2019	16,961	504 S SAN ANTONIO AVE	SAN JUAN	17-B-1	2:09:50 PM	2:16:16 PM	2:32:12 PM	14:44:59
4/14/2019	16,962	902 N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	2:11:28 PM	2:23:45 PM	2:35:40 PM	14:45:51
4/14/2019	16,986	913 W ATHOL AVE	SAN JUAN	32-B-2	5:33:46 PM	5:40:44 PM	5:59:10 PM	18:15:53
4/14/2019	16,987	406 COZUMEL LN	SAN JUAN	26-A-8	5:41:26 PM	5:51:50 PM	6:03:51 PM	18:15:36
4/14/2019	17,016	1105 SAN RAMON	SAN JUAN	26-B-1	8:30:41 PM	8:36:43 PM	9:07:12 PM	21:19:33
4/14/2019	17,019	E NOLANA LOOP & N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	8:45:51 PM	9:04:00 PM	9:19:22 PM	21:29:57
4/14/2019	17,022	E NOLANA LOOP & N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	8:45:51 PM	9:04:00 PM	9:19:24 PM	21:29:59
4/14/2019	17,038	1515 N MARY ANN ST	SAN JUAN	26-A-10	11:24:14 PM	11:29:16 PM	11:43:05 PM	23:51:19
4/15/2019	17,085	136 AMY DR	SAN JUAN	26-A-5	8:27:12 AM	8:34:02 AM	8:44:39 AM	8:57:22
4/15/2019	17,088	302 E BUSINESS 83	SAN JUAN	17-B-1-G	8:54:14 AM	8:56:55 AM	9:20:29 AM	9:42:03
4/15/2019	17,093	300 N NEBRASKA AVE	SAN JUAN	26-B-1	9:22:32 AM	9:26:26 AM	9:49:59 AM	9:59:48
4/15/2019	17,108	210 W 11TH ST	SAN JUAN	26-A-5	11:01:40 AM	11:09:18 AM	11:25:34 AM	11:37:06
4/15/2019	17,131	732 SAN MIGUEL	SAN JUAN	30-B-1	1:32:39 PM	1:39:10 PM	1:52:36 PM	14:08:41
4/15/2019	17,149	200 N RAUL LONGORIA	SAN JUAN	29-D-2-M	3:34:55 PM	3:38:46 PM	12:00:00 AM	0:00:00
4/15/2019	17,168	210 W 11TH ST	SAN JUAN	25-B-6	5:33:16 PM	5:40:26 PM	12:00:00 AM	0:00:00
4/15/2019	17,203	715 CITRUS ST	SAN JUAN	29-D-1-H	9:33:28 PM	9:41:12 PM	9:53:38 PM	22:05:28
4/15/2019	17,206	715 CITRUS ST	SAN JUAN	29-D-1-H	9:44:31 PM	9:47:45 PM	10:00:21 PM	22:12:38
4/15/2019	17,207	715 CITRUS ST	SAN JUAN	29-D-1-H	9:33:28 PM	9:41:12 PM	9:53:38 PM	22:05:30
4/15/2019	17,208	715 CITRUS ST	SAN JUAN	29-D-1-H	9:44:31 PM	9:47:45 PM	10:00:21 PM	22:12:42
4/15/2019	17,210	2301 N RAUL LONGORIA	SAN JUAN	23-C-7-I	10:32:55 PM	10:40:44 PM	11:03:26 PM	23:16:15

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tritime	altdtime
4/16/2019	17,238	731 SAN JUANITA	SAN JUAN	06-D-1-O	8:06:18 AM	8:12:08 AM	8:23:44 AM	8:40:56
4/16/2019	17,275	N CESAR CHAVEZ RD & FM ROAD 495	ALAMO	29-B-5-U	1:26:10 PM	1:30:46 PM	1:45:31 PM	13:55:01
4/16/2019	17,332	503 W CHAPARRAL ST	SAN JUAN	26-A-9	5:56:54 PM	6:04:22 PM	6:26:54 PM	18:39:14
4/16/2019	17,362	608 DATE PALM ST	SAN JUAN	17-B-3-G	8:19:34 PM	8:25:28 PM	8:41:43 PM	20:54:21
4/17/2019	17,401	2408 GARDENIA	SAN JUAN	26-A-8	1:00:01 AM	1:12:13 AM	1:23:50 AM	1:42:46
4/17/2019	17,412	916 SAN JUANITA	SAN JUAN	26-B-1	2:53:33 AM	3:01:23 AM	3:13:48 AM	3:26:49
4/17/2019	17,421	2008 LOMA AZUL	SAN JUAN	12-C-1	4:54:10 AM	5:01:27 AM	5:10:59 AM	5:25:52
4/17/2019	17,433	300 N NEBRASKA AVE	SAN JUAN	12-D-2	7:47:48 AM	7:53:01 AM	8:16:27 AM	8:25:49
4/17/2019	17,446	RIDGE RD & S CESAR CHAVEZ	SAN JUAN	29-D-2-P	10:38:57 AM	10:43:52 AM	11:00:41 AM	11:15:08
4/17/2019	17,447	RIDGE & CESAR CHAVEZ	SAN JUAN	29-D-2-P	10:46:54 AM	10:53:09 AM	11:02:56 AM	11:22:34
4/17/2019	17,450	RIDGE & CESAR CHAVEZ	SAN JUAN	29-D-2-P	10:46:54 AM	10:53:09 AM	11:02:56 AM	11:22:36
4/17/2019	17,452	1335 KING RD	SAN JUAN	01-A-1	11:18:49 AM	11:27:55 AM	11:38:29 AM	12:25:28
4/17/2019	17,458	122 MESQUITE DR	SAN JUAN	26-A-1	11:53:41 AM	12:01:53 PM	12:25:48 PM	12:40:06
4/17/2019	17,467	1919 BUFFALO ST	SAN JUAN	26-A-10	1:03:18 PM	1:07:00 PM	1:25:24 PM	13:46:24
4/17/2019	17,468	207 W 3RD ST	SAN JUAN	06-C-1-A	1:05:23 PM	1:09:27 PM	1:23:04 PM	13:31:30
4/17/2019	17,500	210 W 11TH ST	SAN JUAN	17-A-3	4:33:26 PM	4:38:46 PM	4:50:44 PM	17:02:54
4/17/2019	17,542	1001 S NEBRASKA AVE	SAN JUAN	11-D-1-C	8:17:18 PM	8:25:15 PM	12:00:00 AM	0:00:00
4/17/2019	17,566	1419 S SAN ANTONIO AVE	SAN JUAN	25-A-2	10:28:53 PM	10:34:18 PM	12:00:00 AM	0:00:00
4/17/2019	17,579	118 W 14TH ST	SAN JUAN	25-A-2	11:38:01 PM	11:44:14 PM	11:59:31 PM	0:16:01
4/18/2019	17,610	1 RD & US HWY 83	SAN JUAN	29-B-5-U	8:39:08 AM	8:41:35 AM	9:04:18 AM	9:13:57
4/18/2019	17,611	N 1RD & US HWY 83	SAN JUAN	29-B-5-U	8:58:53 AM	9:01:25 AM	9:11:07 AM	9:24:39
4/18/2019	17,622	604 W MESQUITE ST	SAN JUAN	12-D-2	10:01:15 AM	10:05:06 AM	10:18:47 AM	10:29:42
4/18/2019	17,626	2024 N RAUL LONGORIA RD	SAN JUAN	17-B-3	10:26:53 AM	10:29:30 AM	10:42:01 AM	10:53:59
4/18/2019	17,631	423 S NEBRASKA AVE	SAN JUAN	32-B-3	11:15:42 AM	11:18:32 AM	12:00:00 AM	0:00:00
4/18/2019	17,639	5103 DORADO DR	SAN JUAN	31-D-2	11:54:16 AM	12:03:03 PM	12:16:32 PM	12:28:14
4/18/2019	17,661	2001 PUERTO VALLARTA DR	SAN JUAN	17-B-1	1:53:15 PM	1:58:47 PM	2:21:58 PM	14:36:35
4/18/2019	17,748	RAUL LONGORIA & EXPRESSWAY 83	SAN JUAN	10-D-2	9:48:01 PM	9:51:53 PM	10:13:04 PM	22:20:39
4/18/2019	17,759	211 E CHAPARRAL ST	SAN JUAN	13-C-1	10:59:09 PM	11:04:32 PM	11:16:41 PM	23:28:58
4/19/2019	17,811	400 E SALAZAR ST	SAN JUAN	10-D-4	11:53:50 AM	11:56:17 AM	12:16:03 PM	12:30:12
4/19/2019	17,856	218 SANDRA ST	SAN JUAN	31-D-3	4:24:18 PM	4:29:17 PM	4:53:34 PM	17:01:54
4/19/2019	17,881	N OBLATE & HACKBERRY AVE	SAN JUAN	25-B-6	7:02:33 PM	7:05:18 PM	7:15:45 PM	19:28:44
4/19/2019	17,888	148 N DEANNA DR	SAN JUAN	03-B-3	7:42:33 PM	7:45:02 PM	12:00:00 AM	0:00:00
4/20/2019	17,957	1611 E 6TH ST	SAN JUAN	06-D-2	7:18:13 AM	7:24:54 AM	7:52:19 AM	8:04:56
4/20/2019	18,015	495 & CESAR CHAVEZ	SAN JUAN	29-B-5-U	2:46:43 PM	2:51:44 PM	3:05:44 PM	15:17:22
4/20/2019	18,026	3705 JENICA	SAN JUAN	28-C-1-L	3:58:16 PM	4:03:34 PM	4:10:26 PM	16:17:48
4/20/2019	18,034	618 SYLVIA CIR	SAN JUAN	25-D-1	4:43:27 PM	4:45:50 PM	5:03:09 PM	17:17:59
4/21/2019	18,123	732 SAN MIGUEL ST	SAN JUAN	29-D-2-M	5:55:08 AM	6:03:24 AM	6:27:28 AM	6:44:25
4/21/2019	18,148	1928 LOMA VERDE	SAN JUAN	26-D-1	11:28:18 AM	11:34:15 AM	12:01:59 PM	12:46:31
4/21/2019	18,160	401 GUAYAVITOS LN	SAN JUAN	12-C-3	1:25:28 PM	1:32:08 PM	1:55:16 PM	14:13:07
4/21/2019	18,176	2408 GARDENIA	SAN JUAN	32-B-2	4:20:55 PM	4:26:29 PM	12:00:00 AM	0:00:00
4/21/2019	18,180	104 S RIDGE LN	SAN JUAN	17-B-1-G	5:21:56 PM	5:26:23 PM	5:35:36 PM	17:43:36
4/21/2019	18,203	2408 GARDENIA	SAN JUAN	21-B-1-M	7:54:24 PM	7:59:55 PM	8:05:15 PM	20:20:12
4/21/2019	18,207	RAUL LONGORIA & EXPRESSWAY 83	SAN JUAN	28-C-1-L	8:18:03 PM	8:22:07 PM	12:00:00 AM	0:00:00
4/21/2019	18,211	116 ALFREDO ST	SAN JUAN	06-D-5	8:24:32 PM	8:30:56 PM	8:48:43 PM	21:17:21

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tritime	altdtime
4/21/2019	18,233	502 W SAM HOUSTON BLVD	SAN JUAN	25-B-3-V	10:29:42 PM	10:42:07 PM	10:55:45 PM	23:14:46
4/21/2019	18,239	410 W EBONY AVE	SAN JUAN	10-A-1	11:03:33 PM	11:09:55 PM	11:27:14 PM	23:36:06
4/21/2019	18,244	RAUL LONGORIA AVE & W SIOUX RD	SAN JUAN	29-B-5-U	11:50:31 PM	11:50:35 PM	12:15:57 AM	0:25:27
4/21/2019	18,245	500 W ELDORA RD	SAN JUAN	29-B-5-U	11:50:43 PM	12:02:03 AM	12:36:39 AM	0:47:00
4/21/2019	18,246	RAUL LONGORIA AVE & W SIOUX RD	SAN JUAN	29-B-5-U	12:00:09 AM	12:05:08 AM	12:13:05 AM	0:22:25
4/22/2019	18,250	800 W ELDORA RD	SAN JUAN	29-B-05	12:23:33 AM	12:27:57 AM	12:49:02 AM	1:02:47
4/22/2019	18,270	424 W US HWY 83	SAN JUAN	01-A-1	4:16:34 AM	4:30:11 AM	4:43:01 AM	4:54:57
4/22/2019	18,295	2400 JESSICA DR	SAN JUAN	17-B-1	9:17:25 AM	9:24:48 AM	9:39:38 AM	9:52:41
4/22/2019	18,301	402 KENNEDY DR	SAN JUAN	31-D-3	10:00:35 AM	10:04:01 AM	10:21:06 AM	10:33:01
4/22/2019	18,302	508 W CITRUS AVE	SAN JUAN	01-C-3	10:26:49 AM	10:35:35 AM	10:52:18 AM	11:00:43
4/22/2019	18,323	824 CITRIANA	SAN JUAN	13-C-1	11:59:40 AM	12:05:18 PM	12:26:34 PM	12:37:46
4/22/2019	18,328	RAUL LONGORIA AVE & W SIOUX RD	SAN JUAN	29-A-02-V	12:24:09 PM	12:29:00 PM	12:57:15 PM	13:10:03
4/22/2019	18,331	400 N IOWA AVE	SAN JUAN	24-C-3	12:37:26 PM	12:44:28 PM	12:56:22 PM	13:08:46
4/22/2019	18,333	RAUL LONGORIA AVE & W SIOUX RD	SAN JUAN	29-B-5-U	12:44:33 PM	12:46:33 PM	12:53:51 PM	13:06:28
4/22/2019	18,334	3411 GRANDOR	SAN JUAN	26-O-28	12:56:53 PM	1:13:28 PM	1:23:13 PM	13:41:45
4/22/2019	18,343	RAUL LONGORIA AVE & W SIOUX RD	SAN JUAN	29-A-02-V	12:24:09 PM	12:29:00 PM	12:57:15 PM	13:10:03
4/22/2019	18,355	E EXPRESSWAY 83 & I ROAD	SAN JUAN	29-B-5-U	2:36:14 PM	2:42:54 PM	12:00:00 AM	0:00:00
4/22/2019	18,356	900 W EXPRESSWAY 83	SAN JUAN	29-B-5-U	2:38:17 PM	2:47:18 PM	12:00:00 AM	0:00:00
4/22/2019	18,361	E EXPRESSWAY 83 & I ROAD	SAN JUAN	29-B-5-U	2:36:14 PM	2:42:54 PM	3:02:17 PM	15:14:48
4/22/2019	18,379	209 W 6TH ST	SAN JUAN	26-A-9	3:54:45 PM	4:08:39 PM	4:16:51 PM	16:29:39
4/22/2019	18,404	801 W 1ST	SAN JUAN	26-A-6	6:19:06 PM	6:25:34 PM	6:39:20 PM	18:59:19
4/22/2019	18,425	500 W CITRUS AVE	SAN JUAN	26-B-1	7:46:59 PM	7:51:44 PM	7:58:02 PM	20:10:08
4/22/2019	18,431	300 N NEBRASKA AVE	SAN JUAN	26-A-8	8:23:41 PM	8:29:04 PM	8:45:44 PM	20:54:57
4/23/2019	18,478	315 W 11TH ST	SAN JUAN	26-D-1	6:43:27 AM	6:51:45 AM	7:10:59 AM	7:30:40
4/23/2019	18,480	904 W EBONY	SAN JUAN	06-D-4	7:03:18 AM	7:08:35 AM	7:27:32 AM	7:40:59
4/23/2019	18,510	2301 N RAUL LONGORIA	SAN JUAN	26-B-1	10:42:45 AM	10:51:19 AM	11:07:46 AM	11:23:34
4/23/2019	18,512	801 W 1ST ST	SAN JUAN	12-A-2	10:58:14 AM	11:02:11 AM	11:19:35 AM	11:29:59
4/23/2019	18,520	LINCOLN & 14TH ST	SAN JUAN	21-B-1	11:48:30 AM	11:56:42 AM	12:08:54 PM	12:27:26
4/23/2019	18,522	1803 CALLE DE PALMAS	SAN JUAN	17-A-4	12:00:33 PM	12:05:16 PM	12:28:20 PM	12:42:10
4/23/2019	18,542	508 S STANDARD AVE	SAN JUAN	13-A-1	1:42:09 PM	1:52:00 PM	2:10:43 PM	14:30:35
4/23/2019	18,621	512 W MESQUITE AVE	SAN JUAN	21-B-1-T	9:01:05 PM	9:06:58 PM	9:32:30 PM	21:45:44
4/23/2019	18,636	2002 N COUGAR ST	SAN JUAN	21-C-2-M	11:41:07 PM	11:47:30 PM	12:00:52 AM	0:14:18
4/24/2019	18,653	505 CITRUS ST	SAN JUAN	26-O-2	4:14:04 AM	4:28:23 AM	4:40:42 AM	6:16:12
4/24/2019	18,659	400 N IOWA AVE	SAN JUAN	26-C-2	5:25:07 AM	5:30:05 AM	6:02:19 AM	6:19:32
4/24/2019	18,661	2605 MONTE GRANDE DR	SAN JUAN	06-D-1	5:41:12 AM	5:52:09 AM	6:08:15 AM	6:22:25
4/24/2019	18,671	3907 YESENA	SAN JUAN	26-A-8	8:15:17 AM	8:24:10 AM	8:44:09 AM	8:59:33
4/24/2019	18,673	1703 CALLE TULIPAN	SAN JUAN	09-E-1	8:36:41 AM	8:41:30 AM	8:55:58 AM	9:05:10
4/24/2019	18,676	505 HUSACHE ST	SAN JUAN	28-C-1-J	9:00:15 AM	9:03:49 AM	9:16:04 AM	9:27:11
4/24/2019	18,705	801 W 1ST	SAN JUAN	06-C-1	12:39:13 PM	12:44:14 PM	1:01:02 PM	13:17:11
4/24/2019	18,709	700 MALDONADO CIR	SAN JUAN	25-A-1	12:51:03 PM	1:03:01 PM	1:13:09 PM	13:24:13
4/24/2019	18,721	413 E 4TH ST	SAN JUAN	32-B-3	2:01:14 PM	2:07:24 PM	2:47:41 PM	15:02:46
4/24/2019	18,722	917 E FM 495	SAN JUAN	26-B-1	2:08:23 PM	2:20:00 AM	12:00:00 AM	0:00:00
4/24/2019	18,731	801 W 1ST ST	SAN JUAN	26-C-2	2:49:14 PM	2:52:46 PM	3:11:17 PM	15:32:44
4/24/2019	18,735	800 W RIDGE RD	SAN JUAN	29-B-5-U	3:23:07 PM	3:28:53 PM	12:00:00 AM	0:00:00

trip_date	run_number	puaddr	pucity	mpds	disptime	atstime	tratripe	atdtime
4/24/2019	18,750	503 FRANCIS ST	SAN JUAN	06-D-2	4:34:33 PM	4:39:56 PM	4:57:09 PM	17:14:33
4/24/2019	18,772	801 ATHOL ST	SAN JUAN	26-B-1	6:54:25 PM	6:56:44 PM	7:46:53 PM	19:59:58
4/24/2019	18,781	104 SOUTH RIDGE LANE	SAN JUAN	17-B-3	7:43:04 PM	7:48:21 PM	7:55:46 PM	20:10:13
4/24/2019	18,800	1419 S SAN ANTONIO AVE	SAN JUAN	17-B-1	9:16:59 PM	9:24:01 PM	9:39:05 PM	22:00:37
4/24/2019	18,811	310 W ELDORA RD	SAN JUAN	06-D-2-A	10:02:04 PM	10:09:04 PM	10:24:05 PM	22:34:57
4/25/2019	18,833	1903 N RAUL LONGORIA RD	SAN JUAN	17-B-1	12:20:58 AM	12:24:32 AM	12:41:25 AM	05:10:09
4/25/2019	18,848	417 E 3RD ST	SAN JUAN	31-D-2	3:34:35 AM	3:40:31 AM	4:09:05 AM	4:22:17
4/25/2019	18,904	3006 N RAUL LONGORIA RD	SAN JUAN	28-C-1-U	11:36:00 AM	11:40:37 AM	11:56:46 AM	12:11:59
4/25/2019	18,928	1501 WASHINGTON PALM AVE	SAN JUAN	01-C-3	1:23:25 PM	1:27:05 PM	1:44:57 PM	14:03:20
4/25/2019	18,939	1105 SAN ROMAN	SAN JUAN	32-B-2	2:30:05 PM	2:37:50 PM	12:00:00 AM	00:00:00
4/25/2019	18,945	118 W 14TH ST	SAN JUAN	25-B-6	2:53:52 PM	2:58:46 PM	3:10:39 PM	15:24:15
4/25/2019	18,968	1329 MAYFAIR ST	SAN JUAN	06-D-2-O	4:37:39 PM	4:45:11 PM	5:02:56 PM	17:17:48
4/25/2019	18,971	114 W AMY DR	SAN JUAN	26-B-1	4:57:27 PM	5:09:19 PM	12:00:00 AM	00:00:00
4/25/2019	19,043	1219 S KANSAS AVE	SAN JUAN	21-B-1-M	12:10:44 AM	12:19:17 AM	12:37:28 AM	05:23:33
4/25/2019	19,085	613 E MOORE RD	SAN JUAN	09-E-1	10:02:11 AM	10:08:57 AM	10:29:46 AM	10:40:27
4/26/2019	19,089	502 W SAM HOUSTON BLVD	SAN JUAN	10-D-4	11:19:18 AM	11:25:52 AM	12:00:35 PM	12:16:23
4/26/2019	19,107	505 HUISACHE ST	SAN JUAN	17-B-3-G	12:42:08 PM	12:47:00 PM	1:08:10 PM	13:20:51
4/27/2019	19,228	211 E CHAPARRAL ST	SAN JUAN	17-A-2	1:28:01 AM	1:31:30 AM	1:46:26 AM	1:58:22
4/27/2019	19,236	220 E LETICIA ST	SAN JUAN	17-B-1-G	3:45:52 AM	3:52:54 AM	4:21:55 AM	4:33:19
4/27/2019	19,286	801 W 1ST ST	SAN JUAN	13-C-1	11:39:29 AM	11:43:59 AM	11:57:07 AM	12:18:08
4/27/2019	19,353	210 W 11TH ST	SAN JUAN	26-A-11	6:45:31 PM	7:02:47 PM	7:08:31 PM	19:23:40
4/27/2019	19,374	1805 N RAUL LONGORIA RD	SAN JUAN	29-B-5-U	8:31:10 PM	8:37:31 PM	8:48:42 PM	21:02:36
4/27/2019	19,392	116 ALFREDO ST	SAN JUAN	25-A-1-V	10:38:56 PM	10:42:02 PM	11:26:05 PM	23:41:33
4/28/2019	19,415	128 JAIME ST	SAN JUAN	10-D-2	1:55:47 AM	2:03:03 AM	2:21:53 AM	2:36:12
4/28/2019	19,436	2301 N RAUL LONGORIA	SAN JUAN	26-B-1	7:24:03 AM	7:33:46 AM	7:47:16 AM	8:00:36
4/28/2019	19,448	4707 N VETERANS	SAN JUAN	10-D-2	9:32:28 AM	9:36:31 AM	9:54:46 AM	10:07:31
4/28/2019	19,488	RAUL LONGORIA & 495	SAN JUAN	29-B-5-U	3:01:21 PM	3:14:07 PM	3:22:33 PM	15:32:32
4/28/2019	19,489	E FERGUSON AVE & RAUL LONGORIA ST	SAN JUAN	29-B-5-U	3:13:31 PM	3:30:37 PM	3:30:41 PM	15:39:00
4/28/2019	19,490	RAUL LONGORIA & 495	SAN JUAN	29-B-5-U	3:01:21 PM	3:14:07 PM	3:22:33 PM	15:32:35
4/28/2019	19,493	E FERGUSON AVE & RAUL LONGORIA ST	SAN JUAN	29-B-5-U	3:13:31 PM	3:30:37 PM	3:30:41 PM	15:39:02
4/28/2019	19,501	N NEBRASKA AVE & US HWY 83	SAN JUAN	17-B-1	4:19:57 PM	4:23:43 PM	4:33:55 PM	16:46:54
4/28/2019	19,509	CESAR CHAVEZ & FM 495	SAN JUAN	29-B-5-U	4:55:18 PM	4:59:00 PM	5:07:51 PM	17:22:52
4/28/2019	19,515	300 N NEBRASKA AVE	SAN JUAN	28-C-03-J	5:50:01 PM	5:54:04 PM	6:11:25 PM	18:22:04
4/28/2019	19,529	601 E HIGHWAY 83	SAN JUAN	12-D-2	6:57:23 PM	7:03:49 PM	7:10:46 PM	19:24:27
4/28/2019	19,550	303 W LOS EBANOS ST	SAN JUAN	19-D-1	8:59:41 PM	9:02:12 PM	9:17:18 PM	21:31:30
4/28/2019	19,567	300 W SIOUX RD	SAN JUAN	29-B-5-U	11:35:11 PM	11:39:34 PM	11:54:21 PM	00:40:49
4/28/2019	19,569	300 W SIOUX RD	SAN JUAN	29-B-5-U	11:35:11 PM	11:39:34 PM	11:54:21 PM	00:40:52
4/29/2019	19,586	508 S MIGUEL HIDALGO ST	SAN JUAN	26-C-2	1:42:08 AM	1:55:00 AM	2:04:04 AM	2:15:30
4/29/2019	19,601	700 W US HWY 83	SAN JUAN	25-A-2	4:46:08 AM	4:52:44 AM	5:08:26 AM	5:22:02
4/29/2019	19,625	909 SUN VALLEY ST	SAN JUAN	30-A-3	9:14:55 AM	9:21:51 AM	9:39:13 AM	9:52:50
4/29/2019	19,633	112 W HAZEL ST	SAN JUAN	06-D-2-O	10:25:25 AM	10:29:45 AM	10:46:59 AM	11:01:06
4/29/2019	19,664	2016 KING RD	SAN JUAN	06-C-1	1:48:47 PM	1:57:16 PM	2:08:04 PM	14:22:33
4/29/2019	19,668	2003 S NEBRASKA	SAN JUAN	28-C-04-C	2:26:00 PM	2:31:52 PM	2:55:42 PM	15:11:10
4/29/2019	19,672	495 & RAUL LONGORIA	SAN JUAN	29-B-5-U	2:47:02 PM	2:49:03 PM	12:00:00 AM	00:00:00

[illegible]

Community Events

Apr-19



Date	Address	Event
4/5/2019	819 SGT LEONEL TREVINO	SJFD Agility Test

Fire Inspections April 2019

	Date	Name of Business	Address	Contact	Phone #	New/ Annual	Inspector	App/Deny
1	4/2/19	The Kids Academy	1110 S Stewart, Ste J	Carmen Campas	956-502-9083	Annual	R. Lopez	Approved
2	4/2/19	Tierra Santa	508 S Stewart	Fathi Hajyahya	956-739-8562	Annual	R. Lopez	Denied
3	4/2/19	Papa John's	901 N Raul Longoria	Suresh George	956-340-8254	Annual	R. Lopez	Denied
4	4/2/19	Caral's Beauty Salon	611 S Nebraska	Maria Coral	956-309-2882	New	R. Lopez	Denied
5	4/5/19	Church's Chicken	1612 N Raul Longoria	Maria Saimigul	956-404-5664	Annual	R. Lopez	Denied
6	4/5/19	Boys and Girls Club	509 E Earling Road	Ana Vasquez	956-429-1526	Annual	R. Lopez	Denied
7	4/5/19	VIP Club	600 N Veterans	Edith Garcia	956-907-5388	Annual	R. Lopez	Denied
8	4/5/19	Tierra Santa	508 S Stewart	Fathi Hajyahya	956-739-8562	Annual	R. Lopez	Approved
9	4/5/19	Ruben Meat Market	4309 N Raul Longoria	Ruben	956-702-8390	Annual	R. Lopez	Approved
10	4/5/19	Dinorah's Exclusive Design	2203 N Raul Longoria	Dinorah Orosio	956-715-1283	Annual	R. Lopez	Approved
11	4/5/19	Respits Shop	2203 N Raul Longoria	Juan A Rodriguez	956-292-4861	New	R. Lopez	Approved
12	4/9/19	Taide's Cake Shop	2106 N Raul Longoria	Maria Taide Estrada	956-534-0806	Annual	R. Lopez	Approved
13	4/9/19	Express Tax & More Fast Refund	4810 N Raul Longoria, Ste 8&9	Michael Ramirez	956-929-4627	Annual	R. Lopez	Approved
14	4/9/19	Tortilleria Nuevo Progreso Ste1	2025 N Raul Longoria	Sonia H Silvia	956-358-7227	Annual	R. Lopez	Approved
15	4/9/19	Dalia's Beauty Salon	905 W 495 Ste 2	Elvia Dalia Briones	956-563-8424	Annual	R. Lopez	Approved
16	4/9/19	Tortilleria La Malinche	600 N Veterans, Ste F	Concrade Flores	956-715-2360	Annual	R. Lopez	Approved
17	4/9/19	Star Lite Fried Chicken	1902 N Raul Longoria, Ste A	Armando Canales	956-222-4238	Annual	R. Lopez	Denied
18	4/11/19	Taqueria Rios	5107 N Raul Longoria	Ludivina Rios	956-223-6874	Annual	R. Lopez	Approved
19	4/11/19	Little School House Learning Center	100 Sandy	Mararena Chavez	956-904-1407	Annual	R. Lopez	Denied
20	4/11/19	Allure Nails and Spa	105 S Cesar Chavez	Johnny Nguyen	956-360-3133	New	R. Lopez	Approved
21	4/11/19	Metro PCS	1209 E 495 Ste 7	Sergio Aguilar	956-739-1223	Annual	R. Lopez	Approved
22	4/11/19	Little School House Learning Center	100 Sandy	Mararena Chavez	956-904-1407	Annual	R. Lopez	Approved
23	4/16/19	Star Lite Fried Chicken	1902 N Raul Longoria, Ste A	Armando Canales	956-222-4238	Re Insepction	R. Lopez	Approved
24	4/16/19	Church's Chicken	1612 N Raul Longoria	Maria Saimigul	956-404-5664	Re Insepction	R. Lopez	Approved
25	4/16/19	Azure Bistro	909 W 1st Street	Miguel Dominguez	956-929-5517	Annual	R. Lopez	Approved
26	4/16/19	Papa John's	901 N Raul Longoria	Suresh George	956-340-8254	Re Insepction	R. Lopez	Approved
27	4/16/16	Delia's	106 W Nolana	Delia Lubia	956-376-8787	Annual	R. Lopez	Denied

	Date	Name of Business	Address	Contact	Phone #	New/ Annual	Inspector	App/Deny
28	4/25/19	Sabor Saludable	111 W 495, Ste 1	Mayra Gomez	956-342-9554	Annual	R. Lopez	Denied
29	4/25/19	El Pato	1626 N Raul Longoria	Terry Vanburcelo	956-451-0389	Annual	R. Lopez	Approved
30	4/25/19	Triple A Car Wash	110 E Business 83	Antonio Moreno	956-460-6051	Annual	R. Lopez	Approved
31	4/25/19	Boys and Girls Club	509 E Earling Road	Ana Vasquez	956-429-1526	Re Insepction	R. Lopez	Approved
32	4/25/19	Embajada Aztian	3014 N Raul Longoria	Tereza M Chavarin	956-533-4982	New	R. Lopez	Approved
33	4/29/19	Temple Biblico Palabra Viviente	1808 N Raul Longoria	Jose Palma	956-457-7100	Annual	R. Lopez	Denied
34	4/29/19	Embajada Aztian	3014 N Raul Longoria	Tereza M Chavarin	956-533-4982	Re Insepction	R. Lopez	Approved
35	4/29/19	Good Time Tabacco	1708 N Raul Longoria	Lo Maldonado	956-219-5081	Annual	R. Lopez	Approved
36	4/29/19	Great Beginning Daycare	2917 N Raul Longoria	Gracie Garcia	956-867-8789	Annual	R. Lopez	Approved
37	4/29/19	San Juan Café	1618 N Veterans Ste Q,R, and S	Blanca Guzman	956-393-9500	Annual	R. Lopez	Approved
38	4/29/19	Mexi Cocina Café	711 Alameda Ste A	Norma Sedico	956-240-1356	Annual	R. Lopez	Approved
39	4/29/19	Pollito Grilled Chicken	700 W Veterans	Armando	956-429-8893	Annual	R. Lopez	Approved
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April 2019

Total Gallons of Diesel -	502
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FUEL LOG

April 2019

DATE	TIME	UNIT/GAS CONTAINER	GALLONS	OFFICER IN CHARGE
4/2/2019	9:08 a.m.	Unit 2	13.1	C. Alaniz
4/3/2019	9:04 a.m.	1201	25	Chief T. Garza
4/10/2019	6:17 p.m.	Unit 2	19	C. Alaniz
4/11/2019	8:28 a.m.	1201	25	Chief T. Garza
4/12/2019	1:59 p.m.	Unit 2	20	C. Alaniz
4/13/2019	8:21 p.m.	1208	9.4	C. Marquez
4/15/2019	6:60 p.m.	1200	25	Z. Beaz
4/15/2019	8:57 a.m.	1208	9	A. Pedraza
4/17/2019	11:53 a.m.	Unit 2	22.5	C. Alaniz
4/17/2019	1:08 p.m.	Container	1	C. Marquez
4/22/2019	1:48 p.m.	Unit 2	21.5	C. Alaniz
4/23/2019	1:25 p.m.	1201	22.7	Chief T. Garza
4/26/2019	2:48 p.m.	Unit 2	19.1	C. Alaniz
4/28/2019	2:23 p.m.	1200	25	S. Cardenas
4/28/2019	2:28 p.m.	1200	10	S. Cardenas

Total Gallons of Gasoline 267.3



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: Benjamin Arjona, City Manager
DATE: 5/30/2019
SUBJECT: Department of Utilities Monthly Report.

Texas Drought Outlook

1. 10% of Texas is now in drought
2. Abnormally Dry
3. Stage II is still in full effect

System Outlook

1. Water Connections
2. Sewer Connections

Water Treatment Facility

Combined Gallons Treated: 72,065.415/74

Combined Gallons Produced:

Water Distribution

Water Breaks & Leaks

Leaks – 7

Breaks – 2

Taps – 2

Water Loss

Reported – 192,700

Unreported – 323,200

Hydrants

Flushed – 25

Stage II Water Conservation still in effect

Valves

Worked – 12

Utility Billing Work Orders – 3

- Ongoing hydrant and valve maintenance program.
- Ongoing flushing program of all dead ends as well as all hydrants
- Started water line project from behind east side alley of S. Nebraska from 11th St and will continue north and tie in to existing 10" main behind Fire Department on 7th St
- Distribution employees attended TML Backhoe Training at Library
- Distribution staff supervised the lowering adjustments of our 12" line running north & south along the east side of N. Veterans
- Distribution staff also assisted in helping the City of Alamo with exposing a water leak with our mini excavator
- Attended the Texas Water 2019 Conference in Houston and participated in the hydrant hysteria completion

Wastewater Treatment Facility

1. Treated – 55,429,000
2. Wetland - 1,443,000
3. 500 cubic yards of sludge hauled to landfill
4. Company came down and ran a pilot test with a screw press
5. Received results for our 2nd quarter biomonitoring tests (PASSED)
6. Got blower number 2 working and looking into getting blower #2 fixed
7. Fabricated suction screen on non-potable pump #1 Pump #1 working great. Looking into replacing a current limiter on non-potable #2 to get that pump going
8. Still pending for a company to come in and fix the sinkhole problem next to our

main liftstation.

Wastewater Collections

Work Orders – 92

- Sewer Main Repaired – 0
- Sewer Backups Reported – 15
- Sewer Backups Cleared – 7
- Manholes Ring and Covers – 1

Certifications

- Water Treatment – 1 Pending
- Distribution – 2 Pending
- Sewer Collection – 3 Pending
- Wastewater Treatment – 3 Pending
- Renewals – 0



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: 6/4/2019

SUBJECT: Sanitation Department Monthly Report .

Sanitation Department

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site – 526 residents
- Residential – 743.36 Tons
- Commercial – 1,114.13 Tons
- Roll-Off – 121.68 Tons 31 loads (commercial rental)
- Brush – 595.92 & 156 loads of brush

Central Garage

- Open 2
- Closed 25
- 4 Residential Side Loaders operating, 2 Residential Side Loaders down
- 1 Commercial Side Loaders operating
- 2 Commercial Front Loaders operating
- 2 Brush truck operating, 1 Brush Truck down
- 1 Brush tractor (grapple) operating
- 1 Brush Grapple Truck operating, 1 Brush Grapple Truck down
- 1 Roll-Off Trucks operating, 2 Roll-off trucks down

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

Sanitation Code Enforcement

- Contacts and Complaints 73
- Illegal Dumping Notices 9
- Violation Notices 4
- Public Information Videos 3

Recycling

- Cardboard: 11.23 tons / \$644.83
 - Mix Paper: 5.23 tons / \$261.50
 - Newspaper 1.23 tons / \$86.10
 - Tin Cans: 0.76 tons / \$107.74
 - E-Waste: 0.42 tons / \$33.20
 - Curbside: 6.42 tons / \$0.00
-
- Total Tons/Revenue 25.29 tons / \$1,133.37

Streets Department

- ROW-
- 05/01/2019 – Sioux Rd East of Raul Lon. up to the School, Scraped used blower picked up debris. Retama North of El Dora to the Dead End. mowed ,trimmed with weedeater and used blower, scraped street and sidewalks. (Tomas, Pablo, Gilbert, Daniel)
- 05/03/2019 – In the morning Ridge & Nebraska (South), Ridge from San Antonio to the P.D mowed used weedeater and blower and trimmed trees and picked up paper, In the afternoon Pablo, Gil , Richard, mowed and trimmed, and picked up paper from the, Nebraska st onto Ridge (East). On Faith & Hunee Rd south on Veterans Rd, mowed and trimmed , pick up papers a tire, trash and grass. (Tomas, Pablo, Gilbert, Daniel)
- 05/06/2019 –Faith & Hunee Rd (Old Dominion) scraped street, pick up papers, tires, grass, trees,& trees trimmed. Sam Houston East from Stewart to Cesar Chavez., mowed , trimmed trees, pick up papers. (Tomas, Roque, Gilberto, Emilio, Daniel)
- 05/8/2019 –pick up trash and mowed grass by Bank of America & Cesar Chavez Rd and used Blower and scraped the sidewalk and crosswalk. mowed grass and pick up trash by Nebraska and 13th St. Mowed grass on the corner of West 8th St and Nebraska and 83. Pick up trash at the shop and mowed grass .(Gilberto,

Tomas, Roque)

- 05/10/2019 – Mowed grass Guadalupe & Retama also Sgt Trevino (Tomas, Gilberto, Daniel)
- 05/13/2019 - Mowed on old Hwy 83 East of Jessie Radiator shop mowed on old Hwy 83 from Raul Longoria to Cesar Chavez Rd on the Northside used weedeater , pick up trash & mowed Stewart Rd south of Hwy 83 (old) at used weedeater on both sides. (Tomas, Roque, Daniel)
- 05/14/2019 - Scraped on:Nebraska- West Rail Rd on both sides West Rail Rd North Lincoln both sides Nebraska West 4th St on both sides North Standard from Rail Rd to West Rail Rd (Tomas, Pablo, Gilberto, Daniel)
- 05/15/2019 – Scraped West Side Sts; Athol St, Antelope St, Mesquite St, W. Chaparral St, Cougar St, W. Ebony St, Doe St, Huisache St (Tomas, Pablo, Gilberto, David)
- 05/17/2019 – Scraped St, 12th St & Kansas & 13th St, 14th & Ohio , Citrus & I Rd, 12th St & Texas, 10th St & Kansas, 9th St & Kansas, 6th St & Kansas, 6th & Iowa, Old Hwy 83 & Iowa, 6 loads, picked up papers & tires picked up leaf & debris (Tomas, Pablo, Gilberto, David)
- 05/20/2019 -scrape , mowed , used blower, weedeater on the corner of: Jacob St Jessenia St SideWalk & Streets Carrols St Alley mowed & trimmed Jacob St & Jesenia StJacob & Jenica St Jacob & Rosie San Antonio St cut and weedeat on bid on the East Side (Armando, Tomas, Pablo, Daniel)
- 05/22/2019 - Olmito's & Sioux West Rd ,scraped , blow the curbs mowed and trimmed put brush together in the vacant lot behind Olmitos St South of Sioux Rd, East of Olmito's St. mowedSGT Trevino on the southside up to Ceasar Chavez mowed grass, scraped and cut trees on Olmito's Ave (Armando Cordova, Tomas, Pablo, Daniel, Raudel, Alex)
- 05/23/2019 -worked on Sgt Trevino Rd from Raul Lon to C Chavez. mowed both sides used weedeater up to El Sauz Rd. Also mowed the entrance to La Retama Rd (Tomas, Pablo, Daniel)
- 05/24/2019 -Sgt Trevino used weedeater from El Sauz Rd to Cesar Chavez Rd both sides, mowed Firemen Parks, mowed and trimmed W. 1st St in front of the clinic. scraped, Morelos St.South of 1st St clean out (2) outlets (drains) scraped 1st St from Morelos St, to Stewart Rd south side . mowed from the canal on 4th St to Morelos Rd (Tomas, Pablo, Daniel)
- 05/28/2019 -Mowed Ridge from San Antonio to the P.D. Nebraska from Ridge to the canal on both sides The entrance to Las Flores Used weedeater, blower (Isaias, Pablo, Daniel)
- 05/29/2019 -Trimmed San Antonio from Ridge south to the canal and Hall Acres, placed brush together next to the canal on San Antonio.used weedeater around signs & utilities poles. Mowed and trimmed Moore from San Antonio to the canal.mowed Hall Acres from San Antonio to Nebraska. put round - up on the South Fence (Sewer Plant) cut and weed Moore from I Rd to San Antonio . picked up 4 tires (Tomas, Isaias, Pablo, Daniel)
- 05/30/2019 -Mowed and trimmed at the shop watered the plants, and trimmed the trees on the East fence.mowed and trimmed the front of the shop up to Hall Acres, scraped South Ridge Apts. on the North Raul Longoria. unloadbrush and tires off the trailer (Tomas, Roque, Isaias, Daniel)
- 05/31/2019 -East 13th St , bet Nebraska & State St mowed and trimmed, 4th St East and Zapata St scraped, used weedeater , blower up to 2nd St, scraped , mowed,used weed eater and blower on the North Side of 6th St bet Kansas &

Iowa.mowed and trimmed ,used blower on Kansas between 7th St and old Hwy 83 on the East side. mowed Firemen Park, and Sgt Trevino (Tomas, Isaias, Roque)

- Street Signs –

- 05/7/2019 - Crew fixed crooked Stop Sign on E 12th St, S. Nebraska (Raudy, Alex Robert)
- 05/7/2019 - Crew replaced Sign on 6th St and Stewart St, crew cleaned up the garden at the shop and also planted trees at the shop, 12th St and Nebraska the crew replaced old poles with new ones placed a new sign, 12th St and Nebraska. (David Garcia, Daniel Saucedo)
- 05/10/2019 - Assisted mando with Signs on Raul Longoria Rd & Sioux Rd, Also Retama & North to the Dead End. (Tomas, Gilbert, Daniel)
- 05/13/2019 - Crew replaced Signs on, 6th St / Stewart, 3rd St / Iowa, Loma Azul, Loma Alta, W. Amy Dr, Stewart, Loma Bonita, Oblate / Alameda (Armando Cordova, David Garcia, Gilbert Garza)
- 05/15/2019 - Crew replaced sign at Sylvia Cir, Crew straighten a Sign on 3rd st (Armando Cordova, David Garcia)
- 05/16/2019 - Crew replaced a sign on Valencia Village (Armando Cordova, David Garcia)
- 05/29/2019 - Crew fixed a Stop Sign on 2nd St and Wyoming (Raudel, Alex)

- Alley's –

- 0501/2019 City crew mowed along Sylvia Circle alley's and right of ways. (Raudel, Alex, Robert, Mando and David A. Garcia.)
- 05/02/2019 City crew trimmed grass along the alleys on Raul Longoria and Deanna with weed eaters. (Guadalupe Pruneda, David A Garcia, Armando Cordova)
- 05/03/2019 City crew mowed grass and trimmed trees and along the Canal by Oleander Dr. (Raudel Herrera Robert Nichols)
- 05/07/2019 City crew mowed grass and trimmed trees along Sam Houston and Cesar Chaves in the morning, after 12pm Crew went to mow grass, trim trees, pick up rocks behind Premier High School. Crew also scrapped and mowed grass in the alley of Via Cantera.(Gilbert, Tomas, Roque and Emilio)
- 05/08/2019 Mowed alley's along Sandra St. Jaime St, Alfredo St. and Standard St. (David A. Garcia and Daniel Saucedo)
- 05/13/2019 City crew mowed alley's and trimmed trees between, W. 12th Street and 83, S. Lincoln Ave, S. Nebraska, alley between 6th St and 83, also alley going north and south between 6th Street and 7th Street. (Raudy, Robert, Emilio and Alex)
- 05/14/2019 City crew trimmed trees and grass in alley going east and west between W. 6th, W. 10th Street, San Antonio Ave. and Standard Ave. (Raudy, Robert, Alex and Emilio)
- 05/15/2019 City crew cleaned right of way and alley along: 7th St, 8th St, 9th St, 10th St. (Robert, Raudy, Alex, Emilio)
- 05/16/2019 City crew sprayed Round-up on North and South Gate Subdivision

- also mowed the alley of Ohio. (David Garcia, Armando Cordova)
- 05/23/2019 City crew finished mowing along 1st and 2nd street alley, Corner of 8th St, San Antonio St., 3rd St, 4th street also 1st and Oblate. (Robert and Emilio)
- 05/28/2019 City crew mowed alley of E. Chaparral, Dollar Tree and Church's. (Armando Cordova, Emilio, Raudel, Gilbert)
- 05/30/2019 City crew mowed grass and picked up trash and brush along South Ridge St. (Armando Cordova, Emilio, Davia and Gilbert)
- 05/31/2019 City crew sprayed herbicide in the alley's of Iowa/Chaparral, W. Salazar, W. Hazel, San Diego, S. Ridge Apartments, and Hooper. (Armando Cordova, Emilio G, Gilber, David A. Garcias)
- Street and Alley patching– 52 Locations
- Trimming Trees – 62 sites

TRAININGS

- TML Conference
- Roel Garza
- StormWater Conference
- Roel Garza
- Jose Jaime Salinas
- Vector Control Training
- Robert Joseph Nichols
- Martin Cepeda

KEEP SAN JUAN BEAUTIFUL BOARD MEETING WAS CANCELED DUE TO LACK OF QUORUM.



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: 6/4/2019

SUBJECT: Parks and Recreation Monthly Report .

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

1. Aerating and fertilizing baseball/softball fields.
2. Power washing and preparing the walls for completion of the mural.
3. Working on preparing baseball field for the Pony All Stars.
4. Setting up blow up movie screen at P.S.J.A. Schools for end of the year activities.
5. Cutting, weed eating and maintaining city parks.

Events Division, Event Coordinator Ruben Rodriguez and staff having been working the following areas.

1. National Day of Prayer Ceremony (May 2, 2019) City Hall).
2. Memorial Day decorating Liberty Park (May 27, 2019).
3. Working on San Juan Sport Complex Art Mural.
4. Setting up Banners for the summer program.

5. Staff assisted in setting up the complex for the baseball and softball ceremonies.
6. Obtained quotes for the dugout screens (mesh banners).

Recreation Division, this past month staff has been coordinating and organizing upcoming spring/summer events and leagues

PONY BASEBALL/SOFTBALL: 2019 PONY Baseball/Softball League season ended the week of May 20 with Closing Ceremonies on Thursday, May 30 at 6:30 pm. During Closing Ceremonies, baseball and softball teams were introduced and received a medal or a trophy. There were a total of 50 teams in participating and with nearly 700 registered participants.

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

The City of San Juan also hosted the 10U Softball Mid-Season Tournament; and 10U Baseball Mid-Season Tournament at the San Juan Sports Complex. Games started on Monday, May 6 through Saturday, May 11.

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.

OPEN/CLOSE PARKS: My staff was opening/closing parks as needed for league practice or rentals.

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

1. Staff replaced all the exhaust fans at fire department as well as at the old PD in both the men's and women's restroom.
2. We also replaced the blower motor to the A/C at the city manager's office.
3. The roof at the library, cleaned all the debris off the roof and replaced some areas of tar to help stop the leaks. The drains were cleaned out as well.

UPCOMING EVENTS:

- July 4th Event- July 3rd, 2019

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Hold a Public Hearing and Consider an Ordinance in First Reading for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Rios, the applicant, is proposing to rezone his 10.00 acre tract property from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) in order to build a residential subdivision. The surrounding properties consist of single-family uses. It is noted, that the property was rezoned to Multi-family district on July 2017 when a proposed apartment complex were planned to be in the area. If the rezoning is approved by the City Commission the property owner will be required to properly subdivide the property in order to do any improvements at the site.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

RECOMMENDATION:

During their regular meeting on May 16, 2019 the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 6-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/16/2019
CITY COMMISSION – 06/11/2019
DATE PREPARED – 05/29/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S)
APPLICANT:	Omar Rios
SURVEYOR/ENGINEER:	N/A
LEGAL:	The West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision.
LOCATION:	The property is located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road
EXISTING ZONING:	Multi-Family Residence District (R-MF)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Outside city limits <u>South</u> – Residential; Single-Family Residential District (R-S) <u>East</u> – Residential; Single-Family Residential District (R-S) <u>West</u> – Vacant; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access onto Sioux Road.
PUBLIC SERVICES:	Water service will be provided by the North Alamo Water Supply Corporation; sewer will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Rios, the applicant, is proposing to rezone his 10.00 acre tract property from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) in order to build a residential subdivision. The surrounding properties consist of single-family uses. It is noted, that the property was rezoned to Multi-family district on July 2017 when a proposed apartment complex were planned to be in the area. If the rezoning is approved by the City Commission the property owner will be required to properly subdivide the property in order to do any improvements at the site.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

ATTACHMENTS:

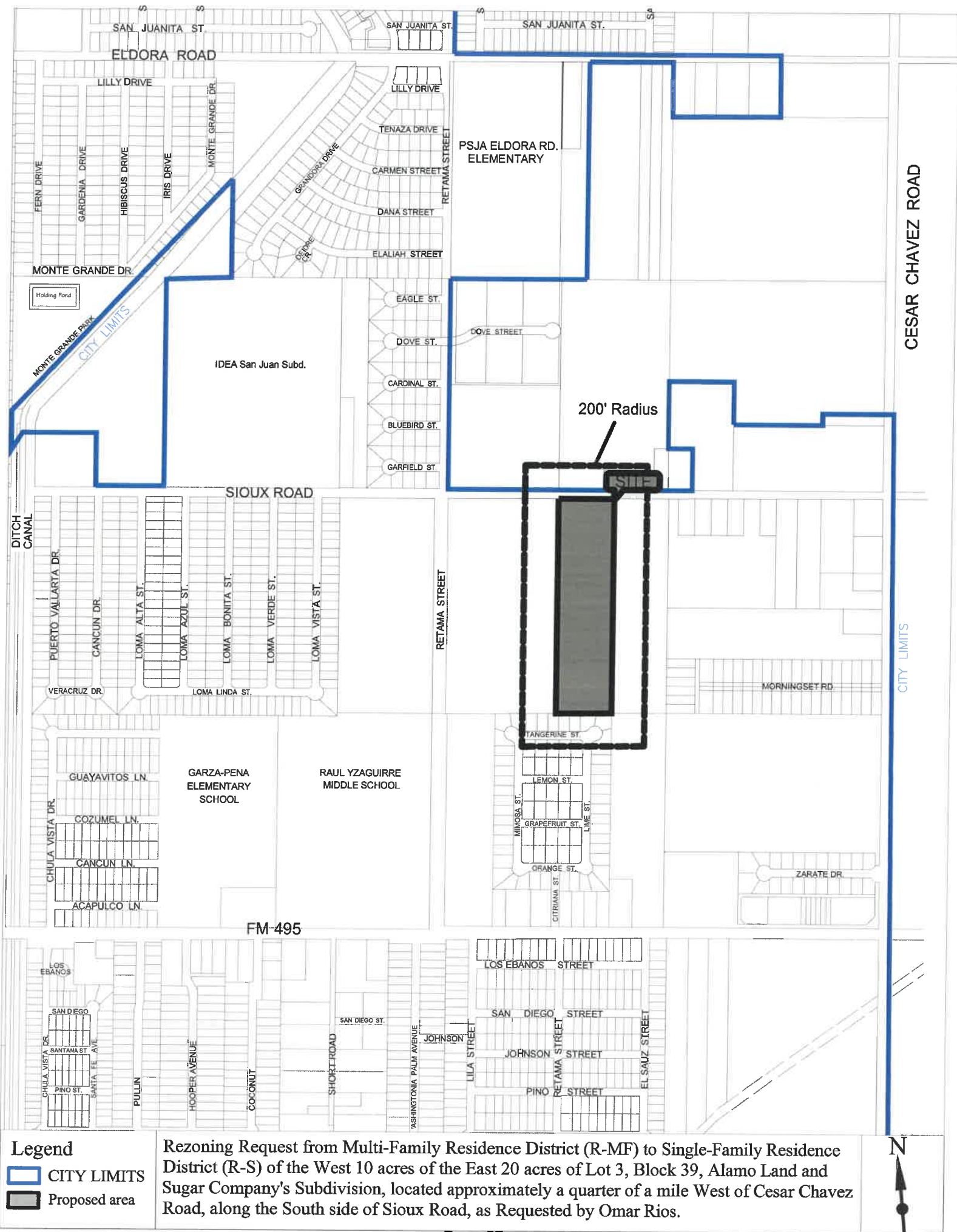
- Location Map
- Aerial Photo
- Zoning Map
- List of neighboring property owners receiving notice
- Photos
- Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/16/2019 Commissioner Alaniz made a motion to approve the rezoning request. Commissioner Alvarado seconded the motion. The motion passed with a (6-0) vote.

Mr. Escobar said that Mr. Rios is trying to rezone his property back into Single-Family Residence District. The property was rezoned from Single-Family to Multi-Family back on July 2017 and now the applicant is getting back to the initial zone in order to build a residential subdivision.

Jose Rodriguez, P.E., said that his client wants to rezone the property back to residential plus an additional adjacent 10 acre tract of land that he recently purchase in order to develop it into a 95 lot residential subdivision.





Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.



Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.

Rios, Omar
2216 Cedro
San Juan, TX 78589

Guajardo, Jose A. and Antonia
1036 Citriana Drive
San Juan, TX 78589

Gonzalez, Consuelo Aguilar
1026 Citirana Dr.
San Juan, TX 78589

Gutierrez, Armando Jr. and
Arnoldo
800 E. Sioux Rd.
San Juan, TX 78589

Gomez, Elizabeth
1035 Citriana Drive
San Juan, TX 78589

Guajardo, Ramon and Elizabeth
Gutierrez
912 E. Sioux Rd
San Juan, TX 78589

Pena, Eleazar
1907 Tangerine St.
San Juan, TX 78589

Tijerina, Cesar
2214 N. Lincoln Avenue
San Juan, TX 78589

Mendez, Martha
1033 Citriana Dr.
San Juan, TX 78589

Rios, Rogelio and Anabel and Juan
and Erica Lopez
3008 Judith Avenue
McAllen, TX 78503

Garza, Eliseo
1032 Citriana Dr.
San Juan, TX 78589

Hernandez, Jesus M. and Danielle
R. Weidenannt
822 Tangerine St.
San Juan, TX 78589

Iglesia de la Comunidad
Cristo La Roca Inc.
P.O. Box 298
San Juan, TX 78589

De la Rosa, Antonio and Elodia
1437 Moonlight Avenue
Alamo, TX 78516

Guajardo, Martin I.
825 Tangerine St.
San Juan, TX 78589

Ovwigbo, Godfrey
826 Tangerine St.
San Juan, TX 78589

Quintero, Victor
827 Tangerine St.
San Juan, TX 78589

South Texas Developers Inc.
c/o Adan Ramirez
1038 Citriana Dr.
San Juan, TX 78589

Montalvo, Erasmo and Mariela
909 Tangerine St.
San Juan, TX 78589

Duran, Arcenia D. and Jaime B.
3929 Incourt Ln.
College Station, TX 77845

Davila, Luz Lauro
831 Tangerine St.
San Juan, TX 78589

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.



Proposed Site



Aerial Picture

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 MULTI-FAMILY RESIDENCE DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) FOR A PROPERTY LEGALLY DESCRIBED AS THE WEST 10.00 ACRE TRACT OF LAND OF THE EAST 20 ACRES OF LOT 3, BLOCK 39, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, LOCATED APPROXIMATELY A QUARTER OF A MILE WEST OF CESAR CHAVEZ ROAD, ALONG THE SOUTH SIDE OF SIOUX 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 residence district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux 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 11th day of June, 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
JUNE 11, 2019

Hold a Public Hearing and Consider an Ordinance in First Reading for the Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Armbar Sports Pub” located at 1618 N. Veterans Boulevard, Suite E, legally described as 3.42 acre tract of land out of the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.

STAFF COMMENTS AND RECOMMENDATIONS:

Ms. Trevino is proposing to open a sports bar at 495 Crossing Plaza located at the Southeast corner of FM 495 and Veterans Boulevard. The conditional use permit is for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption only and late hours permit at the proposed “Armbar Sports Pub”. The applicant will need to comply with the Texas Alcoholic Beverage Commission (TABC) requirements.

The proposed days and hours of operation are Monday thru Sunday from 5:00 p.m. to 2:00 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:

Staff recommends approval of the conditional use permit subject to comply with the list of requirements.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 06/06/2019
CITY COMMISSION – 06/11/2019
DATE PREPARED – 06/04/2019

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STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed “Armbar Sports Pub”.

APPLICANT: Marena A. Trevino

SURVEYOR/ENGINEER: N/A

LEGAL: A 3.42 acre tract of land out of the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision

LOCATION: 1618 N. Veterans Boulevard, Suite E
Located at the Southeast corner of Veterans Boulevard and FM 495

PROPOSED USE OF PROPERTY: Bar

EXISTING ZONING: General Business District (C-2)

**EXISTING LAND USE/
ADJACENT ZONING:** North – Commercial; General Business District (C-2)
South – Vacant; Expressway Corridor District (EC)
East – Commercial; General Business District (C-2)
West – Outside city limits

ACCESS AND CIRCULATION: This property has access to FM 495 and Veterans Boulevard.

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

RECOMMENDATION: Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Trevino is proposing to open a sports bar at 495 Crossing Plaza located at the Southeast corner of FM 495 and Veterans Boulevard. The conditional use permit is for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption only and late hours permit at the proposed "Armbar Sports Pub". The applicant will need to comply with the Texas Alcoholic Beverage Commission (TABC) requirements.

The proposed days and hours of operation are Monday thru Sunday from 5:00 p.m. to 2:00 a.m.

The following are the list of requirements for a proposed bar:

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.

**CONDITIONAL USE PERMIT
"ARMBAR SPORTS PUB"
JUNE 11, 2019**

PAGE 3

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
Operation Hours Affidavit
List of neighboring property owners receiving notice
Photos
Ordinance

VETERANS BLVD. ("I" RD.)

CITY LIMITS

200' Radius

U.S. EXPRESSWAY 83

FM 495

ALAMEDA ROAD

HACKBERRY AVENUE

HACKBERRY AVENUE

Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Armbar Sports Bar" located at 1618 N. Veteran's Boulevard, Suite E, legally described as the West 335 feet, of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.



PROPOSED THOROUGHFARE

PLANNED EXTENSION OF OBLATE ST.

N. RAUL LONGORIA (F.M. 1426)

DOEDY ELEMENT

CIRO

AMY

GOM

WEST GARFIELD STREET

SIoux ROAD

W. THELMA STREET

ALTA STREET

ALFREDO STREET

JAIME STREET

SANDRA STREET

DEANNA DRIVE

DEANNA DRIVE

MARIA LANE

LOS EBANOS

SAN DIEGO ST.

HAZEL ST.

SALAZAR ST.

CIRO DRIVE

AMY DR.

SANTA FE DRIVE

GARFIELD

LE

E. THE

SYLV

CURTIS DRIVE

SYLV

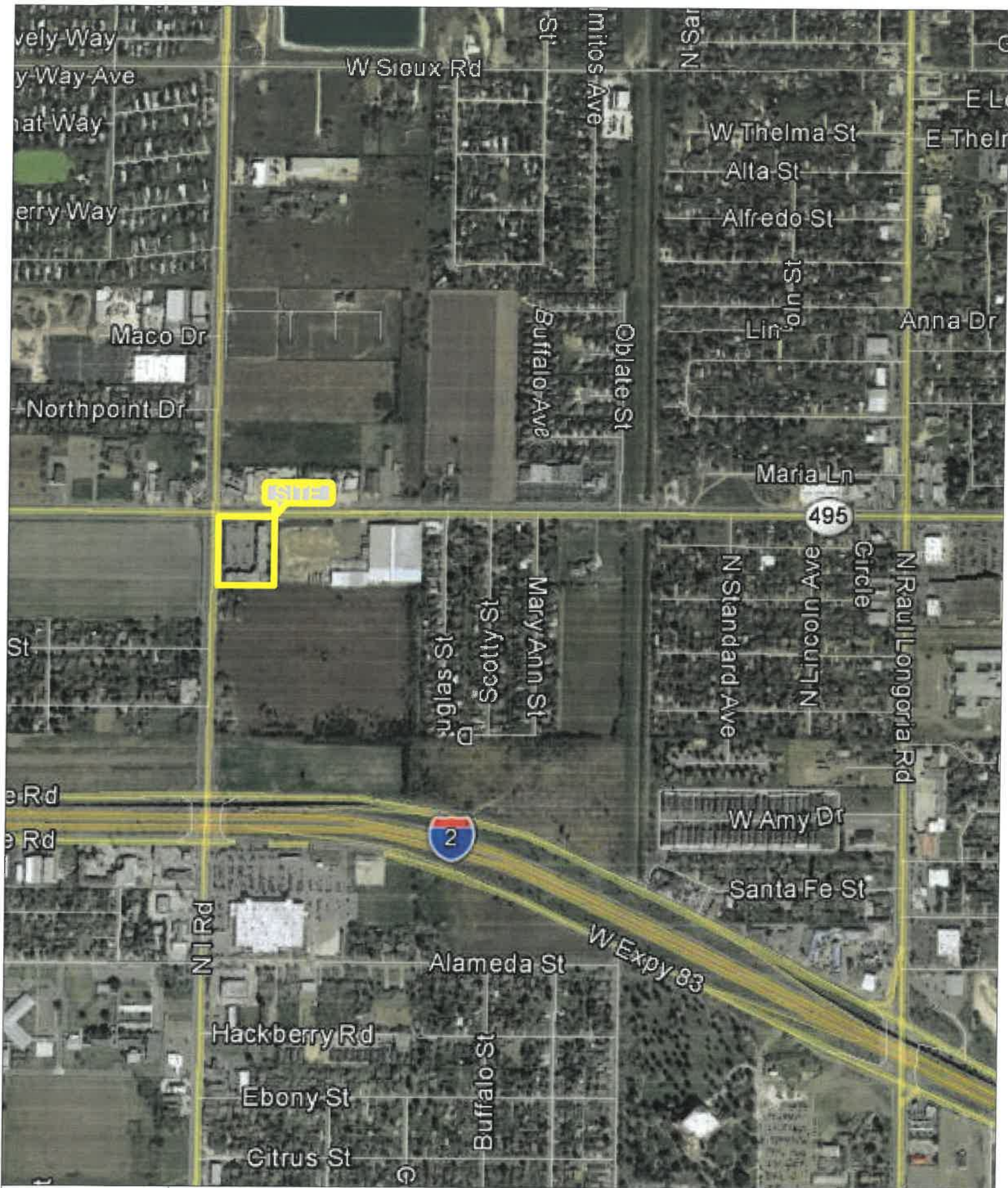
CALLE

C. DE PALMAS

CALLE J

ANNA ST.

SYLVIA CIRCLE



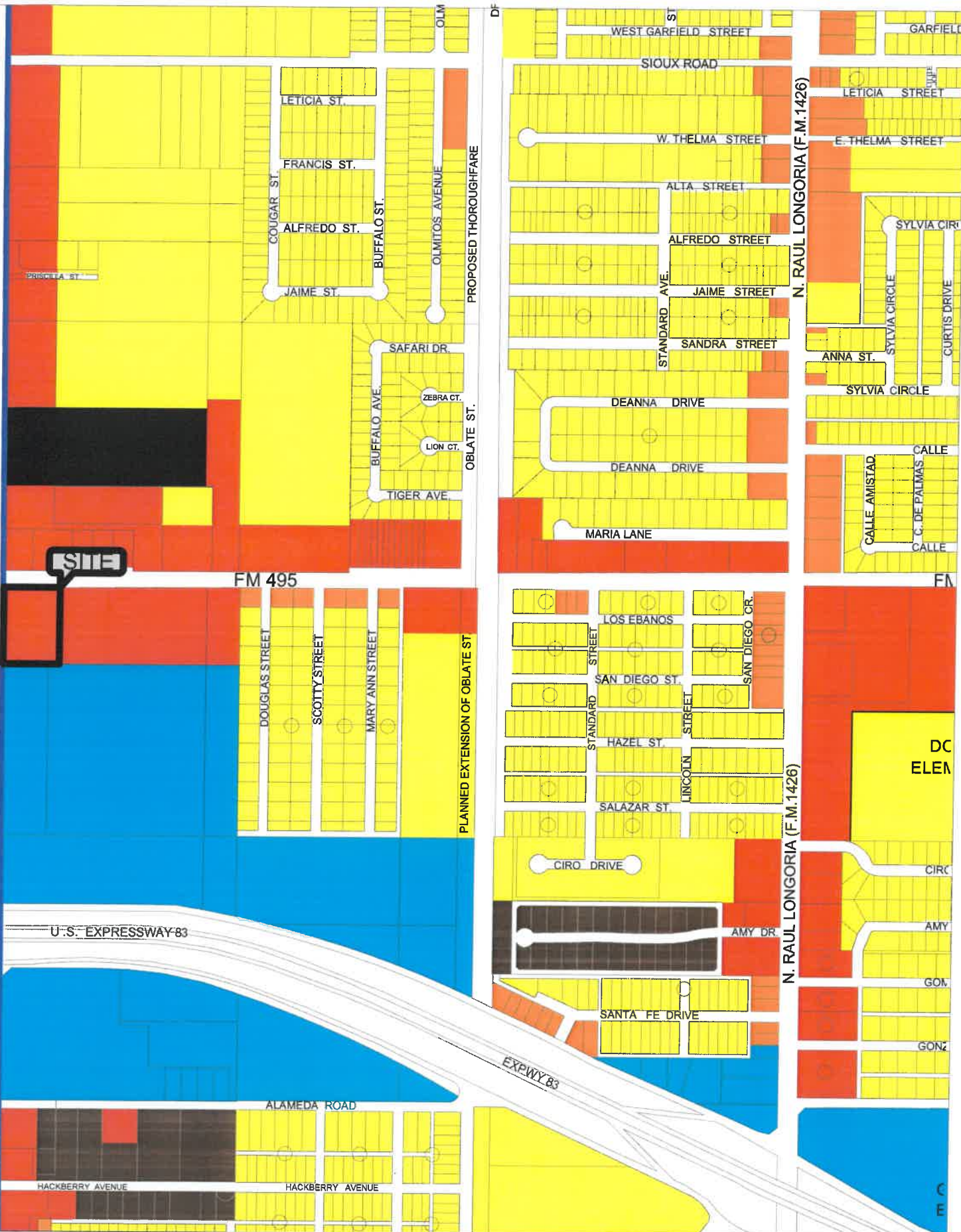
Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Armbar Sports Bar" located at 1618 N. Veteran's Boulevard, Suite E, legally described as the West 335 feet, of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.



CITY LIMITS



	Single Family Residential (R-S)		Heavy Commercial (C-3)
	Manufactured Home (R-MH)		Light Industrial (I-1)
	Multi-Family Residential (R-MF)		Heavy Industrial (I-2)
	Neighborhood Commercial (C-1)		Expressway Corridor (EC)

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Armbar Sports Bar" located at 1618 N. Veteran's Boulevard, Suite E, legally described as the West 335 feet, of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.



AFFIDAVIT

May 28, 2019

To whom it may concern:

I, Marena A. Trevino, am requesting a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and late hours permit at "Armbar Sports Pub" located at 1618 N. Veterans Boulevard, Suite E, San Juan, TX, legally described as John Closner W335'-N440' lot 12, Block 5, 3.42 AC GR 2.49 AC NET.

The sale of alcohol will be:

Monday from 5:00 p.m. to 2:00 a.m.

Tuesday from 5:00 p.m. to 2:00 a.m.

Wednesday from 5:00 p.m. to 2:00 a.m.

Thursday from 5:00 p.m. to 2:00 a.m.

Friday from 5:00 p.m. to 2:00 a.m.

Saturday from 5:00 p.m. to 2:00 a.m.

Sunday from 5:00 p.m. to 2:00 a.m.


Signature


Notary Public



Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Armbar Sports Pub" located 1618 N. Veterans Boulevard, Suite E, legally described as 3.42 acre tract of land out of the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.

Trevino, Marena A.
3100 N. 34th Street
McAllen, TX 78501

495 & San Juan Crossing LLC.
4000 S. Burns Dr.
McAllen, TX 78503

Juglee Real Estate LLC.
P.O. Box 147
San Juan, TX 78589

Sanchez, Jesus T. Jr.
1614 N. Veterans Blvd.
San Juan, TX 78589

Sanchez, Maria Luisa
802 N. Oblate
San Juan, TX 78589

Munoz, Elizabeth
1605 Merlin Dr.
Mission, TX 78572

B.G.S. Naraindas, Inc.
1125 N. Expressway Suite C4
Brownsville, TX 78520

Three View Plaza LLC.
1200 E. Jackson Avenue
Pharr, TX 78577

7-Eleven
Attn. AD Valorem Tax 7-Eleven #40610
P.O. Box 711
Dallas, TX 75221-0711

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Armbar Sports Pub” located at 1618 N. Veterans Boulevard, Suite E, legally described as 3.42 acre tract of land out of the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Marena A. Treviño.



Proposed Site

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR ON-PREMISE CONSUMPTION AND LATE HOURS PERMIT AT "ARMBAR SPORTS PUB" LOCATED AT 1618 N. VETERANS BOULEVARD, SUITE E, LEGALLY DESCRIBED AS 3.42 ACRE TRACT OF LAND OUT OF THE WEST 335 FEET OF THE NORTH 440 FEET OF LOT 12, BLOCK 5, JOHN CLOSER SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Marena A. Trevino has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "Armbar Sports Pub".

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 Marena A. Trevino has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the "Armbar Sports Pub" restaurant located at 1618 N. Veterans Boulevard, Suite E, 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 business 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 11th day of June, 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
JUNE 11, 2019

Hold a Public Hearing and Consider an Ordinance in First Reading for the Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Lisa’s Sports Pub” located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morning-wood Subdivision, as Requested by Elisa Gamez.

STAFF COMMENTS AND RECOMMENDATIONS:

Ms. Gamez is proposing to re-locate her bar to Lenexa Plaza located at the northwest corner of FM 495 and Cesar Chavez Road. The Conditional Use Permit is for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and late hours permit at Lisa’s Sports Pub. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The proposed days and hours of operation are Monday thru Sunday from 5:00 p.m. to 2:00 a.m.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval of the conditional use permit subject to comply with the list of requirements.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 06/06/2019
CITY COMMISSION – 06/11/2019
DATE PREPARED – 06/03/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed “Lisa’s Sports Pub”.
APPLICANT:	Elisa Gamez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 30, Morning-wood Subdivision
LOCATION:	1209 E. FM 495, Suite 4
PROPOSED USE OF PROPERTY:	Bar
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Vacant; General Business District (C-2) <u>East</u> – Commercial; General Business District (C-2) <u>West</u> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access to FM 495.
PUBLIC SERVICES:	Water and sewer services will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements.

EVALUATION AND CONDITIONS FOR APPROVAL

Ms. Gamez is proposing to re-locate her bar to Lenee Plaza located at the northwest corner of FM 495 and Cesar Chavez Road. The Conditional Use Permit is for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and late hours permit at Lisa's Sports Pub. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The proposed days and hours of operation are Monday thru Sunday from 5:00 p.m. to 2:00 a.m.

The following are the list of requirements for a proposed bar:

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.

**CONDITIONAL USE PERMIT
"LISA SPORTS PUB"
JUNE 11, 2019**

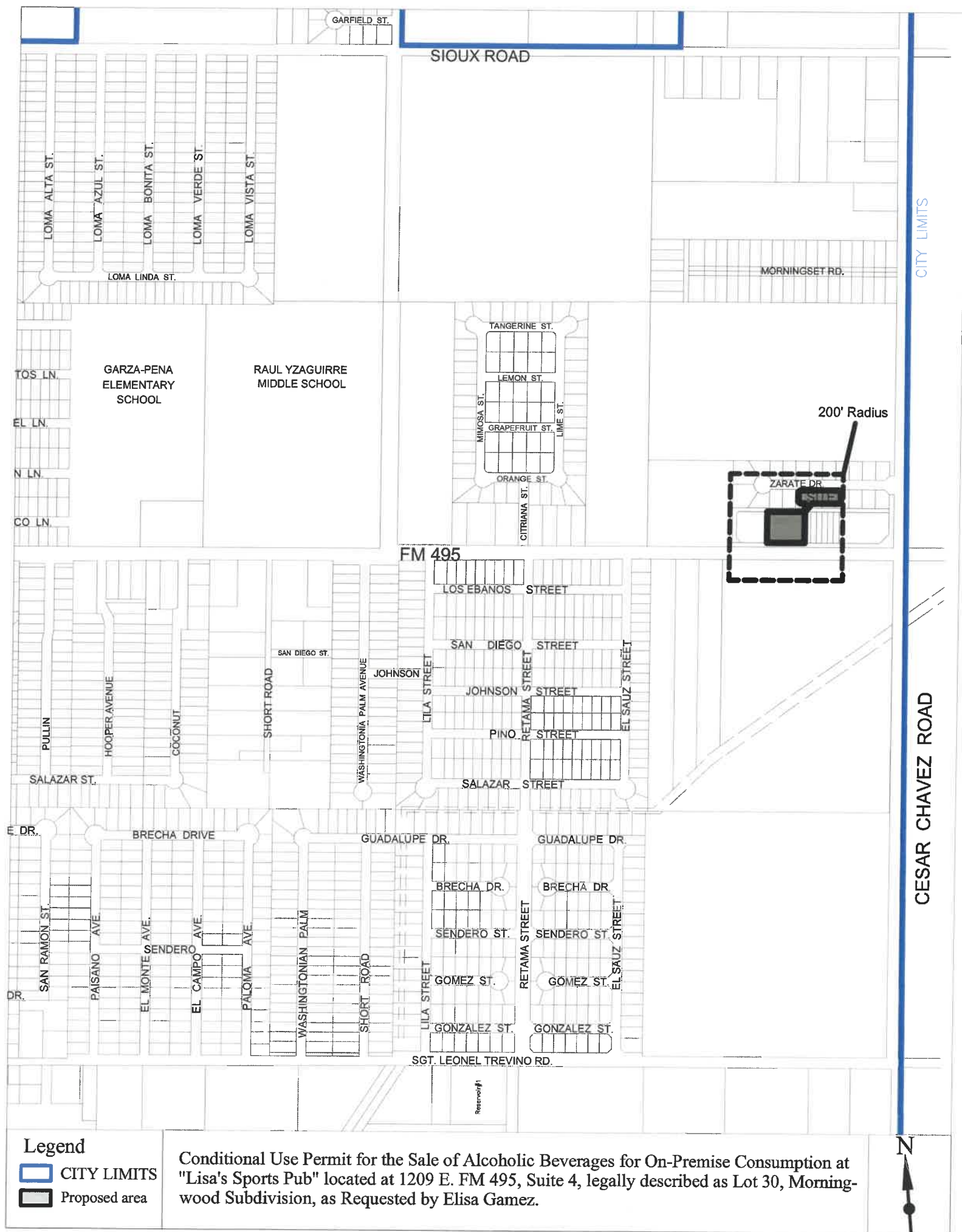
PAGE 3

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
Operation Hours Affidavit
List of neighboring property owners receiving notice
Photos
Ordinance



Legend

-  CITY LIMITS
-  Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Lisa's Sports Pub" located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morningwood Subdivision, as Requested by Elisa Gamez.

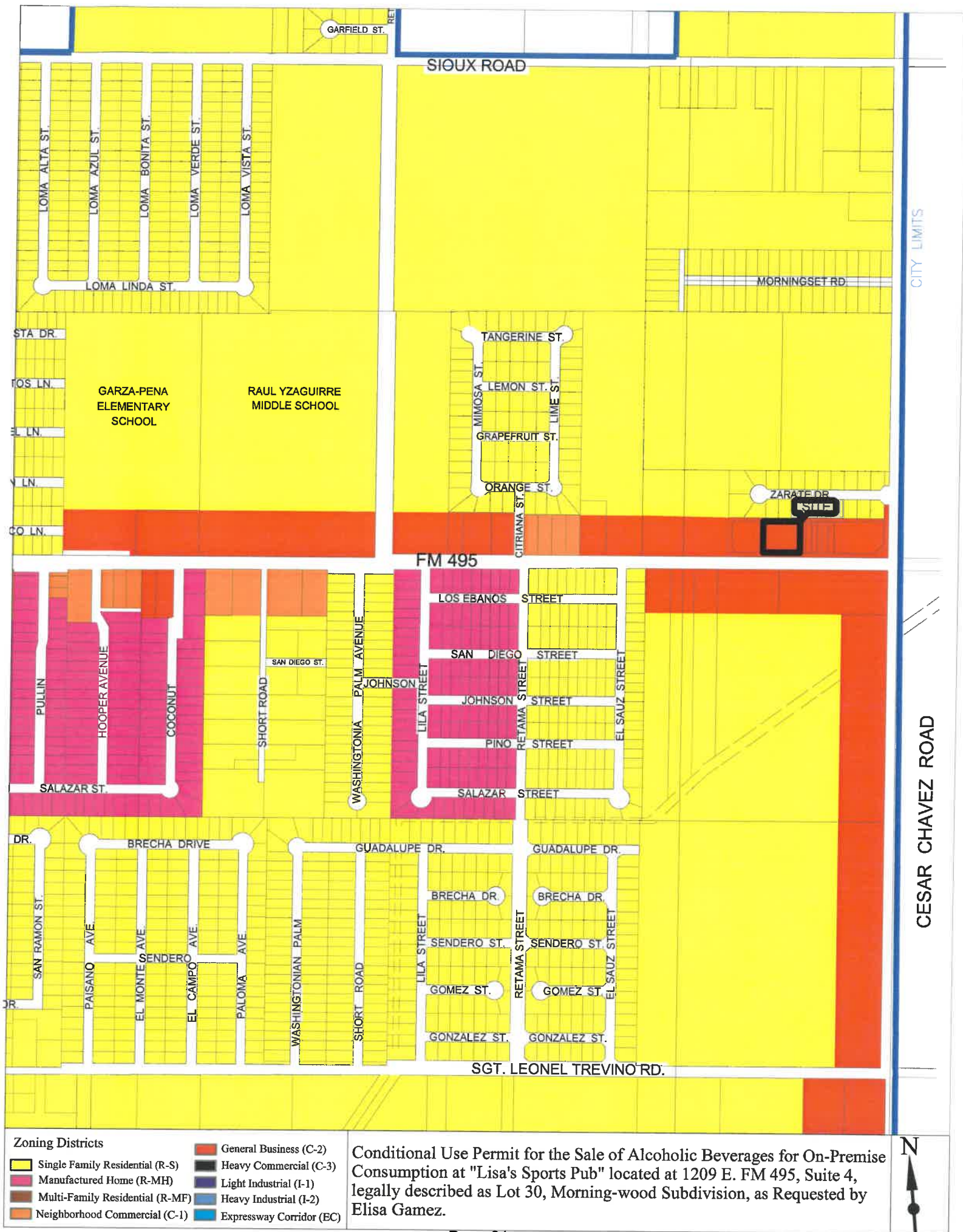


Legend

- CITY LIMITS
- Proposed area

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Lisa's Sports Pub" located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morningwood Subdivision, as Requested by Elisa Gamez.





AFFIDAVIT

March 17, 2019

To whom it may concern:

I, Elisa Gamez, am requesting a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and late hours permit at "Lisa's Sports Pub" located at 1209 E. FM 495, Suite 4, San Juan, TX, legally described as Lot 30, Morning-wood Subdivision.

The sale of alcohol will be:

Monday from 5:00 p.m. to 2:00 a.m.

Tuesday from 5:00 p.m. to 2:00 a.m.

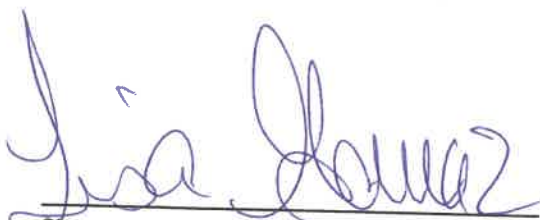
Wednesday from 5:00 p.m. to 2:00 a.m.

Thursday from 5:00 p.m. to 2:00 a.m.

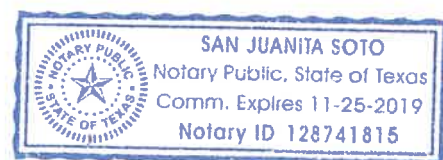
Friday from 5:00 p.m. to 2:00 a.m.

Saturday from 5:00 p.m. to 2:00 a.m.

Sunday from 5:00 p.m. to 2:00 a.m.


Signature


Notary Public



Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Lisa's Sports Pub" located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morning-wood Subdivision, as Requested by Elisa Gamez.

Gamez, Elisa
101 E. Sioux Road
Pharr, TX 78589

Trigos, Elida
1211 Zarate St.
San Juan, TX 78589

Hinostroza, Alfonso
P.O. Box 51
San Juan, TX 78589

Zuniga, Jessica Palacios
1209 Zarate St.
San Juan, TX 78589

Solo Car Wash Inc.
1918 N. 23rd Street
McAllen, TX 78589

Ibarra, Jesus and Crystal
22807 Uresti St.
Edinburg, TX 78542

Chavez, Macarena
1839 Nobis Ave.
Edinburg, TX 78542

Montalvo, Jose A. Jr.
1205 Zarate St.
San Juan, TX 78589

Aguilar, Sergio and Veronica L.
3309 W. Temple Dr.
Edinburg, TX 78541

Zarate, Manuel and Carmen
1203 Zarate St.
San Juan, TX 78589

Garcia, Elisa
Nora E. Mazique & Anna M. Fuentes
8018 N. Circle Dr.
Houston, TX 77071-3603

Razo, Rodolfo and Rodolfo Jr.
5109 Garcia Avenue
Edinburg, TX 78541

Rosales, Eddy A. and Erika
1305 Zarate Street
San Juan, TX 78589

Cadena, Leonor
1303 Zarate St.
San Juan, TX 78589

Garza, Joel L. Jr. and Maria
1301 Zarate St.
San Juan, TX 78589

Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Lisa’s Sports Pub” located at 1209 E. FM 495, Suite 4, legally described as Lot 30, Morning-wood Subdivision, as Requested by Elisa Gamez.



Proposed Site

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (WINE AND BEER) FOR ON-PREMISE CONSUMPTION AT THE PROPOSED "LISA'S SPORTS PUB" LOCATED AT 1209 E. FM 495, SUITE 4, LEGALLY DESCRIBED AS LOT 30, MORNING-WOOD 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, Elisa Gamez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at "Lisa's Sports Pub".

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 Elisa Gamez has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Lisa's Sports Pub" located at 1209 E. FM 495, Suite #4, 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 form 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 11th day of June, 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
JUNE 11, 2019

Hold a Public Hearing and Consider an Ordinance in First Reading for the 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 – 07/11/2019
DATE PREPARED – 05/29/2019

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

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.

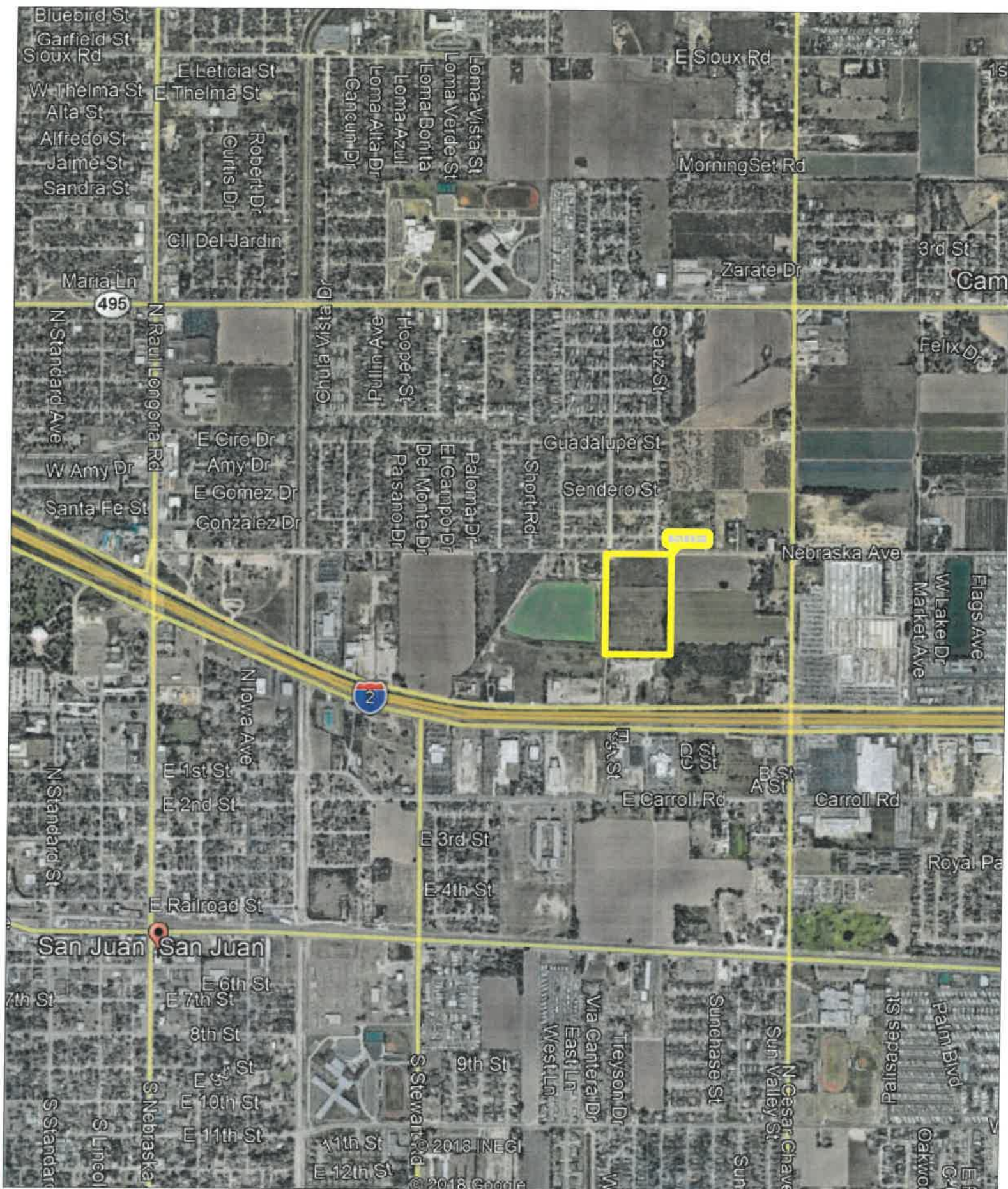
Mario Reyna said that the developer is interested in investing in the City of San Juan only and not another city. He said that he believes this is the right time to rezone the property and investment.

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.



 CITY LIMITS
 Proposed area



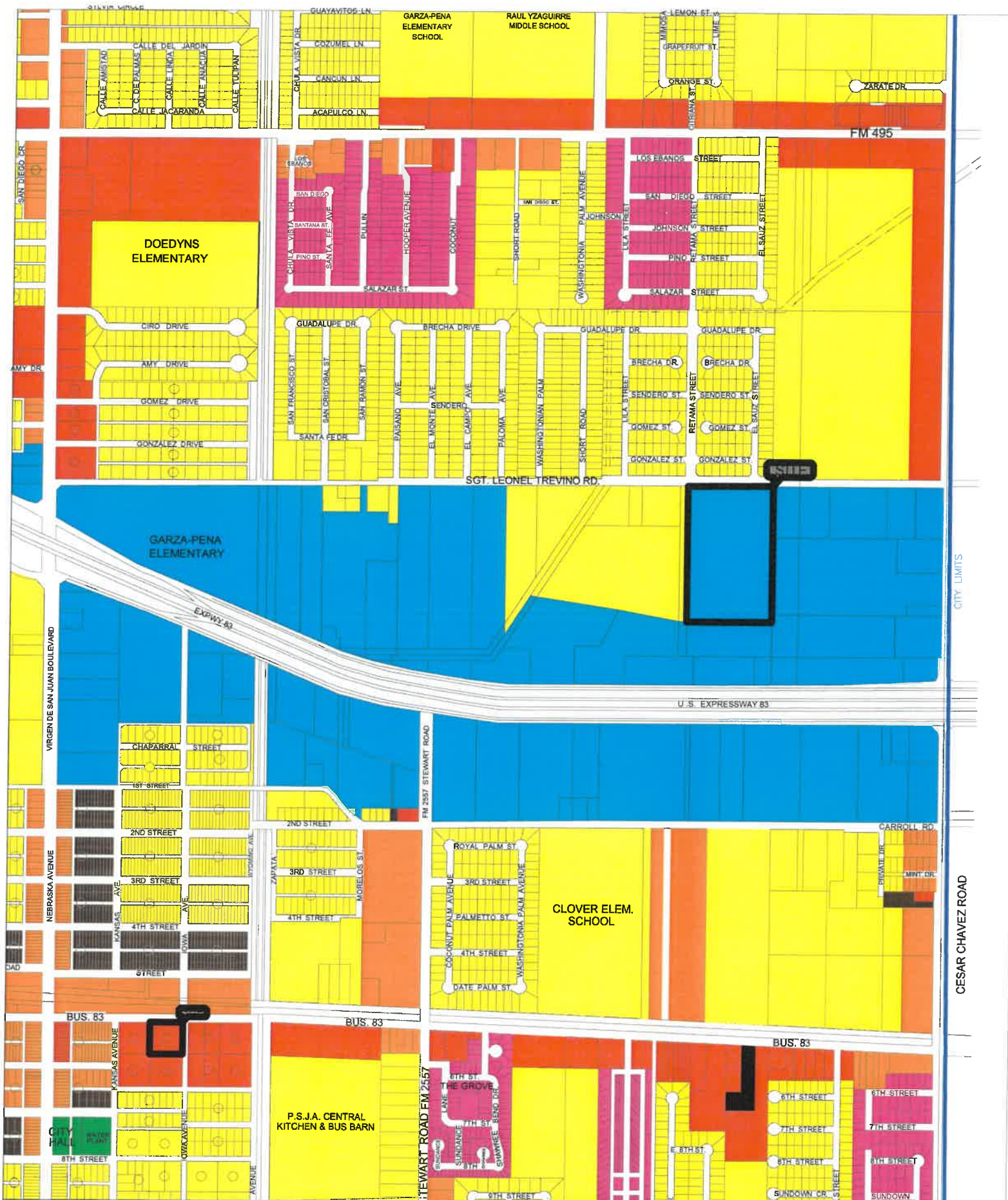
Legend

- 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.

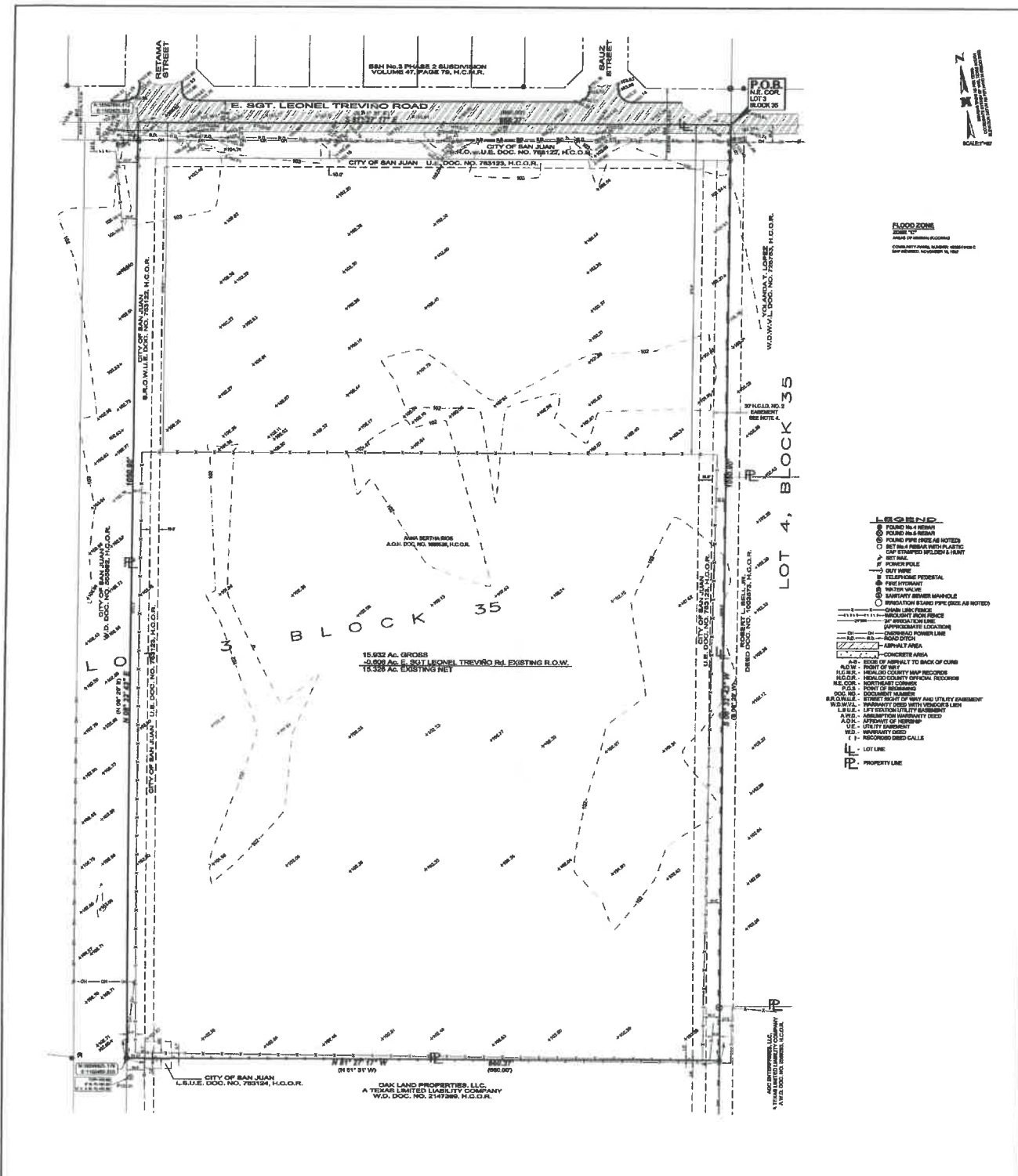
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Rezoning Request from Expressway Corridor District (EC) to Single-Family Residence District (R-S) of 15.932 acre tract of land out of Lot 3, Block 35, Alamo Land and Sugar Company, located approximately a quarter of a mile West of Cesar Chavez Road,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





**PLAT SHOWING
 15.932 ACRES OUT OF
 LOT 3, BLOCK 35,
 ALAMO LAND AND SUGAR
 COMPANY SUBDIVISION
 VOLUME 1, PAGES 24-26, H.C.M.R.
 CITY OF SAN JUAN,
 HIDALGO COUNTY, TEXAS**

I, FRED L. KURTZ, A REGISTERED PROFESSIONAL
 LAND SURVEYOR, DO HEREBY CERTIFY THE
 FOREGOING PLAT TO BE TRUE AND CORRECT
 REPRESENTATION OF A SURVEY MADE ON THE
 GROUND ON 12/21/18 UNDER MY DIRECTION
 AND SUPERVISION.
 FRED L. KURTZ, PLS NO. 4188 DATE:



JOB No. **18235.08**
 DRAWING DATE: 02/27/2019
 DRAWN BY: J.C./J.L.G.
 FILE NAME: 18235.08
 T-1074, PG. 3
 PAGE 2 OF 3
 © Copyright 1998 Survey & Map, Inc.

REVISION _____ DATE _____ BY _____

MELDRUM & HUNT, INC.
 115 W. BARKLEY - DOWNSBORO, TX 75841
 P.O. BOX 301-0001 - FAX: (800) 301-1830

February 07, 2019

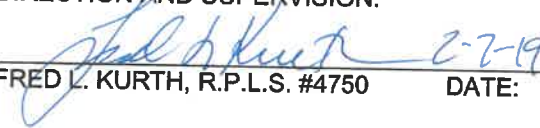
**METES AND BOUNDS DESCRIPTION
15.932 ACRES OUT OF
LOT 3, BLOCK 35,
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
CITY OF SAN JUAN,
HIDALGO COUNTY, TEXAS**

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: 2-7-19



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 11th day of June, 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
JUNE 11, 2019

Consider Adoption of an Ordinance in First Reading for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Rios, the applicant, is proposing to rezone his 10.00 acre tract property from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) in order to build a residential subdivision. The surrounding properties consist of single-family uses. It is noted, that the property was rezoned to Multi-family district on July 2017 when a proposed apartment complex were planned to be in the area. If the rezoning is approved by the City Commission the property owner will be required to properly subdivide the property in order to do any improvements at the site.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) 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 16, 2019 the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 6-0 vote.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/16/2019
CITY COMMISSION – 05/28/2019
DATE PREPARED – 05/20/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S)
APPLICANT:	Omar Rios
SURVEYOR/ENGINEER:	N/A
LEGAL:	The West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision.
LOCATION:	The property is located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road
EXISTING ZONING:	Multi-Family Residence District (R-MF)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Outside city limits <u>South</u> – Residential; Single-Family Residential District (R-S) <u>East</u> – Residential; Single-Family Residential District (R-S) <u>West</u> – Vacant; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access onto Sioux Road.
PUBLIC SERVICES:	Water service will be provided by the North Alamo Water Supply Corporation; sewer will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Rios, the applicant, is proposing to rezone his 10.00 acre tract property from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) in order to build a residential subdivision. The surrounding properties consist of single-family uses. It is noted, that the property was rezoned to Multi-family district on July 2017 when a proposed apartment complex were planned to be in the area. If the rezoning is approved by the City Commission the property owner will be required to properly subdivide the property in order to do any improvements at the site.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

ATTACHMENTS:

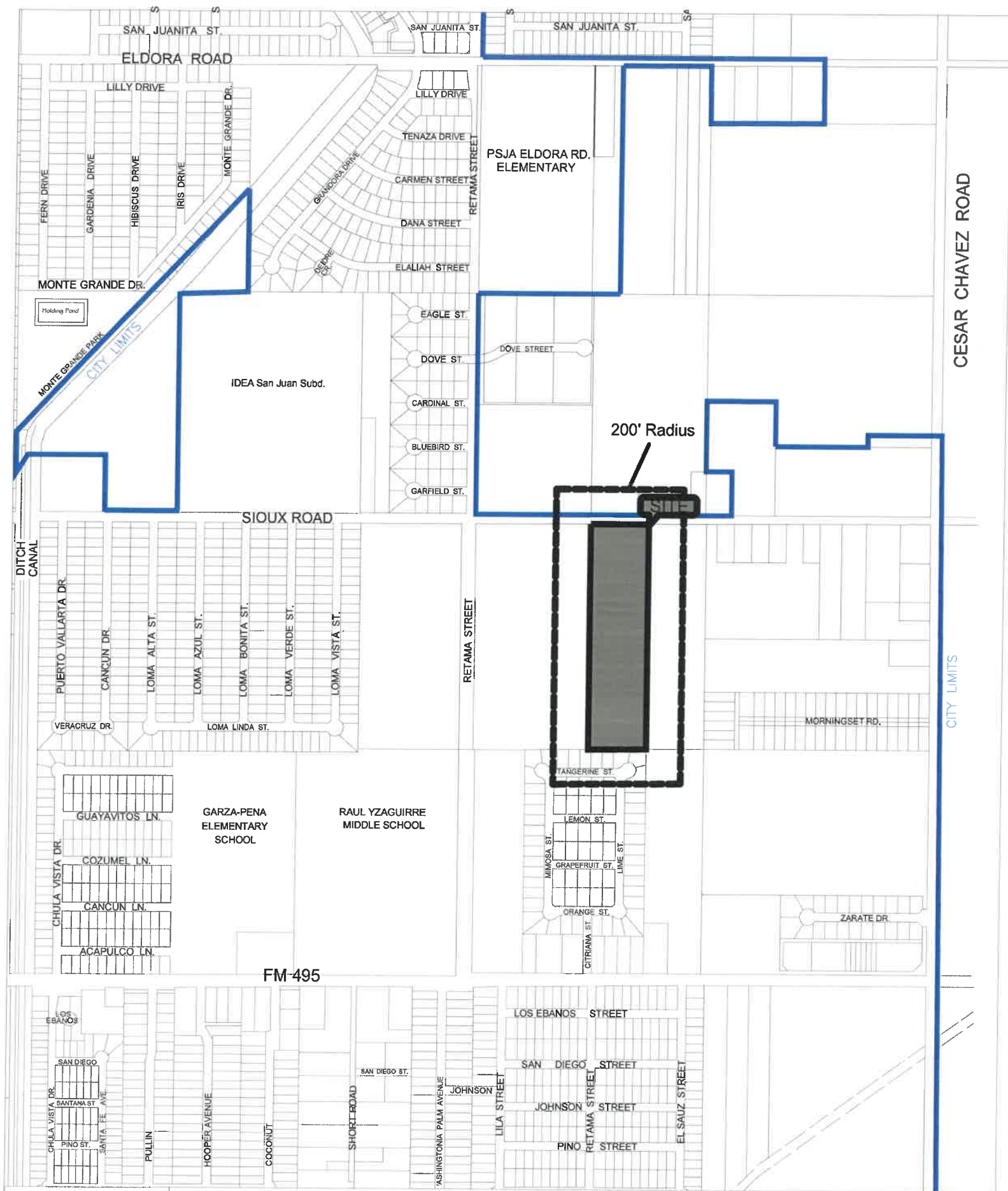
- Location Map
- Aerial Photo
- Zoning Map
- List of neighboring property owners receiving notice
- Photos
- Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/16/2019 Commissioner Alaniz made a motion to approve the rezoning request. Commissioner Alvarado seconded the motion. The motion passed with a (6-0) vote.

Mr. Escobar said that Mr. Rios is trying to rezone his property back into Single-Family Residence District. The property was rezoned from Single-Family to Multi-Family back on July 2017 and now the applicant is getting back to the initial zone in order to build a residential subdivision.

Jose Rodriguez, P.E., said that his client wants to rezone the property back to residential plus an additional adjacent 10 acre tract of land that he recently purchase in order to develop it into a 95 lot residential subdivision.



- Legend**
- CITY LIMITS
 - Proposed area

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.



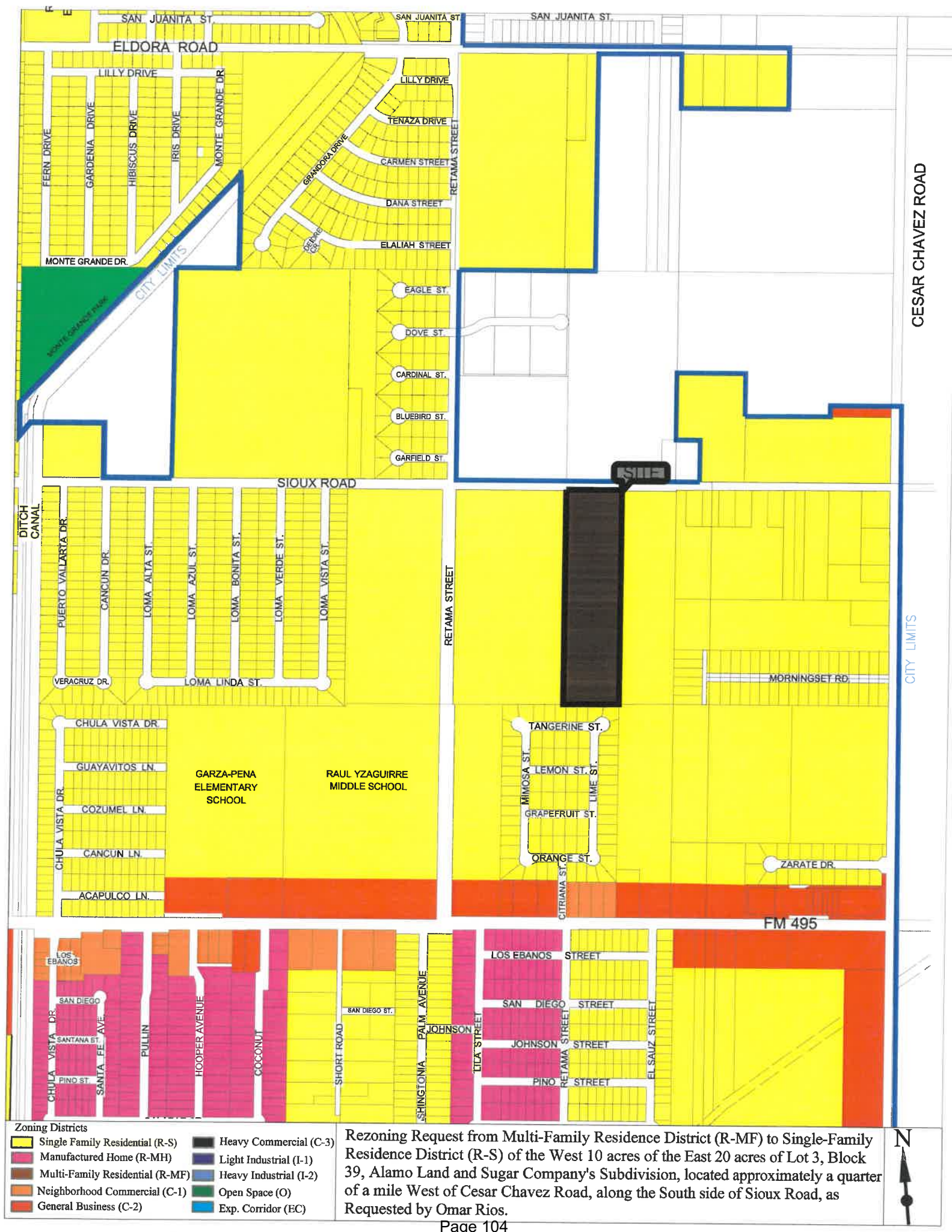


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.





Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.

Rios, Omar
2216 Cedro
San Juan, TX 78589

Guajardo, Jose A. and Antonia
1036 Citriana Drive
San Juan, TX 78589

Gonzalez, Consuelo Aguilar
1026 Citirana Dr.
San Juan, TX 78589

Gutierrez, Armando Jr. and
Arnoldo
800 E. Sioux Rd.
San Juan, TX 78589

Gomez, Elizabeth
1035 Citriana Drive
San Juan, TX 78589

Guajardo, Ramon and Elizabeth
Gutierrez
912 E. Sioux Rd
San Juan, TX 78589

Pena, Eleazar
1907 Tangerine St.
San Juan, TX 78589

Tijerina, Cesar
2214 N. Lincoln Avenue
San Juan, TX 78589

Mendez, Martha
1033 Citriana Dr.
San Juan, TX 78589

Rios, Rogelio and Anabel and Juan
and Erica Lopez
3008 Judith Avenue
McAllen, TX 78503

Garza, Eliseo
1032 Citriana Dr.
San Juan, TX 78589

Hernandez, Jesus M. and Danielle
R. Weidenannt
822 Tangerine St.
San Juan, TX 78589

Iglesia de la Comunidad
Cristo La Roca Inc.
P.O. Box 298
San Juan, TX 78589

De la Rosa, Antonio and Elodia
1437 Moonlight Avenue
Alamo, TX 78516

Guajardo, Martin I.
825 Tangerine St.
San Juan, TX 78589

Ovwigbo, Godfrey
826 Tangerine St.
San Juan, TX 78589

Quintero, Victor
827 Tangerine St.
San Juan, TX 78589

South Texas Developers Inc.
c/o Adan Ramirez
1038 Citriana Dr.
San Juan, TX 78589

Montalvo, Erasmo and Mariela
909 Tangerine St.
San Juan, TX 78589

Duran, Arcenia D. and Jaime B.
3929 Incourt Ln.
College Station, TX 77845

Davila, Luz Lauro
831 Tangerine St.
San Juan, TX 78589

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.



Proposed Site



Aerial Picture

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 MULTI-FAMILY RESIDENCE DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) FOR A PROPERTY LEGALLY DESCRIBED AS THE WEST 10.00 ACRE TRACT OF LAND OF THE EAST 20 ACRES OF LOT 3, BLOCK 39, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, LOCATED APPROXIMATELY A QUARTER OF A MILE WEST OF CESAR CHAVEZ ROAD, ALONG THE SOUTH SIDE OF SIOUX 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 residence district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux 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 28th 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
JUNE 11, 2019

Hold a Public Hearing and Consider an Ordinance in First Reading for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Rios, the applicant, is proposing to rezone his 10.00 acre tract property from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) in order to build a residential subdivision. The surrounding properties consist of single-family uses. It is noted, that the property was rezoned to Multi-family district on July 2017 when a proposed apartment complex were planned to be in the area. If the rezoning is approved by the City Commission the property owner will be required to properly subdivide the property in order to do any improvements at the site.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) 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 16, 2019, the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 6-0 vote.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/16/2019
CITY COMMISSION – 06/11/2019
DATE PREPARED – 05/29/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S)
APPLICANT:	Omar Rios
SURVEYOR/ENGINEER:	N/A
LEGAL:	The West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision.
LOCATION:	The property is located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road
EXISTING ZONING:	Multi-Family Residence District (R-MF)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Outside city limits <u>South</u> – Residential; Single-Family Residential District (R-S) <u>East</u> – Residential; Single-Family Residential District (R-S) <u>West</u> – Vacant; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access onto Sioux Road.
PUBLIC SERVICES:	Water service will be provided by the North Alamo Water Supply Corporation; sewer will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Rios, the applicant, is proposing to rezone his 10.00 acre tract property from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) in order to build a residential subdivision. The surrounding properties consist of single-family uses. It is noted, that the property was rezoned to Multi-family district on July 2017 when a proposed apartment complex were planned to be in the area. If the rezoning is approved by the City Commission the property owner will be required to properly subdivide the property in order to do any improvements at the site.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

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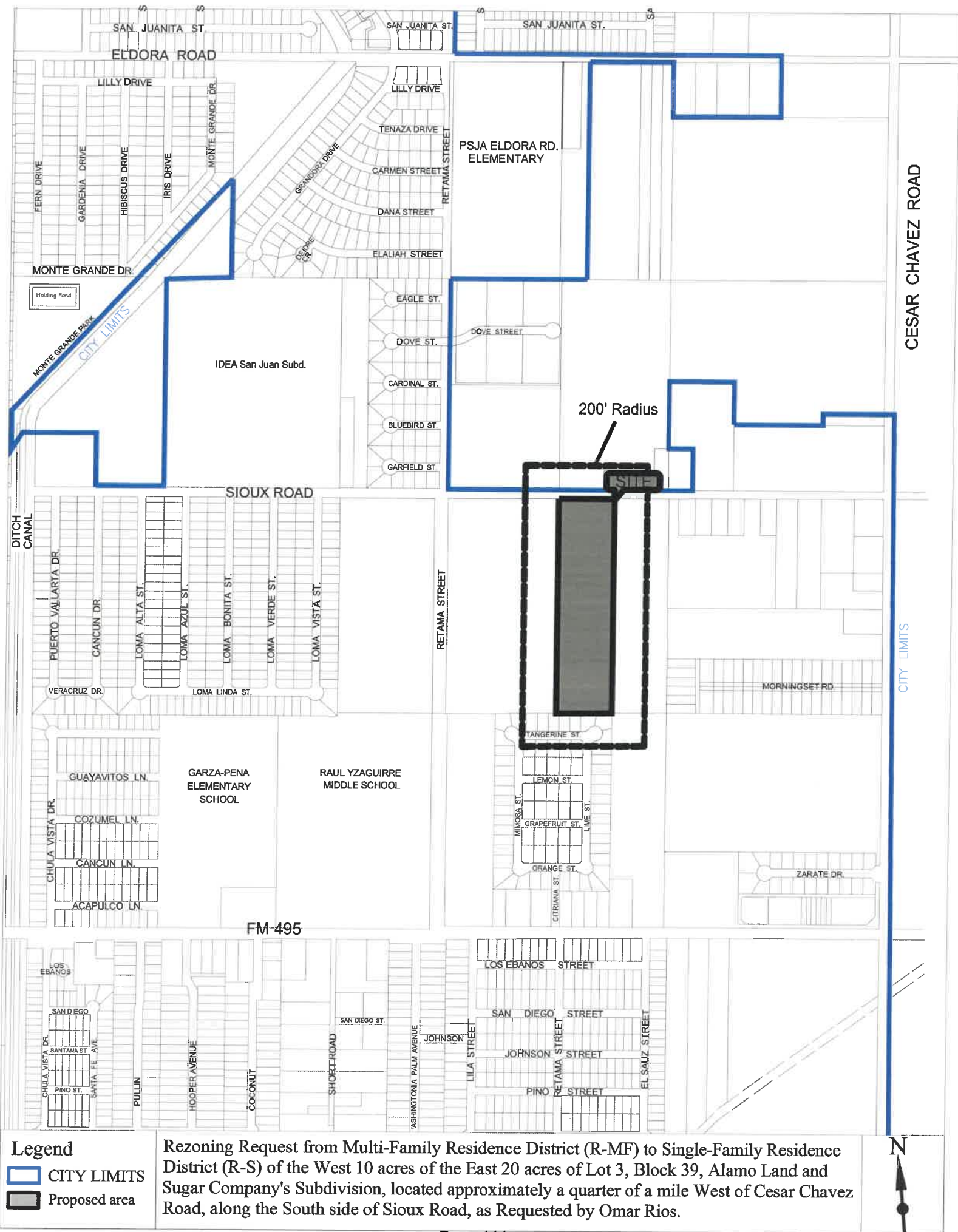
- Location Map
- Aerial Photo
- Zoning Map
- List of neighboring property owners receiving notice
- Photos
- Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/16/2019 Commissioner Alaniz made a motion to approve the rezoning request. Commissioner Alvarado seconded the motion. The motion passed with a (6-0) vote.

Mr. Escobar said that Mr. Rios is trying to rezone his property back into Single-Family Residence District. The property was rezoned from Single-Family to Multi-Family back on July 2017 and now the applicant is getting back to the initial zone in order to build a residential subdivision.

Jose Rodriguez, P.E., said that his client wants to rezone the property back to residential plus an additional adjacent 10 acre tract of land that he recently purchase in order to develop it into a 95 lot residential subdivision.



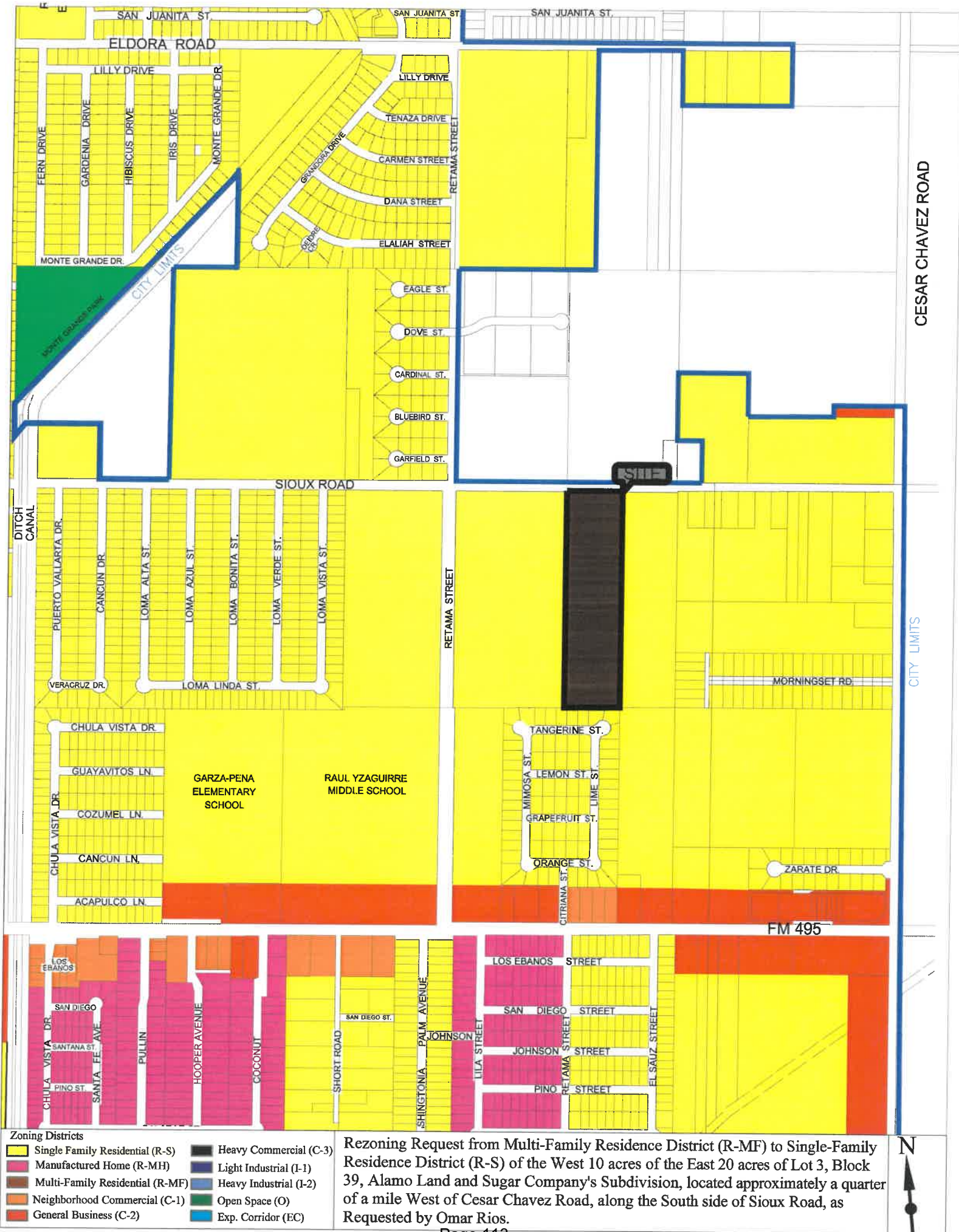


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.





Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.

Rios, Omar
2216 Cedro
San Juan, TX 78589

Guajardo, Jose A. and Antonia
1036 Citriana Drive
San Juan, TX 78589

Gonzalez, Consuelo Aguilar
1026 Citirana Dr.
San Juan, TX 78589

Gutierrez, Armando Jr. and
Arnoldo
800 E. Sioux Rd.
San Juan, TX 78589

Gomez, Elizabeth
1035 Citriana Drive
San Juan, TX 78589

Guajardo, Ramon and Elizabeth
Gutierrez
912 E. Sioux Rd
San Juan, TX 78589

Pena, Eleazar
1907 Tangerine St.
San Juan, TX 78589

Tijerina, Cesar
2214 N. Lincoln Avenue
San Juan, TX 78589

Mendez, Martha
1033 Citriana Dr.
San Juan, TX 78589

Rios, Rogelio and Anabel and Juan
and Erica Lopez
3008 Judith Avenue
McAllen, TX 78503

Garza, Eliseo
1032 Citriana Dr.
San Juan, TX 78589

Hernandez, Jesus M. and Danielle
R. Weidenannt
822 Tangerine St.
San Juan, TX 78589

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Cristo La Roca Inc.
P.O. Box 298
San Juan, TX 78589

De la Rosa, Antonio and Elodia
1437 Moonlight Avenue
Alamo, TX 78516

Guajardo, Martin I.
825 Tangerine St.
San Juan, TX 78589

Ovwigbo, Godfrey
826 Tangerine St.
San Juan, TX 78589

Quintero, Victor
827 Tangerine St.
San Juan, TX 78589

South Texas Developers Inc.
c/o Adan Ramirez
1038 Citriana Dr.
San Juan, TX 78589

Montalvo, Erasmo and Mariela
909 Tangerine St.
San Juan, TX 78589

Duran, Arcenia D. and Jaime B.
3929 Incourt Ln.
College Station, TX 77845

Davila, Luz Lauro
831 Tangerine St.
San Juan, TX 78589

Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Omar Rios.



Proposed Site



Aerial Picture

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 MULTI-FAMILY RESIDENCE DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) FOR A PROPERTY LEGALLY DESCRIBED AS THE WEST 10.00 ACRE TRACT OF LAND OF THE EAST 20 ACRES OF LOT 3, BLOCK 39, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, LOCATED APPROXIMATELY A QUARTER OF A MILE WEST OF CESAR CHAVEZ ROAD, ALONG THE SOUTH SIDE OF SIOUX 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 residence district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as of the West 10 acres of the East 20 acres of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the South side of Sioux 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 11th day of June, 2019.

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

CITY OF SAN JUAN

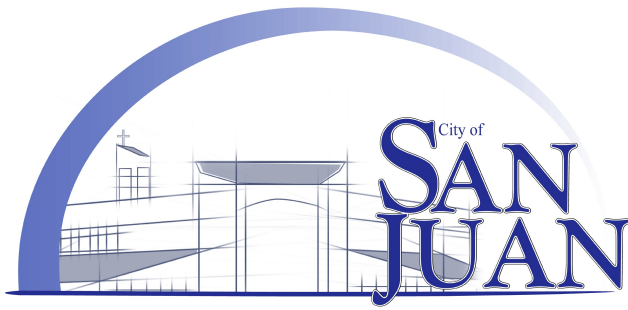
MARIO GARZA
MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY



Park's Advisory Board Attendance Form

2018 - 2019

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
											26	*
Mark Alaniz											P/NQ	*
Stephanie Alvarez											A/NQ	*
Rick Martinez											P/NQ	*
Claudia Alvarado											A/NQ	*
Erica Lopez											A/NQ	*
Robert Williamson											P/NQ	*
Laura Martinez											A/NQ	*

2019	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	2	6	25	*	21							
Mark Alaniz	*	A	P	*	P							
Stephanie Alvarez	*	P	P	*	A							
Rick Martinez	*	A	P	*	P							
Claudia Alvarado	*	P	P	*	P							
Erica Lopez	*	P	A	*	P							
Robert Williamson	*	P	A	*	A							
Ralph Quintanilla	*	P	P	*	A							

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:



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

June 3, 2019

This is a summary of minutes from the May 21, 2019 San Juan Parks and Recreation Advisory Board meeting. Meeting was called to order at 6:12pm, followed by the pledge of allegiance and roll call. I advised the board that there would be some reappointments coming up soon.

We then moved on to the first item on the agenda which was discussed with the board. The subject in question was a concern with a coach that was not playing her players fairly. Discussion continued and I informed the board that we as a department had talked to the coach and to some of the parents and had resolved the issue for the time being, but we are looking at several measures to improve the program with the issue of fair play in mind.

Next item was upcoming #5 calendar of events, this item along with items 6 and 7, 4th of July, and Baseball/ Softball tournaments were combined. I informed the board that we have several All-Star Tournaments, and our annual 4th of July event happening on July 3, 2019. Board discussed several options to have some small fundraisers to raise money to help offset some cost for summer expenditures.

The following item Background Checks was discussed. On this issue I informed the board that I had checked with several cities to see how they did their background check process and that each city had a different system. After speaking to HR director we had concluded that we were going to stick to the system in place, however we were implementing measures to make the process more efficient. The board was satisfied with the decision and we moved on.

The final item was our annual Halloween Festival. A discussion took place to get the board to commit to volunteering their time so that they could have a booth at the festival so that they could take advantage of the event and raise some funds that night for the Parks and Recreation Department. As part of the discussion the Parks Board went on to talk about having one big fundraiser this summer for Parks and Recreation.

The following meeting was set for June 4th and the meeting adjourned.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Consideration and Appropriate Action, if any, under Section 174.102, Texas Local Government Code to Recognize an Association selected by a Majority of the Police Officers of the Police Department of the City of San Juan as the Exclusive Bargaining Agent for the Police Officers of that Department and Related Matters.

STAFF COMMENTS AND RECOMMENDATIONS:

On May 14, 2019, a letter from San Juan Police Officers Association was received in regards to becoming and be recognized as the exclusive bargaining agent for the San Juan Police Department. As required by Chapter 174.102, Texas Local Government Code.

RECOMMENDATION:

Approve as presented.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager



San Juan Police Officers Association

P.O. Box 1743 Edinburg, Texas 78540

received
5-14-19(N)

RECEIVED

MAY 14 2019

City Manager's Office

Mr. Benjamin Arjona

Cc: Mayor Mario Garza, Mayor Pro-Tem & City Commissioners

Re: New Majority Union / Collective Bargaining

Mr. Arjona,

We, the board of the San Juan Police Officers Association along with San Juan Police Officers are submitting this letter and signatures for your review in regard to becoming the new collective bargaining agent for the San Juan Police Department's contract on both economic and non-economic issues from this point forward. The signatures represent over half of the officers in the San Juan Police Department, who have withdrawn recognition from the current bargaining agent, and are requesting that recognition be given to the San Juan Police Officers Association. At this time, we humbly request that any dealings or meetings between the City and the current bargaining agent be discontinued, and that the City of San Juan recognize the San Juan Police Officers Association as the exclusive bargaining agent for all police officers as required by Chapter 174.102 of the Texas Local Government Code.

We believe that given an honest opportunity, the City will see that our intentions are good and that together we can build a long lasting relationship that will benefit the City and its citizens. We understand any apprehension in dealing with a new union but the consensus among the majority of San Juan Police Officers Association is and has been that now is the time for change that will place the San Juan Police Department and its officers on the level they need to be.

We acknowledge and thank you for the dedication that you have shown San Juan and its citizens. We are proud to be working for a great City and we humbly thank you for your time in this matter. We look forward to working with each of you in the future in negotiating a contract that will allow us not only to compete with neighboring Police Departments but to also retain officers instead of losing them to better paying agencies. We are committed to you and the City of San Juan.

Respectfully,

President Michael Martinez
San Juan Police Officers Association

Cc: Vice President Leandro Sifuentes
Treasurer Ricardo Martinez
Secretary Elias Lopez
Trustee Adam Chavera



San Juan Police Officer's Association

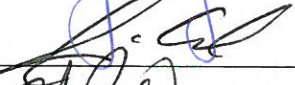
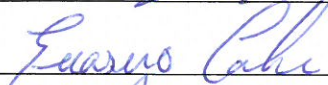
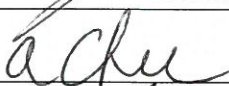
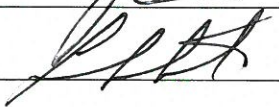
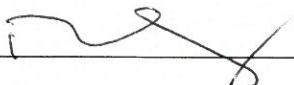
P.O. Box 1743 Edinburg, Texas 78540

We the undersigned police officers of the City of San Juan, Texas, are hereby withdrawing our recognition of the San Juan Professional Law Enforcement Officers Association (CLEAT local) as the exclusive bargaining agent for the police officers of the San Juan Police Department. We are requesting that the City of San Juan recognize the San Juan Police Officer's Association (TMPA local) as the exclusive bargaining agent for police officers of the San Juan Police Department for the purposes of collective bargaining negotiation.

NAME (PRINTED)	BADGE OR EMPLOYEE #	SIGNATURE	DATE
Michael S. Martinez	1331		5/6/2019
CESAR JAIME	1722		5/6/19
Yessenia Hernandez	1730		5/6/19
Jose Morales	1327		5-6-2019
Mario Hernandez	1474		5-7-2019
Carlos Ramos	1486		5-7-19
Jose Omar Padilla	1064		5-7-19
Jose Roldan	411		5-7-19
Martin Reynoso	1838		5-7-19
Albino Rodriguez	1056		5-7-19
Jorge Maya	1461		5-7-19
Belinda Ramos	1350		05/07/19
Rodolfo Luna	1069		5-7-19
Leandro Sifuentes	1671		5-7-19
Rolando R. Rodriguez	1809		5-7-19
Ricardo D. Martinez	1736 (employee #)		5/7/19
Elihu Lopez	1587		5/7/19

[Date]

1

NAME (PRINTED)	BADGE OR EMPLOYEE #	SIGNATURE	DATE
Alexis Adame	1751		5/7/19
Jonathan Aguilar	1794		5/9/19
JONATHAN MONROY	1495		5/8/19
Hosiero Alafia	1020		5/8/19
Carlos Sanchez	1827		5/9/19
Jose A. Riojos	1253		5-9-19
Michael R. Quirós	1482		5-9-2019
Aaron F. Rojas	1839		5-9-19
Erasmus Cardenas	1840		5-9-19
Brandah Solis	1792		5-9-19
 Jose A. Flores	1116		5-10-19
Adam Chavera	1408		5-10-19
Juan De La Garza	1804		5-10-19
Carlos Mireles	1091		5-10-19
Rolando Garcia	1037		5/10/19
Ralph Gonzalez	1059		5/13/19

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Consider Ratifying Approval of a Budget Adjustment in the Sanitation Department in the Amount of \$15,000 from Machinery & Equipment - Other Equipment to Tires and Tubes Line Item.

STAFF COMMENTS AND RECOMMENDATIONS:

The actual budget for the Tires and Tubes Line Item for fiscal year 2018-2019 is \$30,000. Additional funds are needed to be added for the purchase of Tires in the sanitation department.

RECOMMENDATION:

Consider Approval as presented.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

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

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

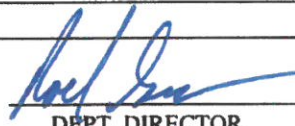
Fund Name: Solid Waste
Dept. Name: Sanitation

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

EXPENDITURES						
22-700.6200	Tires & Tubes	30,000	30,000	15,000.00	-	45,000.00
22-700.7957	Mach & Equip - Other Equipment	140,750	104,782	-	15,000	89,782.00
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTALS EXPEDITURES		170,750	134,782	15,000	15,000	134,782

JUSTIFICATION Budget adjustment is needed to be able to purchase new tires for sanitation trucks

Roel Garza 05/16/2019
REQUESTED BY DATE
Department Director (Print)

 5/16/2019
DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

 5/16/19
REVIEWED BY DATE
(Finance Department)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Consider Selecting an Engineering Firm and Authorize the City Manager to Enter into a Contract Agreement for Engineering Services for the Design, Specifications and Construction of Additional Parking RFQ Bid# 19-04-05-01 at the San Juan Police Department.

STAFF COMMENTS AND RECOMMENDATIONS:

On May 13, 2019, Staff received four responses to RFQ Bid # 19-04-05-01 for Engineering Services for the Design, Specifications and Construction of Additional Parking at the San Juan Police Department from the following firms:

1. Guzman & Munoz Engineering & Surveying, Inc.
2. Great Lakes Engineering, LLC
3. Perez Consulting Engineers
4. R. Gutierrez Engineering Corporation

RECOMMENDATION:

Selection of an Engineering Firm and Authorize the City Manager to Enter into a Contract Agreement for Engineering Services under Bid # 19-04-05-01.

PREPARED BY:

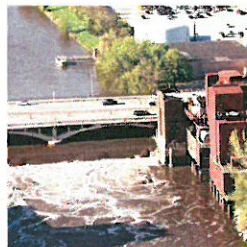
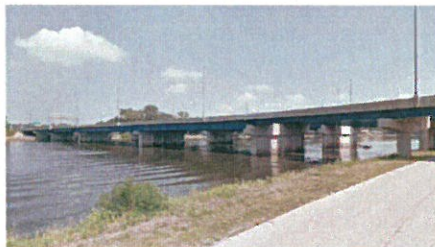
Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

City of San Juan Engineering Services for a Police Parking Lot RFQ# 19-04-05-01

21 Pages



FIRM QUALIFICATIONS AND SELECTED PROJECTS

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LETTERS



GREAT LAKES ENGINEERING LLC

4552 JD Mouser Pkwy
Alvarado, TX 76009
P.817.760.0142

4705 15th Street A
Moline, IL 61265
P.309.524.5710

May 8, 2019

Rene J. Jaime
City of San Juan
709 S. Nebraska
San Juan, TX 78589

Reference: RFQ #19-04-05-01 Engineering Services for a Police Parking Lot

Dear Mr. Jaime:

Great Lakes Engineering, LLC (GLE) is pleased to present our Statement of Qualifications (SOQ) prepared in response to the City of San Juan's Request for Qualifications (RFQ) 19-04-05-01 Engineering Services for a Police Parking Lot. **Great Lakes Engineering is a Service-Disabled Veteran Owned Small Business** newly emerging consulting design firm with office locations in Alvarado, TX and Moline, IL. Our Alvarado office will be the managing office with assistance from design staff in the Moline office. We believe our firm can provide the City of San Juan with the highest level of quality, value, and responsiveness for your required professional services.

GLE has developed this SOQ based on the instructions from the RFQ. Our team, led by **Project Manager, Alan Derner, P.E.**, whose **38 years of project management and design experience** qualify him to assist with issues during design or construction. Supporting Alan will be **Municipal Client Manager, Brian Muzingo Ewalt, P.E.**, who has 15 years in **design and construction administration**, and **Seth Rowney**, who has more than 20 years of experience in **cost estimating, value engineering, budget control, and construction project administration**. Alan has authority to sign contracts on behalf of GLE. **GLE is requesting your consideration on our services for Engineering Services for a Police Parking Lot.**

GLE's statement of qualifications for Bid 19-04-05-01 remains effective for 90 days after the bid opening.

GLE is honored to have this opportunity to present our SOQ to the City of San Juan. We believe that our team can help you achieve your commitment to improve the quality of life for your residents and businesses.

We believe this because GLE's mission is to make our clients' goals our own, and we demonstrate this statement of purpose time and again with our existing clients. As President of Great Lakes Engineering, I can certify that our team will have the resources in personnel and equipment and required time available for your important projects.

Sincerely,

Don Peterson
President



FIRM INFORMATION



Firm Information

Great Lakes Engineering, LLC

4552 JD Mouser Pkwy
Alvarado, TX 76009
(817) 760-0142 phone
(817) 539-9822 fax

4705 15th Street A
Moline, IL 61265
(309) 524-5710 phone
(309) 764-3688 fax

Great Lakes Engineering, LLC is a limited liability company with twelve (12) employees.

Great Lakes Engineering, LLC began October 2018.

Firm Principles:

Roger Peterson, CEO
Donald Peterson, President
Alan Derner, Vice President

Main Contact:

Alan Derner, Vice President, Project Manager
4552 JD Mouser Pkwy
Alvarado, TX 76009
(682) 777-8707 direct
aderner@gleng.net

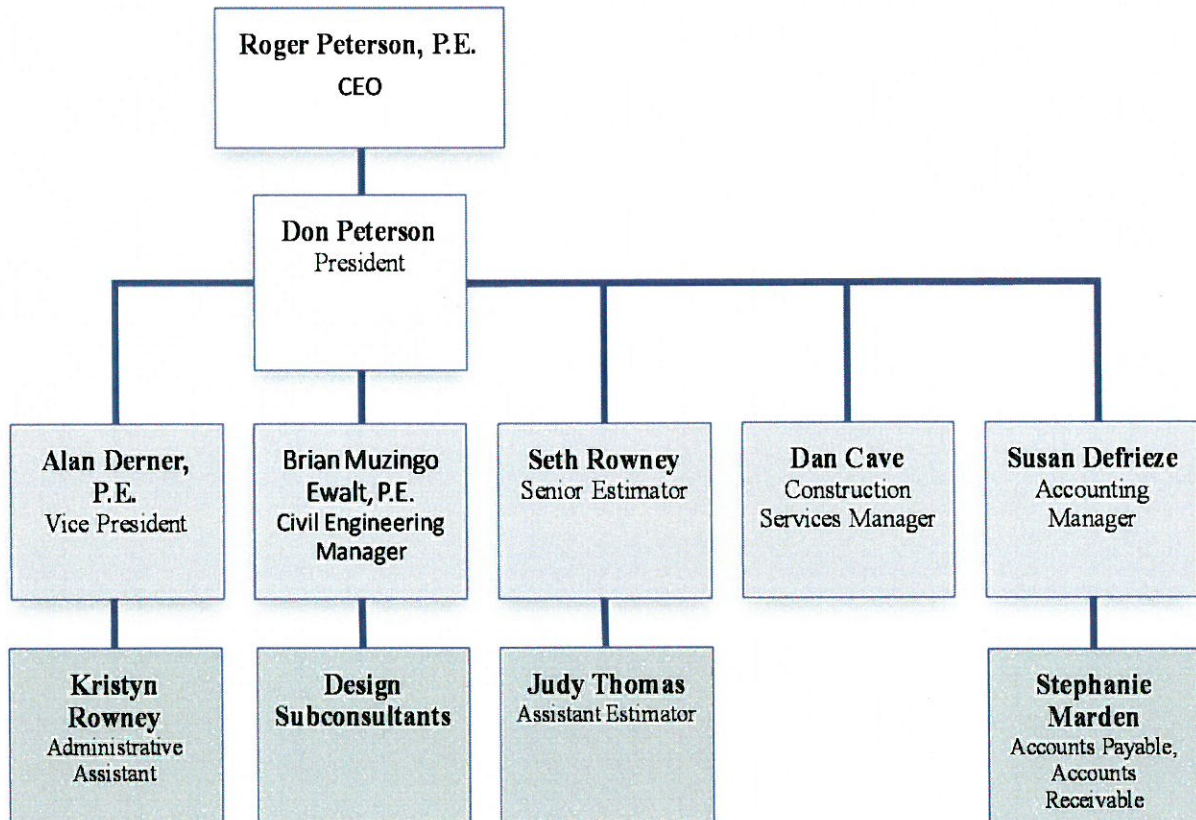
Organizational description:

Please see the organizational chart

Firm's philosophy:

To make our client's goals our goals.

Great Lakes Engineering Organization Chart





GENERAL FIRM HISTORY/QUALIFICATIONS



Great Lakes Engineering Profile

Great Lakes Engineering (GLE) is a Multi-disciplined Civil Engineering Firm that provides services to a wide range of clients across the United States. We can provide a full turn-key project approach or we can supplement your organizations staff throughout the project life-cycle. Conducting our business in the spirit of problem-solving and teamwork is the cornerstone of Great Lakes Engineering's culture. With more than 40 years experience GLE Professionals bring extensive knowledge in power & energy, rail, civil, structural, transportation, and drainage design, as well as resident engineering, design-build construction, and CM services. GLE's Professionals have an extensive portfolio of design and construction experience, DOT's, and Public Projects as outlined in the Projects section.

Our firm's management has been awarded numerous awards for providing Exceptional Consulting Engineering Services, which is a direct result of our successful delivery of projects. We attribute much of this success to our key staff, many of whom are former employees of power operating authorities, governmental agencies, class I railroads, DOTs, and are experienced in recognizing operations and constructability issues from a client's perspective.

GLE's Professionals, having provided services to Federal, Municipal, and State Agencies, Railroads, DOTs, Industrial, and Primary Energy Producers in North America, including Nuclear Power, Natural Gas, Wind Energy, Solar Energy, Biomass Waste, and Biofuels, make us a valuable team member to any project

ALAN DERNER, P.E., Executive Vice President
38 Years of Program/Project Management

Executive Vice President – Great Lakes Engineering

Al came to Great Lakes Engineering in 2018 to operate and expand our Railroad Engineering Operations. His experience in the design, management, and construction of complex projects is unequaled, and his leadership a valuable asset to our team.

PAST PROJECTS:

TXU Utilities Linear Transportation Project, East and West TX (2007) Program Director. Mr. Derner served as the program director to design three rail build out projects with potential construction of new rail lines from the Client's power plants to a new Class 1 carrier. Each project was over 30 miles in length. The locations were east Texas near Sweetwater and west Texas near Waco. Designs included track, civil, roadways (TxDOT and county roads), bridges for the rail and highways, environmental assessments, surveys (aerial and ground surveys), and right of way (ROW) acquisition. These projects were canceled at the 30% stage of design. Project team consisted of 75 design engineers.

State Highway 7 Grade Separation, Center, TX (1996) Project Manager. Mr. Derner managed the preparation of engineering designs for rail and highway elements. The railroad design included a line relocation of one mile of main line track, a new railroad bridge and an industry track re-configuration to accommodate the new railway bridge. The highway design included new designs for both the horizontal and vertical geometrics for lowering the existing highway underneath the railroad to provide better vertical clearance and widening the highway from two to four lanes, with improvements to the underground drainage system.

UPRR Davidson Yard Improvements, Fort Worth TX (2007-2009) Program Manager. Mr. Derner managed the design program for improvements at the UPRR Davidson yard. The project was initiated because of the proposed construction of highway improvements for the North Texas Tollway Association (NTTA). The design program included both mainline and yard track designs for increasing the capacity of mainline throughput and yard storage. Additional tasks included designs for yard civil and drainage; bridges for seven impacted rail-over-road or waterways; drainage structures; retaining walls; access roads into and out of the yard; underground utilities; environmental permitting for the Trinity River, local agency permitting, and pavement and traffic for adjacent roadways; design Coordination was provided between the UP and NTTA design teams for common points along the project; design review approvals of NTTA designs; right-of-way exhibits for the UPRR, TxDOT, and City of Fort Worth; the project; design review approvals of NTTA designs; right-of-way exhibits for the UPRR, TxDOT, and City of Fort Worth; underground utility encasements for existing drain and storm water pipes; construction phasing; and construction cost estimating. Key elements in the project were design schedules, design team coordination, and agency coordination and permitting approvals.



BRIAN MUZINGO EWALT, P.E.
Civil Engineer

15 Years of Civil Design and Construction Inspection Experience
Civil Engineer – Great Lakes Engineering

IMEG Corporation/McClure Engineering Associates, Rock Island, Illinois January 2017 to 2018
Civil Project Engineer

1st Lutheran Church – Moline, IL

Parking lot design with landscaping, detention basin, construction management and unforeseen underground debris

Champion Hotels – Moline, IL

9-acre site development with 5 commercial lots and a detention basin and landscaping. Storm and sanitary sewer design and water service to each lot. Access ring road with connection to each lot and a City/DOT roadway tie-in. Multiple agency permitting and sidewalk design.

The Bend Pedestrian Path – East Moline, IL

300 lineal foot pedestrian path connector for new development to an existing USACoE Levee with pedestrian path

Donan, Davenport, Iowa 2012 to 2013
Forensic Engineer

Inspection and reporting of various weather-related insurance claims.

XCEL Consultants, Inc., Rock Island, Illinois 2010 to 2017
Managing Engineer

The Quad Doctor – Rock Island, IL

Site design for a new all-terrain vehicle dealership using interlocking pavers for parking and driveways as a means of water quality. Detention basin design with consideration of atv testing/demonstration integral. ILDOT access point permitting

John Deere Community Credit Union – Moline, IL

Site design for a building expansion with parking lot and detention basin. ILDOT permitting for detention basin and discharge structure.

Telecommunication Tower Sites – various locations throughout the Midwest

Site design for telecommunication tower sites. Site grading and roadway design.

North Dakota Department of Transportation, Bismarck, North Dakota 2003 to 2006
Transportation Engineer II

Main Avenue Bridge Reconstruction – Fargo, ND

Major reconstruction of Interstate overpass and Interstate mainline. Construction Lead bridge inspector for H-pile, PVC sheet piling and modular segmental retaining wall.

North Dakota Highway 18 – Lidgerwood, ND

Project manager for grade raise through a wetland. Construction inspection, testing and survey. Processed change orders, RFI's and pay estimates.



SETH ROWNEY

Senior Cost Estimator

20 Years of Civil, Railroad, & Transportation Estimating and Construction Management

Senior Cost Estimator – Great Lakes Engineering

Seth Rowney is a Senior Cost Estimator that has successfully provided well over a billion dollars in Estimating, Value Engineering, Budget Control, and Construction Management Services to clients across the United States. His proven experience in the Estimating, Cost Control, and Construction Management for Civil, Railroad, Utility, and Transportation related Projects has given him the diversification to handle any of your project estimating & budgeting needs. His leadership helps provides direction to any project.

PREVIOUS WORK EXPERIENCE

Senior Estimator

STRUCTURAL ASSURANCE, LLC – Alvarado, TX – 2014 to 2018

Managed the Estimating Department that bid over 500 projects totaling approximately 1.2 billion in value, consisting of: Railroad-595 million, Transportation-300 million, Civil-290 million, and Federal 15 million. Full Estimating Responsibility including, contract plans-specifications management, estimate setup, quantity take offs, estimate setup, estimating, project cost analysis, value engineering, budgetary estimates, construction estimates, design-build estimates, final proposal preparations, subcontract negotiations, contract administration, budget preparation, scheduling, buyout, preplanning, owner relations, and subcontractor relations.

Senior Estimator / Project Manager

S.J. Louis Construction of Texas, Ltd. – Mansfield, TX – 2010 to 2014

Senior Estimator & Project Manager responsible for approximately 300 million in Heavy Civil and Transportation Projects. Full Estimating Responsibility including, Contract plans-specifications-proposals, estimate setup, quantity take offs, estimate setup, estimating, project cost analysis, value engineering, budgetary estimates, construction estimates, design-build estimates, final proposal preparations, subcontract negotiations, contract administration, budget preparation, scheduling, buyout, man power coordination, preplanning, equipment, owner relations, subcontractor relations, problem solving, and construction management.

Estimator / Project Manager

Nelson Lewis, Inc. – Marble Falls, TX – 2009 to 2010

Estimator & Project Manager responsible for approximately 10 million in Heavy Civil and Transportation Projects. Full Estimating and Project Management responsibility including: bid preparation, project budgeting, subcontractor negotiations, Contract Administration, Inspection, Layout, materials, quality control, traffic safety, Labor Relations, day-to-day Crew Coordination & Supervision, scheduling, and safety.

FINANCIAL AND LEGAL STATUS



Financial and Legal Information

Great Lakes Engineering and its staff have no actions from the regulatory agency.
Great Lakes Engineering and its staff have no litigation pending or in their past.
Please see the insurance certificate for the insurance coverages that Great Lakes Engineering carries.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: KC Collins	
Mylo, LLC		PHONE (A/C, No, Ext): 913-444-9457	FAX (A/C, No):
8880 Ward Parkway		E-MAIL ADDRESS: kc.collins@choosemylo.com	
Ste 200			
Kansas City MO 64114			
INSURED		INSURER(S) AFFORDING COVERAGE	
Great Lakes Engineering, LLC		INSURER A: Chubb Insurance	
4705 15th St. A		INSURER B: Hiscox Small Business	
		INSURER C:	
		INSURER D:	
		INSURER E:	
Moline IL 61265		INSURER F:	
		NAIC #	
		541330	
		541330	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR VWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X	X	d9472319a	02/11/2019	02/11/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	X	X	d9472319a	02/11/2019	02/11/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE DED RETENTIONS						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	000071775107			☐ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Professional Liability	X	X	UDC-4067016-EO-19	02/11/2019	02/11/2020	Each occurrence \$1,000,000 Aggregate \$1,000,000 Deductible \$500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

KC Collins



GREAT LAKES
—ENGINEERING—

EXPERIENCE AND REFERENCES

Municipality Experience

Alan Derner, P.E. – GLE Project Manager

Mr. Derner has managed the preparation of engineering designs for rail and highway elements while meeting local government agency design standards and procedures. The railroad designs have included line relocation, a new railroad bridge and an industry track re-configuration to accommodate new railway bridge. The highway design included new designs for both the horizontal and vertical geometrics for lowering the existing highway underneath the railroad to provide better vertical clearance and widening the highway from two to four lanes, with improvements to the underground drainage system. Additional road improvements were required at ancillary roads for new grade crossings associated with the mainline relocation.

Brian Muzingo Ewalt, P.E. – GLE Project Engineer

Mr. Muzingo Ewalt does not have Texas DOT experience; however, he has worked on several DOT construction projects in the Great Plains region of the US as part of a construction administration team during the summer months and in design development during the winter. Brian managed a grade raise project through a protected waterway. Brian has designed several local road projects in conjunction with proposed subdivision developments and county highway projects. Brian worked on Farm to Market roadway reconstruction in 2017 and 2018, which had DOT funding and followed DOT design standards. Brian has worked on several projects requiring the implementation of ADA accessibility standards.

References

Great Lakes Engineering was established in November of 2018. We do not have a portfolio of projects as of this time. We have identified our project references from work completed (or being completed) by Structural Assurance, our construction affiliate.

Company Name: City of Cedar Hill
 Contact Name: William Ford
 Address: 285 Uptown Blvd
Cedar Hill, TX 75104
 Phone: 972-291-5130
 Email: william.ford@cedarhilltx.com
 Effective Dates: October 2017 - Present
 Description of Services: Provide value engineering, management, construction cost estimating, and
constructability review for Phase 2 of the 1382 Hike and Bike Trail.

Company Name: City of Lucas
 Contact Name: Stanton Forrester, P.E.
 Address: 665 Country Club Rd
Lucas, TX 75002
 Phone: 972-912-1208
 Email: stanton@lucastexas.us
 Effective Dates: August 2016 - December 2017
 Description of Services: Construction coordination and assistance with bridge replacement on Blondy Jhune Road
for the City of Lucas. Plan revisions, utility investigations and coordination with the contractor.

Company Name: Dallas County/DART/TRE
 Contact Name: Tushar Solanki
 Address: 411 Elm Street
Dallas, TX 75202
 Phone: 214-653-7151
 Email: tushar.solanki@dallascounty.org
 Effective Dates: November 2017 - Present
 Description of Services: Provide value engineering, management, construction cost estimating, design for
retaining walls, design for shoring, and constructability review for the Medical District Drive Expansion.

MANAGEMENT AND ORGANIZATIONAL APPROACH

Project Approach

Project Understanding

Great Lakes Engineering understands the project to be an expansion of the east parking lot by 20 spaces and the necessary drive lane and turnaround along with all appurtenances including but not limited to lighting, drainage, and landscaping.

Project Approach

Our team will be organized as shown in our “Team Organization Chart” in Divider 6 of our submittal.

It is also our intent to use approved DBE firms for the required sub consultant work for this project. We will solicit using the City’s preferred web site and also reach out and directly contact multiple firms in the local area to ask for their response.

Our project approach will be developed in 4 connected sections, a **Preliminary Design Phase**, a **Check Plan Phase**, a **Final Design Phase** and a **Bidding Phase**. Each phase will have specific design or work elements that will be outlined a **Project Work Plan** that will be submitted to the City for review and approval before starting the project. The plan will have the proposed design schedule with delivery milestones identified, what proposed design elements will be required, and what permits will be required. The plan will also outline the design elements and any critical path items that may hinder the schedule. The initial schedule will be developed and presented to the City for review, during the review we will collect City comments and expectation dates. Alan will revise the schedule for resubmittal and approval to the City. We would propose having a weekly design meeting to review the design progress and to also identify any issues that develop. The schedule will also be reviewed during the weekly meeting and updated to reflect real time completions. An agenda will be developed and presented to the City prior to each meeting for review and to be sure that we can add any discussion items the City wants to discuss.

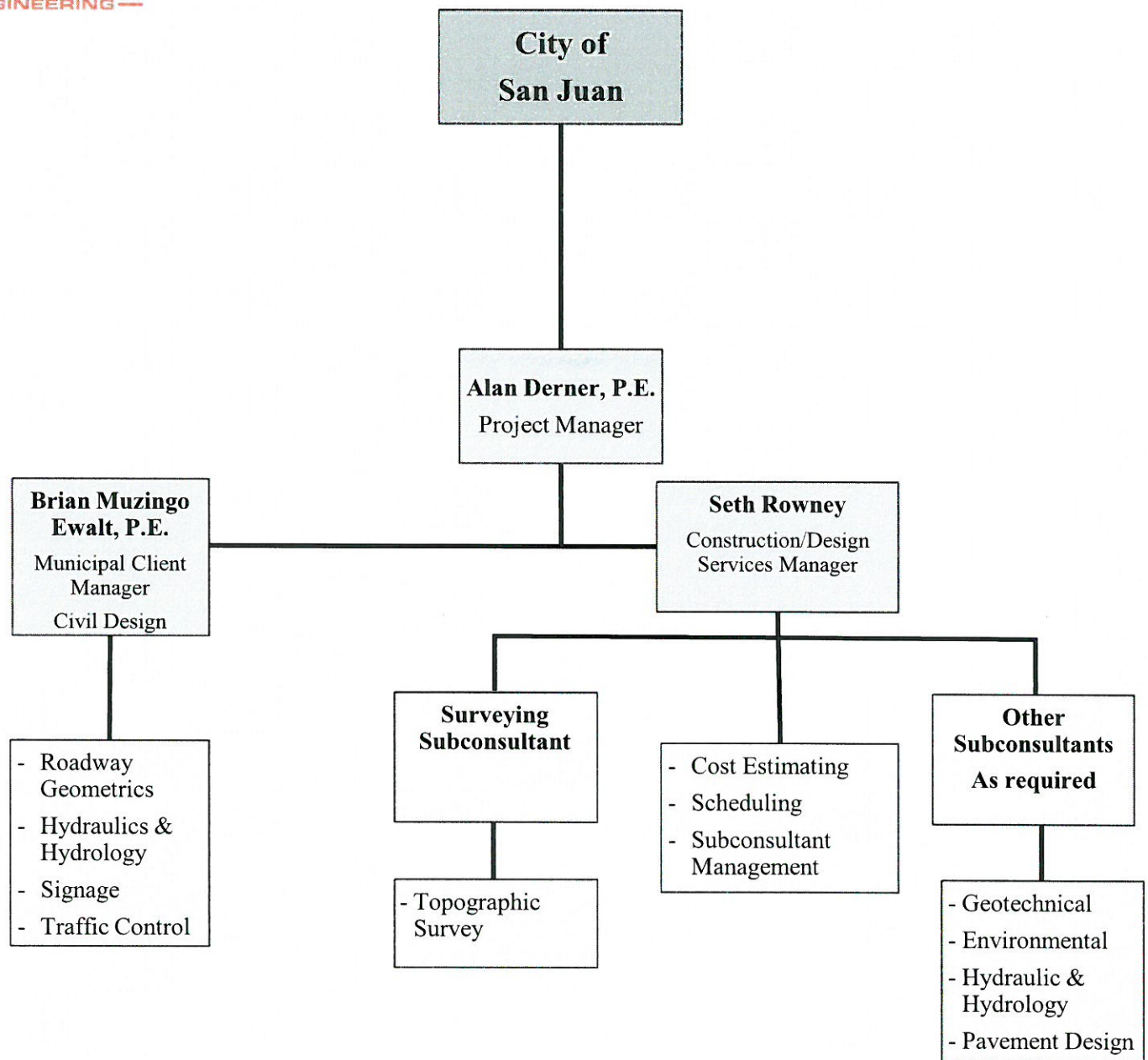
Alan will be responsible for the project schedule and cost control; Alan will have identified in the project work plan each work element as it relates to the design schedule and have a separate cost for the design element. As the element is completed, he will revise the work plan to note the completion, cost spent to date and remaining budget. This will be submitted to the City as a project record.

We anticipate having several sub consultants on our team which is why we have identified a person in our organizational chart for managing that effort. We have found this to be successful and it improves communication between the entire team. We also use a quality control person on all our work. This person is not associated with the project and reports directly to the principal in charge. This quality review often offers value engineering to the work which can indirectly lead to budget saving design for the project.

As the project Manager Alan will be the City’s primary contact and will be in direct communication with the City’s Manager. Alan will provide both his office and direct cell number to the City Manager.

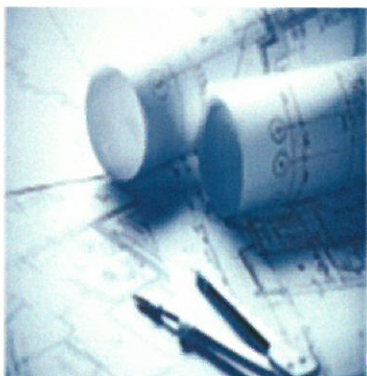
As part of our work assignment, Great Lakes Engineering will consult with the planning and zoning department to determine the requisite sections of the City of San Juan’s Unified Development Code are required and adaptations to chapters 5 and 6 for the design process as the facility is special use/municipal. Chapter 5 will be followed for the landscaping requirements for the zoning classification of the property. Chapter 6 will be followed for the design of the off-street parking expansion. The existing site will be inspected for compliance with current codes. Deficiencies in the existing facility in regard to the current zoning ordinances will be brought to the attention of the City for direction on remediation. Remediation of the existing and additional needs as a result of the expansion will be incorporated as appropriate. Jurisdictional approvals will be sought from city staff in the planning and zoning department, engineering department, chief of police, fire department chief, and city council at three separate times during the design phase; a review at the following milestones will take place: 30%, 60%, and 95% complete.

Team Organizational Chart





City of San Juan
Amended
Engineering Services
for a
Police Parking Lot



PROFESSIONAL ENGINEERING
SERVICES

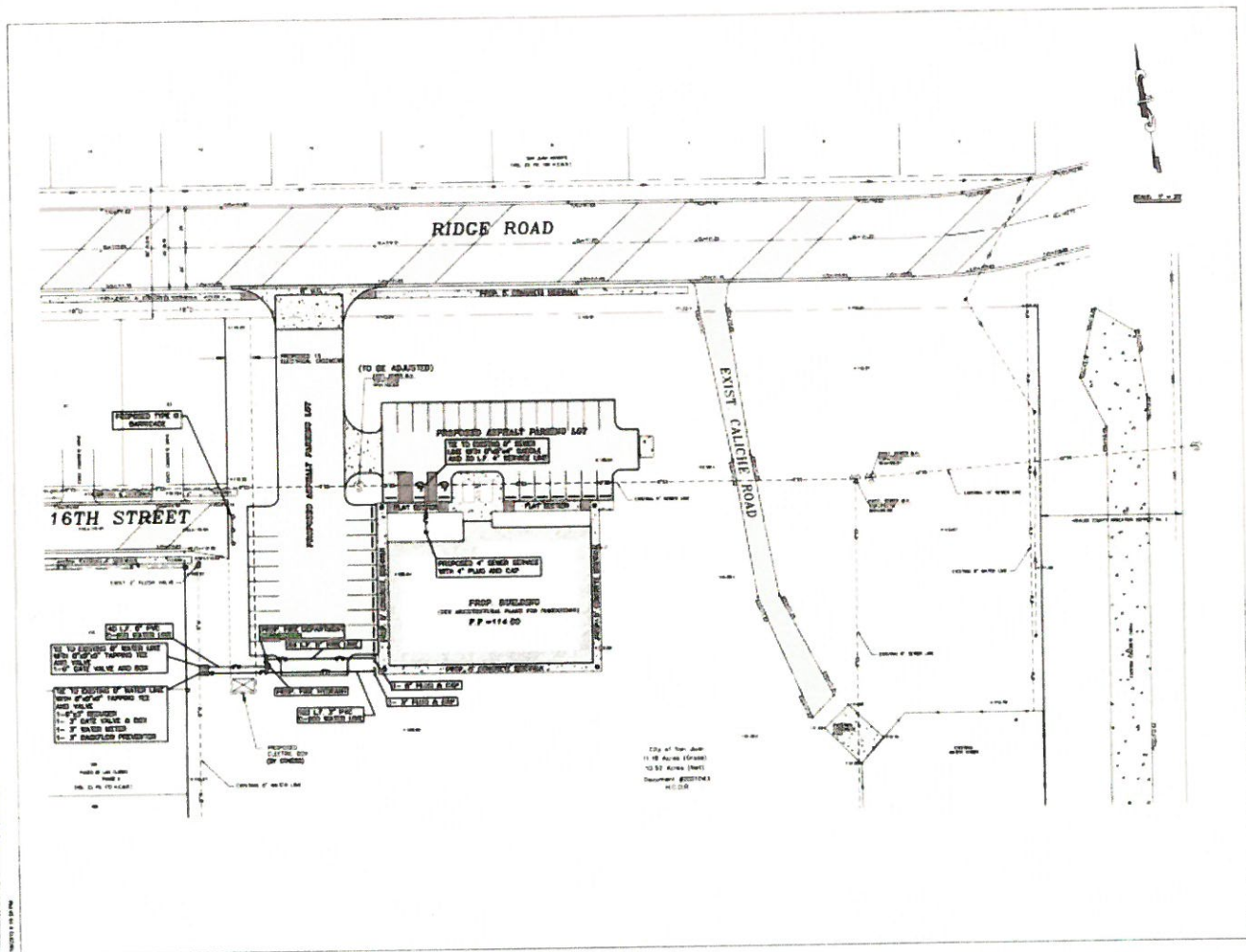


GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.
Texas Registered Engineering Firm F-8017

2020 E. Expressway 83
Mercedes, Texas 78570

Ph: 956-565-4637
Fax: 956-565-4636





PBK

New Public Safety Building
300 E. Ridge Road
San Juan, TX 78589

KEY PLAN

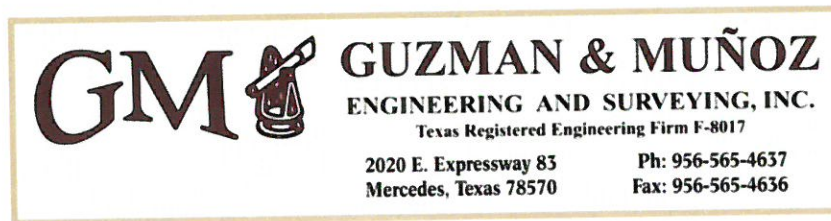
PROPOSED UTILITY LAYOUT

C-400

TAB

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May 13, 2019

Rene J. Jaime,
Purchasing/Risk Manager
City of San Juan
709 S. Nebraska Avenue
San Juan, Texas 78589-2649

Re: Sealed Proposal #19-04-05-01

Guzman & Muñoz Engineering and Surveying, Inc. is pleased to submit the attached proposal for the City of San Juan. GMES is interested in providing engineering services for the design, specifications & construction of a parking lot at the City of San Juan Public Safety Building for the City of San Juan. Enclosed is one (1) original proposal in accordance with the *Request for Statement of Qualification #19-04-05-01* for your consideration.

GMES brings extensive capabilities in project management, engineering, surveying, design, construction engineering, construction services (design/build) and inspection. As detailed in the attached Statement of Qualifications, GMES' staff has extensive knowledge of the various aspects of the engineering, surveying and construction industries as may be required by the City of San Juan for any of their upcoming projects. GMES has extensive experience with both utility and municipal infrastructure improvement projects and we continue to retain excellent working relationships with municipal, governmental, and various utility agencies and their staff across the Rio Grande Valley. Additionally, GMES is very familiar with TDA, TDRA, TCDBG, TXDOT, TWDB, EDAP & SRF, TCHCA, TCEQ, USDA, USEPA, BECC, NAD Bank and USACE guidelines.

As a prime consultant, GMES encompasses the talent and depth of approximately 15 employees inclusive of: registered Professional Engineers, Engineer-in-Training (EIT), Registered Professional Land Surveyor, Survey Manager, Senior Construction Manager, Document Control Specialist, Inspectors, full-time survey crews and various surveying, GIS and drafting technicians, and management and related support personnel with a cumulative licensed experience of over 100 years.

Our depth allows GMES to provide quality services to you and your staff. Furthermore, our state-of-the-art data systems serve to standardize and facilitate data storage, retrieval and communication, resulting in improved performance for our clients.

Our commitment to the citizens and the growth of the Rio Grande Valley empowers GMES to provide quality services to the City of San Juan.

GMES is a firm in the Rio Grande Valley with an office in Mercedes. The official contact name and address for the firm is:

*Jose L. Muñoz, P.E., S.I.T., President – Senior Project Manager
Guzman & Muñoz Engineering and Surveying, Inc.
2020 E. Expressway 83, Mercedes, Texas 78570
(956)565-4637 Office * (956)565-4636 Fax
jmunoz@gmes.biz*

All information contained in this Qualifications Statement submittal is complete and accurate.

GMES does hereby grant permission for the CITY OF SAN JUAN and its representatives to contact existing and previous clients of the Firm and of its Consultant Team Members for the purpose of determining performance.

We are sincerely interested in serving the constituents of the CITY OF SAN JUAN and trust that the information provided herein will serve to support our position as your professional engineering firm. We are confident that combining the experience, depth, and skills of our staff with the progressive leadership of the CITY OF SAN JUAN will result in great success!

Submitted by:

Guzman & Muñoz Engineering and Surveying, Inc.



Jose L. Muñoz, P.E., S.I.T.

President

TAB

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Office Location
Mercedes Corporate Office

2020 E. Expressway 83

Mercedes, Texas 78570

(P) 956-565-4637

(F) 956-565-4636

www.gmes.biz

The team at (GMES) brings extensive capabilities in the area of professional services for all disciplines of consulting, engineering, surveying, design, construction management, inspection and construction (design/build), as well as, project management through the experience of over 46 years in the Rio Grande Valley. GMES' staff experience in research and planning add to the analytical and project scheduling expertise vital to timely and cost effective project completion. GMES is well qualified to perform any type of review and technical guidance required by and for the City of San Juan.

GMES has been providing consulting engineering services in the Rio Grande Valley Region, with widespread projects in Cameron, Hidalgo, Starr, Willacy and Zavala County areas, since 1973. The firm is a well-established corporation located in Mercedes, Texas.

Our firm is comprised of a multi-disciplined team of professionals and well-trained technicians and currently has a staff of approximately 15 employees, which includes registered Professional Engineers, Senior Project Coordinator; Registered Professional Land Surveyor, Survey Manager; Senior Construction Manager; Document Control Specialist, and Inspectors, as well as, full-time survey crews and various surveying, GIS and drafting technicians, and management and related support personnel with a cumulative licensed experience of over 100 years. Respectively, the experience of GMES' staff in consulting, overall engineering management and construction management, knowledge of the funding criteria and project inspection, add to the analytical and project scheduling expertise that is vital to timely and cost-effective project completion.

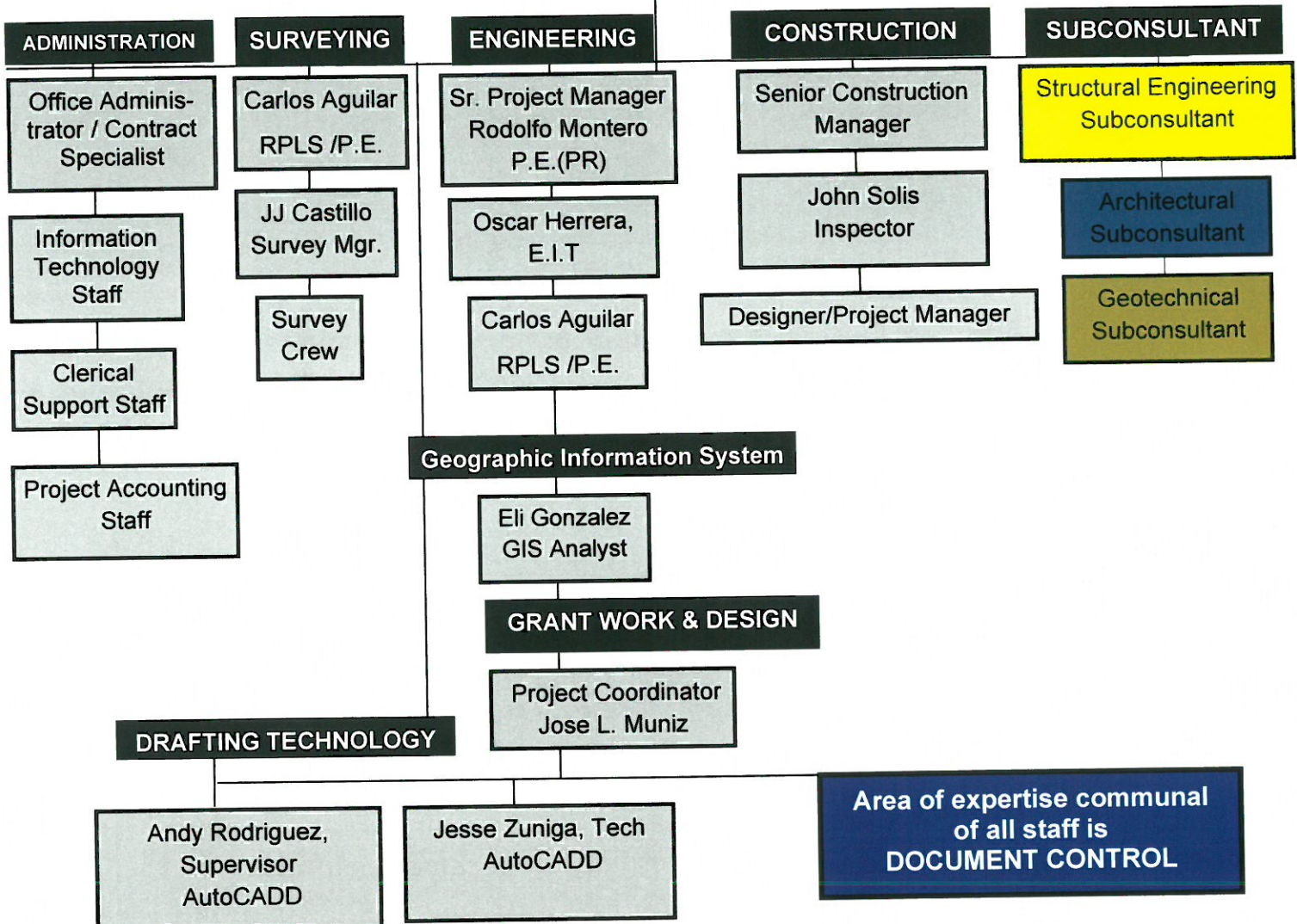
The **Principal-In-Charge and President of the Corporation is Mr. José L. Muñoz, P.E., S.I.T.** Mr. Muñoz will be the contact person and may be reached at [\(956\)565-4637 \(O\)](tel:9565654637) / [\(956\)565-4636 \(F\)](tel:9565654636) . He has over 35 years of experience in consulting, design project management and construction of civil engineering projects. Mr. Munoz is also a Land Surveyor In Training (S.I.T.). He takes a direct hands-on approach to all work GMES is committed to complete.

Mr. Munoz has extensive experience in project management of public infrastructure projects and municipal planning. He has successfully managed engineering projects funded by the Texas Water Development Board (TWDB) and other state and federal agencies including street and drainage, water and wastewater treatment plant planning and design for projects. Mr. Munoz has designed or is in the process of developing planning documents, such as, Environmental Documents, Preliminary Engineering Reports, Funding Agency Applications & Plans, Specifications & Cost Estimates (PS&E) for several projects throughout the Rio Grande Valley.

Organizational Chart



**Jose L. Muñoz,
P.E., S.I.T.**



In the event GMES is selected to provide professional services and there is a need for any other additional service GMES is unable to provide, GMES will utilize the consultants procured as per the local government code requirements authorized to provide those services to City of San Juan

TAB

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GMES specializes in a broad range of engineering, surveying, and construction administration and inspection related projects including public works improvement projects for street improvements, drainage improvements, water and wastewater plants, water distribution and wastewater collection systems, and various surveying projects to include services for airports and college campuses. GMES' services also include design/build construction.

GMES also provides engineering and surveying staff support to various municipalities for right-of-way (ROW) acquisition, mapping and surveying. Our list of clients includes nonprofit agencies, housing authorities, municipalities, counties, political subdivisions, governmental agencies, airports, and private developers.

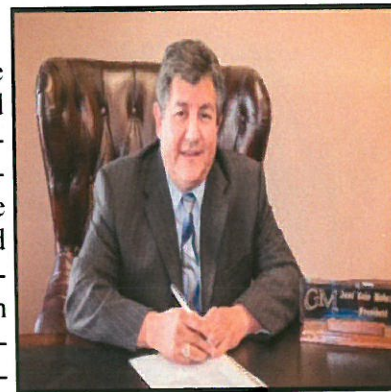
GMES is very familiar with the economic constraints that are associated with limited budgets. With that in mind, our clients can rest assured that the economical limitations will play an important factor in providing engineering support and advice on any project or program. This skill set is directly applicable for the successful execution of any project assigned to GMES.

Name (Degrees)	Area(s) of Expertise	Exp.	TBPE Eng. Field	Government Agencies	Professional License
José L. Muñoz, P.E, S.I.T. (Bilingual)	Municipal-Water, Wastewater, Storm Drainage, Streets, Planning, Project Management	35 yrs	Civil	CDBG, TWDB, EDAP, NAD- BANK, BECC, TDHCA, , USDA-RD, TxDOT, IBWC, TDRA, TCEQ	P.E. – TX 70782 (Active)

Jose L. Muñoz

PROFESSIONAL SUMMARY

Mr. Muñoz has more than 34 years of engineering and surveying experience with various engineering firms in Texas and California. He has designed and constructed engineering projects in various areas of civil engineering. He is currently managing facility planning, design, and construction of several infrastructure improvement projects in the Rio Grande Valley. Mr. Muñoz has experience and is familiar with local municipal and state regulations required for design and construction and survey of various disciplined projects. Responsible for management and oversight of the day-to-day activities, project controls, coordination and scheduling for all phases of engineering, surveying and construction projects. Mr. Munoz is also a Land Surveyor-In-Training and takes a direct hands-on approach to all of the work GMES is committed to complete.



Title: President

Project Role: Sr. Project Manager

Education

B.S. Civil Engineering
Texas A&M University
1982

Prof. Registration & Certification

Professional Engineer,
Texas, No. 70782
Surveyor in Training

Professional Affiliations

Texas Society of
Professional Engineers
American Society Civil
Engineers
American Standard Test-
ing
Methods
Security Clearance

Capabilities

Recruiting, Hiring and Placement of Professional Resources, Professional Career Development Leadership, Operations Management, Program Management, Project Management, Personnel Management, Project Controls, Business Analysis and Process Mapping, Business Development, Marketing and Sales, Federal Procurement, SF330 Proposal Development and Corporate Trainer, Team Building, Storm Water Quality, Custom Application Development.

Tools

MS Office Suite including Excel, Word, Power Point, Access, Visio, MS Share-Point, ESRI ArcGIS Desktop and Server, SQL Server and Oracle

PROJECT HIGHLIGHTS

Lower Rio Grande Valley Development Council – Regional Drainage Study in Willacy County & Hidalgo County
TGLO Disaster Recovery Round 2: Willacy County PCT 4 Drainage and Pavement Improvements for Sebastian, Lyford, La Sara, San Perlita
Willacy County Appraisal District – Assessment Study, Design and Construction for the new Willacy County Appraisal District Main Office (D/B)
Willacy County Administration Building Remodel – Entire Structure
Willacy County Federal Prison - Federal Prison Remediation Project
Willacy County La Sara Street Improvements
City of Los Fresnos CWSRF Project
City of Los Fresnos DWSRF Project
City of Raymondville - Police Station
City of Raymondville Economic Development Corporation Building
City of Raymondville FY 2012 TWDB/CWSRF Application for Sanitary Sewer
City of Raymondville Backup Generators and Installation of Plug
City of Raymondville FY 2013 TWDB/CWSRF Application for Clean Water
City of Raymondville Water Distribution & Sewer Improvements
City of Primera - TX Capital Fund (Street Utilities, Drainage Improvements)
City of Edcouch FY 2012 TWDB/CWSRF Application for Sanitary Sewer Collection Rehabilitation
City of Edcouch Street and Drainage Improvements

City of Edcouch Street and Drainage Improvements
 City of Edcouch Water Treatment Plant Electrical Upgrades
 City of Mercedes Street Projects
 City of Mercedes, 2010 Street and Drainage and Utility Improvements Project (Local Funding)
 City of Mercedes - Utility Relocation Bus 83 Reconstruction
 City of Mercedes WWTP – Expansion from 2.3 MGD to 5.0 MGD (TWDB)
 City of Mercedes Sanitary Sewer System Rehabilitation
 City of Mercedes - Technopolis Village (EDA Grant)
 Bud Payne (Weslaco) - FT 40, W & Adams Tract
 Los Indios Community Center
 Los Indios Drainage Improvements (TDRA Funded)
 Hidalgo County Urban County Program - Colonia – County Village I and 2 Solar Lights
 Hidalgo County Urban County Program - Colonia - De Anda and Colonia Saenz and Perez sanitary sewer improvements, service connections, and deactivate septic tanks
 Hidalgo County Urban County Program - Colonia – Sunset Subdivision, Anastacia – Mile 6 North paving and drainage improvements, including drainage study.
 Hidalgo County Urban County Program - Colonia – Adams and Black, Mile 11 and FM 1015 drainage study and drainage improvements.
 Hidalgo County Urban County Program - Colonia – Lucero del Norte, Mile 11 & Mile 2 West drainage study and drainage improvements, including easements.
 Weslaco ISD - Parking Lot for Transportation/ Maintenance Facilities and Roosevelt School & Sidewalk (ADA) For WH, M Hoge & B Garza



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GMES does not and has not had any actions taken by any regulatory agency against or involving the firm or its agents or employees with respect to any work performed.

GMES does not and has not had any litigation against or involving the firm or its agents or employees with respect to any work performed.

Financial Stability

GMES has been in business for over 40 years, is well established and is financially stable. The firm is able to facilitate and manage the risks that may be associated with any project assigned to the firm.

Litigation

GMES has no pending litigation or arbitration for any past or current projects. GMES has successfully completed its projects without major delays and without claims. GMES has never been terminated from any assignments for non-performance.

Insurance and Bonding Information

A summary of GMES's insurance coverage is listed below. GMES will provide updated general liability insurance, worker's compensation and professional liability insurance for the project within 10 calendar days of any Notice of Award.

COMMERCIAL LIABILITY

Carrier: Zurich North American Policy: PAS000521791
Agent: Shepard Walton King Inc. Group
P.O. Box 1630
McAllen, Texas 78505-1630
(956) 682-2841

WORKERS' COMPENSATION

Texas Mutual Insurance Co. Policy: SBP0001218030
Agent: Shepard Walton King Inc. Group
P.O. Box 1630
McAllen, Texas 78505-1630
(956) 682-2841

PROFESSIONAL LIABILITY INSURANCE

Carrier: Travelers Casualty & Surety Policy No: 105414414
Agent: Siegler Insurance Agency
172 West Austin Street
Giddings, Texas 78942-3294
(979) 542-3449

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GMES has extensive experience in project management of public infrastructure projects and municipal planning. GMES has successfully managed engineering projects funded by the Texas Water Development Board (TWDB) and other state and federal agencies including street and drainage, water and wastewater treatment plant planning and design for projects. Mr. Munoz has designed or is in the process of developing planning documents, such as, Environmental Documents, Preliminary Engineering Reports, Funding Agency Applications & Plans, Specifications & Cost Estimates (PS&E) for several projects including the following.

Project Name and Funding Source	Contact Person	Project Description
1 GLO Road & Utility Improvements Phase 1 East Willacy County –Sebastian Cost : \$ 1.3M	Eddie Gonzalez, County Commissioner General Land Office (956) 238-7635	Drainage & Pavement improvements, Provide engineering, surveying, construction engineering & inspection, geotechnical & materials testing oversight.
2 GLO Road & Utility Improvements Phase 2 Willacy County –LaSara Cost: \$2.2M	Eddie Gonzalez, County Commissioner General Land Office (956) 238-7635	Drainage & Pavement improvements, Provide engineering, surveying, construction engineering & inspection, geotechnical & materials testing oversight.
3 GLO Road & Utility Improvements Phase 3 West Willacy County Cost: \$802,640,.82	Eddie Gonzalez, County Commissioner General Land Office (956) 238-7635	Drainage & Pavement improvements, Provide engineering, surveying, construction engineering & inspection, geotechnical & materials testing oversight.
4 GLO Road & Utility Improvements Phase 4 East Willacy County –Sebastian Cost: \$2.1M	Eddie Gonzalez, County Commissioner General Land Office (956) 238-7635	Drainage & Pavement improvements, Provide engineering, surveying, construction engineering & inspection, geotechnical & materials testing oversight.
5 GLO Road & Utility Improvements Phase 5 Willacy County –Alto Bonito, Romoville and Simo Cost: \$1.5M	Eddie Gonzalez, County Commissioner General Land Office (956) 238-7635	Drainage & Pavement improvements, Provide engineering, surveying, construction engineering & inspection, geotechnical & materials testing oversight.
6 GLO Road & Utility Improvements Phase 6 Willacy County –San Fran/Ledes, La Rosita and San Perlita Cost: \$858,661.24	Eddie Gonzalez, County Commissioner General Land Office (956) 238-7635	Drainage & Pavement improvements, Provide engineering, surveying, construction engineering & inspection, geotechnical & materials testing oversight.
7 FEMA Disaster Recovery: Willacy County PCT 4 –Street & Drainage Improvements	Judge Aurelio Guerra (956) 345-8070	Drainage & Pavement improvements, Provide engineering, surveying, construction engineering & inspection, geotechnical & materials testing oversight.



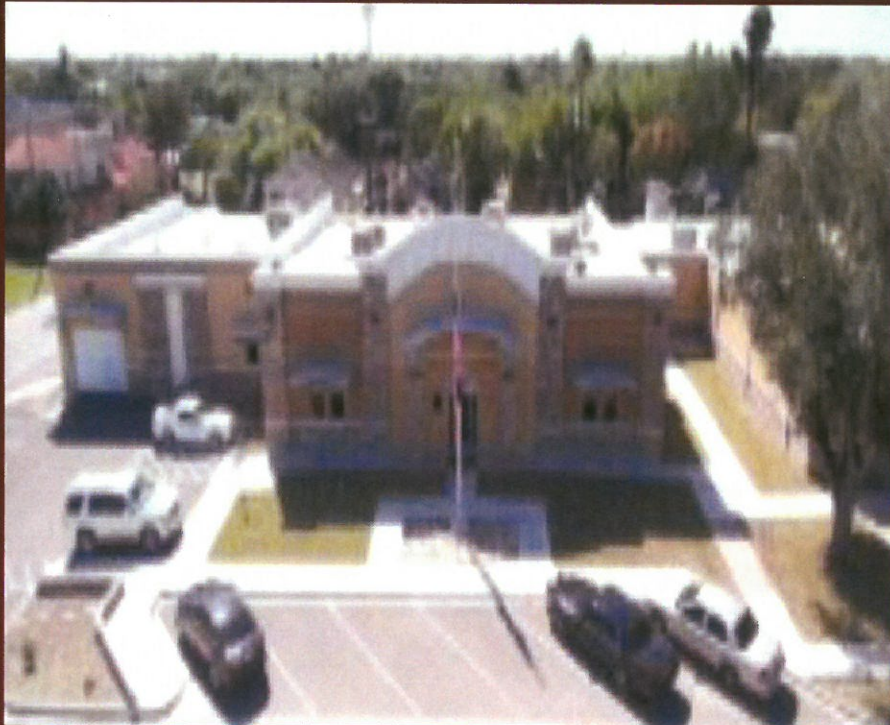
GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.
Texas Registered Engineering Firm F-8017

2020 E. Expressway 83
Mercedes, Texas 78570

Ph: 956-565-4637
Fax: 956-565-4636

City of Raymondville
Eleazar Garcia, Jr., City Manager
(956)689-6608

New Police Department Design & Construction



SIZE / COST / SCHEDULE

- Size: > 9,000 sf Facility
- Total Cost: \$1,600,000
- Schedule: 2013 to 2014

PROJECT RELEVANCE

Specialized Experience and Technical Competence

i) Recent Govt. facility over \$1M	✓
ii) Capability to design DOD Force Protection/Anti-Terrorism	✓
iv) DHS and Border Patrol facilities or comparable	✓
v) Evaluate contractor submittals and construction surveillance	✓
x) Drawings in AutoCAD, Revit & Bentley Microstation	✓
xii) g) Map survey grade GPS unit	✓

"... GMES adhered to all of the City's requirements in providing the design of this state of the art facility that will serve the needs of the Raymondville Police Department for many years to come."

- Uvaldo Zamora
Chief of Police

This project consisted of preparing the programming, comprehensive design, and construction bid documents necessary for the City of Raymondville to develop this new 9,000 sf Police Station. The existing Police Station has exceeded both its design and economic life and is no longer serving even the very basic needs of the City's Police Department. The existing facility is severely undersized and lacks current law enforcement requirements such as a Squad Room, an Observation Room, and an Interview Room.

The design of this new 9,000 sf Police Station included the following key components: armory for storing of arms and ammunition, dispatch and evidence rooms, holding cells for both males and females, interview and observation rooms, a squad room, and a 911 call center.

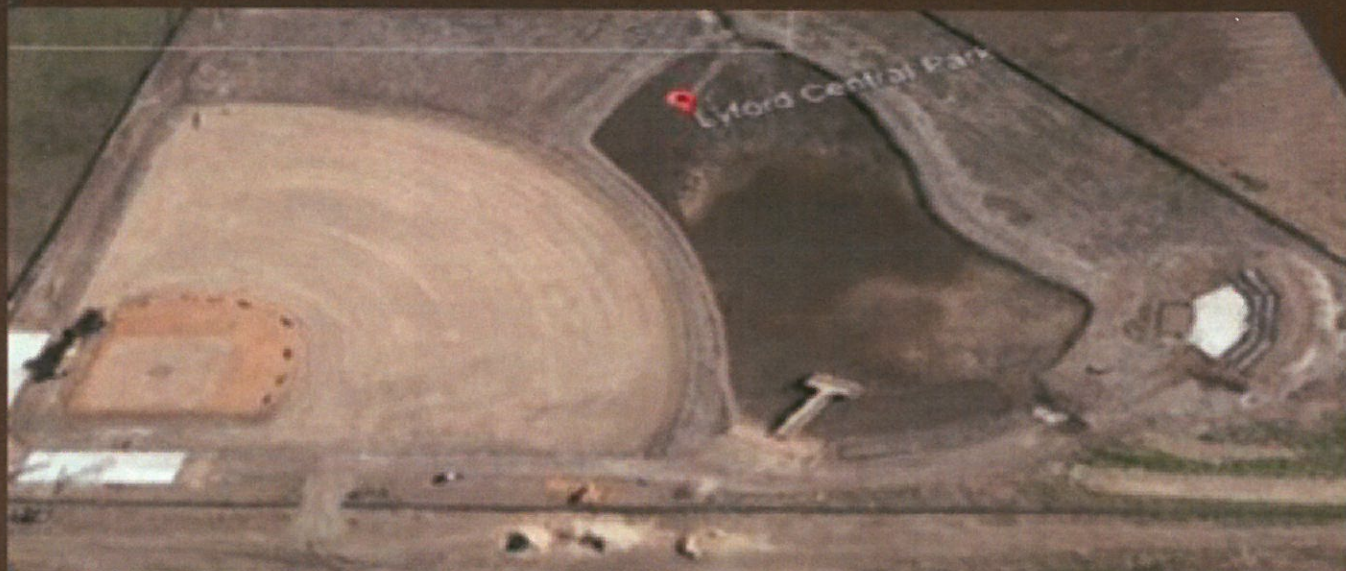
SCOPE OF SERVICES / WORK PERFORMED

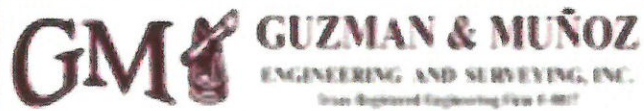
- Planning/programming development
- Survey and mapping
- Preliminary engineering
- Final engineering design documents
- Preparation of plans, specifications, and bid documents
- Construction Management Services (to be provided during the construction phase of the project, which was recently awarded by the City)
- As-built record drawing

City of Lyford

Lyford Central Park

Architectural / Engineering Design Development & Construction Management of new Central Park Project including Amphitheatre / Baseball field / Lake / Parking lot





2020 E. Expressway 83
Mercedes, Texas 79070

Ph: 956-585-4857
Fax: 956-585-4858

International Boundary & Water Commission
United States & Mexico - United States Section

**New Falcon Dam Administration Building
Falcon Dam & Reservoir
Starr County, Texas**

Design & Construction Management of a 5,500 square-foot new administration building included admin services room, conference room, shower room, locker room, community computer room.



TAB

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PHASE IV– BIDDING NEGOTIATING PHASE

1. Assist the Hidalgo County in the advertisement of any Project for bids, if requested.
2. Assist the Hidalgo County in the opening and tabulation of bids, if requested.
3. Analyze the bids and make recommendations for the award of the construction contract, if requested.
4. Assist in the preparation of formal Contract Documents, if requested

PHASE V– CONSTRUCTION

1. Provide contract administration supervision, if requested.
2. Provide periodic construction supervision or full-time inspection, if requested.
3. Review shop drawings/submittals, if requested.
4. Prepare change orders due to unforeseen conditions encountered, if requested.
5. Prepare monthly estimates of work performed by Contractor, if requested.
6. Determine and authorize testing frequency of various building components.
7. Prepare record documents, if requested
8. Coordinate approval and certificate of completion, if requested.
9. Provide final project close-out, if requested.
10. Prepare O&M for the project and train personnel, if requested

Use of the above project performance has proven successful and will be used accordingly as tools for instruments of service for all projects assigned to GMES to ensure all aspects of the required scope of services are met. Furthermore, GMES has a Document Control Specialist on staff and will ensure that every aspect of the project is well documented and recorded and that appropriate files are kept .

Quality Assurance/Quality Control during Construction:

Meetings will be held on a frequent basis to address any contingencies that may arise during the projects and/or to resolve any issues within the project team. Meeting minutes will be developed during all project meetings.

Meetings to be held:

Daily meetings with: Superintendent, Subcontractor Foremen, Vendors, Client Field Representatives, Safety Officer, QA/QC Officer and required testing authority.

Weekly Meeting With: Project Manager, Superintendent, Scheduler specific design leads. Construction Coordinator, Safety Officer, QA/QC Officer, Contractor Foreman & te Client Field Representative.

Monthly Progress and Performance Update Meetings with: Client Representative(s), Design Team Leads, Project Manager, Job Superintendent, Project Scheduler, Contractor Representative(s).

GMES will also do the following to assist in the monitoring of the budget, schedule and scope of any project:

1. Daily inspection reports will be kept and logged at the site then turned in at the weekly meetings. This will include inspections of equipment as well.
2. Submittal registers and weekly logs of submittals along with delivery logs will be utilized by the Project Manager, job Superintendent, and Construction Manager and his staff to track and control approved material/equipment contingencies and requirements.
3. RFI logs and inspection logs will be used to manage/control and resolve design and quality of construction issues as they occur.
4. The project schedule will be managed by the Project Scheduler and overseen by the Project Manager.

RESOURCE UTILIZATION PLAN

The staff assigned is currently operating under an average workload of 60%. Additional staff will be added to work on any assigned project should the volume of work for City of San Juan grow to be more than can be effectively processed by the existing staff, or should the volume of other work for the Project Team grow to the point of affecting the performance of the work for City of San Juan

EQUIPMENT RESOURCES

Guzman and Muñoz Engineering and Surveying, Inc. use the latest computer hardware and software technology. Presently, GMES is using a combination of Autodesk's Land Desktop 2005 and Land Survey 2005 along with AutoCAD Civil 3D 2014 software on all projects. This allows GMES to complete plans/specifications on time, with accuracy and within budget. We currently have twenty-three (23) PC workstations for drafting and design, administrative day-to-day tasks, 2 iMacs, and one assigned PC station for downloading daily survey field data. GMES also has 4 servers on site to provide file storage and host applications GMES has up to date technology and networked computer systems, CADD and aerial mapping software and GPS surveying equipment. These resources place GMES in a leadership position to perform large engineering and/or survey and topography based projects. GMES is a "Total Systems" engineering firm. We currently have a fleet of late model vehicles to ensure maximum reliability for any on-going project. We strive to provide the best delivery time in the industry. This can only be accomplished through qualified personnel, up to date office and field equipment and reliable transportation to complete the job accurately, precisely, and on time

WORKLOAD STATUS

There are no potential conflicts with current work at this time. As stated previously, the staff assigned to undertake this proposed engagement is currently operating under an average workload of 60%. This will allow GMES to **immediately commence** on any surveying / engineering project request awarded to us by the City of San Juan.

AFFIRMATIVE ACTION

Guzman & Munoz Engineering and Surveying, Inc. is under the set aside program and is also a registered *Historically Underutilized Business (HUB) by the State of Texas Historically Underutilized Business Certification and Compliance Program as well as certified by TxDOT as a Disadvantaged Business Enterprise*. It is the policy of the company to promote Affirmative Action and to provide equal opportunity to all employees and applicants for employment; and to administer all terms, conditions, and privileges of employment in a manner which does not discriminate on the basis of race, color, creed, ancestry, national origin, sex, age, marital status, liability for service in the armed forces of the United States, or because of physical or mental handicap in regard to any position for which the employee or applicant is qualified.

FAMILIARITY WITH GEOGRAPHIC AREA

GMES has been providing engineering services in South Texas since 1973, a period of over 43 years, including Counties of Cameron, Hidalgo, Starr, Willacy, other areas and various municipalities of South Texas for the past several years. GMES is currently providing services for various local and government funded projects.

GMES is very familiar with the CITY OF SAN JUAN engineering needs and requirements. Our firm has vast **hands-on knowledge and experience** and is skilled in projects associated with compliance with the City Codes of Ordinances for zoning, site plan, subdivision and water quality. We are also familiar with pertinent construction materials, vendor facilities, and standard practices.

Our past **hands-on experience and relationships** developed with the Cities Administration Staff of various municipalities and government (federal and state) agencies has enabled us to work together as a TEAM for the betterment of the people in our community. GMES's presence in the engineering and surveying arena in the South Texas area has progressively increased throughout the years.

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Section 2: Firm Information

Section 3: General Firm Information / Qualifications

Section 4: Financial & Legal Status

Section 5: Experience & References

Section 5: Management & Organizational Approach

UNDERSTANDING THE PROJECT

for the City of San Juan

Guzman & Muñoz Engineering and Surveying, Inc. (GMES) is pleased to submit this Statement of Qualifications in accordance with providing Professional Engineering services for the design, specifications and construction of a parking lot of approximately twenty (20) spaces at the City of San Juan Public Safety Building located at 301 E. Ridge Road, San Juan, Texas 78589. The City proposes is to retain a highly qualified, capable firm to for the Design, Specifications and Construction of a Parking Lot.

The selected Engineering Firm will be required to perform the basic engineering services to be specified more fully in a contract agreement to be negotiated after selection. The contract agreement will provide for payment for phases of work completed with options to proceed through all phases or to discontinue work as the circumstances may dictate. Upon selection of a respondent with whom negotiations will proceed, a Scope of Work will be developed. The City reserves the right to include additional project elements in the initial or subsequent professional services agreements as the City may (in its sole discretion) deem appropriate. The Engineering Firm will be required to retain and be responsible for all basic engineering for the scope of work negotiated. The Engineering Firm is also required to identify and select the appropriate construction company(s); however, the City reserves the right to approve proposed construction company that will be associated with the project.



GMES SCOPE OF SERVICES

The team at (GMES) brings extensive capabilities in the area of professional services for all disciplines of consulting, engineering, surveying, design, construction management, inspection and construction (design/build), as well as, project management through the experience of over 43 years in the Rio Grande Valley. GMES' staff experience in research and planning add to the analytical and project scheduling expertise vital to timely and cost effective project completion. GMES is well qualified to perform any type of review and technical guidance required by and for the City of San Juan.

SCOPE OF SERVICES INCLUDE THE FOLLOWING:

♦ENGINEERING/SURVEYING SERVICES

- ⇒Street Infrastructure Evaluation and Improvements
- ⇒Utility Infrastructure Evaluation and Improvements
- ⇒Erosion and Sediment Control Design
- ⇒Hydrology & Hydraulics
- ⇒Civil Engineering & Construction Management
- ⇒Surveying
- ⇒Geo-Technical Engineering
- ⇒Right of Way Acquisitions
- ⇒Field Investigation and Data Collection
- ⇒Utility Coordination
- ⇒Permits Coordination with all Applicable Entities
- ⇒Review of Survey Data
- ⇒Feasibility evaluation and alternative analysis
- ⇒Design Development and Cost Estimating
- ⇒Preparation of Plans, Specification and Estimates
- ⇒Review and Check Plans Subdivision and Parcel Maps
- ⇒Prepare Environmental Reports
- ⇒Right of Way Acquisitions
- ⇒Review of Environmental and Engineering Reports and Proposals
- ⇒Organization, Participation and presentation at meetings held by City staff.
- ⇒Preparation of Preliminary documents, plans and/or other documents
- ⇒Preparation of Final Documents, plans and/or reports responding to City and other Stakeholders.
- ⇒Preparation of Handouts and Graphical displays for Public Meetings.
- ⇒General Civil Engineering support services as assigned.
- ⇒Bidding Process
- ⇒Construction Management and Inspections
- ⇒Obtain necessary permits

◆SURVEYING SERVICES

- ⇒Prepare boundary and topographical surveys
- ⇒Prepare ROW strip maps and parcel maps
- ⇒Produce Environmental Assessments

◆CONSTRUCTION ADMINISTRATION

- ⇒Provide construction administration
- ⇒Prepare As built Construction Plans

◆FIELD TESTING AND INSPECTIONS

- ⇒Conduct field testing and inspections as may be required

◆SPECIAL SERVICES

- ⇒Provide special services as may be required

GMES understands the scope and is fully capable of providing and administering the required services from design thru construction.

WORK PERFORMANCE

Throughout several years of service to CITY OF SAN JUAN and the regional area, GMES has provided engineering and surveying services in many communities. The scope of work has included development of preliminary and final plans and specifications (PS&E), bid package preparation, construction administration, construction (design/build), field inspections, preparation of environmental documents and project management.

GMES has a proven track record with the Hidalgo County and the various municipalities within the Rio Grande Valley and has prior working experience with entities such as TxDOT, Texas Gas Services, American Electric & Power, Time Warner, Total E&P, AT&T and Valley Telephone Coop, just to mention a very few. We have built good solid working relationships with these agencies when working on past projects throughout the Rio Grande Valley



STEPS TO ENSURE EXCELLENT PROJECT MANAGEMENT AND BUDGET PERFORMANCE

GMES will use a management by objectives approach to performing the scope of work. This disciplined approach ensures senior management oversight, frequent status updates, adequate resource allocation and a close communication with the CITY OF SAN JUAN staff and respective agencies and contractors associated with the project(s). The different tasks to be performed on a project can be divided into the following phases. All phases are closely coordinated with the designated CITY OF SAN JUAN representative(s).

PHASE I – STUDY AND REPORT PHASE – if required.

1. Upon selection, set-up a project startup meeting with the CITY OF SAN JUAN staff to review the project requirements and gather all pertinent data and history.
2. Perform field reconnaissance of project area and surveying and physical structures of the area.
3. Contact all appropriate state, federal and local agencies for permit process, time schedule and construction requirements.
4. Request Title Reports on affected properties from Title Company, if needed.
5. Contact utility companies for subsurface locations of their utilities.
6. Prepare a working sketch to submit to the CITY OF SAN JUAN for acknowledgment to proceed and to get their input.
7. Furnish and submit on behalf of the CITY OF SAN JUAN the engineering data necessary for applications for routine permits by local, state and federal authorities (as identified from detail applications and supporting documents for government grants in aid or for planning advances.

PHASE II – PRELIMINARY PHASE

1. Meet with CITY OF SAN JUAN representatives and relevant parties to gather information and coordinate project.
2. Perform boundary and topographic survey of project area(s).
3. Conduct a survey of existing utilities that may be affected.
4. Develop preliminary construction plans/profile of project, if requested by the CITY OF SAN JUAN.
5. Submit preliminary surveying plat to the CITY OF SAN JUAN and other affected entities for preliminary approval of proposed improvements, to receive additional input.
6. Prepare surveying documents and meet with the CITY OF SAN JUAN representative.

PHASE III – DESIGN PHASE

1. Perform any additional detailed topographical field surveys to collect additional information required in the project.
2. Perform detailed surveys of existing underground, surface, and overhead utilities within the project.
3. Consult with the utility companies for their consideration of all utility data found. Provide Survey plat to the utility companies involved, if requested.
4. Prepare detailed specifications and contract drawings for construction.

PHASE IV– BIDDING NEGOTIATING PHASE

1. Assist the City in the advertisement of any Project for bids, if requested.
2. Assist the City in the opening and tabulation of bids, if requested.
3. Analyze the bids and make recommendations for the award of the construction contract, if requested.
4. Assist in the preparation of formal Contract Documents, if requested

PHASE V– CONSTRUCTION

1. Provide contract administration supervision, if requested.
2. Provide periodic construction supervision or full-time inspection, if requested.
3. Review shop drawings/submittals, if requested.
4. Prepare change orders due to unforeseen conditions encountered, if requested.
5. Prepare monthly estimates of work performed by Contractor, if requested.
6. Determine and authorize testing frequency of various building components.
7. Prepare record documents, if requested
8. Coordinate approval and certificate of completion, if requested.
9. Provide final project close-out, if requested.
10. Prepare O&M for the project and train personnel, if requested

Use of the above project performance has proven successful and will be used accordingly as tools for instruments of service for all projects assigned to GMES to ensure all aspects of the required scope of services are met. Furthermore, GMES has a Document Control Specialist on staff and will ensure that every aspect of the project is well documented and recorded and that appropriate files are kept .

Quality Assurance/Quality Control during Construction:

Meetings will be held on a frequent basis to address any contingencies that may arise during the projects and/or to resolve any issues within the project team. Meeting minutes will be developed during all project meetings.

Meetings to be held:

Daily meetings with: Superintendent, Subcontractor Foremen, Vendors, City of San Juan Field Representatives, Safety Officer, QA/QC Officer and required testing authority.

Weekly Meeting With: Project Manager, Superintendent, Scheduler specific design leads. Construction Coordinator, Safety Officer, QA/QC Officer, Contractor Foreman & City of San Juan Field Representative.

Monthly Progress and Performance Update Meetings with: City of San Juan Representative(s), Design Team Leads, Project Manager, Job Superintendent, Project Scheduler, Contractor Representative(s).

GMES will also do the following to assist in the monitoring of the budget, schedule and scope of any project:

1. Daily inspection reports will be kept and logged at the site then turned in at the weekly meetings. This will include inspections of equipment as well.
2. Submittal registers and weekly logs of submittals along with delivery logs will be utilized by the Project Manager, job Superintendent, and Construction Manager and his staff to track and control approved material/equipment contingencies and requirements.
3. RFI logs and inspection logs will be used to manage/control and resolve design and quality of construction issues as they occur.
4. The project schedule will be managed by the Project Scheduler and overseen by the Project Manager.

FIRM QUALIFICATIONS



FIRM QUALIFICATIONS

Prime Firm Identification

Guzman Muñoz Engineering and Surveying, Inc. (GMES) (DBE) (HUB) has fulfilled the requirements of the **Texas Board of Professional Engineers** to offer and perform engineering services in the State of Texas. Firm Registration No. F-8017, expiration date of 7/31/2019; and, the requirements of the **Texas Board of Professional Land Surveying** to offer and perform surveying services in the State of Texas. Firm Registration No. 10087700, expiration date of 12/31/2019.

GMES has been providing consulting engineering services in the Rio Grande Valley Region, with widespread projects in Cameron, Hidalgo, Starr, Willacy and Zavala County areas, since 1973. The firm is a well-established corporation located in Mercedes, Texas.

Office Location

Mercedes Corporate Office
2020 E. Expressway 83
Mercedes, Texas 78570
(P) 956-565-4637
(F) 956-565-4636
www.gmes.biz

Prime Firm Specialization

GMES specializes in a broad range of engineering, surveying, and construction administration and inspection related projects including public works improvement projects for street improvements, drainage improvements, water and wastewater plants, water distribution and wastewater collection systems, and various surveying projects to include services for airports and college campuses. GMES' services also include design/build construction.

GMES also provides engineering and surveying staff support to various municipalities for right-of-way (ROW) acquisition, mapping and surveying. Our list of clients includes nonprofit agencies, housing authorities, municipalities, counties, political subdivisions, governmental agencies, airports, and private developers.

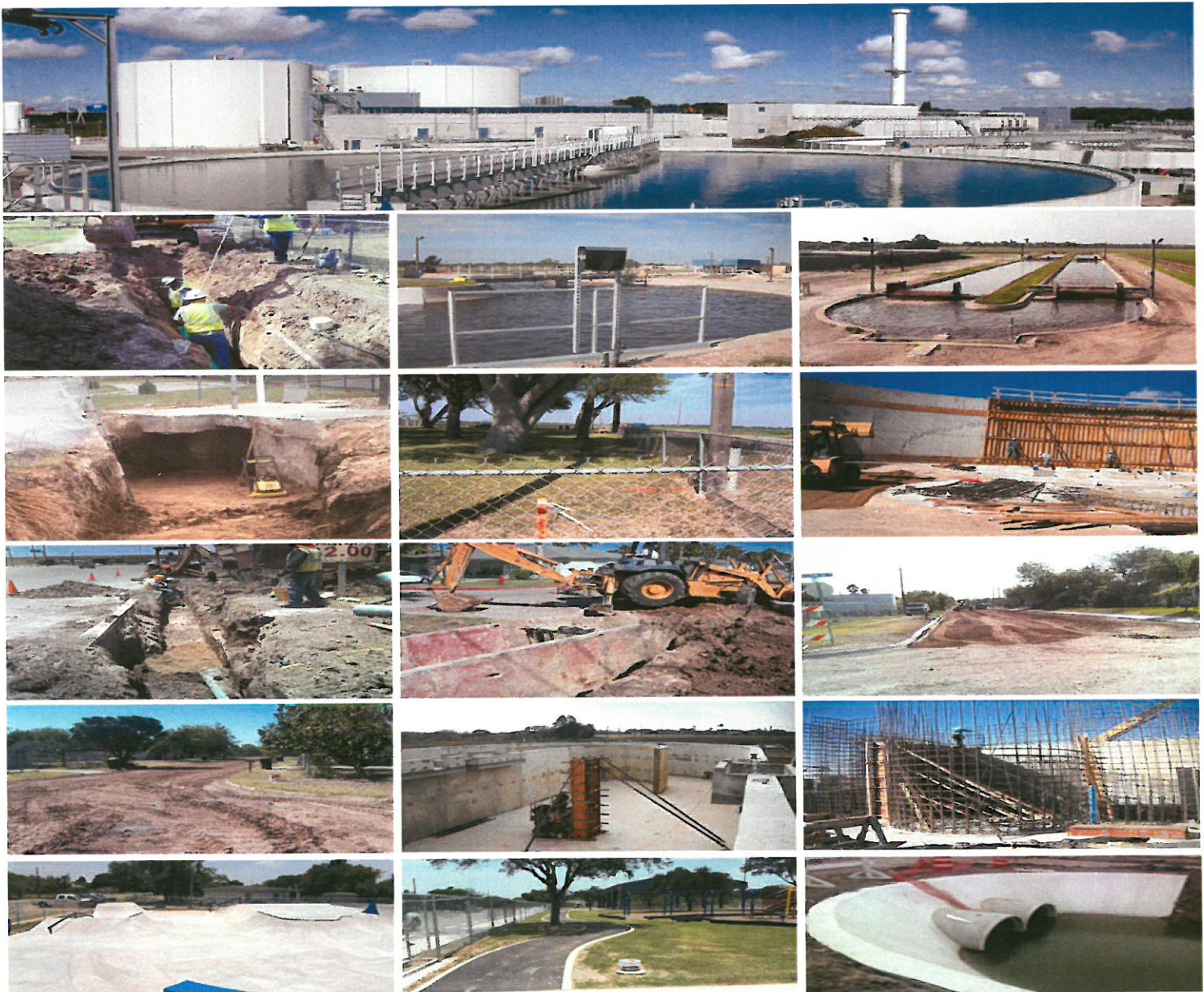
GMES is very familiar with the economic constraints that are associated with limited budgets. With that in mind, City of San Juan can rest assured that the economical limitations will play an important factor in providing engineering support and advice on any project or program. This skill set is directly applicable for the successful execution of any project assigned to GMES.

Our firm is comprised of a multi-disciplined team of professionals and well-trained technicians and currently has a staff of approximately 15 employees, which includes registered Professional Engineers, Senior Project Coordinator; Registered Professional Land Surveyor, Survey Manager; Senior Construction Manager; Document Control Specialist, and Inspectors, as well as, full-time survey crews and various surveying, GIS and drafting technicians, and management and related support personnel with a cumulative licensed experience of over 100 years. Respectively, the experience of GMES' staff in consulting, overall engineering management and construction management, knowledge of the funding criteria and project inspection, add to the analytical and project scheduling expertise that is vital to timely and cost-effective project completion.

Prime Firm Contact Information

The **Principal-In-Charge and President of the Corporation** is **Mr. José L. Muñoz, P.E., S.I.T.** Mr. Muñoz will be the contact person and may be reached at *(956)565-4637 (O) / (956)565-4636 (F)* . He has over 35 years of experience in consulting, design project management and construction of civil engineering projects. Mr. Munoz is also a Land Surveyor In Training (S.I.T.). He takes a direct hands-on approach to all work GMES is committed to complete.

Mr. Munoz has extensive experience in project management of public infrastructure projects and municipal planning. He has successfully managed engineering projects funded by the Texas Water Development Board (TWDB) and other state and federal agencies including street and drainage, water and wastewater treatment plant planning and design for projects. Mr. Munoz has designed or is in the process of developing planning documents, such as, Environmental Documents, Preliminary Engineering Reports, Funding Agency Applications & Plans, Specifications & Cost Estimates (PS&E) for several projects including the following.



GMES has extensive experience in public projects for local municipalities and counties. The following table contains a list of a few past and current projects, which encompass the desired City of San Juan engineering and surveying firm's qualifications and competence, along with the related clients for each project.

Project Name and Funding Source	Contact Person	Project Description
City of Primera - TX Capital Fund (Street Utilities, Drainage Improvements)	Javier Mendez- City Admin/ Secretary 22893 Stuart Place Road Primera, Texas 78552 (956) 423-9654	Provide engineering, surveying, construction engineering & inspection, geotechnical & materials testing oversight.
City of Raymondville – New Police Station Building (Willacy County)	Eleazar Garcia, City Manager City of Raymondville (956) 689-2443	Provide engineering, surveying, construction engineering & inspection, geotechnical & materials testing oversight
City of Raymondville TDA 713391 Sanitary Sewer Improvements (Willacy County)	Eleazar Garcia, City Manager City of Raymondville (956) 689-2443	Provide engineering and surveying services for water distribution and sewer improvements.
City of Raymondville – Municipal Park on 10th & Durango (Willacy County)	Eleazar Garcia, City Manager City of Raymondville (956) 689-2443	Provide engineering, surveying and construction management services for a wastewater treatment plant.
City of Mercedes Sanitary Sewer System Rehabilitation (TWDB) (Hidalgo County)	Sergio Zavala, City Manager City of Mercedes (956)565-3114	Provide engineering and surveying work for the rehabilitation of the collection system and trunk lines
Hidalgo County Drainage District No. 1 – Edinburg Stub and West Main Drain Control Structures (County Bonds)	Raul Sesin, Director Hidalgo County Drainage District No. 1 (956)292-7080	Provide engineering, surveying, construction engineering & inspection, geotechnical & materials testing oversight

**FEMA Disaster Recovery: Willacy County PCT
4 –Street & Drainage Improvements**

Judge Aurelio Guerra

(956) 345-8070

**Drainage & Pavement improvements,
Provide engineering, surveying, construction en-
gineering & inspection, geotechnical & materials
testing oversight.**



**GLO Road & Utility Improvements
Willacy County -Sebastian West Grant**

Jim Valenzuela

Area Manager

General Land Office

(956) 238-7635

**Drainage & Pavement improvements,
Provide engineering, surveying, construction engi-
neering & inspection, geotechnical & materials
testing oversight.**



***City of Lyford – Central Park
(TPWD)***

Lydia Moreno, City Secretary

13550 Main Street

Lyford, Texas 78569

***Designed and Managed Construction of TDPW Grant for
new Central Park***

PERSONNEL & STAFFING



GMES Key Staff

The Senior Project Manager for all work associated with **CITY OF SAN JUAN** will be **Mr. Jose L. Munoz, P.E., S.I.T., assisted by Mr. Rodolfo Montero P.E.** The scope of work to be performed by GMES Project Management includes:

- ◇ Planning and Designing of Architectural and/or Engineering Project(s) as per the CITY OF SAN JUAN and funding agency requirements
- ◇ Assist in the advertising as required, attendance of pre-bid meetings, bid opening construction conferences and monthly status meetings
- ◇ Project inspection services to include monitoring Contractor(s) work & progress preparation of monthly pay estimates & coordinate approvals for payment according to the CITY OF SAN JUAN and funding agency requirements
- ◇ Preparation of all necessary close-out documents in accordance with the CITY OF SAN JUAN.



Name (Degrees)	Area(s) of Expertise	Exp.	TBPE Eng. Field	Government Agencies	Professional License
José L. Muñoz, P.E, S.I.T. (Bilingual)	Municipal-Water, Wastewater, Storm Drainage, Streets, Planning, Project Management	35 yrs	Civil	CDBG, TWDB, EDAP, NAD- BANK, BECC, TDHCA, , USDA-RD, TxDOT, IBWC, TDRA, TCEQ	P.E. – TX 70782 (Active)
Rodolfo Montero, P.E. (Bilingual)	Roadway Infra- structure, Planning, Environmental Per- mitting, Project Management	18 yrs	Civil	CDBG, USDA, TxDOT, USACE, IBWC, DHS	P.E. – 17162 (Active)
Oscar Herrera, E.I.T. (Bilingual)	Roadway Infra- structure, Planning, Storm Drainage, Project Manage- ment	1 yr	Civil	TWDB USDA., TxDOT, TCEQ	E.I.T.– TX 62451 (Active)
Carlos C. Aguilar, P.E., R.P.L.S. (Bilingual)	Right-of-way Map- ping, horizontal & vertical control, construction staking and utility & topo- graphic surveys	35	Sur- veying	CDBG, TWDB, EDAP, NAD- BANK, BECC, TDHCA, , USDA-RD, TxDOT, IBWC, TDRA, TCEQ	P.E.—RPLS 4997 (Active)



RODOLFO MONTERO, P.E., SENIOR PROJECT MANAGER

EDUCATION: B.S. in Civil Engineering, 1997, Polytechnic University of Puerto Rico, B.S. Biology, 1990, Pennsylvania State University

EXPERIENCE:

Mr. Montero has 18 years of engineering experience with various municipalities in Puerto Rico and the State of Texas. He managed INTERNATIONAL BOUNDARY & WATER COMMISSION (IBWC), IBWC is a binational agency that provides binational solutions to issues that arise during the application of United States – Mexico treaties regarding boundary demarcation, national ownership of waters, sanitation, water quality, and flood control in the border region.



OSCAR HERRERA, E.I.T.

EDUCATION: B.S. Biological & Agricultural Engineering, 2016, Texas A&M University, Texas EIT

EXPERIENCE:

Mr. Herrera has led in the design and development of water distribution and treatment system projects ranging in design levels from remote villages to thriving city infrastructures. His knowledge of recognizing key areas of facilities and his ability to identify factors critical in process analysis in distribution and treatment within the design have made Mr. Herrera successful in providing a unique perspective in our projects. Without doubt as Mr. Herrera continues to grow in his experience, he will obtain a broad range of knowledge assisting him on his journey

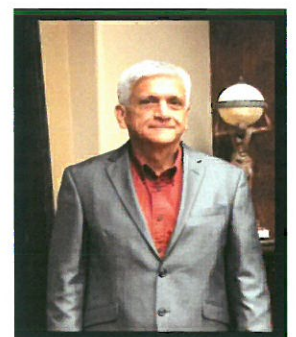


CARLOS AGUILAR, P.E., R.P.L.S.,

EDUCATION: Registered Professional Land Surveyor Texas No. 4997

Experience:

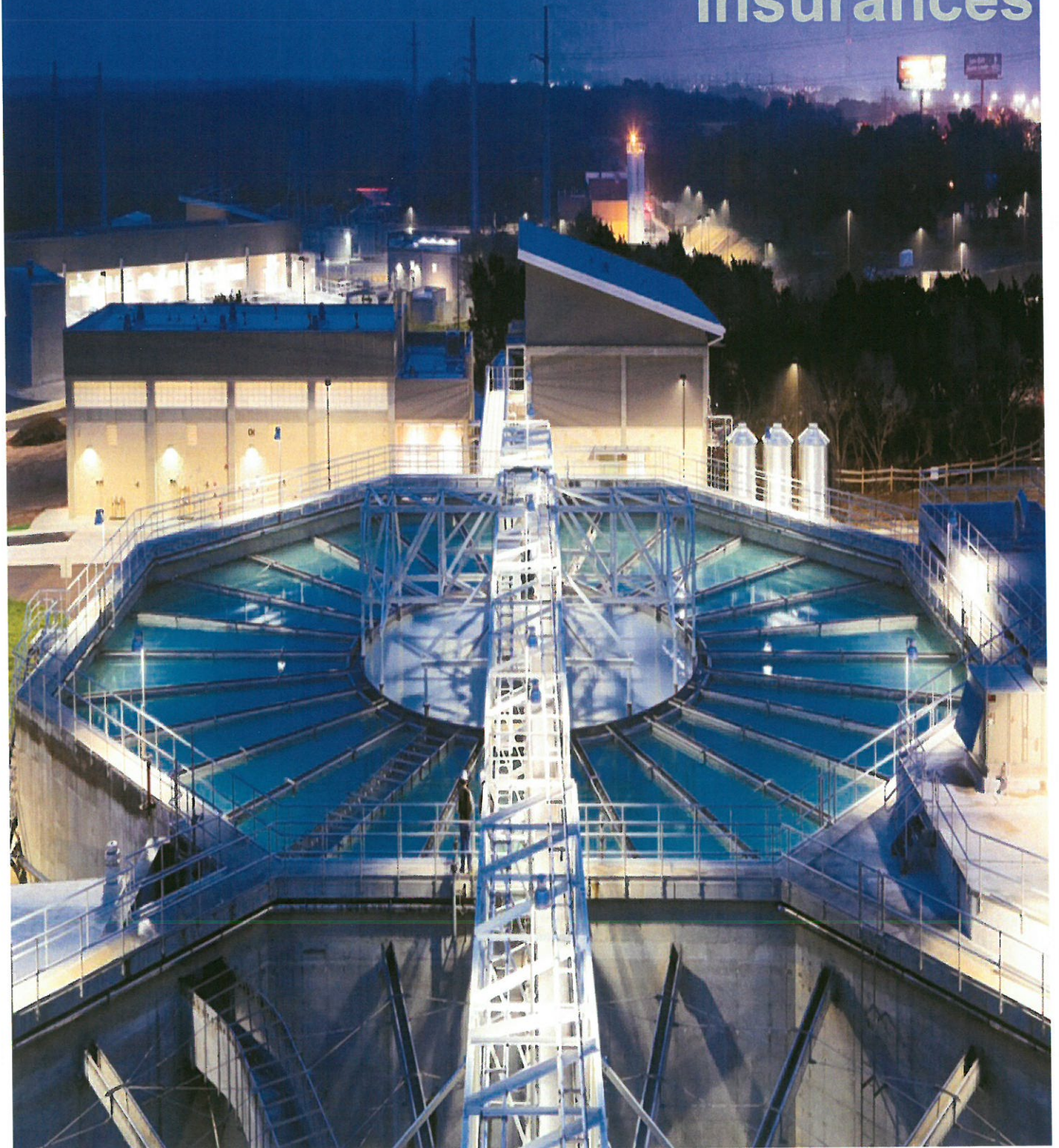
Mr. Aguilar has 37 years of engineering experience including professional surveying services since 1982. His experience includes numerous street and drainage projects and numerous subdivision design and construction projects for Cameron County and Hidalgo County as well as various cities throughout the Rio Grande Valley. He has provided a broad range of surveying practices, including right-of-way strip maps, title research, establishing boundary locations, topography, construction staking, and land development projects throughout his career.



Certificates

Finances

Insurances

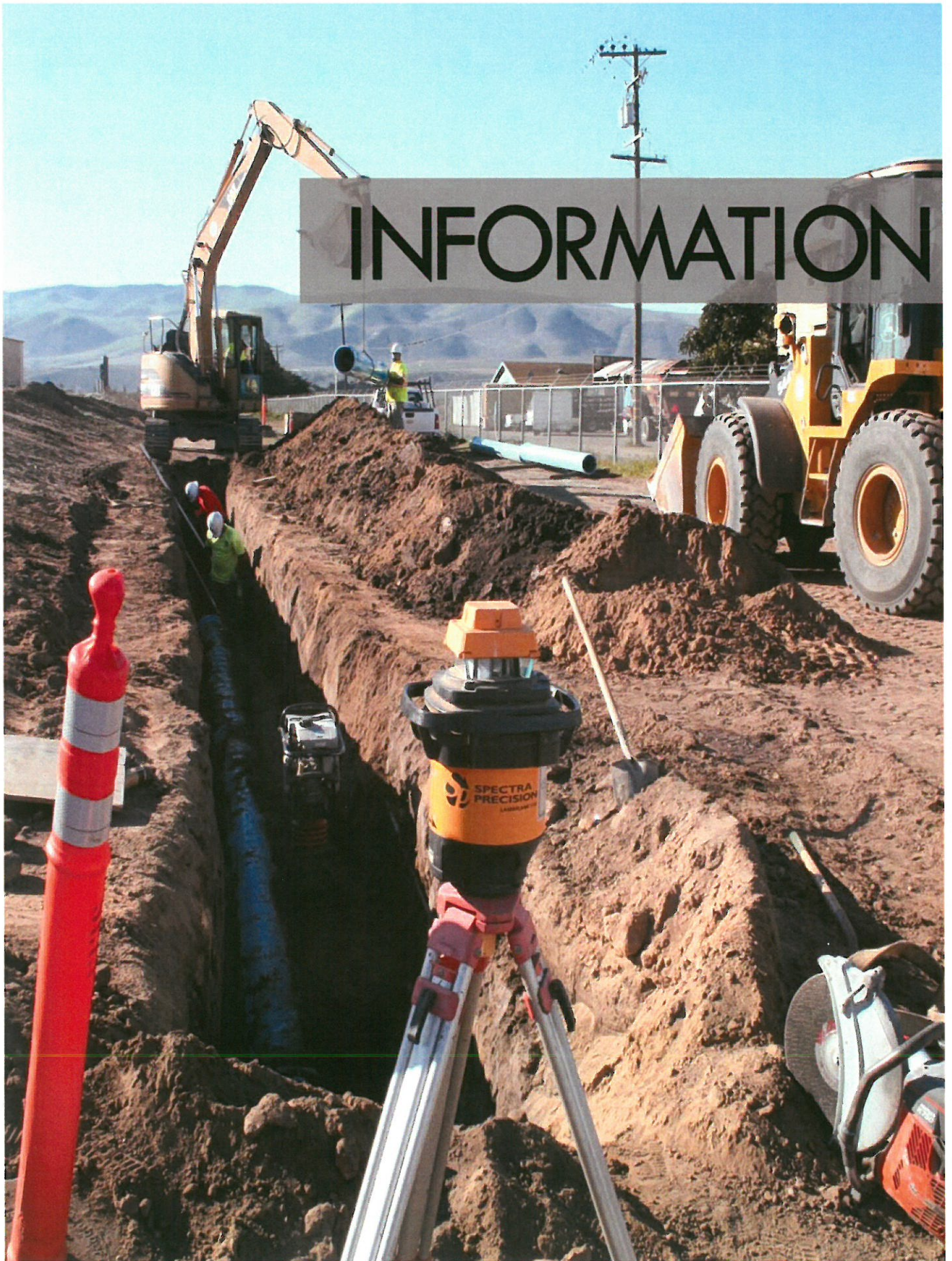


Licenses:

Guzman Muñoz Engineering and Surveying, Inc. (GMES) (DBE) (HUB) has fulfilled the requirements of the **Texas Board of Professional Engineers** to offer and perform **engineering** services in the State of Texas. Firm Registration No. F-8017, expiration date of 7/31/2019.

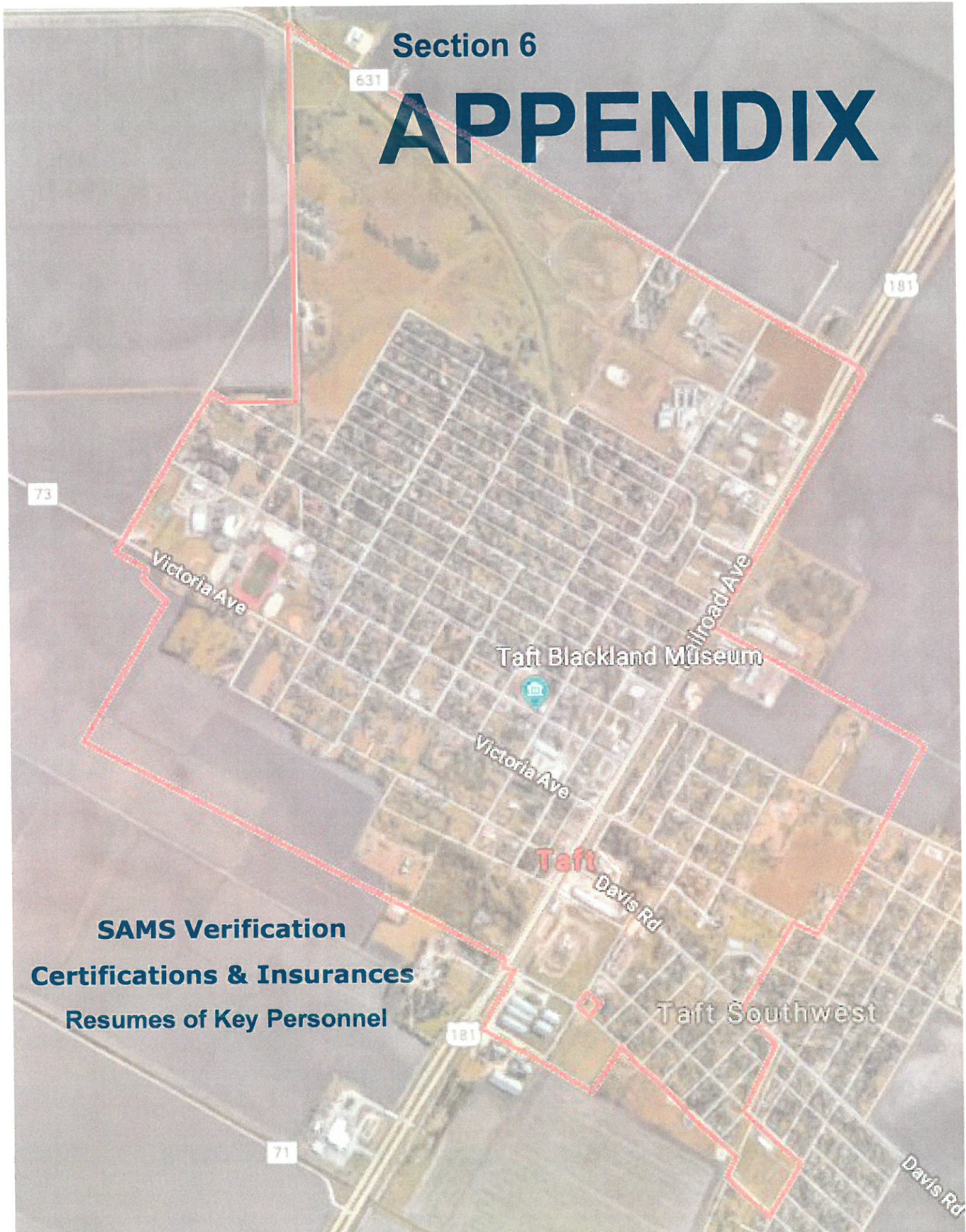
Guzman Muñoz Engineering and Surveying, Inc. (GMES) (DBE) (HUB) has fulfilled the requirements of the **Texas Board of Professional Land Surveying** to offer and perform **surveying** services in the State of Texas. Firm Registration No. 10087700, expiration date of 12/31/2019.

All licenses and certifications are in active status. Copies of all licenses and certifications will be furnished to the CITY OF SAN JUAN upon award of any project.



Section 6

APPENDIX



SAMS Verification

Certifications & Insurances

Resumes of Key Personnel

SAM Search Results
List of records matching your search for :

Record Status: Active
DUNS Number: 102748761

ENTITY	GUZMAN & MUNOZ ENGINEERING AND SURVEYING, INC.	Status: Active
DUNS: 102748761	+4:	CAGE Code: 47QT5 DoDAAC:
Expiration Date: 02/28/2020	Has Active Exclusion?: No	Debt Subject to Offset?: No
Address: 2020 E EXPRESSWAY 83		
City: MERCEDES	State/Province: TEXAS	
ZIP Code: 78570-9418	Country: UNITED STATES	

Renewal Status: JANUARY 30, 2019 (ACTIVE)

Firm Name: GUZMAN AND MUNOZ, ENGINEERING AND SURVEYING, INC

Mailing Address: 2020 EAST EXPRESSWAY 83 MERCEDES, TX 78570

Firm Phone (956)565-4637

1.4.1	LAND PLANNING ENGINEERING
1.5.1	FEASIBILITY STUDIES
3.1.1	ROUTE STUDIES & SCHEMATIC DESIGN - MINOR ROADWAYS
3.2.1	ROUTE STUDIES & SCHEMATIC DESIGN - MAJOR ROADWAYS
4.1.1	MINOR ROADWAY DESIGN
4.2.1	MAJOR ROADWAY DESIGN
8.1.1	SIGNING, PAVEMENT MARKING AND CHANNELIZATION
10.4.3	PUMP STATION-STRUCTURES
11.1.1	ROADWAY CONSTRUCTION MANAGEMENT AND INSPECTION
15.1.1	SURVEY
15.1.2	PARCEL PLATS
15.1.3	LEGAL DESCRIPTIONS
15.1.4	RIGHT OF WAY MAPS
15.2.1	DESIGN AND CONSTRUCTION SURVEY
15.4.1	HORIZONTAL AND VERTICAL CONTROL FOR AERIAL MAPPING



Licensed Professional Engineer
Number 70782
Status ACTIVE
Expires 9/30/2019

JOSE LUIS MUNOZ

Jose Luis Munoz
P.E. Signature

Jose Luis Munoz
TBPE Executive Director



TEXAS BOARD OF PROFESSIONAL LAND SURVEYING		
THIS CERTIFIES THAT		
GUZMAN & MUNOZ ENGINEERING AND SURVEYING, I		
IS ENTITLED TO PRACTICE AS A FIRM Headquarters		
EXPIRATION DATE 12/31/19	REGISTRATION/LICENSE NO. 10087700	
<i>Jose Luis Munoz</i> CHAIR	<i>Marcos S. Ochoa</i> EXECUTIVE DIRECTOR	

Texas Historically Underutilized Business (HUB) Certificate



Certificate/VID Number:
File/Vendor Number:
Approval Date:
Scheduled Expiration Date:

1742695447900
046572
10-AUG-2016
10-AUG-2020

The Texas Comptroller of Public Accounts (CPA), hereby certifies that
GUZMAN & MUNOZ ENGINEERING AND

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed 12-AUG-2016, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, business location) provided in the submission of the business' application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Paul A. Gibson

Paul Gibson, Statewide HUB Program Manager
Statewide Support Services Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (<https://mycpa.cpa.state.tx.us/passcmblsearch/index.jsp>) or by contacting the HUB Program at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

Rev. 06/16

Texas Board of Professional Engineers CERTIFICATE OF REGISTRATION

This acknowledges that

**GUZMAN & MUNOZ ENGINEERING AND SURVEYING
INC**

has fulfilled the requirements of the Texas Board of Professional Engineers to offer and perform engineering services in the state of Texas.

Registration Number
F-8017

Expiration Date
7/31/2019



Disadvantaged Business Enterprise Program

This certifies that the following listed firm is certified as a DBE in accordance with Federal Regulations 49 CFR, Part 26

GUZMAN & MUNOZ ENGINEERING AND SURVEYING, INC. (05946)

Issuance Date: January 3, 2007

This Certificate is subject to suspension or revocation, and DBE information is verified annually upon the issuance month.

James D. Davis
Director, Business Opportunity Programs Office



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/04/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER McAfee Insurance Agency P. O. Box 625 321 Second Street Mercedes TX 78570	CONTACT NAME: Mindy Rivera PHONE (A/C, No, Ext): (956) 565-2481 FAX (A/C, No): (956) 565-2733 E-MAIL ADDRESS: mindy@mcfeeagency.com														
INSURED Guzman & Munoz Engineering & Surveying Inc. 2020 E. Expressway 83 Mercedes TX 78570	<table border="1"><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: Colony Insurance Co</td><td></td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Colony Insurance Co		INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: Colony Insurance Co															
INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES

CERTIFICATE NUMBER: 18-19 GL RENEWAL

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY			103GL001535801	09/02/2018	09/02/2019	EACH OCCURRENCE	\$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							AMED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	☐ POLICY ☐ PROJECT ☐ LOC						PRODUCTS - COM/PROP AGG	\$ 2,000,000
	OTHER:							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	☐ ANY AUTO						BODILY INJURY (Per person)	\$
	☐ OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	☐ HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
	☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY							\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	☐ EXCESS LIAB						AGGREGATE	\$
	☐ DED ☐ RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH)			Y/N			E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

For Insurance Purposes	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/31/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER South Texas Brokers Insurance Agency Inc. 2020 E. Expressway 83 Ste 2 Mercedes, TX 78580	CONTACT NAME: John F. Gonzales Jr.	
	PHONE (A/C No. Ext): 958-207-1118	FAX (A/C No.): fax number
	E-MAIL ADDRESS: judgegonzales@gigtx.com	
INSURED Guzman & Munoz Engineering and Surveying, Inc. 2020 East Expressway 83 Mercedes TX 78570	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Starr Indemnity & Liability Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	INSUR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	X	X	100379428191	01/13/2019	01/13/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000		X	1000152100191	01/13/2019	01/13/2020	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Guzman & Munoz Engineering and Surveying, Inc.
2020 E. Expressway 83
Mercedes, Texas 78570

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Juan F Gonzales Jr

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/18/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Choices Insurance Agency / Jordan Walt 617 High St. Suite 205 Oregon City, OR 97045	CONTACT NAME Jordan Walt	FAX (A/C, No.) 503-653-7869	
	PHONE (A/C, No, Ext.) 503-653-8287	E-MAIL ADDRESS jwalt@choicesins.com	
INSURED Guzman & Munoz Engineering and Surveying, Inc. 2020 E Expressway 83 Mercedes, TX 78570	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Argonaut Insurance Co.		
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES

CERTIFICATE NUMBER: 00000000-27155

REVISION NUMBER: 19

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						
	☐ CLAIMS-MADE ☐ OCCUR						EACH OCCURRENCE \$
							DAMAGE TO RENTED PREMISES (Ex occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG \$
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ex accident) \$
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
	☐ SCHEDULED AUTOS						\$
	☐ NON-OWNED AUTOS ONLY						
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	☐ OCCUR ☐ CLAIMS-MADE						\$
	DED RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab.			121 AE 0003399-00	03/08/2019	03/08/2020	Per Claim/Agg \$1M/\$1M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

For informational purposes only

CERTIFICATE HOLDER	CANCELLATION
Guzman & Munoz Engineering and Surveying, Inc. 2020 E Expressway 83 Mercedes, TX 78570	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE (JWW)

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ACORD 25 (2016/03)

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Printed by JWW on March 18, 2019 at 12:06PM



RESUMES

Rodolfo Montero

Senior Project Manager

PROFESSIONAL SUMMARY

Mr. Montero has over 26 years of experience in the field of Engineering, and 18 years as a Senior Project Manager with structural, hydrology, residential, commercial, sanitary sewer, water systems and site improvements, and design experience, skilled in inspection, troubleshooting, concrete analysis, quality control, budgeting, scheduling (CPM), supervision of engineers and superintendents, cost accounting and surveying. As a Civil Engineer specialized in project management, flood control such as dams and levees, multi-family and single homes construction, concrete structures, site improvements, rehabilitations and design-build projects.

ADDITIONAL SKILLS

Fully bilingual in English and Spanish with excellent conversational and writing skills.

Vast knowledge and experience in many computer software and applications.

TOOLS

Engineering: ArcGIS, AutoCAD, Mr. Cad, ETABS, TEDDS design software and MathCad

Project Management: Primavera's Contract Manager, P6 and Sure Trac and Microsoft Project.

Accounting: Quickbooks PRO, Peachtree and MYOB
Programing: Access, Basic, Pascal and C++

HISTORY

Mr. Montero's career highlights include the following:

GUZMAN & MUNOZ ENGINEERING AND SURVEYING, INC.
– Mercedes, TX

Professional Engineer
December, 2015 to Present

- Perform hydrologic analysis for storm drainage implementation
- Analyze hydraulics data for the design of storm drainage systems
- Assist other engineers in the design of sanitary sewer & water systems
- Perform Construction estimation for multiple projects



Title

Senior Project Manager

Education

BS Civil Engineering (June 1997) Polytechnic University of Puerto Rico

BS Biology (December 1990) Pennsylvania State University

Prof. Registration and

Certification

Professional Engineer, No. 17162

Puerto Rico.

Security Clearance

Yes

Coordinate with project contractor and field inspector during all operations and phases of project

Perform field inspections of multiple projects to ensure construction materials and work is up to standards

July 2008 to December 2015

INTERNATIONAL BOUNDARY & WATER COMMISSION (IBWC)

IBWC is a binational agency that provides binational solutions to issues that arise during the application of United States-Mexico treaties regarding boundary demarcation, national ownership of waters, sanitation, water quality, and flood control in the border region.

Area Operations Manager, Lower Rio Grande Field Office, Mercedes, TX (Aug 2009 – present)

Responsible for the oversight and management of the Lower Rio Grande Field Office (LRGFO), including the Anzalduas and Retamal Dams and the Flood Control Project. Also responsible for the operations and maintenance of the following:

- 2 Binational Diversion Dams – Anzalduas and Retamal
- 270 miles of flood control levees
- Over 600 Gatewell structures within these levees
- 170 miles of river
- Maintenance of over 30,000 acres of land
- Hydrographic and water accounting operations of U.S. and Mexico waters in the Rio Grande downstream Falcon Dam.
- Coordination of operations with the Mexican Section and other Mexican agencies as well as U.S. organizations.
- Responsible for the synchronization of water releases from Falcon and Anzalduas Dams and operations at Anzalduas Dam.
- Budget and fiscal operations
- Asset Management and Security of project property
- Emergency Management
- Responsible for American Recovery and Reinvestment Act Raising of the Levee Projects from Rio Grande City to the Gulf of Mexico, Safeguard Property with value of over \$300 million.

Anzalduas Dam-Diversion Dam to US floodway and Water management and delivery dam.

Retamal Dam – Diversion Dam to Mexican Floodway 270 miles of Earthen levees Over 600 Gatewell Structures

Special Accomplishment

Successfully managed the Mexican and US floodways through Anzalduas and Retamal Dam and successful conveyance through the U.S. interior Floodways with no incidents for 44 days after Hurricane Alex in 2010.

July 2008- August 2009

Assistant Area Operations Manager, Lower Rio Grande Field Office, Mercedes, TX

Assist the Area Operations Manager with all of the above mentioned duties and responsibilities.

March 2003 to July 2008

CARIBE TECNO HABITAT, S.E., Senior Project Manager

Caribe Tecno Habitat is a general contractor company that specializes in residential project rehabilitation. Their annual project gross volume is around \$100,000,000.00.

Construction of the following project:

- Haudimar Beach Apartments (New Construction of 120 Multifamily Apartment Complex including Site Improvements) – Isabela, PR (\$16,000,000)

Carlos C. Aguilar, R.P.L.S.

Registered Professional Land Surveyor

PROFESSIONAL SUMMARY

Mr. Aguilar has 36 years of experience covering a broad range of surveying practices, including Right of Way Strip Maps, Title Research, establishing Boundary Locations, Topography, Construction Staking, and Land Development projects. In addition, Mr. Aguilar is a Registered Professional Land Surveyor for over 9 years.

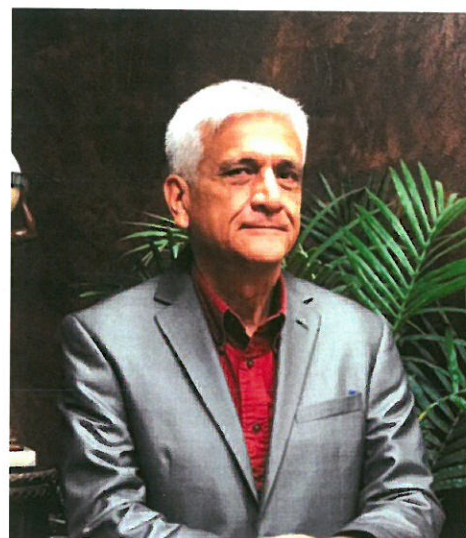
CAPABILITIES

Experience includes the *management and coordination* of multiple fieldcrews working simultaneously throughout the South Texas including the Rio Grande Valley on projects that include: property boundary surveys (metes and bounds) including finding and/or marking corners, platting and line staking, subdivision design and layout, topographic surveys, F.E.M.A. floodplain certificates, site plan development and construction stakeout, job bidding (Opinion of Probable Cost), deed and title research, assist with surveys boundary disputes and boundary agreements between clients and adjoining, property chain of title, Senior Rule (Junior/Senior property rights), condominium surveys, oil and gas proposed well location surveys, and right-of-way surveys.

PROJECT/PROGRAM HIGHLIGHTS

Mr. Aguilar's surveying career experience includes the following:

Performing American Land Title Association surveys, residential and commercial mortgage surveys for buyers, title companies and banks; topographic surveys for proposed development (including associating with governmental agencies and/or biologist such as the US Corp of Engineers for surveying determined wetland delineations); construction staking; as-built surveys; large boundary surveys, route surveys (for right-of-way acquisition purposes); littoral surveys along the Gulf of Mexico and along the Laguna Madre; riparian surveys; platting of property; perform narrative metes and bounds descriptions for land surveys, easements, right-of-way acquisitions, and leases; office and field experience with Global Positioning System; perform State Plane Coordinate surveys; latitude and longitude tabulations; hands-on and technical work on all the above, including drafting, analyzing boundary control and computations and mapping. Gained experience on surveys for oil and gas industry; ability to oversee all office and field work pertaining to land surveying and drafting; client communication skills; analyze and interpret deeds, and research for deeds; obtained experience in assisting in coastal land development; project advisor for subdivision platting; and possibly other learned experiences that come with the profession. Industries served with the surveying profession: Civil Engineering, Construction, Real Estate, Abstract and Title Insurance, Architectural, Oil and Gas, Insurance, Utility Companies, and Local Governments.



Title

Registered Professional Land Surveyor

Education

Bachelor's Degree in Arts and Sciences in Legal Studies and Business Management

Associate in Applied Science (AAS) in Drafting Technology

University of Texas at Brownsville/ Texas Southmost College

Occupational License/Certification

Registered Professional Land Surveyor

Total Years of Experience

25

Years with Current Firm

15

Oscar Herrera, E.I.T

Project Engineer

PROFESSIONAL SUMMARY

Mr. Herrera has led in the design and development of water distribution and treatment system projects ranging in design levels from remote villages to thriving city infrastructures. His knowledge of recognizing key areas of facilities and his ability to identify factors critical in process analysis in distribution and treatment within the design have made Mr. Herrera successful in providing a unique perspective in our projects. No doubt as Mr. Herrera continues to grow in his experience he will obtain a broad range of knowledge assisting him on his journey to become a licensed professional engineer.

WORK HISTORY

Mr. Herrera's career highlights include the following:

GUZMAN & MUNOZ ENGINEERING AND SURVEYING, INC. – Mercedes, TX

Project Civil Engineer December, 2017 to Present

Perform hydrologic analysis for storm drainage implementation
Analyze hydraulics data for the design of storm drainage systems
Assist other engineers in the design of sanitary water systems
Provide technical support to surveyor and drafting technicians during the design phase of projects
Coordinate with project contractor and field inspector during most operations and phases of project
Performed Concentration Time Study for public water system utilizing surface water

LAS CURENAS, – Nicaragua

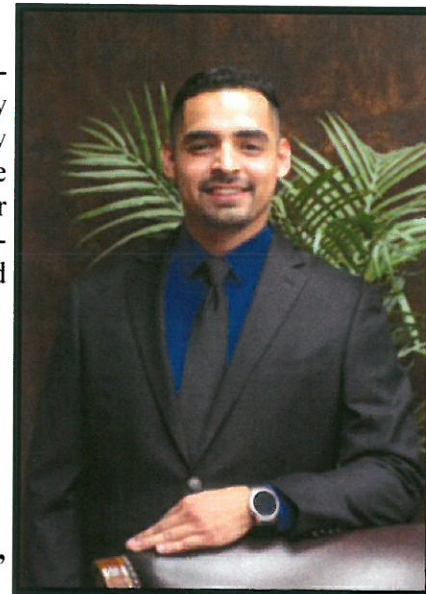
Design Development Team November 2015 – May 2016
Water Treatment, Storage, and Distribution system

Perform data collection for facility demands and system distribution
Raw water analysis for sizing and location of well pumps and storage tanks
Assist engineers in the design of capacity and supply distribution system for project
Provide technical support to engineers and drafting technicians during the design phase of projects and onto cost estimate analysis for funding
Coordinate with client for feasibility of design constraints and requirements, constraints stemming from costs, and evaluation of available resource.

ARDENT MILLS CORPERATE, -Denver, Colorado

Process Production Supervisor June 2016 – August 2017

Lead group of team members through various processing improvement projects
Identified key facility distribution factors critical in logistics and inventory quality assurance
Performed necessary customer service responsibilities to facilitate the company's willingness to innovate and grow with our market, displaying our company's bold ideas and risk taking fresh perspective with enthusiasm.



Title

Project Civil Engineer

Education

B.S. Biological & Agricultural Engineering, 2016, Texas A&M University

Professional License

E.I.T.

Total Years of Experience

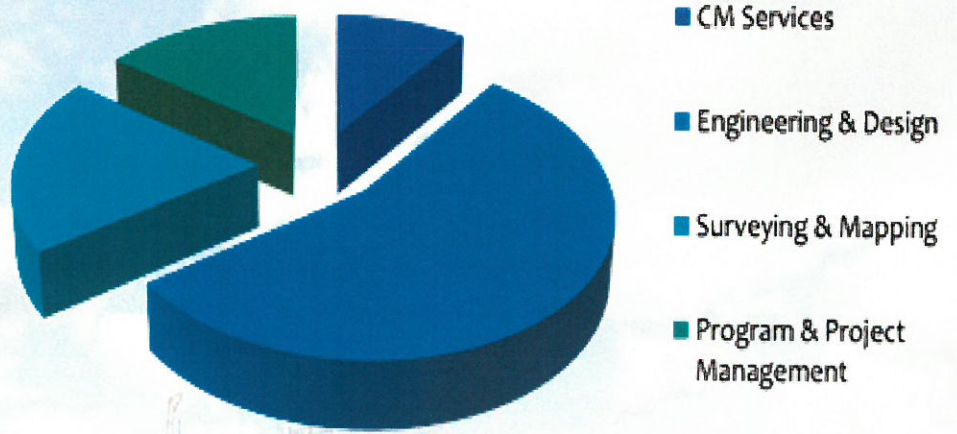
2

Years with Current Firm

1

Languages

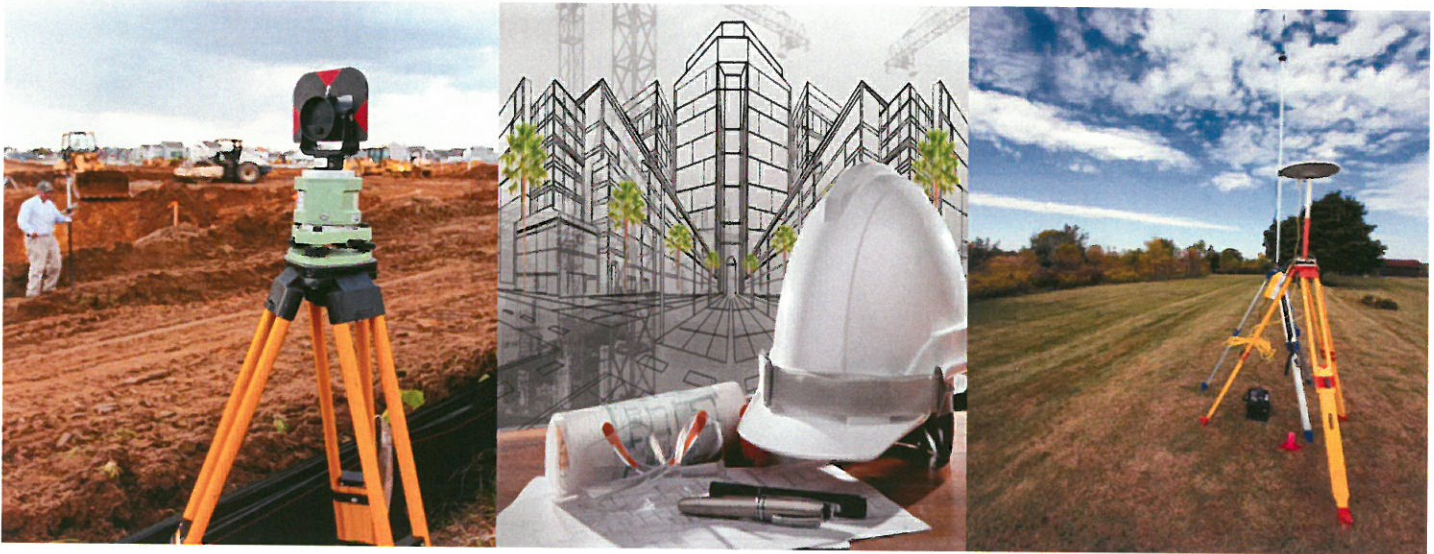
There are no potential conflicts with current work at this time. Our GMES TEAM is currently operating under an average workload of 60%. This will allow the team to **immediately commence** on any architectural, engineering, surveying project requested / awarded to us. Additional staff will be added to work on any assigned project (s) should the volume of work grow to be more than can be effectively processed by the existing staff, or should the volume of other work for the GMES TEAM grow to the point of affecting the performance of the work for the City of San Juan.



READY TO WORK AND

PREPARED

Extensive Civil Engineering And Surveying



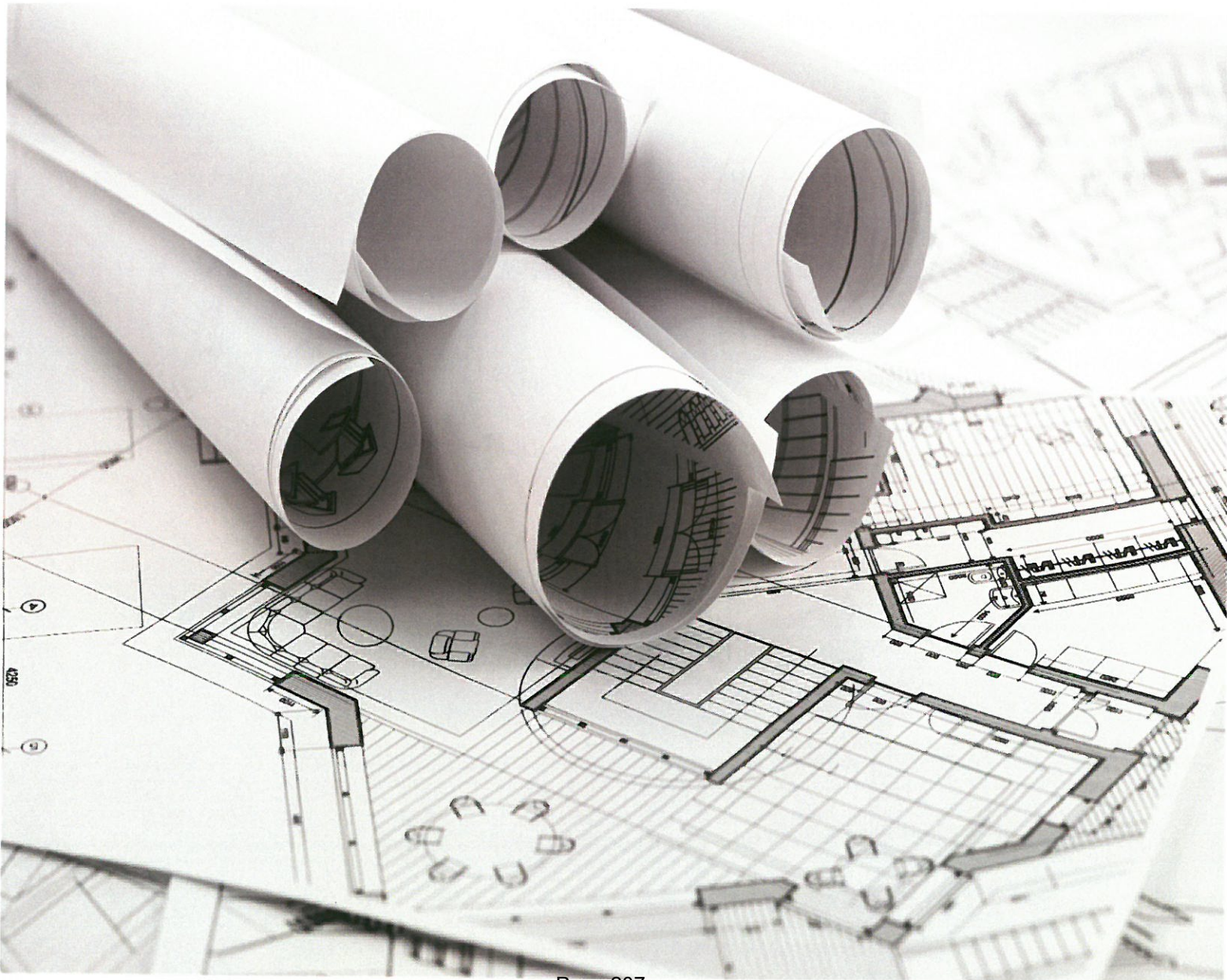
Experience

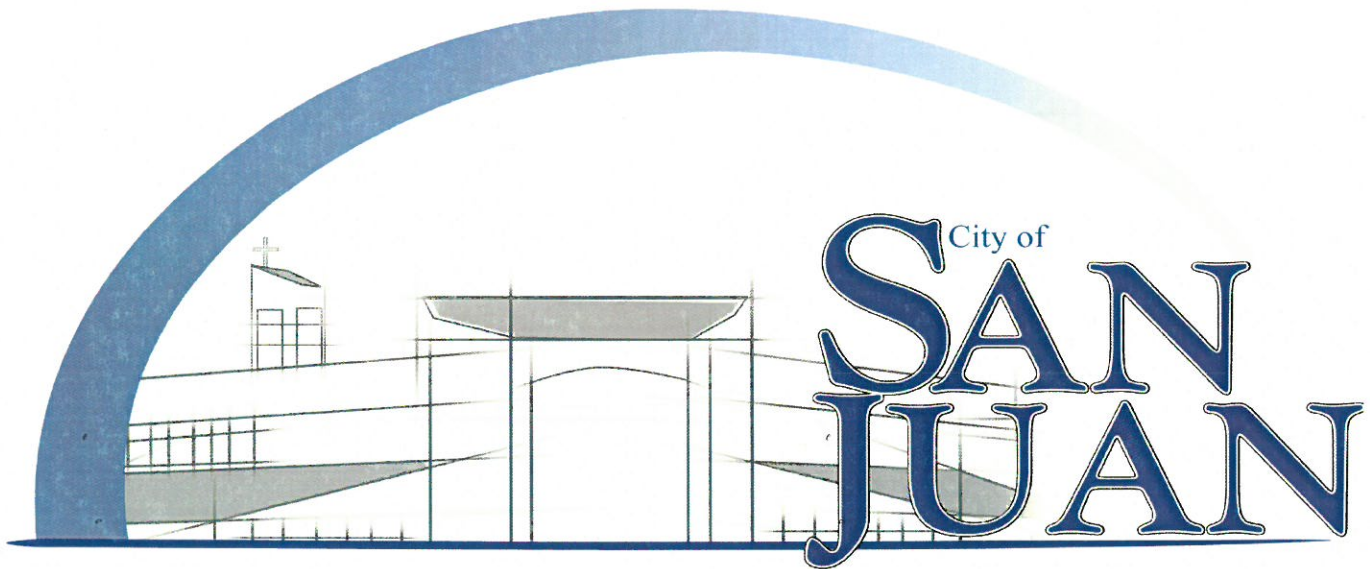




GUZMAN & MUNOZ

Engineering and Surveying, Inc.
Texas Registered Engineering Firm F-8017 Mercedes, TX 78570





City Officials

Mr. Mario Garza,
Mayor

Benjamin Arjona,
City Manager

David Salinas,
Utilities Director

Roberto Escobar,
Director of Planning & Zoning

Roel Garza,
Director of Sanitation/Public Works

Statement of Qualifications

for

City of San Juan Engineering Services Police Parking Lot

RFQ No: 19-04-05-01

May 13, 2019

PREPARED BY:

PCE - Perez Consulting Engineers

808 Dallas Avenue

McAllen, Texas

956-631-4482

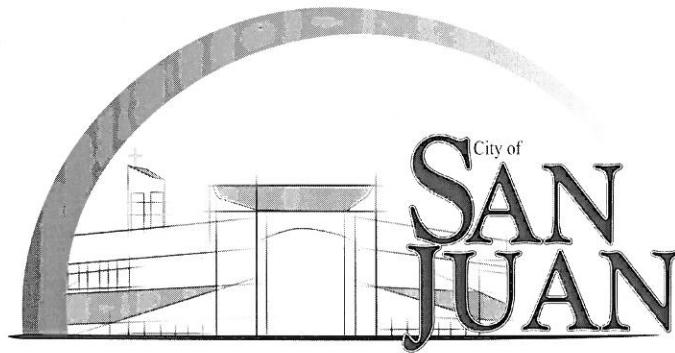
Texas Registered Engineering Firm F-2158

Statement of Qualifications

For

Engineering Services

RFQ No: 19-04-05-01



May 2019

PREPARED BY:



Perez Consulting Engineers
Texas Registered Engineering Firm F-2158

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Letters

1. LETTERS

To Whom It May Concern:

Perez Consulting Engineers (PCE) is very interested in continuing to assist the City of San Juan (City) with all their Civil Engineering needs. Having previously worked with the City and local municipalities, our company is familiar with the procedures for a smooth project design and construction.

Mr. Jorge D. Perez and PCE have been providing civil engineering services throughout the Rio Grande Valley and the South Texas area since 1976; including site planning, site development, water and sanitary sewer design, drainage, flood control and public works engineering for Cities such as McAllen, Edinburg, Brownsville, Harlingen, Roma and Rio Grande City.

Mr. Perez is a native of the Rio Grande Valley and has an in-depth knowledge of the regional characteristics that affect design projects, including geology, construction materials, hydrology, soils conditions, weather and indigenous habitat.

Perez Consulting Engineers has knowledge in Parking lot and site projects, having worked on projects like that in the past.

As a client-oriented firm, we are committed in providing careful and full attention to each of our client's needs. We are very proud that the greater part of our work is repeat business from satisfied clients or as a result of their referrals. We have earned the trust and respect of clients which we have worked for in the past and invite you to contact them.

It is important to us that the City knows that the Projects will be completed in a timely manner and within schedule. Our workload is such that it can assign a project engineer to start with the proposed projects as soon as awarded. PCE will add more personnel as workload increases.

We want to continue our commitment to the City of San Juan by providing high quality and professional Civil Engineering Services.

Our proposal shall remain effective for a period of 90 calendar days.

We sincerely appreciate the opportunity to present our qualifications to the City of San Juan and wish to express our most genuine interest in providing our services to you.

Respectfully submitted,
PCE - Perez Consulting Engineers, LLC

A handwritten signature in blue ink, appearing to read "David Perez".

David Perez, P.E.
President

Firm Information

2. FIRM INFORMATION

- a. **Firm Name:** Jorge Perez Consulting Engineers, LLC
DBA: Perez Consulting Engineers, LLC

Address: 808 Dallas Ave.
McAllen, Texas 78501

Telephone: 956-631-4482
- b. **Structure of Firm:** Limited Liability Company - Partnership
Size of Firm: 8 total employees
- c. **Year's Firm has been in business:** 28
- d. **Name of Principals in firm:** J. David Perez, PE - President
Jorge D. Perez, PE, R.P.L.S. - Vice President
- e. **Primary Contact:** J. David Perez, P.E.
- f. **Organizational Description:** Please see attached organizational chart (Figure 2.1)
- g. **Description of firm's philosophy:** As a client-oriented firm, we are committed in providing careful and full attention to each of our client's needs and expectations. We have earned the trust and respect of clients which we have worked for in the past and invite you to contact these clients. We are proud that the greater part of our work is repeat business and from satisfied clients or referrals from our clients.

Organizational Chart

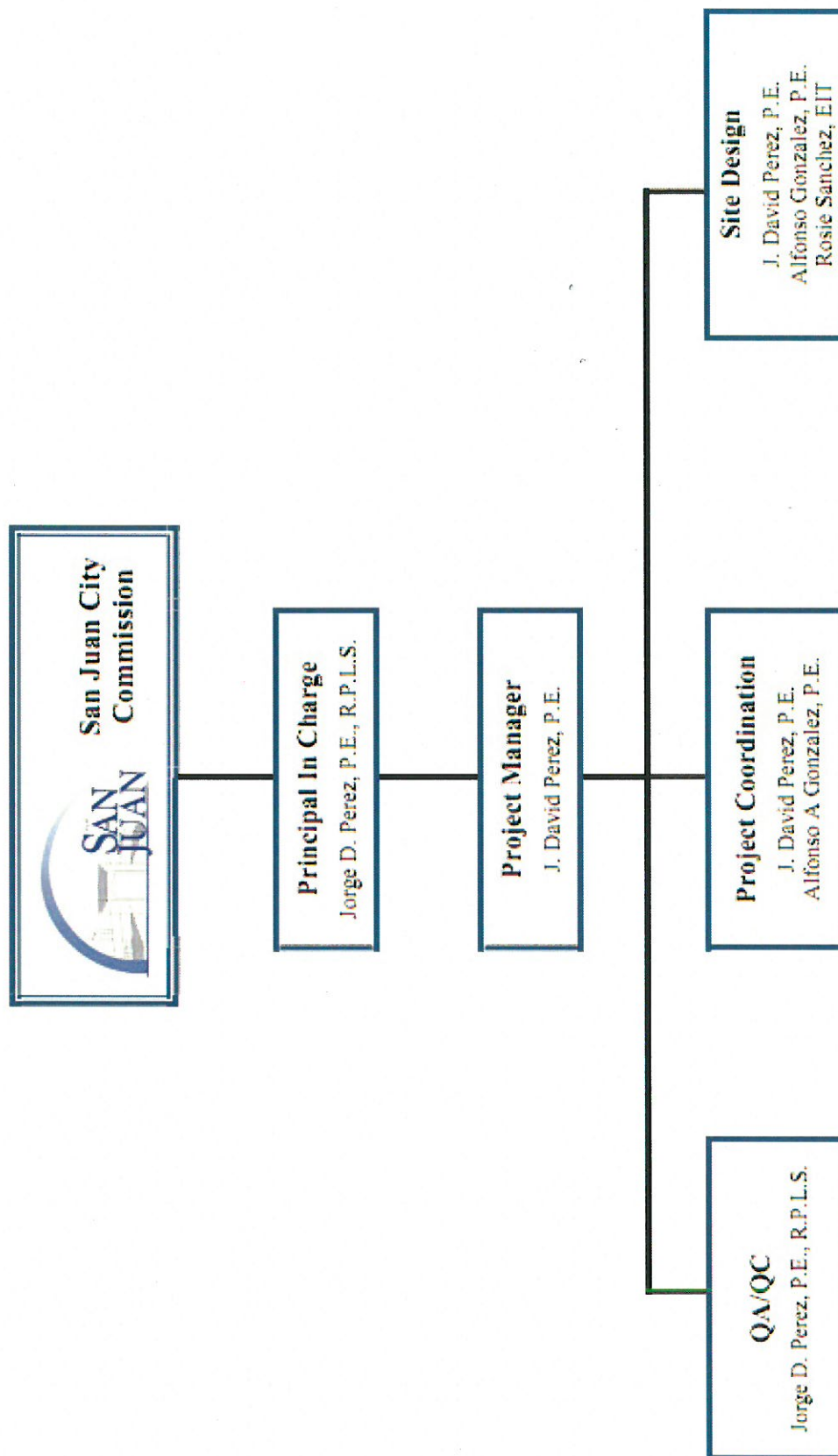


Figure 2.1

General Firm

History/Qualifications

3. GENERAL FIRM HISTORY/QUALIFICATIONS

- a. Perez Consulting Engineers, LLC was first established in March 1991 in McAllen, Texas by Mr. Jorge D. Perez, P.E., R.P.L.S. PCE has its lone office at 808 Dallas Avenue in McAllen, Texas. All project work will be performed at this location. You can contact us via telephone at 956.631.4482 and email at dp@perezce.com.

PCE is certified by the Texas Board of Professional Engineers, F-2158 and the Texas Board of Professional Land Surveyors, Firm No. 10065000. (See Exhibit A for Certificates)

Our company is certified Disadvantaged Business Enterprise (DBE) by the Texas Department of Transportation and Historically Underutilized Business (HUB) Certified. (See Exhibit A for Certificates)

PCE routinely provides Civil Engineering Services, in-house, for our clients. Services include site planning, site development, water and sanitary sewer design, drainage, flood control and public works engineering (Water & Wastewater).

- b. PCE employees are individuals with diverse, yet complementary, professional backgrounds. Much of our skilled employees have grown with PCE in their careers knowing the commitment to quality that makes this firm prominent and successful. Our firm currently employs Three (3) Professional Engineers, One (1) Engineering Graduate Student, Two (2) Civil CAD Technician/Designers, and Two (2) Administrative/Clerical positions. Our company will add more personnel as workload increases.

PCE has always been committed to the *"In-House Collaborative Engineering Design Approach"*; that is, we combine the unique individual talents and experience of each member of our Professional Engineering Staff to every design Project to provide the client with the best alternative for his Project and expectations.

Our Principal in Charge, **Mr. Jorge D. Perez, P.E., R.P.L.S.**, has over 40 years of experience working with Local, State, and Federal Agencies. His expertise ranges from Land Development and Municipal Waterworks to Transportation and Hydraulics and Public Works. Mr. Perez holds a Bachelors of Science in Civil Engineering from The University of Texas at Austin and is a Registered Professional Engineer and a Registered Professional Land Surveyor for the State of Texas. (See Attached Resume)

Perez Consulting Engineers, LLC also employs two other very qualified Engineers who, individually, have experience in Site Development, Municipal Waterworks, Educational, Aviation, Paving & Drainage, and Transportation Projects.



Mr. J. David Perez, P.E. joined the PCE team in March of 2002. He brings in extensive experience in Site Development, Aviation, Municipal Wastewater Treatment and Transportation. As the President and Project Manager for PCE, David has worked on numerous Educational, Paving & Drainage and Municipal Waterworks projects in this area. Mr. Perez holds a Bachelors of Science in Civil Engineering from Texas Tech University. He is a Professional Engineer Licensed in the State of Texas. (See Attached Resume)

Mr. Alfonso Gonzalez, P.E. has an established career in the development and design of *Storm Drainage* projects including *MASTER DRAINAGE PLANS*, open drainage canals, road culverts, road drainage, and pump stations. Mr. Gonzalez is well acquainted with the standard procedures and policies established by the U.S. Bureau of Reclamation, HUD, FEMA, and GLO administered projects. He is a Professional Engineer licensed in the State of Texas. (See Attached Resume)

Perez Consulting Engineers combines the unique individual talents and experience of our Professional Engineering Staff to every design Project.

Our staff consists of:

Professional Engineers:

J. David Perez, P.E., Project Manager
Jorge D. Perez, P.E., R.P.L.S., QA/AC
Alfonso Gonzalez, P.E., Assistant Project Manager

Registered Professional Land Surveyor:

Jorge D. Perez, P.E., R.P.L.S.

Engineering Graduate:

Rosie Sanchez, EIT

Civil CAD Technician

Juan Hernandez, Jr.
Pete Lerma, Jr.

Administrative:

Monique Fuentes, Office Manager
Ana Hernandez, Administrative Assistant



J. David Perez, P.E.

President, Perez Consulting Engineers, L.L.C.

Years Experience: With This Firm: 17 With Other Firm: 6.5
Education: B.S., Civil Engineering, Texas Tech University, 1995
Registration: Registered Professional Engineer, Texas # 89429

PROFESSIONAL EXPERIENCE

2002-Present: Perez Consulting Engineers, L.L.C., McAllen, Texas
1996 - 2002: Freese and Nichols, Inc., Fort Worth, Texas

Mr. J. David Perez P.E. joined Perez Consulting Engineers (PCE) in March of 2002. He brings extensive experience in Site Development, Transportation, Municipal Wastewater Treatment and Aviation. As a Project Manager for PCE, Mr. Perez has worked on numerous projects such as; Paving & Drainage, Municipal Waterworks and Educational Site Development. In addition, he has previously worked on Aviation related Projects at the DFW and other County Airports.

ROADWAY PAVING & DRAINAGE

- **San Juan Paving Improvements Phase I; San Juan, Texas** - Rehabilitation of 26 streets to reach new City Standards. Project included extensive coordination by PCE with the City of San Juan to determine the best method for value. Procurement Documents drafted using two methods. The first being the standard Rehabilitation method, most common utilized. The second was an Alternate method utilizing soil stabilizer method, open to any supplier.
- **San Juan Subdivision Plans Review; San Juan, Texas** - The Engineer performed review of subdivision plats and engineering plans for infrastructure improvements including paving, drainage, water and sanitary sewer. Engineer also performed periodic visits to assure compliance with the City of San Juan Standard Subdivision Development Guidelines
- **Bentsen Road (U.S. Expressway 83 to F.M. 495); McAllen, Texas** - Design engineer for 1.75 miles by 65 feet wide of new roadway from U.S. Expressway 83 to F.M. 495 (Pecan Blvd.) including storm drainage, striping and signage, railroad crossing, Storm Water Pollution Prevention Plan, retaining wall design and traffic control.
- **Nolana Road; McAllen Texas** - Design engineer for 2,500 ft by 65 ft wide roadway extension from Bentsen Rd. to Taylor Rd. including storm drainage design and two irrigation siphons.
- **Bentsen Road (F.M. 495 to 3 Mile); McAllen, Texas** - Design Engineer for 2 miles by 65' wide of new roadway from F.M. 495 (Pecan Blvd.) to 3 Mile Line (Buddy Owens) including storm drainage design, irrigation siphon at Daffodil Ave, signage and striping, and a drainage feasibility study.
- **Pin Oak Road; Edinburg, Texas** - Design Engineer for ½ mile of 44 foot wide new roadway from U.S. 107 to Sprague Ave. Project included paving, drainage, traffic signal and marking & signage plan.



- **I" Road Spur (U.S. 281 to "I" Road); Edinburg Texas** - Design Engineer for a 41-foot-wide roadway from U.S. 281 to "I" Road including drainage, striping and signage for the Texas Department of Transportation and the City of Edinburg.
- **Valley View, Billman and North Avenue; Donna, Texas** - Design engineer for the reconstruction of Valley View Road from Business 83 to North Avenue, the new North Avenue from Valley View Road to Billman and the new Billman Avenue from N. Avenue to Expressway 83. The project included paving, drainage, striping, railroad crossing expansion, signage and utility relocations.
- **Valley View, Billman and North Avenue; Donna, Texas** - Design engineer for the reconstruction of Valley View Road from Business 83 to North Avenue, the new North Avenue from Valley View Road to Billman and the new Billman Avenue from N. Avenue to Expressway 83. The project included paving, drainage, striping, railroad crossing expansion, signage and utility relocations.
- **Roma Independent School District; Roma, Texas** – Design Engineer & Project Manager for approximately 2 miles of Asphalt and concrete Roadway including drainage & utilities.

UTILITIES

- **City of McAllen Bentsen Road Lift Station, Sanitary Sewer and Waterline Improvements from Expressway 83 to Nolana Avenue; McAllen, Texas-** Design engineer for this \$8 Million Dollar project including an 8 MGD fourplex Lift Station with control building, 5,100 feet of 18" force main, 15,000 feet of 16" waterline including appurtenances, 9,195 feet of 30 inch sanitary sewer gravity line ranging from 15'-42' deep, 3,605 feet of 24" gravity sanitary sewer line, 1,800 feet of 18" gravity sanitary sewer line, 7,500 feet of 8"-12" sanitary sewer service line. This project included all existing utility relocations, right-of-way acquisition, TXDOT permitting, deep bores, railroad permit, and traffic control.
- **City of McAllen Bentsen Road Sewer Laterals; McAllen, Texas** - Design Engineer and Project Manager for this \$1.5 Million Dollar project including sanitary sewer laterals serving the Bentsen Road service area. The project consisted of 8,700 feet of 12" gravity line, 1,325 feet of 15" gravity line, 1,515 feet of 8" gravity line (all ranging from 10 to 22 feet), boring and jacking, directional drilling, irrigation line relocation and pavement repair. This project also included easement acquisition and TxDOT permitting.
- **City of McAllen Manhole Rehabilitation Project; McAllen, Texas** - Design engineer for the rehabilitation of 27 sanitary sewer manholes along the center of 2nd Street, and Trenton Road. This project included rehabilitating deteriorating concrete manholes by inserting fiberglass liners and new concrete bases.

PROFESSIONAL SOCIETIES

ASCE, American Society of Civil Engineers (Active Member)



JORGE D. PEREZ, P.E., R.P.L.S.
Vice President, Perez Consulting Engineers

Years Experience: With this Firm: 28 With other Firms: 19

Education: B.S., Civil Engineering
The University of Texas at Austin, 1969

Registration: Professional Engineer, Texas #34584, 1972
Professional Land Surveyor, Texas #2885, 1980

PROFESSIONAL EXPERIENCE

2001 – Present: PCE- Perez Consulting Engineers
1994 - 2000: Perez/Freeze and Nichols, L.L.C.
1991 - 1994: PCE - Perez Consulting Engineers
1972 - 1991: S.A. Garza Engineers, Inc.

Jorge D Perez, P.E. has had over 40 years of experience in working with local, state and federal agencies such as the Department of Commerce (Economic Development Agency), H.U.D., Environmental Protection Agency (EPA), Texas Department of Commerce and Community Affairs Block Grants, U.S. Corps of Engineers, Texas Water Commission, Texas Water Development Board, Texas Community Development and Texas Department of Health.

ROADWAY PAVING AND DRAINAGE PROJECTS

- **San Juan Paving Improvements Phase I; San Juan, Texas** - Rehabilitation of 26 streets to reach new City Standards. Project included extensive coordination by PCE with the City of San Juan to determine the best method for value.
- **San Juan Subdivision Plans Review; San Juan, Texas** - The Engineer performed review of subdivision plats and engineering plans for infrastructure improvements including paving, drainage, water and sanitary sewer. Engineer also performed periodic visits to assure compliance with the City of San Juan Standard Subdivision Development Guidelines
- **Bentsen Road Reconstruction Project; McAllen, Texas** - This project included the reconstruction of Bentsen Road from a 20 feet wide section to a 65 feet wide urban arterial for 3.8 miles from U.S. 83 to 3 Mile Line (Buddy Owens). Services include feasibility study, drainage study and report, alignment analysis along with associated public meetings, R.O.W. map, and preparation of Plans, Specifications and Estimate (PS&E) including preliminary cost estimates, utility investigations, field surveying, roadway design, and drainage design.
- **S. Bicentennial Blvd; McAllen, Texas** - This project included preparation of plans/specifications for 1500 L.F. of 65 FT. roadway. Also included was storm drainage connecting TxDOT's S. Bicentennial Blvd. Project and overpass to Wichita Street. Plans included transitions to McAllen-Miller International Airport's main entrance. Total project cost was \$881,000.



- **South Sugar Road Paving Project; Edinburg, Texas** - This project included the paving and drainage improvements of South Sugar Road from S.H. 107, southerly to Canton Road in Edinburg, Texas.
- **William Cannon Drive; Austin, Texas** - This project is located on the south area of Austin from Interstate Highway 35 westerly 2 miles. This included the preparation of a preliminary report with an in depth study of Right-of-Ways, alignment, traffic considerations, at-grade railroad crossing, lighting and irrigation for landscaped medians. Services included preliminary route surveying, right-of-way surveys and document preparation, preparation of alignment surveys, plan and profile plans, drainage plans with drainage area maps, lighting studies, spacing analysis, super elevations, irrigation connections for landscape medians, traffic channel studies, water and wastewater utility adjustments, preparation of steel bores for future utility line crossings and traffic signal conduit preparation.

WATER LINES

- **Idela Water Mains Improvement, McAllen, Texas** – Waterline improvements for Idela Subdivision consisting of disconnecting and abandoning existing waterline and replacing with new 8" water loop to serve existing subdivision.
- **Relocation of Water Lines - F.M. 495 - Ware Road to 23rd. Street and South 23rd Street at North Levee. (1996); McAllen, Texas** - Relocation of water lines in connection with the reconstruction and widening of F.M. 495 (Pecan Blvd.) from Ware Road to 23rd Street. Also included was the re-grading of highway cross-sections at the North Floodway Levee on South 23rd Street. In addition, this included 1,900 l.f. 8" PVC water lines, road bores with associated valves, tie-ins and 250 l.f. of 12" PVC water lines at South 23rd.

SEWER LINES

- **South 10th/Service Center Sanitary Sewer Line Relocations (1998-99); McAllen, Texas** - Relocation and re-construction of existing sanitary sewer lines along the east side of South 10th street between Toronto Avenue and Wichita, and along Wichita Avenue, westerly to the McAllen-Miller International Airport at the new S. Bicentennial Blvd. Project included replacement of existing sanitary sewer lines and abandonment of existing sanitary lift station at the Public Works Service Center with 3250 l.f. of 30", 1380 l.f. of 24", 1600 l.f. of 15" and 100 l.f. of 10" sanitary sewer lines. Also included were all appurtenances and three road bores across S. 10th Street. Total Project Cost is \$560,000.
- **30" Sanitary Sewer Outfall Mains, Main Lift Station and 16" Water Line – Bentsen Road; McAllen, Texas** – The project consisted of preparation of plans and specifications for the construction of a 30" sanitary sewer main outfall line and a 16" water transmission line along Bentsen Road from U.S. Expressway 83 to Nolana Avenue. The project also included the construction of a main lift station with an ultimate capacity of 8MGD. The sanitary sewer lines were constructed using the open-cut method with depths ranging from 20 to 45 feet. Ground water was encountered at various locations and mitigated with strategic placing of well points. Construction of the sewer line eliminated two lift stations in the vicinity of Daffodil Avenue. This project provided sanitary sewer service to the western-central parts of McAllen.



COLONIAS

- **Arthur Terrace, City of McAllen** - Prepared plans and specifications for the replacement of 820 l.f. 8" PVC Sanitary Sewer Main at Arthur Terrace Subdivision from 36th street to 33rd street along the projection of Gull Avenue.
- **Cameron Park Colonia, Public Utilities Board; Brownsville, Texas** - Perez Consulting Engineers was involved with a joint venture engineering project with Gonzalez Engineering and Surveying Co. of Brownsville, Texas for the design of water and sanitary sewer service for the Cameron Park Colonia. The \$5.5 Million Project Cost funded in part by the Texas Water Development Board through its Economically Distressed Areas Program (EDAP) Phase II, the Environmental Protection Agency, and the Public Utilities Board of Brownsville. Work included the preparation of an Engineering Design Report, Plans and Specifications for Water and Wastewater lines within the Colonia. This project provided both water and wastewater service to one of the Texas-Mexican Border's largest Colonias.
- **Regional Solid Waste Master Plan; Lower Rio Grande Valley** - Conducted the first Regional Solid Waste Master Plan for Hidalgo, Cameron and Willacy Counties of the Lower Rio Grande Valley. The Master Plan addressed the lack of solid waste management especially in the Colonias. City and colonia leaders were consulted and various neighborhood meetings were conducted at strategic colonias during the study period to determine particular needs and to inform residents about recycling methods and encouraging the limiting of solid waste volume into landfills. A "Pay-Per-Bag" solid waste collection pilot program was initiated in the South Tower Road Colonia where 5-gallon special coded bags were sold for \$ 1.00 for disposal of household waste. The pilot program was implemented to encourage recycling of materials such as metals, glass and paper to minimize solid waste volumes going into landfills.
- **City of Edinburg EPA 201 Wastewater Project; Edinburg, Texas** - A \$7 Million project funded in part by the Environmental Protection Agency through the Texas Water Development Board. Work included the preparation of a Facilities Plan, Design of Wastewater Collection Improvements, Lift Station Design (4) and design of 1.7 MGD Sewer Treatment Plant. The project provided gravity sanitary sewer service especially for the south and east portions of the City of Edinburg service area. The construction of the line eliminated various lift stations.

PROFESSIONAL SOCIETIES

National Society of Professional Engineers

Texas Society of Professional Engineers:

- Rio Grande Valley Chapter Director
- Rio Grande Valley Chapter Treasurer
- Rio Grande Valley Chapter Secretary
- Rio Grande Valley Scholarship Chairman 1983-88
- Rio Grande Valley Chapter President 1986-87

American Society of Civil Engineers

Texas Society of Civil Engineers

Texas Society of Professional



Alfonso A. González, P.E.

Engineer, Perez Consulting Engineers

Alfonso A. González, P.E.

Project Engineer, Perez Consulting Engineers

Years Experience: With this Firm: 1.5 With other Firms: 19

Education: Bachelor of Science in Civil Engineering
Texas A&M University - Kingsville, 1998

Registration: Professional Engineer, Texas #93805

PROFESSIONAL EXPERIENCE

2017 - Present: Perez Consulting Engineers, McAllen Texas
1999 - 2017: Sigler, Winston, Greenwood & Associates, Inc.
1998 - 1999: Professional Service Industries, Inc.

Mr. Gonzalez has a distinctive career in the development and design of storm drainage projects including MASTER DRAINAGE PLANS, open drainage canals, road culverts, road drainage, and pump stations. He is well acquainted with the standard procedures and policies established by HUD, FEMA, and GLO administered projects.

Mr. Gonzalez provides full-service encompassing client contact through all facets and stages to assure progress and completion of the project from design, budget preparation, right of way acquisition, utility adjustment coordination, obtain road crossing permits from state, local, and private entities as rail road company, preparation of construction procurement contract documents, project management, random field supervision, coordinating construction progress meetings involving owner, grant agency (TWDB, GLO, US Bureau, NADBank, EDA), and contractor.

PROJECTS WITH PCE

- **McAllen International Airport (MIA) Hydrologic and Hydraulics Report; McAllen, Texas** – Perez Consulting Engineers (PCE) to perform a comprehensive hydraulic and hydrologic (H&H) study to provide general recommendations for the design of storm drainage facilities within the MIA and on the 10th Street and 23 rd. Street Main Drain adjacent to the MIA property. With the Results of the H&H, the design engineer will be able to design the proposed facilities appropriately.
- **South Texas College Mid Valley Hydrologic and Hydraulics Report; Weslaco, Texas** – PCE performed an in-depth, detailed watershed analysis with the aid of an aerial survey implementing *Laser Imaging Detection and Ranging Technology (LIDAR)* for the entire campus to provide a better and complete understanding of the entire campus' drainage pattern characteristics. PCE gathered all the data and compiled their report, including recommendations to help alleviate the drainage issues the college was having.



- **City of Edinburg Stadium and Dawson Road Drainage; - Edinburg, Texas** – Perez Consulting Engineers was selected to perform a detailed Hydrologic and Hydraulics (H&H) study and report to determine causes of local flooding in the Stadium and Dawson Drive vicinity of the City of Edinburg. The work will require coordination of the City of Edinburg, Edinburg School District as well as the Hidalgo County Drainage District No. 1
- **Texas 2015 Floods Disaster Recovery Appropriation - CDBG DR 4245 - City of Lyford Drainage Improvement Projects.** These grant applications were recently approved and awarded during the spring of 2018 by the GLO and consists of two (2) drainage projects. Project one focus on addressing drainage deficiency in a previously identified area by the owner and currently is under preliminary design. Estimated budget is \$400,000.00 including construction costs and professional fees. The second project is in early stages involving acquisition. Project two focuses in a larger area drainage area and involves construction of a regional detention basin and regional drainage pump station. The estimated budget is \$1,000,000.00 including construction and professional fees.
- **Lining of the Lateral E Canal – Hidalgo County Irrigation District No. 2.** This grant application was recently approved and awarded during the summer of 2018 by the US Bureau of Reclamation and consists of a single irrigation water improvement project. The project focus reducing seepage losses along the Lateral E Canal by installing a geocomposite liner. The District will save 1,110 ac-ft of water by implementing the project. The estimated budget is \$7,040,831.00 including construction costs and professional fees. The project is within schedule to begin construction late summer 2019 and be completed by early spring 2020.

PROJECTS WITH OTHER FIRMS

- **GLO Drainage Improvements Project for the City of La Feria.** Project with previous employer and consisted of diversified drainage projects as widening of open drainage canals, closure of open drainage canals (drainage ditches), installation of storm drainage pipe, removal of chock points using open cut or box culverts, and road drainage improvements. Being the project was considerably extensive and dynamic, the workload was divided between one of the firm's principals and myself. I had the opportunity to lead five (5) projects. The projects offered many challenges, but the most memorable and valuable feature was the removal of four (4) large diameter concrete pipe culverts (48" to 60") located under two (2) parallel irrigation canals. The objective was to open cut under these two canals to remove the choke. The design consisted of bridging the canals over an open cut using steel pipe supported by driven piles. Two pipe barrels were installed to bridge the canals, one being a 30" and the other a 60". There was need to dewater, provide a drainage diversion, provide uninterrupted irrigation service during construction, drill soil nails to anchor a reinforced concrete apron to secure the open cut and provide permanent drainage canal opening.

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers (ASCE)

American Society for Testing Materials (ASTM) Concrete Pipe Committee C 13 2008 to 2011

OTHER AFFILIATIONS

Member of the McAllen North Rotary Club 2003 to 2011

Financial and Legal Status

4. FINANCIAL AND LEGAL STATUS

- a. There are currently no actions against or involving our firm or any of our agents or employees.
- b. There is no pending litigation against or involving our firm or its agents or employees.
- c. Perez Consulting Engineers carries:

Professional Liability Insurance coverage of \$1,000,000 on a "Claims Made Basis"

General Liability Insurance coverage of \$1,000,000 on an "Occurrence Basis"

Worker's Compensation coverage of \$500,000

Automobile Liability

Umbrella Liability

Should the City of San Juan require additional insurance coverage, PCE will add additional coverage to ensure to comply with all insurance requirements.

Please see Exhibit A for Professional Liability Insurance Certificate.

Experience And References

5. EXPERIENCE AND REFERENCES

- a. Perez Consulting Engineers has extensive experience working with government agencies. Having worked with several municipalities on multiple projects, PCE is familiar with working with the Texas Department of Transportation (TxDOT), Railroad, Drainage Districts, Irrigation Districts, Hidalgo County Precincts, and Utility companies (Texas Gas, AEP, AT&T). Our company works vigorously with the City's Planning, Public Works, Public Utility, and Engineering Departments to ensure the project is done correctly and in an efficient manner.

b. **Projects**



This \$3 million project consisted of the development of a 40-acre tract of land based on the architect's master plan for the expansion of the main campus for South Texas College (STC).

The project

STC North Pecan Campus Infrastructure Improvements McAllen, Texas

Year Completed: 2007

Contact Person: Bob Simpson, AIA

Address: 3301 N. McColl Road
McAllen, Texas 78501

Phone #: 956-630-9494

Construction Cost: \$3 Million

General Contractor: Skanska

Engineer: Rene Gonzalez, P.E.

included the design of the new campus and the site design of 3 new buildings (Information Technology Building, Communications Arts Building and Institutional Support Services Building).

The design of the campus included new parking lot facilities to serve newly constructed and future buildings which included driveways, a hydrology study and hydraulic design of storm management system (detention ponds and storm sewer system), sidewalks that serve as pedestrian routes meeting Texas Accessibility Standards (TAS), Water distribution system for domestic use and fire protection, sanitary sewer system, design of traffic pavement markings

and signs. Site design of the buildings included design of all sidewalks to serve as pedestrian routes meeting TAS, drainage and grading around the buildings, design of underground storm sewer network to manage roof drains, water and sanitary sewer services to the building and all traffic signs and pavement markings for traffic of pedestrians and automobiles.

Our efforts included coordination work with a Landscape Architect, mechanical plumbing team, Electrical Engineers, Communications Engineers and City of McAllen Public Utility, Engineering and Planning departments.



STC Northeast Parking Lot
McAllen, Texas

Year Completed: 2011

Contact Person: Rick de La Garza

Address: PO Box 9701
McAllen, Texas 78501

Phone #: 956-872-3737

Construction Cost: \$414,913.10

General Contractor: Mission Paving Co., Inc.

Engineer: Jorge D. Perez, P.E., R.P.L.S.

Design Cost & Construction Cost: \$451,233.10

Perez Consulting Engineers designed the 29th and Pecan boulevard (FM495) parking lot in the spring of 2011 to alleviate parking needs in the Pecan Campus. It is located at the northeast corner of the intersection of FM495 and 29th street in McAllen Texas across the main STC campus. Due to the geometry of the site, its location, neighboring properties elevations and City of McAllen Ordinances, it posed a challenge to maximize its use and accommodate STC needs.

The existing property consisted of 13 residential lots that had a lot depth of 120 feet. The north property lines of the site frontages a city alley that services the residential neighborhood along the north property line. The grade change along the property line is less than 12 inches, making the site boundary almost flat. These physical characteristics of the site, along with City of McAllen Storm water management policy of detaining a 50-year storm event on site, and release flow equivalent to an undeveloped 10-year storm event, posed a great challenge to the site development.

To minimize the size of the detention pond required and to meet municipal regulations, the design team decided to grade the pond into a low area, inside the parking lot, composed of a bio filtration basin which detains and cleans the storm water runoff prior to its release into the main detention pond. This bio-filtration system is constructed with local native materials and is the first of its kind in McAllen and is now being used at two other sites locally in the county. By grading the parking lot to the center of the lot it reduced the amount earthwork required to grade, it increased its hydraulic capacity and added an environmental factor that helps our community by cleaning the water from harmful pollutants prior to its final discharge. This innovative design ensures long term functionality and maintenance to the site assuring safety to the end user.

UTRGV Lamar & ITT Parking Lot
McAllen, Texas

Year Completed: 2011

Contact Person: Jorge Garza

Address: 1201 W. University Drive
Edinburg, Texas 78539

Phone #: 956-665-2483

Construction Cost: \$1,964,805

General Contractor: D. Wilson Construction Co.

Engineer: J. David Perez, P.E.

Design Cost & Construction Cost: \$2,021,764

The University of Texas Rio Grande Valley (UTRGV) contracted PCE to design parking to help alleviate parking issues on campus. The design was to accommodate the site with existing vehicle and pedestrian routes, while following UTRGV's Master Plan. Our design helped provide vehicle movement in both north/south and east/west traffic.

The project encountered issues with UTRGV's buildings and underground utilities/infrastructure, therefore PCE incorporated the new eco-friendly bio-filtration system. This bio-filtration system was constructed with local native materials and was first introduced at the STC campus.

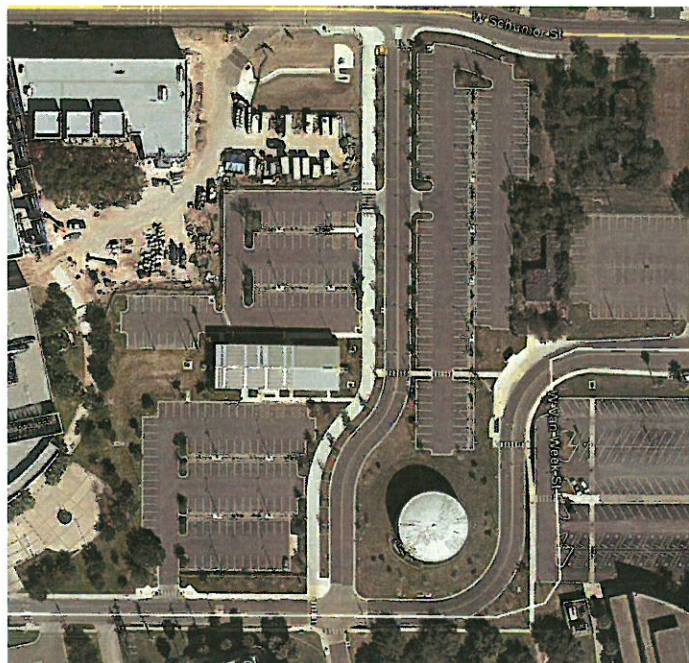
By using this technique, it added an environmental factor that helped the community by cleaning the water from harmful pollutants prior to its final discharge.

This innovative design ensures long-term functionality and maintenance to the site assuring safety to the end user.

PCE also coordinated with the UTRGV Science and Engineering departments during the design and construction phases to help their research on the project.



Lamar Before



Lamar After

*PSJA ISD T-STEM Early College &
Football Stadium Parking Lot
San Juan, Texas*

Year Completed: 2012

Contact Person: Octavio Cantu, Jr., AIA

Address: 300 S. 8th St.
McAllen, Texas 78501

Phone #: 956-655-4655

Construction Cost: \$1,800/parking space

Engineer: J. David Perez, P.E.

Perez Consulting Engineers designed the PSJA ISD 320 space parking lot in 2012 to alleviate parking needs for the new T-Stem Early College high school campus and football stadium.

This parking lot is located on the northwest corner of the intersection of S. Gumwood Street and E. Kelly Avenue in Pharr, Texas. This parking lot design included a perimeter decomposed granite gravel walking trail with retaining walls to serve as bench seating, landscaping, perimeter drives, lighting and handicap accessibility to the campus and football stadium by meeting Texas Accessibility Standards.

The parking lot improvements were designed to meet the City of Pharr storm water design criteria. PCE used the innovative design of incorporating bio-filtration basins that not only reduced the amount of earthwork versus a conventional parking lot, but also met the Texas Commission on Environmental Quality (TCEQ) best management practices for the Clean Water Act. It filtered the first flush of storm water contaminants associated with what vehicles expel as a result of being parked during a storm event, like brake dust and oils.

This innovative bio-filtration system design resulted in a lower cost per parking space than a conventional parking lot with storm sewer grate inlets and benefited the environment as a result.





c. Projects under contract

- McAllen Airport Drainage
- City of Edinburg Drainage
- City of San Juan Water Plant Rehabilitation
- UTRGV East West Drive Parking Lot
- City of Pharr Aquatic Center

Mgmt, and org. Approach



6. MANAGEMENT AND ORGANIZATIONAL APPROACH

Perez Consulting Engineers (PCE) has an in-depth knowledge of the regional characteristics that affect design projects, including geology, hydrology, soils conditions, weather and indigenous habitat having previously performed roadway, drainage and utility adjustment design services within Hidalgo County and surrounding areas. We have successfully demonstrated its capability to design a project such as the Projects being contemplated. We eagerly await the opportunity to again serve the City of San Juan based on our merit, experience and reputation as Civil Engineers.

SUMMARY OF PROJECT APPROACH TASKS AND SCHEDULES:

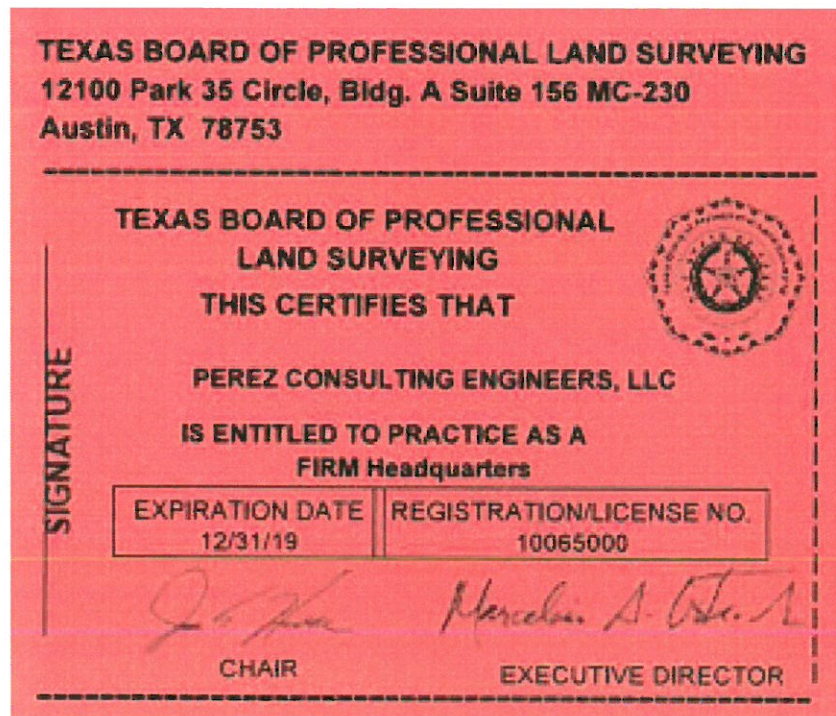
The following is a basic outline of the approach for the various projects. Depending on the project, additional meetings and coordination will need to be conducted as required.

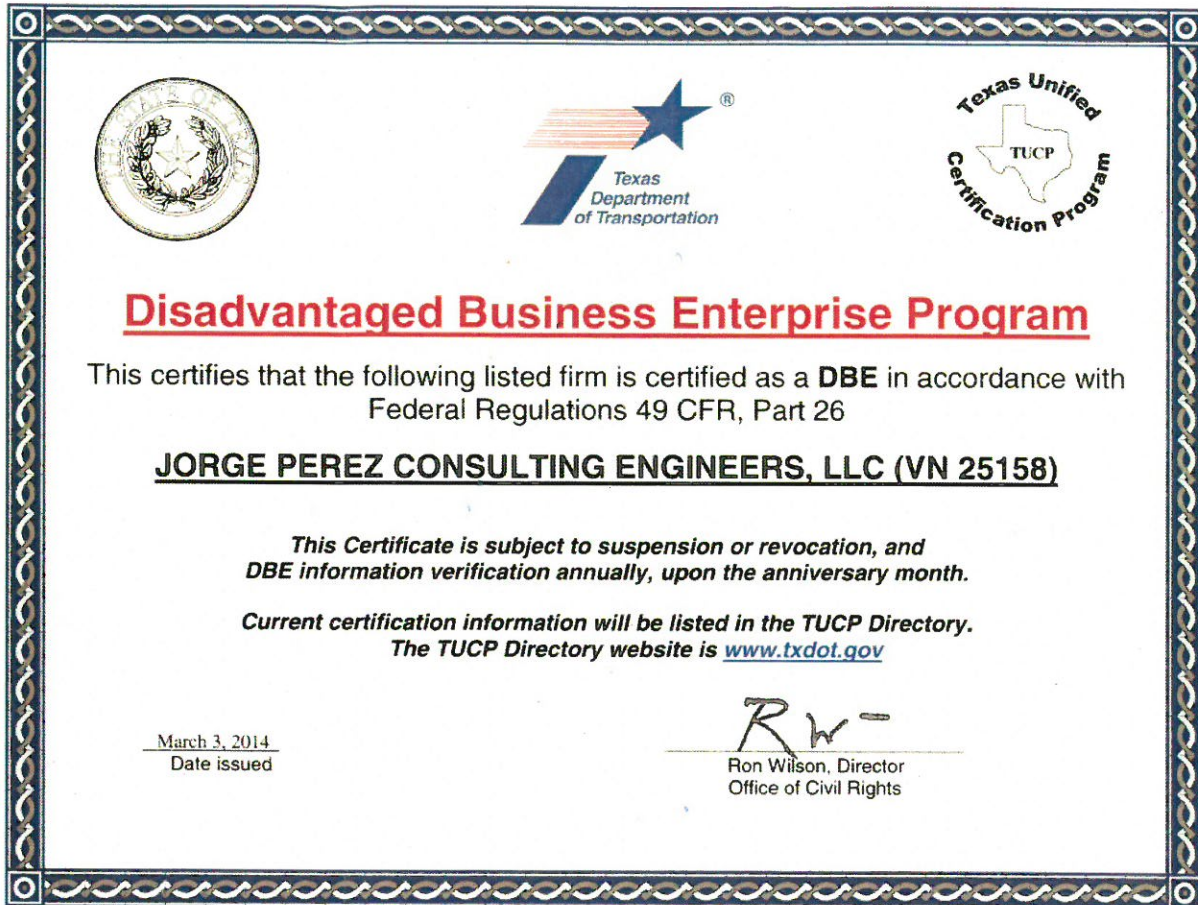
- Meet with City officials at a Preliminary Design Conference to establish and agree on fundamental aspects, concepts and design criteria of the project and to gather existing information including researching previous investigations and studies related to the site and exploring all possible conflicts with this project.
- Perform any additional surveying needed to supply information used in the preparation of plans.
- Prepare plans, specifications and estimates and submit to City of San Juan staff for review.
- Assist the City staff on the bidding process.
- Perform site visits to assure that the project is proceeding as planned and within the time specified.
- Assist the City staff with review of periodic and final estimates and general representation for the construction of the project.
- Assist City of San Juan staff with the project closeout.

We understand that the growth of the City of San Juan calls for projects to be on **FAST-TRACK ENGINEERING** and **CONSTRUCTION SCHEDULES** and will be implemented as needed to provide timely delivery of submittals and completion of all the Tasks. PCE is cognizant of deadlines and schedules. PCE will incorporate in their plans and Contract Documents, Construction Phasing Schedules and **CONSTRUCTION METHODS** to expedite Construction. PCE's commitment to The City of San Juan is to **PARTNER** with CITY STAFF to assure timely and **QUALITY** results.

Throughout the Preliminary, Design and Construction phases of the project, PCE will conduct bi-weekly (or more frequent) progress meetings with the City of San Juan Officials to assure that the designs and preparation of the plans are proceeding to the City's expectations. PCE will also meet with other entities, such as drainage district officials, irrigation district officials, and other interested parties to ensure all aspects of the project are taken care of.

Attachment A



**Texas Historically Underutilized Business (HUB) Certificate**

Certificate/VID Number: 1742982934800
 File/Vendor Number: 087470
 Approval Date: 12-JAN-2018
 Scheduled Expiration Date: 12-JAN-2022

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

PEREZ CONSULTING ENGINEERS, LLC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed 12-JAN-2018, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, business location) provided in the submission of the business' application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.



Laura Cagle-Hinojosa, Statewide HUB Program Manager
 Statewide Support Services Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (<https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp>) or by contacting the HUB Program at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

Rev. 06/16

Metropolitan Transit Authority of Harris County, Texas
Office of Small Business hereby duly affirms that:

Jorge Perez Consulting Engineers, LLC DBA Perez Consulting Engineers

has successfully met the established requirements of METRO's
Small Business Enterprise Program to be certified as a

Small Business Enterprise (SBE)

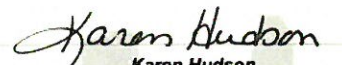
Certified NAICS Codes:

NAICS 541330: ENGINEERING SERVICES
NAICS 541370: SURVEYING AND MAPPING (EXCEPT GEOPHYSICAL) SERVICES



Certification Number: 2026
Effective Date: July 25, 2018
Expiration Date: July 25, 2021


Thomas C. Lambert
President & Chief Executive Officer


Karen Hudson
Deputy Chief Procurement Officer

Note: This certificate is the property of the Metropolitan Transit Authority of Harris County's Office of Small Business and may be revoked should the above named firm graduate from or fails to comply with METRO's Small Business Enterprise Program. Recertification is required every three years.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/17/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Risk Specialty Group 4801 Woodway Drive Suite 300 East Houston TX 77056	CONTACT NAME PHONE (713) 552-1900 FAX (713) 513-5411 E-MAIL tlanders@riskspecialtygroup.com
INSURED Jorge Perez Consulting Engineers, LLC DBA: Perez Consulting Engineers, LLC 808 Dallas Avenue McAllen TX 78501	INSURER A. Maxum Indemnity Company INSURER B. INSURER C. INSURER D. INSURER E. INSURER F.

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR #	TYPE OF INSURANCE	ADD. SUBR (IND. ROOM)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR ☐ GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO. JECT ☐ LOC ☐ OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Per occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMBOP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ PER ☐ RETENTIONS					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under: DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				PER STATUTE ☐ OTH-ER EL EACH ACCIDENT \$ EL DISEASE - EA EMPLOYEE \$ EL DISEASE - POLICY LIMIT \$
A	Professional Liability "claims made"		PFP-6026572-05	04/29/2019	04/28/2020	Per Claim Limit \$1,000,000 Aggregate Limit \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of San Juan 709 S. Nebraska San Juan, TX 78589	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  <DD>
---	--

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ACORD 25 (2016/03)

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Attachment B

1. HB 1295 – Certificate of Interested Parties
2. Conflict of Interest Form

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Perez Consulting Engineers, LLC
McAllen, TX United States

Certificate Number:
2019-487403

Date Filed:
05/07/2019

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of San Juan

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

19-04-05-01

Request for Qualifications for Engineering Services - Police Parking Lot

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.



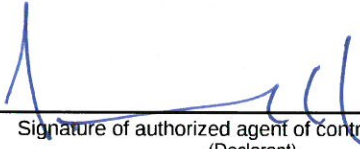
6 UNSWORN DECLARATION

My name is J. David Perez, and my date of birth is 4-22-1969.

My address is 808 Dallas Ave., McAllen, TX, 78501, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Hidalgo County, State of Texas, on the 7th day of May, 2019.
(month) (year)


Signature of authorized agent of contracting business entity
(Declarant)

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Jorge Perez Consulting Engineers, LLC

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

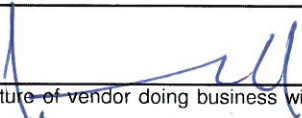
B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

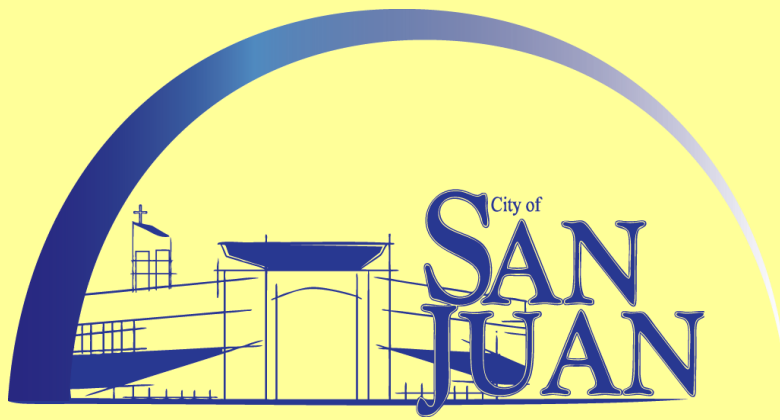
☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity


Date



**Request for Qualifications
Professional Engineering Services
For a Police Parking Lot**

Bid # 19-04-05-01



Date of Submittal: May 13, 2019



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577

(TEL) 956-782-2557 • (FAX) 956-782-2558

Engineering Firm F - 486 • Surveying Firm #101650-00

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May 13, 2019

Mr. Rene J. Jaime, Purchasing/Risk Manager
City of San Juan
709 S. Nebraska Ave.
San Juan, Texas 78589-2649

Dear Mr. Jaime:

I In response to the City of San Juan's **Request for Qualifications (RFQ) for Engineering Services (Bid # 19-04-05-01)** from qualified firm(s) interested in providing engineering services for a police parking lot, **R. Gutierrez Engineering Corporation (RGEC)** is pleased to present its qualifications. Our outstanding staff of professionals has extensive experience in the areas of completing preliminary and final design plans and specifications for locally funded public works projects, federally funded construction projects and **specifically, our staff has significant current experience in the development, design, and construction of municipal projects**, which include municipal streets, drainage, and utility infrastructure. In our response, we will show our team is the most qualified to provide engineering services to the City of San Juan. All information provided in this submittal will remain in effect for 90 calendar days.

RGEC will be the prime provider and responsible for the day-to-day dealings with the **City of San Juan**. Mr. Ramiro Gutierrez, PE, the principal in charge of the firm, will be the primary contact for this project.

As you will see, **RGEC** will not only fulfill, but surpass all your requirements and is deserving of your trust. We look forward to continuing a strong working relationship based on competence, integrity, and respect and firmly believe that it will be a benefit to both the **City of San Juan** and **RGEC**.

Thank you for your consideration and for the opportunity to offer our qualifications to one again provide professional engineering services to the **City of San Juan**.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ramiro" followed by a stylized flourish.

Ramiro Gutierrez, PE
President

Divider #2: FIRM INFORMATION

a. Firm Name, Addresses, and Telephone Numbers

R. Gutierrez Engineering Corporation (RGEC)

130 E. Park Avenue

Pharr, Texas 78577

Phone: 956-782-2557

Fax: 956-782-2558

b. Structure and Size of Firm

Structure – Corporation

State of Incorporation: Texas, Charter #01495723-00

Size - 8 Employees

c. Years in Business

RGEC – 20 Years, 9 Months

d. Name of Principals in Firm

Ramiro Gutierrez, PE / President

e. Primary Contact

Ramiro Gutierrez, PE / President

The principal and founder of the firm, Mr. Ramiro Gutierrez, through his broad range of experience, offers his clients a commitment of unsurpassed integrity, excellence and client satisfaction. The firms' capabilities and diversity enable **RGEC** to devote personal attention to every client. Mr. Gutierrez is proud of his excellent reputation in meeting client's aggressive schedules, and his ability to assemble multidisciplinary project teams to give the client the specialized attention and service they merit.

Mr. Ramiro Gutierrez, PE will be the primary contact for this contract and will be responsible for the day-to-day dealings with the City of San Juan. Mr. Gutierrez is a longtime resident of the Rio Grande Valley and is extremely knowledgeable of the Rio Grande Valley area, the people, and their needs. Mr. Gutierrez is registered with the State of Texas as Professional Engineer #65948 and is TXDOT pre-certified to provide civil engineering services. He is a former Texas Department of Transportation (TXDOT) engineer where he worked in various capacities in the Pharr District, in Austin and the Corpus Christi District. While working with TXDOT for 14 years, Mr. Gutierrez moved up the ladder and his last position with TXDOT was that of Area Engineer in the Alice Area Office. He was responsible for the design, construction, maintenance and operation of the State highway system in all of Jim Wells and Kleberg Counties and part of Live Oak and Nueces Counties. The major part of the work effort entailed preserving the existing roads. Through the years, Mr. Gutierrez has developed excellent relationships with various government agencies including a 30+ year relationship with TXDOT. Mr. Gutierrez also worked as City Engineer for the City of Pharr from 2000 to 2004. Finally, having previously provided

engineering services to the City of San Juan, and spending much time traversing throughout the City, Mr. Gutierrez is extremely knowledgeable of the City and its infrastructure.

f. Organizational Description

RGEC is a professional engineering and land surveying firm with 8 employees located in Pharr, Texas. The firm is registered to practice in the State of Texas with engineering firm number F-486 and land surveying firm number 101650-00. Copies of the firm's current registration certificates are provided on page 6. The firm is fully equipped and staffed to handle most any civil engineering and land surveying task with ease. With four (4) professional engineers, one (1) engineer in training and (1) one registered professional land surveyor on staff, **RGEC** can assure each project will receive the professional attention it merits. The firms' capabilities and diversity enable **RGEC** to devote personal attention to the City of San Juan. **RGEC** provides clients the expertise and innovation necessary to provide practical, cost-effective solutions.

RGEC specializes in and has provided professional engineering design and land surveying services for various public sector clients including governmental agencies such as the **City of San Juan**, City of McAllen, City of Pharr, City of San Juan, City of Edinburg, City of Weslaco, City of Mercedes, City of Harlingen, Hidalgo County Precinct 1 & 2, Hidalgo County Drainage District #1, Hidalgo County Urban County Program, Pharr – San Juan – Alamo ISD, South Texas College, and Texas Parks and Wildlife Department. The staff at **RGEC** has more than 75 years of combined diversified professional engineering and surveying experience and over 2,000 engineering and land surveying projects completed.

In addition to Mr. Gutierrez, a key team member at **RGEC** is Mr. Hernan A. Lugo, PE, CFM. Mr. Lugo is registered with the State of Texas as Professional Engineer #108728 and CFM Certificate No. US-15-08248. He grew up in Caracas, Venezuela and graduated from Universidad Nueva Esparta in Caracas, Venezuela with a Bachelor of Science degree in Civil Engineering in 1998. In 2011 he earned a Master of Science degree in Environmental Engineering from Texas A&M University at Kingsville.

Mr. Lugo has more than 15 years of experience in the engineering and construction industry. He is also a Certified Floodplain Manager and a Certified Stormwater Manager. Mr. Lugo as a former Project Manager for the City of Alton provided technical assistance to Public Works and Planning Department as well as overseeing all land development and capital improvement projects within the city. In the meantime, he developed and maintained an excellent working relationship with private and public agencies as well with other engineering firms. He has worked in various capacities in the region and coordinated his work with various agencies such as the Environmental Protection Agency, Texas Commission on Environmental Quality (formerly TNRCC), Texas Water Development Board, Hidalgo County Drainage District #1, and multiple irrigation districts in Hidalgo County. Mr. Lugo also managed engineering services and operated an independent civil engineering firm in Pharr, Texas.

Another key team member at **RGEC** is Mr. Pablo Soto, Jr., PE, RPLS. Mr. Soto is registered with the State of Texas as Professional Engineer #66278 and Registered Professional Land Surveyor #4541. He is TXDOT pre-certified to provide land surveying services and is a long-time

resident of the Valley. Mr. Soto has a long history of working in the Rio Grande Valley as a consultant in professional engineering and land surveying. Mr. Soto has extensive surveying experience within the City of San Juan and provides a vast and in-depth knowledge of the local area with his tremendous background in design engineering and surveying. Mr. Soto is responsible for the surveying work at various levels of design from topographic surveying to surveying for design and construction staking. He also performs boundary surveying services for acquisition of right-of-way and easements on municipal projects. He has developed and maintained an excellent working relationship with various public agencies in the Rio Grande Valley as well with other engineering firms.



g. Firm's Philosophy

The philosophy at **RGEC** is to have efficient management and quality control to deliver projects on time and within budget. Once the City is ready to commence on a project, a project concept conference will be held to clearly determine the scope of the work to be undertaken. A detailed work schedule shall be prepared by the **RGEC** team and submitted to the City for approval. The work schedule will provide specific work sequences and definite review times of the work to be performed. **RGEC** will diligently pursue the completion of the project as defined by the milestones and deliverable due dates outlined in the work schedule. **RGEC** will inform the City should issues be encountered that would prevent the performance of work in accordance with the established work schedule or within the proposed budget. This allows us to avoid problems as projects are moved forward. The design philosophy at **RGEC** is to seek for and develop the most practical, cost effective solution to address the client's needs by conducting an in-house informal value engineering study with our staff to look for ways to meet the objectives and deliver the expected results while cutting costs for our clients.

RGEC's experience and the methodology used allow us to efficiently execute the design and construction process from start to finish. This includes several key components including, but not limited, to the following:

- **Establishment of clear goals and objectives of the client and design team**
- **Determination of requirements to achieve successful results**
- **Implementation of tasks and party responsibilities for meeting goals**
- **Schedule of milestones that need to be met to satisfy goals and objectives**
- **Open means of information sharing and communication**
- **Periodic reviews to ascertain compliance with schedule, budget, and other objectives**

However, even the most thoroughly reviewed engineering designs may encounter unforeseen circumstances in the field. **RGEC** has an experienced qualified inspector on staff to perform construction inspection and construction administration staff to perform the construction documentation and administration services. Our staff construction inspector observes contractors to ensure that projects move forward in a timely manner. If needed, he will advise the Project Manager of any deviations from plans and specifications so that these deviations are addressed in a timely manner. At this point we will gather all pertinent information to resolve the issue at hand. Our top priority in resolving any issues is to keep costs within budget, keep the project on schedule, and provide the highest quality solution for the City of San Juan.

Divider #3: GENERAL FIRM HISTORY / QUALIFICATIONS

a. Brief History of Firm and Services Routinely Provided on Municipal (or related) Street Projects

RGEC is a civil engineering and land surveying firm with 8 employees located in Pharr, Texas. The firm began operation in 1998 and is registered and licensed to practice in the **State of Texas as Engineering Firm Number 486 and Land Surveying Firm Number 101650-00**. RGEC is comprised of a staff possessing a vast knowledge of the Lower Rio Grande Valley, Hidalgo County and the City of San Juan areas and unique characteristics. **RGEC** has more than 75 years of combined diversified staff experience and expertise, providing in-house services, in all aspects of civil engineering and surveying services on **municipal (or related) projects**. **RGEC** has extensive experience in the design of streets and/or roadways, drainage facilities, water distribution, wastewater systems, civil site design for buildings, parking lots, parks, hike and bike trails, sporting and/or athletic fields, right-of-way and easement parcels, boundary and topographic surveying and can provide the City of San Juan the expertise and innovation necessary to provide cost-effective solutions on every project.

A more detailed list of services offered by the firm are as follows:

Transportation Services

- Streets & Highways
- Roadway Geometrics
- Signing & Striping
- Traffic Control Plans
- Traffic Signal Design
- Airport Design

Land Surveying Services

- Residential & Commercial Land Surveys
- Residential & Commercial Improvement Surveys
- Acreage Surveys
- ROW & Easement Parcels
- Topographical Surveys
- ALTA Surveys
- Construction Staking
- Elevation Certificates

Land Development Services

- Feasibility Studies
- OSSF Site Evaluations
- Drainage Studies / Reports
- Subdivision Plans
- Civil Site Plans
- Subdivision Plat Processing & Reviews

Drainage Services

- Hydrologic Studies
- Hydraulic Design
- Storm Sewer Design
- Drainage Channel Design
- Detention Ponds
- Floodplain Mapping
- Pumping/Lift Stations

Water Resources

- Water Distribution
- Wastewater Planning/Collection/Treatment
- Pumping/Lift Stations
- Storm Water Pollution Prevention Plans
- Pre-treatment Compliance

Other Services

- Environmental Services
- Project Management
- Construction Phase Services
- Permitting
- Landfill Services
- Municipal Engineering
- Public Works

Additionally, **RGEC** is pre-certified by TXDOT in the following engineering and land surveying categories.

Category of Work	Category of Work Description
3.2.1	ROUTE STUDIES & SCHEMATIC DESIGN
4.2.1	ROADWAY DESIGN
4.4.1	FREEWAY INTERCHANGES
8.1.1	SIGNING, PAVEMENT MARKING AND CHANNELIZATION
9.1.1	BICYCLE AND PEDESTRIAN FACILITY DEVELOPMENT
10.1.1	HYDROLOGIC STUDIES
10.2.1	ROADWAY HYDRAULIC DESIGN
10.3.1	BRIDGE HYDRAULIC DESIGN
11.1.1	ROADWAY CONSTRUCTION MANAGEMENT AND INSPECTION
15.1.1	RIGHT OF WAY SURVEYS
15.2.1	DESIGN SURVEY
15.2.2	CONSTRUCTION SURVEY

As can be seen, **RGEC** can handle a wide range of civil engineering projects. The experience of our staff provides us a unique insight into the needs, goals, requirements, and procedures associated with our clients. Our information technology capabilities and professional equipment allow us to provide accurate work presented in clear, highly professional quality engineering drawings.

RGEC also gives the client the experience and ability to assemble a multi-disciplinary team capable of handling large projects requiring expertise in various engineering fields. The staff at **RGEC**, through the years, has developed excellent relationships with numerous engineering firms and governmental agencies.

The staff at **RGEC** is familiar with and shall comply with federal, state and local laws and mandates relative to the preparation of submittals and the engineering services to be provided and all applicable federal, state and local laws and regulations. Specifically the services to be provided will be in compliance with the: American with Disabilities Act (ADA); Age Discrimination in Employment Act (ADEA); Consolidated Omnibus Budget Reconciliation Act (COBRA); Family and Medical Leave Act (FMLA); Health Portability and Accountability Act of 1996 (HIPPA) and all applicable federal and state requirements, including without limitation, ERISA, the Internal Revenue Code and its Act of 1994 (USERRA), insurance laws and regulations, and state anti-discrimination requirements.

RGEC is 100% minority owned and is certified as a Disadvantaged Business Enterprise (DBE) and Historically Underutilized Business (HUB) by the State of Texas. R. Gutierrez Engineering Corporation does not discriminate against any employee or applicant for employment because of race, religion, sex, national origin, or disability. Copies of the firm's DBE and HUB certificates are provided below.

Texas Historically Underutilized Business (HUB) Certificate



Certificate/VID Number: 1742884551900
File/Vendor Number: 25146
Approval Date: 04-JUN-2018
Scheduled Expiration Date: 31-MAY-2020

In accordance with the Memorandum of Agreement between the
Texas Department of Transportation (TXDOT)
and the Texas Comptroller of Public Accounts (CPA), the CPA hereby certifies that

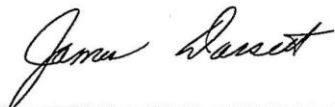
R. GUTIERREZ ENGINEERING CORPORATION

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate, printed 04-SEP-2018, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, addresses, phone and fax numbers or authorized signatures) provided in the submission of the business' application for registration/certification into the TXDOT's program, you must immediately (within 30 days of such changes) notify the TXDOT's program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility. If your firm ceases to remain certified in the TXDOT's program, you must apply and become certified through the State of Texas HUB program to maintain your HUB certification.

Laura Cagle-Hinojosa, Statewide HUB Program Manager
Statewide Support Services Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (<https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp>) or by contacting the HUB Program at 512-463-6872 or toll-free in Texas at 1-888-863-6881.

Rev. 06/16

		
<u>Disadvantaged Business Enterprise Program</u>		
This certifies that the following listed firm is certified as a DBE in accordance with Federal Regulations 49 CFR, Part 26		
<u>R. GUTIERREZ ENGINEERING CORPORATION</u> (06212)		
Issuance Date: <u>January 3, 2007</u>		
<i>This Certificate is subject to suspension or revocation, and DBE information is verified annually upon the issuance month.</i>		
 _____ Director, Business Opportunity Programs Office		

While this RFQ is for engineering services, this section specifically requests qualifications for **services routinely provided in-house on municipal (or related) projects**. **RGEC** offers the **City of San Juan** an unmatched level of expertise in the development of strategies for services required for municipal (or related) projects.

Mr. Gutierrez understands that one of the many municipal responsibilities of a city such as San Juan is to provide good quality streets on which to travel. While with TXDOT, as Area Engineer in the Alice Area Office, the clear majority of the work effort entailed preserving and rehabilitating the existing roads.

Mr. Gutierrez understands that for a street pavement to be durable, three (3) things are most critical. These are as follows: ***Number 1 is Drainage, Number 2 is Drainage, and Number 3 is Drainage.***

In other words, to keep a road from failing prematurely, the water must be kept from entering the base material, the caliche material that is underneath the asphalt surface. This is accomplished in a variety of ways.

To further understand that point, just think back at the period of drought that we recently experienced. Many streets withstood their respective structural integrity. However, as soon as the rainy period began, potholes developed on many streets and pavements started to deteriorate in many places. The pavements deteriorated because the water penetrated through the asphalt surface and into the base (caliche) material. As long as the base material was dry and solid, the streets maintained their integrity. There are varying techniques for keeping the water from reaching the base (caliche) material and for preserving, restoring, or expanding streets.

Grading of Roadside Ditches. One way to keep the water from reaching the base (caliche) material is to make sure that the water cannot penetrate from the edges of the pavement. To do this, you must direct the water away from the edge of the road. This is done by grading a roadside ditch along the edge of the road and providing a way for the water to flow that is parallel but away from the pavement.

Clean Curb and Gutter. If the road has a curb and gutter, then the curb and gutter must be properly maintained from debris or vegetative growth and have an adequate slope to allow the water to continuously flow towards and into the drainage inlets. When existing curb and gutter is not draining properly, the water that puddles up will tend to seep into the base material. This occurs through the joint between the concrete curb and gutter and the asphalt or through existing cracks on the asphalt surface. This joint needs to be kept waterproof by applying a liquid asphalt to seal the joint between the concrete and asphalt materials. The cracks on the asphalt surface need to be sealed.

Crack Sealing. In due time, all asphalt pavements crack. An asphalt surface is designed to be somewhat flexible. That is why it is called a flexible pavement. However, as asphalt ages, it loses its' asphaltenes and it becomes brittle. Once it is brittle, and no longer flexible, the loads that normal traffic apply on the pavement surface will cause the surface course to crack. One way of keeping water out of the caliche base material is to make sure that the roadway cracks

are sealed to make them waterproof. When cracks are well defined and run either longitudinally or horizontally along the pavement, the cracks should be sealed by placing liquid asphalt in the cracks to make them waterproof. To do this, the cracks are cleaned and the liquid asphalt is placed to fill the crack. When cracks are deep or wide and penetrate into the base (caliche) material, the addition of sand is appropriate to fill the crack with a less costly product and apply liquid asphalt closer to the surface.

Pothole Repair. When potholes are present in the pavement, then a good patching operation is needed. Each pothole needs to be made into a square or rectangular shape by saw-cutting the asphalt a few inches outside the outer edges of the pothole and then the existing base material needs to be dug out in that square or rectangular area. The end result is a hole that looks like a box with the top being flush with the asphalt surface. The square pothole is filled with base material mixed with Portland cement and wetted down and compacted to leave the surface 2-inches below the asphalt surface. A liquid asphaltic prime coat is then applied to the surface of the newly reconstructed base and a new 2-inch layer of hot-mix or cold-mix asphalt concrete pavement is applied at the surface. A properly constructed pothole repair will last a long time.

Seal Coat. If the pavement has an extensive cracking pattern across a large surface area, such finding is labeled as an “alligator cracking”. The finding resembles the back of an alligator. If alligator cracking is present, and the pavement structure is still in good shape, then a seal coat should be applied to that area. A seal coat is the application of liquid asphalt across an area and then the spreading of loose rock or aggregate over the liquid asphalt. A roller compactor is then run over the aggregate to press it into the liquid asphalt as much as possible. After the rolling operation is completed, and the asphalt has cooled or cured, a sweeper is passed over the same area to remove the loose rock that did not stick to the asphalt. This makes the large surface area “waterproof”.

Full Depth Reconstruction. If the pavement is cracked beyond repair or full of potholes, then a full-depth reclamation of the existing pavement would be the more economical way of bringing the pavement up to standards. The existing caliche material and existing asphalt surface is crushed and cut up into particles no larger than 2 to 3-inches in any direction and mixed with new caliche material and relayed to form a new base material. Lime or Portland cement is added and mixed into this combination of old pavement and new caliche, wetted down and compacted to form the new base material. An asphaltic prime coat is applied, and then hot mix asphaltic concrete is placed for the surface wearing course.

b. Resumes for Team Members Assigned to Project

The following staff along with their respective roles will be assigned to the **City of San Juan** projects. Resumes are provided in the following pages followed by an Organizational Chart showing **RGEC**’s structure and team member responsibilities.

- **Mr. Ramiro Gutierrez, PE – Principal in Charge / Senior Project Manager**
- **Mr. Hernan A. Lugo, PE, CFM – Engineering Design / Quality Control**
- **Mr. Pablo Soto, Jr., PE, RPLS – Survey Project Manager**



EDUCATION

Bachelor of Science in Civil Engineering

University of Texas at Austin,
Austin, Texas
1983

PROFESSIONAL REGISTRATION

- Professional Engineer,
State of Texas, #65948

LANGUAGE

- Speaks proficient English
and Spanish.

AFFILIATIONS

- National Society of
Professional Engineers,
President of RGV Chapter
- American Society of Civil
Engineers
- American Concrete
Institute

LEADERSHIP AND COMMUNITY INVOLVEMENT

- City of Pharr Building
Standards Commission
- City of Pharr Board of
Adjustments
- City of Pharr Civil Service
Commission (Previous
Member)

YEARS WITH FIRM

- 20 Years

Ramiro Gutierrez, PE

President and Principal in Charge

BIOGRAPHIC SUMMARY AND EXPERIENCE

Mr. Ramiro Gutierrez, PE is the principal in charge of R. Gutierrez Engineering Corporation and through his broad range of experience offers his clients a commitment of unsurpassed integrity, excellence and satisfaction. Mr. Gutierrez is proud of his excellent reputation in meeting client's aggressive schedules, and his ability to assemble multi-disciplinary project teams to give the client the specialized attention and service they merit.

Mr. Ramiro Gutierrez, PE is a long-time resident of the Rio Grande Valley. He grew up in San Juan, Texas, and currently resides in Pharr, Texas. He is a former Texas Department of Transportation (TXDOT) engineer. While with TXDOT, Mr. Gutierrez worked in various capacities in the Pharr, Austin, and Corpus Christi Districts. His last position with TXDOT was that of Area Engineer in the Alice Area Office where he was responsible for the design, construction and maintenance activities on State roads in Jim Wells, Kleberg, Live Oak and Nueces Counties. Before opening his own firm, Mr. Gutierrez worked for a large engineering firm as a Project Manager responsible for developing transportation, municipal and site development type projects. Since founding his own firm Mr. Gutierrez has worked extensively in the Hidalgo County area on a wide variety of projects including municipal infrastructure projects related to streets, drainage, water, sanitary sewer, parks, etc., and has become intimately familiar with the local area's characteristics

Mr. Gutierrez is a licensed Professional Engineer with over 33 years of experience in management, design, construction and maintenance of drainage, highway, airport, street and utilities projects. The work involved analyzing and developing design alternatives, developing construction plans and bid packages; managing sub-consultant design and surveying contracts; managing construction projects; recommending, approving and processing change orders; assuring compliance with state and federal policies and procedures; monitoring project costs; developing and implementing maintenance action plans; recommending and implementing changes in the operation of our transportation system; providing quality customer service; developing and maintaining good working relationships with local public officials.

Mr. Gutierrez has worked as a Project Engineer and designer multiple street, drainage, roadway and utility improvement projects, some which included flood plain mapping and flood elevation studies in the south Texas and Rio Grande Valley areas. He has analyzed and developed preliminary engineering design alternatives, prepared final design, final construction plans and technical specifications and contract documents for the projects. Managed the construction of projects assuring compliance with the plans and specifications all the way through final inspection, project acceptance and final payment to contractor. Assured that industry standard construction procedures were followed on all projects.



Education

- Master of Science in Civil Engineering
Texas A&M University at
Kingsville, Kingsville, Texas
2012
- Bachelor of Science in Civil Engineering
Texas A&M University at
Kingsville, Kingsville, Texas
2012

Professional Registration

- Professional Engineer
State of Texas, #122063
- TDI Windstorm Inspector,
State of Texas #122063

Language

- Proficient in English &
Spanish

Affiliations

- American Society of Civil
Engineers

Years with Firm

- 1 Years

Industry Tenure

- 8 Years

Roberto Salinas, PE

Project Management / Quality Control

BIOGRAPHIC SUMMARY AND EXPERIENCE

Mr. Roberto Salinas, MS, PE, grew up in the Rio Grande Valley and later attended Texas A&M University-Kingsville. Mr. Salinas graduated with a Bachelor of Science degree in Civil Engineering in 2011 and a Master of Science degree in Civil Engineering in 2012. Mr. Salinas is licensed by Texas Board of Professional Engineers to practice civil engineering under license #122063 and has more than 8 years of experience in the engineering industry.

Mr. Salinas worked as an Engineer for a private firm in the City of Corpus Christi where he provided professional engineering services for various municipal projects for the City of Corpus Christi. He also worked for the Texas Department of Transportation (TxDOT) where he assisted various municipalities in the Pharr District 21 with roadway projects that were federally funded through the Hidalgo County Metropolitan Organization and the Brownsville Metropolitan Planning Organization.

As a former employee of TxDOT, he worked with local elected officials to deliver projects to the Pharr District 21. He also provided Professional Engineering services for capital improvement projects for the City of McAllen and the City of Corpus Christi. He developed and maintained an excellent working relationship with privates and public agencies as well with other engineering firms. He has worked in various capacities in the State of Texas and also coordinated his work with various state and local agencies such as the Environmental Protection Agency, Texas Commission on Environmental Quality, Army Core of Engineers, Federal Emergency Management Agency (FEMA), Hidalgo County Drainage District #1, and multiple irrigation districts in Hidalgo County. Mr. Salinas also managed engineering services and operated an independent civil engineering firm in Mission, Texas.

Mr. Salinas is skilled in civil engineering design, highway and municipal roadway design, sanitary sewer systems design, storm water drainage design, water distribution systems design, and building structural design.

RECENT PROJECTS

- **City of Corpus Christi, Bond 2012 Greenwood Drive, Corpus Christi, Texas – \$3,500,000 -** Design Engineer. Performed work and coordinated with the City for Bond 2012 improvements to Greenwood Drive between Gollihar Road and Horne Road. Performed the hydraulic analysis and design of a storm water and wastewater conveyance systems. Project consists of upgrading existing roadway to a five-lane urban road with curb, gutter, sidewalks and utility improvements. This project also required coordination with the Regional Transportation Authority as well as City of Corpus Christi Staff. Also performed design, plan, and calculations using Civil 3D computer software.
- **City of Corpus Christi, Bond 2014 Corona Drive, Corpus Christi, Texas – \$4,500,000 -** Design Engineer. Performed work and coordinated with the City for Bond 2014 improvements to Corona Drive between Everhart Road and Flynn Parkway. Conducted the geometric design for the Flynn Parkway, Tiger Lane, and Corona intersection. Performed the hydraulic analysis and design of storm water and wastewater conveyance systems. Project consists of upgrading existing roadway to a two-lane urban road with curb, gutter, sidewalks and utility improvements. This project also required coordination with the Regional Transportation Authority as well as City of Corpus Christi Staff.



Education

- Master of Science in Environmental Engineering
Texas A&M University at Kingsville, Kingsville, Texas
2011
- Bachelor of Science in Civil Engineering
Universidad Nueva Esparta,
Caracas, Venezuela
1998

Professional Registration

- Professional Engineer, State of Texas, #108728
- Certified Floodplain Manager, State of Texas
Certificate No. US-15-08248
- Certified Stormwater Manager
- Certified Water Quality & Bacteria Monitor
- Professional Engineer, State of Florida, #74961

Language

- Proficient in English & Spanish

Affiliations

- American Society of Civil Engineers
- American Water Works Association
- American Public Works Association
- Environmental & Water Resources Institute
- American Planning Association
- Texas Floodplain Association
- International Code Council

Years with Firm

- 5 Years

Hernan A. Lugo, PE, CFM

Engineering Design

BIOGRAPHIC SUMMARY AND EXPERIENCE

Mr. Hernan A. Lugo, PE, CFM grew up in Caracas, Venezuela and worked as a resident engineer for a private firm in Venezuela from 1998 to 2001 where he provided design and project management services for various civil engineering projects. In 2001, Mr. Lugo moved to Miami, Florida where he worked for Voice Stream, Inc. as a technical consultant for the sales force.

Mr. Lugo graduated with a Bachelor of Science degree in Civil Engineering in 1998 and a Master of Science degree in Environmental Engineering in 2011. Mr. Lugo is licensed by Texas Board of Professional Engineers to practice civil and environmental engineering under license #108728 and has more than 13 years of experience in the engineering and construction industry. He is also a Certified Floodplain Manager and a Certified Stormwater Manager.

Mr. Lugo as a former Project Manager for the City of Alton provided technical assistance to Public Works and Planning Department as well as overseeing all land development and capital improvement projects within the city. In that position, he developed and maintained an excellent working relationship with privates and public agencies as well with other engineering firms. He has worked in various capacities in the region and also coordinated his work with various agencies such as the Environmental Protection Agency, Texas Commission on Environmental Quality (formerly TNRCC), Texas Water Development Board, Hidalgo County Drainage District #1, and multiple irrigation districts in Hidalgo County. Mr. Lugo also managed engineering services and operated an independent civil engineering firm in Pharr, Texas.

Mr. Lugo is skilled in civil and environmental design, design of water lines, sanitary sewer systems, and lift stations. He has also worked on water and sanitary sewer treatment plants, land development, planning, floodplain management, stormwater management, project management, permitting, mapping and geographic information systems. He has proven himself through the years while working for public and private entities.

RECENT PROJECTS

S. Hutto Road Improvements – Donna, Texas. Worked as Project Engineer responsible for engineering and surveying services for preparing of construction plans and provided construction administration services for the reconstruction of S. Hutto Road from South Avenue on the south to Sunset Street on the north. The street was reconstructed with an asphalt pavement. Coordination with TXDOT was done to obtain approval for connecting additional inlets to the TXDOT drain line that runs from BUS 83 southward within the Hutto Road right-of-way. The roadside ditches were re-graded to improve the flow of rainfall runoff to the nearest inlet. The project also included the construction of a 12-inch water line, with related appurtenances, along Hutto Road. The 12-inch water line included construction by means of jacking and boring under BUS 83 and the railroad tracks to connect to an existing 8-inch water line on the north side of the railroad tracks that runs along Hutto Road to IH 2. It will serve to bring water services up to current standards along the entire segment of S. Hutto Road.



Education

- Bachelor of Science in Civil Engineering
- Texas A&I University
Kingsville, Texas, 1982

Professional Registration

- Registered Professional Engineer, Texas, #66278
- Registered Professional Land Surveyor, Texas, #4541

Language

- Speaks proficient English and Spanish.

Leadership and Community Involvement

- City of Pharr City Commissioner (Previous Member)
- Pharr Economic Development Corporation (Previous Member)

Years with Firm

- 9 Years

Pablo Soto, Jr., PE, RPLS

Survey Project Manager

BIOGRAPHIC SUMMARY AND EXPERIENCE

Mr. Pablo Soto, Jr., PE, RPLS grew up in San Juan and is a resident of Pharr, Texas. He has had a long working experience as a consultant in civil engineering and surveying. Mr. Soto provides a vast and in-depth knowledge of the San Juan area with his background in civil engineering and surveying. Mr. Soto is responsible for the surveying work at various levels of design from topographic surveying to surveying for design and construction staking. He also is responsible for all property boundary surveys for the office. He has developed and maintained an excellent working relationship with various private and public agencies as well as with other engineering and land surveying firms. Mr. Soto brings over 30 years of professional surveying experience to our team. Mr. Soto's experience includes all types of Land Surveying, Parcel Descriptions, Subdivision work and TX-DOT Right of Way Surveying & Parcel Descriptions. Most of his experience has been in the South Texas community.

RECENT PROJECTS

Valdez Road – Monte Alto, Texas. Responsible for surveying services required for the reconstruction and/or repair of Valdez Road, with approximate limits being Jesus Flores Road on the west and Monte Alto High School on the east. A boundary and topographic survey were performed to establish horizontal and vertical control and 2 benchmarks for use in the development of the project were set. Cross-sections of the project at every 100' were done to collect detailed topographic information. The existing right-of-way was mapped using existing plat information. Close coordination with utility companies was done to identify and resolve potential conflicts with underground utilities. This project is in the final stages of design. RGEC will provide construction administration and inspection during the construction phase of the project.

Owassa Road Right-of-Way & Topographic Survey – Pharr, Texas. RGEC was hired by the TEDSI to provide topographic surveying and right-of-way mapping services to the City of Pharr. Topographic surveys included cross-sections every 100' to 10' outside the proposed right-of-way when possible. Driveway cross-sections were also obtained with driveways being identified by type of access and type of surface. Approximate centerline stations were identified. Drainage structure types and flow lines were also obtained. Fences, mail boxes and signs were tied down. Utilities were marked as per DIGTESS and utility company information. A right-of-way map was prepared using the most current adjoining information such as deeds, plats, ownership information and title reports provided by owner. Six individual parcels were prepared for use in acquisition of additional right-of-way.

Navarro Street Improvements – Pharr, Texas. The firm worked as Project Engineer responsible for the development of plans and specifications for the re-construction of the existing rural roadway, which consisted of upgrading the existing rural roadway to an urban roadway with curb and gutter. The project also included design of storm drainage facilities and outfall improvements. Mr. Soto was responsible for survey work which included identification of existing right-of-way and the preparation of easements. Survey work also included field surveys to collect information required for design of the project. Close coordination with utility companies was required in order to identify and resolve conflicts with underground utilities.

**Education**

- Bachelor of Science in Civil Engineering
University of Texas,
Rio Grande Valley
2018

Professional Registration

- Engineer in Training,
State of Texas, #TBD

Language

- Proficient in English &
Spanish

Years with Firm

- 1 Years

Rosvel Hinojosa, Jr., EIT

Engineer in Training

BIOGRAPHIC SUMMARY AND EXPERIENCE

Mr. Rosvel Hinojosa, Jr., EIT grew up in the Rio Grande Valley and recently graduated from the University of Texas, Rio Grande Valley with a Bachelor of Science degree in Civil Engineering. Mr. Hinojosa is licensed by Texas Board of Professional Engineers to practice civil engineering under a Professional Engineer.

While at UTRGV, Mr. Hinojosa was a Geotechnical Teacher's Assistant where he worked closely with other Teaching Assistants and Professors to deliver the best learning experience for the engineering students.

Mr. Hinojosa also worked for TxDOT as a Summer Engineering Tech in the summer of 2018. As a Summer Engineering Tech, he assisted the RPLS on projects, he communicated with other engineers and summer techs to find solutions to problems, he planned field work, he familiarized himself with CADD software, and did quite a bit of self-paced training.

All of this allowed Mr. Hinojosa to pass his FE Civil Exam in March 2019.

RECENT PROJECTS**Laguna Vista Visitor Center Project – Laguna Vista, Texas.**

- Worked with three other students to design a visitor center in Laguna Madre to attract tourist and provide to the city.
- Designed a foundation based of a geotechnical report provided to us as well as the columns and the spacing for them.
- Designed a roundabout for emergency units as well as a safe entrance into the facility due to high speeds on Highway 100 as well as the parking spaces with the given area.
- Extensive research was required for all the design parameters

RGEC TEAM ORGANIZATION CHART

R. GUTIERREZ ENGINEERING CORPORATION

Ramiro Gutierrez, PE – Principal
Roberto Salinas, PE – Project Management / Quality Control
Hernan A. Lugo, PE, CFM – Engineering Design
Pablo Soto, Jr., PE, RPLS – Survey Project Manager
Humberto Garza – Director of Business Development



PRINCIPAL IN CHARGE / PROJECT MANAGER

**Ramiro Gutierrez, PE
President**

BUSINESS DEVELOPMENT / GOVT. AFFAIRS

Humberto Garza

SURVEY PROJECT MANAGER

Pablo Soto, Jr., PE, RPLS

PROJECT MANAGEMENT / QUALITY CONTROL

Roberto Salinas, PE

UTILITIES ENGINEERING

**Ramiro Gutierrez, PE
Roberto Salinas, PE**

STREET INFRASTRUCTURE

**Ramiro Gutierrez, PE
Roberto Salinas, PE**

EROSION & SEDIMENT

**Ramiro Gutierrez, PE
Hernan A. Lugo, PE, CFM**

HYDROLOGY & HYDROLICS

**Ramiro Gutierrez, PE
Hernan A. Lugo, PE, CFM**

R.O.W. MAPS / PARCEL SURVEYS

Pablo Soto, Jr., PE, RPLS

TOPOGRAPHIC & DESIGN SURVEY

Pablo Soto, Jr., PE, RPLS

CONTRACT ADMINISTRATION

Ramiro Gutierrez, PE

CONSTRUCTION INSPECTION

Ramiro Gutierrez, PE

RGEC SUPPORT STAFF

**Javier Gutierrez
Office Manager / Information
Systems / Utilities**

**Ramiro Garza
CADD Design Manager**

**Rosvel Hinojosa, Jr., EIT
Engineer in Training**

**Martin Lopez
Survey Crew Leader**

**TBH
Office Clerk**

**TBH
CADD Designer**

**TBH
Construction Inspector**

**David Cantu
Survey Technician**

May 13, 2019

APPROVED: RG

Divider #4: Financial and Legal Status

a. Regulatory Agency Actions

RGEC has not had and does not have any regulator agency actions involving the firm or its agents or employees with respect to any work performed.

b. Litigation

1. Canton Road Project / City of Edinburg

The law suit for this project is due to delays caused by utilities not being moved in a timely manner. **RGEC** advised Client that this project was not ready for construction due to utilities relocation not being completed. Client decided to continue with the bid process, awarded bid and issued a Notice to Proceed to the contractor. Contractor successfully sued client for losses incurred due to utility relocation delays. Client is now suing utility company and engineer to recover losses from lawsuit with contractor. This lawsuit was denied and was subsequently appealed to a higher court by the client.

2. Edinburg Landfill Project / City of Edinburg

The law suit for this project is due to City of Edinburg suing the contractor for issues with the construction of the project. The contractor in turn turned around and sued all companies involved in the design and construction of the project. The number of entities sued by the contractor is over 24. Final disposition was an agreement to compensate for the additional work.

3. Edinburg Landfill Project / Environmental Specialties International, Inc

Environmental Specialties International, Inc filed a claim for damages due to error that led to having to perform additional work. The final disposition was an agreement to compensate for the additional work.

4. Dr. Long Elementary School / PSJA ISD

The law suits for this project was related to construction defects of the buildings and **RGEC** was included in the law suits because **RGEC** was the civil engineer of record and all participants in the project were sued.

5. Liberty Middle School / PSJA ISD

The lawsuits for this project was related to construction defects of the buildings and **RGEC** was included in the law suits because **RGEC** was the civil engineer of record and all participants in the project were sued. The final disposition was an Agreed Order of Dismissal with Prejudice.

6. Pharr Memorial Library Renovation and Addition Project / City of Pharr

City of Pharr claims several deficiencies in the project related, in whole or in part, to deficiencies in the plans and specifications for such work which were designed by the Civil Engineer under the consultation, supervisions and instruction of the Architect. The final disposition resulted in **RGEC** being non-suited from the case.

c. Insurance Coverage

RGEC carries the appropriate insurance coverage written by an insurer authorized to transact insurance in the State of Texas. Insurance coverage includes Worker's Compensation, Employers Liability, Commercial General Liability, Automobile Liability and Professional Liability insurance. A completed Certificate of Insurance showing the City of San Juan as the certificate holder will be provided immediately after award of contract and prior to contract execution.

Divider #5: Experience and References

a. Experience with Government Agencies

RGEC has considerable knowledge and experience working with various government agencies and as such is familiar with Federal, State and Local Regulations, Policies and Procedures.

RGEC has experience developing projects for or while coordinating with many governmental agencies. RGEC has developed projects for TXDOT, Hidalgo County, Hidalgo County Drainage District No. 1, Hidalgo County Regional Mobility Authority, Hidalgo County Urban County Program, many cities and school districts across Hidalgo County and the Rio Grande Valley. These projects have consisted of roadway and street projects, overpass design projects, traffic signal design projects, airport expansion projects, water and sanitary sewer infrastructure projects. On many of these projects, **RGEC** has been required to coordinate with various governmental agencies such as the International Boundary & Water Commission, the US Army Corps of Engineers, US Fish & Wildlife, Texas Parks & Wildlife, Texas Historical Commission, Texas Commission on Environmental Quality (formally Texas Natural Resources Conservation Commission), Texas Department of Transportation, Federal Highway Commission, Federal Aviation Administration, Federal Emergency Management Agency, and others.

Additionally, our staff is familiar with the requirements of numerous utility companies such as Texas Gas Service, American Electric & Power, Magic Valley Electric Coop, Time Warner Communications, Oil/Gas Exploration/Production, Sprint, MCI and ATT. This list of agencies/companies is representative and is not all inclusive.

b. Representative Municipal and Government Projects

Below is a list of representative Municipal and Governmental Projects where **RGEC** was the project engineer of record.

i. Project Name & Location: Drainage Bond 2018 “Group C Projects” – McAllen, Texas

ii. Year Completed: Currently in Design Phase

iii. Short Project Description: **RGEC** was contracted by the City of McAllen to provide professional engineering and surveying services for developing solutions for the Stormwater Management Improvements Projects, Group C Projects, with consist of 1) Martin Avenue Bypass, 2) 4th Avenue & Sunflower Area, 3) Quamasia Avenue & 11th Street Area, 4) Primrose Avenue & Bicentennial Avenue Area, 5) Pump Bypass Station 255CL and 6) Pump Bypass Station 255. A topographic survey of the existing streets, drainage system, spotted utilities, and existing right-of-way has been performed for each of the 6 project locations. A drainage analysis and design will be performed, as may be necessary, to determine what improvements may be needed to alleviate current flooding issues within these 6 project locations. A schematic design of the proposed improvements will be prepared for review and approval by the City of McAllen. After the schematic of the proposed improvements is approved, preparation of construction plans, specifications, and cost estimates will proceed. Bid documents for bidding the 6 projects together will be prepared for advertising the project and obtaining bids. During the construction phase, periodic construction site observations for proposed drainage improvements for the Group C Projects will be done.



iv. Name Address & Phone No. of Owner & Contact Person:

Owner Name: City of McAllen
Owner Address: P.O. Box 220, McAllen, TX 78505-0220
Owner Phone Number: 956-681-1000
Contact Name: Yvette Barrera, PE, CFM
Contact Address: 301 N 15th St, McAllen, TX 78501
Contact Phone Number: 956-681-1150

v. Cost of Construction for Project: TBD

vi. Name, Address, & Phone No. of Contractor and Engineer:

Contractor Name: TBD
Contractor Address: TBD
Contractor Phone Number: TBD
Engineer Name: R. Gutierrez Engineering Corporation
Engineer Address: 130 E. Park Ave, Pharr, TX 78577
Engineer Phone No.: 956-782-2557

vii. Design & Construction Cost, was it Completed on Time:

Design Cost: \$245,950
Construction Cost: TBD
The project is on schedule

i. **Project Name & Location:** Valdez Road Improvements – Monte Alto, Texas

ii. **Year Completed:** Currently in Design / Construction Phase

iii. **Short Project Description:** **RGEC** was contracted by the Hidalgo County Precinct No. 1 to perform engineering and surveying services for preparing of construction plans, providing administrative services for the bidding of and awarding of a construction contract, and providing construction administration services for the reconstruction and/or repair of Valdez Road, with approximate limits being Jesus Flores Road on the west and Monte Alto High School on the east. The street will be reconstructed and/or repaired with an asphalt pavement. The roadside ditches will be re-graded to improve the flow of rainfall runoff to the nearest outfall. A boundary and topographic survey were performed to establish horizontal and vertical control and 2 benchmarks for use in the development of the project were set. Cross-sections of the project at approximate 100' spacings were done to collect detailed topographic information. The existing right-of-way was mapped using existing plat information. Close coordination with utility companies was done to identify and resolve potential conflicts with underground utilities. This project is complete.



iv. **Name Address & Phone No. of Owner & Contact Person:**

Owner Name: Hidalgo County Precinct No. 1

Owner Address: 1902 Joe Stephens Avenue, Ste. 101, Weslaco, TX 78596

Owner Phone Number: 956-968-8733

Contact Name: Commissioner David L. Fuentes

Contact Address: 1902 Joe Stephens Avenue, Ste. 101, Weslaco, TX 78596

Contact Phone Number: 956-968-8733

v. **Cost of Construction for Project:** Project constructed by Hidalgo County Workforce

vi. **Name, Address, & Phone No. of Contractor and Engineer:**

Contractor Name: TBD

Contractor Address: TBD

Contractor Phone Number: TBD

Engineer Name: R. Gutierrez Engineering Corporation

Engineer Address: 130 E. Park Ave, Pharr, TX 78577

Engineer Phone No.: 956-782-2557

vii. **Design & Construction Cost, was it Completed on Time:**

Design Cost: \$37,936.72

Construction Cost: Project constructed by Hidalgo County Workforce

The project was completed on schedule

- i. **Project Name & Location:** North Hutto Road – Donna, Texas



- ii. **Year Completed:** Under Construction

- iii. **Short Project Description:** **RGEC** was contracted by the City of Donna to perform engineering and surveying services for preparing of construction plans, providing administrative services for the bidding of and awarding of a construction contract, and providing construction administration services for the reconstruction and/or repair of N. Hutto Road, with approximate limits being Interstate 2 on the north and will go approximately 750 feet south of I-2. The street will be reconstructed and/or repaired with an asphalt pavement. As part of the project development, and to improve the drainage conditions of the local area, coordination with TXDOT will be done to obtain approval for connecting additional inlets to the TXDOT drain line that runs from along I-2. The connections from any new inlet to the TXDOT drain line will be by a bleeder line as approved by TXDOT. A boundary and topographic survey were performed to establish horizontal and vertical control and benchmarks for use in the development of the project were set. Cross-sections of the project at every 100' were done to collect detailed topographic information. The existing right-of-way was mapped using existing plat information. Close coordination with utility companies was done in order to identify and resolve potential conflicts with underground utilities. This project is complete.

- iv. **Name Address & Phone No. of Owner & Contact Person:**

Owner Name: City of Donna

Owner Address: 307 S. 12th Street, Donna, TX 78537

Owner Phone Number: 956-464-3314

Contact Name: Aniceto Santana / Director of Public Works

Contact Address: 1304 Silver Avenue, Donna, TX 78537

Contact Phone Number: 956-464-6960

- v. **Cost of Construction for Project:** \$810,768.03 (Bid Amount)

- vi. **Name, Address, & Phone No. of Contractor and Engineer:**

Contractor Name: IOC Company, LLC

Contractor Address: 9312 E Curve Rd, Edinburg, TX 78542

Contractor Phone Number: 956-380-2897

Engineer Name: R. Gutierrez Engineering Corporation

Engineer Address: 130 E. Park Ave, Pharr, TX 78577

Engineer Phone No.: 956-782-2557

- vii. **Design & Construction Cost, was it Completed on Time:**

Design Cost: \$77,154.00

Construction Cost: \$810,768.03 (Bid Amount)

The project was completed on schedule

- i. **Project Name & Location:** North 17th Street (Bus 83) – Donna, Texas



- ii. **Year Completed:** 2017

- iii. **Short Project Description:** **RGEC** was contracted by the City of Donna to perform engineering and surveying services for preparing of construction plans, providing administrative services for the bidding of and awarding of a construction contract, and providing construction administration services for the reconstruction of North 17th Street with approximate limits being from the Rio Valley Switching Company right-of-way on the south to Hester Avenue on the north. The project included replacing and upgrading the water line within the project limits. The street was reconstructed with concrete pavement. Concrete pavement was also used at the Hester Avenue intersection. Geotechnical engineering services were provided as an additional service using a geotechnical engineering consultant. A boundary and topographic survey were performed to establish horizontal and vertical control and 2 benchmarks for use in the development of the project were set. Cross-sections of the project at every 100' were done to collect detailed topographic information. The existing right-of-way was mapped using existing plat information. Close coordination with utility companies was done to identify and resolve potential conflicts with underground utilities. Project is complete.

- iv. **Name Address & Phone No. of Owner & Contact Person:**

Owner Name: City of Donna

Owner Address: 307 S. 12th Street, Donna, TX 78537

Owner Phone Number: 956-464-3314

Contact Name: Aniceto Santana / Director of Public Works

Contact Address: 1304 Silver Avenue, Donna, TX 78537

Contact Phone Number: 956-464-6960

- v. **Cost of Construction for Project:** \$358,977.85

- vi. **Name, Address, & Phone No. of Contractor and Engineer:**

Contractor Name: RDH Site & Concrete, LLC

Contractor Address: 3809 Clavel St Suite D, Palmview, TX 78572

Contractor Phone Number: 956-502-5426

Engineer Name: R. Gutierrez Engineering Corporation

Engineer Address: 130 E. Park Ave, Pharr, TX 78577

Engineer Phone No.: 956-782-2557

- vii. **Design & Construction Cost, was it Completed on Time:**

Design Cost: \$37,038.47

Construction Cost: \$358,977.85

The project was completed on schedule

- i. **Project Name & Location:** South Hutto Road – Donna, Texas



- ii. **Year Completed:** 2017

- iii. **Short Project Description:** **RGEC** was contracted by the City of Donna to perform engineering and surveying services and prepare construction plans, provide administrative services for bidding of and awarding a construction contract, and provide construction administration services for the reconstruction of S. Hutto Road, from South Avenue to Business 83. As part of the project development, and to improve the drainage conditions of the local area, **RGEC** coordinated with TXDOT to connect additional inlets to the TXDOT drain line that runs along the Hutto Road right-of-way. Connections from new inlets were by bleeder lines. Roadside ditches were re-graded to improve the flow of rainfall runoff. A 12-inch water line, with related appurtenances, from Aldrin Drive on the south, to just north of the railroad tracks was also constructed. It included construction by means of jack and bore under Business 83 and the railroad tracks. The new water line connected to an existing 8-inch water line north of the railroad tracks and served to bring water services up to current standards along the entire segment of S. Hutto Road from just north of the railroad tracks to South Avenue. Geotechnical engineering services were provided as an additional service using a geotechnical engineering consultant. A boundary and topographic survey were performed to establish horizontal and vertical control and 2 benchmarks for use in the development of the project were set. Cross-sections of the project at every 100' were done to collect detailed topographic information. The existing right-of-way was mapped using existing plat information. Close coordination with utility companies was done to identify and resolve potential conflicts with underground utilities. Project is complete.

- iv. **Name Address & Phone No. of Owner & Contact Person:**

Owner Name: City of Donna

Owner Address: 307 S. 12th Street, Donna, TX 78537

Owner Phone Number: 956-464-3314

Contact Name: Aniceto Santana / Director of Public Works

Contact Address: 1304 Silver Avenue, Donna, TX 78537

Contact Phone Number: 956-464-6960

- v. **Cost of Construction for Project:** \$688,560.48

- vi. **Name, Address, & Phone No. of Contractor and Engineer:**

Contractor Name: IOC Company, LLC

Contractor Address: 9312 E Curve Rd, Edinburg, TX 78542

Contractor Phone Number: 956-380-2897

Engineer Name: R. Gutierrez Engineering Corporation

Engineer Address: 130 E. Park Ave, Pharr, TX 78577

Engineer Phone No.: 956-782-2557

- vii. **Design & Construction Cost, was it Completed on Time:**

Design Cost: \$54,814.23

Construction Cost: \$688,560.48

i. **Project Name & Location:** Pharr Medians – Pharr, Texas



ii. **Year Completed:** 2017

iii. **Short Project Description:** **RGEC** was contracted by the City of Pharr to perform engineering and surveying services for preparing of construction plans, providing administrative services for the bidding of and awarding of a construction contract, and providing construction administration services for the construction of raised medians on South Cage Boulevard and South Jackson Road. The raised median on S. Cage is to restrict turning movements at the Park Avenue and Cage Blvd (US 281) intersection. The prohibited turning movements will be from Park Avenue onto Cage Blvd (US 281) and from Cage Blvd (US 281) onto Park Avenue. The raised median on S. Jackson Road is to prohibit left turn movement from northbound Jackson Road (FM 2061) to the westbound IH 2 (Expwy 83) frontage road. The design and construction of the project was coordinated with TxDOT. RGEC provided construction administration and inspection during the construction phase of the project. This project is complete.

iv. **Name Address & Phone No. of Owner & Contact Person:**

Owner Name: City of Pharr

Owner Address: 118 South Cage Boulevard, Pharr, TX 78577

Owner Phone Number: 956-402-4242

Contact Name: Omar Anzaldua, PE

Contact Address: 118 South Cage Boulevard, Pharr, TX 78577

Contact Phone Number: 956-402-4242

v. **Cost of Construction Project:** \$318,422.50

vi. **Name, Address, & Phone No. of Contractor and Engineer:**

Contractor Name: IOC Company, LLC

Contractor Address: 9312 E Curve Rd, Edinburg, TX 78542

Contractor Phone Number: 956-380-2897

Engineer Name: R. Gutierrez Engineering Corporation

Engineer Address: 130 E. Park Ave, Pharr, TX 78577

Engineer Phone No.: 956-782-2557

vii. **Design & Construction Cost, was it Completed on Time:**

Design Cost: \$37,444.00

Construction Cost: \$318,422.50

This project was completed on schedule

- i. **Project Name & Location:** Navarro Street Improvements – Pharr, Texas



- ii. **Year Completed:** 2016

- iii. **Short Project Description:** **RGEC** was hired by the City of Pharr to design and oversee the construction of this ½ mile street. **RGEC** worked as Project Engineer responsible for the development of plans and specifications for the re-construction of the existing rural roadway, which consists of upgrading the existing rural roadway to an urban roadway with curb and gutter. The project also includes sidewalks, design of storm drainage facilities and outfall improvements. **RGEC** conducted field surveys to collect information required for design of the project. Close coordination with utility companies was required in order to identify and resolve conflicts with underground utilities. Bidding and specification documents were prepared. **RGEC** provided construction administration and inspection during the construction phase of the project.

- iv. **Name Address & Phone No. of Owner & Contact Person:**

Owner Name: City of Pharr

Owner Address: 118 South Cage Boulevard, Pharr, TX 78577

Owner Phone Number: 956-402-4242

Contact Name: Omar Anzaldua, PE

Contact Address: 118 South Cage Boulevard, Pharr, TX 78577

Contact Phone Number: 956-402-4242

- v. Cost of Construction Project: \$810,240.50

- vi. **Name, Address, & Phone No. of Contractor and Engineer:**

Contractor Name: Texas Cordia Construction, LLC

Contractor Address: 3149-A Center Pointe Drive, Edinburg, Texas 78539

Contractor Phone Number: 956-627-6181

Engineer Name: R. Gutierrez Engineering Corporation

Engineer Address: 130 E. Park, Pharr, TX 78577

Engineer Phone No.: 956-782-2557

- vii. **Design & Construction Cost, was it Completed on Time:**

Design Cost: \$55,730

Construction Cost: \$810,240.50

This project was completed on schedule

- i. **Project Name & Location:** Jackson Road Paving & Drainage Improvements – Edinburg, TX



- ii. **Year Completed:** 2010

- iii. **Short Project Description:** Worked as Project Engineer responsible for the development of schematic design, right-of-way map, plans, specifications and estimate for the improvement of an existing two-lane road to a five-lane road with shoulders and a continuous left-turn lane. This project was developed from conception through the final design stage. Work included Drainage Design, irrigation structure adjustments, and Preparation of Plans Specifications and Estimate (PS&E). The work also included project management. Survey work includes collecting of all topographic information and establishing horizontal and vertical control for use in developing the project. Prepared bidding documents and provided construction oversight.

- iv. **Name Address & Phone No. of Owner & Contact Person:**

Owner Name: City of Edinburg

Owner Address: 415 W. University Drive, Edinburg, Texas 78541

Owner Phone Number: 956-388-8210

Contact Name: : Ponciano Longoria, PE – Director of Public Works

Contact Address: 415 W. University Drive, Edinburg, Texas 78541

Contact Phone Number: 956-388-8210

- v. **Cost of Construction Project:** \$2,972,700.45

- vi. **Name, Address, & Phone No. of Contractor and Engineer:**

Contractor Name: Valley Paving, Inc.

Contractor Address: 321 E. 2 Mile Line – Mission, Texas 78572

Contractor Phone Number: 956-565-5908

Engineer Name: R. Gutierrez Engineering Corporation

Engineer Address: 130 E. Park, Pharr, TX 78577

Engineer Phone No.: 956-782-2557

- vii. **Design & Construction Cost, was it Completed on Time:**

Design Cost: \$176,000

Construction Cost: \$2,972,700.45

This project was completed on schedule.

- i. **Project Name & Location:** West Sioux Road Paving & Drainage Improvements – Pharr, Texas



- ii. **Year Completed:** 2010

- iii. **Short Project Description:** **RGEC** worked as Project Engineer responsible for the development of plans and specifications for the construction of paving and drainage improvements of a two-lane road to a 5-lane urban curb and gutter section consisting of two travel lanes in each direction and a continuous left turn lane. The project included construction of storm drainage facilities and outfall improvements.

- iv. **Name Address & Phone No. of Owner & Contact Person:**

Owner Name: City of Pharr

Owner Address: 118 South Cage Boulevard, Pharr, TX 78577

Owner Phone Number: 956-402-4242

Contact Name: Omar Anzaldua, PE

Contact Address: 118 South Cage Boulevard, Pharr, TX 78577

Contact Phone Number: 956-402-4242

- v. **Cost of Construction Project:** \$490,116.50

- vi. **Name, Address, & Phone No. of Contractor and Engineer:**

Contractor Name: Asago Construction, LLC

Contractor Address: 2112 S. Shary Rd #17 – Mission, Texas 78572

Contractor Phone Number: 956-607-0741

Engineer Name: R. Gutierrez Engineering Corporation

Engineer Address: 130 E. Park, Pharr, TX 78577

Engineer Phone No.: 956-782-2557

- vii. **Design & Construction Cost, was it Completed on Time:**

Design Cost: \$51,462

Construction Cost: \$490,116.50

This project was completed on schedule

- i. **Project Name & Location:** North I Road (Phase II) – Pharr, Texas
- ii. **Year Completed:** 2007
- iii. **Short Project Description:** The project consisted of the reconstruction and widening of an existing two-lane road to a five-lane road with shoulders and a continuous left-turn lane. The project was completed in 2 phases with Phase I being from SH 495 to ¼ Mile N. of Owassa Road and Phase II being from ¼ Mile N. of Owassa Road to US Highway 281. This project was developed from conception through the final design stage. Work included Route and Design Studies, Social, Economic, Environmental Studies and Public Involvement, Right of Way Maps and Data, Utility Adjustments, Surveying, Soils and Geotechnical Studies, Pavement Design, Roadway Design, Drainage, Signing, Markings and Signalization, Traffic Control Plans, Bridge Design, miscellaneous items, and Preparation of Plans Specifications and Estimate (PS&E). The work also included project management. The firm was responsible for the development of a right-of-way map for right-of-way to be acquired for this project. Property parcel maps and parcel metes and bounds for 73 parcels were prepared as part of the right-of-way mapping for use in acquiring the land necessary for the drainage ditch expansion. Detailed design surveying consisted of acquiring detailed topographic survey of the project area including cross-sections of the ditch right-of-way. Benchmarks were placed along the project length for later use in construction.
- iv. **Name Address & Phone No. of Owner & Contact Person:**
Owner Name: Hidalgo County Precinct #2 / TXDOT
Owner Address: 300 W. Hall Acres Road, Suite G., Pharr, TX 78577
Owner Phone Number: 956-221-4466
Contact Name: Commissioner Hector “Tito” Palacios
Contact Address: 300 W. Hall Acres Road, Suite G., Pharr, TX 78577
Contact Phone Number: 956-221-4466
- v. **Cost of Construction Project:** \$14,700,000 (Estimated Construction Cost)
- vi. **Name, Address, & Phone No. of Contractor and Engineer:**
Contractor Name: Construction of project managed by TXDOT
Contractor Address: Construction of project managed by TXDOT
Contractor Phone Number: Construction of project managed by TXDOT
Engineer Name: R. Gutierrez Engineering Corporation
Engineer Address: 130 E. Park, Pharr, TX 78577
Engineer Phone No.: 956-782-2557
- vii. **Design & Construction Cost, was it Completed on Time:**
Design Cost: \$1,561,853
Construction Cost: \$14,700,000 (Estimated Construction Cost)
Construction for this project was turned over to TXDOT after completion of engineering design.

c. Projects Currently Under Contract

RGEC has the capability to incorporate any proposed project into its' current design schedule with ease. The firm currently has 8 employees with 3 registered professional engineers and 1 registered professional land surveyor. With this amount of staffing, the firm is able to distribute the work strategically to enable work on several projects simultaneously. This, together with the fact that the firm is currently operating at less than full capacity and is in the process of completing several projects, will allow us to incorporate projects into our design schedule with ease. The following is a list of engineering projects currently under contract:

- **Drainage Bond 2018 "Group C Projects" – City of McAllen**
- **East Mercedes – 2018 Bond Referendum Project No. 10B**
- **PSJA Tri-City Pedestrian Safety Improvements – City of Pharr**
- **Jones Box Park Walking Trail – City of Pharr**
- **W. Las Milpas Road Improvements – City of Pharr**
- **Thomas Road Left Turn Lanes – City of Pharr**
- **Nursing & Allied Health Campus Resurface Parking Lot #1 – South Texas College**
- **Falcon State Park Construction Administration – Texas Parks & Wildlife Department**
- **IBTC Drainage Design – Hidalgo County Regional Mobility Authority (currently inactive)**

Divider #6: Management and Organizational Approach

a. Understanding of Project

RGEC understands that the City of San Juan is requesting Statements of Qualifications for Engineering Services from firms with engineering services to be specified more fully in a contract agreement to be negotiated after selection. This project, Engineering Services for a Police Parking Lot, would be similar to numerous street and utility infrastructure projects **RGEC** has completed in the past. Issues to be addressed are keeping costs within budget, completing the project on schedule, and providing the highest quality service. The Engineer(s) will be required to retain and be responsible for all basic engineering for the scope of work negotiated. The Engineer(s) is also required to identify and select the appropriate construction company(s); however, the City reserves the right to approve the proposed construction company that will be associated with the project.

b. Performance of Services

RGEC will be responsible for delivery of the civil engineering design and construction administration services and any land surveying services required. **RGEC** will bring on sub-consultants as necessary to cover geotechnical, electrical, structural or other engineering disciplines as may be needed.

Once ready to commence, **RGEC** will hold a project concept conference with City officials to clearly determine the scope of the work to be undertaken. A preliminary office survey will be undertaken to determine the existing right-of-way. If acquiring right-of-way or easements is necessary, then the scope of the work will include surveying and determination of property ownership. A geotechnical survey to determine the condition of the existing soils will be conducted and a preliminary project design will be developed. A preliminary engineer's estimate of probable costs will be created for further planning of the project.

Once the project concept conference is completed, a detailed topographic survey will be done to establish the basis for design and a detailed design will be undertaken. Utility conflicts identified will be coordinated for resolution with the appropriate utility companies. Once the design is finalized, the right-of-way is acquired, and utility conflicts are resolved, the project can be advertised for bid.

When the bids are received, bidders' qualifications will be reviewed, and the lowest qualified bidder will be recommended for award of the project. **RGEC**'s project inspector will see that the Contractor constructs the project according to the plans and specifications. Construction materials will be tested by a testing lab to verify the materials used meet the requirements of the specifications. Once complete, a final inspection will be conducted, and incomplete or unsatisfactory items will be completed or redone by the Contractor. Final payment to the Contractor will be approved after all items are completed to close out the project.

c. Solicitation in Programming & Design of Interested Stakeholders

Every project has goals and objectives that are unique. To best attain the goals and objectives for any project undertaken by **RGEC** for the City of San Juan, **RGEC** will rely on involvement and input from City staff, the City Commission, and interested citizens. This process will be facilitated by the principal-in-charge and project manager by meeting on site with the City staff and by presenting the project during the early development stage to the City Commission and by hosting a public involvement type meeting for interested project stakeholders.

These meetings will help establish facts, needs, goals, and clarify project issues to be addressed in the project design. The conclusion of the solicitation of interested stakeholders' effort will identify, summarize, and clarify specific project requirements to be addressed. This method of allowing all project stakeholders to have input into the design and development of the project is the most appropriate method of ensuring a successful project.

d. Project Scheduling, Coordination with Consultants, Quality and Cost Control

A detailed work schedule will be prepared and submitted for approval by the City. The work schedule will provide work sequences and review times. **RGEC** will distribute the approved project schedule to all team members, including other consultants and diligently pursue the completion of the project, as defined by the milestones and deliverable due dates outlined in the work schedule. **RGEC** will attend meetings with the City to communicate all progress and to assist in the decision-making process. **RGEC** will also assist the City at meetings with other entities.

RGEC is committed to providing **quality professional services** for the City, from design and development of construction documents through the construction administration phase of the project. A quality product is produced when top management and the entire team, including sub-consultants, fully understand and are committed to quality techniques and practices. At **RGEC**, "quality" is the responsibility of the entire staff. Management sets the "quality" standards required on each individual project and each team member works to achieve those standards. A **Quality Control Plan** will be developed for the project to identify objectives and priorities and to establish quality control policies and requirements for each team member. The plan establishes project schedules and milestones as well as construction and working budgets.

The project will be divided into four distinct review phases. Phase I is from conception to approximately 30% completion of construction documents. Phase II continues to approximately 60% completion of construction documents. Phase III is through the completion of the construction documents. Phase IV covers the construction phase. These four review phases take place regardless of whether a formal submission is required and can be modified to meet a different review schedule if preferred by the City. **RGEC** will have regular meetings with the City to inform them of the progress on the project and adherence to the project's QA/QC Plan.

e. Approach for Communication with the City

The project manager will be responsible for all project coordination and communication with the City's project personnel. Communications in the form of meetings, email, or telephone conversations will all be documented and minutes or notes of these communications will be distributed to all project team members, including management of both the City and **RGEC**.

f. Approach to Code Analysis and Jurisdictional Approval

RGEC has considerable knowledge in Federal, State and Local Regulations, Policies and Procedures as well as the requirements of numerous governmental regulatory agencies. Included in these numerous agencies are Hidalgo County, Hidalgo County Drainage District No. 1, the various Irrigation Districts in the area, EPA, TCEQ, TXDOT, IBWC, TDLR, and various utility companies such as telephone, electric, water and gas. **RGEC** will communicate and

coordinate with each agency with jurisdiction for the project to obtain the latest requirements pertaining to the project and to obtain final approval by ensuring that all requirements are met or adhered to.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Consider Entering Into a Memorandum of Understanding (MOU) between the City of San Juan and the American Red Cross (ARC).

STAFF COMMENTS AND RECOMMENDATIONS:

The purpose of this Memorandum of Understanding ("MOU") is to define a working relationship between The American Red Cross (hereinafter "Red Cross") the City of San Juan, Texas, its lead Emergency Management Agency (hereinafter "City of San Juan Emergency Management"), and other departments, agencies, and offices in preparing for, responding to, and recovering from emergencies and disasters. This MOU provides the broad framework for cooperation and support between the Red Cross and City of San Juan Emergency Management in assisting individuals, families and communities who have been or could be impacted by a disaster or an emergency. It also provides the descriptions of readiness and response activities, such as planning, training, exercising and resourcing, and the clarification of roles and responsibilities of the Red Cross and the City of San Juan to the community and other agencies.

RECOMMENDATION:

Consider Entering Into a Memorandum of Understanding (MOU) between the City of San Juan and the American Red Cross (ARC).

PREPARED BY:

Tirso Garza, Fire
Chief

APPROVED BY:

Benjamin Arjona, City
Manager

Memorandum of Understanding

Between

The American Red Cross

and

City of San Juan, Texas

I. Purpose

The purpose of this Memorandum of Understanding ("MOU") is to define a working relationship between The American Red Cross (hereinafter "Red Cross") the City of San Juan, Texas, its lead Emergency Management agency (hereinafter "City of San Juan Emergency Management"), and other departments, agencies, and offices in preparing for, responding to, and recovering from emergencies and disasters. This MOU provides the broad framework for cooperation and support between the Red Cross and City of San Juan Emergency Management in assisting individuals, families and communities who have been or could be impacted by a disaster or an emergency. It also provides the descriptions of readiness and response activities, such as planning, training, exercising and resourcing, and the clarification of roles and responsibilities of the Red Cross and the City of San Juan to the community and other agencies.

II. Parties

A. City of San Juan

Texas Government Code Chapter §418.043– Authorizes the Texas Department of Emergency Management to adopt standards and requirements for local and inter-jurisdictional emergency management plans.

Texas Administrative Code Title 37, part 1, Chapter 7, Subchapter B, Rule §7.12 – Specifies requirements for local and inter-jurisdictional emergency management.

B. American Red Cross

1. Services to help people prepare for, respond to, and recover from disasters

Founded in 1881, the Red Cross is the nation's premier nonprofit disaster management organization. As part of a worldwide movement that offers neutral and impartial humanitarian care, the Red Cross is a nongovernmental organization that mobilizes communities to aid people affected by or at risk of disasters with the aim of preventing and alleviating suffering. The Red Cross provides disaster cycle services without regard to race, color, national origin, religion, gender, age, disability, sexual orientation, citizenship or veteran status. It follows the Fundamental Principles of the International Red Cross and Red Crescent Movement. The Red Cross is closely integrated into community preparedness, response, and recovery efforts, including those of federal, tribal, state and local government and other nongovernmental organizations. Our goal is to work with multi-sector partners to help individuals, families, and communities prepare for, respond to, and recover from natural and manmade disasters of all sizes.

The Red Cross provides disaster cycle services pursuant to its Bylaws and other internal policies and procedures as well as its Congressional Charter (USC 36 §300101-300111). In the Charter,

Congress authorized the Red Cross "to carry out a system of national and international relief in time of peace, and apply that system in mitigating the suffering caused by pestilence, famine, fire, floods, and other great national calamities, and to devise and carry out measures for preventing those calamities."

a. Preparedness

The Red Cross vision for preparedness is that we, together with community leaders, partners and other stakeholders have built community capacity and capability to survive, to minimize suffering and to recover quickly after a disaster or emergency; and that together we have made preparedness a cultural norm all across the nation. The components for achieving this vision include:

- *Assessing community hazards, priority risks, needs and asset;*
- *Engaging the community in preparedness (e.g. Home Fire Campaign);*
- *Enabling individuals and families and organizations to take preparedness actions;*
- *Leveraging our national network of volunteers and our ability to engage partners in direct preparedness actions within communities nationwide;*
- *Working with social service organizations and schools to help them, their clients and students survive and recover quickly from a disaster;*
- *Reinforcing preparedness for people and organizations who have taken preparedness actions.*

b. Response

The Red Cross vision for response is to alleviate human suffering in the face of emergencies by mobilizing and organizing community resources to meet the immediate life-sustaining needs of individuals, families and communities affected by disaster; to lay the groundwork for long-term recovery; and to build resilience for future events.

The range of services necessary to achieve this vision will vary based on the needs of those affected and the scale of the disaster. Additionally, there is often overlap between the provision of response and recovery services. The blending of the two processes is necessary for seamless service to individuals, families and communities. Response services most commonly include:

- *Home Fire Response Services*
- *Sheltering*
- *Feeding*
- *Health Services*
- *Mental Health Services*
- *Spiritual Care Services*
- *Reunification*
- *Distribution of Relief Supplies*
- *Information & Referrals*

c. Recovery

The Red Cross vision for recovery is to provide a standard and scalable set of services that align with available resources to bridge the gaps between client resources and serious human needs and that result in a similar set of assistance for similarly situated clients. Recovery services most commonly include:

- *Community Recovery Strategy Development*
- *Casework/Recovery Planning*
- *Direct Client Assistance*
- *Community Preparedness & Resiliency Building*

**For large and/or complex recovery operations, where significant donor resources are available, expanded services or assistance may be provided.*

2. Services related to the National Response Framework

The Red Cross is a co-lead for the mass care component of Emergency Support Function (ESF) #6 of the National Response Framework (NRF). In this role, the Red Cross engages in a variety of activities to support states in their planning, coordinating and executing of mass care programs and strategies. The Red Cross also takes a leadership role in working with other non-governmental organizations and private companies that provide services during a disaster. Additionally, the Red Cross is a support agency to other ESFs – including ESF-8 and ESF-15 – in the NRF.

3. Services related to the National Recovery Framework

The Red Cross is among the supporting organizations for three Recovery Support Functions: Community Planning and Capacity Building; Health and Social Services; and, Housing. In these roles, the Red Cross engages at the headquarters level, as well as at the Federal Emergency Management Agency (FEMA) regional level, to provide insight and assistance in planning by drawing on Red Cross experience and representing the perspective of non-governmental organizations and private entities that provide recovery services.

4. Organization

The Red Cross is chartered by the United States Congress to provide humanitarian services. Its national headquarters, located in Washington, D.C., is responsible for implementing policies and procedures that govern Red Cross activities and provides administrative and technical oversight and guidance to its 62 regions in seven divisions. Each region has certain authority and responsibility for carrying out Red Cross disaster preparedness, response and recovery activities, delivering local Red Cross services, and meeting corporate obligations within the territorial jurisdiction assigned to it. Each region is familiar with the hazards of the locality and surveys local resources for personnel, equipment, supplies, transportation, emergency communications, and facilities available for disaster relief. Regions also formulate cooperative plans and procedures with local government agencies and private organizations for relief activities should a disaster occur.

Through its nationwide network, the Red Cross coordinates its total resources for use in large disasters. In order to provide these services, the Red Cross will work with federal, tribal, state and/or local government for assistance and collaboration.

III. Cooperative Actions

The Red Cross recognizes the authority assigned to city mayors, county judges, and other local county officials of City of San Juan and will share operating plans, priorities and objectives with the delegated emergency management staff of the City of San Juan.

City of San Juan recognizes the national level roles and responsibilities designated to the Red Cross in the October 22, 2010 Memorandum of Agreement between FEMA and Red Cross.

City of San Juan recognizes the Red Cross as having mass care responsibility in domestic disasters and when activated, authorizes and will support and coordinate with the Red Cross in the execution of these duties.

The Red Cross and City of San Juan Emergency Management will coordinate their respective disaster cycle activities to maximize services to the community and avoid duplication of efforts in the following ways:

1. Explore ways to align business and operational processes and programs across the disaster cycle in an effort to make a more seamless disaster preparedness, response, and recovery experience for residents of the City of San Juan.
2. Coordinate mutual activation of no-notice events through the established 24-hour notification point of contact and develop joint Standard Operating Procedures for ongoing communications, including use of electronic technology, radio communications, and other emergency coordination protocols.
3. Maintain close coordination, liaison activities, and support at all levels with conferences, meetings, and other means of communication. Include a representative of the other party in appropriate committees, planning groups and task forces formed to mitigate, prepare for, respond to, and recover from disasters and other emergencies.
4. During a disaster or emergency situation, the Red Cross will, at the request of the City of San Juan Emergency Management, provide liaison personnel to City of San Juan Emergency Management Emergency Operations Center. City of San Juan Emergency Management Agency will provide facility access and identification, work space, and, whenever possible, other required support, such as a computer, e-mail access and a designated phone line for the Red Cross liaison personnel assigned to the Emergency Operations Center.
5. City of San Juan Emergency Management will support the Red Cross in the use of the National Shelter System (NSS) and the Red Cross will coordinate shelter information sharing and reporting with City of San Juan Emergency Management.

6. The City of San Juan's Emergency Management will facilitate the Red Cross use of facilities for shelters and service delivery sites wherever possible. The terms and conditions of such use will be set forth in a separate agreement called "Facility Use Agreement" with the facility owner.
7. During disasters and emergencies, keep each other informed of the human needs created by the events and the services they are providing. Share current data regarding disasters, to include risk and hazard analysis, statistical information, social media verifications, historical information, emerging needs and trends, damage assessments, declarations, and service delivery plans.
8. Work together to develop plans, revise planning annexes, and identify resources to facilitate delivery of services to people with disabilities or other access and functional needs during a disaster.
9. Actively participate in reviewing and carrying out responsibilities outlined in the local emergency operations plans.
10. Both parties will ensure, to the fullest extent possible, that disaster operations within the City of San Juan will be as accessible as possible to people with disabilities or other access and functional needs, based on the American with Disabilities Act and related federal, state and local laws.
11. Prior to and during the time of disaster, keep the public informed of cooperative efforts through the public information offices of the Red Cross and the City of San Juan Emergency Management and explore opportunities for collaboration to provide community, family, and citizen disaster preparedness within City of San Juan.
12. City of San Juan Emergency Management recognizes that the Red Cross is dependent upon voluntary public financial donations. In accordance with applicable laws and regulations, City of San Juan Emergency Management will support the Red Cross in locating and acquiring necessary resources in an emergency including a response to formal resource requests. Both parties will work together, as appropriate, to identify local sourcing solutions that expand disaster capabilities and enhance community resilience.
13. Both parties agree not to use or display any trademarks of the other without first receiving the express written per _____ to do so; however, the use of the trademarks of the other party is permitted for internal meeting notes and plans that are not publicly distributed and used during the normal course of business related to the purpose of the MOU. If either party desires to use the intellectual property of the other, the "requesting party" should submit the proposed promotional/marketing materials, press releases, website displays or otherwise proposed use of the trademarks to the "owning party" for review in advance of dissemination or publication.

14. The Red Cross will support City of San Juan in integrating the efforts of the non-governmental organizations (NGOs) and Voluntary Organizations Active in Disaster (VOAD) that provide mass care services (e.g. Mass Care Feeding Task Forces) during disaster response operations.
15. Make training, educational and other developmental opportunities available to the other party's personnel and explore joint training and exercises. Encourage all staff and volunteers to engage in training (e.g. ICS 300 and 400), exercises, and disaster response activities, as appropriate.
16. Widely distribute this MOU within the Red Cross and City of San Juan Emergency Management departments and administrative offices and urge full cooperation.
17. Regarding the provision of security personnel at a mass care facility:
 - a. _____ (Initial) Yes, City of San Juan will provide security personnel (peace officer).
 - b. _____ (Initial) No, City of San Juan will not assign security personnel (peace officer).

IV. Periodic Review

The parties will, on an annual basis, on or around the anniversary date of this MOU, jointly evaluate their progress in implementing this MOU and revise and develop new plans, attachments or goals as appropriate. Both parties should notify the other if primary points of contact change.

V. Term and Termination.

This MOU is effective as of _____. It expires on _____. Six months prior to expiration, the parties will meet to review the progress and success of the cooperative effort. In connection with such review, the parties may decide to extend this MOU for an additional period not exceeding five years, and if so shall confirm this in a signed writing. This MOU may be terminated by written notification from either party to the other at any time and for any or no reason.

VI. Miscellaneous

This MOU does not create a partnership, a joint power agreement, or a joint venture and does not create any financial commitments from one party to the other. Neither party has the authority to bind the other to any obligation. It is not intended that this MOU be enforceable as a matter of

MOU Between: The American Red Cross and City of San Juan TX

law in any court or dispute resolution forum. The sole remedy for non-performance under this MOU shall be termination, with no damages or penalty.

Signature page follows.

MOU Between: The American Red Cross and City of San Juan TX

Signature Page

City of San Juan Emergency
Management

The American Red Cross

By: _____
(Signature)

Name: _____

Title: _____

Date _____

Contact information

Telephone: _____

E-mail: _____

By: _____
(Signature)

Name: Lina Mendez Romero

Title: Disaster Program Manager

Date: _____

Contact information

Telephone: (956) 607-4100

E-mail: Lina.Mendezromero@redcross.org

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Consider Ratifying Approval of a Budget Adjustment in the Sanitation Department in the Amount of \$40,000 from Machinery & Equipment - Other Equipment to Repair & Maintenance Line Item.

STAFF COMMENTS AND RECOMMENDATIONS:

Funds are needed to maintain and repair the Sanitation Department Fleet for the remainder of the Fiscal Year 2018-2019, this will allow us to sustain our Waste / Brush Collection schedule.

RECOMMENDATION:

Consider the Approval of a Budget Adjustment in the Sanitation fund in the amount of 40,000 from Machine and Equipment to Repair & Maintenance.

PREPARED BY:

Roel Garza,
Sanitation Director

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Discussion and Possible Actin to Authorize Advertising Bid Proposal for the Street Paving Improvements Project-Phase 3.

STAFF COMMENTS AND RECOMMENDATIONS:

The Street Paving Improvements Project Phase 3 consists of 16 streets with a total estimated value of \$1,419,061.93. This project is made possible through the bond series 2018.

RECOMMENDATION:

Consider the authorization to advertise bid proposal for the Street Paving Improvement Project - Phase 3 as presented.

PREPARED BY:

Roel Garza,
Sanitation Director

APPROVED BY:

Benjamin Arjona, City
Manager

OWASSA ROAD

SEBASTIAN DR

DORADO DR

OLEANDER DR

CAROLINA DR

E. GARDENIA DR

HIBISCUS DR

OLIVE ST.

ROSE ST.

CITY LIMITS

ROSIE ST.

JENICA CR. EAST

O ST.

CR. SOUTH

MINNESOTA ROAD

CESAR CHAVEZ ROAD

BRENDA LANE

41ST ST.

WOLVERINE RD.

GAMBIT RD.

CITY LIMITS

NOLANA AVENUE

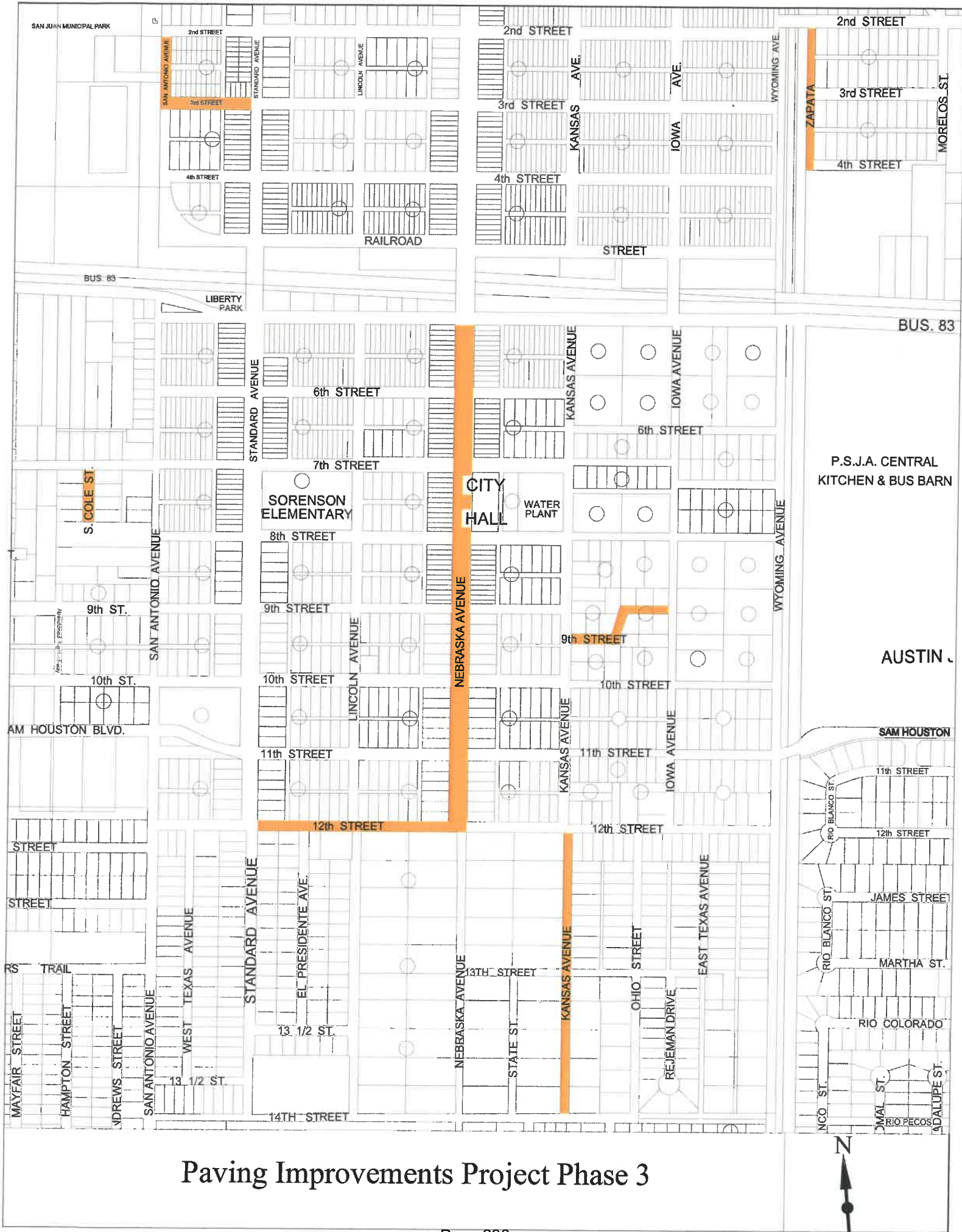
CITY LIMITS

Paving Improvements Project Phase 3

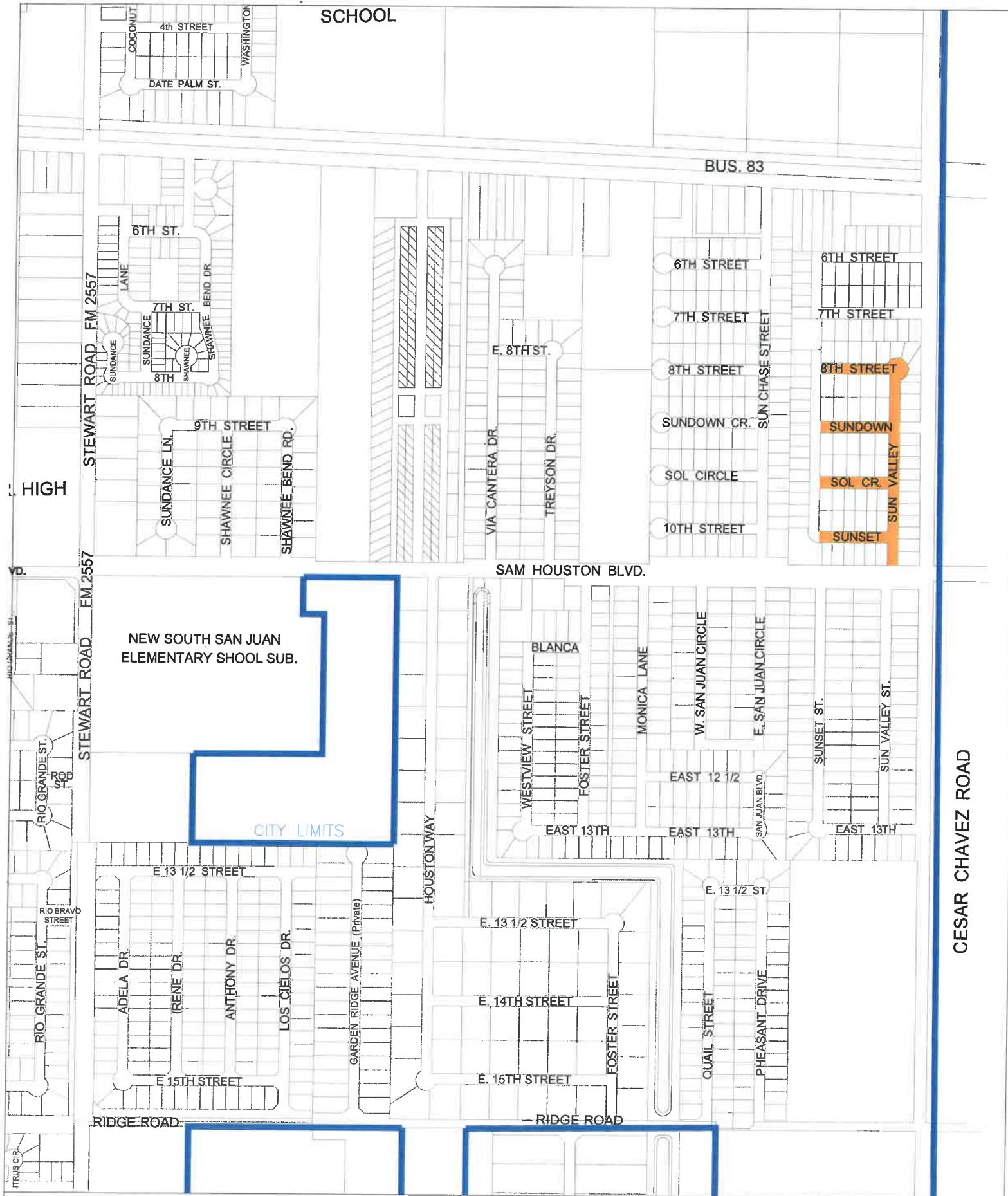




Paving Improvements Project Phase 3



Paving Improvements Project Phase 3



Paving Improvements Project Phase 3



CITY OF SAN JUAN
PAVING RECONSTRUCTION IMPROVEMENTS
PHASE 3 PROJECT

Opinion of Probable Construction Cost

June 5, 2019

Item	Description	Unit	Estimated Quantity	Unit Price	Line Item Total
<u>SANDRA ST. (Raul Longoria West to End 30' B-B):</u>					
1	Scarify Existing Asphalt	SY	4,350	\$5.00	\$21,750.00
2	Lime Exist. Base (1%)	SY	4,350	\$3.00	\$13,050.00
3	New Caliche Base (2")	SY	4,350	\$3.50	\$15,225.00
4	Prime Coat (.20 gal/sy)	SY	4,350	\$2.50	\$10,875.00
5	2" Type "D" Hot-Mix	SY	4,350	\$11.00	\$47,850.00
6	18" Curb & Gutter (Remove & Replace)	LF	600	\$18.00	\$10,800.00
7	6' Valley Gutter	LF	200	\$45.00	\$9,000.00
8	Adjust Manholes & Water Valves	LS	1	\$5,000.00	\$5,000.00
					\$133,550.00
<u>AMY DRIVE (Gomez St. to Cul-De-Sac 30' B-B):</u>					
9	Scarify Existing Asphalt	SY	4,200	\$5.00	\$21,000.00
10	Lime Exist. Base (1%)	SY	4,200	\$3.00	\$12,600.00
11	New Caliche Base (2")	SY	4,200	\$3.50	\$14,700.00
12	Prime Coat (.20 gal/sy)	SY	4,200	\$2.50	\$10,500.00
13	2" Type "D" Hot-Mix	SY	4,200	\$11.00	\$46,200.00
14	18" Curb & Gutter (Remove & Replace)	LF	400	\$45.00	\$18,000.00
15	Adjust Manholes & Water Valves	LS	1	\$5,000.00	\$5,000.00
					\$128,000.00
<u>ZAPATA STREET (2nd ST. TO 4th ST. 30' B-B)</u>					
16	Scarify Existing Asphalt	SY	2,250	\$5.00	\$11,250.00
17	Lime Exist. Base (1%)	SY	2,250	\$3.00	\$6,750.00
18	New Caliche Base (2")	SY	2,250	\$3.50	\$7,875.00
19	Prime Coat (.20 gal/sy)	SY	2,250	\$2.50	\$5,625.00
20	2" Type "D" Hot-Mix	SY	2,250	\$11.00	\$24,750.00
21	18" Curb & Gutter (Remove & Replace)	LF	400	\$18.00	\$7,200.00
22	Adjust Manholes & Water Valves	LS	1	\$2,500.00	\$2,500.00
					\$65,950.00

CRUZ-HOGAN Consultants, Inc.

ENGINEERS | PLANNERS | CONSULTANTS

McAllen | Harlingen | Weslaco

	CHULA VISTA DRIVE (FM 495 TO SALAZAR 30' B-B)				
23	Scarify Existing Asphalt	SY	3,650	\$5.00	\$18,250.00
24	Lime Exist. Base (1%)	SY	3,650	\$3.00	\$10,950.00
25	New Caliche Base (2")	SY	3,650	\$3.50	\$12,775.00
26	Prime Coat (.20 gal/sy)	SY	3,650	\$2.50	\$9,125.00
27	2" Type "D" Hot-Mix	SY	3,650	\$11.00	\$40,150.00
28	18" Curb & Gutter (Remove & Replace)	LF	200	\$18.00	\$3,600.00
29	6' Valley Gutter	LF	85	\$45.00	\$3,825.00
30	Adjust Manholes & Water Valves	LS	1	\$3,500.00	\$3,500.00
					\$102,175.00
	COLE STREET (7th ST. SOUTH 30' B-B)				
31	Scarify Existing Asphalt	SY	800	\$5.00	\$4,000.00
32	Lime Exist. Base (1%)	SY	800	\$3.00	\$2,400.00
33	New Caliche Base (6")	SY	800	\$6.00	\$4,800.00
34	Prime Coat (.20 gal/sy)	SY	800	\$2.50	\$2,000.00
35	2" Type "D" Hot-Mix	SY	800	\$10.00	\$8,000.00
36	Adjust Manholes & Water Valves	LS	1	\$1,000.00	\$1,000.00
					\$22,200.00
	KANSAS STREET (12th to 14th St. 30' B-B)				
37	Scarify Existing Asphalt	SY	4,300	\$5.00	\$21,500.00
38	Lime Exist. Base (1%)	SY	4,300	\$3.00	\$12,900.00
39	New Caliche Base (2")	SY	4,300	\$3.50	\$15,050.00
40	Prime Coat (.20 gal/sy)	SY	4,300	\$2.50	\$10,750.00
41	2" Type "D" Hot-Mix	SY	4,300	\$11.00	\$47,300.00
42	18" Curb & Gutter (Remove & Replace)	LF	200	\$18.00	\$3,600.00
43	6' Valley Gutter	LF	50	\$45.00	\$2,250.00
44	Adjust Manholes & Water Valves	LS	1	\$3,000.00	\$3,000.00
					\$116,350.00
	OLEANDER DRIVE (ONLY CUL-DE-SAC)				
45	Scarify Existing Asphalt	SY	900	\$5.00	\$4,500.00
46	Lime Exist. Base (1%)	SY	900	\$3.00	\$2,700.00
47	New Caliche Base (2")	SY	900	\$3.50	\$3,150.00
48	Prime Coat (.20 gal/sy)	SY	900	\$2.50	\$2,250.00
49	2" Type "D" Hot-Mix	SY	900	\$11.00	\$9,900.00
50	18" Curb & Gutter (Remove & Replace)	LF	100	\$18.00	\$1,800.00
51	Type "A" Inlet	EA	1	\$4,500.00	\$4,500.00
52	18" RCP	LF	110	\$40.00	\$4,400.00
					\$33,200.00

	12th STREET (STANDARD TO NEBRASKA 30' B-B)				
53	Scarify Existing Asphalt	SY	3,600	\$5.00	\$18,000.00
54	Lime Exist. Base (1%)	SY	3,600	\$3.00	\$10,800.00
55	New Caliche Base (2")	SY	3,600	\$3.50	\$12,600.00
56	Prime Coat (.20 gal/sy)	SY	3,600	\$2.50	\$9,000.00
57	2" Type "D" Hot-Mix	SY	3,600	\$11.00	\$39,600.00
58	18" Curb & Gutter (Remove & Replace)	LF	200	\$18.00	\$3,600.00
59	6' Valley Gutter	LF	150	\$45.00	\$6,750.00
60	Adjust Manholes & Water Valves	LS	1	\$4,500.00	\$4,500.00
					\$104,850.00
	SUN VALLEY ESTATES SUB. (CESAR CHAVEZ AND SAM HOUSTON)				
	SUNDOWN STREET (30' B-B)				
61	Scarify Existing Asphalt	SY	1,400	\$5.00	\$7,000.00
62	Lime Exist. Base (1%)	SY	1,400	\$3.00	\$4,200.00
63	New Caliche Base (2")	SY	1,400	\$3.50	\$4,900.00
64	Prime Coat (.20 gal/sy)	SY	1,400	\$2.50	\$3,500.00
65	2" Type "D" Hot-Mix	SY	1,400	\$11.00	\$15,400.00
66	18" Curb & Gutter (Remove & Replace)	LF	200	\$18.00	\$3,600.00
67	Adjust Manholes & Water Valves	LS	1	\$2,500.00	\$2,500.00
					\$41,100.00
	SOL STREET (30' B-B)				
68	Scarify Existing Asphalt	SY	1,400	\$5.00	\$7,000.00
69	Lime Exist. Base (1%)	SY	1,400	\$3.00	\$4,200.00
70	New Caliche Base (2")	SY	1,400	\$3.50	\$4,900.00
71	Prime Coat (.20 gal/sy)	SY	1,400	\$2.50	\$3,500.00
72	2" Type "D" Hot-Mix	SY	1,400	\$11.00	\$15,400.00
73	18" Curb & Gutter (Remove & Replace)	LF	200	\$18.00	\$3,600.00
74	6' Valley Gutter	LF	50	\$45.00	\$2,250.00
75	Adjust Manholes & Water Valves	LS	1	\$2,500.00	\$2,500.00
					\$43,350.00

	SUNSET STREET (30' B-B)				
76	Scarify Existing Asphalt	SY	4,300	\$5.00	\$21,500.00
77	Lime Exist. Base (1%)	SY	4,300	\$3.00	\$12,900.00
78	New Caliche Base (2")	SY	4,300	\$3.50	\$15,050.00
79	Prime Coat (.20 gal/sy)	SY	4,300	\$2.50	\$10,750.00
80	2" Type "D" Hot-Mix	SY	4,300	\$11.00	\$47,300.00
81	18" Curb & Gutter (Remove & Replace)	LF	200	\$18.00	\$3,600.00
82	6' Valley Gutter	LF	150	\$45.00	\$6,750.00
83	Adjust Manholes & Water Valves	LS	1	\$4,000.00	\$4,000.00
					\$121,850.00
	SUN VALLEY STREET (30' B-B)				
84	Scarify Existing Asphalt	SY	3,200	\$5.00	\$16,000.00
85	Lime Exist. Base (1%)	SY	3,200	\$3.00	\$9,600.00
86	New Caliche Base (2")	SY	3,200	\$3.50	\$11,200.00
87	Prime Coat (.20 gal/sy)	SY	3,200	\$2.50	\$8,000.00
88	2" Type "D" Hot-Mix	SY	3,200	\$11.00	\$35,200.00
89	18" Curb & Gutter (Remove & Replace)	LF	200	\$18.00	\$3,600.00
90	6' Valley Gutter	LF	150	\$45.00	\$6,750.00
91	Adjust Manholes & Water Valves	LS	1	\$3,000.00	\$3,000.00
					\$93,350.00
	8th STREET (30' B-B)				
92	Scarify Existing Asphalt	SY	1,300	\$5.00	\$6,500.00
93	Lime Exist. Base (1%)	SY	1,300	\$3.00	\$3,900.00
94	New Caliche Base (2")	SY	1,300	\$3.50	\$4,550.00
95	Prime Coat (.20 gal/sy)	SY	1,300	\$2.50	\$3,250.00
96	2" Type "D" Hot-Mix	SY	1,300	\$11.00	\$14,300.00
97	18" Curb & Gutter (Remove & Replace)	LF	100	\$18.00	\$1,800.00
98	Adjust Manholes & Water Valves	LS	1	\$2,500.00	\$2,500.00
					\$36,800.00
	NEBRASKA STREET (12th STREET TO BUS. 83 70' B-B)				
99	Scarify Existing Asphalt	SY	200	\$5.00	\$1,000.00
100	Lime Exist. Base (1%)	SY	200	\$1.50	\$300.00
101	New Caliche Base (6")	SY	200	\$8.00	\$1,600.00
102	Prime Coat (.20 gal/sy)	LS	200	\$2.50	\$500.00
103	3" Type "D" Hot-Mix	LS	200	\$14.00	\$2,800.00
104	12' Valley Gutter	LF	80	\$100.00	\$8,000.00
					\$14,200.00

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Discussion and Possible Action to Authorize City Manager to Execute a Budget Amendment in the Amount of \$75,000.00 From Retained Earnings from the Storm Water Fund for the Repair and Maintenance of Storm Drainage Lines and for the Purchase of Two Utility Trailers.

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and Possible Action to Authorize a Budget Amendment out of Retained Earnings in the Storm Water Fund for the Repair and Maintenance of the Storm Water Drainage Lines(Citrus Street) and purchase of two utility trailers and Authorize the City Manager to Execute all Related Documents.

RECOMMENDATION:

Approve a Budget Amendment in the Amount of \$75,000 From Retained Earnings under the Storm Water Budget.

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:	STORM WATER
Dept. Name:	STORM WATER

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

EXPENDITURES

[illegible]

JUSTIFICATION:

BUDGET AMENDMENT NEED FOR THE REPAIR AND REPAIR OF THE DRAINAGE SYSTEM

REQUESTED BY	DATE
Department Director (Print)	

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY _____ DATE _____

REVIEWED BY _____ DATE _____

City Manager (Budget Officer)

(Finance Department)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Discussion and Possible Action to reclassify the Mechanic (Small Engine) Position in the Central Garage Division to Mechanic ASE Certified.

STAFF COMMENTS AND RECOMMENDATIONS:

Due to the high repair and maintenance work load of our sanitation trucks, we outsource numerous truck break downs, however, hiring a knowledgeable certified mechanic will minimize the overall budget impact. Mechanic (Small Engine) position hourly Wage is at \$11.08, to Mechanic ASE Certified hourly wage of \$15.02.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Roel Garza,
Sanitation Director

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Consider a Resolution to Support and Participate on the 2020 Census and Appointment to the Complete Count Committee for the City of San Juan.

STAFF COMMENTS AND RECOMMENDATIONS:

The United States Constitution requires that each decade we take a count for a census of America's population. The 2020 Census goal is to count everyone once in the right place. Each year, the federal government distributes hundreds of billions of dollars to states and communities based on US Census Bureau data.

The City Complete Count Committee (CCC) is a mutually beneficial partnership at the highest level within each city. The Mayor appoints members to the Complete Count Committee. Committees consist of influential leaders who are charged with developing a census awareness campaign. In addition, Mayors and City Councils may allocate funding to support CCC activities. Cities view this funding as a sound investment to the future. Failure to count residents could result in a substantial loss of revenues for the next decade.

RECOMMENDATION:

Approve a resolution to participate and support the 2020 Census and appointment to the Complete Count Committee for the City of San Juan.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

May 13, 2019

Dear Mayor Garza and City Commissioners,

The U.S. Constitution requires that each decade we take a count or a census of America's population. The 2020 Census goal is to count everyone once, only once, and in the right place. Each year, the federal government distributes hundreds of billions of dollars to states and communities based on US Census Bureau data. For Texas, according to a recent study by the George Washington Institute of Public Policy, \$43,334,650,874 were distributed based on decennial numbers. While so much is riding on the Census, how does a city motivate people to respond? The Complete Count Committee (CCC) was one of the most effective outreach strategies in the 2010 Census. That is why we are promoting CCC's once again for 2020 Census. The CCC is charged with developing and implementing a 2020 Census outreach plan of action designed to target and address the needs of its communities.

How does it work? A City Complete Count Committee is a mutually beneficial partnership at the highest level within each city. The Mayor appoints members of the CCC. Committees consist of influential leaders who are charged with developing a census awareness campaign that:

- Increases the city's self- response rate. (The new way to self- respond by internet/phone should spark new ideas about engaging communities to respond)
- Communicates the importance of the census through local messaging. (Social media, anyone?)
- Raises awareness of the census throughout the city.
- Motivates every city household to participate in the census.

The size and makeup of the CCC is determined by each city. In addition, mayors and city councils may allocate funding to support CCC activities. Cities view this funding as a sound investment in the future. Failure to count residents could result in a substantial loss of revenue for the next decade.

Who should be on the committee?

Potential representatives may include but are not limited to:

- Public School System Heads
- Faith based organization Leaders
- Heads of Community Organizations
- Heads of Large Universities/colleges
- Council Members from Priority Target Areas
- Heads of Business Associations, Corporate Leaders and Small Business Leaders
- Heads of Relevant Government Agencies and Departments
- Foundations
- Advocacy Organizations such as LGBTQ, immigrant rights
- Major media organizations

How do we get started?

◦ Schedule a CCC formation meeting with your Partnership Specialist to discuss creating a citywide

committee, training available in the Spring, and committee membership.

◦ Strategize internally about funding.

◦ What are steps in your city government that need to be initiated to create the committee? Does the City Council need to pass a resolution or to confirm the members of the selected committee?

Remember the Partnership Specialist is an advisor and Census liaison to your committee. It is our plan to help you with your successful 2020 Census mobilization efforts. Good luck.

Best regards,

Alberto Morales
U.S. Census Bureau Partnership Specialist
(956) 907-2136
alberto.morales@2020census.gov

Join the 2020 Census

Apply Online!

2020 Census Jobs

The 2020 Census is taking applications now for positions starting soon. The 2020 Census has a wide variety of positions requiring various levels of experience and training, offering temporary full time to flexible part time positions. Make your next job count.

For more information about
our Field or Office positions
please visit us at:

2020census.gov/jobs

1-855-JOB-2020
(1-855-562-2020)

- Clerks / Supervisory Clerks
- Listers / Enumerators
- First Line Supervisors

For more information about
Professional and Management
positions please visit us at:

usajobs.gov

- Area Census Office Managers
- Lead Census Field Manager
 - Admin Manager
 - IT Manager
- Recruiting Manager

- Must be 18 years or older
- Must be a US Citizen
- If bilingual, must pass an oral equivalency exam in English



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Census
2020

RESOLUTION NO.
City of San Juan 2020 Census Resolution

Whereas, the next Decennial Census will be taken in the year 2020, and political representation to the United States House of Representatives, state legislatures and local governments is determined by the Decennial Census, and the City of San Juan recognizes the equal importance of each resident in the 2020 Census count; and,

Whereas, the City of San Juan has agreed to be one of 39,000 government entities in partnership with the U.S. Census Bureau; and,

Whereas, the City of San Juan understands that its primary role in this partnership is to formulate a COMPLETE COUNT COMMITTEE that should include, but is not limited to the following sub-committees: Government, Education, Media, Faith-Based/Religion, Community-based Organizations, Business, and Recruiting; and,

Whereas, the role of the Government sub-committee is to bridge all gaps between the community and the Census Bureau on geographic matters, outreach activities, and information centers; and,

Whereas, the role of the Education sub-committee is to create census awareness programs for pre-kindergarten to college-age students, coalesce with educational institutions, distribute Census Bureau Education programs, and to encourage parents and college students to apply for Census jobs; and,

Whereas, the role of the Media sub-committee is to utilize all aspects (print and electronic) of its industry to inform, motivate, and educate the city's residents in the necessity and importance of their rapid response and 100% participation in the 2020 Census; and,

Whereas, the role of the Faith-Based/Religion sub-committee is to form a cross denominational coalition for the dissemination of Census information, inclusion of special announcements in church bulletins and sermons, hosting of Census awareness activities, and circulation of Census job opening bulletins; and,

Whereas, the role of the Community-based Organizations sub-committee is to make the community aware of the many ways Census data is used to obtain funding for essential community services and programs; and,

Whereas, the role of the Business sub-committee is to encourage all area businesses to advertise the 2020 Census message in sales advertisements, promotional materials and displays, and to sponsor 2020 Census community awareness activities; and,

Whereas the Recruiting sub-committee is to receive and disseminate to all segments of the community information regarding the availability of Census jobs in the local area;

City of San Juan hereby proclaim/resolve the 2020 Census as a top priority for all elected and appointed officials, and encourage full support and participation of this community in achieving an accurate and complete count through the formulation of a COMPLETE COUNT COMMITTEE.

CONSIDERED, PASSED AND APPROVED on this 11th day of June, 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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Consider Resolution Authorizing the City Manager to Submit an Application for Funding to the Office of the Governor, Homeland Security Division for the Hidalgo 2018 Operation Stone Garden Project.

STAFF COMMENTS AND RECOMMENDATIONS:

The fiscal year 2018 Operation Stone Garden (OPSG) Grant Program has allocated funding to the City of San Juan. Funds are intended to enhance cooperation and coordination among various law enforcement agencies in a joint mission to secure and protect the United States borders.

Grant funding is intended to reimburse the city for overtime and benefits associated in meeting the goals of the program. No matching fund are associated with this grant.

RECOMMENDATION:

Adopt the Resolution Authorizing the City Manager to submit an application for funding to the Office of the Governor, Homeland Security Division for Hidalgo 2018 Operation Stone Garden Project.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION No. _____

**RESOLUTION AUTHORIZING THE CITY OF SAN JUAN TO SUBMIT AN
APPLICATION FOR FUNDING TO THE OFFICE OF THE GOVERNOR,
HOMELAND SECURITY DIVISION FOR THE HIDALGO 2018 OPERATION
STONEGARDEN PROJECT**

Whereas, The City of San Juan finds it in the best interest of the citizens of San Juan, that the Hidalgo-2018 Operation Stone Garden Project be operated between April 1, 2019 to February 29, 2020; and

Whereas, The City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, The City of San Juan assures that the funds will be returned to the Office of the Governor in full; and

Whereas, The City of San Juan agrees to provide applicable matching funds for the said project as required by the Office of the Governor, Homeland Security Division grant application; and

Whereas, The City of San Juan designates the San Juan City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

Now, therefore, be it resolved that the City of San Juan, Texas approves submission of the grant application for the 2018 Operation Stone Garden to the Office of the Governor, Homeland Security Division.

Approved and adopted by the board of commissioners of the City of San Juan, Texas on this the 28th day of May 2019.

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Diana Cavazos, City Secretary
Grant Number: 3173304

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Consider Adopting a Resolution for the Application Submittal for Participation in TexSTAR Investment Pool Allowing the City to Invest its Funds in a Spectrum Way to Maximize the City's Return on Investments, while still Maintaining Fiscally Prudent Investments.

STAFF COMMENTS AND RECOMMENDATIONS:

TexSTAR is an investment service created by Local Governments for Local Governments, where transferring funds for investment and achieving solid fiscal responsibility are critical challenges for local governments. TexSTAR offers an investment option that provides, security, liquidity, and efficiency. This Resolution Includes, Benjamin Arjona, City Manager, Leroy Gonzales, Director of Finance and Maria L Beltran, Assistant Director of Finance, as the Investment Officers to Grant Authority to Invest, Including, But Not Limited to Signing, Inquiring, Giving Written or Oral Instruction to TexSTAR Investment Pool, with Respect to Any Transactions, with TexSTAR.

RECOMMENDATION:

Adopt Resolution for the Application for Participation in TexSTAR Investment Poo Allowing the City to Invest its Funds in a Broader way to Maximize the City's Return on Investment as recommended by the City of San Juan Financial Advisor, Cris Vela.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager



TexSTAR ENROLLMENT STEPS

In order for a governmental entity to enroll in TexSTAR, the following procedures should be performed.

1. Submit the *Resolution* in the form entitled ***Application for Participation in TexSTAR*** to the entity's governing body for approval.
2. Complete the ***Application for Participation in TexSTAR***.
3. Complete a ***Bank Instruction Form*** for each account to be opened.
4. Send all completed documentation with original signatures and ***an approved investment policy of the enrolling entity*** to:

TexSTAR Participant Services
1201 Elm Street, Suite 3500
Dallas, Texas, 75270

5. Enrollment documentation will ordinarily be processed within five (5) business days of receipt.

SAMPLE AGENDA LANGUAGE

Short versions:

(1) Approval of TexSTAR Investment Pool as an Authorized Investment

(2) Approval of Application for Participation in the Texas Short Term Asset Reserve Program (TexSTAR)

Or

Longer versions:

(1) Recommendation to Approve an Application for Participation in the Texas Short Term Asset Reserve Program (TexSTAR).

Included in the agenda exhibit is information pertaining to the application. It is recommended that the Board approve the application as submitted.

(2) Recommendation to Approve an Application for Participation in the Texas Short Term Asset Reserve Program (TexSTAR).

Included in the agenda exhibit is information pertaining to the application. It is recommended that the Board approve the application as submitted to provide the district with an additional investment option emphasizing safety and liquidity.



APPLICATION FOR PARTICIPATION IN TexSTAR

The undersigned local government (Applicant) applies and agrees to become a Participant in the Texas Short Term Asset Reserve Program (TexSTAR).

1. **Authorization.** The governing body of Applicant has duly authorized this application by adopting the following resolution at a meeting of such governing body duly called, noticed, and held in accordance with the Texas Open Meeting Law, chapter 551, Texas Government Code, on May 28, 2019:

WHEREAS, it is in the best interests of this governmental unit ("Applicant") to invest its funds jointly with other Texas local governments in the Texas Short Term Asset Reserve Program (TexSTAR) in order better to preserve and safeguard the principal and liquidity of such funds and to earn an acceptable yield; and

WHEREAS, Applicant is authorized to invest its public funds and funds under its control in TexSTAR and to enter into the participation agreement authorized herein;

NOW, THEREFORE, BE IT RESOLVED THAT:

SECTION 1. The form of application for participation in TexSTAR attached to this resolution is approved. The officers of Applicant specified in the application are authorized to execute and submit the application, to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by Applicant under the Agreement created by the application, all in the name and on behalf of Applicant.

SECTION 2. This resolution will continue in full force and effect until amended or revoked by Applicant and written notice of the amendment or revocation is delivered to the TexSTAR Board.

SECTION 3. Terms used in this resolution have the meanings given to them by the application."

2. **Agreement.** Applicant agrees with other TexSTAR Participants and the TexSTAR Board to the Terms and Conditions of Participation in TexSTAR, effective on this date, which are incorporated herein by reference. Applicant makes the representations, designations, delegations, and representations described in the Terms and Conditions of Participation.

3. **Taxpayer Identification Number.** Applicant's taxpayer identification number is 74-6002233

4. **Contact Information.**

Applicant primary mailing address: 709 S Nebraska, San Juan Texas, 78589

Applicant physical address (if different): Same

Applicant main phone number: 956-223-2200

Applicants main fax number: 956-787-5978

5. **Authorized Representatives.** Each of the following Participant officials is designated as Participant's Authorized Representative authorized to give notices and instructions to the Board in accordance with the Agreement, the Bylaws, the Investment Policy, and the Operating Procedures:

1. Name: Benjamin Arjona Title: City Manager

Signature: _____ Phone: 956-223-2200

Email: barjona@sjtx.us

2. Name: Leroy Gonzales Title: Director of Finance
 Signature: _____ Phone: 956-223-2232
 Email: Lgonzales@sjtx.us

3. Name: Maria L Beltran Title: Assist. Director of Finance
 Signature: _____ Phone: 956-223-2200
 Email: lbeltran@sjtx.us

4. Name: _____ Title: _____
 Signature: _____ Phone: _____
 Email: _____

{REQUIRED} PRIMARY CONTACT: List the name of the Authorized Representative **listed above** that will be designated as the Primary Contact and will receive all TexSTAR correspondence including transaction confirmations and monthly statements

Name: Leroy Gonzales

{OPTIONAL} INQUIRY ONLY CONTACT: In addition, the following additional Participant representative (**not listed above**) is designated as an ***Inquiry Only*** Representative authorized to obtain account information:

Name: _____ Title: _____

Signature: _____ Phone: _____

Email: _____

Applicant may designate other authorized representatives by written instrument signed by an existing Applicant Authorized Representative or Applicant's chief executive officer.

DATED _____

REQUIRED
PLACE OFFICIAL SEAL OF ENTITY HERE

 (NAME OF ENTITY/APPLICANT)

SIGNED BY:

 (Signature of official)

 (Printed name and title)

ATTESTED BY:

 (Signature of official)

 (Printed name and title)

FOR INTERNAL USE ONLY
 APPROVED AND ACCEPTED: TEXAS SHORT TERM ASSET RESERVE FUND

 AUTHORIZED SIGNER

V082011

2

BANK INSTRUCTION FORM



PLEASE SELECT ONE OF THE FOLLOWING:

- ☒ NEW ACCOUNT: NAME City of San Juan
- ☐ CHANGE EXISTING ACCT: _____
- ☐ APPLY CHANGE TO ALL ACCOUNTS

EFFECTIVE DATE: _____

PARTICIPANT NAME: _____

ACCOUNT NUMBER: _____

Add Bank Instruction:

PLEASE INDICATE IF THIS WILL BE THE ☒ PRIMARY BANK INSTRUCTION OR ☐ ADDITIONAL BANK INSTRUCTION

SELECT ONE OF THE FOLLOWING ☐ WIRE AND ACH ☐ WIRE ONLY ☐ ACH ONLY

Bank Name: PLains Capital Bank City Pharr, Texas

Bank ABA Number (9 digits): 111322994 Bank ABA for ACH (if different) (9 digits): _____

Bank Account Number: 0490001963 Bank Account Name: City of San Juan General Disbursement Fund

Correspondent Bank Name (if any): _____

Correspondent Bank ABA Number: _____ Account Number: _____

Delete Bank Instruction:

PLEASE INDICATE IF THIS WILL BE THE ☐ PRIMARY BANK INSTRUCTION OR ☐ ADDITIONAL BANK INSTRUCTION

SELECT ONE OF THE FOLLOWING ☐ WIRE AND ACH ☐ WIRE ONLY ☐ ACH ONLY

Bank Name: _____ City _____

Bank ABA Number (9 digits): _____ Bank ABA for ACH (if different) (9 digits): _____

Bank Account Number: _____ Bank Account Name: _____

Correspondent Bank Name (if any): _____

Correspondent Bank ABA Number: _____ Account Number: _____

** If ACH availability is selected, I hereby authorize JPMorgan Chase Bank, N.A. to directly deposit and withdraw funds by means of ACH electronic transfer to and from the financial institution and the account designated above ("Designated Account"). I agree that this authorization may be withdrawn with at least 45-days advance written notice to TexSTAR Participant Services. I understand that TexSTAR reserves the right to discontinue ACH electronic transfer without advance notice. I also authorize JPMorgan Chase Bank, N.A. to deduct from the Designated Account or from subsequent deposits made to the Designated Account all amounts deposited in error. I authorize JPMorgan Chase Bank, N.A. to credit all amounts withdrawn in error to Designated Account.*

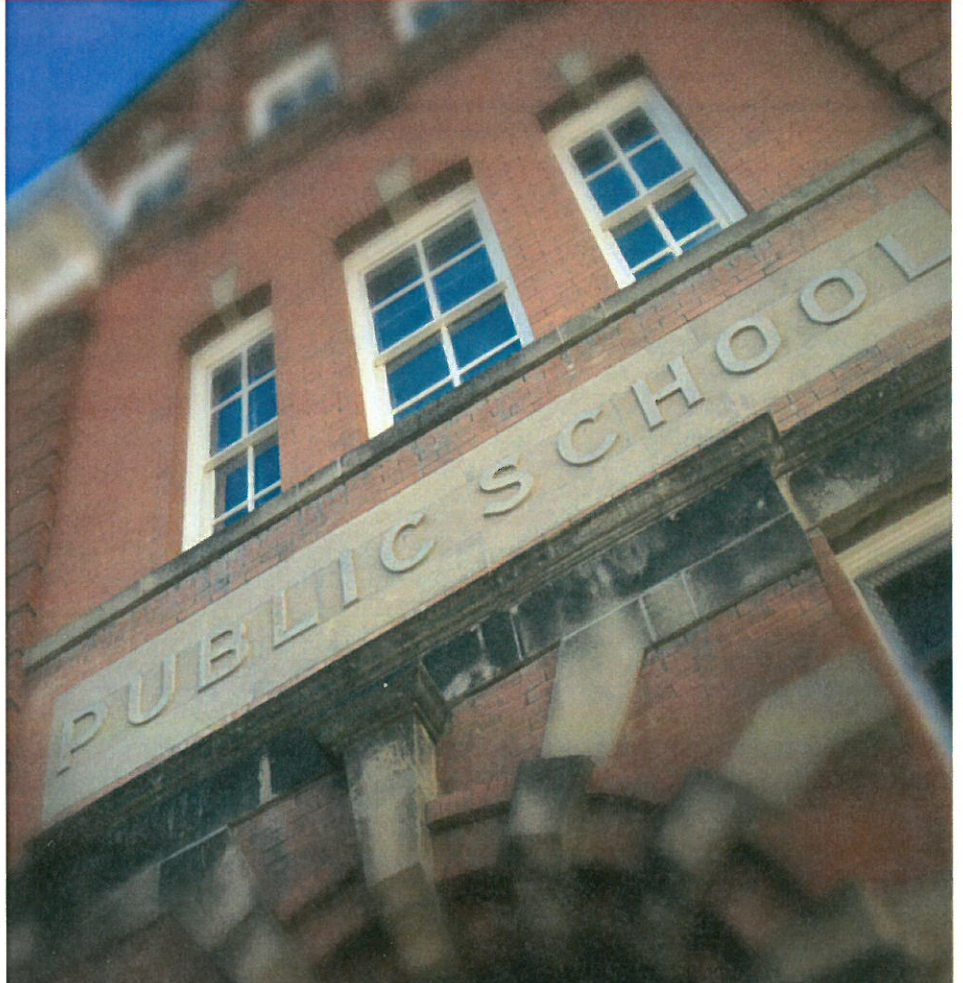
NOTE: This authorization must be executed by two current Authorized Representatives of the Participant on file with TexSTAR. As a current Authorized Representative, I certify that the above information is both true and correct.

Authorized Representative Signature	<u>Benjamin Arjona</u>	<u>City Manager</u>	
	Printed Name	Title	Date
Authorized Representative Signature	<u>Leroy Gonzales</u>	<u>Director of Finance</u>	
	Printed Name	Title	Date

Please complete this form either all typed or all handwritten. Forms with alterations (i.e. white out, mark out, etc.) will **NOT** be accepted.

TexSTAR Participant Services * 1201 Elm Street, Suite 3500 * Dallas, Texas 75270 * 800.839.7827 * Fax 214.953.8878

Document with original signatures is required.



PREMIER INVESTMENT POOLS
FOR TEXAS LOCAL GOVERNMENTS



400 MAIN

A Record of Success

As program administrators, HilltopSecurities and JPMorgan Investment Management create a powerful partnership of two leaders in financial services with proven track records in local government investment pool management.

HilltopSecurities is renowned for its nationwide public finance business and is recognized for our expertise across a broad range of industry specialties and personalized client services. HilltopSecurities provides financial services to governmental entities, institutional and individual investors, broker-dealers and financial intermediaries from offices across the country. Areas of focus include capital markets and public finance, structured finance, retail brokerage, clearing services, and securities lending.

JPMorgan Investment Management, Inc. is one of the largest and most respected asset managers in the world with more than a century of experience. As a major player in the world's fixed income markets, JPMorgan has tremendous buying power with access to competitive rates and fast and efficient execution of trades.

Helping Local Governments Stay On Solid Ground

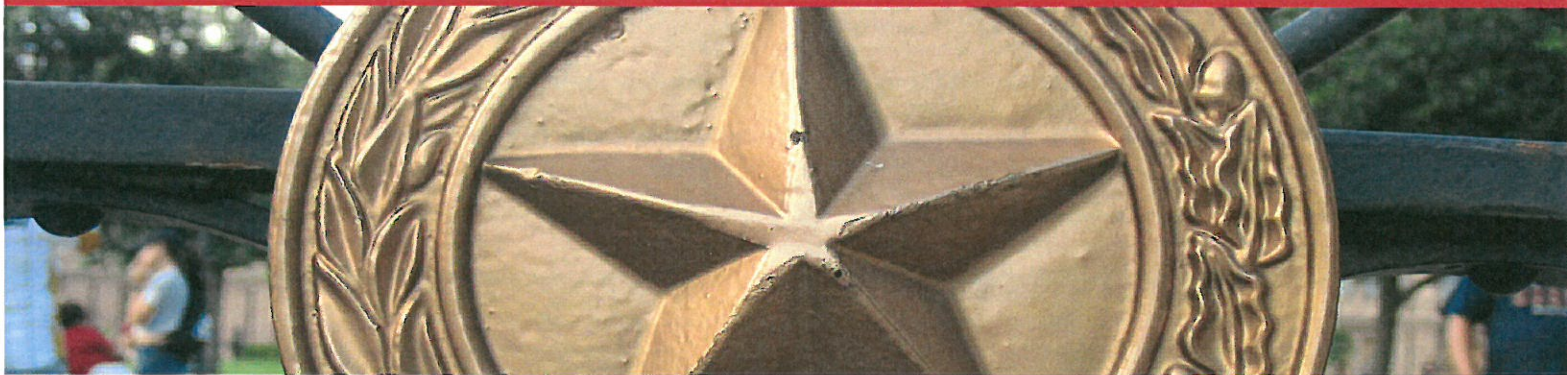
Maintaining fiscal responsibility, fund liquidity and solid investment returns are critical challenges for local governments. As a result, HilltopSecurities and JPMorgan Investment Management, Inc., leveraged their unique understanding of investing public funds with the Texas Short-Term Asset Reserve Fund (TexSTAR) and the Local Government Investment Cooperative (LOGIC).

These highly regarded government investment pools offer Texas cities, counties, school districts, and other municipalities investment options for their cash management programs that provide preservation of principal, daily liquidity, portfolio diversification, and competitive yield, combined with an uncompromising commitment to service. This simplicity and convenience distinguish these programs as the premier investment services for Texas' local governments.

The investment pools are conservatively managed in full compliance with the Texas Public Funds Investment Act. Both are rated AAAM by Standard and Poor's and maintain a weighted average maturity of 60 days or less. The pools seek to maintain a constant dollar objective and fulfill all of the requirements of the Texas PFIA for local government investment pools. TexSTAR invests in treasury and agency securities and repurchase agreements fully collateralized by government securities, while LOGIC provides additional diversification by investing in treasury and agency securities and repurchase agreements as well as commercial paper.

A Leading Force In Government Investment Pools

The Texas Short-Term Asset Reserve Fund and the Local Government Investment Cooperative both carry Standard & Poor's  est rating. The AAAM rating reflects the pools' excellent safety and superior capacity to maintain principal.



Flexibility To Meet Your Investment Needs

The pools offer participants the flexibility and the technology to access funds daily with no penalties; interest is accrued daily and paid monthly. There is no minimum balance required, and no limit on the number of individual accounts.

Participants have the option to access TexSTAR and LOGIC through our Internet Transaction System or by speaking with a Texas-based Participant Services Representative.

Participants can initiate wire transactions for same day settlement and ACH transactions for next day settlement until 4 p.m. central standard time. In addition, transactions can be preloaded for future-dated settlement using an automated system that is available 24 hours a day.

The automated transaction system provides the ability to transfer funds quickly, access current balances and interest information, and retrieve special program announcements.

Our leading edge, computer-based products allow participants to print customized reports with the simple touch of a button. Participants also have the option of calling the Participant Services desk to speak directly with an experienced professional who is familiar with their account and their specific needs.

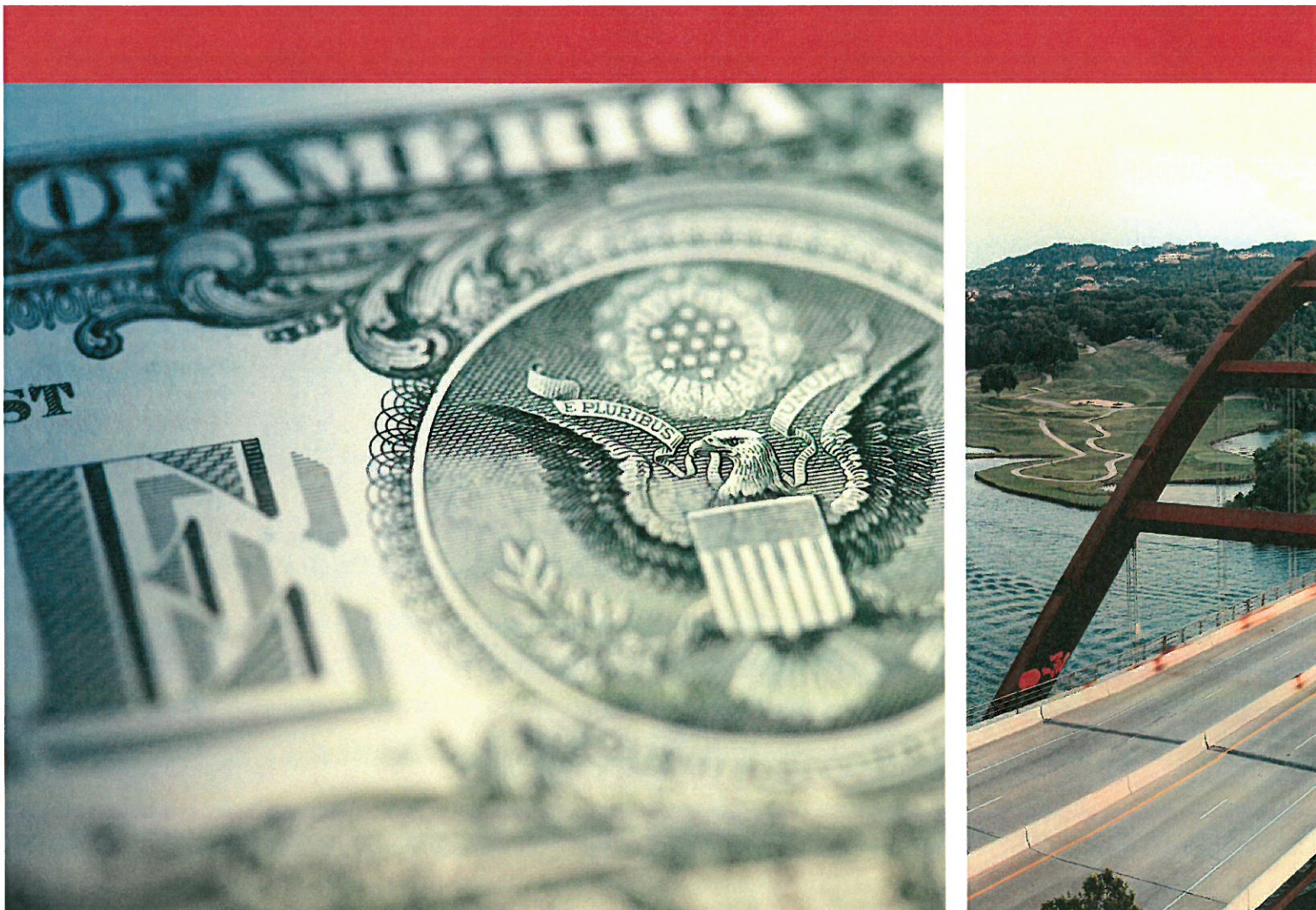
More Than Just An Investment Option

The pools do not merely provide investment options – they provide investment services. Because your cash management needs go beyond just your investments, HilltopSecurities and JPMorgan offer a full complement of specialized products and services such as:

- Bond Proceeds Management
- Direct Deposit Services
- Web-based Customized Reporting
- Escrow Services
- Economic Commentary and Market Data
- Debt Service Payments Directly to Paying Agent
- Online Vendor Payments

Investment Solutions for Texas Local Governments

We look forward to demonstrating how TexSTAR and LOGIC can help achieve your investment goals and enhance your cash management programs. To understand more about the features of these pools, or to request additional information, please contact us at 800.839.7827, or visit our web sites at www.texstar.org or www.logic.org.



Contact Information

Mary Ann Dunda

Managing Director

Maryann.Dunda@HilltopSecurities.com

Mica Owens

Vice President

Mica.Owens-Weary@HilltopSecurities.com

This material is for informational purposes only and is not intended to be an offer to buy or sell a security. Investors should consider the investment objectives, risks, and expenses associated with this or any security prior to investing. Information about these and other program details are in the fund's Information Statement which should be read carefully before investing. The assets of TexSTAR & LOGIC are the only source of payment to the participants. An investment in TexSTAR or LOGIC is not insured or guaranteed by the Federal Deposit Insurance Corporation (FDIC) or any other secondary source of payment and although the pools seek to preserve the value of the investment at a fixed share price of \$1, there can be no assurances that the net asset value will not vary from this price. For more information, contact TexSTAR/LOGIC Participant Services at 1.800.839.7827 or 1.800.895.6442.

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Monthly Newsletter - March 2019

Performance

As of March 31, 2019

Current Invested Balance	\$8,378,300,782.34
Weighted Average Maturity (1)	33 Days
Weighted Average Maturity (2)	108 Days
Net Asset Value	0.999968
Total Number of Participants	893
Management Fee on Invested Balance	0.06%*
Interest Distributed	\$18,212,816.31
Management Fee Collected	\$442,241.97
% of Portfolio Invested Beyond 1 Year	9.60%
Standard & Poor's Current Rating	AAAm

Rates reflect historical information and are not an indication of future performance.

March Averages

Average Invested Balance	\$8,678,064,222.85
Average Monthly Yield, on a simple basis	2.4112%
Average Weighted Average Maturity (1)*	41 Days
Average Weighted Average Maturity (2)*	106 Days

Definition of Weighted Average Maturity (1) & (2)

- (1) This weighted average maturity calculation uses the SEC Rule 2a-7 definition for stated maturity for any floating rate instrument held in the portfolio to determine the weighted average maturity for the pool. This Rule specifies that a variable rate instrument to be paid in 397 calendar days or less shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate.
- (2) This weighted average maturity calculation uses the final maturity of any floating rate instruments held in the portfolio to calculate the weighted average maturity for the pool.

* The maximum management fee authorized for the TexSTAR Cash Reserve Fund is 12 basis points. This fee may be waived in full or in part in the discretion of the TexSTAR co-administrators at any time as provided for in the TexSTAR Information Statement.

New Participants

We would like to welcome the following entities who joined the TexSTAR program in March:

★ City of Rhome

★ Woodridge MUD

Holiday Reminders

In observance of Good Friday, **TexSTAR will be closed Friday, April 19, 2019.** All ACH transactions initiated on Thursday, April 18th will settle on Monday, April 22nd. Notification of any early transaction deadlines on the business day preceding this holiday will be sent by email to the primary contact on file for all TexSTAR participants. Please plan accordingly for your liquidity needs.

Economic Commentary

The Fed kept rates unchanged at its March Federal Open Market Committee (FOMC) meeting, a move that was widely anticipated, but turned more dovish than expected by lowering its forecast for rate hikes from two to zero in 2019, and announcing its intention to end balance runoff by the end of September. The Fed still expects to raise rates one more time in 2020. The committee reiterated its intention to exercise patience in the face of muted inflation and global economic uncertainty. The problem with a global growth slowdown is the unknown of whether it ends in a soft landing or recession. With the central banks signaling their unwillingness to risk a monetary policy-led recession, the odds of a soft landing have clearly increased and the late-cycle recovery should extend. Although the data has softened, the U.S. economy is far from recession. The consumer, two-thirds of the U.S. economy, is in fantastic shape—enjoying a strong balance sheet, full employment and wage growth. Any de-escalation of trade tensions between the U.S. and China will only increase business confidence and spending. While we are certainly not expecting the array of global policy stimulus to lead to a GDP surge reminiscent of 2017 and 2018, we also cannot see the onset of recession. The central banks can comfortably sit with rates and balance sheets where they are—under cover of inflation that remains stubbornly below their targets.

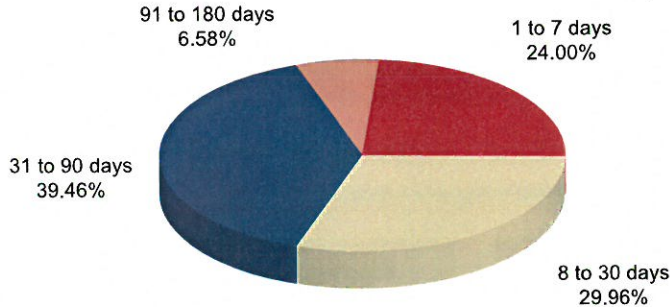
It does appear as though the global economy will glide toward a soft landing with growth roughly at trend, perhaps a little bit above or below. The outcome of the U.S.-China trade negotiations and Brexit will surely be important in determining which side of trend growth we will see. We kept the probability of Recession unchanged at 10%. We do believe that the central banks have extended the cycle, and we don't see recession as a 2019 or early 2020 event. Geopolitics are a constant concern but, for now, cooler heads and rational thinking seem to be prevailing. U.S.-China trade negotiations remain at the top of our list of concerns. If the trade battle escalates, the impact on business spending and consumer sentiment will be globally significant, with the potential to lead to a dangerous stagflationary spiral. A hard Brexit would also be a challenge for the eurozone and global economy to absorb. Further out, we have the U.S. 2020 general election. As 2019 progresses, we are likely to hear from a growing chorus of campaigners with less market-friendly views ... think an array of higher taxes and greater regulation.

This information is an excerpt from an economic report dated March 2019 provided to TexSTAR by JP Morgan Asset Management, Inc., the investment manager of the TexSTAR pool.

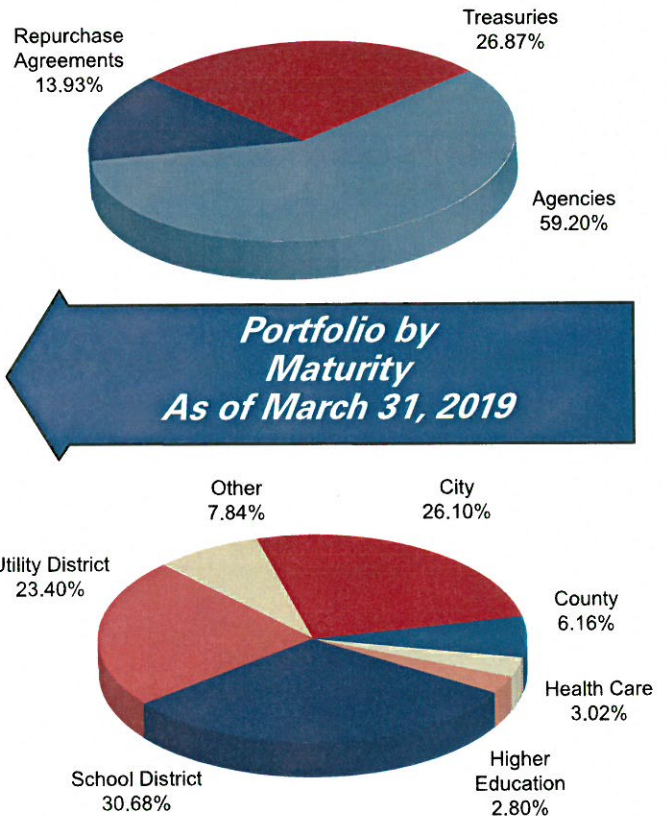
For more information about TexSTAR, please visit our web site at www.texstar.org.

Information at a Glance

Portfolio by Type of Investment As of March 31, 2019



Distribution of Participants by Type As of March 31, 2019



Historical Program Information

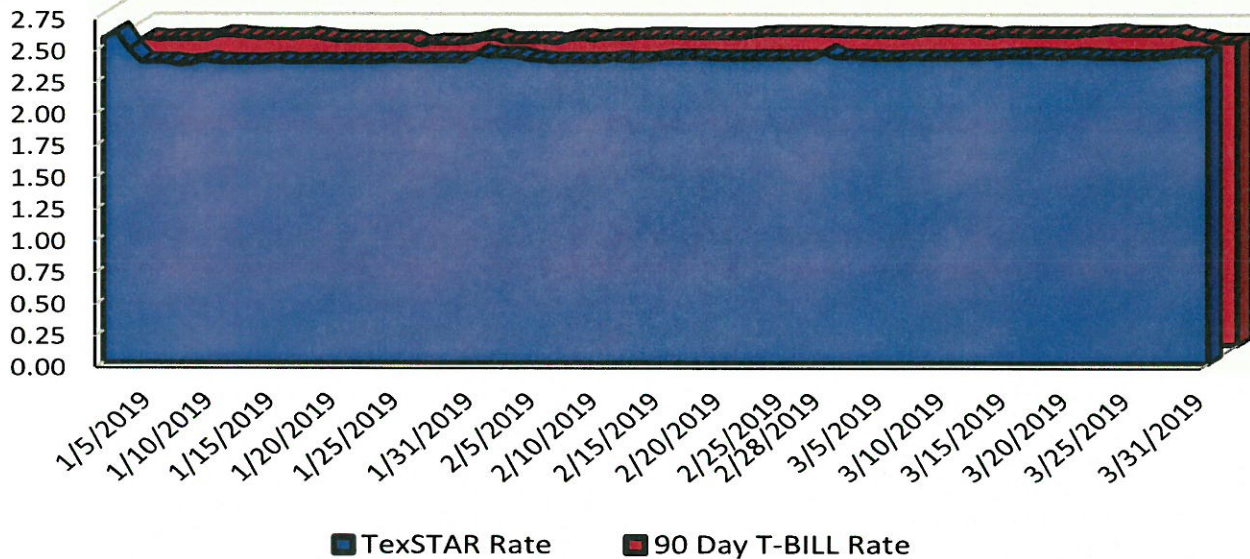
Month	Average Rate	Book Value	Market Value	Net Asset Value	WAM (1)*	WAM (2)*	Number of Participants
Mar 19	2.4112%	\$8,378,300,782.34	\$8,378,032,817.90	0.999968	41	106	893
Feb 19	2.4001%	9,198,012,187.60	9,197,689,206.82	0.999964	45	99	891
Jan 19	2.3937%	8,624,044,987.80	8,623,938,284.28	0.999987	37	82	890
Dec 18	2.3069%	7,738,483,374.11	7,738,245,287.60	0.999940	40	95	888
Nov 18	2.2176%	6,683,233,268.87	6,682,898,473.43	0.999949	41	102	886
Oct 18	2.1615%	6,581,942,899.40	6,581,269,831.00	0.999897	41	101	884
Sep 18	1.9995%	6,458,418,968.50	6,458,002,746.78	0.999935	30	96	883
Aug 18	1.9225%	6,701,017,159.16	6,701,228,119.73	0.999971	24	91	879
Jul 18	1.8965%	6,837,425,331.68	6,837,427,966.67	1.000000	19	84	877
Jun 18	1.8300%	6,250,002,595.51	6,250,027,195.61	0.999991	26	99	874
May 18	1.7258%	6,489,773,533.02	6,489,474,005.73	0.999953	29	106	868
Apr 18	1.6304%	6,358,425,417.53	6,358,101,312.82	0.999949	18	99	861

Portfolio Asset Summary as of March 31, 2019

	Book Value	Market Value
Uninvested Balance	\$ 120,750,223.41	\$ 120,750,223.41
Accrual of Interest Income	11,093,306.97	11,093,306.97
Interest and Management Fees Payable	(18,295,726.74)	(18,295,726.74)
Payable for Investment Purchased	0.00	0.00
Repurchase Agreement	1,151,457,999.91	1,151,457,999.91
Government Securities	7,113,294,978.79	7,113,027,014.35
Total	\$ 8,378,300,782.34	\$ 8,378,032,817.90

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by J.P. Morgan Chase & Co. and the assets are safekept in a separate custodial account at the Federal Reserve Bank in the name of TexSTAR. The only source of payment to the Participants are the assets of TexSTAR. There is no secondary source of payment for the pool such as insurance or guarantee. Should you require a copy of the portfolio, please contact TexSTAR Participant Services.

TexSTAR versus 90-Day Treasury Bill



This material is for information purposes only. This information does not represent an offer to buy or sell a security. The above rate information is obtained from sources that are believed to be reliable; however, its accuracy or completeness may be subject to change. The TexSTAR management fee may be waived in full or in part at the discretion of the TexSTAR co-administrators and the TexSTAR rate for the period shown reflects waiver of fees. This table represents historical investment performance/return to the customer, net of fees, and is not an indication of future performance. An investment in the security is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the issuer seeks to preserve the value of an investment at \$1.00 per share, it is possible to lose money by investing in the security. Information about these and other program details are in the fund's Information Statement which should be read carefully before investing. The yield on the 90-Day Treasury Bill ("T-Bill Yield") is shown for comparative purposes only. When comparing the investment returns of the TexSTAR pool to the T-Bill Yield, you should know that the TexSTAR pool consist of allocations of specific diversified securities as detailed in the respective Information Statements. The T-Bill Yield is taken from Bloomberg Finance L.P. and represents the daily closing yield on the then current 90-day T-Bill. The TexSTAR yield is calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940 as promulgated from time to time by the federal Securities and Exchange Commission.

Daily Summary for March 2019

Date	Mny Mkt Fund Equiv. [SEC Std.]	Daily Allocation Factor	TexSTAR Invested Balance	Market Value Per Share	WAM Days (1)*	WAM Days (2)*
3/1/2019	2.4075%	0.000065959	\$8,836,094,968.15	0.999972	48	112
3/2/2019	2.4075%	0.000065959	\$8,836,094,968.15	0.999972	48	112
3/3/2019	2.4075%	0.000065959	\$8,836,094,968.15	0.999972	48	112
3/4/2019	2.3983%	0.000065707	\$8,780,550,260.91	0.999955	48	112
3/5/2019	2.3979%	0.000065696	\$8,786,016,725.29	0.999953	47	111
3/6/2019	2.3980%	0.000065699	\$8,759,174,162.11	0.999955	44	110
3/7/2019	2.4038%	0.000065857	\$8,705,228,113.27	0.999966	44	110
3/8/2019	2.4014%	0.000065792	\$8,819,730,690.32	0.999965	42	105
3/9/2019	2.4014%	0.000065792	\$8,819,730,690.32	0.999965	42	105
3/10/2019	2.4014%	0.000065792	\$8,819,730,690.32	0.999965	42	105
3/11/2019	2.4012%	0.000065786	\$8,802,412,883.97	0.999966	41	105
3/12/2019	2.4043%	0.000065871	\$8,774,804,368.61	0.999965	42	108
3/13/2019	2.4079%	0.000065969	\$8,765,515,519.19	0.999958	44	107
3/14/2019	2.4136%	0.000066125	\$8,762,395,036.12	0.999960	43	106
3/15/2019	2.4195%	0.000066288	\$8,706,680,762.00	0.999959	41	105
3/16/2019	2.4195%	0.000066288	\$8,706,680,762.00	0.999959	41	105
3/17/2019	2.4195%	0.000066288	\$8,706,680,762.00	0.999959	41	105
3/18/2019	2.4135%	0.000066123	\$8,689,346,599.11	0.999962	40	104
3/19/2019	2.4109%	0.000066053	\$8,704,550,663.03	0.999959	41	106
3/20/2019	2.4224%	0.000066366	\$8,675,903,813.08	0.999953	40	105
3/21/2019	2.4170%	0.000066220	\$8,663,450,493.61	0.999952	39	104
3/22/2019	2.4100%	0.000066027	\$8,615,082,184.80	0.999933	37	102
3/23/2019	2.4100%	0.000066027	\$8,615,082,184.80	0.999933	37	102
3/24/2019	2.4100%	0.000066027	\$8,615,082,184.80	0.999933	37	102
3/25/2019	2.4053%	0.000065899	\$8,600,853,859.10	0.999936	37	102
3/26/2019	2.4081%	0.000065976	\$8,557,950,771.47	0.999943	36	101
3/27/2019	2.4098%	0.000066021	\$8,484,628,983.46	0.999958	35	101
3/28/2019	2.4229%	0.000066382	\$8,439,540,493.10	0.999967	35	110
3/29/2019	2.4322%	0.000066636	\$8,378,300,782.34	0.999968	33	108
3/30/2019	2.4322%	0.000066636	\$8,378,300,782.34	0.999968	33	108
3/31/2019	2.4322%	0.000066636	\$8,378,300,782.34	0.999968	33	108
Average	2.4112%	0.000066060	\$8,678,064,222.85		41	106



TexSTAR Participant Services
1201 Elm Street, Suite 3500
Dallas, TX 75270
1-800-839-7827

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AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Consider Second and Final Reading of an Ordinance for the Voluntary Annexation of the Proposed Hacienda San Fernando Subdivision being 18.45 acre tract of land 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 East of Nebraska Avenue along the South side of Moore Road.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on May 14, 2019, the City Commission approved the first reading of the ordinance for the voluntary annexation petition of Hacienda San Fernando Subdivision.

Previously, staff provided the following background.

The Planning Department is processing a residential subdivision located along the South side of Moore Road, in between Nebraska and Stewart Roads. 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 approved within the city's ETJ. On March 12, 2019 the City Commission approved a Resolution 2019-06 accepting petition for voluntary annexation and setting dates and times for public hearings.

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 for 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 43.067 and the City Charter.

RECOMMENDATION:

Adopt the Ordinance in Second and Final Reading for the Voluntary Annexation of the proposed Hacienda San Fernando Subdivision.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

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 CLOSER 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 43.067 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 City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately 18.5 acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on March 27, 2019 and April 10, 2019 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 pm on April 9, 2019 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, in San Juan, Texas and second public hearing was held at 6:30 pm on April 23, 2019 at San Juan Memorial Library, located at 1010 S. Standard Avenue, in San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

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

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** 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 ½ 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 ½ 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 plan attached to this ordinance as **Exhibit “C”** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that’s such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

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-S).

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 11th day of June, 2019.

CITY OF SAN JUAN

MARIO GARZA, Mayor

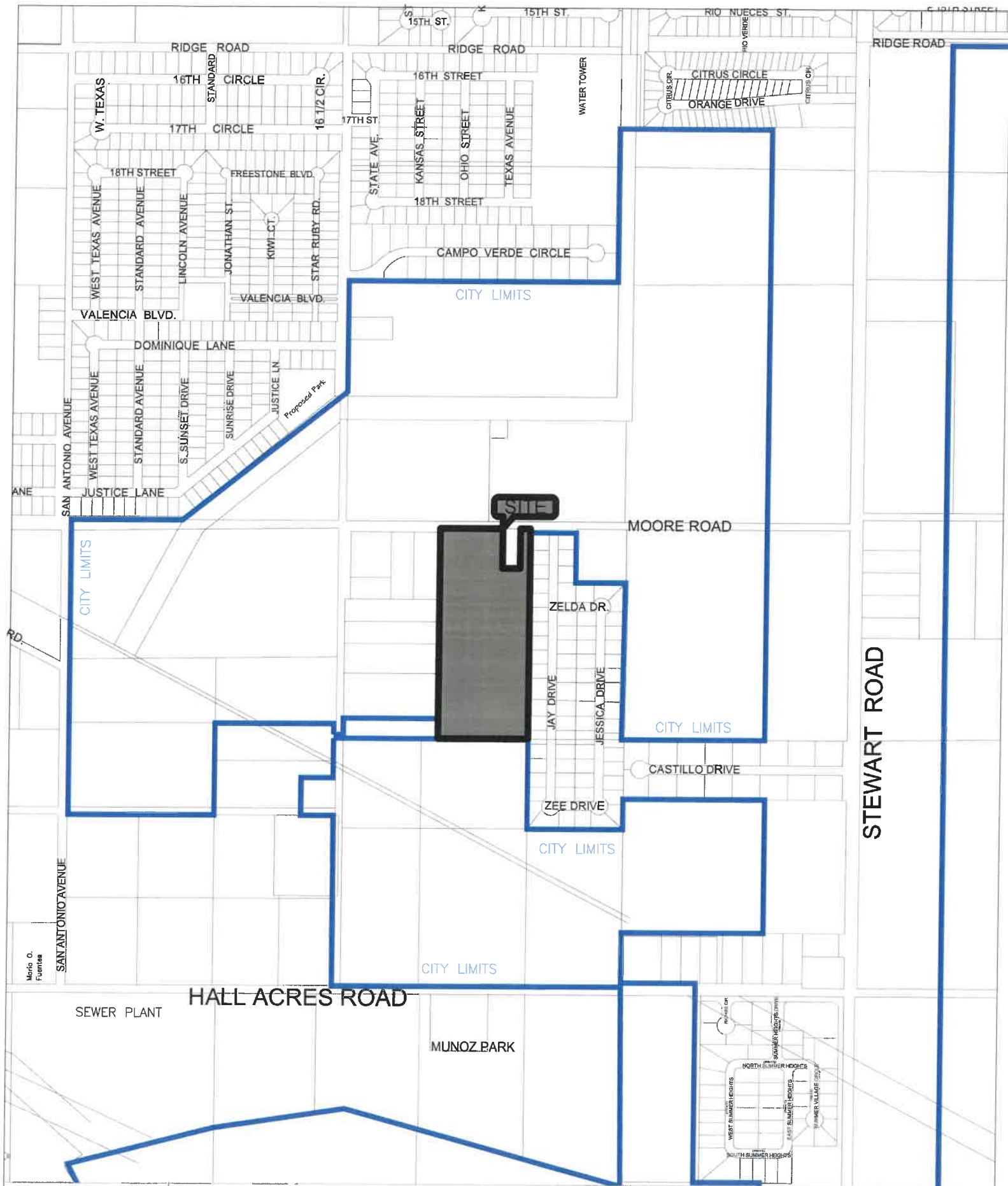
ATTEST:

DIANA CAVAZOS, City Secretary

APPROVED BY:

Palacios, Garza & Thompson, P.C.

City Attorney



Legend

- CITY LIMITS
- Proposed area

Exhibit "A"

Consider Second and Final Reading of an Ordinance for 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 East from Nebraska Avenue along the South side of Moore Road.



Exhibit "B"

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 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.

EXHIBIT C

ANNEXATION MUNICIPAL SERVICE PLAN AGREEMENT

POLICE

Existing Services: None by the City of San Juan

Services to be provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of San Juan Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

FIRE PROTECTION & AMBULANCE SERVICE

Existing Services: None by the City of San Juan

Services to be provided: Fire protection will be available to the area upon annexation. Primary fire response will be provided by the San Juan Fire Department staff and personnel located at 709 S. Nebraska Avenue, San Juan, Texas and 2301 N. Raul Longoria Road, San Juan, Texas. Adequate fire protection activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Inspector's office as needed. Ambulance service will be provided with response to all dispatched calls and request for service on assistance within the newly annexed areas.

BUILDING INSPECTION & CODE ENFORCEMENT DIVISION

Existing Services: None by the City of San Juan

Services to be provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permit for any new construction and remodeling, and enforcing all other applicable codes with regulated building construction within the City of San Juan.

PLANNING AND ZONING

Existing Services: None by the City of San Juan

Services to be provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of San Juan Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Juan Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: Areas are currently being serviced by the City of San Juan.

Services to be provided: Library use privileges are currently available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

The San Juan Memorial Library serves as a community resource to the citizens of San Juan and surrounding communities. The library has a collection of over 34,000 books along with a variety of DVD movies available for check out. We also provide fifty personal computers with internet access as well as MS Office and four children's computers with many fun and educational programs.

STREET

Existing Services: County Street Maintenance

Services to be provided: Maintenance to the street facilities will be provided by the City of San Juan upon the effective date of the annexation. This service can be provided within the current budget appropriation. For streets that will require major improvements the service plan will address those concerns within two and a half (2 ½) years and complete the work within four and a half (4 ½) years.

STORM WATER MANAGEMENT

Existing Services: None by the City of San Juan

Services to be provided: For new areas to be developed, developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City of San Juan will then maintain the drainage upon approval. For existing development the City will conduct public awareness and education activities on **Storm Water Management Plan** (MS4 Permit) and the **Clean Water Act**.

STREET LIGHTING

Existing Services: None by the City of San Juan

Services to be provided: The City of San Juan will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy. The city will be installing additional street lighting in areas that are below standards.

TRAFFIC ENGINEERING

Existing Services: None by the City of San Juan

Services to be provided: The City Engineer will work with Texas Department of Transportation (TxDOT) to provide, after the effective date of annexation, any additional traffic control devices, such as traffic lights and stop signs to improve the safety of traffic in the area.

WATER SERVICE

Existing Services: Areas are currently being serviced by the City of San Juan

Services to be provided: Water service is currently provided to the area in accordance with the applicable codes and department policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinance. Extension of service shall comply with City codes and ordinances.

SANITARY SEWER SERVICES

Existing Services: Sewer services currently being provided by on site sewer facilities (OSSF), City of San Juan.

Service to be provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICE

Existing Services: None

Service to be provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures. Such Service will be required no later than expiration of any current contract citizen has in effect at the time of annexation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of San Juan established policies governing extension of municipal services to newly annexed areas.

Furthermore, the City of San Juan, Texas, finds and determines the rural nature of the area is characteristically different from other more highly developed areas within the corporate limits of the City of San Juan, Texas. Consequently, because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from series provided in other areas of the City of San Juan, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of San Juan, Texas, will undertake to perform consistent with the contract so as to provide this newly annexed area the same type, kind and quality of service presently enjoyed by the citizens of the City of San Juan, Texas, who reside in areas of similar topography, land utilization and population.

Legal Description: Being 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.

EXECUTED this _____ day of _____, A.D. 2019.

Empire Investors LLC. and
Real Solutions LP.
907 S. Cage
Pharr, TX 78577-5919

Empire Investors LLC. and
Real Solutions LP.
907 S. Cage
Pharr, TX 78577-5919

Acknowledgment

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the _____ day of _____, 2019.

Notary Public – State of Texas

Accepted by:

CITY OF SAN JUAN

By: _____
Benjamin Arjona, City Manager

Approved as to form:

By: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Open and Event Center and Sale of Alcoholic Beverages for On-Premise Consumption at the proposed Magnolia Event 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:

At the City Commission Meeting on May 14, 2019, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

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 – 05/28/2019
DATE PREPARED – 05/20/2019

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 28, 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

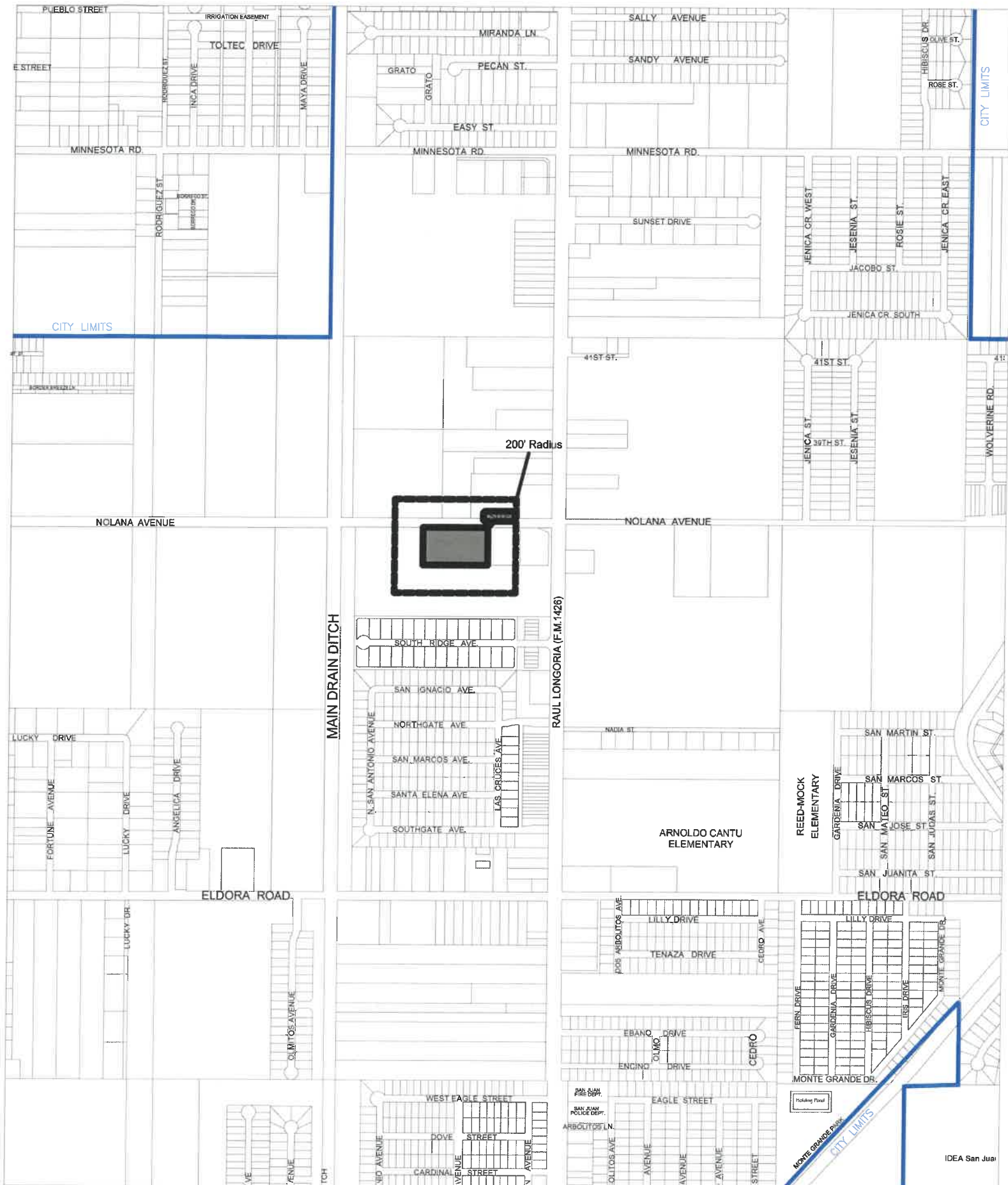
FINAL RESOLUTION OF REQUEST & COMMENTS:

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. Nolina 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 11th day of June, 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

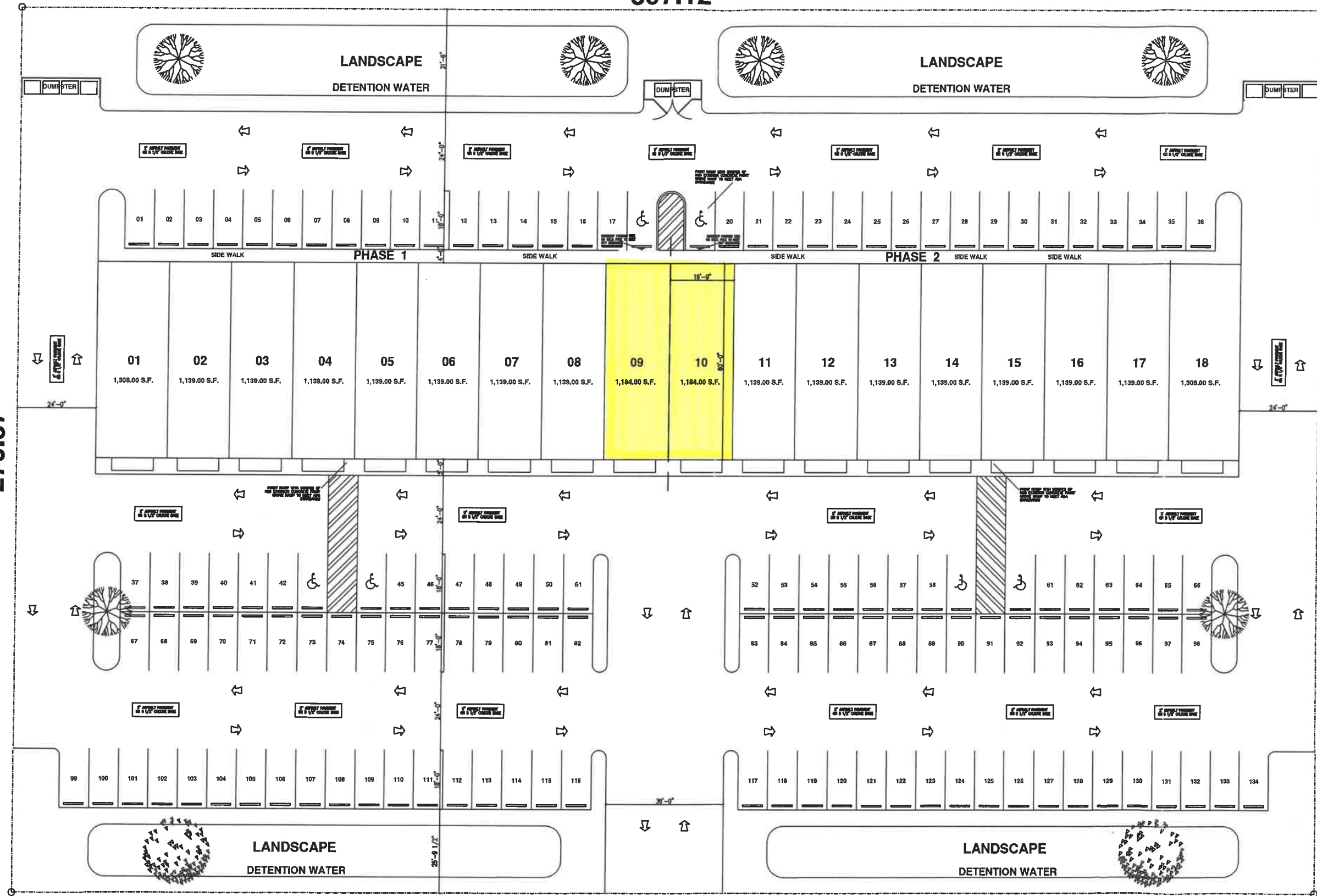
PARKING SPACES
RETAIL SPACES 15,960.00 S.F. 84 CAR SPACE
RESTAURANTS 4,987.00 S.F. 50 CAR SPACE



397.12'

270.37'

270'-5"



NOLANA AVE.

PROJECT NO.
270514

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

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

REVISION DATE:
27-MAY-2014
DRAWN BY: D.C.
CHECKED BY:
COMPUTER:

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

SHEET NO.
06-06

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Consider Second and Final Reading of an Ordinance for 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 East of Nebraska Avenue along the South side of Moore Road.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on May 14, 2019, the City Commission approved the first reading of the ordinance for the voluntary annexation petition of Hacienda San Fernando Subdivision.

Previously, staff provided the following background.

The Planning Department is processing a residential subdivision located along the South side of Moore Road, in between Nebraska and Stewart Roads. 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 approved within the city's ETJ. On March 12, 2019 the City Commission approved a Resolution 2019-06 accepting petition for voluntary annexation and setting dates and times for public hearings.

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 for 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 43.067 and the City Charter.

RECOMMENDATION:

Adopt the Ordinance in Second and Final Reading for the Voluntary Annexation of the proposed Hacienda San Fernando Subdivision.

PREPARED BY:

Benjamin Arjona,
City Manager

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:

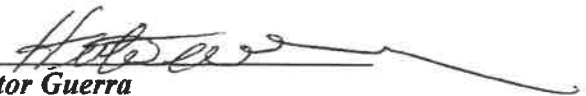
The undersigned inhabitant and qualified voter of the following described property which adjoins the city limits petitions the Board of Commissioners of the City of San Juan to Annex the following tract of land:

"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:

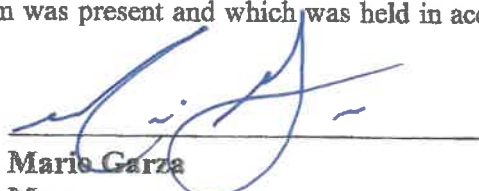
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described 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.

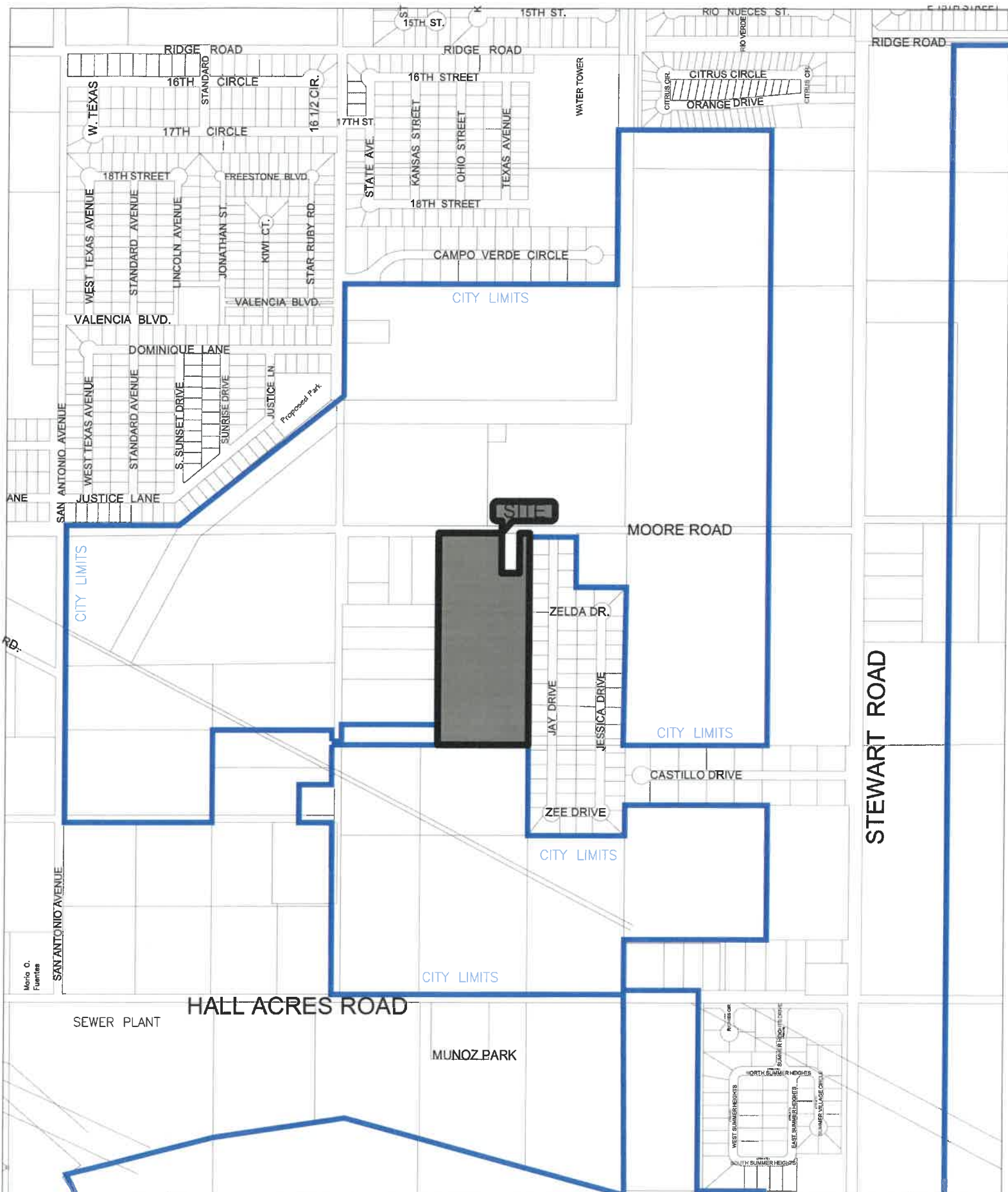
Section 4. The Planning Department is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territories that are proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the 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:

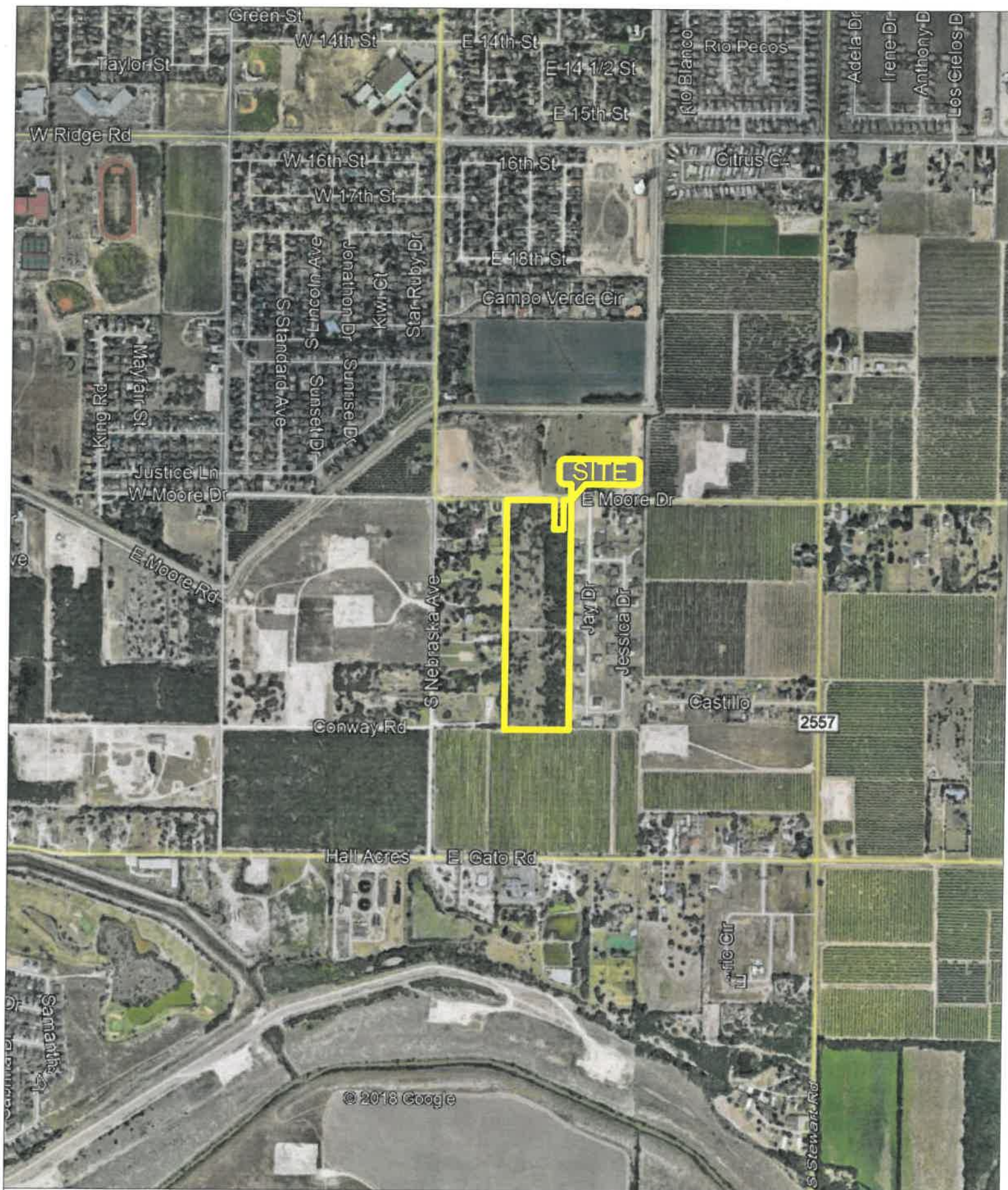

Diana Cavazos
City Secretary



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

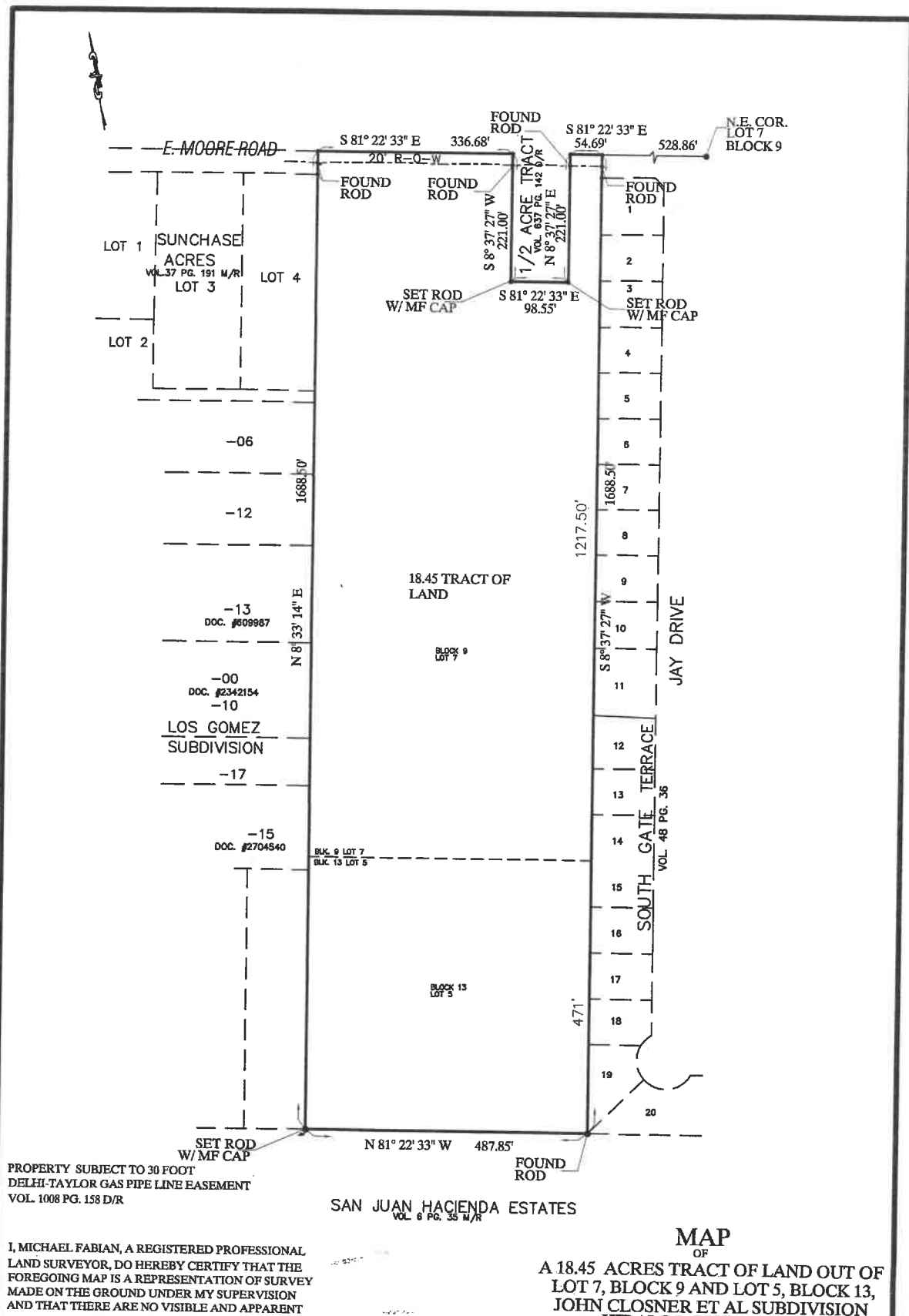
Consider petition for the voluntary annexation of the proposed Hacienda San Fernando Subdivision being 18.45 acre tract of land, being out of Lot 7, Block 9 and Lot 5, Block 13, John Closner Subdivision of Porciones 71 and 72, as per map recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas, 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)



PROPERTY SUBJECT TO 30 FOOT
DELHI-TAYLOR GAS PIPE LINE EASEMENT
VOL. 1008 PG. 158 D/R

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THAT THE
FOREGOING MAP IS A REPRESENTATION OF SURVEY
MADE ON THE GROUND UNDER MY SUPERVISION
AND THAT THERE ARE NO VISIBLE AND APPARENT

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 43.067 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 City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately 18.5 acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on March 27, 2019 and April 10, 2019 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 pm on April 9, 2019 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, in San Juan, Texas and second public hearing was held at 6:30 pm on April 23, 2019 at San Juan Memorial Library, located at 1010 S. Standard Avenue, in San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

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

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** 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 ½ 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 ½ 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 plan attached to this ordinance as **Exhibit “C”** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that’s such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

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-S).

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

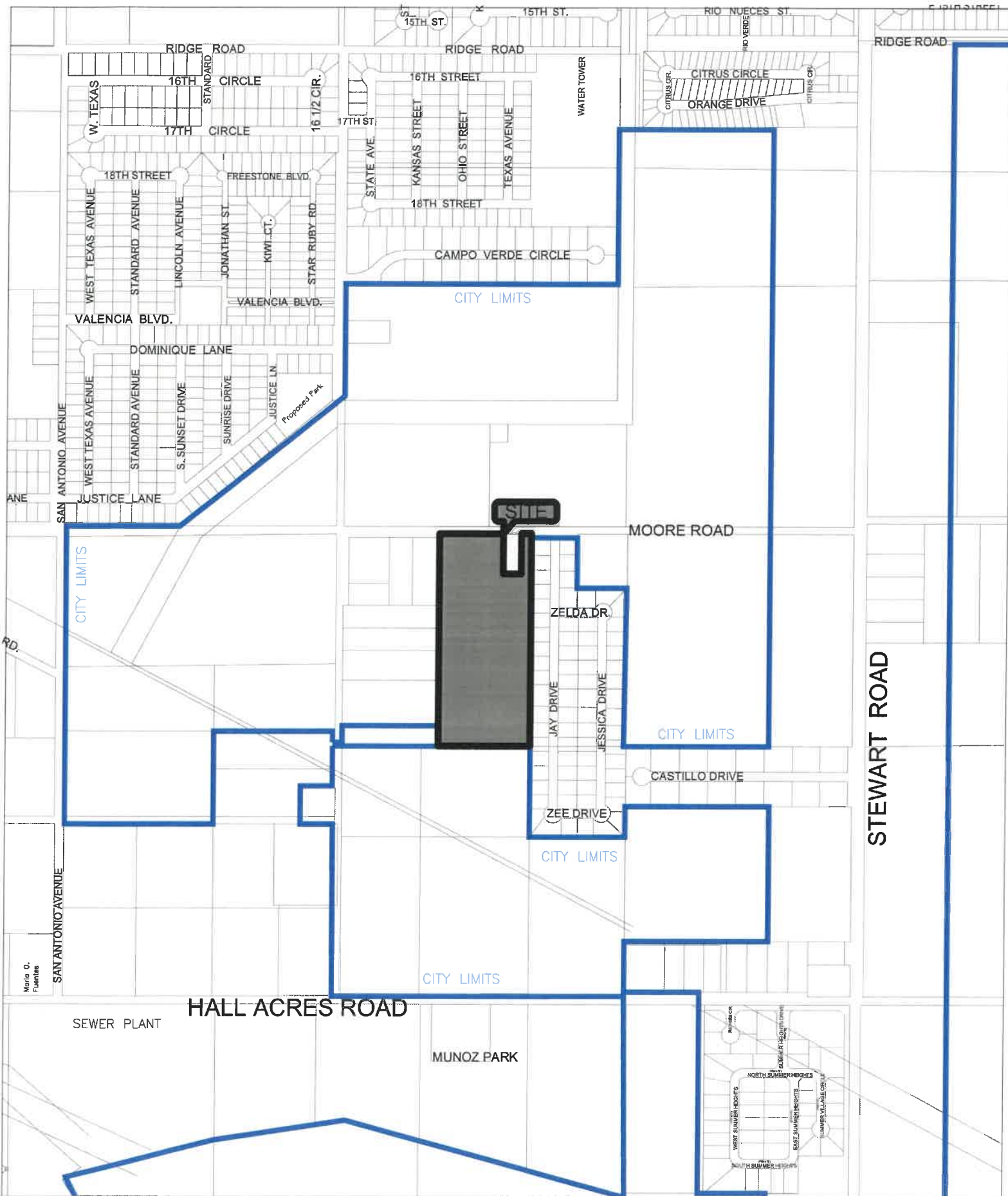
ATTEST:

DIANA CAVAZOS, City Secretary

APPROVED BY:

Palacios, Garza & Thompson, P.C.

City Attorney



- Legend**
- CITY LIMITS
 - Proposed area

Exhibit "A"

Consider Second and Final Reading of an Ordinance for 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 East from Nebraska Avenue along the South side of Moore Road.



Exhibit "B"

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 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.

EXHIBIT C

ANNEXATION MUNICIPAL SERVICE PLAN AGREEMENT

POLICE

Existing Services: None by the City of San Juan

Services to be provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of San Juan Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

FIRE PROTECTION & AMBULANCE SERVICE

Existing Services: None by the City of San Juan

Services to be provided: Fire protection will be available to the area upon annexation. Primary fire response will be provided by the San Juan Fire Department staff and personnel located at 709 S. Nebraska Avenue, San Juan, Texas and 2301 N. Raul Longoria Road, San Juan, Texas. Adequate fire protection activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Inspector's office as needed. Ambulance service will be provided with response to all dispatched calls and request for service on assistance within the newly annexed areas.

BUILDING INSPECTION & CODE ENFORCEMENT DIVISION

Existing Services: None by the City of San Juan

Services to be provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permit for any new construction and remodeling, and enforcing all other applicable codes with regulated building construction within the City of San Juan.

PLANNING AND ZONING

Existing Services: None by the City of San Juan

Services to be provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of San Juan Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Juan Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

Existing Services: Areas are currently being serviced by the City of San Juan.

Services to be provided: Library use privileges are currently available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

The San Juan Memorial Library serves as a community resource to the citizens of San Juan and surrounding communities. The library has a collection of over 34,000 books along with a variety of DVD movies available for check out. We also provide fifty personal computers with internet access as well as MS Office and four children's computers with many fun and educational programs.

STREET

Existing Services: County Street Maintenance

Services to be provided: Maintenance to the street facilities will be provided by the City of San Juan upon the effective date of the annexation. This service can be provided within the current budget appropriation. For streets that will require major improvements the service plan will address those concerns within two and a half (2 ½) years and complete the work within four and a half (4 ½) years.

STORM WATER MANAGEMENT

Existing Services: None by the City of San Juan

Services to be provided: For new areas to be developed, developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City of San Juan will then maintain the drainage upon approval. For existing development the City will conduct public awareness and education activities on **Storm Water Management Plan** (MS4 Permit) and the **Clean Water Act**.

STREET LIGHTING

Existing Services: None by the City of San Juan

Services to be provided: The City of San Juan will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy. The city will be installing additional street lighting in areas that are below standards.

TRAFFIC ENGINEERING

Existing Services: None by the City of San Juan

Services to be provided: The City Engineer will work with Texas Department of Transportation (TxDOT) to provide, after the effective date of annexation, any additional traffic control devices, such as traffic lights and stop signs to improve the safety of traffic in the area.

WATER SERVICE

Existing Services: Areas are currently being serviced by the City of San Juan

Services to be provided: Water service is currently provided to the area in accordance with the applicable codes and department policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinance. Extension of service shall comply with City codes and ordinances.

SANITARY SEWER SERVICES

Existing Services: Sewer services currently being provided by on site sewer facilities (OSSF), City of San Juan.

Service to be provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICE

Existing Services: None

Service to be provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures. Such Service will be required no later than expiration of any current contract citizen has in effect at the time of annexation.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of San Juan established policies governing extension of municipal services to newly annexed areas.

Furthermore, the City of San Juan, Texas, finds and determines the rural nature of the area is characteristically different from other more highly developed areas within the corporate limits of the City of San Juan, Texas. Consequently, because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from series provided in other areas of the City of San Juan, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of San Juan, Texas, will undertake to perform consistent with the contract so as to provide this newly annexed area the same type, kind and quality of service presently enjoyed by the citizens of the City of San Juan, Texas, who reside in areas of similar topography, land utilization and population.

Legal Description: Being 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.

EXECUTED this _____ day of _____, A.D. 2019.

Empire Investors LLC. and
Real Solutions LP.
907 S. Cage
Pharr, TX 78577-5919

Empire Investors LLC. and
Real Solutions LP.
907 S. Cage
Pharr, TX 78577-5919

Acknowledgment

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the _____ day of _____, 2019.

Notary Public – State of Texas

Accepted by:

CITY OF SAN JUAN

By: _____
Benjamin Arjona, City Manager

Approved as to form:

By: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 11, 2019

Consider Second and Final Reading of an Ordinance 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:

At the City Commission Meeting on May 14, 2019, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

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:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 05/02/2019
CITY COMMISSION – 05/28/2019
DATE PREPARED – 05/20/2019

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:** North – Commercial; General Business District (C-2)
South – Vacant; Multi-Family Residence District (R-MF)
/ Single-Family Residence District (R-S)
East – Vacant; General Business District (C-2)
West – 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 28, 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

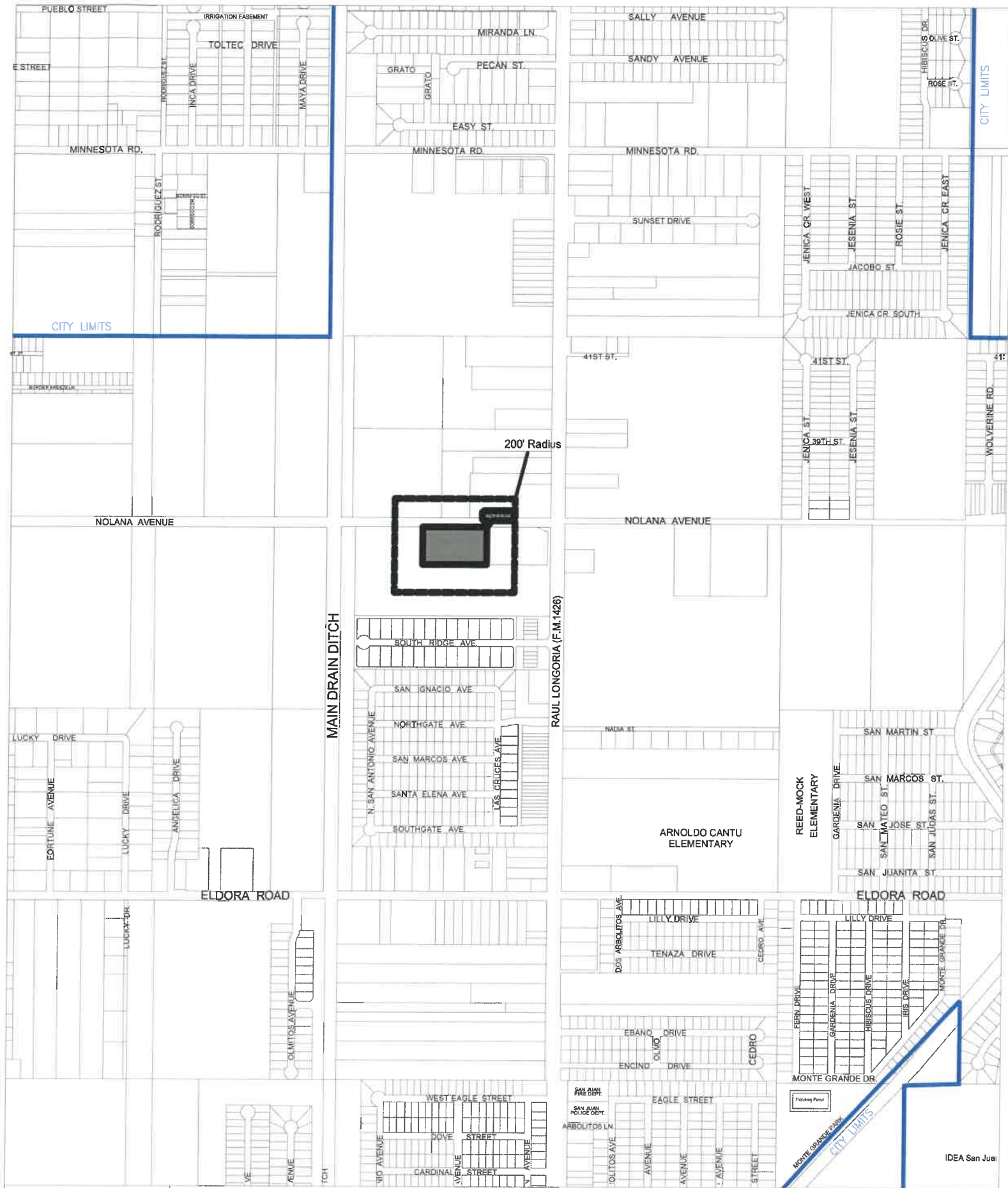
FINAL RESOLUTION OF REQUEST & COMMENTS:

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.



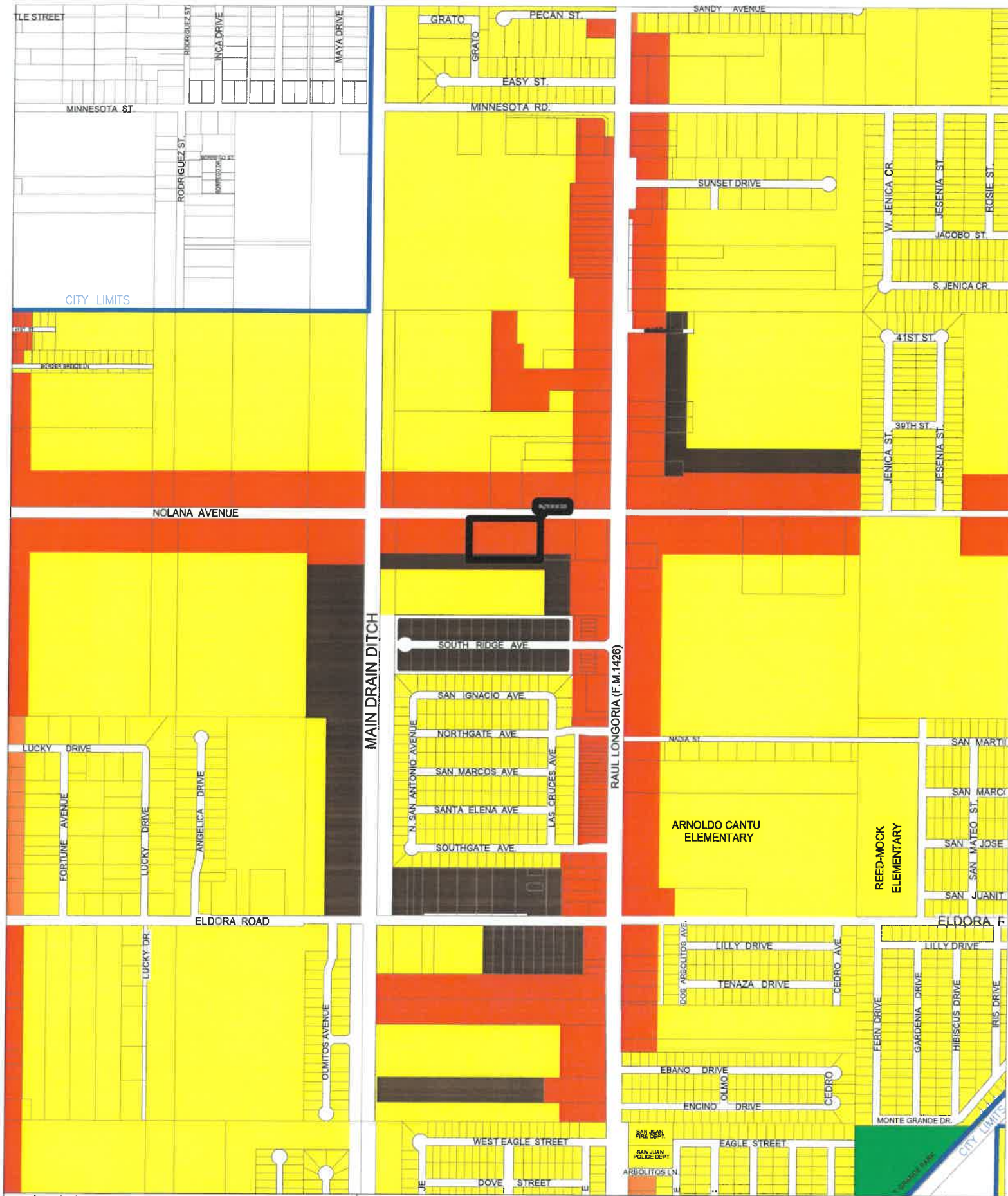


Legend

- 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.





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

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 28th day of May, 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

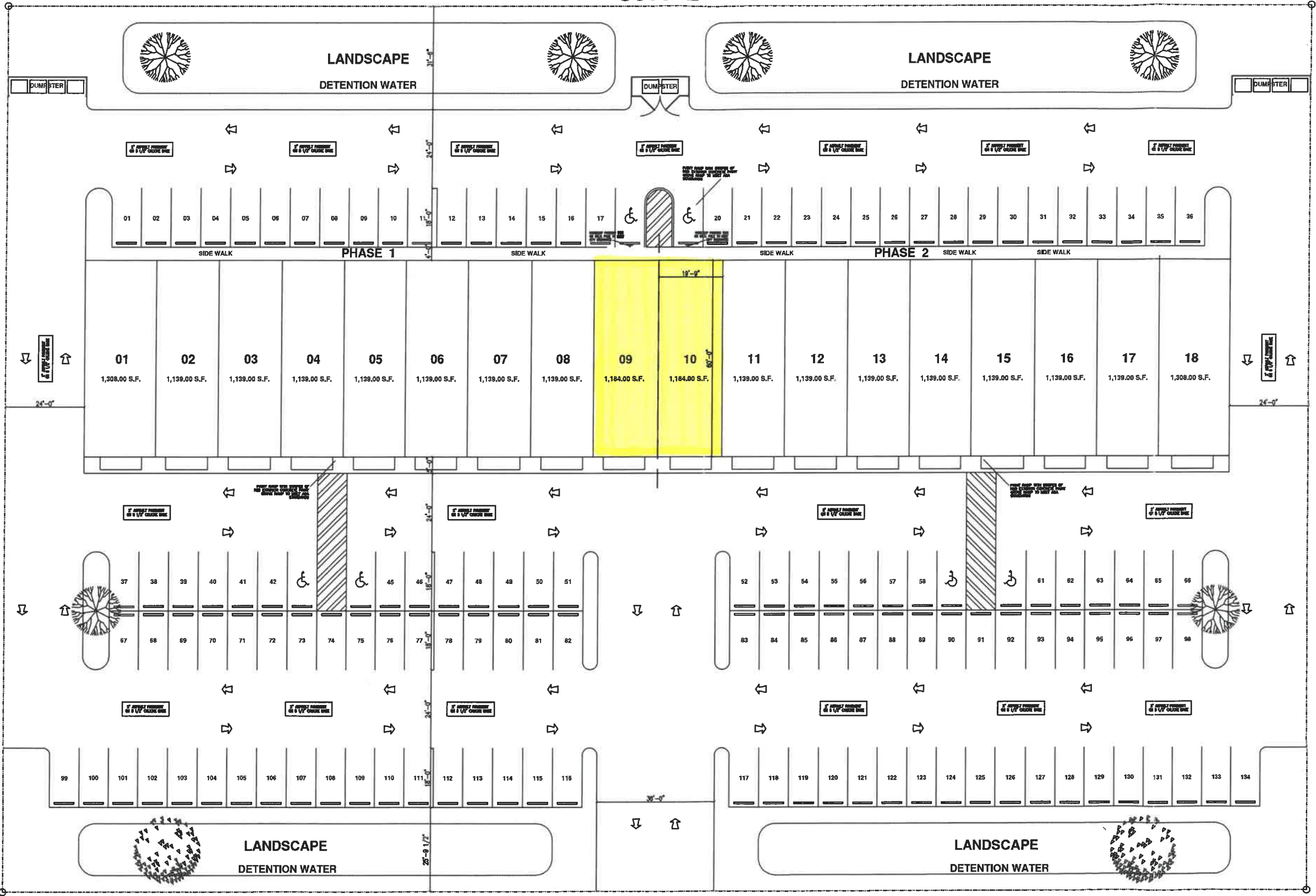
RETAIL SPACES 15,960.00 S.F. 84 CAR SPACE
RESTAURANTS 4,987.00 S.F. 50 CAR SPACE



397.12'

270.37'

270'-5"



NOLANA AVE.

PROJECT NO.
270514

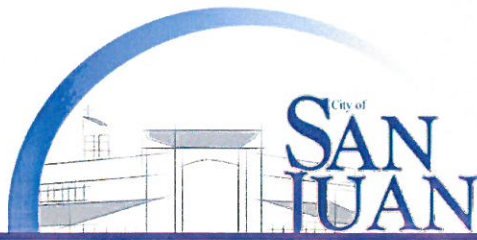
CESAR H. SANCHEZ
Design Group
McAllen, Hidalgo
County of Texas
phone (956) 225 65 82
architectsanchez@live.com

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



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

To: Benjamin Arjona, City Manager
From: Leroy Gonzales, Director of Finance
Date: May 09, 2019
Subject: Monthly Collection Report – April 2019

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

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

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

Tax Year	SUMMARY OF TAX LEVY COLLECTIONS				
	2018	2017	2016	2015	2014
Tax Levy	7,286,363.64	7,112,363.88	6,638,277.98	6,363,985.51	6,062,874.30
Adjustment to date	(13,529.11)	(4,428.76)	(19,259.27)	2,492.92	22,138.85
Adjusted Tax Levy	7,272,834.53	7,107,935.12	6,619,018.71	6,366,478.43	6,085,013.15
Collections to date	6,627,411.69	6,734,386.80	6,232,308.52	6,006,559.85	5,720,270.90
Percentage Collected	91.13%	94.74%	94.16%	94.35%	94.01%

A Property Tax Adjustments Report (by account) for the same month and prior months is available from the Finance Department.

If you have any questions, please do not hesitate in calling me at 956-223-2232.

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

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

**CITY OF SAN JUAN, TEXAS
AS OF JANUARY 31, 2019**

Levy 2018 (18-19 YR)

7,286,363.64	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEPT 2019
Adjustments	(1,478.12)	(296.36)	(1,465.69)	(6,625.78)	(9,052.85)	(11,708.08)	(13,529.11)					
Adjst'd Levy	7,284,885.52	7,286,067.28	7,284,897.95	7,279,737.86	7,277,310.79	7,274,655.56	7,272,834.53					
Collections	40,446.92	465,847.78	3,420,804.86	5,752,692.83	6,215,142.89	6,505,324.90	6,627,411.69					
Percentage	0.56	6.39	46.96	79.02	85.40	89.42	91.13					

Levy 2017 (17-18 YR)

7,112,363.88	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
Adjustments	10,342.19	7,030.81	19,613.03	15,576.11	6,300.15	5,051.36	(822.12)	(3,285.89)	(3,543.48)	(3,543.48)	(4,428.76)	(4,985.64)
Adjst'd Levy	7,122,706.07	7,119,394.69	7,131,976.91	7,127,939.99	7,118,664.03	7,117,415.24	7,111,541.76	7,109,077.99	7,108,820.40	7,108,820.40	7,107,935.12	7,107,378.24
Collections	39,756.60	482,899.51	3,199,539.87	5,537,376.14	6,069,205.04	6,342,559.09	6,465,719.48	6,561,382.23	6,639,410.61	6,693,744.82	6,734,386.80	6,751,777.82
Percentage	0.56	6.78	44.86	77.69	85.26	89.11	90.92	92.30	93.40	94.16	94.74	95.00

Levy 2016 (16-17 YR)

6,638,277.98	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEPT 2017
Adjustments	(2,244.53)	(3,422.70)	(7,758.17)	(10,913.72)	(10,913.72)	(15,052.40)	(16,154.85)	(15,889.62)	(16,537.42)	(16,537.42)	(16,537.42)	(19,259.27)
Adjst'd Levy	6,636,033.45	6,634,855.28	6,630,519.81	6,627,364.26	6,627,364.26	6,623,225.58	6,622,123.13	6,622,388.36	6,621,740.56	6,621,740.56	6,621,740.56	6,619,018.71
Collections	38,038.02	484,217.14	2,932,614.30	5,130,709.37	5,593,914.24	5,874,412.22	5,981,376.95	6,063,246.26	6,135,073.86	6,173,392.85	6,211,806.10	6,232,308.52
Percentage	0.57	7.30	44.23	77.42	84.41	88.69	90.32	91.56	92.65	93.23	93.81	94.16

Levy 2015 (15-16 YR)

6,363,985.51	OCT 2015	NOV 2015	DEC 2015	JAN 2016	FEB 2016	MAR 2016	APR 2016	MAY 2016	JUN 2016	JUL 2016	AUG 2016	SEPT 2016
Adjustments	16,923.38	16,343.86	13,174.33	12,248.13	3,359.23	2,743.56	3,689.88	3,689.88	3,643.08	3,453.65	3,453.65	2,492.92
Adjst'd Levy	6,380,908.89	6,380,329.37	6,379,159.84	6,376,233.64	6,367,344.74	6,366,729.07	6,367,675.39	6,367,675.39	6,367,628.59	6,367,439.16	6,367,439.16	6,366,478.43
Collections	30,228.48	473,930.57	2,957,041.48	4,868,335.42	5,383,897.22	5,636,678.33	5,759,686.01	5,836,094.81	5,909,114.77	5,945,053.31	5,978,898.45	6,006,559.85
Percentage	0.47	7.43	46.35	76.35	84.55	88.53	90.45	91.65	92.80	93.37	93.90	94.35

Levy 2014 (14-15 YR)

6,062,874.30	OCT 2014	NOV 2014	DEC 2014	JAN 2015	FEB 2015	MAR 2015	APR 2015	MAY 2015	JUN 2015	JUL 2015	AUG 2015	SEPT 2015
Adjustments	60,733.51	60,140.93	56,698.99	53,665.41	34,516.60	24,796.93	23,579.34	27,488.04	24,224.31	23,656.24	22,138.85	22,138.85
Adjst'd Levy	6,123,607.81	6,123,015.23	6,119,573.29	6,116,539.71	6,097,390.90	6,087,671.23	6,086,453.64	6,090,362.34	6,087,098.61	6,086,530.54	6,085,013.15	6,085,013.15
Collections	16,215.04	492,588.40	2,645,528.79	4,602,715.11	5,106,457.36	5,336,845.78	5,422,212.16	5,505,371.53	5,593,139.34	5,669,786.37	5,702,816.66	5,720,270.90
Percentage	0.26	8.04	43.23	75.25	83.75	87.67	89.09	90.39	91.89	93.15	93.72	94.01

Levy 2013 (13-14 YR)

6,026,969.81	OCT 2013	NOV 2013	DEC 2013	JAN 2014	FEB 2014	MAR 2014	APR 2014	MAY 2014	JUN 2014	JUL 2014	AUG 2014	SEPT 2014
Adjustments	(34,833)	4,339.90	2,590.79	(5,378.19)	(6,015.81)	(8,260.36)	(11,819.73)	(8,375.80)	(12,883.52)	(15,059.23)	(15,348.77)	(16,498.87)
Adjst'd Levy	6,026,934.98	6,031,309.71	6,029,560.60	6,021,591.62	6,020,954.00	6,018,709.25	6,015,150.08	6,018,594.01	6,014,086.29	6,011,910.58	6,011,621.04	6,010,470.94
Collections	32,279.62	601,876.01	2,596,943.90	4,373,398.17	4,986,813.44	5,265,476.99	5,363,199.71	5,431,795.38	5,510,781.54	5,573,532.08	5,598,332.25	5,620,809.41
Percentage	0.54	9.98	43.07	72.63	82.82	87.49	89.16	90.25	91.63	92.71	93.13	93.52

Levy 2012 (12-13 YR)												
	OCT 2012	NOV 12	DEC 12	JAN 13	FEB 13	MAR 13	APR 13	MAY 13	JUN 13	JUL 2013	AUG 2013	SEP 13
5,863,668.66												
Adjustments	-	-	7,624.63	8,071.65	6,337.14	25,567.07	(6,855.00)	(7,107.30)	(13,669.36)	(13,669.36)	(14,510.29)	(15,355.04)
Adjstd Levy	5,863,668.66	5,863,668.66	5,871,293.29	5,871,740.31	5,870,005.80	5,889,235.73	5,856,813.66	5,856,561.36	5,849,999.30	5,849,999.30	5,849,158.37	5,848,313.62
Collections	2,857.95	394,574.30	2,403,399.43	4,142,161.70	4,771,528.55	5,056,363.27	5,208,931.41	5,298,704.35	5,376,134.09	5,421,008.00	5,450,025.91	5,464,167.23
Percentage	0.05	6.73	40.93	70.54	81.29	85.86	88.94	90.47	91.90	92.67	93.18	93.43
Levy 2011 (FY 11-12)												
	Oct 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12	JUL 2012	AUG 2012	Sept 12
5,807,342.89												
Adjustments	(434.68)	9,757.00	7,191.02	6,935.04	6,744.28	2,616.92	1,327.13	(8,800.15)	(8,800.15)	(8,800.15)	(8,800.15)	(16,234.68)
Adjstd Levy	5,806,908.21	5,817,099.89	5,814,533.91	5,814,277.93	5,814,087.17	5,809,959.81	5,808,670.02	5,798,542.74	5,798,542.74	5,798,542.74	5,798,542.74	5,791,108.21
Collections	25,371.26	392,871.83	2,396,193.95	4,155,865.79	4,708,746.12	4,965,341.54	5,065,102.65	5,150,088.82	5,222,129.74	5,277,964.33	5,311,263.11	5,330,189.09
Percentage	0.44	6.75	41.21	71.48	80.99	85.46	87.20	88.82	90.06	91.02	91.60	92.04
Levy 2010 (FY 10-11)												
	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul 11	Aug 11	Sept 11
5,689,359.60												
Adjustments	(369.63)	(2,132.72)	(365.30)	(4,388.62)	(4,901.42)	(5,178.87)	(6,706.52)	(2,962.02)	(4,257.62)	(11,079.53)	(11,173.60)	(11,810.88)
Adjstd Levy	5,688,989.97	5,687,226.88	5,688,994.30	5,684,970.98	5,684,458.18	5,684,180.73	5,682,653.08	5,686,397.58	5,685,101.98	5,678,280.07	5,678,186.00	5,677,548.72
Collections	11,208.32	303,322.85	2,229,933.43	3,961,301.50	4,493,973.39	4,795,345.18	4,910,935.95	5,002,794.49	5,110,911.55	5,160,040.97	5,182,936.93	5,202,931.77
Percentage	0.20	5.33	39.20	69.68	79.06	84.36	86.42	87.98	89.90	90.87	91.28	91.64
Levy 2009 (FY 09-10)												
	OCT 09	NOV 09	DEC 09	JAN 10	FEB 10	MAR 10	APR 10	MAY 10	JUN 10	JUL 10	AUG 10	SEP 10
5,701,885.79												
Adjustments	-	7,424.84	16,530.13	14,684.93	14,684.93	(14,062.27)	(15,130.69)	(14,892.39)	(21,523.95)	(22,109.34)	(23,755.08)	(24,108.71)
Adjstd Levy	5,701,885.79	5,709,310.63	5,718,415.92	5,716,570.72	5,716,570.72	5,687,823.52	5,686,755.10	5,686,993.40	5,680,361.84	5,679,776.45	5,678,130.71	5,677,777.08
Collections	20,202.08	312,328.39	2,062,388.58	3,825,229.28	4,409,951.58	4,628,745.47	4,740,932.15	4,854,551.44	4,950,637.34	5,007,393.58	5,051,197.80	5,080,118.00
Percentage	0.35	5.47	36.07	66.91	77.14	81.38	83.37	85.36	87.15	88.16	88.96	89.47
Levy 2008 (FY 08-09)												
	OCT 08	NOV 08	DEC 08	JAN 09	FEB 09	MAR 09	APR 09	MAY 09	JUN 09	JUL 09	AUG 09	SEP 09
5,024,376.42												
Adjustments	2,627.82	36,019.13	60,676.90	60,676.90	52,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,055.80	23,047.86	22,638.15
Adjstd Levy	5,027,004.24	5,060,395.55	5,085,053.32	5,085,053.32	5,076,499.89	5,053,553.53	5,051,531.92	5,048,240.58	5,047,432.22	5,047,432.22	5,047,424.28	5,047,014.57
Collections	58,594.96	304,883.37	1,731,394.12	3,322,372.84	3,910,956.49	4,110,332.08	4,204,850.46	4,313,453.83	4,404,354.93	4,469,283.70	4,497,381.41	4,525,948.61
Percentage	1.17	6.02	34.05	65.34	77.04	81.34	83.24	85.44	87.26	88.55	89.10	89.68
Levy 2007 (FY 07-08)												
	OCT 07	NOV 07	DEC 07	JAN 08	FEB 08	MAR 08	APR 08	MAY 08	JUN 08	JUL 08	AUG 08	SEP 08
4,465,732.01												
Adjustments	5,634.29	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	70,208.10	75,527.65	75,857.78	75,857.78	71,443.44
Adjstd Levy	4,471,366.30	4,491,382.42	4,492,200.56	4,492,049.39	4,489,644.92	4,519,717.04	4,536,608.86	4,535,940.11	4,541,259.66	4,541,589.79	4,541,589.79	4,537,175.45
Collections	-	174,014.26	1,414,513.24	2,700,830.81	3,404,823.73	3,610,562.37	3,725,312.50	3,818,853.23	3,936,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.19	86.67	88.00	89.11	90.01

Levy 2006 (FY 06-07)												
3,969,895.75												
Adjustments	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjst'd Levy	652.70 3,970,548.45	3,094.18 3,972,989.93	3,880.78 3,973,776.53	2,673.19 3,972,568.94	2,956.92 3,972,852.67	1,511.22 3,971,406.97	1,882.04 3,971,777.79	4476.77 3,974,372.52	4,476.77 3,974,372.52	4,196.49 3,974,092.24	3,820.62 3,973,716.37	3,820.62 3,973,716.37
Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,256.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18
Levy 2005 (FY 05-06)												
3,624,334.79												
Adjustments	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
Adjst'd Levy	11,601.05 3,635,935.84	27,324.77 3,651,659.56	27,418.24 3,651,753.03	26,296.99 3,650,631.78	25,427.27 3,649,762.06	25,748.58 3,650,083.37	25,804.16 3,650,138.95	25,728.96 3,650,063.75	25,963.46 3,650,298.25	25,963.46 3,650,298.25	25,282.63 3,649,617.42	24,069.10 3,648,403.89
Collections	235,068.44	1,216,067.43	1,485,867.17	2,145,921.90	2,680,117.58	2,859,160.58	2,942,344.67	3,001,789.83	3,069,943.94	3,123,142.83	3,160,234.59	3,184,175.39
Percentage	6.47	33.30	40.69	58.78	73.43	78.33	80.61	82.24	84.10	85.56	86.59	87.28
PREPARED BY: Noelia Sustaita												
May 9, 2019												

M.M

**PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
APRIL 2019**

COMPARATIVE RATE OF COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2018/2019	COLLECTED 2017/2018
2018 TAX ROLL	7,286,363.64	6,627,411.89	-	(13,529.11)	645,422.84	91.13%	90.92%
2017 & PRIOR YRS ROLLBACK	1,400,698.14	232,136.65	-	(9,923.44)	1,158,638.05	16.69%	18.23%
		-	-	-	-	#DIV/0!	100.00%
TOTALS	8,687,061.78	6,859,548.34	-	(23,452.55)	1,804,060.89		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF APRIL 2019

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	122,086.79	(1,821.03) CURRENT
CURRENT YEAR-P&I	12,228.73	
PRIOR YEARS-BASE TAX	28,882.55	(337.34) PRIOR
PRIOR YEARS-P&I	13,571.70	
ROLLBACK	-	ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	6,296.70	PURGED
TOTAL COLLECTIONS	183,066.47	(2,158.37)
LESS TRANSFERRED	117,877.88	
LESS IN TRANSIT	61,802.66	
LESS DUE TO HCAD COMM. FEE	9.93	
LESS DUE TO CO TREASURER	3,376.00	
BALANCE	-	

*****AFFIDAVIT*****

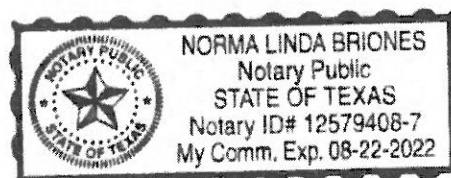
I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF APRIL 2019 IS CORRECT.

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



SWORN AND SUBSCRIBED BEFORE ME THIS 7TH DAY OF MAY 2019 A.D.

[Signature]
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



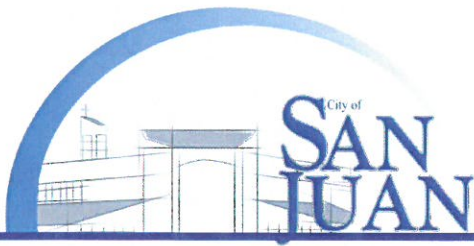
PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF APRIL 2019

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2018-2019</u>	<u>2017-2018</u>	<u>DIFFERENCE</u>
<u>2018 CURRENT</u>			
ORIGINAL LEVY	7,286,363.64	7,112,363.88	173,999.76
MODIFICATIONS	(13,529.11)	(822.12)	(12,706.99)
CURRENT LEVY	7,272,834.53	7,111,541.76	161,292.77
CURRENT COLLECTIONS THIS MONTH	122,086.79	123,160.39	(1,073.60)
CURRENT COLLECTIONS TO DATE	6,627,411.69	6,465,719.48	161,692.21
OUTSTANDING TO DATE	645,422.84	645,822.28	(399.44)
PERCENT COLLECTED/ORIGINAL	90.96%	90.91%	0.05%
PERCENT COLLECTED/MODIFIED	91.13%	90.92%	0.21%
TOTAL COLLECTIONS FISCAL YEAR	6,627,411.69	6,465,719.48	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,400,698.14	1,449,100.77	(48,402.63)
MODIFICATIONS	(9,923.44)	(5,484.92)	(4,438.52)
DELINQUENT LEVY	1,390,774.70	1,443,615.85	(52,841.15)
DELINQUENT COLLECTIONS THIS MONTH	28,882.55	40,020.64	(11,138.09)
DELINQUENT COLLECTIONS TO DATE	232,136.65	263,193.40	(31,056.75)
OUTSTANDING TO DATE	1,158,638.05	1,180,422.45	(21,784.40)
PERCENT COLLECTED/ORIGINAL	16.57%	18.16%	-1.59%
PERCENT COLLECTED/MODIFIED	16.69%	18.23%	-1.54%
TOTAL COLLECTIONS FISCAL YEAR	232,136.65	263,193.40	
<u>ROLLBACK</u>			
ORIGINAL LEVY	0.00	21,957.42	(21,957.42)
MODIFICATIONS	0.00	0.00	0.00
ROLLBACK LEVY	0.00	21,957.42	(21,957.42)
ROLLBACK COLLECTIONS THIS MONTH	0.00	21,957.42	(21,957.42)
ROLLBACK COLLECTIONS TO DATE	0.00	21,957.42	(21,957.42)
OUTSTANDING TO DATE	0.00	0.00	0.00
PERCENT COLLECTED/ORIGINAL	#DIV/0!	100.00%	#DIV/0!
PERCENT COLLECTED/MODIFIED	#DIV/0!	100.00%	#DIV/0!
TOTAL COLLECTIONS FISCAL YEAR	0.00	21,957.42	

TAX COLLECTIONS AS OF APRIL 2019

REPORT DATE	CURR BASE	CURR P&I	CURR RB	CURR RB P&I	PRIOR BASE	PRIOR P&I	PRIOR RB	ATTY FEES	ATTY RBFEES	TOTAL	TRANS.	DIFF.	DATE OF TRANSF.
2-Apr	4,014.22	287.38			1,106.89	555.98		231.70		6,196.17		6,196.17	
3-Apr	6,206.71	609.60			1,014.05	355.50		208.40		8,394.26		8,394.26	
4-Apr	5,066.18	437.01			2,046.24	1,173.00		389.30		9,111.73		9,111.73	
5-Apr	3,905.83	362.21			1,204.00	515.50		263.56		6,251.10	26,577.26	(20,326.16)	11-Apr
8-Apr	5,865.73	583.29			1,913.61	698.77		344.25		9,405.65	9,405.65	0.00	12-Apr
9-Apr	5,519.95	565.45			327.47	260.26		88.31		6,761.44	6,761.44	0.00	15-Apr
10-Apr	6,893.48	686.05			433.18	133.85		61.01		8,207.57	8,207.57	0.00	16-Apr
11-Apr	6,497.17	519.08			1,366.69	817.03		327.57		9,527.54	9,527.54	0.00	17-Apr
12-Apr	5,717.20	615.94			2,016.60	1,273.20		385.49		10,008.43	10,008.43	0.00	18-Apr
13-Apr	(1,751.96)	(4.90)			(257.26)	(8.74)		(6.56)		(2,029.42)		(2,029.42)	SUPP
15-Apr	5,735.59	531.36			815.85	341.32		186.82		7,610.94	5,581.52	2,029.42	19-Apr
16-Apr	4,156.61	440.08			729.94	265.58		186.95		5,779.16	5,779.16	(0.00)	23-Apr
17-Apr	4,819.88	498.21			919.23	406.76		210.92		6,855.00	6,855.00	0.00	24-Apr
18-Apr	4,934.91	430.23			2,307.09	1,730.47		600.63		10,003.33	10,003.33	(0.00)	25-Apr
22-Apr	4,353.13	434.88			548.19	151.98		100.94		5,589.12	5,589.12	0.00	26-Apr
23-Apr	3,858.47	408.89			797.97	407.08		86.92		5,559.33	5,559.33	0.00	29-Apr
24-Apr	5,643.28	583.05			1,088.90	452.02		255.28		8,022.53	8,022.53	0.00	30-Apr
25-Apr	15,453.28	1,682.86			630.63	221.14		345.35		18,333.26	18,333.26	0.00	1-May
26-Apr	3,880.44	371.46			750.70	337.93		159.80		5,500.33	5,500.33	0.00	2-May
29-Apr	8,557.94	855.55			1,270.12	562.11		278.89		11,524.61	11,524.61	0.00	3-May
30-Apr	12,758.75	1,331.05			7,852.46	2,920.96		1,591.17		26,444.39	26,444.46	9.93	7-May
										0.00		0.00	
										0.00		0.00	
										0.00		0.00	
										0.00		0.00	
										0.00		0.00	
										0.00		0.00	
										0.00		0.00	
TL	122,086.79	12,228.73	0.00	0.00	28,882.55	13,571.70	0.00	6,296.70	0.00	183,066.47	179,680.54	3,385.93	

OVERALL TOTAL	183,066.47
LESS REFUNDS	0.00
LESS HCAD COMM FEES	9.93
LESS COMM/COST (increased by \$160. per month)	3,376.00
BALANCE	179,680.54
LESS TRANSFERRED	117,877.88
LESS TRANSF IN TRANSIT	61,802.66
BALANCE PENDING	0.00



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: May 20, 2019
Subject: Budget Expenditure Report – April 30, 2019

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

The funds are listed as follows:

<u>Approved Budgets:</u>	<u>Fund No.</u>	<u>Page</u>
• General Fund	10	1 – 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
<u>Other City Funds:</u>		
• 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

Other City Funds –Continue

e. Certificate of Obligation 2007	52	28
f. 2014 Bond	54	29

Component Unit:

• San Juan E.D.C.	24	30
• San Juan Economic Development Corp.	29	31

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

City of San Juan, Texas
Budget Expenditures Report
April 30, 2019

Budget
Target
58%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	5,671,387	5,312,023	-	359,364	287,548	134,481	93.66
SALES TAX REVENUE	2,936,622	1,538,064	-	1,398,558	224,205	260,293	52.38
FRANCHISE TAX	1,018,000	500,828	-	517,172	34,473	55,904	49.20
LICENSES & PERMITS	432,179	159,269	-	272,910	22,677	24,114	36.85
FEES & FINES	308,251	138,890	-	169,361	1,936	20,333	45.06
INTERGOVERNMENTAL REVENUE	862,428	502,088	-	360,340	75,313	66,410	58.22
OTHER REVENUE	309,100	145,791	-	163,309	16,254	24,542	47.17
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	11,537,967	8,296,953	-	3,241,014	662,408	586,077	71.91
EXPENDITURE SUMMARY							
LEGISLATIVE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	26,364	13,697	522	12,145	1,531	4,750	53.93
SUPPLIES	3,550	2,156	380	1,014	663	434	71.44
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	103,936	96,635	5,369	1,933	3	177	98.14
LEGISLATIVE	133,850	112,488	6,271	15,091	2,197	5,362	88.73
CITY MANAGER							
SALARIES & WAGES/BENEFIT	161,584	93,658	-	67,926	18,813	12,950	57.96
PURCHASED PROF/TECH SRVS	126,000	67,250	55,750	3,000	8,000	10,250	97.62
PUR PROP SRVS & OTH SRVS	4,170	3,519	957	(306)	279	560	107.34
SUPPLIES	342	292	-	50	142	-	85.30
CAPITAL OUTLAY	11,200	-	-	11,200	-	-	-
MISCELLANEOUS	468	-	-	468	-	-	-
CITY MANAGER	303,764	164,718	56,707	82,338	27,234	23,760	72.89
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	123,123	69,605	-	53,518	13,704	9,509	56.53
PURCHASED PROF/TECH SRVS	6,000	5,974	-	26	1,555	719	99.56
PUR PROP SRVS & OTH SRVS	8,398	8,077	7	315	768	38	96.25
SUPPLIES	1,838	1,675	(339)	503	400	-	72.64
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	32,754	1,676	-	31,078	-	-	5.12
CITY SECRETARY	172,113	87,006	(333)	85,440	16,426	10,266	50.36
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	165,487	98,153	-	67,334	21,308	14,621	59.31
PURCHASED PROF/TECH SRVS	66,484	21,898	44,205	380	14,198	353	99.43
PUR PROP SRVS & OTH SRVS	4,800	2,648	-	2,152	118	595	55.16
SUPPLIES	2,859	1,344	206	1,309	163	109	54.21
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	100	35	-	65	-	35	-
MUNICIPAL COURT	239,730	124,078	44,411	71,241	35,788	15,713	70.28

City of San Juan, Texas
Budget Expenditures Report
April 30, 2019

Budget
Target
58%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	305,032	165,352	-	139,680	32,869	23,752	54.21
PURCHASED PROF/TECH SRVS	3,500	-	-	3,500	-	-	-
PUR PROP SRVS & OTH SRVS	7,931	5,209	-	2,722	1,799	208	65.69
SUPPLIES	3,155	1,920	328	907	469	-	71.26
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	3,404	1,519	558	1,327	319	213	61.02
FINANCE	323,022	174,002	886	148,135	35,456	24,174	54.14
PLANNING							
SALARIES & WAGES/BENEFIT	462,339	246,096	-	216,243	52,011	35,787	53.23
PURCHASED PROF/TECH SRVS	72,480	39,210	11,536	21,734	5,714	6,230	70.01
PUR PROP SRVS & OTH SRVS	17,100	8,377	1,951	6,772	954	1,536	60.40
SUPPLIES	21,750	13,177	3,035	5,538	2,440	1,784	74.54
CAPITAL OUTLAY	16,800	16,086	-	714	-	384	95.75
MISCELLANEOUS	56,465	8,961	15,192	32,312	1,993	1,898	42.78
PLANNING	646,934	331,907	31,713	283,314	63,112	47,619	56.21
POLICE							
SALARIES & WAGES/BENEFIT	3,409,621	1,822,388	-	1,587,233	353,988	247,433	53.45
PURCHASED PROF/TECH SRVS	31,950	5,850	16,316	9,784	627	1,804	69.38
PUR PROP SRVS & OTH SRVS	62,888	43,492	2,205	17,191	9,667	8,848	72.66
SUPPLIES	119,800	80,125	4,697	34,978	8,506	9,687	70.80
CAPITAL OUTLAY	170,190	103,456	53,179	13,554	368	42,308	92.04
MISCELLANEOUS	36,118	18,740	2,108	15,271	344	545	57.72
POLICE	3,830,567	2,074,052	78,505	1,678,011	373,499	310,625	56.19
FIRE							
SALARIES & WAGES/BENEFIT	1,340,954	826,632	-	514,322	187,539	128,562	61.65
PURCHASED PROF/TECH SRVS	19,650	6,873	10,689	2,088	655	533	89.38
PUR PROP SRVS & OTH SRVS	71,550	40,385	(1,935)	33,100	7,538	3,612	53.74
SUPPLIES	63,067	24,405	2,178	36,484	4,591	3,079	42.15
CAPITAL OUTLAY	67,000	66,191	-	810	-	-	98.79
DEBT SERVICE	104,001	97,300	-	6,701	-	-	93.56
MISCELLANEOUS	8,500	5,848	-	2,652	-	-	68.80
FIRE	1,674,722	1,067,634	10,932	596,156	200,322	135,786	64.40
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	233,253	108,472	-	124,781	20,978	14,863	46.50
PUR PROP SRVS & OTH SRVS	257,500	174,841	645	82,014	30,623	26,346	68.15
SUPPLIES	41,736	35,553	5,851	332	5,821	8,551	99.20
CAPITAL OUTLAY	5,000	13,125	-	(8,125)	-	-	262.50
MISCELLANEOUS	-	-	-	-	-	-	-
STREETS, ALLEY, OTHER	537,489	331,991	6,496	199,002	57,422	49,759	62.98

City of San Juan, Texas
Budget Expenditures Report
April 30, 2019

Budget Target 58%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	64,990	39,353	-	25,637	7,915	4,966	60.55
PUR PROP SRVS & OTH SRVS	2,970	1,772	312	886	239	163	70.17
SUPPLIES	4,820	3,246	200	1,374	532	499	71.49
CAPITAL OUTLAY	-	-	-	-	-	-	-
CENTRAL GARAGE	72,780	44,371	512	27,897	8,686	5,628	61.67
PARKS							
SALARIES & WAGES/BENEFIT	476,173	266,252	-	209,921	51,773	36,331	55.91
PURCHASED PROF/TECH SRVS	500	1,205	-	(705)	191	163	240.92
PUR PROP SRVS & OTH SRVS	121,100	68,431	362	52,307	9,730	9,326	56.81
SUPPLIES	30,300	18,605	3,275	8,420	2,207	2,727	72.21
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	416,545	3,637	280,885	122,295	48,547	59.93
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	203,908	108,083	-	95,825	21,888	15,654	53.01
PURCHASED PROF/TECH SRVS	500	328	-	172	-	-	65.59
PUR PROP SRVS & OTH SRVS	15,880	9,144	450	6,286	1,429	727	60.42
SUPPLIES	44,000	25,582	2,796	15,621	4,091	5,836	64.50
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	264	-	(264)	-	-	-
BUILDING MAINTENANCE	264,288	143,402	3,247	117,640	27,408	22,217	55.49
LIBRARY							
SALARIES & WAGES/BENEFIT	262,528	145,989	-	116,539	29,338	20,122	55.61
PURCHASED PROF/TECH SRVS	2,000	1,740	-	260	47	348	86.98
PUR PROP SRVS & OTH SRVS	32,050	11,921	390	19,739	1,365	1,516	38.41
SUPPLIES	1,732	1,150	-	582	-	-	66.38
CAPITAL OUTLAY	4,904	-	-	4,904	-	-	-
MISCELLANEOUS	10,971	2,992	2,153	5,825	505	1,691	46.90
LIBRARY	314,185	163,791	2,543	147,851	31,254	23,676	52.94

City of San Juan, Texas
Budget Expenditures Report
April 30, 2019

Budget
Target
58%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
RECREATION							
SALARIES & WAGES/BENEFIT	304,503	134,424	-	170,079	27,092	21,028	44.15
PURCHASED PROF/TECH SRVS	3,100	2,730	-	371	51	2,446	88.05
PUR PROP SRVS & OTH SRVS	15,350	10,135	273	4,942	227	9,685	67.80
SUPPLIES	8,093	4,956	-	3,137	466	2,982	61.23
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	194,519	118,130	3,275	73,114	10,098	27,434	62.41
RECREATION	525,565	270,374	3,548	251,643	37,933	63,576	52.12
PURCHASING/RISK MGMT							
SALARIES & WAGES/BENEFIT	101,099	56,102	-	44,997	11,306	7,698	55.49
PURCHASED PROF/TECH SRVS	4,450	1,666	767	2,017	9	281	54.67
PUR PROP SRVS & OTH SRVS	2,080	191	20	1,869	-	3	10.12
SUPPLIES	1,200	-	-	1,200	-	-	-
MISCELLANEOUS	280	-	120	160	-	-	42.86
PURCHASING/RISK MGMT	109,109	57,959	907	50,244	11,315	7,982	53.95
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	376,557	185,963	35,779	154,815	40,601	30,813	58.89
PUR PROP SRVS & OTH SRVS	159,917	95,467	2,797	61,653	13,824	12,391	61.45
SUPPLIES	2,350	493	-	1,857	13	166	20.96
DEBT SERVICE	130,500	98,400	-	32,100	-	-	75.40
MISCELLANEOUS	51,500	34,884	-	16,616	-	34,884	67.74
ADMINISTRATION	720,824	415,207	38,576	267,041	54,437	78,255	62.95
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	160,125	88,913	-	71,213	17,987	12,263	55.53
PURCHASED PROF/TECH SRVS	10,000	3,280	1,925	4,795	960	205	52.05
PUR PROP SRVS & OTH SRVS	5,000	2,799	-	2,201	467	124	55.98
SUPPLIES	1,990	1,454	-	536	1,127	-	73.05
CAPITAL OUTLAY	1,200	-	-	1,200	-	-	-
MISCELLANEOUS	859	392	-	467	-	392	45.63
HUMAN RESOURCES	179,174	96,837	1,925	80,412	20,541	12,984	55.12
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	201,662	92,369	-	109,293	22,883	16,079	45.80
PURCHASED PROF/TECH SRVS	110,885	94,396	11,964	4,525	4,531	1,871	95.92
PUR PROP SRVS & OTH SRVS	119,330	57,025	46,888	15,417	12,050	7,450	87.08
SUPPLIES	12,000	4,836	389	6,775	1,334	395	43.55
CAPITAL OUTLAY	49,990	37,983	2,339	9,668	31,709	5,762	80.66
MISCELLANEOUS	8,602	3,311	-	5,291	(854)	552	38.49
INFORMATION TECHNOLOGY	502,469	289,920	61,580	150,968	71,653	32,109	69.95

City of San Juan, Texas
Budget Expenditures Report
April 30, 2019

Budget
Target
58%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	15,000	15,000	-	-	-	-	100.00
PUR PROP SRVS & OTH SRVS	1,800	922	-	878	-	922	51.21
SUPPLIES	1,000	-	-	1,000	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
EMERGENCY MANAGEMENT	17,800	15,922	-	1,878	-	922	89.45
ANIMAL CONTROL							
SALARIES & WAGES/BENEFIT	70,135	39,038	-	31,097	7,804	5,439	55.66
PURCHASED PROF/TECH SRVS	3,060	270	14	2,776	-	-	9.27
SUPPLIES	9,420	5,640	-	3,780	633	646	59.87
CAPITAL OUTLAY	700	-	-	700	-	-	-
MISCELLANEOUS	185,200	38,465	136,535	10,200	-	7,315	94.49
ANIMAL CONTROL	268,515	83,413	136,549	48,553	8,436	13,400	81.92
TOTAL EXPENDITURES	11,537,967	6,465,614.53	488,613.12	4,583,739.35	1,205,414.72	932,360	60.27
REVENUES OVER/(UNDER) EXPENDITURES	-	1,831,338	(488,613)	1,342,725	-	(346,284)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	1,831,338	(488,613)	1,342,725	-	(346,284)	-

City of San Juan, Texas
Budget Expenditures Report
April 30, 2019

							Budget Target 58%
22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,040,600	1,740,476	-	1,300,124	338,784	315,289	57.24
OTHER REVENUE	27,400	18,572	-	8,828	4,864	3,509	67.78
OTHER FINANCING SOURCES	-	532,988	-	(532,988)	282,048	250,939	-
TOTAL REVENUES	3,068,000	2,292,036	-	775,964	625,696	569,737	74.71
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,177,356	579,361	-	597,995	132,758	95,880	49.21
PUR PROF/TECH SRVS	10,000	229	-	9,771	33	33	2.29
PUR PROP SRVS & OTH SRVS	318,952	207,278	15,837	95,838	66,665	28,960	69.95
SUPPLIES	278,724	174,518	34,942	69,264	20,950	31,701	75.15
CAPITAL OUTLAY	389,898	698,852	1,117,830	(1,426,784)	292,037	250,939	465.94
MISCELLANEOUS	471,565	286,863	178,454	6,249	97,154	47,869	98.67
SANITATION	2,646,495	1,947,099	1,347,062	(647,666)	609,598	455,383	124.47
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	88,607	50,909	-	37,698	13,164	11,518	57.45
PUR PROP SRVS & OTH SRVS	35,480	21,562	-	13,918	3,080	3,080	60.77
DEBT SERVICE	114,050	96,363	-	17,688	-	-	84.49
MISCELLANEOUS	213,930	125,834	-	88,096	17,619	17,619	58.82
ORGANIZATIONAL	452,067	294,667	-	157,400	33,863	32,217	65.18
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,098,562	2,241,766	1,347,062	(490,267)	643,461	487,600	115.82
REVENUES OVER/(UNDER) EXPENDITURES	(30,562)	50,269	(1,347,062)	(1,266,231)	(17,765)	82,137	4,243.16

City of San Juan, Texas
Budget Expenditures Report
April 30, 2019

Budget Target 58%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,648,000	1,203,852	-	1,444,148	186,751	193,087	45.46
SEWER SYSTEMS	2,744,100	1,305,434	-	1,438,666	239,156	214,577	47.57
OTHER REVENUES	-	(28)	-	28	-	-	-
OTHER REVENUES	95,200	426,515	-	(331,315)	11,975	10,219	448.02
OTHER	-	-	-	-	-	-	-
TOTAL REVENUES	5,487,300	2,935,773	-	(2,551,527)	437,882	417,884	53.50
=====							
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	231,452	109,995	-	121,457	26,251	18,178	47.52
PURCHASED PROF/TECH SRVS	30,208	1,800	1,346	27,062	264	20	10.41
PUR PROP SRVS & OTH SRVS	106,907	53,366	21,967	31,574	12,930	6,780	70.47
SUPPLIES	35,899	10,299	3,474	22,126	3,794	876	38.36
MISCELLANEOUS	39,439	22,564	16,555	320	4	3,175	99.19
UTILITY BILLING & COLLEC	443,905	198,024	43,342	202,539	43,243	29,029	54.37
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	157,162	53,877	-	103,285	12,739	12,333	34.28
PURCHASED PROF/TECH SRVS	42,000	10,812	20,000	11,188	-	10,812	73.36
PUR PROP SRVS & OTH SRVS	21,138	4,661	(440)	16,917	950	681	19.97
SUPPLIES	12,830	3,875	394	8,561	1,329	222	33.27
CAPITAL OUTLAY	11,500	9,759	-	1,741	760	-	84.86
MISCELLANEOUS	1,895	1,588	75	232	75	111	87.76
UTILITY ADMINISTRATION	246,525	84,572	20,029	141,924	15,853	24,159	42.43
WATER PLANT							
SALARIES & WAGES/BENEFIT	497,212	212,653	-	284,559	45,426	29,661	42.77
PURCHASED PROF/TECH SRVS	50,799	10,121	7,261	33,417	797	3,573	34.22
PUR PROP SRVS & OTH SRVS	405,877	112,822	144,030	149,025	13,344	7,716	63.28
SUPPLIES	436,111	173,429	16,009	246,673	30,803	31,527	43.44
CAPITAL OUTLAY	108,000	4,435	-	103,565	-	1,200	4.11
MISCELLANEOUS	75,318	48,992	1,475	24,851	5,450	1,536	67.01
WATER PLANT	1,573,317	562,452	168,775	842,090	95,820	75,213	46.48
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	245,376	120,899	-	124,477	25,941	18,518	49.27
PUR PROP SRVS & OTH SRVS	29,400	14,734	151	14,515	372	3,889	50.63
SUPPLIES	35,200	13,133	10,138	11,929	963	1,038	66.11
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	983	894	-	89	300	-	90.95
WATER DISTRIBUTION	310,959	149,660	10,288	151,011	27,576	23,444	51.44
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	297,626	113,851	-	183,775	24,043	17,604	38.25
PUR PROP SRVS & OTH SRVS	221,831	113,886	(4,290)	112,236	26,399	9,660	49.40
SUPPLIES	89,200	20,786	(7)	68,420	7,302	2,124	23.30
CAPITAL OUTLAY	15,000	-	-	15,000	-	-	-
MISCELLANEOUS	1,032	428	-	604	75	-	41.47
SEWER COLLECTION	624,689	248,951	(4,297)	380,035	57,818	29,387	39.16

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Budget Target 58%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	234,795	109,756	-	125,039	23,841	18,201	46.75
PURCHASED PROF/TECH SRVS	35,000	12,493	3,915	18,592	-	4,630	46.88
PUR PROP SRVS & OTH SRVS	442,528	107,739	8,934	325,855	15,866	16,790	26.37
SUPPLIES	86,400	40,311	7,739	38,350	5,973	6,774	55.61
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	144,618	90,378	21,058	33,182	555	12,830	77.06
SEWER PLANT	943,341	360,677	41,646	541,018	46,235	59,225	42.65
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	70,017	43,455	-	26,562	8,851	16,986	62.06
PUR PROP SRVS & OTH SRVS	75,712	46,011	-	29,701	6,573	6,573	60.77
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	419,520	244,387	-	175,133	34,651	34,651	58.25
ORGANIZATIONAL	565,249	333,853	-	231,396	-	58,210	59.06
TOTAL EXPENDITURES	4,707,985	1,938,189	279,782	2,490,014	-	298,668	47.11
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	779,315	997,584	(279,782)	(61,513)	-	119,215	92.11
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	(1,040,515)	(968,221)	-	(72,295)	(164,790)	(34,426)	93.05
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(261,200)	29,364	(279,782)	(133,807)	(164,790)	84,790	95.87
	=====	=====	=====	=====	=====	=====	=====

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60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	Budget Target 58%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,040,515	968,387.96	-	72,127.04	164,789.96	34,425.90	93.07
TOTAL REVENUES	1,040,515	968,387.96	-	72,127.04	164,789.96	34,425.90	93.07
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,040,515	991,040	-	49,475	-	-	95.25
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	1,040,515	991,040	-	49,475	-	-	95.25
TOTAL EXPENDITURES	1,040,515	991,040	-	49,475	-	-	95.25
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(22,652)	-	(22,652)	-	34,426	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	(22,652)	-	(22,652)	-	34,426	-
	=====	=====	=====	=====	=====	=====	=====

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Budget Target 58%

20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	8,000	3,667	-	4,333	741	531	45.84
TOTAL REVENUES	8,000	3,667	-	4,333	741	531	45.84
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	8,000	3,667	-	4,333	741	531	45.84

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Budget Target 58%

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	7,200	3,365	-	3,835	720	109	46.74
TOTAL REVENUES	7,200	3,365	-	3,835	720	109	46.74
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
CAPITAL OUTLAY	19,589	13,183	6,404	1	-	4,166	99.99
MUNICIPAL COURT	19,589	13,183	6,404	1	-	4,166	99.99
TOTAL EXPENDITURES	19,589	13,183	6,404	1	-	4,166	99.99
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(12,389)	(9,818)	(6,404)	3,834	-	(4,057)	130.95

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Budget Target 58%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	604	-	604	78	76	-
TOTAL REVENUES	-	604	-	604	78	76	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	604	-	604	-	76	-

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Budget Target 58%

% RECEIV.
EXPENDED

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	
REVENUE SUMMARY							
OTHER REVENUE	1,000	1,156	-	(156)	98	38	115.60
TOTAL REVENUES	1,000	1,156	-	(156)	98	38	115.60
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	-	1,156	-	(1,156)		38	-

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							Budget Target 58%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	30,000	3,957	-	26,043	34,301	1	13.19
TOTAL REVENUES	30,000	3,957	-	26,043	34,301	1	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	(606.85)

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Budget Target 58%

% RECEIV.
EXPENDED

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	4,605	3,125	-	(1,480)	-	20.00	67.86
TOTAL REVENUES	4,605	3,125	-	(1,480)	-	20.00	67.86
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	4,605	-	-	4,605	-	-	-
ADMINISTRATION	4,605	-	-	4,605	-	-	-
TOTAL EXPENDITURES	4,605	-	-	4,605	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	3,125	-	3,125	-	20	-

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Budget
Target
58%

28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	30,000	22,554	-	(7,446)	-	-	75.18
FORFEIT LOCAL	10,000	3,600	-	(6,400)	-	-	36.00
TOTAL REVENUES	40,000	26,154	-	(13,846)	-	-	65.39
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	-	-	-	-	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	1,000	-	-	1,000	-	-	-
SUPPLIES	24,000	4,345	2,760	16,895	-	3,920.36	29.61
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	8,000	20	-	7,980	-	-	0.25
POLICE	33,000	4,365	2,760	25,875	-	3,920.36	21.59
TOTAL EXPENDITURES	33,000	4,365	2,760	25,875	-	3,920.36	21.59
REVENUES OVER/(UNDER) EXPENDITURES	7,000	21,789	(2,760)	12,029	-	(3,920.36)	271.84

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Budget
Target
58%

30 - MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	436,991	179,013	-	(257,978)	29,681	62,320	40.96
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	436,991	179,013	-	(257,978)	29,681	62,320	40.96
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	182,448	123,660	-	58,788	28,989	10,689	67.78
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	52,937	31,550	-	21,387	-	-	59.60
CAPITAL OUTLAY	-	14,751	(14,751)	-	-	-	-
POLICE	235,385.00	169,961	(14,751)	80,175	28,989	10,689	65.94
FIRE							
SALARIES & WAGES/BENEFIT	174,923	34,501	-	140,422	17,719	12,266	19.72
CAPITAL OUTLAY	-	-	-	-	-	-	-
FIRE	174,923	34,501	-	140,422	17,719	12,266	19.72
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	105	1	80.37	-	99.82
LIBRARY	14,983	9,263	105	5,615	400.93	-	62.53
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	225,425	(14,646)	226,212	-	22,955	48.23
REVENUES OVER/(UNDER) EXPENDITURES	-	(46,412)	14,646	(31,766)	-	39,365	-

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Budget Target 58%

32 -CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENU	10,000	10,442	-	442	3,320.00	1,556.00	104.42
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	10,000	10,442	-	442	3,320.00	1,556.00	104.42
	=====	=====	=====	=====	=====	=====	=====
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	-

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Budget
Target
58%

33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	25,500	12,249	-	(13,251)	1,358	3,412	48.03
FINES & FEES	50,000	60,328	-	10,328	-	-	120.66
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	75,500	72,577	-	(2,923)	1,358	3,412	96.13
	=====	=====	=====	=====	=====	=====	=====
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	-	(48,009)	(420)	(48,429)	-	3,412	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	(48,009)	(420)	(48,429)	-	3,412	-
	=====	=====	=====	=====	=====	=====	=====

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							Budget Target 58%
35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	1,212	-	1,212	-	-	-
FORFEIT FEDERAL	175,000	33,656	-	(141,344)	-	12,395	19.23
TOTAL REVENUES	175,000	34,868	-	(140,132)	-	12,395	19.92
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	15,000	2,820	-	12,180	750	2,071	18.80
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	25,000	3,990	-	21,010	-	3,380	15.96
SUPPLIES	20,000	10,676	1,981	7,343	2,606	291	63.29
CAPITAL OUTLAY	206,319	16,831	107,663	81,824	16,831	-	60.34
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	266,319	34,317	109,645	122,357	20,187	5,741	54.06
TOTAL EXPENDITURES	266,319	34,317	109,645	122,357	20,187	5,741	54.06
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(91,319.00)	551	(109,645)	(17,775)	(20,187)	6,654	119.46

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							Budget Target 58%
55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	287,000	151,427	-	135,573	57,101	24,164	52.76
TOTAL REVENUES	287,000	151,427	-	135,573	57,101	24,164	52.76
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	189,681	79,671	-	110,010	15,155	13,805	42.00
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	7,057	3,245	-	3,812	1,217	1,328	45.98
SUPPLIES	17,262	3,349	510	13,403	456	533	22.35
CAPITAL OUTLAY	73,000	29,743	-	43,257	-	-	40.74
MISCELLANEOUS	24,000	-	-	24,000	-	-	-
STORM WATER	311,000	116,008	510	194,482	16,828	15,666	37.47
TOTAL EXPENDITURES	311,000	116,008	510	194,482	16,828	15,666	37.47
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(24,000)	35,420	(510)	58,910	40,273	8,497	(145.46)

Budget Target 58%

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Budget
Target
58%

36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	1,794,976	1,643,301	-	(151,675)	90,551	42,289	91.55
OTHER REVENUE	10	16	-	6	2	2	156.30
TOTAL REVENUES	1,794,986	1,643,317	-	(151,669)	90,554	42,291	91.55
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	1,567,750	1,301,513	-	266,238	-	-	83.02
MISCELLANEOUS	-	-	-	-	-	-	-
ORGANIZATIONAL EXPENSE	1,567,750	1,301,513	-	266,238	-	-	83.02
TOTAL EXPENDITURES	1,567,750	1,301,513	-	266,238	-	-	83.02
REVENUES OVER/(UNDER) EXPENDITURES	227,236	341,804	-	114,568	90,554	42,291	150.42
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	227,236	341,804	-	114,568	90,554	42,291	150.42

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44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	Budget Target 58%
							% 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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							Budget Target 58%
45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% 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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Budget Target 58% % RECEIV. EXPENDED
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46-2018 CONSTRUCTION FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% 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	34,461	94,250	955,564	12,211.25	22,250.00	11.87
COST OF ISSUANCE	6,462	-	-	6,462	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	136,725	-	-	136,725	-	-	-
2018 CONSTRUCTION	1,227,463	34,461	94,250	1,098,751	12,211	22,250	10.49
TOTAL EXPENDITURES	1,227,463	34,461	94,250	1,098,751	12,211	22,250	10.49
=====							
REVENUES OVER/(UNDER) EXPENDITURES	1,227,463	34,461	94,250	1,098,751	12,211	22,250	10.49

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47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	Budget Target 58%
							% 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
58%

% RECEIV.
EXPENDED

48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	
REVENUE SUMMARY							
Other Revenue	-	36,389	-	36,389	2,638	3,924	-
TOTAL REVENUES	-	36,389	-	36,389	2,638	3,924	-
EXPENDITURE SUMMARY							
DEBT SERVICE							
STREETS							
CAPITAL OUTLAY	-	386,830	-	(386,830)	174	-	-
STREETS	-	386,830	-	(386,830)	174	-	-
NEW CITY HALL							
PROF/TECH SRVS	-	8,732	-	(8,732)	-	2,500	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
NEW CITY HALL	-	8,732	-	(8,732)	-	2,500	-
TOTAL EXPENDITURES	-	395,561	-	(395,561)	174	2,500	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(359,172)	-	(359,172)	-	1,423	-

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Budget Target 58%

% RECEIV.
EXPENDED

52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	
REVENUE SUMMARY							
INTERGOVERNMENTAL REV.	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
PUMPS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	53,086	13,728	24,200	15,157	-	13,728	71.45
PUMPS	53,086	13,728	24,200	15,157	-	13,728	71.45
TOTAL EXPENDITURES	53,086	13,728	24,200	15,157	-	13,728	71.45
REVENUES OVER/(UNDER) EXPENDITURES	53,086	13,728	24,200	15,157	-	13,728	71.45

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Budget Target 58% % RECEIV. EXPENDED
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54-2014 BOND FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	446,600	374,324	33,416	38,861	86,745	36,347.89	91.30
WATER DISTRIBUTION	446,600	374,324	33,416	38,861	-	36,347.89	91.30
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES	446,600	374,324	33,416	38,861	-	36,347.89	91.30
REVENUES OVER/(UNDER) EXPENDITURES	446,600	374,324	33,416	38,861	-	36,347.89	91.30

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Budget Target 58%
% RECEIV. EXPENDED

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	970,000	511,433	-	(458,567.20)	74,735	86,244	52.73
OTHER REVENUE	50,020	91.57	-	(49,928.43)	79	3	0.18
OTHR FINANCING SOURCES/U	-	-	-	-	-	-	-
TOTAL REVENUES	1,020,020	511,524	-	(508,495.63)	74,814	86,247.18	50.15
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	195,414	87,390	-	108,024	15,947	10,417	44.72
PURCHASED PROF/TECH SRVS	136,625	76,987	-	59,638	9,000	14,000	56.35
PUR PROP SRVS & OTH SRVS	76,840	40,675	336.41	35,829	3,840	5,656	53.37
SUPPLIES	5,600	3,831	-	1,769	-	349	68.41
CAPITAL OUTLAY	10,500	660	-	9,840	85	85	6.29
DEBT SERVICE	333,265	146,918	-	186,347	-	-	44.08
MISCELLANEOUS	261,776	59,593	-	202,183	95	2,019	22.76
SAN JUAN ECONOMIC DEV	1,020,020	416,054	336.41	603,630	28,967	32,525	40.82
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,020,020	416,054	336.41	603,630	28,967	32,525	40.82
REVENUES OVER/(UNDER) EXPENDITURES	-	95,471	(336.41)	95,134.45		53,722	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	(70,975)	-	(70,975)	(17,744)	(17,744)	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	24,495	(336)	24,159	(17,744)	35,978	-

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Budget Target 58%

29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Mar-19	Apr-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	1,165,331	-	1,165,331	17,744	17,744	-
OTHR FINANCING SOURCES/U	-	-	-	-	-	-	-
TOTAL REVENUES	-	1,165,331	-	1,165,331	-	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	-	77,458	-	77,458	-	17,744	-