



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

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, November 12, 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 Proclamation Recognizing the Queens of the San Juan Royal Court.
- B.** Presentation on Monthly Departmental Reports: Planning and Zoning Department, Sanitation Department, Parks and Recreation Department and San Juan Memorial Library.
 - 1.** Planning and Zoning Monthly Report.
 - 2.** Department of Sanitation Monthly Report.
 - 3.** San Juan Memorial Library Monthly Report.

4. Parks and Recreation Monthly Report.

VI. PUBLIC HEARING/ORDINANCES

- A.** Hold a Public Hearing for a Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.
- B.** Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.
- C.** Hold a Public Hearing for 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.

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

- A.** Discussion and Possible Action to Authorize a Budget Amendment from Retained Earning for the Rental/Purchase of Jetting Machine (Trailer) an Amount not to Exceed \$24,225.00 and Authorize the City Manager to Execute All Related Documents.
- B.** Discussion and Possible Action in Authorizing City Manager to add the Position of Information Technology (IT) Support Specialist and Allow for Budget Amendment as Needed.
- C.** Discussion and Possible Action, if any, on Setting City Commission Meeting Dates for December 2019.
- D.** Discussion and Possible Action on a 1.5% Cost of Living Increase to all Non-Civil Service City Employees Retroactive to October 1, 2019 and Allow the City Manager to do a Budget Amendment from the General Fund in the Amount of \$54,876.58, Utility Fund in the Amount of \$19,481.33, Sanitation Fund in the Amount of \$16,211.00, and Storm Water Fund in the Amount of \$2,797.35.

- E. Discussion and Possible Action Regarding Proposed Retirement Benefit Options on TMRS (Texas Municipal Retirement System).

VIII. CONTRACTUALS/RESOLUTIONS

- A. Preliminary and Final Plat Approval of the Carroll Estates Subdivision being a 25.0 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Quintanilla, Headley and Associates, Inc.
- B. Consideration and Action on a Resolution Accepting Petition for Voluntary Annexation; Setting Dates and Times of Public Hearings; and Directing the Planning Department to Prepare Service Plan.
- C. Consider Adopting a Resolution Granting Authority to Officers, Including, But Not Limited to Signing, Inquiring, Giving Written or Oral Instructions to Lone Star National Bank, With Respect to Any Transactions with Lone Star National Bank.
- D. Consider Resolution to Cast Votes for One or More Candidates for the Hidalgo County Appraisal District Board of Directors 2020-2021.
- E. Consider Authorizing City Manager to Enter into a Contract Agreement for Grant Opportunities with Cognitive Development and Communication Services LLC.
- F. Consideration and Approval of A Resolution Approving the City's Plan of Finance Pertaining to the Contemplated Issuance of Obligation to be Designated as "City of San Juan, Texas General Obligation Refunding Bonds. Series 2020"; Authorizing the City Staff and the City's Financial Advisor and Bond Counsel to Proceed with this Plan of Finance; and Authorizing Other Matters Related to the Foregoing.
- G. Consideration and Approval of a Resolution Approving the City's Plan of Finance Pertaining to the Contemplated issuance of Obligations to be Designated as "City of San Juan , Texas Tax Note Series 2020"; Authorizing the City Staff and the City's Financial Advisor and Bond Counsel to Proceed with this Plan of Finance; and Authorizing Other Matters Related to the Foregoing.

- H.** Consideration and Approval of a Resolution Relating to Establishing the City's Intention to Reimburse itself for the Prior Lawful Expenditure of Funds Relating to Constructing Various City Improvements from the Proceeds of Tax-Exempt Obligations to be Issued by the City for Authorized Purposes; Authorizing Other Matters Incident and Related Thereto; and Providing and Effective Date.

IX. CONSENT AGENDA

- A.** Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) of Lot 18, Las Brisas de San Juan Subdivision, located at 1903 N. Raul Longoria Road, as Requested by Jazmin Rodriguez.
- B.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow a Mechanic Shop in a Commercial Area at property legally described as Lot 1, Vega Subdivision, located 3705 N. Raul Longoria Road, as Requested by Pedro Pestana.
- C.** Budget Expenditures Report -September 2019.
- D.** Meeting Minutes
 - August 13, 2019
 - August 15, 2019
 - August 19, 2019
 - September 5, 2019

X. EXECUTIVE SESSION

- A.** The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 and §551.074.
 - 1.** Pursuant to Section §551.071 Consultation with Attorney and §551.074 Personnel Matters; Discussion, Deliberation and Possible Action Regarding Tirso Garza's Grievance Matter.
 - 2.** Pursuant to Section §551.071 Consultation with Attorney and §551.074 Personnel Matters; Discuss the Employment, Duties and Discipline of Police Department.

3. Pursuant to section §551.071 Consultation with Attorney Regarding Legal Issues on Municipal Park Improvements.

XI. RECONVENE

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

XII. ADJOURNMENT

CERTIFICATION

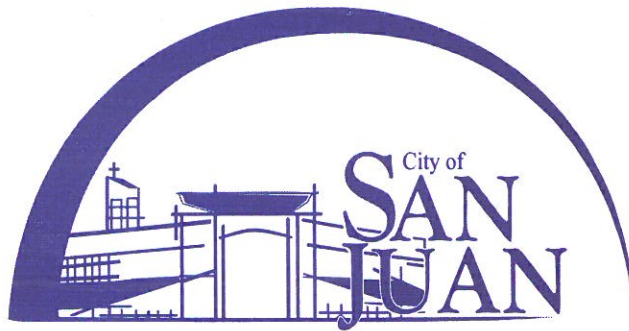
I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the _____ in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041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

DIANA CAVAZOS
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

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

OFFICE OF THE CITY SECRETARY



Proclamation

Josylee Ramirez, “Little Miss San Juan”

- Whereas,** the San Juan Community Lions Club is a non-profit city-based organization that was formed in February 20, 2016 by a group of individuals interested in giving back to the less fortunate citizens of San Juan, and
- Whereas,** the Club saw the need to establish a beauty pageant so that the young queens in San Juan will have an opportunity to become role models, help build character, self-esteem and to make history in the community, and
- Whereas,** the pageant event filled a void in the community and the event is the Club’s major fundraising event each year; and
- Whereas,** on October 2019 a new royal court was selected to represent the City of San Juan; and
- Whereas,** Josylee Ramirez was crowned Little Miss San Juan 2020; and
- Whereas,** Tyise Cruz was crowned Teen Miss San Juan 2020; and
- Whereas,** Hannah Garcia was crowned Miss San Juan 2020; and
- Whereas,** the reigning queens have the great responsibility to represent the City of San Juan to the best of their abilities as queens during 2020 community events.

Now, Therefore Be It Resolved that I, Mario Garza, by the power vested in me as Mayor of the City of San Juan, along with **Mayor Pro-Tempore Leoanrdo “Lenny” Sanchez, Commissioner Jesus “Jesse” Ramirez, Commissioner Ernesto “Neto” Guajardo, and Commissioner Marco “Markie” Villegas** hereby issue this 12th day of November, 2019 this Proclamation to Josylee Ramirez.

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary



Proclamation

Tyise Cruz, “Teen Miss San Juan”

- Whereas,** the San Juan Community Lions Club is a non-profit city-based organization that was formed in February 20, 2016 by a group of individuals interested in giving back to the less fortunate citizens of San Juan, and
- Whereas,** the Club saw the need to establish a beauty pageant so that the young queens in San Juan will have an opportunity to become role models, help build character, self-esteem and to make history in the community, and
- Whereas,** the pageant event filled a void in the community and the event is the Club’s major fundraising event each year; and
- Whereas,** on October 2019 a new royal court was selected to represent the City of San Juan; and
- Whereas,** Josylee Ramirez was crowned Little Miss San Juan 2020; and
- Whereas,** Tyise Cruz was crowned Teen Miss San Juan 2020; and
- Whereas,** Hannah Garcia was crowned Miss San Juan 2020; and
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CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary



Proclamation

Hannah Garcia, “Miss San Juan”

- Whereas,** the San Juan Community Lions Club is a non-profit city-based organization that was formed in February 20, 2016 by a group of individuals interested in giving back to the less fortunate citizens of San Juan, and
- Whereas,** the Club saw the need to establish a beauty pageant so that the young queens in San Juan will have an opportunity to become role models, help build character, self-esteem and to make history in the community, and
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CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Roberto Escobar, Planning Director

DATE: 10/29/2019

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.

- 70 building permits were issued with a \$1,590,483.00 in total valuation.
- 197 garage sale permits were issued (\$1,970.00 in revenues).
- Provided customer service and support to 999 people and handled approximately 1,932 calls.
- The building inspectors made approximately 588 inspections.
- Eight (8) permits were issued for new houses \$518,305.00 in total valuation.

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 twenty-eight (28) business permits were renewed with a \$1,030.00 in total valuation and sixteen (16) health inspections were issued during the month of October with a \$1,400.00 in total valuation. Health Inspector attended Halloween and Dia de Muertos Festivals to checked that all vendors comply with their health permits.

CODE ENFORCEMENT

Code Enforcement Inspectors issued twenty-seven (27) work orders for weedy lots, five (5) illegal dumping cases, four (4) junk vehicles, four (4) garage sales without a permit, two (2) commercial signs without permits, three (3) building without permit, sent forty-eight (48) certified letters, three (3) complaints filed in Court, one (1) abandoned car, one (1) street vendor violation and one (1) person conducting business in residence.

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

SUBDIVISIONS IN PROCESS

- Garza Estates
- Carroll Estates
- The Trump Subdivision
- The Shops at HEB
- Black Hills Estates Subdivision
- Hacienda San Fernando Subdivision
- County Park Phase 1
- Perez-Garza Subdivision
- Kings Apartments
- Las Misiones de San Juan
- Arguello Subdivision
- Garco Subdivision

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Ale's Auto Sales at 1300 E. Business 83
- Hairology Salon by Adrienne at 200 W. IH 2
- Snack Attack at 2016 N. Raul Longoria Road
- Texas Music Festivals at 216 E. Business 83
- Xquinkles San Juan at 101 S. Nebraska Avenue

SUBSTANTIAL BUILDING PERMITS ISSUED OR PROCESSED IN THE PAST MONTH

- My Place Mobile Homes at 701 W. FM 495

CONDITIONAL AND SPECIAL USE PERMITS IN PROCESS

- Conditional Use Permit to operate an Event Center "Hacienda El Rincon" at 2811 N. Raul Longoria Road

REZONING REQUEST

- 12.77 acre tract along Carroll Road from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S)
- 9.34 acre tract along Carroll Road from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)

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.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Benjamin Arjona, City Manager

DATE: 11/4/2019

SUBJECT: Department of Sanitation Monthly Report.

Sanitation Department

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site –526 Residents
- Residential – 672.54 Tons
- Commercial – 1,146.69 Tons
- Roll-Off – 58.69 Tons 15 loads (rental)
- Brush – 629.89 & 188 loads of brush

Central Garage

- Open 10
- Closed 111
- 5 Residential Side Loaders operating, 1 Residential Side Loaders down
- 1 Commercial Side Loaders operating
- 2 Commercial Front Loaders operating
- 3 Brush truck operating, 1 Brush Truck down
- 1 Brush tractor (grapple) operating
- 0 Brush Grapple Truck operating, 2 Brush Grapple Truck down
- 1 Roll-Off Trucks operating, 2 Roll-off trucks down

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Sanitation Code Enforcement

- Citizen contacts 67
- Violation Notices 9
- Report on weedy lots 16
- Tagged illegal parked 6
- Court cases filed "pending" 5
- Cases going before Judge 1

Recycling

- Cardboard: 16.04 tons / \$721.42
 - White Paper: 3.33 tons / \$166.50
 - Newspaper: 2.25 tons / \$81.10
 - Tin Cans: 0.34 tons / \$23.40
 - Alum Cans: 0.03 tons / \$2.40
 - Curbside: 3.26 tons/ \$0.00
 - E-Waste 0.90 tons / \$72.48
 - E-Waste 1 piece / 10.00 (Juan Caraco)
-
- Total Tons/Revenue 26.15 tons / \$1,077.30
 - Walk-Ins 644

Streets Department

• Alleys-

10/1/2019 City crew mowed the alleys at the following locations: between 4th St and Rail Rd., E. Nebraska St (Robert, Daniel, Miguel)

10/3/2019 City crew trimmed and mowed in the alleys at the following locations: behind Aguilar Meat Market and Rancho Grande Restaurant. (Robert, Daniel, Miguel)

10/4/2019 City crew mowed and trimmed trees in the alleys at the following locations: E. of Nebraska St between Raul Longoria St and 3rd St. (Robert, Daniel , Miguel)

10/8/2019 City crew collected brush at the following locations: 323 E. 3rd St., 326 E. 4th St., 1413 El Sauz St. (Robert, Daniel, Miguel, Sam)

10/9/2019 City crew mowed at the following locations: 209 E. 11th St , 405 W. 9th St 315 . 2nd St. 235 E. 3rd St, 115 Ciro Dr. (Robert, Miguel , Sam)

10/10/2019 City crew mowed the grass at the following locations: 2107 Doe Dr, 2111 Doe Dr, 615 W. Chaparral Ave. (Robert, Danny, Sam)

10/11/2019 City crew mowed the grass at the following locations: 217 E 11th St 601 W. Chaparral St, 1010 Paisano St, 206 E. 2nd St, 233 E. 4th St (Robert, Danny, Sam, Miguel)

10/12/2019 City crew mowed at the following locations: 924 Los Ebanos St, 609 Ebony Ave 111 Easy St. 2010 King Rd. (Robert, Danny, Sam, Miguel)

10/15/2019 City crew mowed alley on the following location: between San Antonio and Standard St. (Robert, Daniel, Miguel, Juan)

10/16/2019 City crew mowed and trimmed a vacant lot at the following location: 607 King Rd (Robert, Daniel, Miguel, Juan)

10/18/2019 City crew trimmed trees and mowed in the alley at the following locations: 2nd St and 3rd St , 206 E. 2nd St., trimmed Right of Way on Ridge Rd (Robert, Daniel, Miguel, Juan)

10/23-24/2019 City crew scrape at the following location: Sylvia Circle (Robert, Daniel, Miguel, Juan)

10/28/2019 City crew mowed the Eastment at the following locations: behind Lexus alleys on Scotty St, Mary Ann St, Douglas St pick up tires and brush, fourteen tires alleys at San Diego St and Standard St. (Daniel, Miguel Juan)

- **Street Signs –**

10/1/2019 City crew repaired a speed bump at the following locations: N. Retama St. and Idea High School, Loma Alta St (Alex, Lupe Pruneda)

10/29/2019 City crew repaired Stop Sign at the following locations: San Antonio St and bridge, Standard St corn sign falling on 14th St, 13th St and San Antonio pothole at Sun Valley requested by JJ Salinas (Alex, Sam Beltran)

- **Right of Ways –**

10/1/2019 City crew trimmed and mowed at the following locations: Sioux Rd from Ceasar Chavez to Raul Longoria. (Tomas, Pablo, Richard Ramirez, Martin)

10/2/2019 City crew trimmed and mowed at the following locations: Nolana St. from Raul Longoria, W. 495 alley between Jenica Circle and Jacob St. Jacob St alley. (Tomas, Pablo, Richard Ramirez, Martin)

10/3/2019 City crew trimmed and mowed on the following locations: East and West on Minnesota Rd, East 495 not finish. (Tomas, Pablo, Richard Ramirez, Martin)

10/3/2019 City crew assist mowing grass at the following locations: Minnesota Rd (Alex, Lupe Pruneda)

10/4/2019 City crew assist Tomas crew mowed grass at the following locations: on 495, Sgt Trevino St, Trevino's Tire Shop to fix a flat tire. (Alex, Lupe Pruneda)

10/4/2019 City crew mowed and trimmed and use blower at the following locations: E. 495, Sgt Trevino St, Dominion Place, Pablo repaired two door knobs, removed the wall, and sheet rock and the boards from there. (Tomas, Pablo, Richard Ramirez, Martin, Alex, Lupe Pruneda)

10/7/2019 City crew mowed and trimmed at the following locations: Sgt Trevino St, W. Side Sioux Rd (Tomas, Pablo, Richard Ramirez, Martin)

10/8/2019 City crew mowed and trimmed at the following locations: W. El Dora Rd., Hall Acres St., San Antonio St. (Tomas, Pablo, Richard Ramirez, Martin)

10/9/2019 City crew mowed and use blower at the following locations: Nebraska St all Ridge Rd., mowed Campo Verde, mowed and trimmed Moored Rd, Valencia Blvd (Pablo, Richard Ramirez)

10/10/2019 City crew trimmed and mowed at the following locations: N. Wyoming St King Rd , Jesse's Muffler's Shop, Old 83, Miguel Hidalgo and used blower, S. Kansas St and 6th St clean edges and used blower, E. 6th St both sides mowed at the corner of Nebraska St and Old 83 in front of car lot, E. 6th St and Iowa St (Pablo , Richard Ramirez, Miguel , Martin)

10/11/2019 City crew mowed and trimmed at the following locations: Sun Set St, Ceasar Chavez and Sam Houston, corner of Ceasar Chavez and Old 83. (Pablo, Richard Ramirez Martin)

10/14/2019 City crew mowed and trimmed trees, scraped , and piled junk at the following locations:495 and Oblate. (Tomas, Pablo, Richard Ramirez, Martin)

10/15/2019 City crew mowed and trimmed at the following locations: Ceasar Chavez from El Tigre Store to 495, Sam Houston , W. Moore Rd. (Tomas, Pablo, Richard Ramirez, Martin)

10/16/2019 City crew mowed right of way at the following location : ConWay Rd (Robert Daniel, Miguel, Juan)

10/16/2019 City crew mowed and trimmed at the following locations: Ceasar Chavez next Lupe pick up trash , North Raul Longoria front of Plaza , Alta St (Pablo, Richard Ramirez, Martin, Lupe Pruneda)

10/17/2019 City crew mowed and trimmed at the following locations: Old 83 East and West and pick up trash, Sanitation Department (Tomas, Pablo, Richard Ramirez, Martin)

10/17/2019 City crew mowed at the following location: Kansas St and Rail Rd, (Robert, Daniel, Miguel, Juan)

10/18/2019 City crew trimmed and mowed and used blower at the following location: Carrol St mowed and trimmed Oleander St , mowed corner of Nebraska St and Hall Acres (Tomas, Pablo, Richard Ramirez, Martin, Lupe Pruneda)

10/21/2019 City crew trimmed and mowed and use blower at the following location E. El Dora Rd, Retama Rd mowed and use blower, E. Sioux Rd mowed (Tomas, Pablo, Richard Ramirez, Martin)

10/21/2019 City crew scrape this Streets at the following location: Sylvia Circle (Robert, Daniel, Miguel, Juan)

10/22/2019 City crew mowed and trimmed at the following locations: Sgt Trevino St pick up, trash too., Sioux Rd, 6th St and Cesar Chavez St (Tomas, Pablo, Richard Ramirez, Martin, Lupe Pruneda)

10/22/2019 City crew did the following location: Sylvia Circle scrape, pick up brush, (Robert, Daniel, Miguel, Juan)

10/23/2019 City crew trimmed and mowed and used blower, pick up trash at the following locations: 1st St, Nebraska St, Ridge Rd, E. trimmed and clean sidewalks, E., 6th St, Dominique and Nebraska St (Tomas, Pablo, Richard Ramirez, Martin, Lupe Pruneda)

10/24/2019 City crew mowed and trimmed and used blower at the following locations: Raul Longoria pick up trash and trimmed trees, Old 83 and Nebraska St, San Antonio St. (Tomas, Pablo, Richard Ramirez, Martin. Lupe Pruneda)

10/25/2019 City crew pick up brush and used blower at the following location: W. 13th St, Sign on corner of Coil Dr and W. 7th St. pick up trash , I Rd pick up trash on a 300 gallon, Pick up trash on 90 gallon container that were on the floor at the following locations: Treyson St and Via Cantera, Sun Valley St, Sun Set Dr trash and brush and palm leaves, Standard St, W. Texas St, King Rd, Justice Lane, Kansas St. trash and palm leaves, 16th St pick up palm leaves, S. Ohio St pick up palm leaves and brush, Hunee St pick up brush, Beatrice St pick up palm leaves, Oliverio St, Judean Lane , E. San Antonio St. pick up brush and junk (Tomas, Pablo, Richard Ramirez, Martin. Lupe Pruneda)

10/28/2019 City crew mowed and trimmed at the following locations: Hall Acres St. and pick up trash , San Antonio St mowed, Nebraska St trimmed and mowed trees Tomas, Pablo, Richard Ramirez, Martin, Lupe Pruneda)

10/29/2019 City crew trimmed trees and clean at the following location: Hall Acres St. (Tomas, Pablo, Richard Ramirez, Martin, Lupe Pruneda)

- **Street and Alley patching–**

10/3/2019 City crew repaired potholes at the following locations: Sun Set Dr, Ebano Dr. (Alex, Lupe Pruneda)

10/4/2019 City crew repaired potholes at the following locations: Maldonado Dr., W. 3rd St., Camino Real St. (Alex,Lupe, Pruneda)

10/7/2019 City crew repaired major potholes at the following locations:W. 17th St , W. 3rd St, and Cougar St, Maldonado Dr. (Alex, Lupe Pruneda)

10/8/2019 City crew repaired potholes at the following locations: W. 3rd St., behind City Hall Department, North East Subdivision in front of Stewart and Business 83 (Alex, Lupe Pruneda)

10/9/2019 City crew repaired potholes at the following locations: 17th St and Nebraska St. North Subdivision near Stewart Rd and Business 83, Ohio St. (Alex, Lupe Pruneda)

10/10/2019 City crew repaired potholes at the following locations: Ohio St, 17th St, instructed to remove excess dirt and gravel on the curbside, waiting for instruction regarding on 17th St (Alex, Lupe Pruneda)

10/15/2019 City crew repaired potholes at the following locations: Moore Rd, Retama Rd, El Sauz St, 324 W. 3rd St, 107 Gonzalez St, entrance of Raul Longoria and Gonzalez St, Retama St and Sendero St. (Lupe Pruneda, Sam Beltran)

10/16/2019 City crew repaired potholes at the following locations: Retama St Gonzales St. (Alex, Lupe Pruneda, Sam Beltran)

10/17/2019 City crew repaired potholes at the following locations: Retama St Gonzales St, Sanitation Department to pick up backhoe (Alex, Sam Beltran, Lupe Pruneda)

10/18/2019 City crew repaired potholes at the following locations: Baseball Park, El Sauz St., (Alex, Sam Beltran)

10/21/2019 City crew repaired pothole at the following locations: Sylvia St and Raul Longoria, clean curbside with shovels, and use backhoe (Alex, Sam Beltran)

10/22/2019 City crew repaired potholes at the following locations: Sylvia St again Citrus St going North and South. (Alex, Sam Beltran)

10/23/2019 City crew mowed at the following locations: 1st St and pick up trash and brush, Raúl Longoria all to Ridge Rd West and East, San Antonio on Sam Houston St, Nebraska St and Moore Rd (Alex, Sam Beltran)

10/24/2019 City crew repaired potholes at the following locations: 313 Campo Verde Circle, 1209 E 495, 324. W 3rd St, Sylvia Circle St and Curtis St. Sylvia St and Robert St, then block Street for Parade (Alex, Sam)

10/25/2019 City crew trimmed branches at the following location: Sanitation Department installed a Stop Sign on 7th St and Coil St. (Alex, Sam Beltran)

10/28/2019 City crew repaired potholes at the following locations: 6th St and Ceasar M & M Drive thru placed caliche and pick up trash, 1213 West View Chavez St, M & M Drive Thru put some caliche and pick up trash, 1213 West View , Via Cantera St and Treyson St, 901 Shawnee St did a driveway, Coconut Palm corner of 4th St (Alex, Sam Beltran)

10/30/2019 City crew repaired Stop Signs at the following locations: Iowa St and 3rd St, Washingtonia St. and 4th St, San Marcos St. and San Felipe St, South Gate and Raul

Longoria St, Gardenia Dr and San Martin St (Alex, Sam Beltran)

10/31/2019 City crew installed a Stop Sign at the following locations: San Diego St 700 block Ebano Drive and Raul Longoria, cleaned Stop Signs Sioux Rd and Loma Alta St., Loma Azul St, Loma Verde St, , Iowa St and 9th St, Easy St and Gato St. (Alex, Sam Beltran)

- **Trimming Trees –**

10/1/2019 City crew trimmed in the alley at the following location: 13 1/2 St . and Standard St. between 1st St and 2nd St. trimmed a tree 9th St.(Alex, Lupe Pruneda)

10/1/2019 City crew trimmed Eastment at the following locations: 9th St. (Robert, Daniel, Miguel)

10/2/2019 City crew trimmed alley's at the following locations: between S. Jenica Circle, between W. Jenica Circle and Jesenia St, mowed grass E. Minnesota Rd (Alex, Lupe Pruneda)

10/2/2019 City crew mowed and trimmed trees in the alley's at the following locations: E. Nebraska St from 1st St to 4th St (Robert, Daniel, Miguel)

10/11/2019 City crew trimmed a big tree at the following location: Shufford St (Pablo, Richard Ramirez, Martin)

10/16/2019 City crew trimmed trees at the following location: Monica Lane on Sam Houston St (Pablo, Richard Ramirez, Martin , Lupe Pruneda)

10/17/2019 City crew trimmed and mowed in the alley's at the following locations: East 1st, 2nd, 3rd Streets. (Robert, Daniel, Miguel, Juan)

10/30/2019 City crew trimmed trees and mowed at the following locations: Hall Acres. (Tomas, Pablo, Richard Ramirez, Martin, Lupe)

10/31/2019 City crew trimmed trees and piled brush at the following locations: Hall Acres St. San Antonio St. (Tomas, Pablo, Richard Ramirez, Lupe Pruneda)

- **Junk/Trash Pick up -**

10/1/2019 City crew pick up brush at the following locations: 13 1/2 St and Standard St. (Alex, Lupe Pruneda)

10/3/2019 City crew pick up brush in the alley's at the following locations: behind Aguilar Meat Market, Rancho Grande Restaurant, pick up tires and bags debris North Raul Longoria St. (Robert, Daniel, Miguel)

10/3/2019 City crew pick up trash at the following locations: East and West Minnesota Rd. (Tomas, Pablo, Richard Ramirez, Martin)

10/3/2019 City crew pick up trash at the following locations: E. Minnesota Rd (Alex,

Lupe Pruneda)

10/4/2019 City crew pick up brush and tires, trash at the following locations: E. of Nebraska St. between Rail Rd and 3rd St. (Robert, Daniel, Miguel)

10/4/2019 City crew pick up junk at the following locations: San Diego St, Morning Set and then fix a flat. (Joe Montemayor, Juan Gonzalez)

10/7/2019 City crew pick up junk at the following locations: Los Ebanos St, San Diego Retama St, Washingtonia St. (Joe Montemayor, Juan Gonzalez)

10/7/2019 City crew pick up brush and tires at the following locations: Jenica Cir. corner of 4301 Jesenia St and Jacob St, 1331 Nebraska St, 521 Huisache St. (Robert, Daniel, Miguel)

10/7/2019 City crew pick up junk and brush at the following locations: Loma Alta St, Loma Linda St., Loma Vista St., Loma Verde St., Loma Bonita St. (David Garcia)

10/8/2019 City crew assisted Ernesto Vega with 90 gallons and pick up junk at the following locations: San Marcos St, San Jose St, 104 Justice Lane pick up trash Joe Montemayor, Juan Gonzalez)

10/9/2019 City crew pick up junk in the alley's at the following locations: Meme's , W Amy Dr Sylvia Circle (Joe Montemayor, Juan Gonzalez)

10/11/2019 City crew pick up junk at the following locations: W. 495 and Oblate (Juan Gonzalez, Joe Montemayor)

10/14/2019 City crew pick up junk at the following locations: Salazar St, Prime's Bar, S. Nebraska (Joe Montemayor, Juan Gonzalez)

10/15/2019 City crew pick up brush at the following locations: ConWay Rd between San Antonio and Nebraska St , pick up bags on S. San Antonio St. (Robert, Daniel, Miguel, Juan)

10/16/2019 City crew pick up brush at the following locations: El Sauz St, Business 83 palm leaves (Robert, Daniel, Miguel, Juan)

10/16/2019 City crew pick up junk at the following location: 113 W. 9th St, work on sidewalk on 2005 Sun Rise St, fix a flat. (Joe Montemayor, Juan Gonzalez)

10/17/2019 City crew pick up tires at the following locations: East 1st, 2nd , 3rd St (Robert, Daniel, Miguel, Juan)

10/23/2019 City crew pick up junk at the following locations: 607 W. 3rd St, W. 3rd St, Cougar St (Joe Montemayor, Juan Gonzalez)

10/24/2019 City crew pick up palm leaves at the following location: Old Hwy 83, Nebraska and Raul Longoria pick up trash, debris, alley behind Dollar Tree pick tires and bags. (Daniel, Miguel, Juan)

10/28/2019 City crew pick up junk at the following locations: Salazar St, Los Ebanos St, Los Ebanos St (alley), San Diego (alley), Nebraska St (Joe Montemayor, Juan

Gonzalez)

10/29/2019 City crew pick up junk at the following locations: W. 495 and Standard St, Hazel St (Alley) W. 495 and Oblate St, Douglas St (Alley), Deanna St, Deanna St (Alley) (Joe Montemayor, Juan Gonzalez)

10/29/2019 SW740 City crew mowed and pick up trash in alley's at the following locations: Calle De Jardin St, Lilia St, pick up tires at North East San Juan (Robert, Miguel, Juan

10/30/2019 City crew pick up junk at the following locations: Deanna St, W. Sandra St, Jaime St (Joe Montemayor, Juan Gonzalez)

10/31/2019 City crew pick up brush and tires at the following locations: 416 W. Mesquite St, 1004 Sunset 1107 E. 12 1/2 St., 1015 E. 12 1/2 St, three alley behind Azteca Bakery, behind Hinostroza Cabinet, behind Golden Chicken, Thelma St North of Raul Longoria. (Robert, Daniel, Juan, Martin)

TRAININGS

KEEP SAN JUAN BEAUTIFUL BOARD MEETING MINUTES



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 11/4/2019

SUBJECT: San Juan Memorial Library Monthly Report.

Enclosed is the October monthly report including statistics and programs:

For the month of October, we had, 4,470 visitors. Out of those visitors, 1,259 were here for computer use only. The library checked out a total of 1,523 items both adult and children. We had 174 in-house circulation items. We requested and received twenty-seven (27) Interlibrary Loans (ILL). We had 82 new patrons added to our circulation system. We helped the public with an estimated 748 reference/informational questions. We had 53 fax transactions. The monthly amount deposited was \$1,424.59 both fines and fees.

Please see the attached statistical report.

During the month of October

- Attended the Directors’ meetings.
- Attended the City Commission meetings.
- Attended the Library Board monthly meeting.
- Attended the Health Insurance Open Enrollment.
- Attended the Special Called meeting.
- Attended the meeting at the Basilica for Día de los Muertos
- Attended the City’s Sexual Harassment Workshop.
- Participated at the City’s Employee Costume Contest.
- Hosted the Halloween Event for children from the community.
- Participated, with the library staff, at the city’s Trunk or Treat event.
- Attended the Basilica Día de los Muertos Celebration and the Grand Opening for the Sand Mats (Tapetes de Arena) which were made by the Oaxacan Artists,

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- Went to City Hall to make the weekly money deposits for the library.
- Managed the day to day operations of the San Juan Memorial Library.

Meetings to be held in November, 2019

Multipurpose Room

Civil Service meeting, November 1st

Dinner hosted by the Library Board for the Oaxacan Artists, November 1st

HR Health Insurance, November 4th

EDC Meetings, November 5th & 19th

IT Department, November 7th

Planning & Zoning, November 7th & 21st

City Commission Meetings, November 12th & 26th

Directors' Meetings, November 13th & 27th

Library Board Meeting, November 13th

Doedyns Elementary, November 18th

Civil Service, October 3rd & 24th

Special Called Meeting, October 16th

Planning and Zoning, October 17th

Children's Halloween Event, October 31st

Training Room:

Spanish GED Classes, November 4th thru November 27th

Computer Classes, November 5th thru November 26th

ESL Classes, Mondays and Wednesdays from November 4th thru November 27th.

**San Juan Memorial Library
October 2019 Statistics**

Statistics	
Total Visitors	4,470
Computer Users	1,259
Total Checkouts	1,523
In-House Use	174
Inter-Library Loans	27
New Patrons	82
Reference\ Informational Questions	748
FAX transactions	53
Children's Programs	10
Attendance	163

Multipurpose Room Reservations	Attendance
1st EDC Meeting	15
2nd Library Board Meeting	8
3rd Special Called Meeting	27
4th City Manager - Executive Room	16
4th Civil Service Meeting	5
7th Human Resources - Orientation	5
8th City Commission	35
14th Directors Meeting - Executive Room	15
14th City Manager - Executive Room	5
15th EDC Meeting	15
16th Special Called Meeting	25
16th Utilities - Executive Room	6
17th Utilities - Pre-Bid Meeting	9
17th Planning & Zoning	15
18th Directors Meeting - Executive Room	15
21st Human Resources - Orientation	5
21st Special Called Meeting	85
22nd City Commission	33
23rd Directors Meeting - Executive Room	15
23rd Carman Elementary	45
24th Civil Service Exam	4
24th Carman Elementary	16
28th Human Resources - Sexual Harassment T.	65
28th Human Resources - Executive Room	2
29th I.T. Training	12
30th Planning & Zoning - Executive Room	6
31st Human Resources - Executive Room	3
31st Employee Costume Contest	30
31st Halloween Party	120
Total	657

Training Room Reservations	Attendance
1st Human Resources - Training	19
2nd RGV Literacy Center - Tutoring	9
2nd Spanish GED Class	8
3rd Computer Class	2
3rd Spanish GED Class	7
3rd RGV Literacy Center - Tutoring	9

Checkouts	
DVDs	365
Books Juvenile	947
Books Adult	211
Total	1,523

WiFi Usage	
LibGuest	994
LibStaff	304
Total	1,298

Study Room Attendance	
Study Rooms	70

Facebook Page	
Likes	10
Visitors	13

SJML Homepage	
Visitors	1,530

Deposits	
Fines	\$ 560.09
Copies	\$ 864.50
Total	\$ 1,424.59

Computer Classes	
Attendance	10

T.R. Reservations (cont)	Attendance
7th Spanish GED Class	8
8th Computer Class	2
9th Spanish GED Class	7
10th Computer Class	3
10th Spanish GED Class	6
14th Spanish GED Class	5
15th Computer Class	3
15th Spanish GED Class	5
19th Girl Scouts of America	20
21st Spanish GED Class	8
23rd Spanish GED Class	8
24th Spanish GED Class	8
28th Spanish GED Class	9
30th Spanish GED Class	9
31st Spanish GED Class	9
Total	164

Youth & Children's Programs/Attendance

Date	Program	Attendance
Tuesday, October 1, 2019	Story Time/Color	3
Wednesday, October 2, 2019	Toddler Time	4
Friday, October 4, 2019	Story Time/Color	3
Saturday, October 5, 2019	Story Time/Craft	7
Saturday, October 5, 2019	Movie	9
Tuesday, October 8, 2019	Story Time/Craft	5
Wednesday, October 9, 2019	Toddler Time	4
Tuesday, October 29, 2019	Story Time/Craft	4
Wednesday, October 30, 2019	Toddler Time	4
Thursday, October 31, 2019	Halloween Party	120
Total	10	163

Minutes of the Meeting of the San Juan Library Advisory Board

Date: September 4, 2019
Time: 6:00 p.m.
Place: San Juan Memorial Library

Members Present: Maria Estella Ayala George Rodea
Nadia Baughman Elizabeth Saldaña
Iris Lara Teresa Sloss
Maria A. Navarro

Members Absent:

Liaison: Commissioner Jesus “Jesse” Ramirez

Library Director: Armandina A. Sesín

Visitors:

ORDER OF BUSINESS

I Invocation

Maria A. Navarro led the Invocation.

II Pledge of Allegiance

Maria Estella Ayala led the Pledge of Allegiance.

III Call Meeting to Order

Iris Lara called the meeting to order at 6:07 p.m.

IV Roll Call

All Board Members were present.

V Review of Minutes

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

VI Old Business

Report by Christina Perez, Children’s Librarian

Christina talked about the Summer Reading Program. She presented a summary of the events, with dates, and with what took place. (See Attached).

VII New Business

Welcome New Members

The director introduced to the members of the library board two new members, Mrs. Teresa Sloss and Mr. George Rodea.

Election of Chair-person and Vice-chairperson

The director explained that there are two ways of having an election, one by nomination and the other one by secret ballots. The members of the board decided to go with nominations.

Iris Lara, secretary, asked the board members if anyone would be willing to take the position of Chair-person and Vice-chairperson, Mrs. Baughman expressed her desire to be Chair-person. Elizabeth Saldaña expressed her desire to be Vice-Chairperson. Maria A. Navarro made a motion to accept Mrs. Baughman as Chairperson and Mrs. Saldaña as Vice-chairperson. Maria Estella Ayala seconded the motion. The motion passed unanimously.

VIII Director's Report

The library director presented the August report which was prepared by Richard Rodriguez, Library Assistant Supervisor, because she has been on sick leave and under FMLA since July 23 due to an injury caused by a fall and a consequent surgery. She also mentioned the Halloween event that the library is having for the kids. She said also that after the event, at the library, they encouraged the children to go to the city's Trunk or Treat. The city is planning in conjunction with the San Juan Basilica, an event for Dia de los Muertos at which some Oaxacan artists will be here for that event. There's also a Catrin and Catrina contest. She'll give more information at the next meeting.

IX Adjournment

A motion to adjourn was made at 6:55 p.m. by Elizabeth Saldaña and seconded by Maria Estella Ayala. Next meeting will be Wednesday, October 2, 2019.

Nadia Baughman, Chair

Iris Lara, Secretary

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

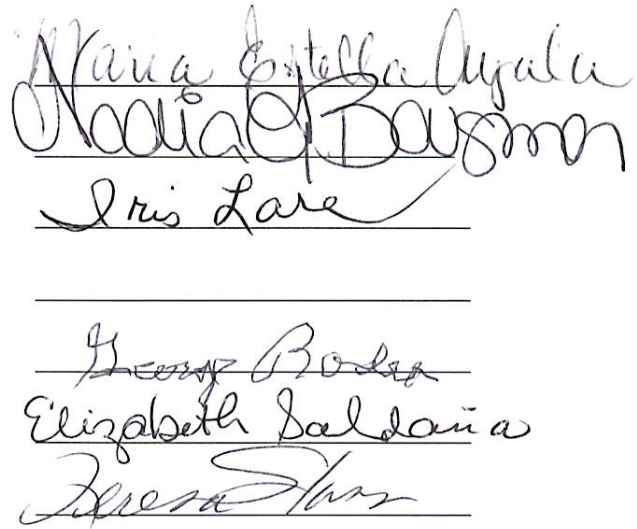
DATE: October 2, 2019

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library

Board Members:

1. Maria Estella Ayala
2. Nadia Baughman
3. Iris Lara
4. María Alicia Navarro
5. George Rodea
6. Elizabeth Saldaña
7. Teresa Sloss


The image shows handwritten signatures for the first six board members. The first three signatures are on a single line, and the next three are on a separate line. The signatures are: Maria Estella Ayala, Nadia Baughman, Iris Lara, George Rodea, Elizabeth Saldaña, and Teresa Sloss.

Liaison:

Commissioner Jesus "Jesse" Ramirez

Library Director:

Armandina A. Sesín

Visitors:



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 11/5/2019

SUBJECT: Parks and Recreation Monthly Report.

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

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

- Crew leaders had a training class for the new Scagg mowers that were purchased.
- Maintaining baseball fields for upcoming rentals and winter league play.
- Working on replacing wood siding at Parks and Recreation Office.
- Power washing sidewalks at the library and city hall.
- Replacing, fixing and painting the wood benches at Municipal Park.
- Painting the park entrance block sign at Municipal Park.
- Marking fields and up-keep of the grounds for flag football at Municipal Park.
- Maintaining the new fence put up along 1st street at Municipal Park.
- Preparing the parks office and the Wetlands for the employee appreciation luncheon.

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

- Assisted PSJA High School with the parade line-up for homecoming.
- Staff has been preparing throughout the month for the annual Halloween Festival that took place October 31, 2019.
- Working on Noche De Paz sponsorships.

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- Begin preparations for the Annual Friendly City 5K.
- Working on a quote for a new sprinkler system at Municipal Park.
- Staff attended sexual harassment training.

Recreation Division, this past month staff has been coordinating and organizing upcoming fall events and leagues.

FALL LEAGUES: Coaches meeting was held on October 3 for Volleyball and Flag Football at Amigos del Valle, at 6 p.m. and 6:45 p.m. Flag Football, Volleyball and Tackle Football Leagues commenced the week of October 14. **FALL LEAGUES:** Flag Football there is 21 teams, Volleyball there is 26 teams and Tackle Football there is 5 teams. Our department has hosted a couple of days of youth tackle football games on Saturday, October 12 for the 6th grade division and Saturday, October 26 for the 4th-5th grade division.

Registration is ongoing for boys soccer, girls basketball and winter baseball.

TAAF SILVER CITY AWARD – Tuesday, October 8, department staff presented to the City Commissioners and City Manager the TAAF Silver City Award. The award is based on the size of the city and how many teams were registered with TAAF, our department's involvement and organization and training with TAAF throughout the year.

PUNT, PASS & KICK USA- Saturday, October 12, the Punt, Pass & Kick USA was held from 10:30am -12pm at Municipal Park. The competition was held for Boys and Girls ages 6-7, 8-9, 10-11, 12-13, & 14-15 competing separately. Approximately 20 kids participated this year. Winners will advance directly to the national PPK USA at Louisiana State University stadium.

-

PACK THE HOUSE: Saturday, October 19, the volleyball participants were invited to attend the PSJA Lady Bears vs Mission Lady Eagles game. The youth participants were recognized at the game.

PSJA ISD ELEMENTARY TRACK – Thursday, October 24, five staff members were assigned to assist the PSJA ISD Athletic Department conduct the track meet.

HALLOWEEN FESTIVAL: October 31, our department hosted the 2019 Halloween Festival, staff assisted with the Kiddie Rides, Concessions Stand, Photo Booth, Movie and the Costume Contest.

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

- Corrected issues with the AC and the air handler at the waste water plant.
- Fixed traffic light issues on Cesar Chavez.
- Prepared all electrical for Halloween Festival.

- Working on quotes for outside lighting at the Fire Department and Library.
- Working on AC units at the Wetlands.

UPCOMING EVENTS:

November 11, 2019 Homecoming Parade

December 2, 2019 Lighting of the Christmas tree

December 21, 2019 Noche De Paz

Next Parks and Recreation Advisory Board Meeting is scheduled for Monday November 11, 2019. We did not have a quorum for October.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 12, 2019

Hold a Public Hearing for a Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.

STAFF COMMENTS AND RECOMMENDATIONS:

Esponjas Development, LLC. owns a 25.0 acre tract of land along Carroll Road, just West of Clover Elementary School. The property has two different zonings, commercial and residential. The applicant is proposing to rezone 12.77 acres from Neighborhood Commercial District to Single-Family Residence District. The land use pattern for this area of the community consists of residential and commercial uses.

The Comprehensive Plan establishes this property as residential use. If approved, the proposed single family development would need to comply with the city's requirements, as applicable.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventeen (17) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

RECOMMENDATION:

During their regular meeting on November 7, 2019 the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 5-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 11/07/2019
CITY COMMISSION – 11/12/2019
DATE PREPARED – 10/29/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S)

APPLICANT: Esponjas Development, LTD.

AGENT: Quintanilla, Headly and Associates

LEGAL: Being a 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision.

LOCATION: The property is located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road

LOT/TRACT SIZE: 12.77 acres

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Single Family Use

EXISTING ZONING: Neighborhood Commercial District (C-1)

**EXISTING LAND USE/
ADJACENT ZONING:** North – Commercial; Expressway Corridor District (EC)
South – Commercial; General Business District (C-2)
East –Residential; Single-Family Residential District (R-S)
West – School; Single-Family Residence District (R-S)

ACCESS AND CIRCULATION: This property has access onto Carroll Road.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

Esponjas Development, LLC. owns a 25.0 acre tract of land along Carroll Road, just West of Clover Elementary School. The property has two different zonings, commercial and residential. The applicant is proposing to rezone 12.77 acres from Neighborhood Commercial District to Single-Family Residence District. The land use pattern for this area of the community consists of residential and commercial uses.

The Comprehensive Plan establishes this property as residential use. If approved, the proposed single family development would need to comply with the city's requirements, as applicable.

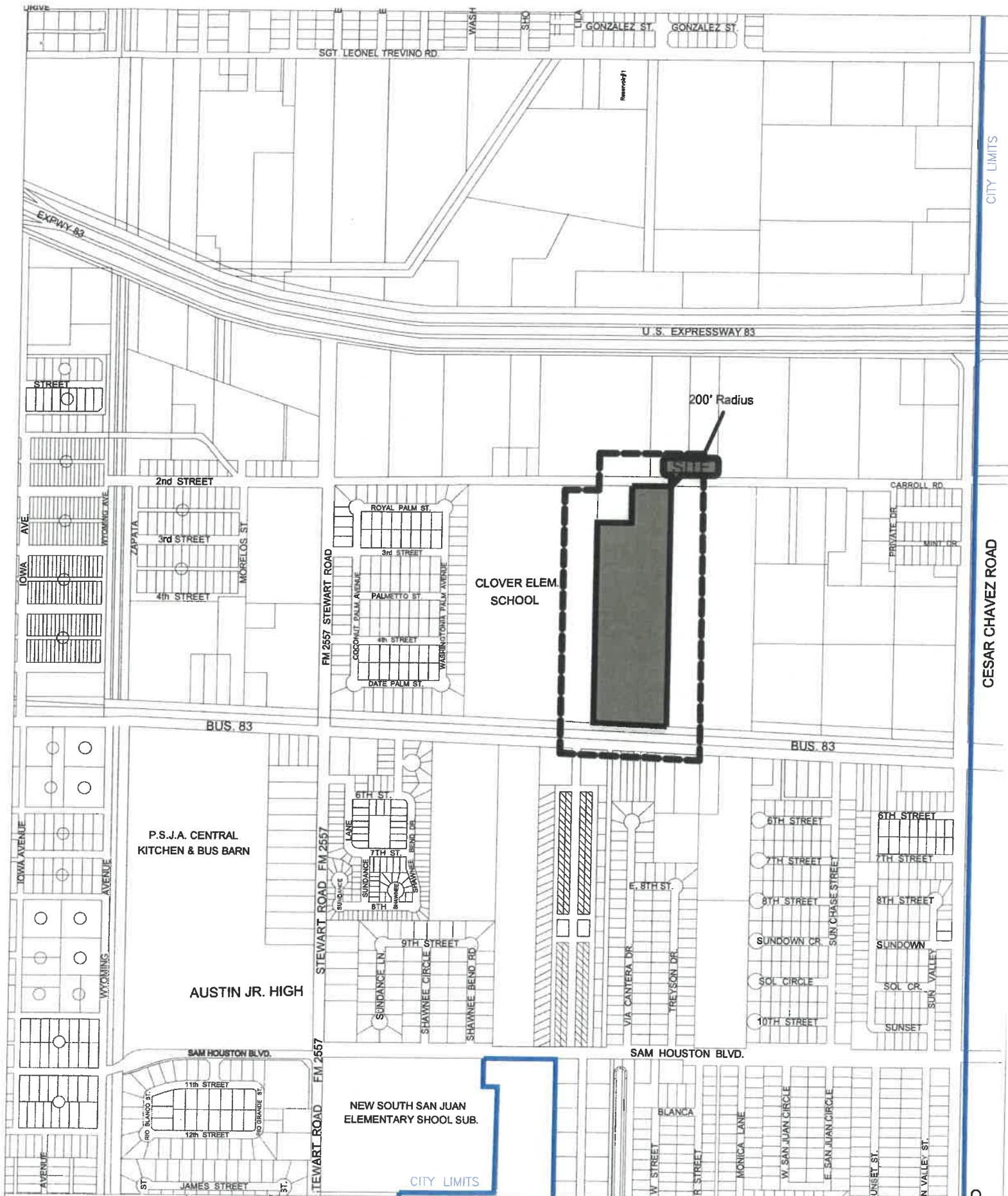
Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventeen (17) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

ATTACHMENTS:	Location Map Aerial Photo Zoning Map Survey of property List of neighboring property owners receiving notice Pictures Ordinance
---------------------	---

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 11/7/2019 Commissioner Alaniz made a motion to approve the rezoning request as presented by staff. Commissioner Guajardo seconded the motion. The motion passed unanimously with a 5-0 vote.

Mr. Escobar said that applicant is proposing to rezone 12.77 acre tract into Single-Family Residence District. Comprehensive Plan established this area as a residential. He said that property was rezoned some time back into Neighborhood Commercial and now they are changing it back to residential.



Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.

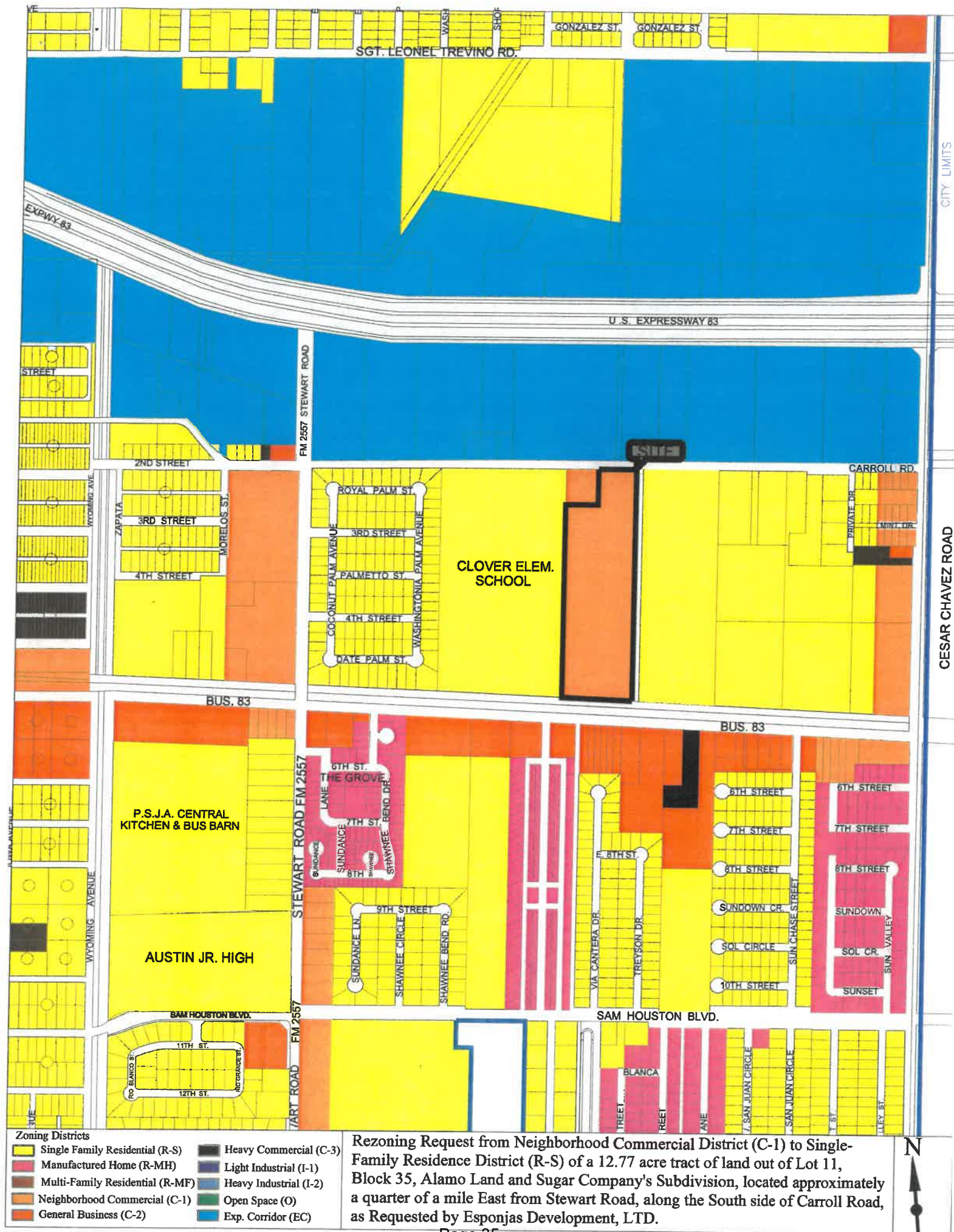


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.





LOT 1
SOUTH TEXAS CMC SUBDIVISION RECORDED IN
INSTRUMENT NUMBER 1983126, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

SUBDIVISION RECORDED IN INSTRUMENT NUMBER
2335644, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1, ACURA SUBDIVISION RECORDED IN
INSTRUMENT NUMBER 2537982, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

P.O.C.
N.E. COR.
LOT 11

Q CARROLL ROAD

SET C.P.S. S 81°28'15" E 241.16'

P.O.B. SET C.P.S. N 81°28'15" W

544.78' 1320'

THE JUANTA M. SINGLETERRY TRACT, A 1.10
ACRE TRACT OF LAND OUT OF LOT 11, BLOCK
35, ALAMO LAND AND SUGAR COMPANY'S
SUBDIVISION, ACCORDING TO WARRANTY DEED
RECORDED IN VOLUME 1774, PAGE 378,
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FND. 1/2" IRON ROD
S 81°26'34" E 208.84'

FND. 1/2" IRON ROD
N 08°28'39" E 228.86'

THE FRANCISCO ROMERO, JR.
TRACT, A 1.0 ACRE TRACT OF
LAND OUT OF LOT 11, BLOCK 35,
ALAMO LAND AND SUGAR
COMPANY'S SUBDIVISION,
ACCORDING TO WARRANTY DEED
RECORDED UNDER COUNTY
CLERK'S DOCUMENT NUMBER
659324, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100'

THE PHARR-SAN JUAN-ALAMO,
INDEPENDENT SCHOOL DISTRICT TRACT,
THE WEST HALF OF THE WEST HALF OF
LOT 11, BLOCK 35, ALAMO LAND AND
SUGAR COMPANY'S SUBDIVISION,
ACCORDING TO WARRANTY DEED
RECORDED UNDER COUNTY CLERK'S
DOCUMENT NUMBER 58965, OFFICIAL
RECORDS, HIDALGO COUNTY, TEXAS.

P-54-A (SD CARROLL SCHOOL RECORDED
IN VOLUME 40, PAGE 142, MAP
RECORDS, HIDALGO COUNTY, TEXAS.

SAME OWNERSHIP

THE RICARDO MARTINEZ TRACT, A 3.0 ACRE TRACT OF LAND OUT
OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S
SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER
COUNTY CLERK'S DOCUMENT NUMBER 140574, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS.

THE JOE N. MARTINEZ TRACT, A 3.0
ACRE TRACT OF LAND OUT OF LOT 11,
BLOCK 35, ALAMO LAND AND SUGAR
COMPANY'S SUBDIVISION AND OUT OF
BLOCKS D AND I MILLER'S SUBDIVISION,
ACCORDING TO GENERAL WARRANTY DEED
RECORDED UNDER COUNTY CLERK'S
DOCUMENT NUMBER 2033294, OFFICIAL
RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND
○ = GATEWELL/STANDPIPE
⊙ = IRRIGATION VALVE

35" CONC. STAND PIPE

CHAINLINK FENCE

IRRIGATION VALVE

30.0" H.C.I.D. No. 2
IRRIGATION EASEMENT
CENTERED ON PIPE

FND. 1/2" IRON ROD
EXIST. STORM
SEWER M.H.
TOP=103.71

N 77°53'25" W 450.94'

S 08°28'13" W

EXIST. 18" IRRIGATION LINE

NORTH LINE OF RAILROAD
EXIST. RAILROAD TRACKS

SCHEDULE B PARAGRAPH 10

10.b. EASEMENTS FOR ROADWAYS, CANALS, LATERALS, DRAINAGE DITCHES AND
OTHER IRRIGATION PURPOSES AS RESERVED IN DEED FROM ALAMO LAND
AND SUGAR CO. TO H.P. CLAUSEN, RECORDED IN VOLUME 57, PAGE 323,
DEED RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET)

10.c. EASEMENT GRANTED TO LEVEL 3 COMMUNICATIONS, LLC, BY JOSE JULIAN
MARTINEZ, ET AL. AS SET OUT IN SUT BETWEEN PAUL D. BRAHNSKI, ET
AL. VS. QWEST COMMUNICATIONS COMPANY, LLC ET AL. IN THE OFFICE OF
THE HIDALGO COUNTY, TEXAS, UNDER CLERK'S DOCUMENT NO. 2831829
(APPLY-BLANKET)

LEGEND
● = SET 1/2" x 24"
IRON ROD WITH
PLASTIC CAP
STAMPED RPLS 4856
UNLESS OTHERWISE NOTED

PLAT SHOWING

CHANGE OF ZONE FROM C-1 TO R-S
A 12.77 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO
LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS,
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1,
PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND
ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED
UNDER COUNTY CLERK'S DOCUMENT NUMBER 3042551, OFFICIAL
RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING. (NO SHADING.)
COMMUNITY-PANEL NUMBER 490334 0425 C
MAP REVISED: NOVEMBER 16, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN
ACCORDANCE WITH TERRA DE PALMAS SUBDIVISION RECORDED
IN VOLUME 22, PAGE 152, MAP RECORDS, HIDALGO COUNTY,
TEXAS.
THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT
TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO
AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE
CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING
EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING
PLAT TO BE A TRUE AND CORRECT REPRESENTATION
OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL
SURVEY DONE ON THE GROUND UNDER MY DIRECTION.
THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR
SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY VISIBLE
ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF
IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

VOL. 1 PAGES 24-26
SURVEYED AUGUST 20, 2019
OWNER
ADDRESS
JOB No. G.F. No. D003170125
BOOK No. PAGE
F:\DATA\SUR18\ LT 11 BLK 35 AL5



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 OFFICE@QHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

124 E. Stubbs, Edinburg, Texas 78539

Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

ZONE CHANGE FROM C-1 TO R-S

A 12.77 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3042551, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11, AND IN THE CENTERLINE OF CARROLL ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°28'15" W, 544.76 FEET FROM THE NORTHEAST CORNER OF LOT 11.

THENCE; S 08°28'13" W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 1,356.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 77°53'25" W, A DISTANCE OF 450.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE P-SJ-A ISD CARROL SCHOOL SUBDIVISION (RECORDED IN VOLUME 40, PAGE 142, MAP RECORDS, HIDALGO COUNTY, TEXAS), FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°28'13" E (MAP RECORD: N 08°31'45" E), ALONG THE EAST LINE OF THE P-SJ-A ISD CARROL SCHOOL SUBDIVISION, A DISTANCE OF 1,099.37 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE JUANITA M. SINGLETERRY TRACT (A 1.10 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1774, PAGE 378, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 81°26'34" E, ALONG THE SOUTH LINE OF THE JUANITA M. SINGLETERRY TRACT, A DISTANCE OF 208.84 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°28'39" E, ALONG THE EAST LINE OF THE JUANITA M. SINGLETERRY TRACT, PASSING A 1/2" IRON ROD FOUND AT 208.86 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 228.86 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11, AND IN THE CENTERLINE OF CARROLL ROAD FOR THE NORTHEAST CORNER OF SAID TRACT, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'15" E, ALONG THE NORTH LINE OF LOT 11, AND THE CENTERLINE OF CARROLL ROAD, A DISTANCE OF 241.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.77 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TIERRA DE PALMAS SUBDIVISION, RECORDED IN VOLUME 22, PAGE 152, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: SEPTEMBER 9, 2019


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 12.77 a tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter o mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.

Esponjas Development, LTD.
2912 S. Jackson Rd.
McAllen, TX 78503

Phillips, Thomas F.
910 East Business 83
San Juan, TX 78589-4628

Martinez, Ricardo and Petra
2710 N. Shary Road
Mission, TX 78574

Phillips, Thomas F.
1312 Bluebird Avenue
McAllen, TX 78504-3535

Castillo, Fernando and Eva C.
P.O. Box 903
San Juan, TX 78589-0903

TDL Properties LLC.
120 W. Jonquil Avenue
McAllen, TX 78501

Pharr-San Juan-Alamo ISD
P.O. Box 4
Pharr, TXD 78577

Mireles, Armando and Elizabeth
726 Pauli Avenue
Alamo, TX 78516-9563

Martinez, Jose Julian ET AL
P.O. Box 191
San Juan, TX 78589-0191

Romero, Francisco Jr. and Noelia
P.O. Box 1282
San Juan, TX 78589-1282

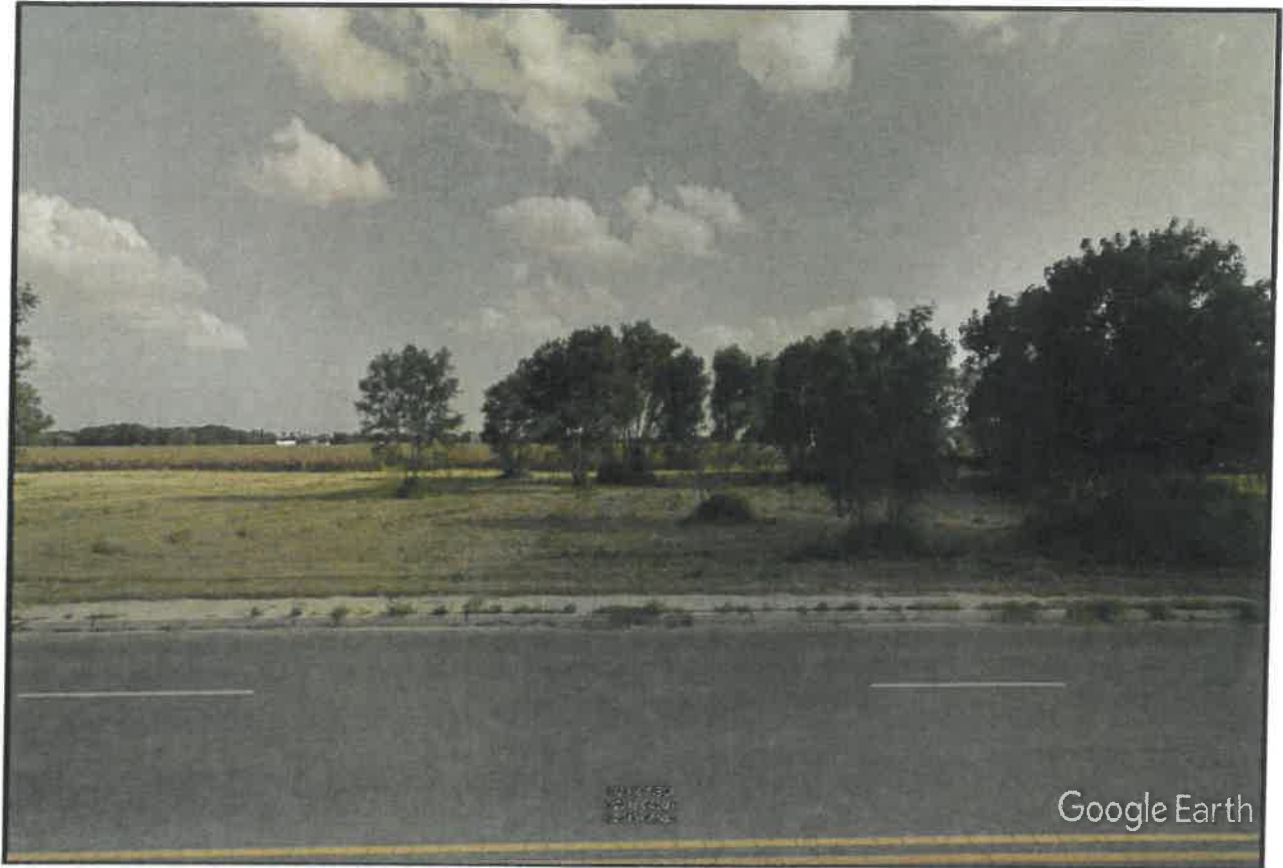
DHMS Properties II LLC.
9111 N. Freeway
Houston, TX 77037-2038

DJP III LLC.
519 Bentley Mnr.
Shavano Park, TX 78249-2065

Shuby 69 LLC.
900 E. Business Hwy 83
San Juan, TX 78589-4301

La Esperanza Adult Day Care
Health Care Center Inc.
1215 E. Ferguson Avenue
Pharr, TX 78577-2706

Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.



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 NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) TO SINGLE-FAMILY RESIDENCE DISTRICT (R-S) FOR A PROPERTY LEGALLY DESCRIBED AS A 12.77 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, LOCATED APPROXIMATELY A QUARTER OF A MILE EAST FROM STEWART ROAD, ALONG THE SOUTH SIDE OF CARROLL 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 12.77 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, shall be changed to Single-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 12th day of November, 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
NOVEMBER 12, 2019

Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.

STAFF COMMENTS AND RECOMMENDATIONS:

Esponjas Development, LLC. owns a 25.0 acre tract of land along Carroll Road, just West of Clover Elementary School. The property has two different zonings, commercial and residential. The applicant is proposing to rezone 9.34 acres from Single-Family Residence District to Multi-Family Residence District. The land use pattern for this area of the community consists of residential and commercial uses.

The Comprehensive Plan establishes this property as residential use. If approved, the proposed single family development would need to comply with the city's requirements, as applicable.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fourteen (14) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

RECOMMENDATION:

During the regular meeting on November 7, 2019 the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 5-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 11/07/2019
CITY COMMISSION – 11/12/2019
DATE PREPARED – 10/29/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF)
APPLICANT:	Esponjas Development, LTD.
AGENT:	Quintanilla, Headly and Associates
LEGAL:	Being a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision.
LOCATION:	The property is located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road
LOT/TRACT SIZE:	9.34 acres
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Multi-Family Use
EXISTING ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; Expressway Corridor District (EC) <u>South</u> – Commercial; General Business District (C-2) <u>East</u> –Residential; Single-Family Residential District (R-S) <u>West</u> – Vacant; Neighborhood Commercial District (C-1)
ACCESS AND CIRCULATION:	This property has access onto Carroll Road.
PUBLIC SERVICES:	Water and sewer services will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

Esponjas Development, LLC. owns a 25.0 acre tract of land along Carroll Road, just West of Clover Elementary School. The property has two different zonings, commercial and residential. The applicant is proposing to rezone 9.34 acres from Single-Family Residence District to Multi-Family Residence District. The land use pattern for this area of the community consists of residential and commercial uses.

The Comprehensive Plan establishes this property as residential use. If approved, the proposed single family development would need to comply with the city's requirements, as applicable.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fourteen (14) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Survey of property
List of neighboring property owners receiving notice
Pictures
Ordinance

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 11/7/2019 Commissioner Alaniz made a motion to approve the rezoning request as presented by staff. Commissioner Guajardo seconded the motion. The motion passed unanimously with a 5-0 vote.

Mr. Escobar said the rezoning request is for the adjacent 9.34 acre tract and applicant is proposing to change into Multi-Family Residence District. As he mentioned before, the Comprehensive Plan established this area as residential use and Multi-family Residence District is be consider as residential.



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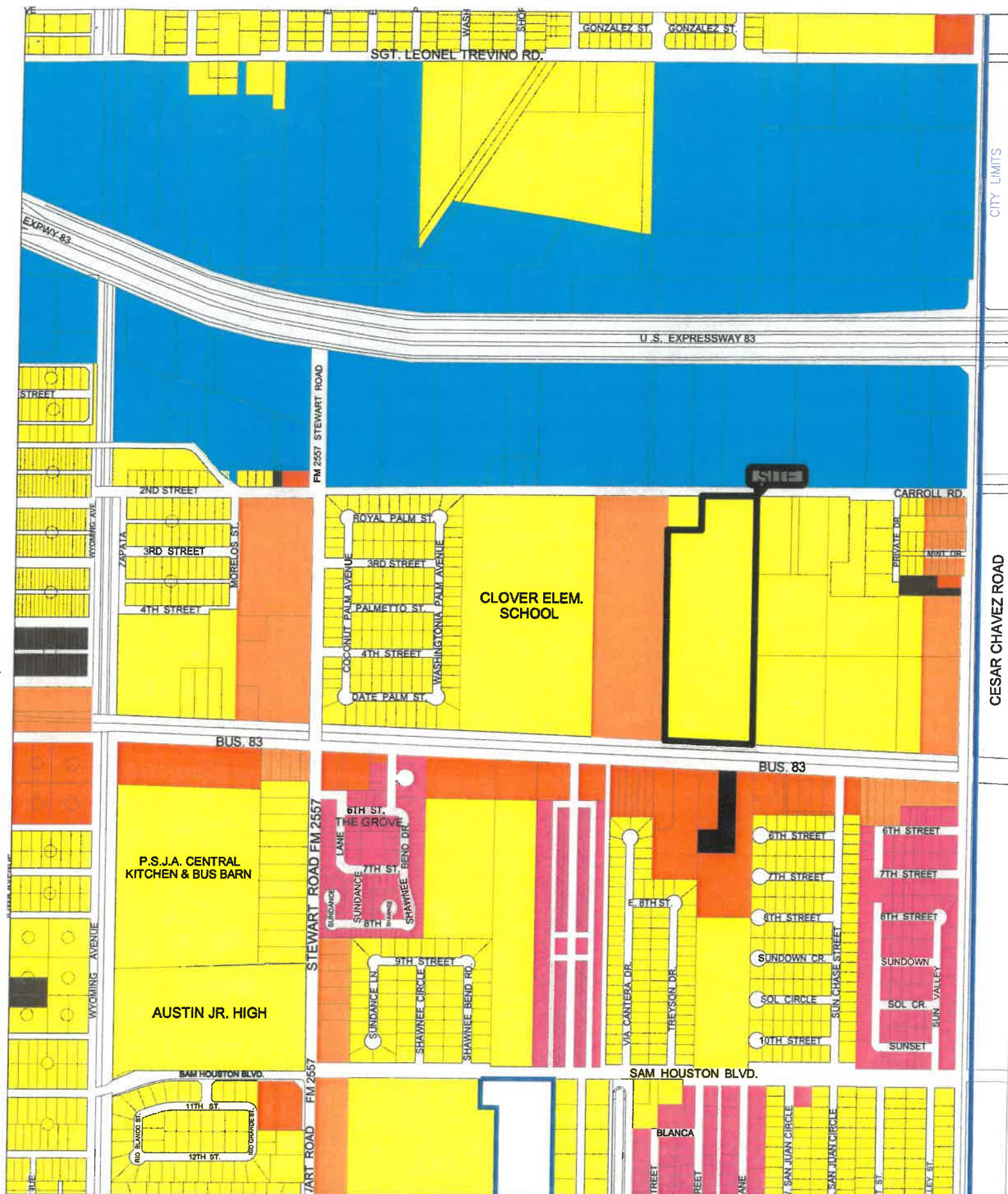


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.





CITY LIMITS

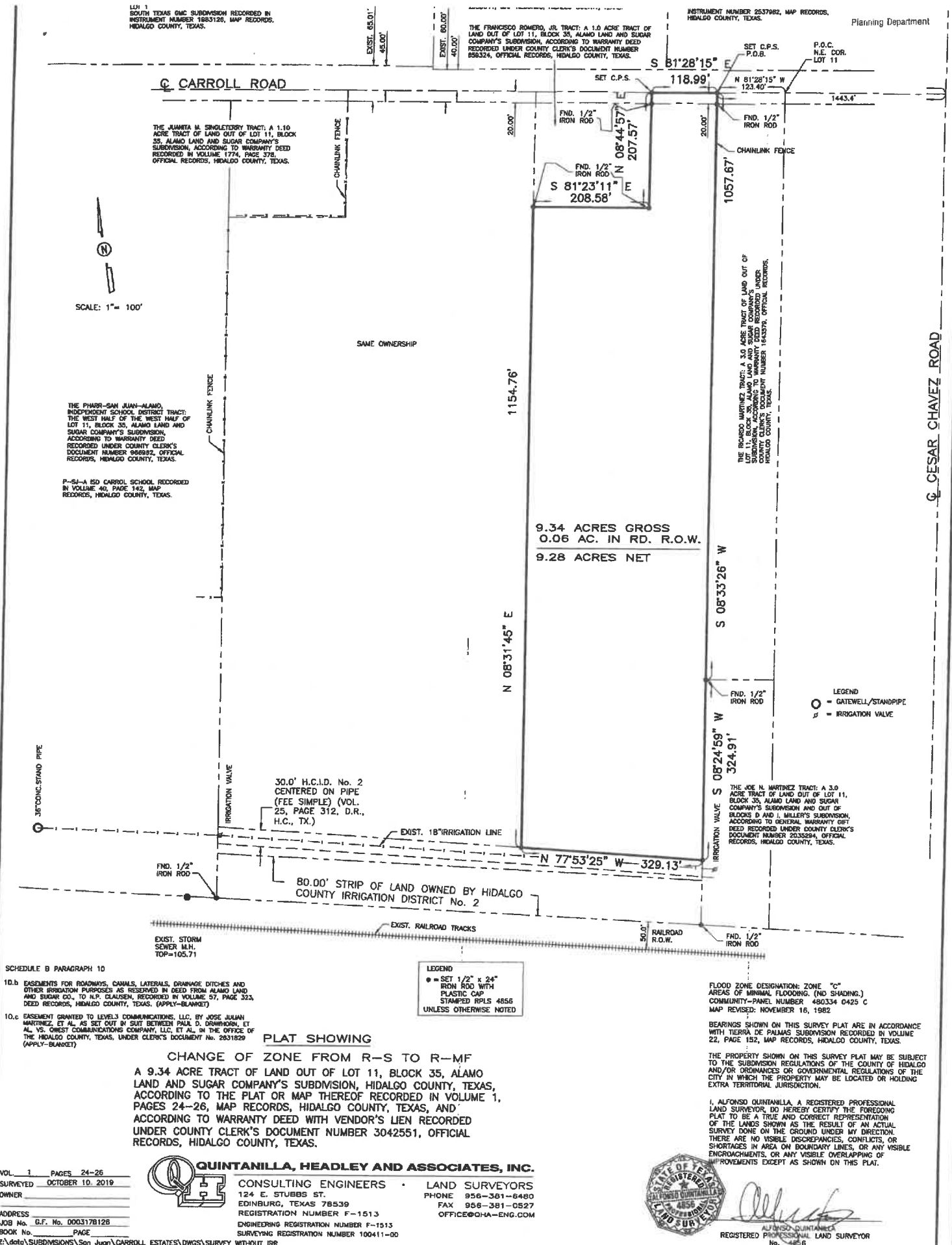
CESAR CHAVEZ ROAD

Zoning Districts

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

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.







QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Afonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

124 E. Stubbs, Edinburg, Texas 78539

Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

ZONE CHANGE FROM R-S TO R-MF

A 9.34 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3042551, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11, AND IN THE CENTERLINE OF CARROLL ROAD FOR THE NORTHWEST CORNER OF THE RICARDO MARTINEZ TRACT (A 3.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1643579, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°28'15" W, 123.40 FEET FROM THE NORTHEAST CORNER OF LOT 11.

THENCE; S 08°33'26" W, ALONG THE WEST LINE OF THE RICARDO MARTINEZ TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 1,057.67 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT, THE NORTHWEST CORNER OF THE JOE N. MARTINEZ TRACT (A 3.00 ACRE TRACT OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AND OUT OF BLOCKS D AND I, MILLER'S SUBDIVISION, ACCORDING TO GENERAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2035294, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°24'59" W, ALONG THE WEST LINE OF THE JOE N. MARTINEZ TRACT, A DISTANCE OF 324.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF AN HIDALGO COUNTY IRRIGATION DISTRICT No.2 RIGHT OF WAY FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 77°53'25" W, ALONG THE NORTH LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT No.2 RIGHT OF WAY, A DISTANCE OF 329.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°31'45" E, A DISTANCE OF 1,154.76 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE FRANCISCO ROMERO, JR. TRACT (A 1.0 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 659324, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 81°23'11" E, ALONG THE SOUTH LINE OF THE FRANCISCO ROMERO, JR. TRACT, A DISTANCE OF 208.58 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°44'57" E, ALONG THE EAST LINE OF THE FRANCISCO ROMERO, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 197.57 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 207.57 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11 AND IN THE CENTERLINE OF CARROLL ROAD FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'15" E, ALONG THE NORTH LINE OF LOT 11, AND THE CENTERLINE OF CARROLL ROAD, A DISTANCE OF 118.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.34 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TIERRA DE PALMAS SUBDIVISION, RECORDED IN VOLUME 22, PAGE 152, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: OCTOBER 10, 2019

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract and out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile East of Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.

Esponjas Development, LTD.
2912 S. Jackson Rd.
McAllen, TX 78503

Gonzalez, Adon and Alicia
1104 E. Hwy 83
San Juan, TX 78589

Martinez, Ricardo and Petra
2710 N. Shary Road
Mission, TX 78574

General Unified Partnership LLC.
1106 Business 83
McAllen, TX 78502

Castillo, Fernando and Eva C.
P.O. Box 903
San Juan, TX 78589-0903

Martinez, Joe N.
4010 E. Bates St.
Lubbock, TX 79403

DHMS Properties II LLC.
9111 N. Freeway
Houston, TX 77037-2038

Rodea, Veronica and Isabel Jr.
414 W. Ebony St.
San Juan, TX 78589-2340

DJP III LLC.
519 Bentley Mnr.
Shavano Park, TX 78249-2065

Clayton, Raymond W. Sr.
P.O. Box 99
Thompsonville, IL 62890-0090

La Esperanza Adult Day Care
Health Care Center Inc.
1215 E. Ferguson Avenue
Pharr, TX 78577-2706

Martinez, Jose Julian ET AL
P.O. Box 191
San Juan, TX 78589-0191

Phillips, Thomas F.
910 East Business 83
San Juan, TX 78589-4628

Zarate, Omar
2811 Victoria St.
Hidalgo, TX 78557-3515

Phillips, Thomas F.
1312 Bluebird Avenue
McAllen, TX 78504-3535

Mireles, Armando and Elizabeth
726 Pauli Avenue
Alamo, TX 78516-9563

TDL Properties LLC.
120 W. Jonquil Avenue
McAllen, TX 78501

Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Esponjas Development, LTD.



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 SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) FOR A PROPERTY LEGALLY DESCRIBED AS A 9.34 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, LOCATED APPROXIMATELY A QUARTER OF A MILE EAST FROM STEWART ROAD, ALONG THE SOUTH SIDE OF CARROLL 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 multi-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 9.34 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 12th day of November, 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
NOVEMBER 12, 2019

Hold a Public Hearing for 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.

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Espino is proposing to rezone 5.00 acre tract along Stewart Road, approximately 500 feet North of Thomas Road from Single-Family Residence District (R-S) to General Business District (C-2) in order to use the existing house as an event center. Approval of the rezoning request will allow any of the commercial uses listed in the ordinance for that district on the subject property. It is noted, that only the first 500 feet are inside the city limits of San Juan.

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

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to six (6) 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 denial 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 – 11/12/2019
DATE PREPARED – 11/04/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2)
APPLICANT:	Hector Espino, Sr.
SURVEYOR/ENGINEER:	N/A
LEGAL:	The South 5.00 acres out of the North one-half of Lot 42, Stewarts Addition to the Conway Gardens
LOCATION:	The property is located approximately 500 feet North of Thomas Road, along the West side of Stewart Road
EXISTING ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial; Single-Family Residence District (R-S) <u>South</u> – Vacant; Single-Family Residential District (R-S) <u>East</u> – Vacant; Single-Family Residential District (R-S) <u>West</u> – Outside City Limits
ACCESS AND CIRCULATION:	This property has access onto Stewart Road.
PUBLIC SERVICES:	Water service will be provided by the Military Water Supply Corporation; sewer will be provided by the City of San Juan.
RECOMMENDATION:	Staff recommends denial of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Espino is proposing to rezone 5.00 acre tract along Stewart Road, approximately 500 feet North of Thomas Road from Single-Family Residence District (R-S) to General Business District (C-2) in order to use the existing house as an event center. Approval of the rezoning request will allow any of the commercial uses listed in the ordinance for that district on the subject property. It is noted, that only the first 500 feet are inside the city limits of San Juan.

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

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to six (6) 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 Magallan made a motion to denial the rezoning request. Commissioner Cardenas seconded the motion. The motion passed with a (6-0) vote.

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.

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.

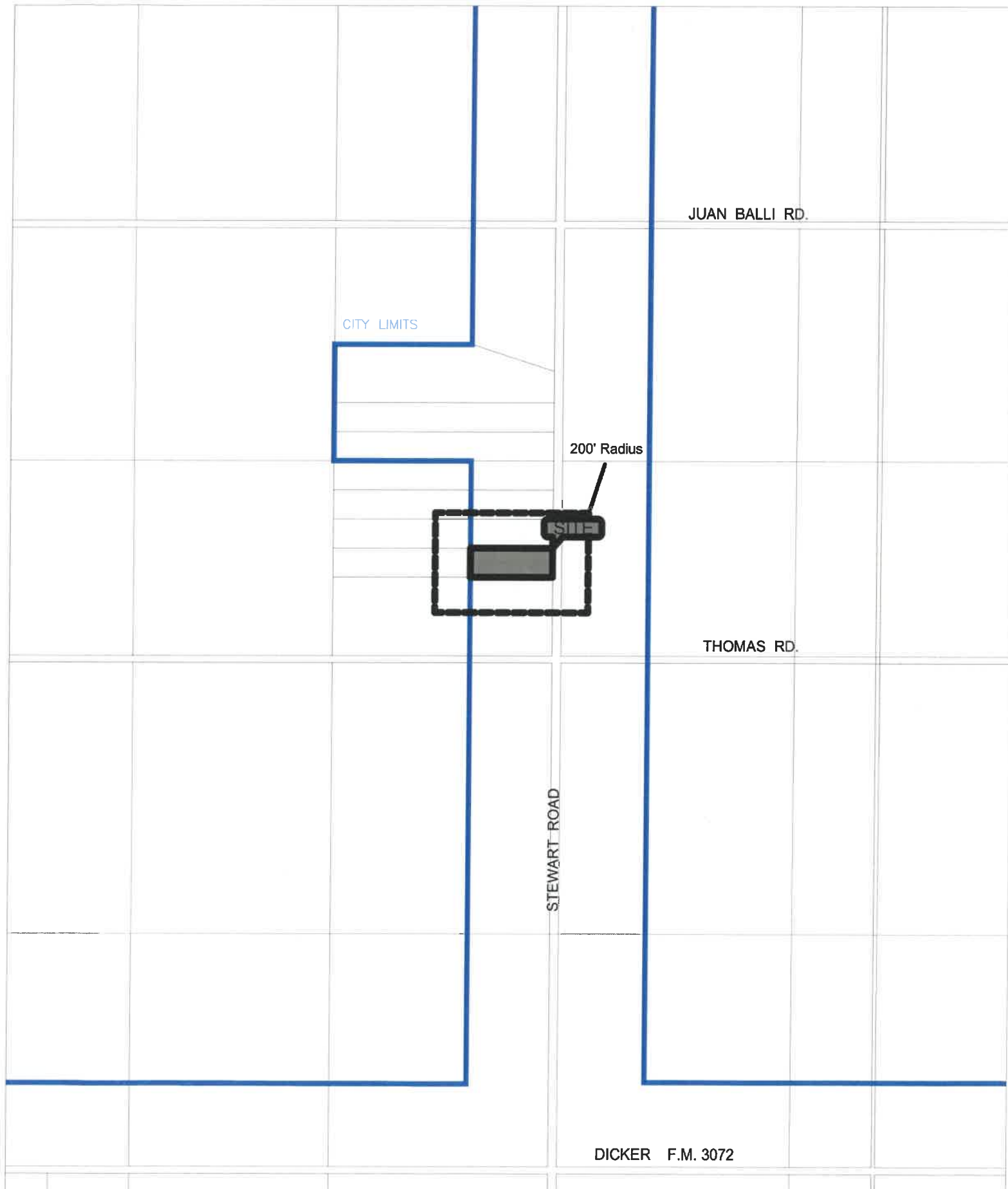
Mr. Rolando Ramirez, resident, asked about the rezoning as the place has been rented for parties for almost two years. Commissioner Alaniz said that if the property owner wants to do improvements to the property he will need to comply with city regulations. Mr. Ramirez said that his elderly parents live 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.



- Legend**
-  CITY LIMITS
 -  Proposed area

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 Rd. along the West side of Stewart Road, as Requested by Hector Espino, Sr.

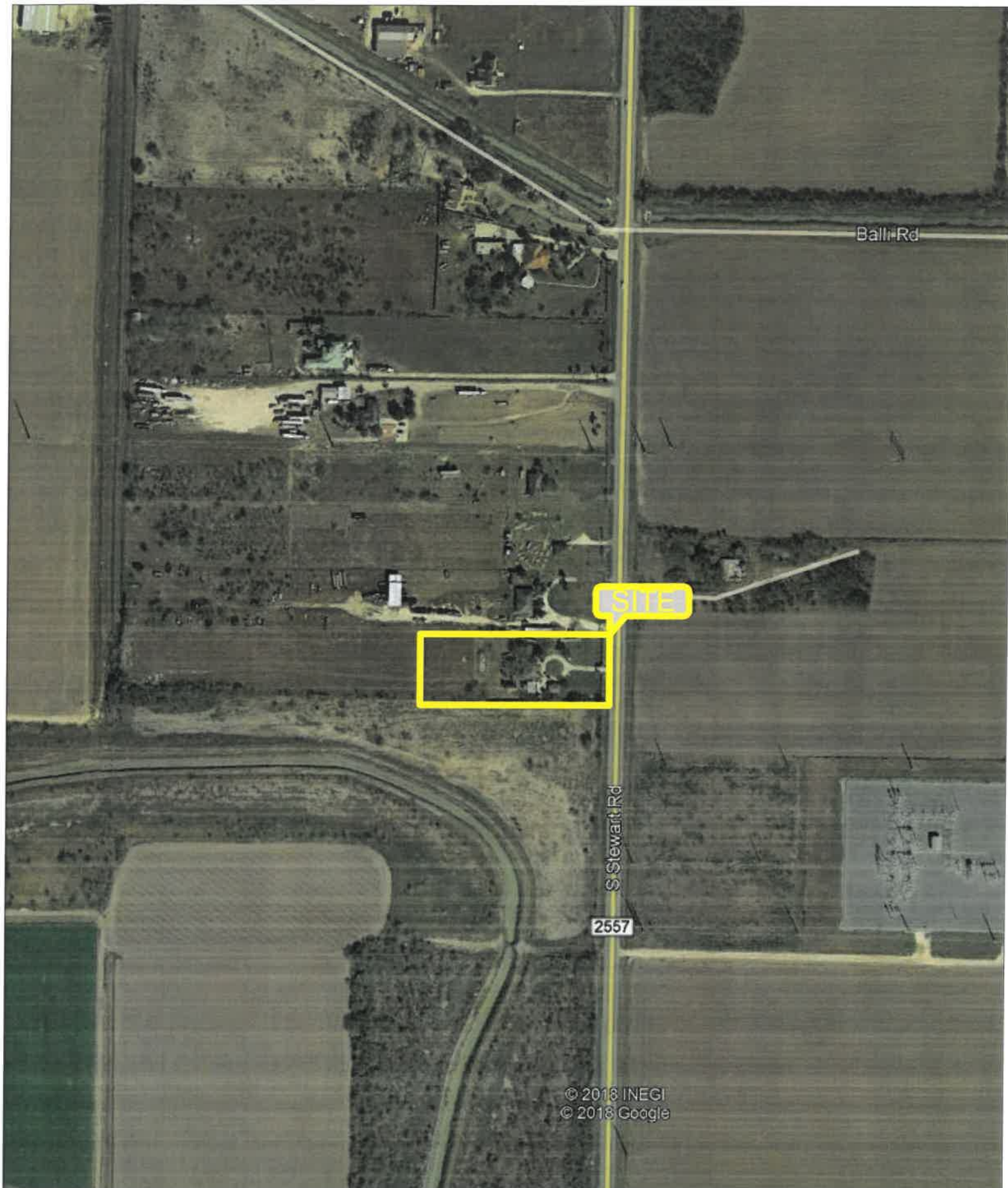




Zoning Districts	
 Single Family Residential (R-S)	 Heavy Commercial (C-3)
 Manufactured Home (R-MH)	 Light Industrial (I-1)
 Multi-Family Residential (R-MF)	 Heavy Industrial (I-2)
 Neighborhood Commercial (C-1)	 Open Space (O)
 General Business (C-2)	 Exp. Corridor (EC)

Rezoning Request from Single-Family Residence District (R-S) to 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 Rd.along the West side of Stewart Road, as Requested by Hector Espino, Sr.





Legend

- CITY LIMITS
- Proposed area

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 Rd. along the West side of Stewart Road, as Requested by Hector Espino, Sr.



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.

Espino, Hector
404 Hall Acres Road
San Juan, TX 78589

Trevino, Lydia A.
4610 S. Stewart Rd.
San Juan, TX 78589

Canales, Armando B. and
Edmundo C.
Carla G. Rosas ET AL
1816 Diablo Ct.
Plano, TX 75074

Ramirez, Avelina
4606 S. Stewart Rd.
San Juan, TX 78589

Trevino, Alberto and Nora Aide
P.O. Box 794
San Juan, TX 78589

Vackar, Robert C.
104 Canary Avenue
McAllen, TX 78504

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.



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 SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO GENERAL BUSINESS DISTRICT (C-2) FOR A PROPERTY LEGALLY DESCRIBED AS THE SOUTH 5.00 ACRE TRACT OUT OF THE NORTH ONE-HALF OF LOT 42, STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISION, LOCATED APPROXIMATELY 500 FEET NORTH OF THOMAS ROAD, ALONG THE WEST SIDE OF STEWART 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 general business district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 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 shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 12th day of November, 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
NOVEMBER 12, 2019

Discussion and Possible Action to Authorize a Budget Amendment from Retained Earning for the Rental/Purchase of Jetting Machine (Trailer) an Amount not to Exceed \$24,225.00 and Authorize the City Manager to Execute All Related Documents.

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and Possible Action to Authorize a Budget Amendment from Retained Earning for the Rental/Purchase of Jetting Machine (Trailer) an Amount not to Exceed \$24,225.00 and Authorize the City Manager to Execute All Related Documents.

RECOMMENDATION:

Approve as Presented

PREPARED BY:

David Salinas,
Director of Utilities

APPROVED BY:

Benjamin Arjona, City
Manager



Estimate

Patterson Equipment Company, LLC
 248 West St.
 New Braunfels, TX 78130
 Office Phone: 830-708-0547
 david@pattersonequipment.net

Estimate Number: E190920673R
Estimate Date: 09/20/2019
Payment Terms: Due On Receipt
Estimate Amount: 5,025.00
Created By: David Lagunas

Bill To
 City of San Juan
 709 South Nebraska
 San Juan, Tx. 78589

Ship To
 City of San Juan

Item #	Item Name	Quantity	Unit Price	Taxable	Total
2068	Rental Jetter - 2010 500 Gallon Water Tank / per Month	1.00	4,800.00		4,800.00
2067	Delivery & Training	1.00	225.00		225.00

Subtotal: \$ 5,025.00
Estimate Amount \$ 5,025.00

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

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

TOTALS EXPENDITURES	1,500	1,500	24,225	-	25,725
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Budget Amendment is fro the Rental/Purchase of a Jetteing Machine (Jetter) out retained earnings.

REVIEWED BY	DATE
(Finance Department)	

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 12, 2019

Discussion and Possible Action in Authorizing City Manager to add the Position of Information Technology (IT) Support Specialist and Allow for Budget Amendment as Needed.

STAFF COMMENTS AND RECOMMENDATIONS:

The Department of Information Technology (IT) responsibilities and operations are at a tipping point in regards to the demand on human capital. IT is constantly investigating and integrating new solutions and processes to make operations more efficient and simpler. This has caused a major influx in services being requested from departments and users alike which in turn has impacted the level of service the IT department considers acceptable.

The specialist will concentrate on addressing level one issues such as creating new user accounts, password changes, aid with application software i.e. Incode, MS Office Suite, Google Apps, software and hardware troubleshooting, and will be to maintain inventory of department assets citywide.

The specialist will keep track of visitors, meetings, correspondence, and phone calls made to the Department of Technology.

The specialist will work with the Chief Technology Officer (CTO) to process purchase requisitions, purchase orders, invoices, payments, budgets, and other items of the like.

RECOMMENDATION:

Approve as Presented.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 12, 2019

Discussion and Possible Action Regarding Proposed Retirement Benefit Options on TMRS
(Texas Municipal Retirement System).

STAFF COMMENTS AND RECOMMENDATIONS:

On October 16, 2019, Mr. Sean Thompson, TMRS Representative presented several retirement benefit options (see attached). Options included, deposit rate, matching ratio, updated service credit (to include percentage options) and 20 year retirement. He also indicated that in January 1995, the City joined TMRS and has not made changes to the plan options since 2008. In 2008, the City changed the matching ratio to 1.5%, providing additional matching funds to the employee, upon retirement.

Based on the cost, City Administration is recommending to first consider the 20 year retirement option from the current 25 years and to increase the matching ratio from 1.5% to 2% (see attached). Thereafter, Administration is also recommending for future consideration, the Updated Service Credit (USC). This option will be contingent upon the City's budget at the time.

RECOMMENDATION:

Approve as Presented.

PREPARED BY:

Leroy Gonzales,
Interim Director

APPROVED BY:

Benjamin Arjona, City
Manager



Plan Change Study

01148 San Juan

Proposed Plans

Plan Provisions

Deposit Rate
Matching Ratio
Updated Service Credit
Transfer USC **
Annuity Increase
20 Year/Any Age Ret.
Vesting

Contribution Rates

Normal Cost Rate
Prior Service Rate
Retirement Rate
Supplemental Death Rate

Total Rate

Unfunded Actuarial Liability

Amortization Period

Unfunded Ratio

Phase-In Total Rate

Stat Max

Study Exceeds Stat Max

Current	1	4
6.00%	6.00%	6.00%
1.5 to 1	2 to 1	2 to 1
0%	0%	50%
No	No	Yes
0%	0%	0%
No	Yes	Yes
5 years	5 years	5 years
2020	2020	2020
2.76%	4.56%	4.56%
-0.27%	0.09%	1.73%
2.49%	4.65%	6.29%
0.17%	0.17%	0.17%
(A & R)	(A & R)	(A & R)
2.66%	4.82%	6.46%
\$-375,810	\$129,054	\$1,466,975
25 years	25 years	25 years
102.9%	99.0%	90.1%
N/A	N/A	N/A
10.50%	12.50%	12.50%
No	No	No

GRID 2020

For Informational Purposes Only
Effective Date - January 1, 2020
Report Date - November 5, 2019

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 12, 2019

Preliminary and Final Plat Approval of the Carroll Estates Subdivision being a 25.0 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Quintanilla, Headley and Associates, Inc.

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide a 25.0 acre tract of land into 107 lots. He is proposing 80 residential and 27 multi-family lots. The proposed subdivision will have five (5) private interior streets and one entrance along Carroll Road. Water and sewer services will be provided by the City of San Juan.

It is noted that the Project Engineer is requesting the following variances:

- a) To not comply with the 20 foot rear setback required by code. He is proposing 10 feet for all lots.
- b) To not comply with the 6 feet side setback for all non-corner lots. He is proposing 5 feet for all non-corner lots.
- c) To not comply with the 20 foot front setback for curl-de-sac lots. He is proposing 15 foot for Lots 7-10, 24-27 and 94-96.
- d) To not comply with the 15 foot utility easement. He is proposing 10 foot utility easement for Lots 1-33, 76-82 and 93-107.
- e) To not comply with the minimum lot width of 60 feet for residential lots. He is proposing 55 to 56 feet for Lots 2, 3, 5-8, 11-23, 25, 26, 28-33, 35, 46, 49-60, 63-74, 77-79.
- f) To not comply with the minimum lot area of 6,500 square feet for corner lots for single family use. He is proposing single family lots of 6,180 square feet to 6,290 square feet for Lots 4, 47, 48, 75 and 76.
- g) To not comply with the minimum lot width of 150 feet for multi-family lots. He is proposing 75 feet to 88.52 feet for Lots 81-94 and 96-107.
- h) To not comply with the minimum lot area of 22,500 square feet required by code. He is proposing 9,517 square feet to 12,401 square feet for Lots 81-94 and 96-107.

RECOMMENDATION:

During the regular meeting on November 7, 2019 the Planning and Zoning Commission unanimously recommended approval of the Preliminary and Final Plat of the Carroll Estates Subdivision with a 5-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 11/07/2019
CITY COMMISSION – 11/12/2019
DATE PREPARED – 10/29/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary Plat and Final Plat Approval of the Carroll Estates Subdivision.

APPLICANT: Esponjas Development, LTD.

SURVEYOR/ENGINEER: Quintanilla, Headley and Associates, Inc.

LEGAL: Being 25.0 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision.

LOCATION: Located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road.

LOT/TRACT SIZE: 25.0 acres

CURRENT USE OF PROPERTY: Vacant

EXISTING LAND USE AND ZONING: North – Commercial; Expressway Corridor District (EC)
South – Commercial; General Business District (C-2)
West – School; Single-Family Residence District (R-S)
East – Residential; Single-Family Residence District (R-S)

ACCESS AND CIRCULATION: The property has access onto Carroll Road.

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

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

1. To not comply with the 20 foot rear setback.
2. To not comply with the 6 feet side setback for all non-corner lots.
3. To not comply with the 20 foot front setback for curl-de-sac lots.
4. To not comply with the 15 foot utility easement.
5. To not comply with the minimum lot width of 60 feet for residential lots.

6. To not comply with the minimum lot area of 6,500 square feet for corner lots for single family lots
7. To not comply with the minimum lot width of 150 feet for multi-family lots.
8. To not comply with the minimum lot area of 22,500 square feet required by code.

RECOMMENDATION:

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

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide a 25.0 acre tract of land into 107 lots. He is proposing 80 residential and 27 multi-family lots. The proposed subdivision will have five (5) private interior streets and one entrance along Carroll Road. Water and sewer services will be provided by the City of San Juan.

It is noted that the Project Engineer is requesting the following variances:

- i) To not comply with the 20 foot rear setback required by code. He is proposing 10 feet for all lots.
- j) To not comply with the 6 feet side setback for all non-corner lots. He is proposing 5 feet for all non-corner lots.
- k) To not comply with the 20 foot front setback for curl-de-sac lots. He is proposing 15 foot for Lots 7-10, 24-27 and 94-96.
- l) To not comply with the 15 foot utility easement. He is proposing 10 foot utility easement for Lots 1-33, 76-82 and 93-107.
- m) To not comply with the minimum lot width of 60 feet for residential lots. He is proposing 55 to 56 feet for Lots 2, 3, 5-8, 11-23, 25, 26, 28-33, 35, 46, 49-60, 63-74, 77-79.
- n) To not comply with the minimum lot area of 6,500 square feet for corner lots for single family use. He is proposing single family lots of 6,180 square feet to 6,290 square feet for Lots 4, 47, 48, 75 and 76.
- o) To not comply with the minimum lot width of 150 feet for multi-family lots. He is proposing 75 feet to 88.52 feet for Lots 81-94 and 96-107.
- p) To not comply with the minimum lot area of 22,500 square feet required by code. He is proposing 9,517 square feet to 12,401 square feet for Lots 81-94 and 96-107.

PLAT REQUIREMENTS

Plat:

- 1. A 15-foot utility easement is required along perimeter of subdivision as per city ordinance.
- 2. Drainage Easement between Lots 38, 39, 56 and 57 must be 15-foot wide and centered between lots.
- 3. Drainage Easement between Lots 3, 4, 5 and 6 must be 15-foot wide and centered between lots.
- 4. Correct metes and bounds description in accordance with comments on the September 19, 2019 comments letter.
- 5. Lot widths, interior and corner, do not meet the Subdivision Ordinance.
- 6. Plat note number 6 and 7 are not complete.
- 7. Building side yard setbacks need to be 10 feet.
- 8. All front side backs, including curl-de-sac must be the same.
- 9. Set subdivision monuments in accordance with Subdivision Ordinance. One concrete monument is required.

Miscellaneous:

1. Final set of Construction Plans and Specifications must be submitted to City for review prior to any construction.
2. Water and sewer plans and specifications require TCEQ submittal and approval prior to any construction.
3. During review process, further comments may need to be addressed.

Water:

1. All domestic water systems shall be designed in conformance with the most current revision of TCEQ's Drinking Water Rules (30 TAC Chapter 290) and the City of San Juan Standard Details and Specifications. The most stringent requirements shall apply where the standards conflict.
2. UEs must be 15 feet.
3. Service connection no closer than 5 feet to any mechanical joints.
4. Water service and valve stamp on curb.
5. Valves must have concrete collar and valve marker.
6. Update details (AC pipes is shown)
7. Material submittals must be approved before construction.
8. Additional comments will be provide at the time of construction plan review.

Sewer:

1. All sanitary sewer shall be designed in conformance with the most current revision of TCEQ's Design Criteria for Sewerage Systems (30 TAC Chapter 217) and the City of San Juan Standards. The most stringent requirements shall apply where the standards conflict.
2. All manholes must be of RFG monolithic construction.
3. UEs must be 15 feet.
4. Service connection to manholes not allowed.
5. Sewer line on Carroll Road does not extend that far west.
6. Additional comments will be provide at the time of construction plan review.

Fire Department:

1. An additional hydrant on Lot 1 is required and waterline must be looped. (Recommended Mueller Safety Yellow Barrel without anti-theft device).
2. Developer shall install reflective blue markers in front of all hydrants.
3. Curb shall be painted red with white lettering reading NO PARKING, 30 feet from the center of hydrant and 15 feet to each side.
4. Gates 1 and 2 shall be siren activated/manual override in case of power outage.
5. Gates are to be in operation at all times.

Park Fees:

1. \$625.00 per lot being platted for single-family residential purposes.
2. \$575.00 per dwelling unit being platted for multi-family residential purposes.

Additional Fees:

1. Recording Fee \$106.00
2. Hidalgo County Drainage District \$250.00
3. 4% Inspection Fee

ATTACHMENTS:

Location Map
Aerial Photo
Zoning Map
Variance Request Letter
Subdivision Plat
Photos

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 11/7/2019 Commissioner Magallan made a motion to approve the Preliminary and Final Plat of Carroll Estates as presented by staff. Commissioner Guajardo seconded the motion. The motion passed unanimously with a 5-0 vote.

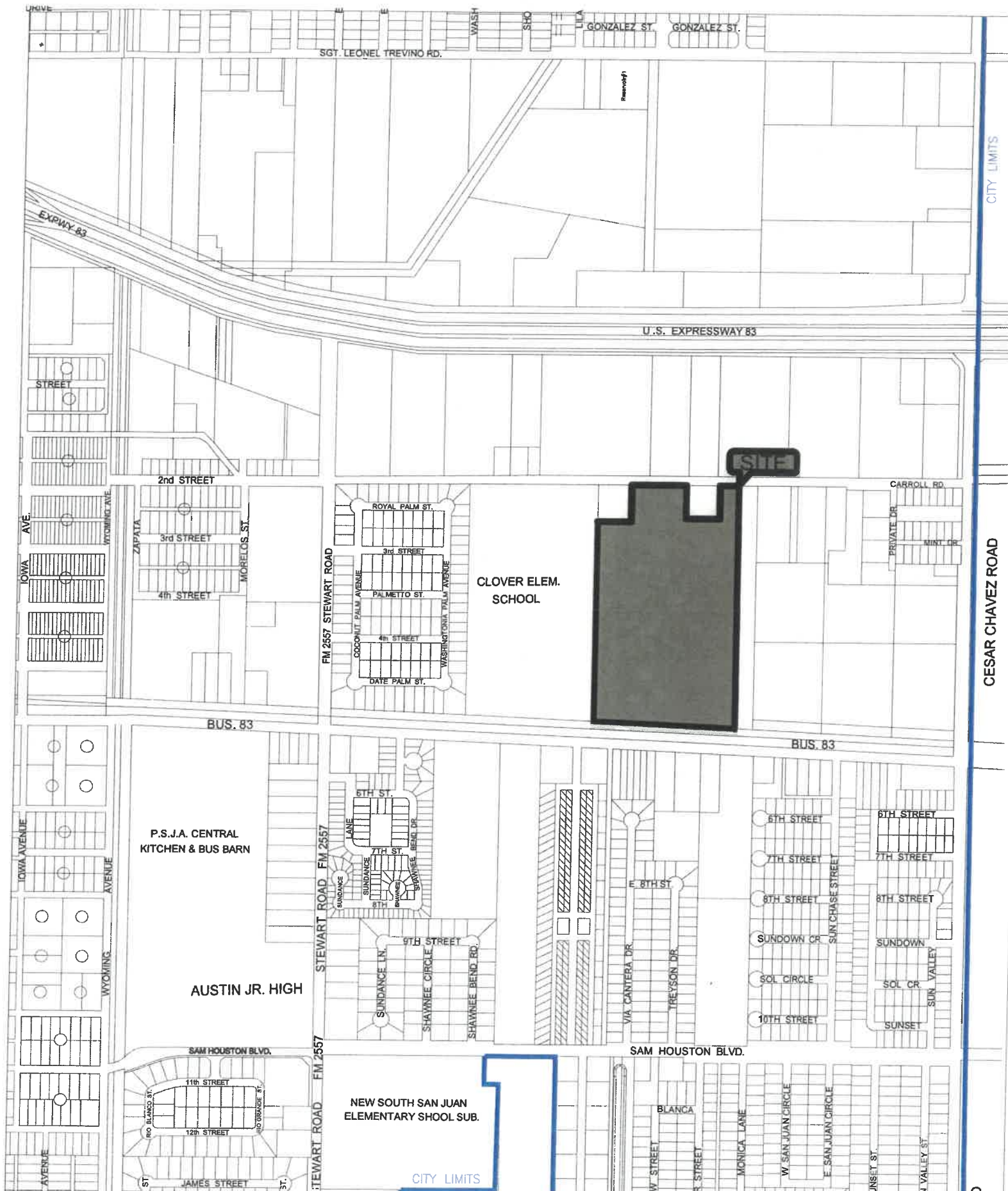
Mr. Escobar said that the proposed subdivision will have a Single-Family Residence to the West and Multi-Family to the East for duplexes. Utilities, Fire Department and City Engineer reviewed the plans and there is no issue with the subdivision plat. Project Engineer submitted some variances to the plat and he listed them.

- 1) To the rear setback, from 20-foot to 10-foot
- 2) Side setbacks from 6 feet to 5 feet
- 3) Front setbacks in curl-de-sacs from 20 feet to 15 feet
- 4) Utility easement from 15 feet to 10 feet
- 5) Residential lot sizes from 60 feet to 55 feet
- 6) Lot area for residential lots from 6,500 square feet to 6,180 square feet
- 7) Lot width for multi-family lots from 150 feet to 75 feet
- 8) Multi-family square feet lots from 22,500 square feet to 9,517 square feet.

Mr. Escobar said that he researched similar multi-family subdivisions within the City and the City is not enforcing the 150 feet lot requirement for duplexes which is mainly for larger apartment complexes, this subdivision has individual lots.

Commissioner Magallan asked if the proposed multi-family area is going to have off-street parking. Mr. Escobar said yes, the duplexes will have off-street parking.

Commissioner Yzaguirre asked why they are reducing the utility easement. Eduardo Cantu, owner, said that they have built similar duplexes in McAllen & Pharr and their ordinances require the 10 foot setbacks for duplexes already so they don't have to request variances.



Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Carroll Estates Subdivision being a 25.0 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Quintanilla, Headley and Associates, Inc.

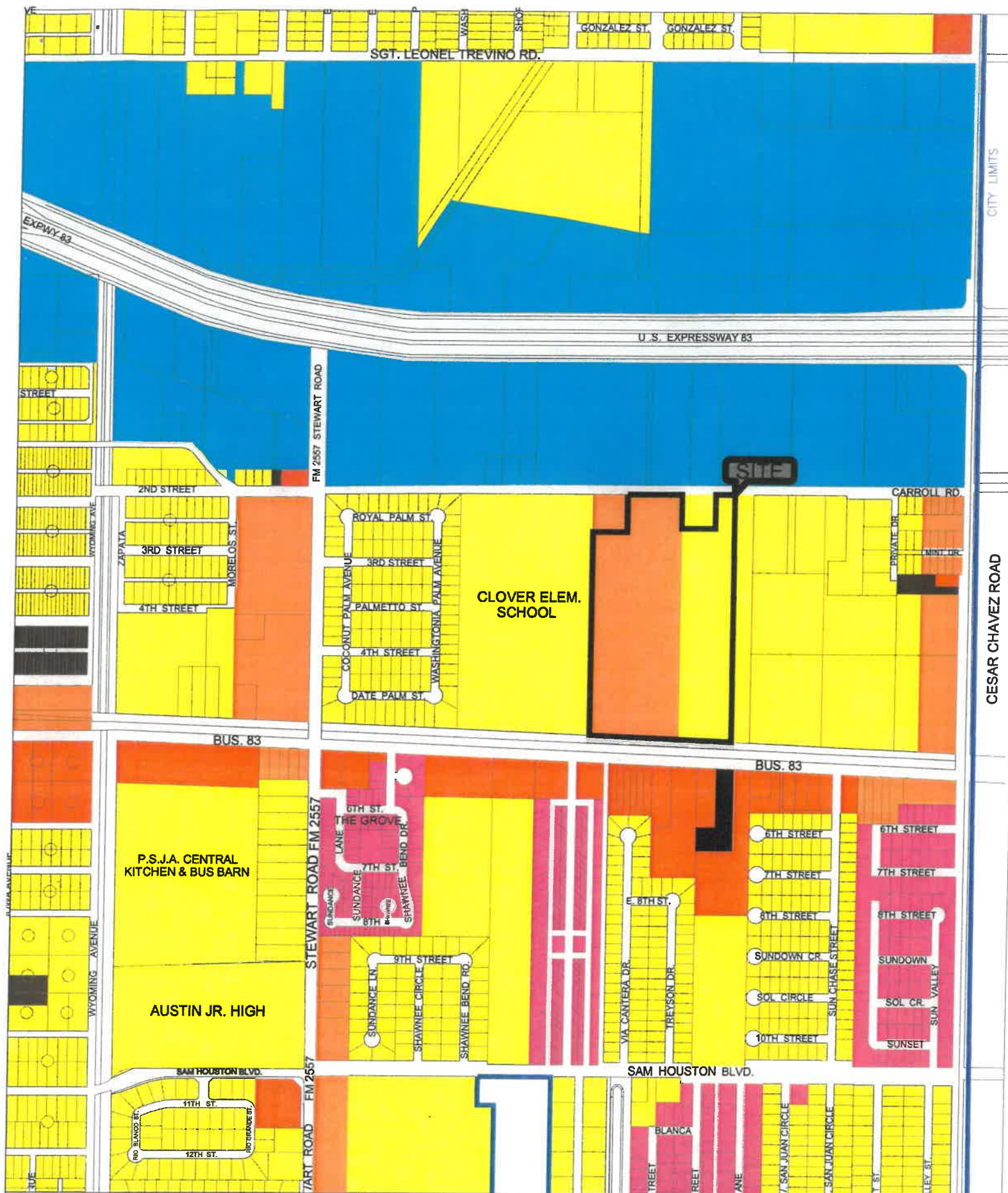


Legend

- CITY LIMITS
- Proposed area

Preliminary and Final Plat Approval of the Carroll Estates Subdivision being a 25.0 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Quintanilla, Headley and Associates, Inc.





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

Preliminary and Final Plat Approval of the Carroll Estates Subdivision being a 25.0 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Quintanilla, Headley and Associates, Inc.





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Alfonso Quintanilla, P.E. # 95534 R.P.L.S. #4856 Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

October 30, 2019

Mr. Robert Escobar
Director of Planning
City of San Juan
709 S. Nebraska Ave.
San Juan, Texas 78589

Re: Carroll Estates

Dear Mr. Escobar,

On behalf of the developer, I am hereby requesting the following variances:

- Rear Setback
 - Required 20.00', proposed 10.00' for all lots
- Side Setback for non-corner lots
 - Required 6.0', proposed 5.00' for all non-corner lots
- Front Setback for Cul-de-sac lots
 - Required 20.00', proposed 15.00' for Lots 7-10, 24-27, and 94-96
- 15.0' Utility Easement
 - Required 15.0' utility easement, proposed 10.00' utility easement for Lot 1-33, 76-82, and 93-107
- Lot Frontage for Single Family Residential District (R-S)
 - Required 60', Proposed 55'-56' for Lots 2, 3, 5-8, 11-23, 25, 26, 28-33, 35, 46, 49-60, 63-74, 77-79
- Lot Area for Corner Lots for Single Family Residential District (R-S)
 - Required 6,500 S.F., Proposed between 6,180 S.F. to 6,290 S.F. for Lots 4, 47, 48, 75 and 76
- Lot Frontage for Multi-Family Residential District (R-MF)
 - Required 150', Proposed 75.0'-88.52' for Lots 81-94 and 96-107
- Lot Area for Multi-Family Residential District (R-MF)
 - Required 22,500sqft., Proposed 9,517.43sqft. – 12,401.79sqft. for Lots 81-94 and 96-107

The developer is proposing this development as a gated community and this layout is designed to maximize the demand for this type of development.

Please present this plat along with this request to the Planning and Zoning Commission for their consideration. Should you have any questions or need additional information, please feel free to contact me at 381-6480.

Respectfully,

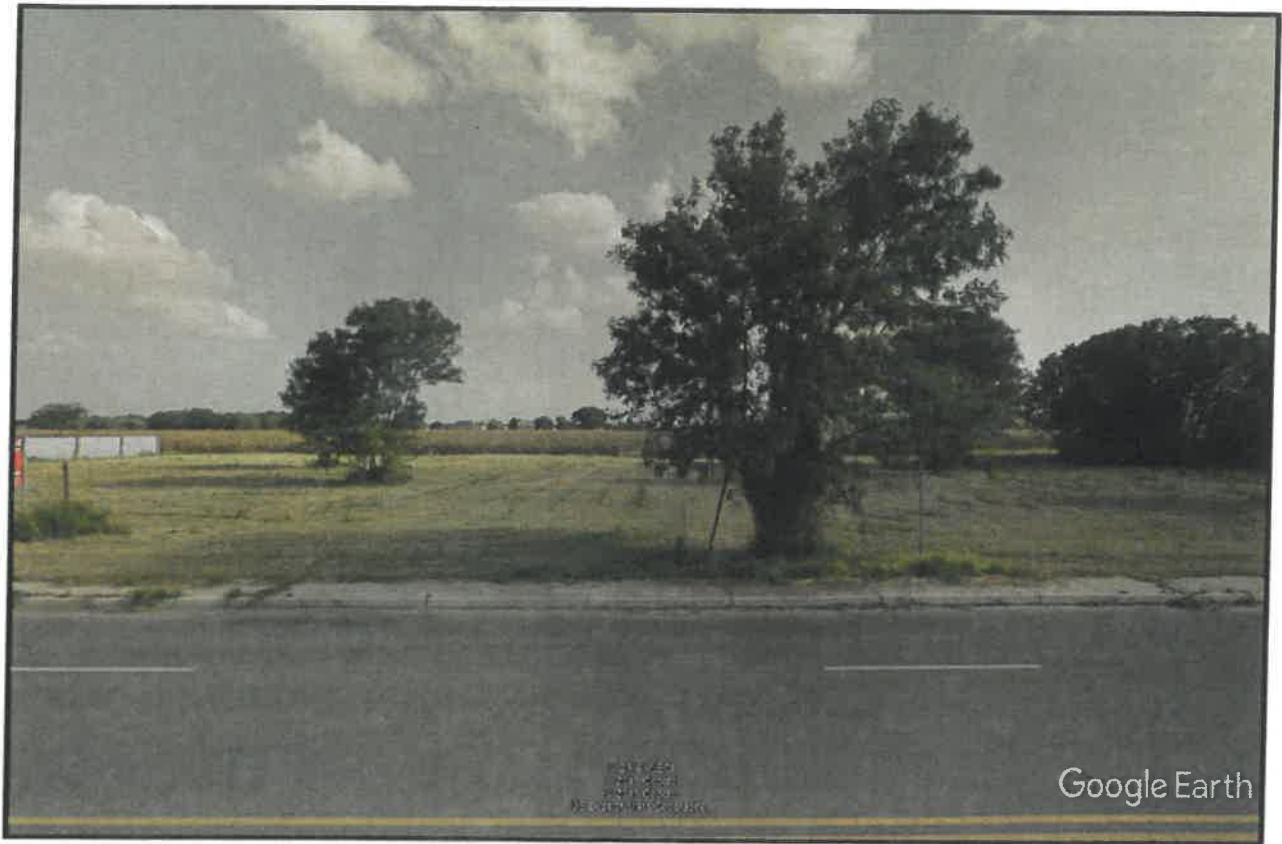
Alfonso Quintanilla, P.E., R.P.L.S.
President

RECEIVED

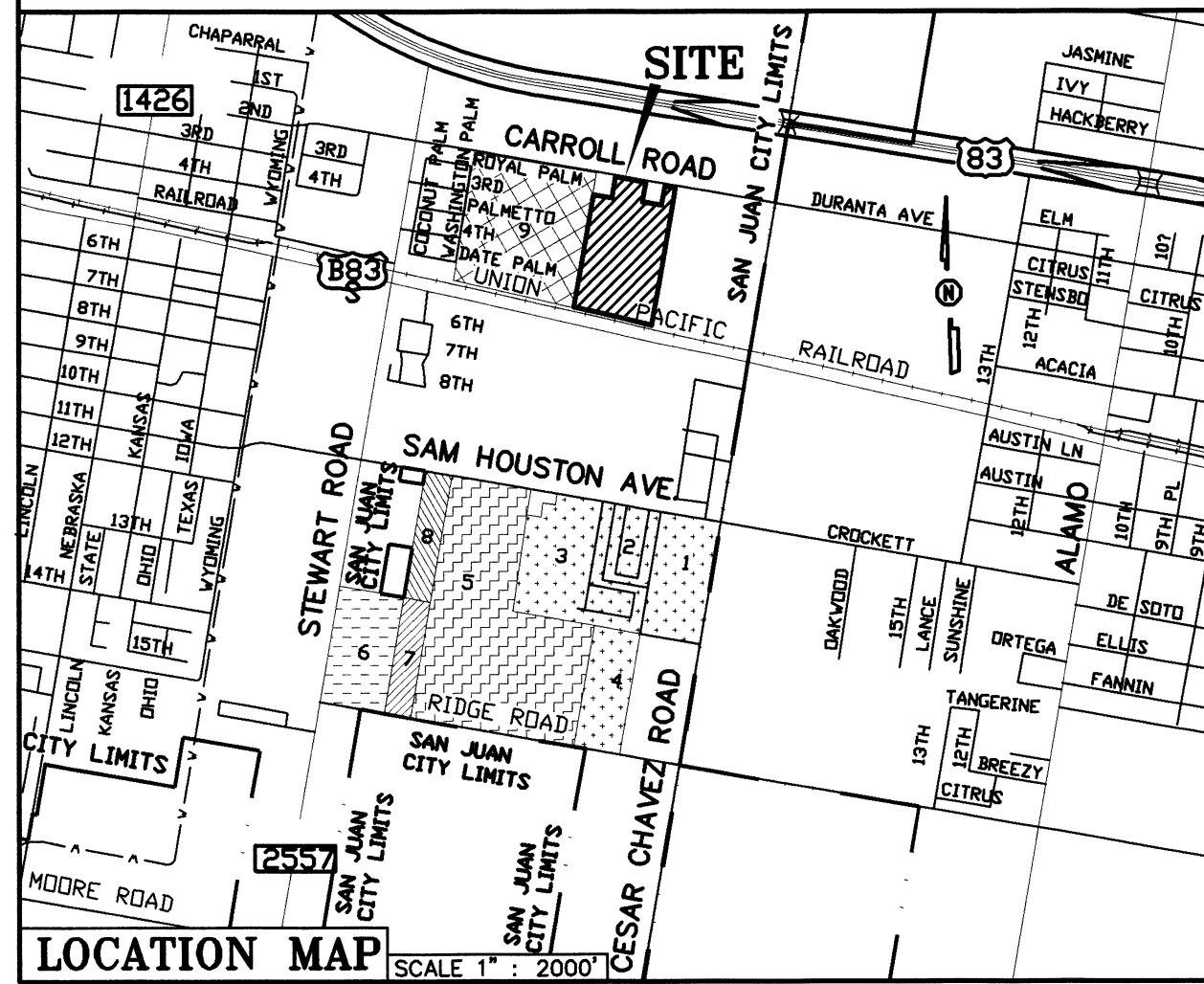
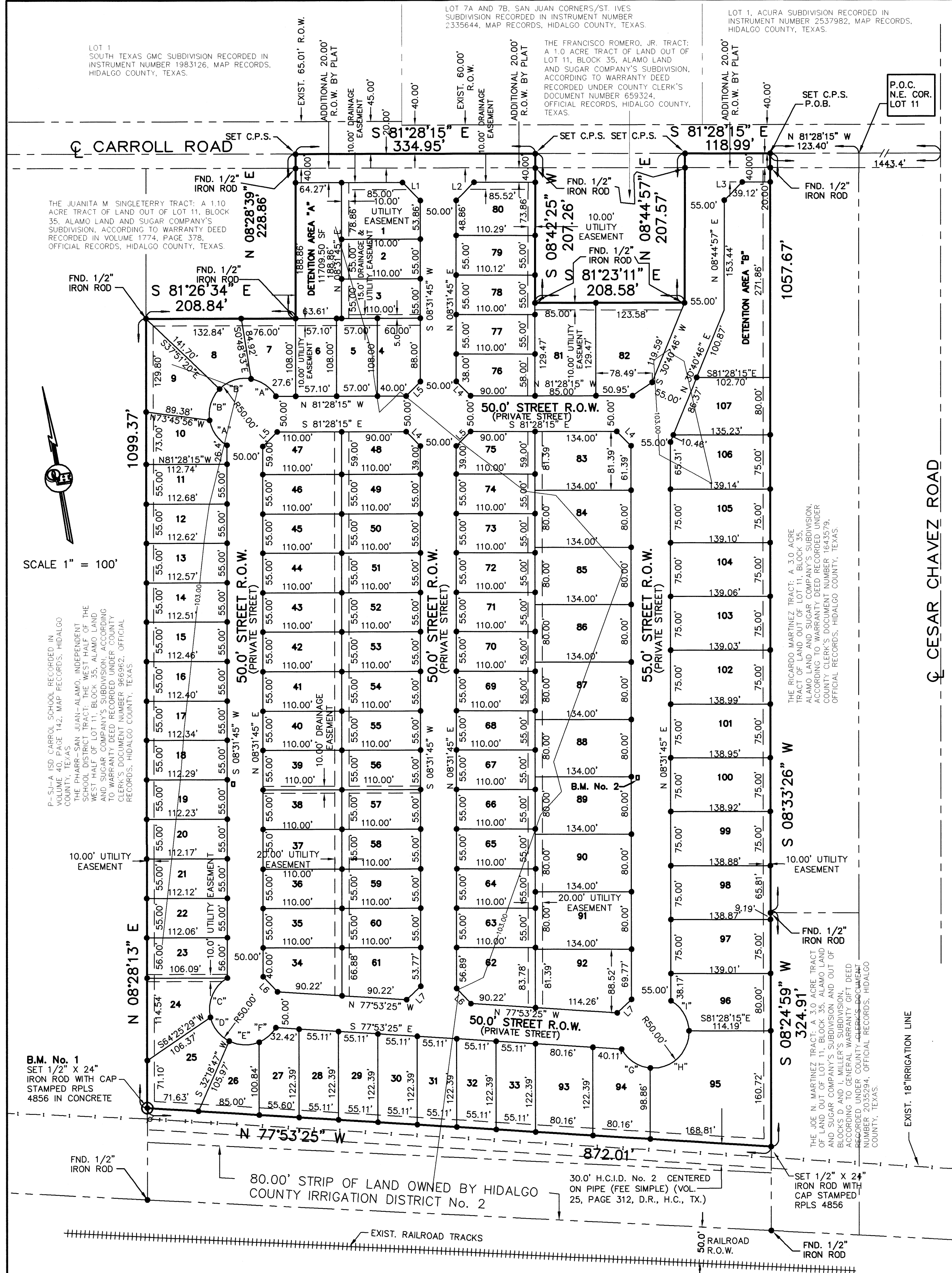
NOV 04 2019

Planning Department

Preliminary and Final Plat Approval of the Carroll Estates Subdivision being a 25.0 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Quintanilla, Headley and Associates, Inc.



Proposed Site



- 1- HAMPTON'S LANDING SUBDIVISION
- 2- SAN JUAN EAST SUBDIVISION
- 3- SAN JUAN EAST SUBDIVISION II
- 4- VP EAST II SUBDIVISION
- 5- RIDGE HEIGHTS SUBDIVISION
- 6- LAS VISTAS SUBDIVISION
- 7- GARDEN RIDGE SUBDIVISION
- 8- GARDEN RIDGE SUBDIVISION PH 2
- 9- PSJA CARROLL SCHOOL

DATE OF PREPARATION: OCTOBER 17, 2018			
F:\DATA\SUBDIVISIONS\SAN JUAN\CARROLL ESTATES\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OCT. 17, 2018	ME		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

CURVE DATA			
CURVE	LENGTH	RADIUS	DELTA
"A"	43.63'	50.00'	50°00'00"
"B"	48.00'	50.00'	55°00'00"
"C"	63.96'	50.00'	73°17'49"
"D"	43.55'	50.00'	49°54'33"
"E"	43.41'	50.00'	49°44'54"
"F"	31.04'	50.00'	35°34'25"
"G"	16.33'	50.00'	18°42'52"
"H"	55.38'	50.00'	63°27'43"
"I"	42.53'	50.00'	48°43'51"
"J"	70.38'	50.00'	80°39'03"

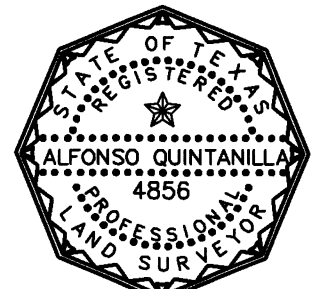
LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 36°28'15" E	35.36'
L2	S 53°31'45" W	35.36'
L3	S 53°38'21" W	35.42'
L4	N 36°28'15" W	28.28'
L5	S 53°31'45" W	28.28'
L6	N 34°40'50" W	29.15'
L7	N 55°19'10" E	27.39'

SINGLE FAMILY LOTS	
AREA TABLE	
LOT	AREA (S.F)
1	8362.18
2-3	6050.00
4	6280.06
5	6156.06
6	6167.11
7	6745.07
8	8253.97
9	8509.22
10	6856.52
11	6199.02
12	6195.91
13	6192.80
14	6189.69
15	6186.58
16	6183.47
17	6180.37
18	6177.26
19	6174.15
20	6171.04
21	6167.93
22	6164.82
23	6273.72
24	7723.40
25	9450.90
26	6224.13
27	6496.12
28-33	6731.31
34	6778.96
35-46	6050.00
47-48	6290.00
49-60	6050.00
61	7536.08
62	8637.36
63-74	6050.00
75	6290.00
76	6180.00
77	6050.00
78	6052.29
79	6061.24
80	7842.14
DETENTION AREA "A" -12122.53	

PLAT NOTES AND RESTRICTIONS:

- 1- FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING (NO SHADING)
- 2- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB AT CENTER OF LOT.
- 3- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 4- MINIMUM BUILDING SETBACK LINES:
FRONT.....20.00'
REAR.....10.00'
SIDE.....6.00'
SIDE (CORNER LOTS).....10.00'
GARAGE.....18.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 5- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- 6- DRAINAGE DETENTION REQUIRED FOR THE ENTIRE SUBDIVISION IS 105,621.82 C.F. (2.42 ACRE-FEET). AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA EXCAVATION BUILT DURING THE SUBDIVISION CONSTRUCTION LOCATED WITH SUBDIVISION.
- 7- BENCH MARK No. 1 - ELEV.=103.70 ±' X 24" IRON ROD WITH CAP STAMPED RPLS 4856 IN CONCRETE LOCATED ON THE SOUTHWEST CORNER OF THIS SUBDIVISION. NAVD 88 DATUM.
BENCH MARK No. 2 - ELEV.=102.00 TOP OF INLET LOCATED NEAR THE NORTHEAST CORNER OF LOT 89 OF THIS SUBDIVISION. NAVD 88 DATUM.
- 8- A 4.00 FOOT SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE.
A 5.00 FOOT SIDEWALK WITH ADA RAMPS ALONG THE SOUTH SIDE OF CARROLL ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.
- 9- THERE SHALL BE NO ACCESS ALLOWED TO CARROLL ROAD FROM LOTS 1 AND 80.
- 10- THE HOMEOWNERS' ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AND ALONG SAM HOUSTON AVENUE.
- 11- THE OWNERS OF LOTS SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF SAN JUAN.

STATE OF TEXAS COUNTY OF HIDALGO



ALFONSO QUINTANILLA
R.P.L.S. No. 4856

AUG. 17, 2018
DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

CARROLL ESTATES

A 25.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3042551, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 25.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3042551, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11, AND IN THE CENTERLINE OF CARROLL ROAD FOR NORTHWEST CORNER OF THE RICARDO MARTINEZ TRACT (A 3.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1645579, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°28'15" W, 123.40 FEET FROM THE NORTHEAST CORNER OF LOT 11.

THENCE; S 08°33'26" E, ALONG THE WEST LINE OF THE RICARDO MARTINEZ TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 1,057.67 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT, THE NORTHWEST CORNER OF THE JOE N. MARTINEZ TRACT (A 3.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AND OUT OF BLOCKS D AND L, MILLER'S SUBDIVISION, ACCORDING GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2035294, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°24'59" W, ALONG THE WEST LINE OF THE JOE N. MARTINEZ TRACT, A DISTANCE OF 324.91 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF THE 30.00' H.C.I.D. No. 2 IRRIGATION EASEMENT (RECORDED UNDER VOLUME 25, PAGE 312, DEED RECORDS, HIDALGO COUNTY TEXAS), AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 77°53'25" W, ALONG THE NORTH LINE OF THE 30.00' H.C.I.D. No. 2 IRRIGATION EASEMENT, A DISTANCE OF 672.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE P-SJ-A ISD CARROLL SCHOOL SUBDIVISION (RECORDED IN VOLUME 40, PAGE 142, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°28'13" E (MAP RECORD; N 08°31'45" E), ALONG THE EAST LINE OF THE P-SJ-A ISD CARROLL SCHOOL SUBDIVISION, A DISTANCE OF 1,099.37 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE JUANITA M. SINGLETERRY TRACT (A 1.10 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1774, PAGE 378, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 81°26'34" E, ALONG THE SOUTH LINE OF THE JUANITA M. SINGLETERRY TRACT, A DISTANCE OF 208.84 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°28'39" E, ALONG THE EAST LINE OF THE JUANITA M. SINGLETERRY TRACT, PASSING A 1/2" IRON ROD FOUND AT 208.86 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 228.86 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11, AND IN THE CENTERLINE OF CARROLL ROAD FOR THE NORTHEAST CORNER OF SAID TRACT, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'15" E, ALONG THE NORTH LINE OF LOT 11, AND THE CENTERLINE OF CARROLL ROAD, A DISTANCE OF 334.95 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE FRANCISCO ROMERO, JR. TRACT (A 1.00 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 659324, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 08°42'25" W, ALONG THE WEST LINE OF THE FRANCISCO ROMERO, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 207.26 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 81°23'11" E, ALONG THE SOUTH LINE OF THE FRANCISCO ROMERO, JR. TRACT, A DISTANCE OF 208.58 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°44'57" E, ALONG THE EAST LINE OF THE FRANCISCO ROMERO, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 187.57 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, A TOTAL DISTANCE OF 207.57 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 11, AND IN THE CENTERLINE OF CARROLL ROAD FOR THE NORTHEAST CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 81°28'15" E, ALONG THE NORTH LINE OF LOT 11, AND THE CENTERLINE OF CARROLL ROAD, A DISTANCE OF 118.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TIERRA DE PALMAS SUBDIVISION, RECORDED IN VOLUME 22, PAGE 152, MAP RECORDS, HIDALGO COUNTY, TEXAS.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 12, 2019

Consideration and Action on a Resolution Accepting Petition for Voluntary Annexation; Setting Dates and Times of Public Hearings; and Directing the Planning Department to Prepare Service Plan.

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning and Zoning Department is proposing to adopt a Resolution for a Voluntary Annexation Petition, Setting Dates and Times of the Public Hearings for a proposed subdivision being 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company's Subdivision.

The property owner of the subject property has submitted a petition for voluntary annexation to the City of San Juan. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Adopt a Resolution to Accept Petition for Voluntary Annexation; Setting Dates and Times of the Public Hearings.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

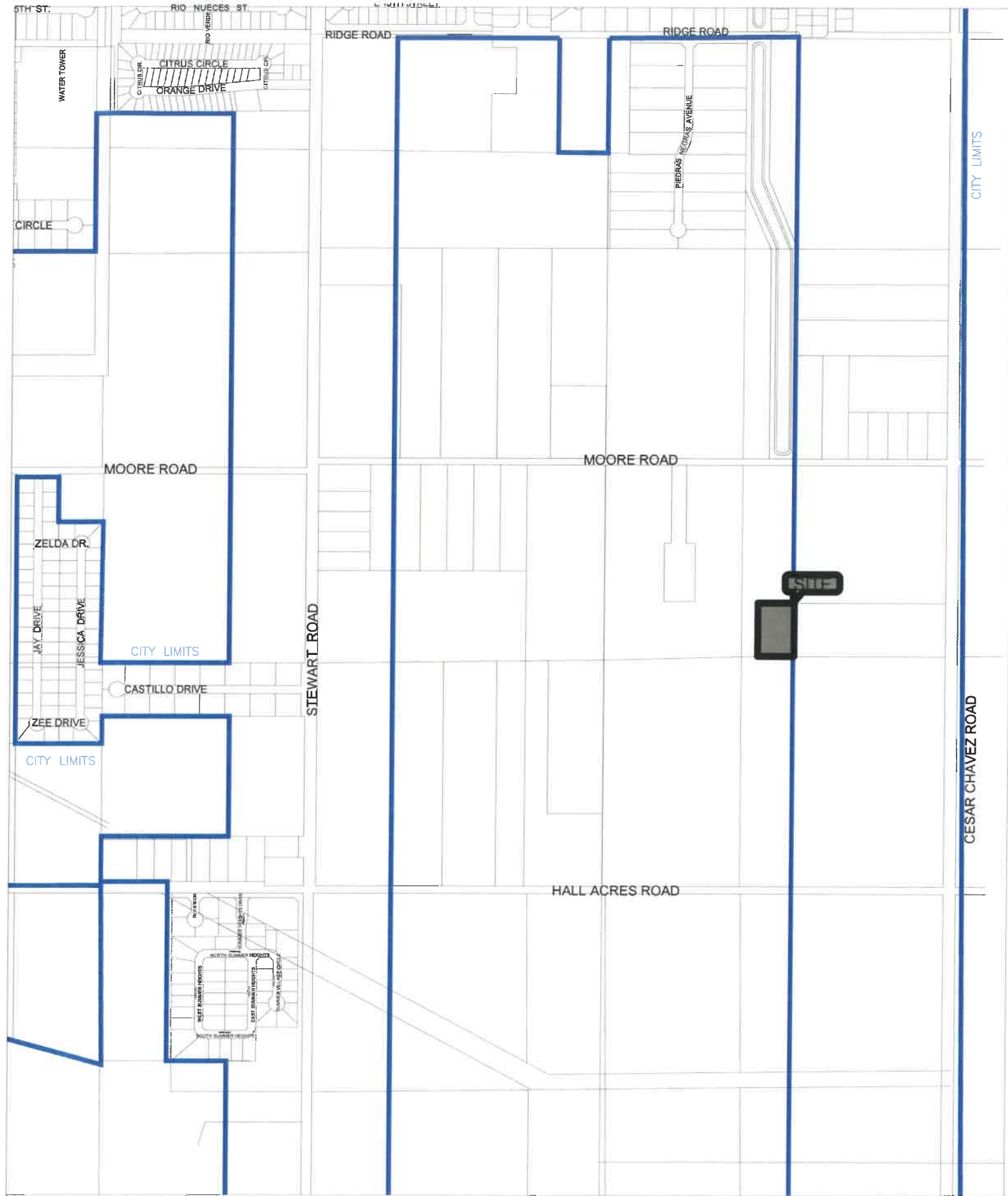
Benjamin Arjona, City
Manager



Planning & Zoning Department

VOLUNTARY ANNEXATION SCHEDULE

Subject Property	Being 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by Ricardo Cazares.
Wednesday, November 6, 2019	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, November 6, 2019	Negotiate written service agreement with property owner and City.
Tuesday, November 12, 2019	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, November 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, December 10, 2019	City Commission holds public hearing on Voluntary Annexation.
Wednesday, January 1, 2020	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, January 14, 2020	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, January 28, 2020	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, February 11, 2020	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.



Legend

- CITY LIMITS
- Proposed area

Consideration and Action on a Resolution Accepting Petition for Voluntary Annexation; Setting Dates and Times of Public Hearings; and Directing the Planning Department to Prepare Service Plan.



Exhibit "A"

Date: _____
Taken by: _____

**REQUEST FOR ANNEXATION
BY THE OWNER OF AREA ANNEXED**

To: The Honorable Mayor and
Board of Commissioners of the city of San Juan.

The undersigned owner of the hereinafter described land hereby request that you extend the present corporate limits of the city of San Juan so as to include as part of the city of San Juan, Hidalgo County, Texas, the following described property;

A 1.61 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

See attached Survey and Metes and Bounds.

I certify that the above described tract of land lies adjacent to and adjoins the city of San Juan , Texas, and that petition is signed and dully acknowledged be each and every person owning any interest in said land.

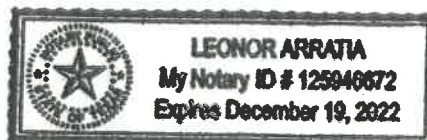
WITNESS my hand this 9th day of October 2019


Owner: Ricardo Cazares
Address: 1337 W. Moore Road
Alamo Texas 78516

State of Texas
County of Hidalgo

Sworn and subscribed before me on the 9th day of October, 2019


Notary Public
State of Texas



METES AND BOUNDS

A 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company Subdivision, according to the map recorded in volume 1, pages 24-26, map records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a point on the south line of Lot 4 for the southeast corner of this tract, said point bears, N 81°15' W, 957.00 feet from the southeast corner of lot 4;

THENCE; N 81°15' W, along the south line of Lot 4, a distance of 213.00 feet to a point for the southwest corner of this tract;

THENCE; N 08°45' E, a distance of 330.00 feet to a point for the northwest corner of this tract;

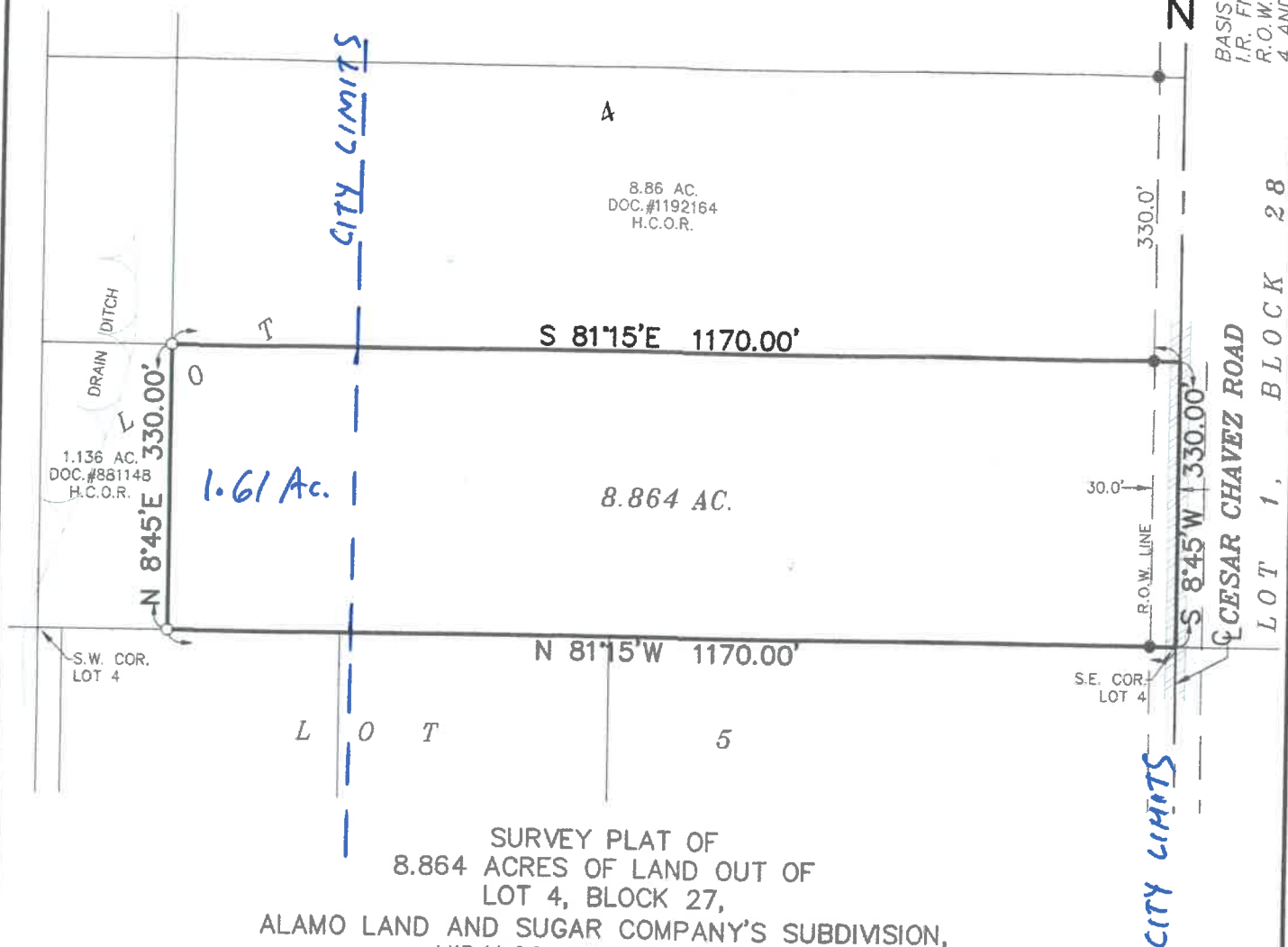
THENCE; S 81°15' E, a distance of 213.00 feet to a point for the northeast corner of this tract;

THENCE; S 08°45' W, a distance of 330.00 feet to the point of beginning and containing 1.61 acres of land more or less.

LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "R&A"

BASIS OF BEARINGS: 1/2"
I.R. FND ON CESAR CHAVEZ
R.O.W. AT SOUTH LINE LOT
4 AND 660 FT. NORTH



SURVEY PLAT OF
8.864 ACRES OF LAND OUT OF
LOT 4, BLOCK 27,
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,
HIDALGO COUNTY, TEXAS
AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, H.C.M.R.

4. REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "B" (AREAS BETWEEN LIMITS OF THE 100 YR AND 500-YR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) OF FIRM COMMUNITY PANEL NO. 480334 0425 C, DATED NOVEMBER 16, 1982.

REYNALDO ROBLES, R.P.L.S. #4032

PREPARED FOR: RICARDO CAZARES

RA

ROBLES &
ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596

PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

SURVEYED: 5-21-19

DRAWN BY: JR/5-23-19

SCALE: 1"=200'

JOB No. 20160

TITLE	
COMMITMENT No.	

REVISÉ:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL
EMBOSSSED SEAL OF SURVEYOR OF RECORD.

© COPYRIGHT 2019

RESOLUTION NO.

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 in the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on December 10, 2019. The second public hearing shall be held at the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on January 14, 2020 at 6:00 p.m. 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 November, 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
NOVEMBER 12, 2019

Consider Adopting a Resolution Granting Authority to Officers, Including, But Not Limited to Signing, Inquiring, Giving Written or Oral Instructions to Lone Star National Bank, With Respect to Any Transactions with Lone Star National Bank.

STAFF COMMENTS AND RECOMMENDATIONS:

Adopt Resolution Granting Authority to Officers, Including, But not Limited to Signing, Inquiring, Giving Written or Oral Instructions to Lone Star National Bank, With Respect to Any Transaction with Lone Star National Bank.

RECOMMENDATION:

Adopt Resolution Granting Authority to Officers, Including, But Not Limited to Signing, Inquiring, Giving Written or Oral Instructions to Lone Star National Bank, With Respect to Any Transactions with Lone Star National Bank.

PREPARED BY:

Leroy Gonzales,
Interim Director

APPROVED BY:

Benjamin Arjona, City
Manager

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF SAN JUAN §

RESOLUTION NO.

SIGNATURE RESOLUTION FOR BANK TRANSACTIONS

The undersigned certifies that a meeting of the City Commission of City of San Juan, Texas hereinafter known as San Juan City Commission which meeting was dully called on and held in accordance with Texas law, and at which a quorum of the City Commissioners was present, the following resolution was duly and legally adopted and has not been revoked, altered or amended:

“WHEREAS”, Lone Star National Bank is the official depository for all funds of the City of San Juan, Texas.

“BE IT RESOLVED” that this resolution grants authority to these officers, including, but not limited to signing, inquiring, giving written or oral instructions to Lone Star Bank, with respect to any transactions with Lone Star National Bank.”

Mario Garza		Mayor
Name	Signature	Title
Leonardo “Lenny” Sanchez		Mayor Pro-Tem
Name	Signature	Title
Jesus “Jesse” Ramirez		Commissioner
Name	Signature	Title
Marco “Markie” Villegas		Commissioner
Name	Signature	Title
Ernesto “Neto” Guajardo		Commissioner
Name	Signature	Title
Benjamin Arjona		City Manager
Name	Signature	Title
Leroy Gonzales		Interim-Director of Finance
Name	Signature	Title

Lone Star National Bank may rely upon any certification given in accordance with this resolution as continuing fully effective until they receive due written notice of a change in or the recession of the authority in this resolution.

PASSED, APPROVED and ADOPTED BY THE SAN JUAN CITY COMMISSION OF SAN JUAN, TEXAS on this the ____ day of _____, 2019

ATTEST:

CITY OF SAN JUAN, TEXAS

Diana Cavazos
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

Mario Garza
MAYOR

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 12, 2019

Consider Resolution to Cast Votes for One or More Candidates for the Hidalgo County Appraisal District Board of Directors 2020-2021.

STAFF COMMENTS AND RECOMMENDATIONS:

The City of San Juan is in receipt of correspondence requesting that the City of San Juan cast all its votes for one candidate or distribute them among any number of candidates. The City shall determine its vote by a written resolution and submit it to the Chief Appraiser before December 16, 2019. The City can only cast its vote for candidate's name on the ballot. There is no provision for write in candidates. The Chief Appraiser will not count votes cast for someone not listed on the official ballot.

The Chief Appraiser will count all votes timely submitted and declare the five candidates who receive the largest cumulative vote totals elected and submit the results before December 31, 2019 to the governing body of each taxing unit in the district and to the candidates.

RECOMMENDATION:

Adopting Resolution to Cast Votes for One or More Candidates for the Hidalgo County Appraisal District Board of Directors for 2020-2021.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

HIDALGO COUNTY APPRAISAL DISTRICT

RECEIVED

OCT 10 2019

City Manager's Office

ADMINISTRATION

Rolando Garza, Chief Appraiser
Jorge Gonzalez, Asst. Chief Appraiser
Brent E Cavazos, Associate Chief Appraiser
PO Box 208
Edinburg, TX 78540-0208
(956) 381-8466 (956) 565-2461



www.hidalgoad.org

BOARD OF DIRECTORS	
Richard A. Garza	Chairman
David Hernandez	Vice-Chairman
Amador Requenez	Secretary
Albert D. Cardenas	Member
Pete Garcia	Member
Pablo "Paul" Villarreal, Jr.	Member

October 16, 2019

City Manager
City of San Juan
709 S. Nebraska
San Juan, TX 78589

Re: Election Ballot 2020-2021 Appraisal District Board of Directors

Dear City Manager:

As prescribed by Section 6.03 of the Texas Property Tax Code enclosed you will find the "Official Ballot" with the candidate's names and the number of votes that you are authorized to cast in the election for Board of Directors for the Hidalgo County Appraisal District. In addition, for your review, I have provided a condensed biography of each candidate that provided such, and a list of the total vote distribution for all entities.

There are five Board of Directors, who are elected by the taxing units that participate in the District, which governs Hidalgo County Appraisal District. In addition to the five elected Board of Directors, the County Tax Assessor-Collector, Mr. Pablo "Paul" Villarreal Jr. serves on the Board as a non-voting Director.

The governing body of a taxing unit may cast all its votes for one candidate or distribute them among any number of candidates. Each voting unit shall determine its vote by written resolution and submit it to the Chief Appraiser before DECEMBER 16, 2019. A voting unit can only cast its votes for candidates named on the ballot. There is no provision for write-in candidates. The Chief Appraiser will not count votes cast for someone not listed on the official ballot.

The Chief Appraiser will count all the votes timely submitted and declare the five candidates who received the largest cumulative vote totals elected, and submit the results before DECEMBER 31, 2019 to the governing body of each taxing unit in the district and to the candidates.

If you should have any questions, or I can provide additional information, please do not hesitate to contact me at (956) 381-8466.

Sincerely,

A handwritten signature in cursive script that reads "Rolando Garza".

Rolando Garza, RPA
Chief Appraiser

RG: je

Enclosures

**2020-2021
VOTING ENTITLEMENT
HCAD BOARD OF DIRECTORS**

	2018	2018	2018		2020-2021	2020-2021
	Tax Levied	Total Levy	Percent	Votes	Directorships	Official Votes
Entity						
Hidalgo County	\$ 203,193,192	\$ 850,866,492	23.881%	239	5	1195
Cities						
Alamo	\$ 3,622,302	\$ 850,866,492	0.426%	4	5	20
Alton	\$ 1,885,942	\$ 850,866,492	0.222%	2	5	10
Donna	\$ 4,960,553	\$ 850,866,492	0.583%	6	5	30
Edcouch	\$ 572,171	\$ 850,866,492	0.067%	1	5	5
Edinburg	\$ 29,606,027	\$ 850,866,492	3.480%	35	5	175
Elsa	\$ 1,560,207	\$ 850,866,492	0.183%	2	5	10
Granjeno	\$ 19,960	\$ 850,866,492	0.002%	1	5	5
Hidalgo	\$ 2,162,192	\$ 850,866,492	0.254%	3	5	15
La Joya	\$ 862,428	\$ 850,866,492	0.101%	1	5	5
La Villa	\$ 487,614	\$ 850,866,492	0.057%	1	5	5
McAllen	\$ 45,726,885	\$ 850,866,492	5.374%	54	5	270
Mercedes	\$ 4,457,348	\$ 850,866,492	0.524%	5	5	25
Mission	\$ 20,411,954	\$ 850,866,492	2.399%	24	5	120
Palmview	\$ 2,302,781	\$ 850,866,492	0.271%	3	5	15
Penitas	\$ 1,315,925	\$ 850,866,492	0.155%	2	5	10
Progreso	\$ 737,636	\$ 850,866,492	0.087%	1	5	5
Pharr	\$ 19,278,101	\$ 850,866,492	2.266%	23	5	115
San Juan	\$ 7,286,364	\$ 850,866,492	0.856%	9	5	45
Sullivan City	\$ 503,925	\$ 850,866,492	0.059%	1	5	5
Weslaco	\$ 11,882,540	\$ 850,866,492	1.397%	14	5	70
Schools						
Donna	\$ 17,946,700	\$ 850,866,492	2.109%	21	5	105
Edcouch-Elsa	\$ 4,473,700	\$ 850,866,492	0.526%	5	5	25
Edinburg	\$ 80,697,816	\$ 850,866,492	9.484%	95	5	475
Hidalgo	\$ 7,646,793	\$ 850,866,492	0.899%	9	5	45
La Joya	\$ 32,996,007	\$ 850,866,492	3.878%	39	5	195
La Villa	\$ 1,507,530	\$ 850,866,492	0.177%	2	5	10
Lyford	\$ 127,050	\$ 850,866,492	0.015%	1	5	5
McAllen	\$ 83,161,525	\$ 850,866,492	9.774%	98	5	490
Mercedes	\$ 7,476,700	\$ 850,866,492	0.879%	9	5	45
Mission	\$ 27,205,632	\$ 850,866,492	3.197%	32	5	160
Monte Alto	\$ 1,602,155	\$ 850,866,492	0.188%	2	5	10
PSJA	\$ 61,817,366	\$ 850,866,492	7.265%	73	5	365
Progreso	\$ 2,392,794	\$ 850,866,492	0.281%	3	5	15
Sharyland	\$ 43,634,593	\$ 850,866,492	5.128%	51	5	255
So Tx College	\$ 63,236,679	\$ 850,866,492	7.432%	74	5	370
South Texas ISD	\$ 18,054,952	\$ 850,866,492	2.122%	21	5	105
Valley View	\$ 7,775,818	\$ 850,866,492	0.914%	9	5	45
Weslaco	\$ 26,276,635	\$ 850,866,492	3.088%	31	5	155
Grand Total	\$ 850,866,492		100.000%	1006		5030

Alejandro Cantu

No Bio or Photo Provided

**Albert Cardenas
McAllen**



Current Board member of McAllen Public Utility Board

Current member Boys & Girls Club

Vice-President Easton Construction, dealing mainly with commercial projects with offices in McAllen and San Antonio

Served 6 years on the McAllen Planning & Zoning Board

Board Member Hidalgo County Appraisal District Board of Directors 2014-Current

Henry Howell

No Bio or Photo Provided

HIDALGO COUNTY APPRAISAL DISTRICT

ADMINISTRATION

Rolando Garza, Chief Appraiser
Jorge Gonzalez, Asst. Chief Appraiser
Brent E Cavazos, Associate Chief Appraiser
PO Box 208
Edinburg, TX 78540-0208
(956) 381-8466 (956) 565-2461



BOARD OF DIRECTORS

Richard A. Garza	Chairman
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Amador Requenez	Secretary
Albert D. Cardenas	Member
Pete Garcia	Member
Pablo "Paul" Villarreal, Jr.	Member

www.hidalgoad.org

Hidalgo County Appraisal District 4405 S. Professional Drive PO Box 208 Edinburg, TX 78540-0208 "OFFICIAL BALLOT" Election of 2020-2021 Appraisal District Board of Directors	
Entity: City of San Juan	Authorized Votes:45
Nominee	# Of Votes
Albert Cardenas	
Alejandro Cantu	
Amador Requenez	
Col Roberto Perez	
David Hernandez	
Eddie Betancourt	
Henry Howell	
Joe Olivarez	
Mario Flores	
Monte Churchill	
Orlando Lozano	
Pete Garcia	
Reynaldo Perez	
Richard A. Garza	
Shavi Mahtani	

Date Resolution Passed
(Attach Resolution)

Authorized Representative

cc: Finance Director of each entity

Pete Garcia
San Juan



San Juan EDC Boar, 2015 Member

Region ESL Member

Head Start Advisory Member 2013-2015

San Juan Housing Authority Member 2015

PSJA School Board Member 2004-2013

Hidalgo County Appraisal District Board of Directors Board Member 2009-2013

Joe Olivarez

No Bio or Photo Provided

Mario Flores

No Bio or Photo Provided

Richard A. Garza
Edinburg



Hidalgo County Appraisal District is responsible for appraising all real and business personal property within Hidalgo County. The district appraises property according to the Texas Property Tax Code and the Uniform Standards of Professional Appraisal practices (USPAP).

Lifelong Resident of Rio Grande Valley

Received Real Estate License at age 18

BBA in Finance, Pan American University

Married to Sylvia Sanchez Garza for 17 years with four sons

Real Estate Broker, BIC Realty for over 35 years

President of BIC Investment, GR Land Co., GarCo Ltd., BIC Development Co., Gold Star Holdings, Ice House Ranches, GR Inverciones & Anacahuillas Investment Co.

Chairman of Cuartitos.com, a cargo shipping container leasing co.

Longtime member of McAllen Board of Realtors & Edinburg Board of Realtors

Texas Association of Realtors since 1977

Past Zoning Commissioner McAllen Planning & Zoning Board

Past Vice-President of Finance Discovery Montessori School Board

Plazas Del Lago HOA Finance Director

Chairman, Hidalgo County Appraisal District Board of Directors 1991 to Present

Boy Scouts of America – Troup Leader

Current Director, Texas Land Developers Association

Member of Santa Gertrudis Breeders International

Previous Member Edinburg Hospital Authority Board of Directors

Member of Las Villas at South Padre Island Board of Directors

Member of Holy Spirit Catholic Church

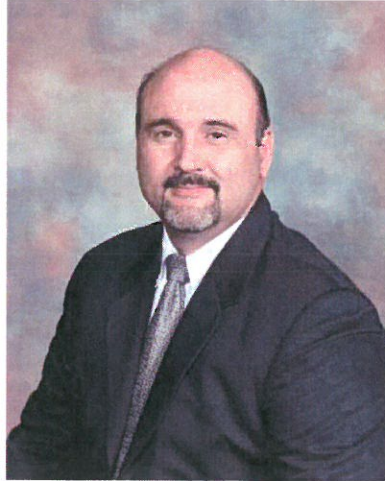
Previous Director of Edinburg Chamber of Commerce Board of Directors

Current Member of Edinburg Chamber of Commerce

Current Member of McAllen Chamber of Commerce

Current Member of McAllen Hispanic Chamber of Commerce

**David Hernandez
Weslaco**



President/Owner & Operator of Holiday Wine & Liquors

Partner/Owner Pop-A-Top, Harlingen

Partner The Good Ice Company Weslaco

Owner of Hernandez Farms, OCT Distributing

Vice-Chairman, Hidalgo County Appraisal Board of Directors 2006 to Present

Served 6 years as Director Weslaco Economic Corporation

Served 7 years as Director Weslaco Economic Corporation

Served 25 years and continue to serve on Weslaco Planning & Zoning Commission

Currently Chairman on Weslaco Planning Weslaco Planning & Zoning Commission

Former Weslaco ISD Board Member

Former McAllen Boys & Girls Club Member

Former Palm Valley Animal Shelter Board Member

Board Member McAllen Chamber of Commerce

Member Hispanic Chamber of Commerce

Member Weslaco Chamber of Commerce

Member Rio Grande Valley Partnership

Monte Churchill

Worked for Mercedes ISD from 1964-1997

The last 17 years served as Superintendent

Retired and began as an Administrator for South Texas Community College

Retired from STC January 1, 2013

In 2004 was elected to the Mercedes Board of Education and served until 2012

He has been married to Kathryn Blake for 53 years. Has one son, Edward who is presently the Superintendent of Crystal City ISD.

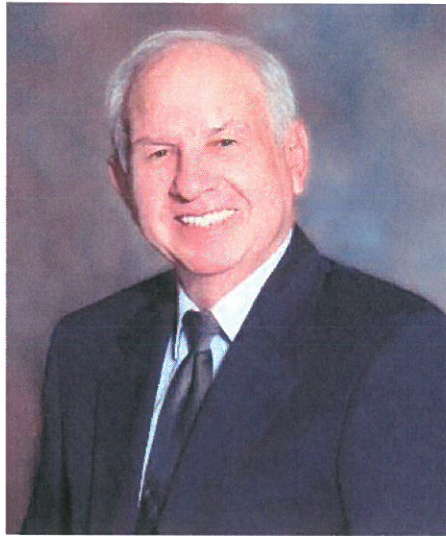
Orlando Lozano

No Bio or Photo Provided

Reynaldo Perez

No Bio or Photo Provided

**Amador Requenez
Mission**



Owner & operator of Valley Welding Steel & Steel Fabrication in Mission since 1970
Owner & Operator of Valley Crane Service since 1970
Member of the (AGC) Associated General Contractors of America for 43 years
Member of Mission Chamber of Commerce for 20 and Director for 4 years
Member of Mission Rotary for 20 years
Served on Board of Hidalgo County Water District #6
Served on the Hidalgo PIC (Private Industry Council)
Served on Hidalgo County Appraisal District Board of Directors from 1992 to 2009
Current Secretary Hidalgo County Appraisal District Board of Directors 2012 to Present

Shavi Mahtani



President and Founder of Domain Development Corp.

Has over 20 years of experience in developing commercial and residential real estate including Shopping Centers, Single-Family Subdivisions, Multi-Family Subdivisions as well as various other creative land development projects.

Mr. Mahtani has amassed over 15 shopping centers and 13 Subdivisions as well as 5 new real estate projects, which are currently under construction.

His company Domain Development specializes in developing higher-end type of properties all in the Hidalgo County region.

He enjoys being a part of the progression and growth of his community and looks forward to a bright future for the RGV.

Eddie Betancourt

EDUCATION: University Of Texas Pan American
B.B.A., 1994
Major (Marketing & International Business)

Professional Overview

Large Scale Construction Projects
Real Estate License Holder (since 1994)
Realty and Construction management
Retail Management Experience
Automotive (Tire Wheel & Accessories) experience
Currently own and operate multiple business Real Estate ventures

BUSINESS EXPERIENCE:

Aug 1984 to Present

R & B General Construction Co, Inc.
McAllen TX. (President)

Administer construction budgets and supervise a staff of 60 full-time employees. Plan & design industrial warehouses and commercial ventures. Assist in the development of industrial facilities in various industrial parks. Coordinate construction of residential homes and renovations of commercial projects. Work closely with city municipalities, engineers, architects. Often present viable projects to city and county entities, and city officials to obtain necessary variances and permits for various private projects to meet city ordinances and overall building codes. Development and Management of multi-million dollar investment projects, specializing in the Cold Storage warehouse industry.

Oct 2015 to Present National Tire and Wheel, LLC

Co-owner and President.
Purchased existing business on 10/22/2015.
Current sales have exceeded historical sales.

Feb 2012 to Present

E2H Investments, LLC
General Retail Partner Manager.
Manage a Rent To Own Business.
Account Management
Sales
Marketing

Sep 2004 – March 2010

EZ Rim & Tire

Oversaw General Management of Rent To Own Wheel and tires

Managed Budget and advertising campaigns

Start up business that was profitable in 6 months.

Established business from startup to 750,000 in sales within 16 months.

January 1992 –to 1998

Century Forwarding Agency, Inc

Hidalgo, Texas (Vice-President)

Manage export operation of the Agency specializing in exporting general goods for various Mexican and American corporations as well as managing. Just In-Time inventories for various fortune 500 companies. Successfully implemented all logistics for Wal-Mart Mexico and Wal-Mart USA specializing in their produce sector through various U.S and Mexican custom brokers with strict adherence to the NAFTA rules and regulations.

Aug 1987 to 1992

Technics Construction of Texas Inc.

McAllen, TX.

Vice-President Administered construction budgets and supervised a staff of 30 full-time employees. Designed and Build warehouse storage facilities. Assisted in the Development of Industrial facilities. Coordinated all aspects of construction for residential homes and renovations of commercial projects.

COMMUNITY SERVICES:

- **Appointed Member to Hidalgo County Appraisal Review Board 2007 - 2012**
Positions Held on Board
 - ❖ Member
 - ❖ Secretary
 - ❖ Chairman

PROFESSIONAL DEVELOPMENT:

University of Texas Pan-American

School of Business Continuing Education

Real Estate, Appraisals, Marketing, Real Estate principles, Law and Contracts

Mathematics, and Finance.

State Licensed in Real Estate # 0440351(1994)

Fluent in Reading and Writing Spanish

EXTRA CURRICULAR ACTIVITIES:

- ENACTUS Advisory Board (Student In Free Enterprise early 90's Alumni)
- Chairman entrepreneurship workshops,
- Small business development conference Invitee speaker
- Active supporter of Higher Education
- Golfing Activities, Fishing,
- Active in Daughter's School Programs (Outreach)
- Enjoy Family Trips

RESOLUTION NO. _____

STATE OF TEXAS

COUNTY OF HIDALGO

WHEREAS, the Chief Appraiser of Hidalgo County Appraisal District has called for the election of the Hidalgo County Appraisal District Board of Directors; and

WHEREAS, the City of San Juan is entitled to cast a total of forty-five **(45)** votes in said election; and

WHEREAS, ballots must be returned by **December 15, 2019** which is the deadline for accepting votes.

NOW THEREFORE BE IT RESOLVED by the CITY OF SAN JUAN that the city does hereby cast **(45 Votes)** of votes for **(Name of Candidate)** for Hidalgo County Appraisal Board of Directors for **2020-2021**.

READ, PASSED AND APPROVED at a regular meeting by the City Commissioners of the CITY OF SAN JUAN, on this the 12th of November 2019.

Mario Garza, Mayor

ATTEST:

Diana Cavazos, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 12, 2019

Consider Authorizing City Manager to Enter into a Contract Agreement for Grant Opportunities with Cognitive Development and Communication Services LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

Dr. Fernando Castillo from Cognitive Development and Communication Services, LLC, out of San Juan is offering Grant Services on a contingent basis. The services will Begin on November 13, 2019 and will end on November 12, 2020. The following services will be provided to the city, Research funding opportunities, Prepare and process grant documents for application, Monitor and evaluate funded projects. See attached contract and table.

RECOMMENDATION:

Approve as Recommended.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager



COGNITIVE DEVELOPMENT AND COMMUNICATIONS, LLC

P.O. Box 903
San Juan, Texas 78589

INDEPENDENT CONTRACTOR AGREEMENT

This Independent Contractor Agreement (this "Agreement") is made effective as of October 25, 2019, by and between **The City of San Juan, Texas** (the "Client"), and **Cognitive Development and Communication Services, LLC** (the "Contractor"), of P.O. Box 903, San Juan, Texas 78589. In this Agreement, the party who is contracting to receive the services shall be referred to as "**Client**" and the party who will be providing the services shall be referred to as "**Contractor**."

1. **DESCRIPTION OF SERVICES.** Beginning on November 13, 2019 and ending on November 12, 2020, **Contractor** will provide the following services (collectively, the "Services"):
 - A. Research funding opportunities;
 - B. Prepare and process grant of grant documents for application;
 - C. Monitor and evaluate funded projects.
2. **PAYMENT FOR SERVICES.** **Client** will pay compensation to **Contractor** for the Services contemplated in this agreement only if a grant submitted on behalf of the **Client** is funded.
 - a. The Contractor shall be paid up to a percentage of **5%** (**see attached table**) of all the funds awarded to the city from the specific grant application prepared and processed by contractor. This compensation shall be payable in a lump sum upon funding of each individual grant submitted in accordance with this agreement.
 - b. The Contractor shall be paid a monthly retainer of **\$0**. The Client will reimburse expenses to contractor up to **\$0** per month.
 - c. Contractor understands that expenses and costs incurred in the pursuit of matters that are subject to this Agreement, shall be the responsibility of the contractor, including but not limited to mileage, and hotel, at rate set by the U.S. General services Administration, delivery, postage, copy charges. Contractor shall be solely responsible for any and all taxes. Social Security contributions or payments, disability insurance, unemployment taxes, and other payroll type taxes applicable to such compensation.
3. **TERM/TERMINATION.** This Agreement may be terminated by either party at any time and for any reason upon **30** days written notice to the other party. Upon such termination, payment for services rendered shall be paid by client for those grant applications that have been completed and awarded at the time of such termination date.

COGNITIVE DEVELOPMENT AND COMMUNICATIONS, LLC

- 4. RELATION OF PARTIES.** It is understood by the parties that Contractor is an independent contractor with respect to Client, and not an employee of the Client. Client will not provide fringe benefits, including health insurance benefits, paid vacation, or any other employee benefit of the Contractor.
- 5. CONFIDENTIALITY.** Contractor may have access to proprietary, private and/or otherwise confidential information (“confidential Information”) of the Client. Information shall mean all non-public information which constitutes, relates to the operation of the business of the Client, including without limitation, all financial, investments, operational, personnel, sales, marketing, managerial and statistical information of the Client, and any and all trade secrets, customer lists, or pricing information of the Client. The Nature of the information and the manner of disclosure are such that a reasonable person would understand it to be confidential. Contractor will not at any time or in any manner, either directly or indirectly, use for the personal benefit of the Contractor, or divulge, disclose, or communicate in any manner any Confidential Information. Contractor will protect such information and treat the Confidential Information as strictly confidential. This provision shall continue to be effective after the termination of this Agreement. Upon termination of this Agreement, Contractor will return to Client all Confidential Information, whether physical or electronic, and other items return to the Client all Confidential Information, whether physical or electronic, and other items that were used, created, or controlled by the Contractor during the term of this Agreement.
- 6. INDEMNIFICATION.** Contractor agrees to indemnify and hold harmless Client from all claims, losses, expenses, fees including attorney fees, cost, and judgement that may be asserted against the Client that result from the acts or omissions of the Contractor, the Contractor’s employees, if any, any, and the Contractor’s agents.
- 7. NO RIGHT TO ACT AS AGENT.** An “employer-employee” or “physical-agent” relationship is not created merely because (1) the Client has or retains the right to supervise or inspect the work as it progresses in order to ensure compliance with terms of the contract or (2) the Client has or retains the right to stop work done improperly. The Contractor has no right to act as an agent for the Client and has an obligation to notify any involved parties that is not an agent of the Client.
- 8. ENTIRE AGREEMENT.** This agreement constitutes the entire contract between the parties. All terms and conditions contained in any other writing previously executed by the parties regarding the matters contemplated herein shall be deemed to be merged herein and superseded hereby. No modification of this Agreement shall be deemed effective unless in writing and signed by the parties hereto.



COGNITIVE DEVELOPMENT AND COMMUNICATIONS, LLC

P.O. Box 903
San Juan, Texas 78589

9. **WAIVER OF BREACH.** Any act either expressed or implied is not to be construed to be a waiver of breach by the client except when such waiver is done in writing and authorized by the client's governing body.
10. **SEVERABILITY.** If any provision of this Agreement shall be held be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If the court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provisions it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
11. **APPLICABLE LAW.** This Agreement shall be governed by the laws of the State of Texas and venue mandator in Hidalgo County, Texas

CLIENT: **The City of San Juan, Texas-Agent**

By: _____ Date: _____

CONTRACTOR:

Cognitive Development and Communications Services, LLC

By: _____ Date: _____

COGNITIVE DEVELOPMENT AND COMMUNICATIONS, LLC

Grant Writing Fees and Percentages

\$10,000- \$250,000 5%

\$251,000- \$1,000,000 4%

\$1,000,001- and above 3%

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 12, 2019

Consideration and Approval of A Resolution Approving the City's Plan of Finance Pertaining to the Contemplated Issuance of Obligation to be Designated as "City of San Juan, Texas General Obligation Refunding Bonds. Series 2020"; Authorizing the City Staff and the City's Financial Advisor and Bond Counsel to Proceed with this Plan of Finance; and Authorizing Other Matters Related to the Foregoing.

STAFF COMMENTS AND RECOMMENDATIONS:

Consideration and Approval of A Resolution Approving the City's Plan of Finance Pertaining to the Contemplated Issuance of Obligation to be Designated as "City of San Juan, Texas General Obligation Funding Bonds. Series 2020"; Authorizing the City Staff and the City's Financial Advisor and Bond Counsel to Proceed with this Plan of Finance; and Authorizing Other Matters Related to the Foregoing

RECOMMENDATION:

Approval of the Resolution Approving the City Plan of Finance Pertaining to the Contemplated Issuance of Obligation to be Designated as "City of San Juan, Texas General Obligation Funding Bonds. Series 2020.

PREPARED BY:

Leroy Gonzales,
Interim Director

APPROVED BY:

Benjamin Arjona, City
Manager



Contacts

Cris S. Vela

Director
100 East Nolana Loop
Pharr, Texas 78577
Direct 956.686.0991
Fax 956.618.4791
cris.vela@hilltopsecurities.com

Andre Ayala

Director
1201 Elm Street, Suite 3500
Dallas, Texas 75201
Direct 214.953.4184
Fax 214.953.4050
andre.ayala@hilltopsecurities.com

Jorge Delgado

Assistant Vice President
1201 Elm Street, Suite 3500
Dallas, Texas 75270
Direct 214.859.1714
Fax 214.953.4050
jorge.delgado@hilltopsecurities.com



Tax Notes, Series 2020 & General Obligation Refunding Bonds, Series 2020 Plan of Finance

City of San Juan, Texas

November 12, 2019

Table of Contents

- 1. Plan of Finance
- 2. Preliminary Sources & Uses and Cash Flows
- 3. Next Steps / Schedule of Events

Appendix

- 1. Municipal Market Update

Plan of Finance

City of San Juan, Texas

Plan of Finance



CITY OF SAN JUAN, TEXAS

Plan of Finance (1 of 2)

City of San Juan, Texas

- The City of San Juan, Texas (the “City”) will finance vehicles and equipment in the form of Tax Notes, Series 2020 (the “Notes”)
- The Notes will be partially supported by the City’s Debt Service/I&S Tax (property tax revenues) and partially by the City’s Water & Sewer System net revenues
- New debt capacity obtained through:
 - Growth in taxable assessed valuation (Tax Year 2019/Fiscal Year 2020)
 - Organic growth and adequate rates and charges for the utility fund
- Using conservative assumptions, the City can fund the proposed vehicles and equipment at no property tax rate increase or water & sewer rate increase

Plan of Finance (2 of 2)

City of San Juan, Texas

- The City will also issue General Obligation Refunding Bonds, Series 2020 (the “Bonds”) for economic savings
- The City has the opportunity to refund \$1,985,000 of the following issues for debt service savings:
 - Combination Tax & Limited Pledge Revenue Certificates of Obligation, Series 2010 (coupons ranging from 4.00% - 4.25%)
 - General Obligation Refunding Bonds, Series 2010 (coupons ranging from 4.00% - 4.25%)
- The Notes and the Bonds can be issued as Bank Qualified for lower interest rates (fixed interest rates)

Preliminary Cash Flows

City of San Juan, Texas

Preliminary Cash Flows



CITY OF SAN JUAN, TEXAS

Preliminary Sources & Uses

City of San Juan, Texas

City of San Juan, Texas

General Obligation Refunding Bonds, Series 2020 & Tax Notes, Series 2020

PRELIMINARY; FOR PURPOSES OF DISCUSSION ONLY

	I&S Tax Supported Tax Notes, Series 2020	W&S Supported Tax Notes, Series 2020	TOTAL Tax Notes, Series 2020 ⁽¹⁾⁽³⁾	I&S Tax Supported GO Ref Bonds, Series 2020 ⁽²⁾⁽³⁾
Sources of Funds				
Par Amount	\$1,175,000	\$1,130,000	\$2,305,000	\$1,885,000
Premium	\$143,103	\$133,876	\$276,980	\$185,646
Total Sources of Funds	\$1,318,103	\$1,263,876	\$2,581,980	\$2,070,646
Uses of Funds				
Project Fund Deposit	\$1,277,300	\$1,231,000	\$2,508,300	\$0
Refunded Debt Payoff	\$0	\$0	\$0	\$1,995,452
Budgeted Financing Costs	\$40,803	\$32,876	\$73,680	\$75,194
Total Uses of Funds	\$1,318,103	\$1,263,876	\$2,581,980	\$2,070,646

Notes:

- (1) Assumes 7 year Tax Notes.
- (2) Assumes refunding of C/O's Series 2010 & GO Ref Bonds, Series 2010. No extension of original maturity
- (3) For budgeting purposes. Assumes 2.52% for the Tax Notes and 2.85% for the Refunding Bonds as of 11/6/2019 based on the City's "A" rating as of November 6, 2019. **Subject to Change at Anytime.**

Preliminary Cash Flows (I&S Tax Portion)

City of San Juan, Texas

City of San Juan, Texas

General Obligation Refunding Bonds, Series 2020 & Tax Notes, Series 2020

PRELIMINARY: FOR PURPOSES OF DISCUSSION ONLY
I&S Tax Portion

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
FYE	Freeze Adjusted Taxable Assessed Valuation ⁽¹⁾	Growth Factor ⁽²⁾	I&S Tax Rate Target ⁽³⁾	I&S Tax Collections at 94%	Plus: 23.06% of Frozen Levy ⁽⁴⁾	TOTAL I&S Tax Collections Budget	Less: Existing I&S Tax Supported Debt Service	Less: Series 2010 GO & CO's Refunding Savings ⁽⁵⁾	Net Available for Tax Notes, Series 2019 Debt Service	All-in True Interest Cost = 2.52% ⁽⁶⁾	Tax Notes, Series 2020	Total D/S	New Estimated I&S Tax Supported Debt Service	Surplus I&S Tax Collections
2020	\$ 1,002,624,028	0.00%	\$ 0.1734	\$ 1,635,732	\$ 178,416	\$ 1,814,148	\$ 1,739,238	\$ 3,069	\$ 77,980	\$ -	\$ 1,175,000	\$ -	\$ 1,736,168	\$ 77,980
2021	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	1,736,269	16,369	83,959	10,000	73,307	83,307	1,803,207	652
2022	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	1,732,413	15,731	87,178	35,000	48,769	83,769	1,800,450	3,409
2023	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	1,735,631	19,988	88,215	40,000	47,175	87,175	1,802,819	1,040
2024	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	1,730,938	19,300	92,222	45,000	45,369	90,369	1,802,006	1,853
2025	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	1,322,350	4,100	485,609	335,000	37,294	372,294	1,690,544	113,315
2026	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	1,324,100	4,231	483,990	350,000	22,738	372,738	1,692,606	111,253
2027	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	1,317,400	4,375	490,834	360,000	7,650	367,650	1,680,675	123,184
2028	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	1,317,800	4,531	490,590	-	-	-	1,313,269	490,590
2029	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	1,321,500	4,706	487,065	-	-	-	1,316,794	487,065
2030	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	1,318,500	4,900	490,259	-	-	-	1,313,600	490,259
2031	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	1,147,300	-	656,559	-	-	-	1,147,300	656,559
2032	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	1,152,800	-	651,059	-	-	-	1,152,800	651,059
2033	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	784,100	-	1,019,759	-	-	-	784,100	1,019,759
2034	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	781,600	-	1,022,259	-	-	-	781,600	1,022,259
2035	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	778,100	-	1,025,759	-	-	-	778,100	1,025,759
2036	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	381,600	-	1,422,259	-	-	-	381,600	1,422,259
2037	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	382,300	-	1,421,559	-	-	-	382,300	1,421,559
2038	1,002,624,028	0.00%	0.1734	1,635,732	168,127	1,803,859	255,000	-	1,548,859	-	-	-	255,000	1,548,859
							\$ 22,258,938	\$ 101,300		\$ 1,175,000	\$ 282,300	\$ 1,457,300	\$ 23,614,938	

Notes:

- (1) Freeze adjusted certified taxable assessed valuation as reported by Hidalgo County Appraisal District.
- (2) Assumes 0% growth for purposes of illustration.
- (3) FY 2020 I&S tax rate actual.
- (4) Percentage calculated using the target I&S tax rate divided by the target \$0.6993 total tax rate times a 94.00% collection factor. The Frozen Levy is as reported by Hidalgo County Appraisal District.
- (5) Assumes "A" Rated Bank Qualified Interest Rates plus 0.25% as of November 6, 2019. **Subject to Change at Anytime. Present Value Savings of \$91,138 discounted at the All-in True Interest Cost!**
- (6) Assumes "A" Rated Bank Qualified Interest Rates plus 0.25% as of November 6, 2019. **Subject to Change at Anytime.**

CITY OF SAN JUAN, TEXAS

City of San Juan, Texas

General Obligation Refunding Bonds, Series 2020 & Tax Notes, Series 2020

PRELIMINARY; FOR PURPOSES OF DISCUSSION ONLY

Assumptions:

(1) Audited as of Fiscal Year 2018. Excludes depreciation expense and capital outlay.

(2) Assumes "A" Rated Bank Qualified Interest Rates plus 0.25% as of November 6, 2019. **Subject to Change at Anytime.**

Next Steps / Schedule of Events

City of San Juan, Texas

Next Steps / Schedule of Events



CITY OF SAN JUAN, TEXAS

Next Steps / Schedule of Events

City of San Juan, Texas

CITY OF SAN JUAN, TEXAS

GO Refunding Bonds, Series 2020 and Tax Notes, Series 2020	
Date	Event
11/12/2019	Presentation of Final Plan of Finance to City Commission City Commission directs Staff and Consultants to implement the 2020 Plan of Finance
1/14/2020	Competitive pricing of GO Refunding Bonds, Series 2020 and Tax Notes, Series 2020 City Commission Approves an Ordinance authorizing the Issuance of the General Obligation Refunding Bonds, Series 2020 City Commission Approves an Ordinance authorizing the Issuance of the Tax Notes, Series 2020
Before Closing	<i>Attorney General Approves Sale</i>
2/25/2020	Closing and delivery of funds to the City & Escrow Agent
8/15/2020	First Interest Payment on the Bonds
2/15/2021	First Interest Payment on the Notes First Principal Payment on the Bonds and the Notes

Municipal Market Update

City of San Juan, Texas

Appendix Municipal Market Update



CITY OF SAN JUAN, TEXAS

Market Commentary

City of San Juan, Texas

Market Observations

Primary Market:

- Municipal calendar estimated at \$13 billion - \$11 billion of negotiated deals and \$2 billion of competitive sales
- The largest negotiated deal of the week is \$775 million Central Plains Energy Revenue Bonds, NE

Secondary Market:

- Municipal Bond Funds reported \$1.161 billion in net inflows last week, compared with \$1.427 billion of inflows the previous week, an decrease of \$266 million
- Secondary trading volume increased by \$975 million from \$11.1 billion to \$12.07 billion for the week

General Market Overview:

- FOMC cut federal funds rate by 25 bp to 1.75% on Wednesday
- Under Armor made headlines today as it was announced they are under investigation by the SEC and US Department of Justice regarding accounting practices
- McDonalds CEO was released over relationship with an employee
- Aramco IPO confirmed, initial estimates to value the Saudi oil giant at around \$1.5 trillion
- Economic Data: Initial Jobless Claims, Durable Goods Orders, Factory Orders, Trade Balance, Wholesale Inventories, ISM Non Manuf Index

Source: Ipreo, TM3 Refinitiv, Bloomberg, BBC, Wall Street Journal, New York Times, AXIOS

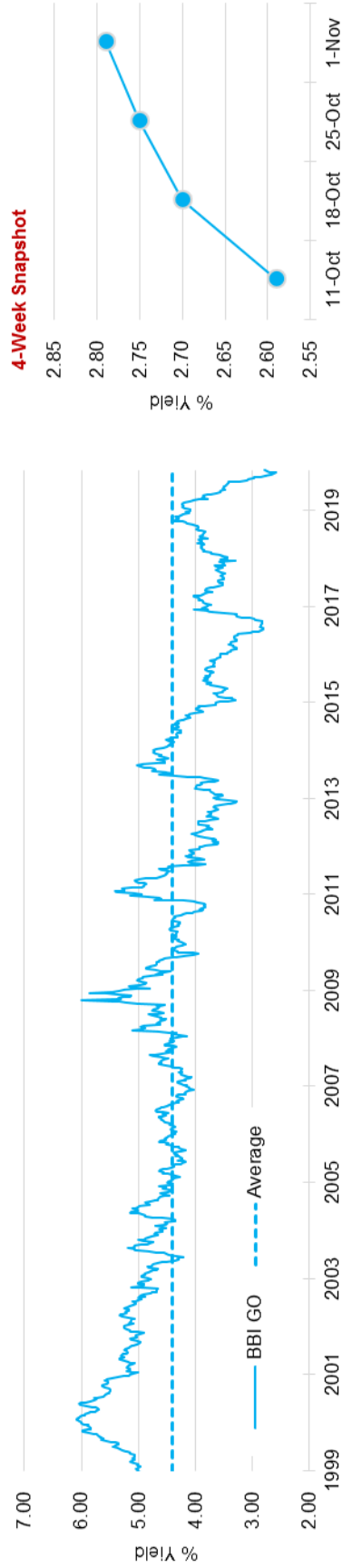
Statistics

	11/1/2019	10/25/2019	Change
5Y MMD	1.16	1.18	(0.02) ▼
10Y MMD	1.49	1.51	(0.02) ▼
15Y MMD	1.70	1.73	(0.03) ▼
20Y MMD	1.88	1.92	(0.04) ▼
30Y MMD	2.06	2.10	(0.04) ▼
MMD 2/30 Yield Curve Steepness	95	95	-
Bond Buyer 11 GO Bond Index	2.33	2.29	0.04 ▲
Bond Buyer 20 GO Bond Index	2.79	2.75	0.04 ▲
Bond Buyer Revenue Bond Index	3.27	3.23	0.04 ▲
1Y UST	1.53	1.60	(0.07) ▼
5Y UST	1.55	1.62	(0.07) ▼
7Y UST	1.63	1.71	(0.08) ▼
10Y UST	1.73	1.80	(0.07) ▼
30Y UST	2.21	2.29	(0.08) ▼
UST 2/30 Yield Curve Steepness	65	66	(1) ▼
10Y MMD/UST Ratio	86	84	2.2 ▲
30Y MMD/UST Ratio	93	92	1.5 ▲
SIFMA	1.12	1.19	(0.07) ▼
1M LIBOR	1.77	1.80	(0.03) ▼
30-Day Negotiated Visible Supply	14,223.3	8,465.8	5,757.5 ▲
30-Day Competitive Visible Supply	3,320.4	2,671.2	649.2 ▲
Lipper Muni Bond Fund Flows	1,161	1,427	(266) ▼

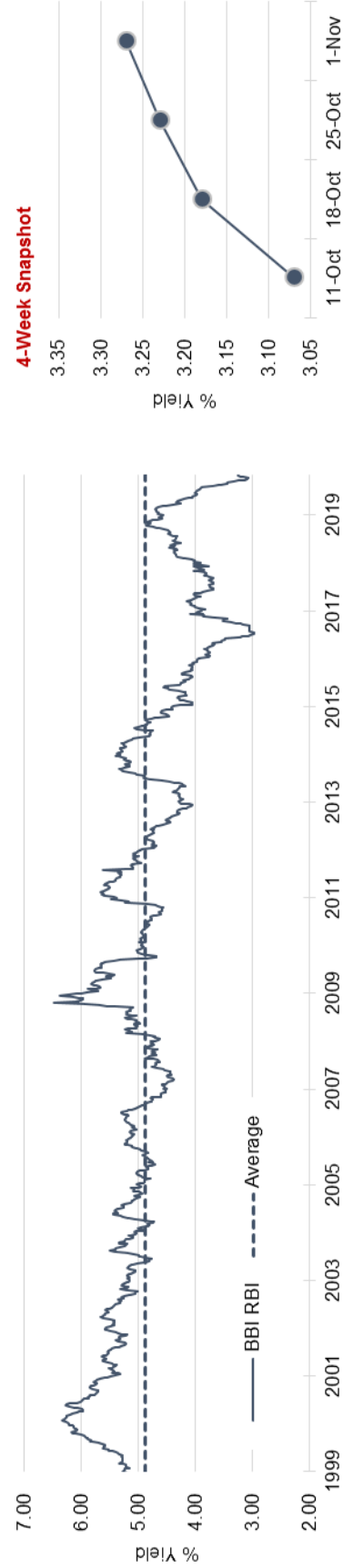
Tax-Exempt Market Overview | The Bond Buyer

City of San Juan, Texas

The Bond Buyer 20-Bond General Obligation Index



The Bond Buyer Revenue Bond Index



Source: The Bond Buyer

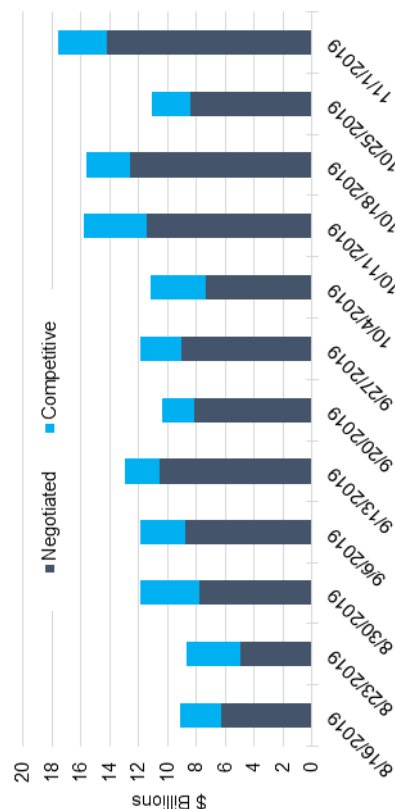


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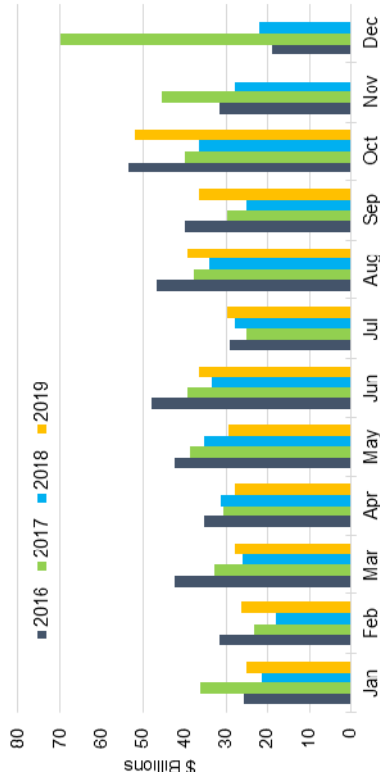
Municipal Issuance Statistics | Supply and Demand

City of San Juan, Texas

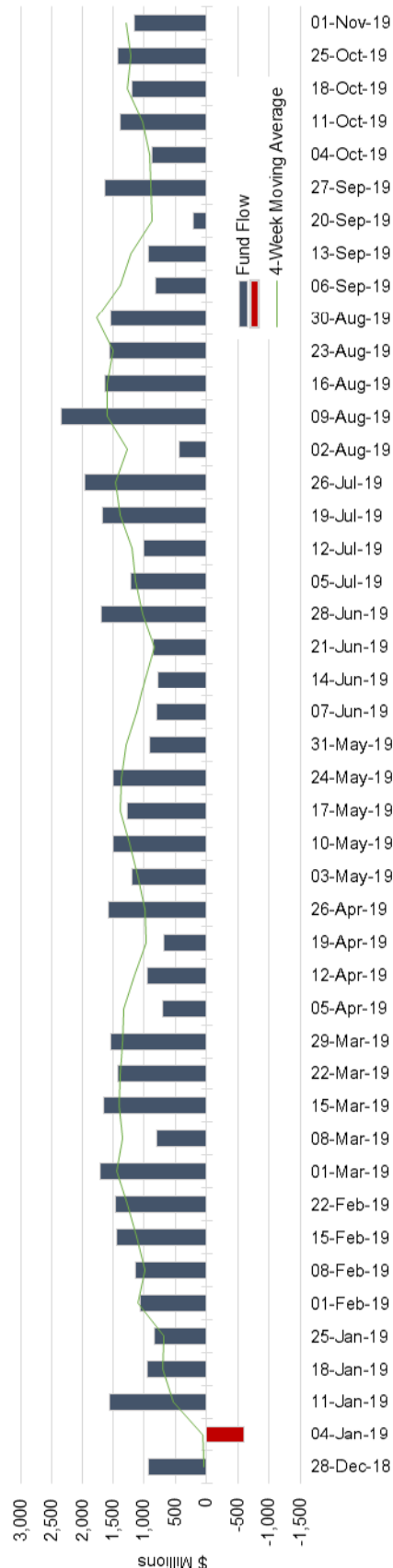
Visible Supply



Monthly Bond Issuance



Municipal Bond Fund Flows



Source: The Bond Buyer, Bloomberg and Lipper

RESOLUTION NO.

A RESOLUTION APPROVING THE CITY'S PLAN OF FINANCE PERTAINING TO THE CONTEMPLATED ISSUANCE OF OBLIGATIONS TO BE DESIGNATED AS "CITY OF SAN JUAN, TEXAS GENERAL OBLIGATION REFUNDING BONDS, SERIES 2020"; AUTHORIZING THE CITY STAFF AND THE CITY'S FINANCIAL ADVISOR AND BOND COUNSEL TO PROCEED WITH THIS PLAN OF FINANCE; AND AUTHORIZING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS, the City Commission of the City of San Juan, Texas (the *City*) is authorized and empowered to issue approximately \$2,100,000 in refunding bonds (the *Bonds*) for the purpose of (1) refunding certain of the City's outstanding bonds for debt service savings and (2) the payment of professional services related to the issuance of the Bonds in accordance with Chapter 1207, as amended, Texas Government Code, and the City's Home Rule Charter; and

WHEREAS, the City has previously retained Hilltop Securities Inc., Pharr, Texas (the *Financial Advisor*), and Norton Rose Fulbright US LLP, San Antonio, Texas (the *Bond Counsel*), as its financial advisor and bond counsel, respectively, relating to the proposed issuance of any debt by the City; and

WHEREAS, on this date the Financial Advisor has presented a plan of finance (the *Plan of Finance*) describing a methodology to issue the Bonds, among other matters, and City staff recommends that the City Commission authorize the issuance of the Bonds; and

WHEREAS, the Commission hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the City; now, therefore,

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

SECTION 1. The Financial Advisor is hereby authorized to coordinate the sale of the Bonds by the City with the City staff and Bond Counsel, to apply for and facilitate the acquisition of a municipal bond insurance policy, if any, concerning the repayment of debt service on the Bonds, to apply for and receive ratings on the Bonds from national rating services, if any, and to otherwise coordinate the financial aspects relating to this transaction to ensure that the City's sale of the Bonds is accomplished in the most efficient and advantageous manner available, given then-prevailing market conditions, and to comply with all regulations and rules promulgated by the United States Securities and Exchange Commission and the Municipal Securities Rule Making Board.

SECTION 2. The Financial Advisor and Bond Counsel will assist the City staff in the preparation of the disclosure documents to be used in connection with the negotiated sale, or financial institution competitive private sale, of the Bonds.

SECTION 3. The Mayor, Mayor Pro Tem, City Manager, Director of Finance, City Secretary, and City Attorney, as appropriate, are authorized to consult and assist the Financial

Advisors and Bond Counsel in the preparation of the required financing documents, including an ordinance authorizing the issuance of the Bonds, such ordinance to be formally approved at a future meeting of the City Commission.

SECTION 4. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Commission.

SECTION 5. All ordinances and resolutions of the City, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Commission hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 8. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 9. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

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PASSED, ADOPTED AND APPROVED on this the 12th day of November, 2019.

CITY OF SAN JUAN, TEXAS

Mayor

ATTEST:

City Secretary

(CITY SEAL)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 12, 2019

Consideration and Approval of a Resolution Approving the City's Plan of Finance Pertaining to the Contemplated issuance of Obligations to be Designated as "City of San Juan , Texas Tax Note Series 2020"; Authorizing the City Staff and the City's Financial Advisor and Bond Counsel to Proceed with this Plan of Finance; and Authorizing Other Matters Related to the Foregoing.

STAFF COMMENTS AND RECOMMENDATIONS:

Consideration and Approval of a Resolution Approving the City's Plan of Finance Pertaining to the Contemplated issuance of Obligations to be Designated as "City of San Juan , Texas Tax Note Series 2020"; Authorizing the City Staff and the City's Financial Advisor and Bond Counsel to Proceed with this Plan of Finance; and Authorizing Other Matters Related to the Foregoing.

RECOMMENDATION:

Approval of a Resolution Approving the City's Plan of Finance Pertaining to the Contemplated Issuance of the Obligations to be Designated as "City of San Juan, Texas Tax Notes Series 2020"; Authorizing the City Staff and the City's Financial Advisor and Bond Counsel to Proceed.

PREPARED BY:

Leroy Gonzales,
Interim Director

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO.

A RESOLUTION APPROVING THE CITY'S PLAN OF FINANCE PERTAINING TO THE CONTEMPLATED ISSUANCE OF OBLIGATIONS TO BE DESIGNATED AS "CITY OF SAN JUAN, TEXAS TAX NOTES, SERIES 2020"; AUTHORIZING THE CITY STAFF AND THE CITY'S FINANCIAL ADVISOR AND BOND COUNSEL TO PROCEED WITH THIS PLAN OF FINANCE; AND AUTHORIZING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS, the City Commission of the City of San Juan, Texas (the *City*) is authorized and empowered to issue approximately \$2,550,000 in tax notes (the *Notes*) for the purpose of (1) acquiring vehicles, capital equipment, and heavy machinery to include various rolling stock to be used on a City-wide basis for the maintenance of City infrastructure; and (2) the payment of professional services related to the design, construction, project management, and financing of the aforementioned capital improvements (collectively, the *Capital Improvements*) in accordance with Chapter 1431, as amended, Texas Government Code, and the City's Home Rule Charter; and

WHEREAS, the City has previously retained Hilltop Securities Inc., Pharr, Texas (the *Financial Advisor*), and Norton Rose Fulbright US LLP, San Antonio, Texas (the *Bond Counsel*), as its financial advisor and bond counsel, respectively, relating to the proposed issuance of any debt by the City; and

WHEREAS, on this date the Financial Advisor has presented a plan of finance (the *Plan of Finance*) describing a methodology to finance the Capital Improvements, among other matters, and City staff recommends that the City Commission authorize the issuance of the Notes; and

WHEREAS, the Commission hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the City; now, therefore,

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

SECTION 1. The Financial Advisor is hereby authorized to coordinate the sale of the Notes by the City with the City staff and Bond Counsel, to apply for and facilitate the acquisition of a municipal bond insurance policy, if any, concerning the repayment of debt service on the Notes, to apply for and receive ratings on the Notes from national rating services, if any, and to otherwise coordinate the financial aspects relating to this transaction to ensure that the City's sale of the Notes is accomplished in the most efficient and advantageous manner available, given then-prevailing market conditions, and to comply with all regulations and rules promulgated by the United States Securities and Exchange Commission and the Municipal Securities Rule Making Board.

SECTION 2. The Financial Advisor and Bond Counsel will assist the City staff in the preparation of the disclosure documents to be used in connection with the negotiated sale, or financial institution competitive private sale, of the Notes.

SECTION 3. The Mayor, Mayor Pro Tem, City Manager, Director of Finance, City Secretary, and City Attorney, as appropriate, are authorized to consult and assist the Financial Advisors and Bond Counsel in the preparation of the required financing documents, including an ordinance authorizing the issuance of the Notes, such ordinance to be formally approved at a future meeting of the City Commission.

SECTION 4. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Commission.

SECTION 5. All ordinances and resolutions of the City, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Commission hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 8. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 9. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

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PASSED, ADOPTED AND APPROVED on this the 12th day of November, 2019.

CITY OF SAN JUAN, TEXAS

Mayor

ATTEST:

City Secretary

(CITY SEAL)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 12, 2019

Consideration and Approval of a Resolution Relating to Establishing the City's Intention to Reimburse itself for the Prior Lawful Expenditure of Funds Relating to Constructing Various City Improvements from the Proceeds of Tax-Exempt Obligations to be Issued by the City for Authorized Purposes; Authorizing Other Matters Incident and Related Thereto; and Providing and Effective Date.

STAFF COMMENTS AND RECOMMENDATIONS:

Consideration and Approval of a Resolution Relating to Establishing the City's Intention to Reimburse itself for the Prior Lawful Expenditure of Funds Relating to Constructing Various City Improvements from the Proceeds of Tax-Exempt Obligations to be Issued by the City for Authorized Purposes; Authorizing Other Matters Incident and Related Thereto; and Providing and Effective Date.

RECOMMENDATION:

Approval of Resolution Relating to Establishing the City's Intention to Reimburse itself for the Prior Lawful Expenditure of Funds Relating to Constructing Various City Improvements from the Proceeds of Tax-Exempt Obligation to be issued by the City.

PREPARED BY:

Leroy Gonzales,
Interim Director

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO. _____

A RESOLUTION RELATING TO ESTABLISHING THE CITY'S INTENTION TO REIMBURSE ITSELF FOR THE PRIOR LAWFUL EXPENDITURE OF FUNDS RELATING TO CONSTRUCTING VARIOUS CITY IMPROVEMENTS FROM THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS TO BE ISSUED BY THE CITY FOR AUTHORIZED PURPOSES; AUTHORIZING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council (the *Governing Body*) of the City of San Juan Texas (the *Issuer*) has entered into or will enter into various contracts pertaining to the expenditure of lawfully available funds of the Issuer to finance the costs associated with (i) acquiring vehicles, capital equipment, and heavy machinery to include various rolling stock to be used on a City-wide basis for the maintenance of City infrastructure (the *Construction Costs*), (ii) the payment of various engineering costs, including design testing, design engineering, and construction inspection related to the Construction Costs (the *Engineering Costs*), (iii) the payment of various architectural costs, including preparation of plans and specifications and various other plans and drawings related to the Construction Costs (the *Architectural Costs*), and (iv) the payment of various administrative costs, including the fees of bond counsel, financial advisor, project manager, project consultant, other professionals, and bond printer (the *Administrative Costs*) [the Construction Costs, the Engineering Costs, the Architectural Costs, and the Administrative Costs collectively constitute the costs of the Issuer's projects that are the subject of this Resolution (the *Project*)]; and

WHEREAS, the provisions of Section 1201.042, as amended, Texas Government Code (*Section 1201.042*) provide that the proceeds from the sale of obligations issued to finance the acquisition, construction, equipping, or furnishing of any project or facilities, such as the Project, may be used to reimburse the Issuer for costs attributable to such project or facilities paid or incurred before the date of issuance of such obligations; and

WHEREAS, the United States Department of Treasury (the *Department*) released Regulation Section 1.150-2 (the *Regulations*) which establishes when the proceeds of obligations are spent and therefore are no longer subject to various federal income tax restrictions contained in the Internal Revenue Code of 1986, as amended (the *Code*); and

WHEREAS, the Issuer intends to reimburse itself, within eighteen months from the later of the date of expenditure or the date the property financed is placed in service (but in no event more than three years after the original expenditures are paid), for the prior lawful capital expenditure of funds from the proceeds of one or more series of tax-exempt obligations (the *Obligations*) that the Issuer currently contemplates issuing in the principal amount of not to exceed \$2,550,000 to finance a portion of the costs of the Project; and

WHEREAS, under the Regulations, to fund such reimbursement with proceeds of the Obligations, the Issuer must declare its expectation ultimately to make such reimbursement before making the expenditures; and

WHEREAS, the Issuer hereby finds and determines that the reimbursement for the prior expenditure of funds of the Issuer is not inconsistent with the Issuer's budgetary and financial circumstances; and

WHEREAS, the Governing Body hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the Issuer; now, therefore,

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

SECTION 1. This Resolution is a declaration of intent to establish the Issuer's reasonable, official intent under section 1.150-2 of the Regulations and Section 1201.042 to reimburse itself from certain of the proceeds of the Obligations for any capital expenditures previously incurred (not more than 60 days prior to the date hereof) or to be incurred with respect to the Project from the Issuer's General Fund or other lawfully available funds of the Issuer.

SECTION 2. The Issuer intends to issue the Obligations and allocate within 30 days after the date of issuance of the Obligations the proceeds therefrom to reimburse the Issuer for prior lawful expenditures with respect to the Project in a manner to comply with the Regulations.

SECTION 3. The reimbursed expenditure will be a type properly chargeable to a capital account (or would be so chargeable with a proper election) under general federal income tax principles.

SECTION 4. The Issuer intends to otherwise comply, in addition to those matters addressed within this Resolution, with all the requirements contained in the Regulations.

SECTION 5. This Resolution may be relied upon by the appropriate officials at the Office of the Attorney General for the State of Texas and establishes compliance by the Issuer with the requirements of Texas law and the Regulations.

SECTION 6. With respect to the proceeds of the Obligations allocated to reimburse the Issuer for prior expenditures, the Issuer shall not employ an abusive device under Treasury Regulation Section 1.148-10, including using within one year of the reimbursement allocation, the funds corresponding to the proceeds of the Obligations in a manner that results in the creation of "replacement proceeds", as defined in Treasury Regulation Section 1.148-1, of the Obligations or another issue of tax-exempt obligations.

SECTION 7. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Governing Body.

SECTION 8. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 9. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 10. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Governing Body hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 11. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 12. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

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PASSED, ADOPTED AND APPROVED on this the 12th day of November, 2019.

CITY OF SAN JUAN, TEXAS

Mayor

ATTEST:

City Secretary

(CITY SEAL)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 12, 2019

Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) of Lot 18, Las Brisas de San Juan Subdivision, located at 1903 N. Raul Longoria Road, as Requested by Jazmin Rodriguez.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on October 22, 2019 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Ms. Rodriguez, the applicant, is proposing to rezone a lot into Neighborhood Commercial District (C-1) in order to open a traveling Windshield Repair business. Property has entrance/exit along Raul Longoria Road. 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 October 17, 2019 the Planning and Zoning Commission recommended approval of the rezoning request with a 6-1 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 10/17/2019
CITY COMMISSION – 11/12/2019
DATE PREPARED – 10/22/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1)

APPLICANT: Jazmin Rodriguez

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 18, Las Brisas de San Juan Subdivision

LOCATION: The property is located South of the Golden Chick Restaurant, at 1903 N. Raul Longoria Road.

LOT/TRACT SIZE: 115.15 feet by 61.77 feet (approximately 7,112 square feet)

EXISTING ZONING: Single-Family Residence District (R-S)

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

ACCESS AND CIRCULATION: This property has access onto Raul Longoria Road.

PUBLIC SERVICES: Water service is 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

Ms. Rodriguez, the applicant, is proposing to rezone a lot into Neighborhood Commercial District (C-1) in order to open a traveling Windshield Repair business. Property has entrance/exit along Raul Longoria Road. 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
Subdivision Plat
List of neighboring property owners receiving notice
Pictures
Ordinance

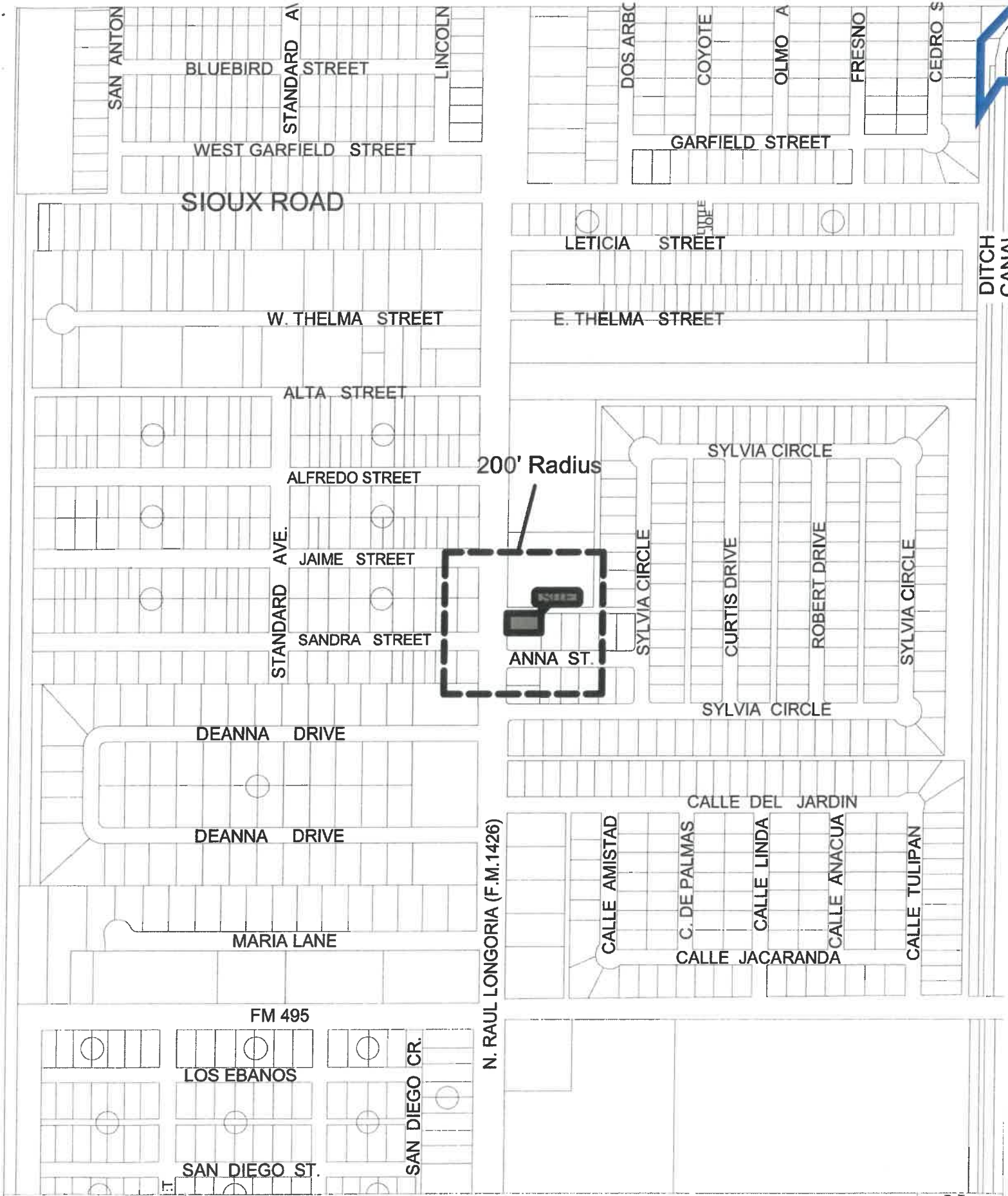
FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 10/17/2019 Commissioner Alaniz made a motion to approve the rezoning request as presented by staff. Commissioner Guajardo seconded the motion. The motion passed with a 6-1 vote with Commissioner Magallan voting nay.

Mr. Escobar said that the property is located on Raul Longoria Road and Anna Street; just south of the Golden Chick. The advertisement was in the newspaper and letters were mailed out to the surrounding property owners within the 200 foot radius. The surrounding properties consist of General Business and Neighborhood Commercial District. He listed the type of businesses that are allowed in a Neighborhood Commercial District (C-1), restaurants, offices, barber shops and personal services establishments.

Jazmin Rodriguez, applicant, said that she is applying for rezoning in order to relocate her windshield repair business to the property. She said that she has been in this type of business for more than 13 years and most of her business is ambulant service, they will go to your home or place of business and in case people requested service at her place of business, she has space at the back of the property to serve clients.

Commissioner Alaniz said that there are restrictions on what you can do on the property if the rezoning gets approved. He said that lot size is going to define the limits of the business. Mrs. Rodriguez agreed to comply with all the requirements.



- Legend**
- CITY LIMITS
 - Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) of Lot 18, Las Brisas de San Juan Subdivision, located at 1903 N. Raul Longoria Road, as Requested by Jazmin Rodriguez.



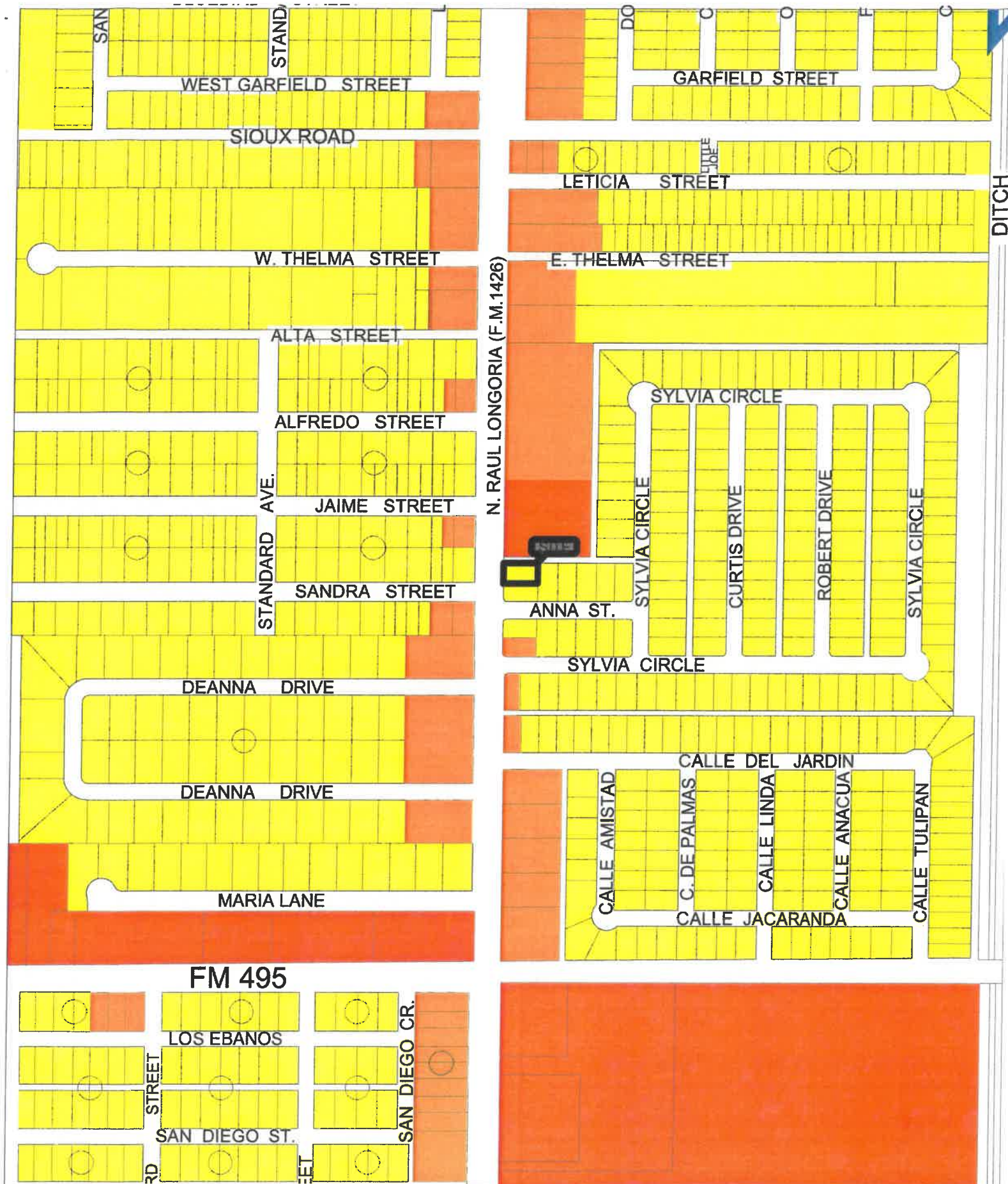


Legend

- CITY LIMITS
- Proposed area

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) of Lot 18, Las Brisas de San Juan Subdivision, located at 1903 N. Raul Longoria Road, as Requested by Jazmin Rodriguez.





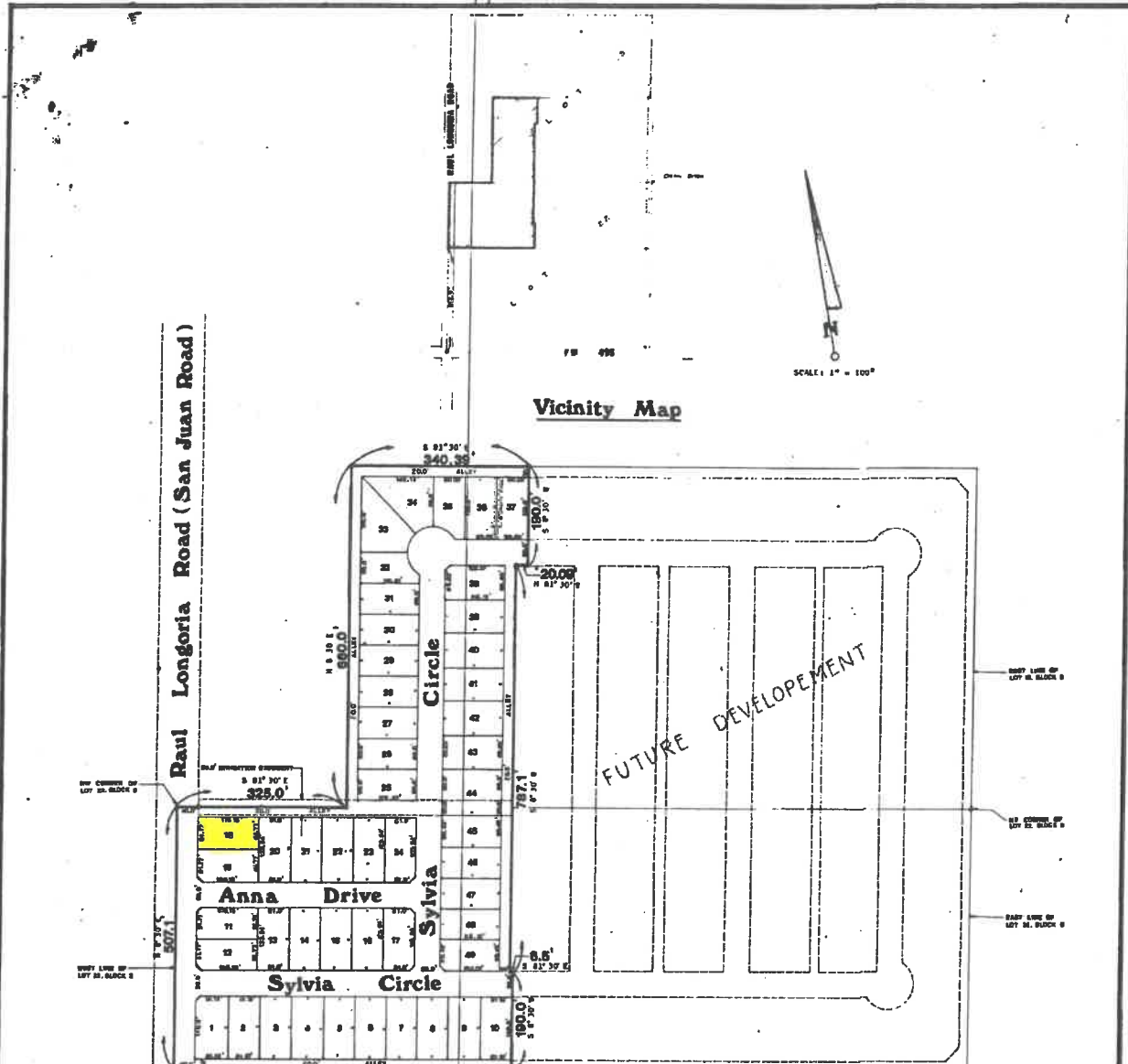
Zoning Districts

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

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) of Lot 18, Las Brisas de San Juan Subdivision, located at 1903 N. Raul Longoria Road, as Requested by Jazmin Rodriguez.

N





Vicinity Map

Raul Longoria Road (San Juan Road)

FUTURE DEVELOPMENT

Recorded in Book 22 Page 65
of the map records of Hidalgo
County, Texas
Division and Trust, Inc.
Surveyors

PLAT FOR RECORDING
as *Las Brisas De San Juan*
Date *2-16-82*

APPROVED
FOR RECORDING
BY
COMMISSIONER'S COURT
DATE *2-16-82*

5791

APPROVED FOR RECORDING
BY
COMMISSIONER'S COURT
DATE *2-16-82*

Las Brisas De San Juan Subdivision

BEING A SUBDIVISION OF A 12.46 ACRES TRACT OUT OF THE EAST 16.30 ACRES OF THE SOUTH 23.43 ACRES OF LOT 19 AND THE NORTH 18.00 ACRES OF LOT 22, BLOCK 6, JOHN CLOSER SUBDIVISION, HARRIS COUNTY, TEXAS.

State of Texas
County of Hidalgo

Know All Men By These Presents:

That the undersigned, owners of the land shown on this map and designated as **Las Brisas Subdivision**, to the City of San Juan, Texas and their heirs, do hereby certify that the same is dedicated to the use of public, all streets, alleys, and easements thereon shown for the purposes and considerations therein expressed.

Stanley Conway, Officer

Fred T. Brund, Jr. Surveyor

State of Texas
County of Hidalgo

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey as the property made under my supervision on the ground, and further certify that proper engineering consideration has been given to this plat.

6/7/77
Reg. Professional Engineer

I, the undersigned, chairman of the Planning and Zoning Commission of the City of San Juan, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of San Juan wherein approval is required.

Leather de L. Garza
Chairman, Planning Commission

I, the undersigned, Mayor of the City of San Juan, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of the City of San Juan, wherein approval is required.

Juan J. McInnis
Mayor, City of San Juan

This plat approved by Hidalgo County Voter Improvement District No. 2 on this day of *Feb*, 1977.

President
Secretary

Before me, the undersigned authority, on this day personally appeared **STANLEY CONWAY** and **FRED T. BRUND, JR.**, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this *25th* day of *Feb*, A.D., 1977.

Notary Public in and
for Hidalgo County, Texas

- Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) of Lot 18 Las Brisas de San Juan Subdivision, located at 1903 N. Raul Longoria Road, as Requested by Jazmin Rodriguez.

Rodriguez, Jazmin
1903 N. Raul Longoria Road
San Juan, TX 78589

Viveros, Cutberto C. and Nohemi
704 Sylvia Circle
San Juan, TX 78589-3349

Gonzalez, Manuel
216 W. Thelma St.
San Juan, TX 78589-3423

Hernandez, Adriana C.
3616 Xanthisma Ave.
McAllen, TX 78504-5279

Hernandez, Marco and Josefina
1506 Pullin Avenue
San Juan, TX 78589-3905

La Palabra Viviente Ministries
171 N. Deanna Drive
San Juan, TX 78589-3410

Calixto Hernandez Inc.
1811 W. Kuhn Street, Apt #1
Edinburg, TX 78541-2954

Gonzalez, Gilberto
P.O. Box 347
San Juan, TX 78589-0347

Gonzalez, Roberto and Apolonia
P.O. Box 347
San Juan, TX 78589-0347

Gonzalez, Manuel and Maria G.
216 W. Thelma St.
San Juan, TX 78589-3423

Energy Vision Team LLC.
Attn. Ramon Francisco Rincon
104 Anna Drive
San Juan, TX 78589

Hernandez, Alfredo and Guadalupe
105 Sylvia Circle
San Juan, TX 78589-3371

Escobedo, Isabel and Guadalupe
109 Sylvia Circle
San Juan, TX 78589-3371

Velmej Investments LLC.
2601 Santa Esperanza
Mission, TX 78572-7669

Pena, Monica Marie
108 Anna Drive
San Juan, TX 78589-3337

Escobedo, Isabel and Guadalupe
109 Sylvia Circle
San Juan, TX 78589-3371

Martinez, Xavier
110 Ana Drive
San Juan, TX 78589

Torres, Rogelio
26893 Patrick Avenue
Hayward, CA 94544-3804

Wiggins Lottie C. and Jeffery G.
618 Sylvia Circle
San Juan, TX 78589-3350

Vasquez, Exiquio
P.O. Box 428
San Juan, TX 78589-0428

Quintero, Maria E.
702 Sylvia Circle
San Juan, TX 78589-3349

Solis, Homer
3303 Lancelot Ln.
Edinburg, TX 78539-3419

Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) of Lot 18, Las Brisas de San Juan Subdivision, located at 1903 N. Raul Longoria Road, as Requested by Jazmin Rodriguez.



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 SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) FOR A PROPERTY LEGALLY DESCRIBED AS LOT 18, LAS BRISAS DE SAN JUAN SUBDIVISION, LOCATED AT 1903 N. RAUL LONGORIA 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 commercial development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as Lot 18, Las Brisas de San Juan Subdivision, located at 1903 N. Raul Longoria Road shall be changed to Neighborhood Commercial District (C-1) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 22nd day of October, 2019.

PASSED and **APPROVED** on second and final reading on the 12th day of November, 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
NOVEMBER 12, 2019

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow a Mechanic Shop in a Commercial Area at property legally described as Lot 1, Vega Subdivision, located 3705 N. Raul Longoria Road, as Requested by Pedro Pestana.

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on October 22, 2019 the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

Mr. Pestana, the applicant, is looking to purchase this property in order to relocate his mechanic shop from Pharr to San Juan. He is applying for a conditional use permit in order to comply with Chapter 2 Zoning Regulations, Article IV District Use and Area Regulations, Section 5 General Business District (C-2), Section 5.04. “Automotive repair and service as a primary use, including auto paint and body work as a primary use, subject to required conditions.”

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventeen (17) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

RECOMMENDATION:

During the regular meeting on October 17, 2019 the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with a 7-0 vote.

PREPARED BY:

Roberto Escobar,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 10/17/2019
CITY COMMISSION – 11/12/2019
DATE PREPARED – 10/22/2019

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit to allow a Mechanic Shop in a Commercial Area.

APPLICANT: Pedro Pestaña

AGENT: N/A

LEGAL: Lot 1, Vega Subdivision

LOCATION: 3705 N. Raul Longoria Road

LOT/TRACT SIZE: 432.90 feet by 100 feet, approximately 43,290 square feet

CURRENT USE OF PROPERTY: Vacant

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

ACCESS AND CIRCULATION: This property has access onto Raul Longoria Road.

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

RECOMMENDATION: Staff recommends approval subject to comply with the list of requirements attached to this packet.

Mr. Pestana, the applicant, is looking to purchase this property in order to relocate his mechanic shop from Pharr to San Juan. He is applying for a conditional use permit in order to comply with Chapter 2 *Zoning Regulations*, Article IV *District Use and Area Regulations*, Section 5 *General Business District (C-2)*, Section 5.04. ***“Automotive repair and service as a primary use, including auto paint and body work as a primary use, subject to required conditions.”***

Required conditions for automotive repair as a primary use:

- a) Such establishments shall be located on a lot or tract of land of sufficient size to accommodate the proposed use. In not case shall the building site be less than twenty thousand (20,000) square feet;
- b) All service, repair, maintenance, painting, and other work shall take place within an enclosed area;
- c) There shall be no outside storage of materials;
- d) The building where the proposed work is to take place shall be at least one hundred (100) feet from the nearest residence;
- e) A six-foot wall or opaque fence buffering the proposed use from any residential use of residentially zoned area may be required; and
- f) All new buildings and all conversions of existing buildings to such uses shall meet current building and fire code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to seventeen (17) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

ATTACHMENTS:	Location Map Aerial Photo Zoning Map Subdivision Plat Section of Ordinance List of neighboring property owners receiving notice Photos Ordinance
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FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 10/17/2019 Commissioner Cardenas made a motion to approve the conditional use permit. Commissioner Perez seconded the motion. The motion passed unanimously with a 7-0 vote.

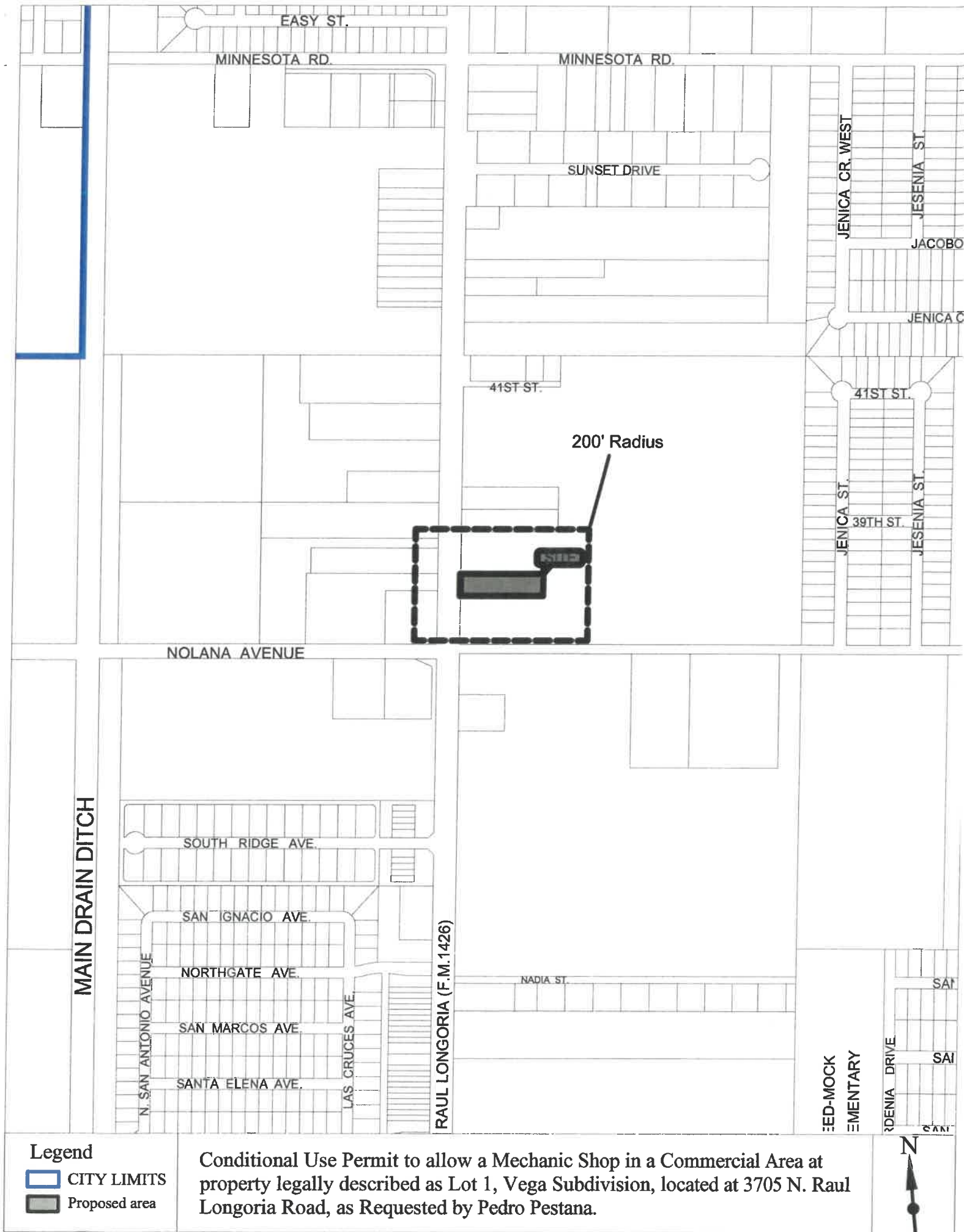
Mr. Escobar said that as per city ordinance, a mechanic shop is allowed in commercial area with a conditional use permit. The property is located along Raul Longoria Road and Nolana Avenue. Mr. Escobar listed the requirements for a mechanic shop. In case the applicant does not comply with the list of requirements the conditional use permit can be revoked at any time.

Mr. Pedro Pestaña, applicant, said that he is proposing to purchase the property from Mr. Saul Espinoza to relocate his mechanic shop. He said the property is located next to Mr. Esponiza's car lot.

Chairwoman Castillo said that she does not want loading /off-loading along Raul Longoria Road. Mr. Saul Espinoza, property owner, said that he owns the property and uses it for loading/off-loading the cars onto a trailer. Mr. Pestaña said his business is a mechanic shop and he will only be taking cars that come in from the street and will not be loading/off-loading on the street or property.

Ms. Laura Lisa Paz, NAI Rio Grande, said that before submitting the application she reviewed all of the city requirements and everything is in compliance. She said there is plenty of room on the property if case Mr. Pestaña will need to receive large trucks, but his business is a mechanic shop only. She said that as soon as Mr. Espinoza sells him the property, he, Mr. Espinoza, will take all his possession off the property.

Commissioner Alaniz asked about the fence around the property. Mr. Espinoza said that he fenced in the property with an 8 foot solid fence when he purchased the property.



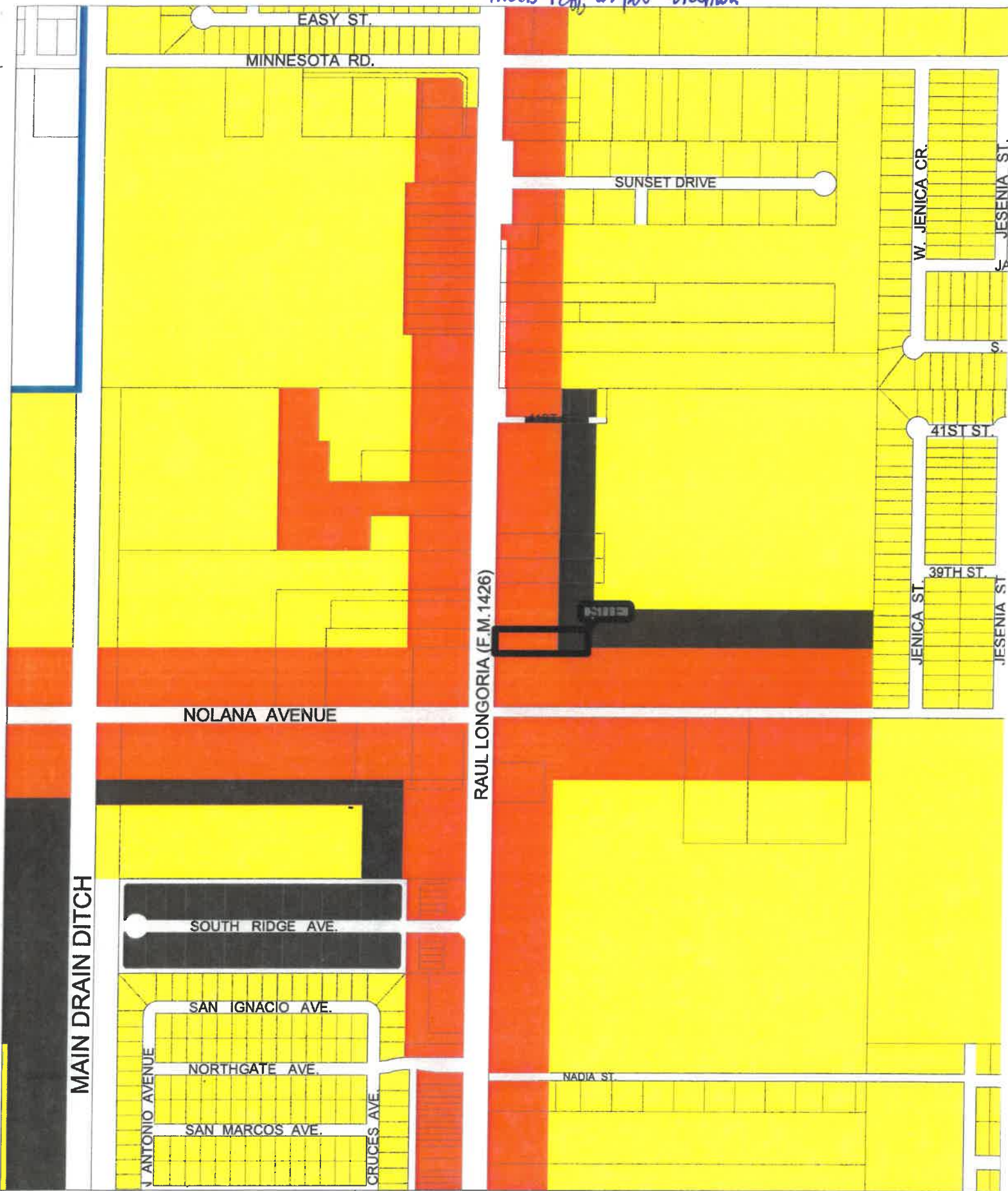


- Legend**
- CITY LIMITS
 - Proposed area

Conditional Use Permit to allow a Mechanic Shop in a Commercial Area at property legally described as Lot 1, Vega Subdivision, located at 3705 N. Raul Longoria Road, as Requested by Pedro Pestana.

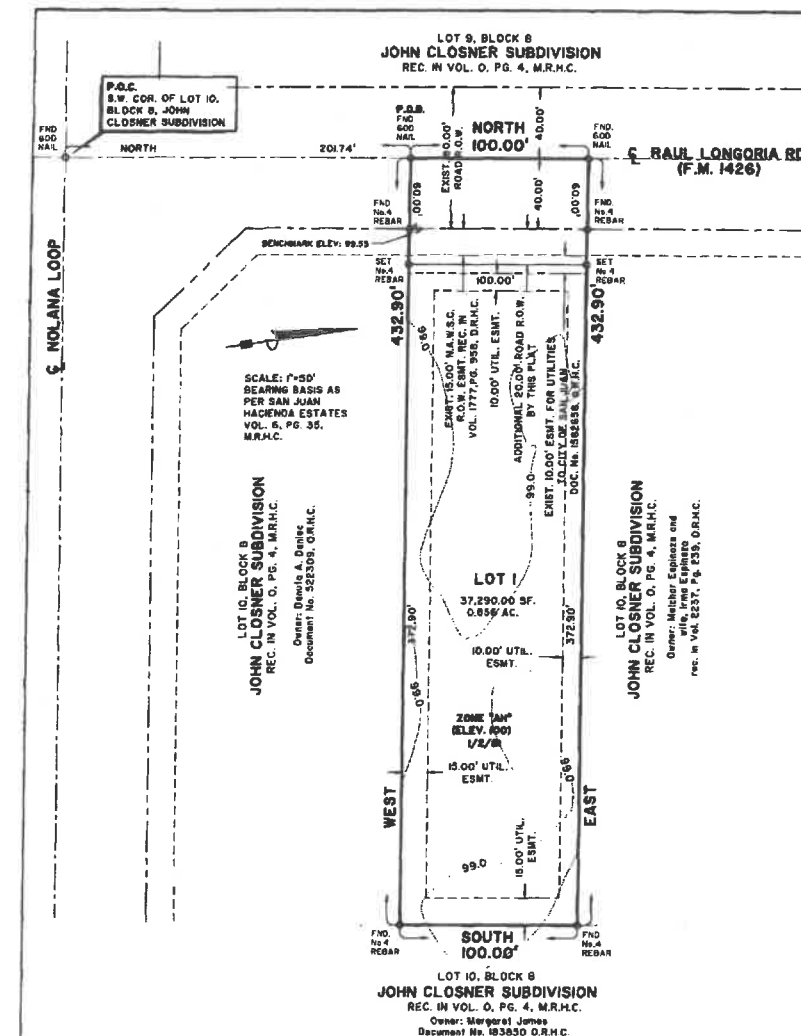


meets req, as per cityman



Conditional Use Permit to allow a Mechanic Shop in a Commercial Area at property legally described as Lot 1, Vega Subdivision, located at 3705 N. Raul Longoria Road, as Requested by Pedro Pestana.





SUBDIVISION PLAT OF **Vega Subdivision**

CITY OF SAN JUAN, TEXAS
A 1.00-ACRE TRACT OF LAND,
MORE OR LESS, OUT OF THE
LOT TEN (10), BLOCK EIGHT (8)
JOHN CLOSNER SUBDIVISION,
HIDALGO COUNTY, TEXAS, AS RECORDED
IN VOLUME 0, PAGE 4, M.R.H.C.

GENERAL NOTES:

- ONLY ONE COMMERCIAL LOT
- A 5.0 FOOT SIDEWALK IS REQUIRED ALONG RAUL LONGORIA RD (F.M. 1426)
- NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT.
- DEVELOPER WILL PAY \$425.00 IN PARK-LAND FEE DUE PRIOR TO RECORDATION.
- SETBACK LINES TO BE AS FOLLOWS:
A) FRONT - 60.0' OR EASEMENT WIDTH WHICHEVER IS GREATER
B) SIDE - 60.0' OR EASEMENT WIDTH WHICHEVER IS GREATER
C) REAR - 20.0' OR EASEMENT WIDTH WHICHEVER IS GREATER
- THE MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE THE TOP OF CURB OR THE BASE FLOOD ELEVATION, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MUST BE SUBMITTED PRIOR TO CONSTRUCTION OF ANY FOUNDATION PAD. BASE FLOOD ELEVATION: 99.626. HOWEVER, IT MUST BE NOTED THAT THE FIELD SURVEY TOPOGRAPHIC DATA FOR THIS SUBMITTAL IS BASED ON NAVD 83 (GEOD 83). THERE IS A CONVERSION FACTOR OF 0.374 FEET BETWEEN NAVD 29 AND NAVD 83. THE EFFECTIVE BASE FLOOD ELEVATION BASED ON NAVD 83 WAS DETERMINED AS 99.626 (900 MMUS 0.374). THE FINISH FLOOR ELEVATION TO BE A MINIMUM OF 10.126.
- STORM WATER DETENTION OF 1.00 CUBIC FEET PER LOT IS REQUIRED FOR THIS SUBDIVISION.
- BENCH MARK ELEVATION: 99.53, NORTHING 16609026.1300, EASTING 1099477.360
DESCRIPTION: 3.5 INCH ALUMINUM DISK SET ON TOP OF A No. 4 REBAR 5.00 FOOT LONG AND SET ON CONCRETE.
LOCATION: 59.76 FEET EAST AND 4.00 NORTH OF THE SOUTHWEST CORNER OF THE PROPOSED SUBDIVISION.
- FLOOD ZONE AM - AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. (COMMUNITY-PANEL No. 480354 0425 C - MAP REVISED: NOVEMBER 16, 1992)
- ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
- ADA WHEELCHAIR RAMPS AND LANDINGS WILL BE CONSTRUCTED AT TIME OF SUBDIVISION CONSTRUCTION.
- NO CONSTRUCTION OF ANY STRUCTURES IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
- ANY BUILDING OR STRUCTURE LOCATED BEYOND 300 FEET FROM A FIRE HYDRANT WILL REQUIRE EXTENSION OF FIRE PROTECTION LINES
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE NORTH ALAMO WATER SUPPLY CORPORATION, AN APPROVED PUBLIC WATER SUPPLY WITH ADEQUATE QUANTITY FOR FAMILY USE AND OPERATION OF AN APPROVED SEWER SYSTEM.
- CONSTRUCTION SHALL COMPLY WITH ALL STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

NO.	SHEET	REVISION	DATE	APPROVED

METER AND BOUND DESCRIPTION

A 1.00-acre tract of land, more or less, out of Lot Ten (10), Block Eight (8), John Closner Subdivision, Hidalgo County, Texas, as recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas. Said 1.00-acre tract of land being more particularly described by meter and bounds as follows:

Commencing, at a 604 nail found at the Southwest corner of said Lot 10, Block 8, THENCE, North, with and along the West line of said Lot 10, and the centerline of Raul Longoria Road, a distance of 201.74 feet to a 604 nail found for the Southwest corner and the POINT OF BEGINNING of said tract herein described;

THENCE, North, with and along the West line of said Lot 10, and the centerline of Raul Longoria Road, a distance of 100.00 feet to a 604 nail found, for the Northwest of the tract herein described;

THENCE, East, parallel to the South line of said Lot 10, of a distance of 40.00 feet to a No. 4 rebar set on the Existing East Right of Way line of Raul Longoria Road, and at a total distance of 432.90 feet to a No. 4 rebar found, for the Northeast corner of the tract herein described;

THENCE, South, parallel to the West line of said Lot 10, a distance of 100.00 feet to a No. 4 rebar found, for the Southeast corner of the tract herein described;

THENCE, West, parallel to the South line of said Lot 10, of a distance of 592.90 feet to a No. 4 rebar found on the Existing East Right of Way line of Raul Longoria Road, and at a total distance of 432.90 feet to the POINT OF BEGINNING and containing 1.00-acre tract of land, more or less.

LOCATION MAP
SCALE: 1"=2000'

PREPARED BY: **R. GUTIERREZ ENGINEERING CORP.**
130 E. PARK AVE.
PHARR, TEXAS 78577

DATE PREPARED: 08/28/06
DATE SURVEYED: 06/07/06

STATE OF TEXAS
COUNTY OF HIDALGO

(WE) THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS VEGA SUBDIVISION TO THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME(S) IS(ARE) SUBSCRIBED HERETO, DO(ES) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Maria Elena Vega
OWNER: MARIA ELENA VEGA
ADDRESS: 904 REGAL DRIVE
PHARR, TX. 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED MARIA E. VEGA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF January, 2007.



NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF HIDALGO

I, LUIS J. NAVA, P.E., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



LUIS J. NAVA
LICENSED PROFESSIONAL ENGINEER No. 94121
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

I, PLANO C. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF SAN JUAN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



PLANO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR No. 1590
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS, THE 15th DAY OF Feb, 2007

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



Ben Fortinber
PRESIDENT

ATTEST: *Ben Fortinber*
SECRETARY

I, THE UNDERSIGNED, CITY MANAGER OF THE CITY OF SAN JUAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE CITY OF ALAMO.

CITY OF SAN JUAN, CLERK
DATE:

CITY OF SAN JUAN, CITY MANAGER
DATE: 2-2-07

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEX. WATER CODE SECTION 49.26(a). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY **ANTONIO GARCIA, JR.**
COUNTY CLERK
ON 2-2-07 AT 4:07 PM
AND A RECORDING NUMBER 199
BY *Antonia*

Recorded in Volume 52 Page 199
of the map records of Hidalgo County, Texas
Antonio Garcia, Jr.
County Clerk

HIDALGO COUNTY DRAINAGE DISTRICT NO. ONE

R. Gutierrez
Engineering
Corporation

Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558

SECTION 5.00: (C-2) GENERAL BUSINESS DISTRICT:**SECTION 5.01: PERMITTED USES:**

- (a) All uses listed as permitted uses in C-1 districts;
- (b) Any retail business, personal services, business services except the following: Lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing and storage. Household goods warehousing and storage in individually rented storage units is permitted;
- (c) Hotel, motel and/or eating places;
- (d) Printing, publishing and allied products manufacturing;
- (e) Rail and motor vehicle transportation passenger terminals;
- (f) Telephone, telegraphs, television, radio or similar media stations, centers, studios, but not including public microwave, radio and television towers;
- (g) Any wholesale trade or wholesale trade accessory to any permitted retail operation except the following: Raw cotton, grain, hide, skins and raw furs, tobacco, wool or mohair, livestock, commercial or industrial machinery or supplies, metals and minerals, petroleum bulk stations and terminals, scrap or junk waste materials;
- (h) Signs in accordance with adopted ordinances; or
- (i) Automotive repair as an accessory use to a permitted retail use, such as retail sale of automobiles or retail sale of automotive parts.

SECTION 5.02: CONDITIONAL USES (REQUIRE USE PERMITS):

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

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

SECTION 5.03: REQUIRED CONDITIONS:

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

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

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

SECTION 5.05: PROHIBITED USES:

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

Conditional Use Permit to allow a Mechanic Shop in a Commercial Area at property legally described as Lot 1, Vega Subdivision, located at 3705 N. Raul Longoria Road, as Requested by Pedro Pestana.

Pestana, Pedro
5611 Cochise Drive
Edinburg, TX 78542

Espinoza, Saul A.
P.O. Box 702
San Juan, TX 78589-0702

Deniec, Monica, Paul and Victor
P.O. Box 720806
McAllen, TX 78504-0806

Paulik, Wilfred and Residuary
Trust for Kande R. Pawlik
4701 Lark Avenue
McAllen, TX 78504-5336

Chavez, Felix Jr.
6501 S. Cage Blvd.
Pharr, TX 78577-9182

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

Huerta, Daniel and Anabel
3800 N. Raul Longoria Road
San Juan, TX 78589-5035

Huerta, Daniel and Anabel
Apolinar Castilleja
3800 N. Raul Longoria Road
San Juan, TX 78589-5035

Castilleja, Apolinar
P.O. Box 2566
San Juan, TX 78589-7566

Conditional Use Permit to allow a Mechanic Shop in a Commercial Area at property legally described as Lot 1, Vega Subdivision, located at 3705 N. Raul Longoria Road, as Requested by Pedro Pestana.



Proposed Site



ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO
ALLOW A MECHANIC SHOP IN A COMMERCIAL AREA LOCATED AT
3705 N. RAUL LONGORIA ROAD, LEGALLY DESCRIBED AS LOT 1, VEGA
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, Pedro Pestana has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a mechanic shop in a commercial area.

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 Pedro Pestana has applied for a Conditional Use Permit to allow a mechanic shop in a commercial area at 3705 N. Raul Longoria Road, subject to the following conditions:

- a) Such establishments shall be located on a lot or tract of land of sufficient size to accommodate the proposed use. In not case shall the building site be less than twenty thousand (20,000) square feet;
- b) All service, repair, maintenance, painting, and other work shall take place within an enclosed area;
- c) There shall be no outside storage of materials;
- d) The building where the proposed work is to take place shall be at least one hundred (100) feet from the nearest residence;
- e) A six-foot wall or opaque fence buffering the proposed use from any residential use of residentially zoned area may be required; and
- f) All new buildings and all conversions of existing buildings to such uses shall meet current building and fire code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.
- g) Owner agrees to pay an annual fee to the City of San Juan to maintain the occupational license and conditional use permits thru the City.

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 22nd day of October, 2019.

PASSED and **APPROVED** on second and final reading on the 12th day of November, 2019.

CITY OF SAN JUAN

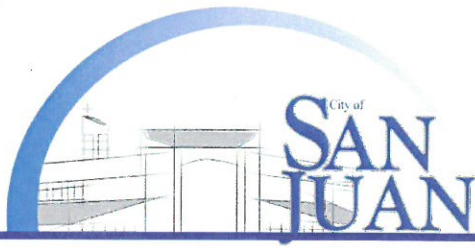
MARIO GARZA, MAYOR

ATTEST:

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

DIANA CAVAZOS
CITY SECRETARY

CITY ATTORNEY



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo "Lenny" Sanchez
Commissioners: Jesus "Jesse" Ramirez
Ernesto "Neto" Guajardo
Marco "Markie" Villegas

Memorandum

To: Benjamin Arjona , City Manager
From: Leroy Gonzales, Director of Finance
Date: Oct. 16, 2019
Subject: Budget Expenditure Report – September 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
d. Water & Sewer I & S	61	10
• Special Revenue Fund:		
a. Municipal Court-Building Security	20	11
b. Municipal Court-Technology	21	12
c. Revolving Loan	23	13
d. Parks Sport Fee	25	14
e. Parks Development	26	15
f. Wrecker Law Enforcement	27	16
g. Asset Forfeiture-State	28	17
h. Miscellaneous Grants	30	18
i. Crime Victims Liaison Grant	32	19
j. Hotel/Motel Occupancy Tax	33	20
k. Asset Forfeiture-Federal Sharing	35	21
l. Storm Water Fund	55	22
• Debt Service Fund	36	23
<u>Other City Funds:</u>		
• Capital Projects		
a. Bond Series 2019	42	24
b. Bond Series 2019-A	43	25
c. CIP-Street-Series 2015	44	26
d. Capital Projects	45	27
e. 2018 Construction	46	28
f. Certificate of Obligation 2018	47	29
g. Certificate of Obligation 2017	48	30

Other City Funds –Continue

h. Certificate of Obligation 2007	52	31
i. 2014 Bond	54	32

Component Unit:

• San Juan E.D.C.	24	33
• San Juan Economic Development Corp.	29	34

C: Mayor, Mario Garza

Mayor Pro-Tem, - Leonardo “Lenny” Sanchez

Commissioners: Jesus “Jesse” Ramirez

Ernesto “Neto” Guajardo

Marco “Markie” Villegas

City of San Juan, Texas
Budget Expenditures Report
September 30, 2019

							Budget Target 100%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	5,671,387	5,692,869	-	(21,482)	64,804	39,870	100.38
SALES TAX REVENUE	2,936,622	3,156,056	-	(219,434)	288,910	565,823	107.47
FRANCHISE TAX	1,018,000	891,062	-	126,938	115,740	96,377	87.53
LICENSES & PERMITS	432,179	305,689	-	126,490	24,055	24,411	70.73
FEES & FINES	308,251	219,859	-	88,392	15,600	20,517	71.32
INTERGOVERNMENTAL REVENUE	862,428	827,602	-	34,826	64,438	59,244	95.96
OTHER REVENUE	309,100	252,987	-	56,113	2,133	31,483	81.85
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	11,537,967	11,346,123	-	191,844	575,681	837,726	98.34
EXPENDITURE SUMMARY							
LEGISLATIVE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	17,824	23,447	-	(5,623)	42	230	131.55
SUPPLIES	5,640	4,656	964	19	324	(636)	99.66
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	110,386	110,994	369	(977)	1,772	392	100.88
LEGISLATIVE	133,850	139,097	1,333	(6,581)	2,138	(13)	104.92
CITY MANAGER							
SALARIES & WAGES/BENEFIT	161,584	164,273	-	(2,689)	18,768	12,965	101.66
PURCHASED PROF/TECH SRVS	125,905	118,950	4,500	2,455	13,450	7,500	98.05
PUR PROP SRVS & OTH SRVS	4,315	3,228	842	244	(684)	50	94.34
SUPPLIES	342	396	-	(54)	49	55	115.77
CAPITAL OUTLAY	11,610	1,585	-	10,025	-	975	13.65
MISCELLANEOUS	8	-	-	8	-	-	-
CITY MANAGER	303,764	288,432	5,342	9,989	31,583	21,545	96.71
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	123,123	120,820	-	2,303	13,663	9,277	98.13
PURCHASED PROF/TECH SRVS	9,685	8,106	-	1,579	-	-	83.70
PUR PROP SRVS & OTH SRVS	9,877	9,591	0	285	423	818	97.11
SUPPLIES	2,338	2,848	(595)	85	397	213	96.35
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	27,090	26,990	-	100	13,965	11,348	99.63
CITY SECRETARY	172,113	168,355	(595)	4,353	28,448	21,656	97.47
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	165,487	169,031	-	(3,544)	16,491	10,974	102.14
PURCHASED PROF/TECH SRVS	66,484	66,828	-	(344)	4,421	14,180	100.52
PUR PROP SRVS & OTH SRVS	4,600	4,332	-	268	756	316	94.18
SUPPLIES	3,059	2,135	46	878	165	203	71.28
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	100	35	-	65	-	-	35.00
MUNICIPAL COURT	239,730	242,361	46	(2,677)	21,834	25,673	101.12

City of San Juan, Texas
Budget Expenditures Report
September 30, 2019

Budget Target 100% % RECEIV. EXPENDED
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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	305,032	289,862	-	15,170	31,927	23,591	95.03
PURCHASED PROF/TECH SRVS	3,500	3,500	-	-	-	-	100.00
PUR PROP SRVS & OTH SRVS	8,237	8,236	-	1	471	1,144	99.98
SUPPLIES	3,155	2,908	-	247	8	1,295	92.18
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	3,098	3,145	-	(47)	323	193	101.53
FINANCE	323,022	307,652	-	15,370	32,729	26,222	95.24
PLANNING							
SALARIES & WAGES/BENEFIT	462,339	442,011	-	20,328	51,755	36,137	95.60
PURCHASED PROF/TECH SRVS	72,480	61,140	(5,131)	16,471	2,950	6,161	77.28
PUR PROP SRVS & OTH SRVS	19,100	17,185	1,302	613	1,166	1,880	96.79
SUPPLIES	22,250	23,034	(359)	(426)	2,707	2,435	101.91
CAPITAL OUTLAY	17,050	16,098	-	952	-	116	94.41
MISCELLANEOUS	53,715	21,583	6,414	25,718	843	3,204	52.12
PLANNING	646,934	581,050	2,227	63,657	59,421	49,932	90.16
POLICE							
SALARIES & WAGES/BENEFIT	3,409,621	3,209,494	-	200,127	348,591	244,147	94.13
PURCHASED PROF/TECH SRVS	26,950	10,739	140	16,071	649	2,164	40.37
PUR PROP SRVS & OTH SRVS	67,888	68,069	260	(441)	6,136	4,376	100.65
SUPPLIES	119,800	131,156	292	(11,648)	11,412	10,754	109.72
CAPITAL OUTLAY	170,190	169,916	(12,393)	12,667	63,992	(1,812)	92.56
MISCELLANEOUS	36,118	23,815	1,195	11,108	1,020	2,742	69.24
POLICE	3,830,567	3,613,189	(10,506)	227,885	431,800	262,370	94.05
FIRE							
SALARIES & WAGES/BENEFIT	1,339,839	1,443,829	-	(103,990)	154,331	105,408	107.76
PURCHASED PROF/TECH SRVS	20,150	9,647	10,186	317	-	1,631	98.43
PUR PROP SRVS & OTH SRVS	75,165	76,278	(2,107)	994	11,496	5,158	98.68
SUPPLIES	59,267	56,561	957	1,749	4,433	10,684	97.05
CAPITAL OUTLAY	68,300	66,410	1,238	652	-	-	99.05
DEBT SERVICE	104,001	104,000	-	1	6,700	-	100.00
MISCELLANEOUS	8,000	7,541	-	459	-	466	94.26
FIRE	1,674,722	1,764,264	10,275	(99,817)	176,960	123,347	105.96
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	233,253	196,076	-	37,177	26,164	16,908	84.06
PUR PROP SRVS & OTH SRVS	257,500	296,697	645	(39,842)	23,363	23,367	115.47
SUPPLIES	45,136	63,539	795	(19,198)	5,760	3,076	142.53
CAPITAL OUTLAY	1,600	14,614	-	(13,014)	-	-	913.40
MISCELLANEOUS	-	-	-	-	-	-	-
STREETS, ALLEY, OTHER	537,489	570,927	1,440	(34,877)	55,287	43,351	106.49

City of San Juan, Texas
Budget Expenditures Report
September 30, 2019

Budget Target 100% % RECEIV. EXPENDED

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	64,990	67,974	-	(2,984)	7,348	5,376	104.59
PUR PROP SRVS & OTH SRVS	2,970	3,356	312	(698)	962	8	123.52
SUPPLIES	4,820	4,655	115	50	246	217	98.96
CAPITAL OUTLAY	-	-	-	-	-	-	-
CENTRAL GARAGE	72,780	75,985	427	(3,632)	8,556	5,600	104.99
PARKS							
SALARIES & WAGES/BENEFIT	476,173	452,957	-	23,216	46,875	36,246	95.12
PURCHASED PROF/TECH SRVS	500	1,827	-	(1,327)	147	107	365.37
PUR PROP SRVS & OTH SRVS	121,100	121,295	158	(353)	10,735	12,969	100.29
SUPPLIES	30,300	33,992	162	(3,854)	2,534	2,691	112.72
CAPITAL OUTLAY	14,000	3,000	-	11,000	-	-	21.43
DEBT SERVICE	58,394	58,393	-	1	-	-	100.00
MISCELLANEOUS	600	660	-	(60)	-	-	110.00
PARKS	701,067	672,123	320	28,624	60,291	52,013	95.92
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	203,908	193,240	-	10,668	22,123	15,970	94.77
PURCHASED PROF/TECH SRVS	500	328	-	172	-	-	65.59
PUR PROP SRVS & OTH SRVS	15,880	15,377	-	503	2,023	1,311	96.83
SUPPLIES	44,000	45,531	38	(1,569)	2,866	3,928	103.57
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	264	-	(264)	-	-	-
BUILDING MAINTENANCE	264,288	254,740	38	9,510	27,012	21,209	96.40
LIBRARY							
SALARIES & WAGES/BENEFIT	262,528	255,363	-	7,165	28,541	20,276	97.27
PURCHASED PROF/TECH SRVS	2,000	1,962	-	38	46	48	98.10
PUR PROP SRVS & OTH SRVS	32,050	27,820	-	4,230	4,356	3,393	86.80
SUPPLIES	1,732	1,725	-	7	315	260	99.60
CAPITAL OUTLAY	4,904	4,879	-	25	-	-	99.50
MISCELLANEOUS	10,971	8,319	-	2,652	471	769	75.83
LIBRARY	314,185	300,069	-	14,116	33,730	24,746	95.51

City of San Juan, Texas
Budget Expenditures Report
September 30, 2019

Budget Target 100%
% RECEIV. EXPENDED

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
RECREATION							
SALARIES & WAGES/BENEFIT	304,503	313,685	-	(9,182)	39,001	13,528	103.02
PURCHASED PROF/TECH SRVS	3,100	2,910	-	190	27	37	93.86
PUR PROP SRVS & OTH SRVS	26,050	26,226	40	(216)	11,278	(270)	100.83
SUPPLIES	9,593	9,248	-	345	268	217	96.40
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	182,319	182,507	(716)	528	2,060	1,208	99.71
RECREATION	525,565	534,575	(676)	(8,335)	52,633	14,720	101.59
PURCHASING/RISK MGMT							
SALARIES & WAGES/BENEFIT	101,099	98,367	-	2,732	11,028	7,832	97.30
PUR PROP SRVS & OTH SRVS	4,450	2,242	523	1,685	411	162	62.13
SUPPLIES	2,060	709	20	1,331	8	390	35.38
CAPITAL OUTLAY	1,220	1,220	-	0	-	-	99.99
MISCELLANEOUS	280	120	-	160	-	-	42.86
PURCHASING/RISK MGMT	109,109	102,658	543	5,909	11,446	8,384	94.58
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	376,270	381,987	-	(5,717)	29,113	56,561	101.52
PUR PROP SRVS & OTH SRVS	160,667	167,328	1,086	(7,748)	13,520	16,598	104.82
SUPPLIES	1,887	1,363	-	524	29	39	72.23
DEBT SERVICE	130,500	130,500	-	-	32,100	-	100.00
MISCELLANEOUS	51,500	113,531	-	(62,031)	-	78,647	220.45
ADMINISTRATION	720,824	794,709	1,086	(74,971)	74,761	151,846	110.40
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	160,125	156,024	-	4,101	17,671	12,386	97.44
PURCHASED PROF/TECH SRVS	11,391	11,390	-	1	210	1,390	99.99
PUR PROP SRVS & OTH SRVS	3,609	3,484	-	125	595	62	96.54
SUPPLIES	1,990	2,291	-	(301)	308	460	115.14
CAPITAL OUTLAY	1,200	610	-	590	-	(393)	50.83
MISCELLANEOUS	859	541	225	93	(192)	-	89.17
HUMAN RESOURCES	179,174	174,341	225	4,608	18,592	13,905	97.43
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	201,662	179,615	-	22,047	23,025	15,856	89.07
PURCHASED PROF/TECH SRVS	116,885	117,370	233	(718)	1,800	6,148	100.61
PUR PROP SRVS & OTH SRVS	115,630	103,040	5,117	7,473	13,779	8,691	93.54
SUPPLIES	9,700	18,555	343	(9,198)	118	10,019	194.82
CAPITAL OUTLAY	49,990	36,926	1,737	11,327	475	(7,475)	77.34
MISCELLANEOUS	8,602	10,316	-	(1,714)	4,322	2,131	119.93
INFORMATION TECHNOLOGY	502,469	465,822	7,430	29,217	43,518	35,371	94.19

City of San Juan, Texas
Budget Expenditures Report
September 30, 2019

Budget Target 100% % RECEIV. EXPENDED

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	15,000	15,000	-	-	-	-	100.00
PUR PROP SRVS & OTH SRVS	1,800	1,122	-	678	-	-	62.32
SUPPLIES	1,000	-	-	1,000	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
EMERGENCY MANAGEMENT	17,800	16,122	-	1,678	-	-	90.57
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	70,135	64,509	-	5,626	6,560	2,284	91.98
PURCHASED PROF/TECH SRVS	3,060	766	-	2,294	-	-	25.02
SUPPLIES	9,420	8,304	-	1,116	582	324	88.16
CAPITAL OUTLAY	700	-	-	700	-	-	-
MISCELLANEOUS	185,200	78,945	-	106,255	5,365	16,325	42.63
ANIMAL CONTROL	268,515	152,524	-	115,991	12,507	18,933	56.80
TOTAL EXPENDITURES	11,537,967	11,218,996	18,954	300,016	1,183,246	920,811	97.40
REVENUES OVER/(UNDER) EXPENDITURES	-	127,127	(18,954)	108,172	-	(83,085)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	127,127	(18,954)	108,172	-	(83,085)	-

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22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	Budget Target 100%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,040,600	3,092,147	-	(51,547)	265,315	274,296	101.70
OTHER REVENUE	27,400	32,754	-	(5,354)	6,302	2,115	119.54
OTHER FINANCING SOURCES	-	835,992	-	(835,992)	-	-	-
TOTAL REVENUES	3,068,000	3,960,893	-	(892,893)	271,617	276,411	129.10
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,177,356	1,062,280	-	115,076	122,073	93,040	90.23
PUR PROF/TECH SRVS	262	262	-	0	-	-	100.00
PUR PROP SRVS & OTH SRVS	354,342	347,518	9,832	(3,008)	14,441	38,958	100.85
SUPPLIES	295,224	320,420	27,708	(52,904)	30,497	29,016	117.92
CAPITAL OUTLAY	290,279	1,061,644	1,072,760	(1,844,126)	1,220	4,040	735.29
MISCELLANEOUS	609,033	585,383	2,650	21,000	50,647	104,788	96.55
SANITATION	2,726,495	3,377,507	1,112,950	(1,763,962)	218,877	269,843	164.70
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	88,607	84,196	-	4,411	6,655	6,690	95.02
PUR PROP SRVS & OTH SRVS	35,480	36,963	-	(1,483)	3,080	3,080	104.18
DEBT SERVICE	114,050	110,263	-	3,788	13,900	-	96.68
MISCELLANEOUS	213,930	213,930	-	(0)	17,619	17,619	100.00
ORGANIZATIONAL	452,067	445,351	-	6,716	41,254	27,389	98.51
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,178,562	3,822,859	1,112,950	(1,757,246)	260,131	297,233	155.28
REVENUES OVER/(UNDER) EXPENDITURES	(110,562)	138,034	(1,112,950)	(864,354)	11,486	(20,822)	881.78

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							Budget Target 100%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,648,000	2,360,850	-	287,150	249,927	232,923	89.16
SEWER SYSTEMS	2,744,100	2,471,480	-	272,620	261,347	228,428	90.07
OTHER REVENUES	-	(43)	-	43	(15)	-	-
OTHER REVENUES	95,200	483,439	-	(388,239)	9,835	11,638	507.81
OTHER	(1,040,515)	(1,160,809)	-	120,294	(39,541)	(39,541)	111.56
TOTAL REVENUES	4,446,785	4,154,917	-	(291,868)	481,553	433,448	93.44
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	231,452	208,679	-	22,773	25,893	18,249	90.16
PURCHASED PROF/TECH SRVS	30,208	5,158	858	24,192	(561)	-	19.91
PUR PROP SRVS & OTH SRVS	106,832	101,365	1,750	3,717	7,679	17,479	96.52
SUPPLIES	33,874	31,780	(1,130)	3,224	1,125	7,377	90.48
CAPITAL OUTLAY	2,100	-	1,234	866	-	-	58.75
MISCELLANEOUS	39,439	37,068	-	2,371	4,015	3,773	93.99
UTILITY BILLING & COLLEC	443,905	384,050	2,712	57,143	38,152	46,878	87.13
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	157,162	122,061	-	35,101	17,683	12,436	77.67
PURCHASED PROF/TECH SRVS	54,900	46,018	-	8,883	320	24,320	83.82
PUR PROP SRVS & OTH SRVS	21,138	10,078	(1,625)	12,685	621	1,338	39.99
SUPPLIES	12,830	7,052	-	5,778	459	1,026	54.96
CAPITAL OUTLAY	11,500	9,759	-	1,741	-	(120)	84.86
MISCELLANEOUS	1,895	1,774	-	121	111	-	93.61
UTILITY ADMINISTRATION	259,425	196,741	(1,625)	64,309	19,195	39,001	75.21
WATER PLANT							
SALARIES & WAGES/BENEFIT	497,212	384,831	-	112,381	47,412	28,399	77.40
PURCHASED PROF/TECH SRVS	50,799	22,629	6,585	21,585	3,534	1,528	57.51
PUR PROP SRVS & OTH SRVS	419,884	322,053	37,794	60,037	47,495	24,610	85.70
SUPPLIES	436,111	320,538	4,512	111,062	25,735	51,665	74.53
CAPITAL OUTLAY	21,000	8,260	4,017	8,723	-	3,825	58.46
MISCELLANEOUS	72,311	66,142	-	6,169	2,375	5,225	91.47
WATER PLANT	1,497,317	1,124,452	52,907	319,958	126,551	115,252	78.63
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	245,376	210,279	-	35,097	22,174	14,939	85.70
PUR PROP SRVS & OTH SRVS	39,400	29,080	911	9,409	256	5,996	76.12
SUPPLIES	51,200	53,889	12,683	(15,372)	4,553	20,885	130.02
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	983	894	-	89	-	-	90.95
WATER DISTRIBUTION	336,959	294,142	13,594	29,223	26,983	41,819	91.33
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	297,626	208,540	-	89,086	24,103	17,594	70.07
PUR PROP SRVS & OTH SRVS	299,606	219,353	79,394	859	12,430	40,858	99.71
SUPPLIES	63,425	34,253	6,226	22,947	4,630	2,055	63.82
CAPITAL OUTLAY	15,000	-	-	15,000	-	-	-
MISCELLANEOUS	1,032	428	-	604	-	-	41.47
SEWER COLLECTION	676,689	462,574	85,620	128,496	41,164	60,507	81.01

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Budget Target 100%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	237,295	201,980	-	35,315	23,687	17,878	85.12
PURCHASED PROF/TECH SRVS	35,000	25,731	1,000	8,269	1,100	5,943	76.37
PUR PROP SRVS & OTH SRVS	494,528	393,301	38,758	62,469	17,642	171,017	87.37
SUPPLIES	86,270	77,151	(276)	9,395	7,413	10,306	89.11
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	194,748	194,808	-	(60)	14,022	32,300	100.03
SEWER PLANT	1,047,841	892,971	39,482	115,388	63,865	237,444	88.99
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	70,017	65,824	-	4,193	4,447	4,483	94.01
PUR PROP SRVS & OTH SRVS	75,712	78,877	-	(3,164)	6,573	6,573	104.18
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	419,520	417,558	-	1,962	34,651	34,547	99.53
ORGANIZATIONAL	565,249	562,259	-	2,990	-	45,603	99.47
TOTAL EXPENDITURES	4,827,385	3,917,189	192,690	717,506	-	586,504	85.14
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(380,600)	237,728	(192,690)	425,638	119,972	(153,056)	(11.83)
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(380,600)	237,728	(192,690)	425,638	119,972	(153,056)	(11.83)
	=====	=====	=====	=====	=====	=====	=====

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							Budget Target 100%
60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,040,515	1,140,517.46	-	(100,002.46)	34,425.90	34,425.90	109.61
TOTAL REVENUES	1,040,515	1,140,517.46	-	(100,002.46)	34,425.90	34,425.90	109.61
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,040,515	1,144,451	-	(103,936)	59,050	-	109.99
MISCELLANEOUS	-	5,463	-	(5,463)	-	5,463	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	1,040,515	1,149,913	-	(109,398)	59,050	5,463	110.51
TOTAL EXPENDITURES	1,040,515	1,149,913	-	(109,398)	59,050	5,463	110.51
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(9,396)	-	(9,396)	-	28,963	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	(9,396)	-	(9,396)	-	28,963	-
	=====	=====	=====	=====	=====	=====	=====

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61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	Budget Target 100%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	20,459	-	(20,459)	5,115	5,115	-
TOTAL REVENUES	-	20,459	-	(20,459)	5,115	5,115	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	20,459	-	20,459	-	5,115	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	20,459	-	20,459	-	5,115	-
	=====	=====	=====	=====	=====	=====	=====

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20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	Budget Target 100%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	8,000	5,587	-	(2,413)	363	507	69.84
TOTAL REVENUES	8,000	5,587	-	(2,413)	363	507	69.84
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	8,000	5,587	-	(2,413)	-	507	69.84

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Budget Target 100%
% RECEIV. EXPENDED

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	7,200	5,412	-	(1,788)	398	585	75.17
TOTAL REVENUES	7,200	5,412	-	(1,788)	398	585	75.17
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
CAPITAL OUTLAY	19,589	19,588	-	1	6,404	-	99.99
MUNICIPAL COURT	19,589	19,588	-	1	6,404	-	99.99
TOTAL EXPENDITURES	19,589	19,588	-	1	6,404	-	99.99
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(12,389)	(14,176)	-	(1,789)	6,404	585	114.42

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Budget Target 100%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	1,029	-	1,029	68	80	-
TOTAL REVENUES	-	1,029	-	1,029	68	80	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	1,029	-	1,029	-	80	-

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Budget Target 100%

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	1,895	-	(895)	115	250	189.55
TOTAL REVENUES	1,000	1,895	-	(895)	115	250	189.55
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	-	1,895	-	1,895		250	-

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							Budget Target 100%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	30,000	3,961	-	(26,039)	1	-	13.20
TOTAL REVENUES	30,000	3,961	-	(26,039)	1	-	13.20
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	25,000	40,500	-	(15,500)	6,200	-	162.00
PARKS	25,000	40,500	-	(15,500)	6,200	-	162.00
TOTAL EXPENDITURES	25,000	40,500	-	(15,500)	6,200	-	-
REVENUES OVER/(UNDER) EXPENDITURES	5,000	(36,539)	-	(41,539)	-	-	(730.78)

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Budget Target 100%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	4,605	6,025	-	1,420	2,705	195	130.84
TOTAL REVENUES	4,605	6,025	-	1,420	2,705	195	130.84
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	-	6,025	-	6,025	2,705	195	-

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							Budget Target 100%
28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	30,000	25,010	-	(4,990)	-	2,456	83.37
FORFEIT LOCAL	10,000	4,290	-	(5,710)	690	-	42.90
TOTAL REVENUES	40,000	29,300	-	(10,700)	690	2,456	73.25
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	-	-	-	-	-	-	-
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	1,000	337	-	663	-	139	33.72
SUPPLIES	24,000	17,903	(450)	6,547	3,625	1,041	72.72
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	8,000	850	-	7,150	510.00	320	10.63
POLICE	33,000	19,091	(450)	14,359	-	1,501	56.49
TOTAL EXPENDITURES	33,000	19,091	(450)	14,359	-	1,501	56.49
REVENUES OVER/(UNDER) EXPENDITURES	7,000	10,210	450	3,660	690	955	152.28

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							Budget Target 100%
30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	569,101	293,377	-	(275,724)	20,369	17,933	51.55
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	569,101	293,377	-	(275,724)	-	17,933	51.55
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	258,078	179,069	-	79,009	16,379	7,688	69.39
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	52,937	31,550	-	21,387	-	-	59.60
CAPITAL OUTLAY	44,370.00	14,751	27,578	2,041	-	-	95.40
POLICE	355,385.00	225,370	27,578	102,437	-	7,688	71.18
FIRE							
SALARIES & WAGES/BENEFIT	174,923	90,944	-	83,979	9,522	9,928	51.99
CAPITAL OUTLAY	12,110	-	11,142	968	-	-	92.00
FIRE	187,033	90,944	11,142	84,948	-	9,928	54.58
STREETS, ALLEY, OTHER							
SUPPIES	-	-	-	-	-	-	-
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	2,190	2,180	0	9	-	-	99.57
PUR PROP SRVS & OTH SRVS	9,993	8,009	1,997	(13)	-	195.81	100.13
SUPPLIES	2,000	1,996	-	4	-	1,213.00	99.78
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	800	799	-	1	-	-	99.84
LIBRARY	14,983	12,984	1,997	2	-	1,408.81	99.98
SANITATION							
SALARIES OF EMPLOYEES	-	-	-	-	-	-	-
EQUIPMENT SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	11,700	11,700	-	-	-	-	100.00
SANITATION	11,700	11,700	-	-	-	-	-
TOTAL EXPENDITURES	569,101.00	340,998	40,716	187,387	-	19,025	67.07
REVENUES OVER/(UNDER) EXPENDITUR	-	(47,621)	(40,716)	(88,338)		(1,092)	-

City of San Juan, Texas
Budget Expenditures Report
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							Budget Target 100%
32 -CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENU	10,000	16,226	-	6,226	-	5,783.50	162.26
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	10,000	16,226	-	6,226	-	5,783.50	162.26
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	10,000	17,040	-	(7,040)	-	6,598.00	170.40
POLICE	10,000	17,040	-	(7,040)	-	6,598.00	170.40
TOTAL EXPENDITURES	10,000	17,040	-	(7,040)	-	6,598.00	170.40
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(814.50)	-	(814.50)	-	(814.50)	-

City of San Juan, Texas
Budget Expenditures Report
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Budget Target 100%

33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	25,500	26,254	-	754	2,028	4,334	102.96
FINES & FEES	50,000	63,928	-	13,928	-	-	127.86
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	75,500	90,182	-	14,682	-	4,334	119.45
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	70,500	134,413	-	(63,913)	-	-	190.66
CITY EVENTS	70,500	134,413	-	(63,913)	-	-	190.66
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	135,961	-	(60,461)	-	-	180.08
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(45,779)	-	(45,779)	-	4,334	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	(45,779)	-	(45,779)	-	4,334	-
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
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35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	Budget Target 100%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	17,337	-	17,337	16,125	-	-
FORFEIT FEDERAL	175,000	113,386	-	(61,614)	21,238	50,498	64.79
TOTAL REVENUES	175,000	130,723	-	(44,277)	37,363	50,498	74.70
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	15,000	13,746	-	1,254	573	8,031	91.64
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	25,700	13,481	-	12,219	1,177	1,280	52.45
SUPPLIES	30,000	24,294	259	5,447	2,166	8,513	81.84
CAPITAL OUTLAY	195,619	127,647	-	67,972	-	1,058	65.25
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	266,319	179,168	259	86,892	3,916	18,881	67.37
TOTAL EXPENDITURES	266,319	179,168	259	86,892	3,916	18,881	67.37
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(91,319.00)	(48,445)	(259)	42,615	33,447	31,617	53.33

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							Budget Target 100%
55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	287,000	272,328	-	14,672	24,238	24,186	94.89
TOTAL REVENUES	287,000	272,328	-	14,672	24,238	24,186	94.89
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	189,681	160,532	-	29,149	18,654	9,912	84.63
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	8,557	8,268	300	(11)	3,933	(774)	100.13
SUPPLIES	15,762	13,378	-	2,384	6,494	742	84.88
CAPITAL OUTLAY	73,000	65,355	-	7,645	7,990	-	89.53
MISCELLANEOUS	24,000	6,400	11,992	5,608	-	-	76.63
STORM WATER	311,000	253,933	12,292	44,775	37,071	9,881	85.60
TOTAL EXPENDITURES	311,000	253,933	12,292	44,775	37,071	9,881	85.60
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(24,000)	18,395	(12,292)	30,103	(12,833)	14,305	(25.43)

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							Budget Target 100%
36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	1,794,976	1,763,284	-	(31,691)	20,189	12,720	98.23
OTHER REVENUE	10	27	-	17	2	2	268.80
TOTAL REVENUES	1,794,986	1,763,311	-	(31,674)	20,191	12,722	98.24
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	1,567,750	1,639,145	-	(71,395)	337,633	-	104.55
MISCELLANEOUS	-	5,463	-	(5,463)	-	5,463	-
ORGANIZATIONAL EXPENSE	1,567,750	1,644,608	-	(76,858)	337,633	5,463	104.90
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	1,567,750	1,644,608	-	(76,858)	337,633	5,463	104.90
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	227,236	118,703	-	(108,532)	(317,442)	7,260	52.24
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	227,236	118,703	-	(108,532)	(317,442)	7,260	52.24
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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42- BOND SERIES 2019 FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	Budget Target 100%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	8,647,542	265,942	782,500	7,599,100	93,000	78,000	12.12
COST OF ISSUANCE	-	-	-	-	-	-	-
Debt Service	54,458	-	-	54,458	-	-	-
MISCELLANEOUS	505,000	-	-	505,000	-	-	-
2018 CONSTRUCTION	9,207,000	265,942	782,500	8,158,558	93,000	78,000	11.39
TOTAL EXPENDITURES	9,207,000	265,942	782,500	8,158,558	-	78,000	11.39
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	9,207,000	265,942	782,500	8,158,558	-	78,000	11.39

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43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	Budget Target 100%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	1,686,012	53,915	-	1,632,097	-	-	3.20
COST OF ISSUANCE	-	-	-	-	-	-	-
Debt Service	28,988	-	-	28,988	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	1,715,000	53,915	-	1,661,085	-	-	3.14
TOTAL EXPENDITURES	1,715,000	53,915	-	1,661,085	-	-	3.14
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	1,715,000	53,915	-	1,661,085	-	-	3.14

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44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	Budget Target 100%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	-	-	-	-	-	-	-
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	Budget Target 100%	
							% RECEIV.	EXPENDED
REVENUE SUMMARY								
INTERGOV'T REVENUE	-	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY								
LIBRARY	-	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-	-
LONG TERM DEBT								
DEBT SERVICE	-	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-	-

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46-2018 CONSTRUCTION FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	Budget Target 100%
							% 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	83,461	46,500	954,314	-	7,000.00	11.99
COST OF ISSUANCE	6,462	-	-	6,462	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	136,725	-	-	136,725	-	-	-
2018 CONSTRUCTION	1,227,463	83,461	46,500	1,097,501	-	7,000	10.59
TOTAL EXPENDITURES	1,227,463	83,461	46,500	1,097,501	-	7,000	10.59
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	1,227,463	83,461	46,500	1,097,501	-	7,000	10.59

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							Budget Target 100%
47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	3,109,733	-	3,109,733	-	-	-
TOTAL REVENUES	-	3,109,733	-	3,109,733	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
COST OF ISSUANCE	-	104,404	-	(104,404)	-	-	-
CERT. OF OBLIG. - SERIES 2018	-	104,404	-	(104,404)	-	-	-
TOTAL EXPENDITURES	-	104,404	-	(104,404)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	3,005,329	-	3,005,329	-	-	-

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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	Budget Target 100%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
Other Revenue	-	53,211	-	53,211	4,547	2,155	-
TOTAL REVENUES	-	53,211	-	53,211	4,547	2,155	-
EXPENDITURE SUMMARY							
DEBT SERVICE							
STREETS							
CAPITAL OUTLAY	-	386,830	-	(386,830)	-	-	-
STREETS	-	386,830	-	(386,830)	-	-	-
NEW CITY HALL							
PROF/TECH SRVS	-	13,229	-	(13,229)	1,750	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
NEW CITY HALL	-	13,229	-	(13,229)	1,750	-	-
TOTAL EXPENDITURES	-	400,059	-	(400,059)	1,750	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(346,848)	-	(346,848)	-	2,155	-

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52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	Budget Target 100%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REV.	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
=====							
EXPENDITURE SUMMARY							
PUMPS							
PURCHASED PROF/TECH SRVS	41,576	-	-	41,576.00	-	-	-
CAPITAL OUTLAY	56,086	51,533	-	4,553	-	13,932.00	91.88
PUMPS	97,662	51,533	-	46,129	-	13,932	91.88
TOTAL EXPENDITURES	97,662	51,533	-	46,129	-	13,932	91.88
=====							
REVENUES OVER/(UNDER) EXPENDITURES	97,662	51,533	-	46,129	-	13,932	52.77

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Budget Target 100% % RECEIV. EXPENDED

54-2014 BOND FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
=====							
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	452,176	418,001	-	34,175	5,357	-	92.44
WATER DISTRIBUTION	452,176	418,001	-	34,175	5,357	-	92.44
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES	452,176	418,001	-	34,175	5,357	-	92.44
=====							
REVENUES OVER/(UNDER) EXPENDITURES	452,176	418,001	-	34,175	5,357	-	92.44

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Budget Target 100%

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	970,000	1,049,910	-	79,910	96,303	188,102	108.24
OTHER REVENUE	50,020	4,765	-	(45,255)	3	4,663	9.53
OTHR FINANCING SOURCES/U	-	(156,656)	-	(156,656)	(17,744)	(14,705)	-
TOTAL REVENUES	1,020,020	898,019	-	(122,001)	78,562	178,059	88.04
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	195,414	156,369	-	39,045	22,016	15,506	80.02
PURCHASED PROF/TECH SRVS	136,625	117,226	-	19,399	13,525	5,206	85.80
PUR PROP SRVS & OTH SRVS	73,840	69,143	-	4,697	7,563	8,898	93.64
SUPPLIES	11,400	8,350	73.50	2,976	921	1,721	73.89
CAPITAL OUTLAY	7,700	2,338	-	5,362	670	849	30.37
DEBT SERVICE	333,265	175,768	-	157,497	28,850	-	52.74
MISCELLANEOUS	261,776	104,214	-	157,562	13,841	42,331	39.81
SAN JUAN ECONOMIC DEV	1,020,020	633,408	73.50	386,538	87,386	74,511	62.10
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,020,020	633,408	73.50	386,538	87,386	74,511	62.10
REVENUES OVER/(UNDER) EXPENDITURES	-	264,610	(73.50)	264,536.81		103,548	-

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29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2018-2019	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Aug-19	Sep-19	Budget Target 100%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	1,251,012	-	1,251,012	17,744	14,705	-
OTHR FINANCING SOURCES/U	-	-	-	-	-	-	-
TOTAL REVENUES	-	1,251,012	-	1,251,012	17,744	14,705	-
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	-	1,229,824	-	(1,229,824)	141,951	-	-
ORGANIZATIONAL EXPENSES	-	1,229,824	-	(1,229,824)	141,951	-	-
TOTAL EXPENDITURES	-	1,229,824	-	(1,229,824)	141,951	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	21,188	-	21,188	-	14,705	-

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, August 13, 2019

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro-Tempore
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Jesus “Jesse” Ramirez, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Juan Gonzalez, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Segin, Library Director
Patrick Willingham, Director of Parks & Recreation
Roberto Escobar, Director of Planning
Roel Garza, Director of Sanitation/ Public Works
Rene Jaime, Purchasing/ Risk Manager
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

Mayor Mario Garza called meeting to order at 6:00 p.m.

II. INVOCATION BY:

Benjamin Arjona, City Manager led the invocation.

III. PLEDGE OF ALLEGIANCE BY:

Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS

No public comments.

V. PRESENTATIONS

- a. Presentation recognizing All Star teams 9u Boys, 10u Boys, 10u Girls.

DISCUSSION: City Manager, Benjamin Arjona congratulated, thanked and applauded for all the kids for representing the City of San Juan. Mr. Patrick Willingham, Director of Parks and Recreation came forward and honored our young athletes from the city and informed the city commission that this spring and summer there were outstanding numbers and outstanding representation for the city of San Juan. Mr. Patrick Willingham stated there were approximately 700 athletes that participated in the softball program and approximately 275 competed in track and field and tennis this summer. Mr. Willingham recognized the 10u boys' all-star teams: Matthew Garza, Gabriel Gomez, Daniel Gonzalez Hinojosa, Damian Martinez, Brandon Saucedo, Jonathan Saucedo, and coaches Lucio Gonzalez, Andrew Garza and Jason Saucedo with Regional Championship in San Benito and also represented the City of San Juan at the South Zone Regional Tournament in Deer Park Texas.

Mr. Willingham proceeded to recognize the 9u boys who represented the City of San Juan at the South Zone Regional Tournament also in Deer Park, Texas: Joel Alvarez, Antwon Estrada, Sergio Gaytan, Travis Mcaklepine, Max Molina, Jordan Munoz, Nathan Pena, Gael Zambrano and Coaches Rolando Pena, Martin Gamboa and Travis Mcaklepine. Mr. Willingham moved on to the San Juan softball 10u Mustang all-star team which finished in third place at the South Zone Pony Regional qualifier in Weslaco, they also went to represent at the South Zone World Series held in Youngsville, Louisiana where out of 19 teams they finished in second place and finished fourth overall. Mr. Patrick Willingham, stated today he wanted to recognize: Cloe Cazares, Camila Figueroa, Juliana Guajardo, Nickie Hernandez, Catherine Herrera, Lori Luna, Abry Luna, Katy Martinez, Desiree Reyna, Mia Sanders, Amaury Vega and coaches Ramiro Herrera, Sam Nieto, Alonzo Luna and Eric Martinez.

Mr. Willingham proceeded to track and field, which brought home four gold medals, nine silver medals and one bronze. Three fourth places and one fifth place and an additional 20 kids that finished in the top ten overall statewide. In tennis they brought home one gold medal, four bronze and three consolation championships and about 85 athletes that participated representing City of San Juan at College Station. Mr. Willingham stated unfortunately only few were able to make it: Ramsey Moreno with two silver medals at the games of Texas for track and field and Jackeline Loredo, champion for tennis consolation. Mayor Mario Garza thanked all the boys and girls for putting the City of San Juan on the sports map. Mayor Garza further thanked the coaches for their time and stated we are looking forward in building our program a lot stronger and planning on doing interlocal agreements to get our sports facilities up to par.

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

DISCUSSION: City Manager, Benjamin Arjona stated that department directors were available if they had any questions regarding the departmental reports. Commissioner Ernesto "Neto" Guajardo commended Fire Chief, Tirso Garza for the outstanding job done at the fire house. Commissioner Guajardo asked about the brush schedule to which Mr. Roel Garza, Director of Sanitation and Public Works replied they were on schedule and will be changing quadrants on Friday. Mayor Mario Garza asked if the registration for the fall sports had started to which Mr. Patrick Willingham yes.

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CITY COMMISSION MEETING
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City Manager, Benjamin Arjona stated that Mr. Roel Garza, Director of Parks and Recreation would be giving a presentation on the overview of Citrus and Dove Street. Mr. Arjona further stated as we all recall the City of Pharr helped out tremendously in cleaning the debris that was under the street. Mayor Pro Tem Leonardo “Lenny” Sanchez asked if the water flow runs east to which Mr. Garza replied yes, but it was not able to go out because of all the debris clogged up. Mayor Pro Tem Sanchez asked the estimate charge per linear foot to which Mr. Garza replied since it’s a shorter distance it wouldn’t be as much as the initial cost. Mayor Pro Tem asked if the pipe was damaged to which Mr. Garza replied they would find out once the line gets televised. Mayor Pro Tem Sanchez asked if a heavy rain hurricane comes in will the water run smoothly to which Mr. Garza replied yes.

- c. 4th of July Festival Expense Report.

DISCUSSION: Mr. Patrick Willingham, Director of Parks and Recreation stated the revenues, both monetary and material sponsors such as food, water; drinks were included in the packet. Commissioner Jesus “Jesse” asked if the food sponsors were not under monetary donation to which Mr. Willingham replied that they purchase the food for the departments to cook and then distribute it. Mayor Garza asked if that’s usually the average amount to which Mr. Willingham replied yes.

- d. Presentation by Utility Service Partners, Inc. on the National League of Cities Service Line Program.

DISCUSSION: Mr. David Salinas, Director of Utilities introduced Miss Emily Salfeeny, Utility Service Manager. Mrs. Salfeeny stated she would be talking about the warranty program that the National League of Cities has recommended or sponsored which is provided through utility service partners. Commissioner Marco “Markie” Villegas asked if they would be using the City logo and if that absolve us from any kind liability to which Mrs. Salfeeny replied that yes they would go into a marketing agreement which gives them the ability to use the logo but it will state in the agreement that the city is indemnified and held harmless if any issues come back. Benjamin Arjona, City Manager asked what two services were mentioned to which Mrs. Salfeeny replied in home plumbing and drainage, but they will bill the homeowners directly. She added that they don’t ask the city to get involved. Commissioner Villegas stated he likes the idea because it’s very educational and a lot of times that is what the residents need. Mrs. Salfeeny added that they offer press releases, web banners, social media anything they’d like to help get the word.

VI. PUBLIC HEARING/ORDINANCES

- a. Hold a Public Hearing and Consider an Ordinance in First Reading for a Rezoning Request from Expressway Corridor District (EC) to Single Family Residence District (RS) 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. Tabled.

DISCUSSION: City Manager, Benjamin Arjona stated this item was tabled at the last meeting and that’s why we’re bringing it back.

Mayor Mario Garza made motion to untable the item and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion passed (5-0).

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated the property is located east of the Fireman’s Park. Mr. Escobar further stated it was submitted by Estefania Rios along with the application fee, newspaper advertisement and letters notifying the residents within 20 foot radius. Mr. Escobar added that the Planning and Zoning Commission denied the request because on a study that was done the Expressway Corridor Study which was done in April 2017 which was done by the San Juan EDC supports existing businesses to attract similar businesses. They are asking to do a single family residential homes, the Corridor Zone doesn’t allow it and that’s why they want to change it to commercial.

Mayor Mario Garza opened the Public Hearing at 6:40 p.m.

Mario Reyna, Engineer with Melden and Hunt Inc gave presentation. Commissioner Marco “Markie” Villegas asked if the advertise was for average houses \$175,000 to which Mr. Reyna replied yes. Mayor Pro Tem Leonardo “Lenny” Sanchez asked if there’s a subdivision between Cesar Chavez and Nebraska on the south side. Mayor Garza asked legal if the spot zoning would come into effect to which Mr. Rick Palacios responded he would like to look into the surrounding areas. Mayor Garza asked if the commission decided to go that route if apartments could be built. Commissioner Villegas asked if there was any interest besides commercial. City Attorney, Rick Palacios informed the city commission that since it was denied by the Planning and Zoning Commission, it will require a 4/5 vote to overturn.

Mayor Pro Tem Leonardo “Lenny” Sanchez asked for a rate of \$175,000 homes, how much revenue would the city generate in tax rate to which Mr. Leroy Gonzalez, Director of Finance replied \$95,664. Mayor Garza asked if the comprehensive plan had been received to which Mr. Escobar replied yes but it was submitted before it was adopted.

Mayor Mario Garza closed the Public Hearing at 6:52 p.m.

Commissioner Jesus “Jesse” Ramirez made motion to approve, motion was not seconded. Motion died.

Mayor Mario Garza made motion to deny this request, was seconded by Commissioner Ernesto “Neto” Guajardo. Opposed by Commissioner Jesus “Jesse” Ramirez. (4-1)

VII. APPOINTMENTS

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

DISCUSSION: Diana Cavazos, City Secretary read the By Laws for the Board Members of the Park and Recreation Advisory Board. Mrs. Cavazos further stated at this time there are two members, Rick Martinez and Robert Williamson, whose terms have expired.

Mayor Mario Garza made motion to re appoint Rick Martinez, remove Robert Williamson and appoint Jonathan Gongora and was seconded by Commissioner Marco “Markie” Villegas. Opposed by Commissioner Jesus “Jesse” Ramirez. Motion Passed (4-1).

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

- a. Discussion and Possible Action on Accepting and Awarding Bid
#501875031150007500UCPGVG for the 2018 Urban County Street Improvements Project.

DISCUSSION: Mr. Roberto Escobar stated the city went for bids for a bid opening July 31, 2019. The streets are for Shu ford, King, Mayfair, Hampton and Taylor. Mr. Escobar further stated 10 bids had been received and opened at Urban County. The lowest bidder was Diamond Eight Industries of Santa Rosa for \$270,658. We send it to our City Engineer and they did recommend that we go with the lowest bidder for this project.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion passed (5-0).

- b. Discussion and Possible Action Regarding Request for Qualifications Concerning Agent of Record for Health, Dental, Life, AD&D and Supplemental Insurance.

DISCUSSION: Mr. Rene Jaime, Purchasing/ Risk Manager stated on July 3rd and July 10th staff advertised on the advanced news journal RFQ 19-7-7-16 for an agent record for health, dental, life, AD&D and supplement insurance. Mr. Jaime further stated in response staff received submissions from the following firms: Newkirk from McAllen, Ortegon Insurance from Weslaco, Salazar Insurance from Harlingen and Bob Trevino Insurance from Pharr which were all present to make a 5 minute presentation.

Mayor Pro Tem Sanchez asked Ortegon Insurance if they provide a portal for employees to receive access to their insurance information policy to which Ms. Yvonne Ortegon replied that with their mobile device the application could be downloaded and have access to their Insurance Cards and information pertaining to their policy. Mayor Garza asked for those employees who would like to speak to someone in person, how we will be able to help them to which Mrs. Ortegon replied that they will work with City Manager to provide a dedicated agent once a week.

Mayor Garza asked Salazar Insurance if the employee navigator was done by their company or the medical insurance companies to which Mr. Salazar responded it's done by their company with an employee navigator and they have an in- house IT specialist who has the ability to do a build out. Commissioner Guajardo asked Karina Gonzalez, Senior Agent with Bob Trevino Insurance id they have wellness reimbursement program to which Ms. Gonzalez replied yes.

Mayor Garza asked what the percentage was it to keep the same agent to which Mr. Rene Jaime replied 26%. Commissioner Ramirez asked Ms. Adelaida Cordero, Director of Human Resources how does she feel with the current Insurance Company to which Mr. Arjona replied that at this point we have to talk to them about lowering the rate, and advised that the agent of record representing the city should offer something that is not within over the range. Mayor Pro Tem Sanchez added that he believes that as part of the orientation every employee should go with a healthcare representative. Mayor Pro Tem asked what was the employees' response with our

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current insurance carrier to which Ms. Cordero replied that since everything is done electronically some employees don't agree and they also mentioned they don't understand the deduction on their paychecks.

Commissioner Jesus "Jesse" Ramirez made motion to appoint Salazar Insurance as agent of records and was seconded by Commissioner Ernesto "Neto" Guajardo, was opposed by Mayor Mario Garza. Motion died (2-3).

Mayor Mario Garza made motion to appoint Ortegón Insurance Agency, Seconded by Commissioner Jesus "Jesse" Ramirez. Opposed by Commissioner Marco "Markie" Villegas. Motion passed (4-1).

- c. Consider Authorizing the City Manager to Declare Nine City Vehicles and Twenty Gambling Machines Awarded to the San Juan Police Department on February 5, 2019 in Case # 1402253 by San Juan Municipal Court Judge Eloy Hernandez as Salvage and Surplus Property.

DICUSSION: Mr. Rena Jaime informed the city commission that staff had identified 9 vehicles salvage which are no longer in use for the original intent. Also the Police Department was awarded 20 gambling machines by our local municipal court and would like to put those up as salvage to be auctioned off.

Commissioner Jesus "Jesse" Ramirez made motion to approve and was seconded by Mayor Pro Tem Leonardo "Lenny" Sanchez. Motion passed (4-0).

- d. Discussion and Consider Proposed Tax Rate for the City of San Juan for Fiscal Year Beginning October 1, 2019 through September 30, 2020 and Setting Public Hearings.

DICUSSION: Mr. Leroy Gonzalez, Director of Finance informed the city commission that in accordance with the property tax rate .6993 will exceed the effective tax rate of .6721 or a roll back tax rate of .7366, a record vault must be taken and also scheduled to two public hearings. The first public hearing will be scheduled Tuesday, August 27th, 2019 at 6:00pm and the second public hearing will be Tuesday, September 10th, 2019 at 6:00pm at the San Juan Memorial Library. Commissioner Ramirez asked that if we keep the same rate, then it will be an increase. Mr. Gonzalez replied that if we want to get the same revenue we did this year, we are going to increase the rate but had a tax rate that will remain the same.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

- e. Consider Selecting a Bidder and Awarding Bid # 19080806 Rental of Mobile Trailer Mounted 2 Meter Belt Filter Press and Ancillary Equipment.

DISCUSSION: Mr. David Salinas, Director of Utilities stated back in July 24th throughout the 31st; we went out for bids for the rental of a mobile belt press to help the water with the sludge at the wastewater plant. It's basically going under design for them to expand having the rehab of the plant we need to be able to make more solids out of the plant that we can't right now with the traditional equipment in order for the engineer to be able to go and survey. He added that we

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received two bids from Aspen Rentals from Angleton, Texas and Press Rentals from Evans, Georgia. We are recommending that we with Aspen Rental because it is about \$230 dollars.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).

IX. CONTRACTUAL RESOLUTIONS

- a. Consider Authorizing the Chief of Police to Enter into a Renewal Agreement Between the United States Department of Justice, Drug Enforcement Administration (DEA) and the San Juan Police Department.

DISCUSSION: Captain Casarez informed the city commission that this is the annual renewal for our officer assigned to the DEA. The agreement is usually a one year agreement although the city pays for the salary of the officer to be at the task force. The task force pays for the officer’s overtime and this year’s agreement will be \$18,649 worth of overtime being reimbursed to the city for that officer; the agreement will not be exceeded.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).

X. CONSENT AGENDA

- a. **Meeting Minutes- March 12, 2019**

Commissioner Jesus “Jesse” Ramirez and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion passed (5-0).

XI. EXECUTIVE SESSION

- a. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meeting Act, Vernon’s Texas Statutes and Codes Annotated, Government Code Chapter 551.
 - i. Pursuant to Section 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to Business prospects (Project Square) and 551.071 Consultation with Attorney.
 - ii. Pursuant to Section 551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Municipal Judge, Joe Ramirez).

Commissioner “Neto” Guajardo made motion to go to executive session at 7:49 p.m. and was seconded by Commissioner Jesus “Jesse”. Motion passed (5-0).

XII. RECONVENE

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

Commissioner Jesus “Jesse” Ramirez made motion to reconvene at 8:11 p.m. and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0).

DISCUSSION: Commissioner Ramirez asked City Attorney, Rick Palacios on item 2 if the individual is not employed by the city, under this personnel matter if we still needed to go under executive session. City Attorney Palacios replied it’s a discussion about the position if there’s going to be an appointment it doesn’t have to be an executive session it could be an open session. There’s no discipline here, he venture to say that at this juncture if the issue is not employment evaluation or reassignment because he’s not with the city if should be an open session item unless, there a series of employees that were considering or prospects or either directors or what not. Commissioner Ramirez asked when the position was advertised and for how long to which Mr. Arjona, City Manager replied that the position was brought to him by the Mayor for a volunteer nominal pay and it was advertised for 2 weeks. Mayor Garza informed that he mentioned to Mr. Arjona in reference to this matter just for the simple reason that we do have two municipal judges that have their own legal law firms they sometimes have family matters and there’s other issues that arise within. So by having this 3rd judge, it’s going to help- the other two individuals. According to our city charter we have to compensate this judge no matter what. Mr. Joe Ramirez is willing to become a municipal judge for \$1.00 a month but then in return he informed Mr. Arjona he will go ahead and donate that \$1.00 back to the city. The new judge will be a volunteer based at no cost to our tax payers.

Commissioner Marco “Markie” Villegas made motion to appoint Joe Ramirez as Municipal Judge and was seconded by Mayor Mario Garza. Opposed by Commissioner Jesus “Jesse”. Motion Passed (4-1).

DISCUSSION: City Attorney, Rick Palacios advised to do a second vote for the compensation.

Commissioner Marco “Markie” Villegas made motion to approve \$1.00 compensation and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Opposed by Commissioner Jesus “Jesse” Ramirez . Motion Passed (4-1).

XIII. ADJOURNMENT 8:12PM

Commissioner Jesus “Jesse” Ramirez made motion to adjourn and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary

MINUTES OF SPECIAL CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, August 15, 2019

TIME: 5:30 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro Tem
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Ricardo Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Patrick Willingham, Director of Parks & Recreation
Roberto Escobar, Director of Planning
Ruben Guajardo, Assistant Director of Parks & Recreation
Rene Jaime, Purchasing/Risk Management
Monica Gomez, Planner II

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

Mayor Mario Garza called meeting to order at 5:30 p.m.

II. EXECUTIVE SESSION 5:35 p.m.

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meeting Act, Vernon’s Texas Statutes and Codes Annotated, Texas Government Code Chapter 551.071 (Consultation with Attorney.

1. Discussion and Possible Action Regarding Legal Issues Concerning Entertainment Agreement for 2019 Noche de Paz.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to enter into Executive Session at 5:35 p.m. Commissioner Marco “Markie” Villegas seconded. Motion Passed (4-0).

III. RECONVENE

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

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to Reconvene at 7:23 p.m. Commissioner Marco “Markie” Villegas seconded. Motion Passed (4-0).

**CITY OF SAN JUAN
SPECIAL CALLED MEETING
THURSDAY, AUGUST 15, 2019**

DISCUSSION: Mayor Mario Garza stated at this time there would be no action for item 1 under Executive Session.

IV. ADJOURNMENT: 7:23 P.M.

Commissioner Ernesto “Neto” Guajardo made motion to adjourn and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion passed. 4-0

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary

MINUTES OF SPECIAL CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, August 19, 2019

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Ernesto “Neto” Guajardo, Commissioner
Jesus “Jesse” Ramirez, Commissioner
Marco “Markie” Villegas, Commissioner

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Carlos Alaniz, Deputy Chief
Juan Gonzalez, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Richard Rodriguez, Library Supervisor
Patrick Willingham, Director of Parks & Recreation
Roberto Escobar, Director of Planning
Roel Garza, Director of Sanitation/ Public Works
Rene Jaime, Purchasing/Risk Management
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

Mayor Mario Garza called meeting to order at 6:00p.m.

II. INVOCATION

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor Mario Garza led the Pledge of Allegiance.

IV. PRESENTATION

- A. Conduct the Official Oath of Office to Newly Appointed Municipal Court Judge Jose “Joe” Ramirez.

**CITY OF SAN JUAN
SPECIAL CALLED MEETING
MONDAY, AUGUST 19, 2019**

DISCUSSION: Benjamin Arjona, City Manager greeted the commission, staff, elected officials, attorneys and the community. Mr. Arjona welcomed everyone to the celebration of tonight's meeting and stated there was only one item under presentation which was the official Oath to Office for newly appointed Municipal Judge Jose "Joe" Ramirez. Mayor Mario Garza thanked everyone for being present and coming to the great City of San Juan. Mayor Garza stated today will be a very special day for future Judge Ramirez, since he has not been sworn in yet. Mayor Garza further stated on behalf of himself, the commission, directors and staff we are all looking forward to working with Mr. Ramirez. Mayor Garza stated Mr. Ramirez brings a lot to the table, he is very knowledgeable when it comes to law and we are very excited on working with him.

Oath was administered by Marla Cuellar.

Judge Jose "Joe" Ramirez stated I thank God for the opportunity to be here today and before introducing my family I want to thank the City Commission, my longtime friend Mayor Mario Garza, Commissioner Ramirez, Commissioner Guajardo and Commissioner Villegas thank you for trusting me to represent all the citizens from San Juan. Judge Ramirez further stated I want to congratulate each and every one of you for the job you've been doing for the City of San Juan. I've heard there are new projects coming into San Juan so please ladies and gentleman join me in giving the City Commission a round of applause.

Judge Ramirez thanked Marla Cuellar, a very dear friend whom he asked to administer the oath. Judge Ramirez stated thank you for being like a second mom to my kids, I believe they spend more time at her house than at ours. Judge Ramirez thanked his brother, JR Ramirez, a former police officer with the City of Mission and now with the City of McAllen for his assistance. Judge Ramirez thanked his brother Jesse and wife Rachel, and his sister Aida, former Commissioner for the City of McAllen who couldn't attend the event.

Judge Ramirez stated my son Joey Ramirez who I can say is my new best friend, thank you for everything that you've helped with and continue doing what you do, your dad is proud of you. Judge Ramirez stated Joseph, who is the tie breaker when deciding where to go eat. Thank God he likes Taco Palenque, I am very proud of you son, keep doing what you do. Judge Ramirez continued to thank his father, the one that built the foundation for his brothers, sister and himself. Judge Ramirez stated one of the hardest workers I've ever known, my dad Mr. Chuy Ramirez, thank you for everything that you've done. Judge Ramirez further stated here is my princess, my first born, my wife and I were 17 years old in high school when she was born. Judge Ramirez further stated she changed my life in the right direction, she inspired me to be a

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SPECIAL CALLED MEETING
MONDAY, AUGUST 19, 2019**

bigger and better person and she's the one that keeps me grounded every single day with beautiful blue hair.

Judge Ramirez stated I want to thank my beautiful wife for everything that you've done, for all the sacrifices, for putting your life on hold many times so I could do what I've wanted to do. Judge Ramirez stated I left my beautiful mom till the end because today is special for both of us, exactly 41 years ago she gave birth to an amazing little baby, in August 19, 1978 she gave birth to me, it's my birthday. Judge Ramirez further stated I remember her saying, I know Jr and Jesse are going to deny it, but she said it was the most precious day of her life.

Judge Jose "Joe" Ramirez stated I want to thank everybody from the City of San Juan, thank you for being here and I look forward to working with each and every one of you. I give my word that I will make San Juan and each one of you proud; I'll do my best to represent all the citizens of San Juan. To all the elected officials thank you for being here. Judge Singleterry, Judge Nereida, Marty, Jesse Muñoz, Judge Guerra, Commissioner David Flores thank you for being here, it means a lot. I'm humbled and from the bottom of my heart I want to thank each and every one of you, God bless.

Mayor Mario Garza wished Judge Ramirez a Happy Birthday before closing the meeting.

V. ADJOURNMENT: 6:15 P.M.

Commissioner Ernesto "Neto" Guajardo made motion to adjourn and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion passed. 4-0

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary

MINUTES OF SPECIAL CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Thursday, September 5, 2018

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro-Tempore
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Leroy Gonzalez, Director of Finance
Richard Rodriguez, Library Supervisor
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

Mayor Mario Garza called meeting to order at 6:00p.m.

II. INVOCATION

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC HEARING

- A. Hold First Public Hearing on Adopting the Proposed Tax Rate and Levy for the City of San Juan for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020.

DISCUSSION: Leroy Gonzalez, Director of Finance stated on Tuesday, August 13, 2019 the City Commission voted to approve the proposed tax rate of 0.6993 for fiscal year October 1, 2019 through September 30, 2020. Mr. Gonzalez further stated two public hearings had been scheduled for September 5th and September 10th, for the proposed tax rate. Mr. Gonzalez stated the rate proposed is the same as last year.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
THURSDAY, SEPTEMBER 5, 2019**

Public Hearing was opened at 6:02 p.m.

Mayor Pro-Tem Leonardo “Lenny” Sanchez asked if it was being proposed to keep the same tax rate to which Mr. Leroy Gonzalez responded that was correct.

Public Hearing was closed at 6:02 p.m.

V. ADJOURNMENT 6:02 P.M.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to Adjourn and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (3-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Diana H. Cavazos, City Secretary