



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
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: Amigos del Valle
600 W. 1st Street
San Juan, Texas 78589
Wednesday, November 9, 2022

REGULAR MEETING AGENDA 6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

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

- 1. Department of Planning and Zoning Monthly Report.**
- 2. Department of Parks and Recreation Monthly Report.**
- 3. Department of Sanitation Monthly Report.**
- 4. San Juan Memorial Library Monthly Report.**

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

- A.** Discussion and Possible Action to Award RFB NO. 23-001-10-06 City of San Juan Fire Station and Authorize the City Manager to Execute all Related Documents as Needed to the most Responsible Bidder.
- B.** Discussion and Possible Action to Authorize the City Manager to Declare Unit #223 (Ford Ranger) from the Division of Billing and Collection as Surplus/Salvage and Dispose for Auction. .
- C.** Discussion and Possible Action on Selecting a Collection Agency for Professional Services for Court Collection Fines and Fees, and Authorize the City Manager to Execute all Related Documents.
- D.** Discussion and Possible Action Regarding the Request for Reimbursement by Esponjas Development, LTD for the Waterline Oversize from 8" to 12" along Ridge Road and Cesar Chavez for Meadows on Ridge Subdivision in the amount of \$80,600.00.

VII. CONTRACTUALS

- A.** Consideration and Approval of an Interlocal Agreement Between the City of San Juan and the Pharr-San Juan-Alamo Independent School District.

VIII. CONSENT AGENDA

- A.** Consider Approval of the Investment Report for the 4th Quarter of September 2022.
- B.** Consider Approval of City Commission Meeting Minutes:
- October 11, 2022

IX. EXECUTIVE SESSION

- A.** The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 et seq. and §551.071 Consultation with Attorney.
 - 1.** Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and

Possible Action Regarding the Entertainment Agreement for 2022 Noche De Paz.

2. Pursuant to Section §552.071 of the Texas Government Code, Consultation with Attorney, Discussion Regarding Pending Litigation Matter Concerning Cause No. CL-22-4335-J Texas National Bank v. City of San Juan in Hidalgo County Court at Law No. 10.

X. RECONVENE

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

1. Pursuant to Section §551.071 of the Texas Government Code, Discussion and Possible Action Regarding the Entertainment Agreement for 2022 Noche De Paz.
2. Pursuant to Section §552.071 of the Texas Government Code, Consultation with Attorney, Discussion Regarding Pending Litigation Matter Concerning Cause No. CL-22-4335-J Texas National Bank v. City of San Juan in Hidalgo County Court at Law No. 10.

XI. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 4th day of November, 2022 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).

BRENDA ESCALANTE
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 _____ of _____, 2022.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Daniel Tijerina, Planning Director

DATE: 11/04/2022

SUBJECT: Department of 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.

- 112 building permits were issued during the month of October with a \$10,032,408.00 in total valuation.
- 185 garage sale permits were issued \$2,775 in total valuation.
- Provide customer service and support to 1,086 people and handled approximately 1,743 calls.
- The building inspectors made approximately 329 inspections.
- 38 building permits were issued for new houses \$10,032,408.00 in total valuation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational license and health permits were up to date. A total of six letters were sent out to existing businesses to renew their licenses. A total of twenty-two (22) business permits were renewed with \$1,600 in total valuation and twelve (11) health inspections were issued during the month of October with \$700.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- Imperial Shutters, LLC 806 W. Business 83
- Maximo Insurance Income Tax 2812 N. Raul Longoria Rd

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

CODE ENFORCEMENT

Code Enforcement Inspectors issued two (2) illegal dumping, fourteen (14) work orders, four (4) junk vehicles, five (5) garage sale without a permit, six (6) rubbish, thirteen (13) buildings without a building permit, thirteen (13) certified letters were sent out, zero (0) abandoned cars, two (2) street vendors and two (2) person conducting business in a residence.

SUBDIVISIONS IN PROCESS

- Shops at Chavez, Lots 6-7
- San Juan Oaks
- Parks and Recreation Center Subdivision
- Lucero Estates
- Meadows on Ridge Block 1
- San Juan Fire Station
- Valley Ranch Phase 3
- Valley Ranch Phase 4
- Black Hills Subdivision
- Twin Subdivision
- Giants Subdivision
- Mosa Multi-Family Subdivision
- Oakland Properties
- Westview IV Subdivision
- Plantation Heights
- Oakridge Estates
- La Paloma Subdivision
- The Orchards of San Juan – Phase 1
- Gutierrez-Duncan
- San Juan City Hall
- Cantu Subdivision
- Christian Estates
- Arguello Subdivision
- Hinojosa Subdivision
- Starlite Subdivision
- Uresti Subdivision
- Hacienda San Fernando Subdivision

ITEMS REVIEWED BY THE PLANNING AND ZONING COMMISSION

- Conditional Use Permit Double stack drive thru Dutch Bros. Coffee
- Conditional Use Permit For the Sale of Alcoholic Beverages (BG-Wine and Beer Retailer's Permit) at "La Loteria" Food Truck
- Conditional Use Permit "Tovar's Food Court"

MEETINGS ATTENDED IN OCTOBER



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 11/04/2022

SUBJECT: Department of Parks and Recreation Monthly Report.

For the month of October 2022, we have the following to report:

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

- The staff continues to maintain parks and city offices.
- Currently, staff have been assisting with weedy lots and have maintained approximately 25 lots this past month.
- Staff assisted with the float for the Red Ribbon Parade on Saturday October 8th.
- The staff continues daily maintenance of our ballparks and fields for fall programming. The Sports Complex was aerobated and fertilized the week of October 24th through the 28th.
- The parks crew assisted with the line up and street closures on October 27th for the PSJA High School Homecoming Parade.
- Parks staff assisted with all the set-up and take down for the Fall Halloween Festival that took place on Monday October 31st, 2022.

Recreation Division,

FALL YOUTH LEAGUES: The Flag Football, Volleyball and Tackle Football programs have started league play. In Flag Football there are 22 teams, Volleyball there are 26 teams and Tackle Football there are 2 teams, in High School Softball there are 9 teams and in High School Baseball there are 8 teams. Games and practices are ongoing for volleyball, flag football and tackle football.

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

ADULT SOFTBALL: The Adult Men's Class E Softball League is ongoing and plays on Thursday nights with 13 teams. All games are played at Municipal Park Softball Fields.

HOMECOMING PARADE: Thursday, October 27, staff assisted with the coordination of the PSJA High School Homecoming Parade lineup from 5:30 pm – 6:30 pm in front of City Hall.

YOUTH SPORTS DAY: Saturday, October 15, the volleyball participants were invited to attend the PSJA Lady Bears vs La Joya Coyotes game at 12 pm. The youth participants and coaches were recognized at the game.

On Thursday, October 20, the Flag Football and Tackle Football participants were invited to attend the PSJA Bears vs Edinburg North Cougars game. The Parks & Recreation Department youth participants were recognized at the football game.

HALLOWEEN FESTIVAL: On Monday, October 31, our department hosted the 2022 Halloween Festival. Parks and Recreation staff assisted with the layout & set up, concessions stand, 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.

- Staff worked on several AC issues throughout the city, replacing free-on and updating filters.
- Staff addressed a water leak at the Waste Water Plant and fixed the AC unit as well.
- Maintenance and parks repaired toilets at the Sports Complex and at City Hall as well.
- Staff worked on the AC unit at the recycle center, cleaned out the coil and replaced the filter.
- Addressing water leaks at the City Library.

Upcoming Events

Fall programs are ongoing.

The Men's Softball league is ongoing through December 1st.

Veterans Day, November 11th.

City Thanksgiving Luncheon Wednesday November 23rd, 2022.

Lighting of the Tree on Thursday December 1st, 2022.



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 11/04/2022

SUBJECT: Department of Sanitation Monthly Report.

October Monthly Report

Sanitation Department (October 2022)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site: 971 Residents
- Residential: 978.45 Tons
- Commercial: 800.93 Tons
- Roll-Off Containers: 147.81 Tons 31 loads
- Brush: 424.26 Ton 156 loads of brush

Central Garage (October 2022)

- Tickets Open: 25
- Tickets Closed: 67
- 6 Residential Side Loaders operating
- 1 Commercial Side Loader operating
- 2 Commercial Front Loaders operating
- 2 Brush Trucks operating
- 1 Brush Tractor (grapple) operating
- 2 Brush Grapple Trucks operating
- 2 Roll- Off Trucks operating

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

Recycling (October 2022)

- Cardboard: 11.31 tons / \$973.54
- Newspaper: 0.39 tons/\$38.85
- Plastic: 2.51 tons/\$0.00
- Curbside Recycle: 5.04 tons/\$0.00
- E-Waste: 1.36 tons/\$54.26
- Total Tons/Revenue: 20.61 tons/\$1,066.65
- Savings of \$412.50
- Walk-Ins: 358

Code Enforcement (October 2022)

- Violation Notices Issued: 24
- Illegal Dumping: 24
- Residents Contacted: 48
- Construction Material: 20
- Tires: 69



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
Marco “Markie” Villegas

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 11/04/2022

SUBJECT: San Juan Memorial Library Monthly Report.

Enclosed is the October monthly report including statistics and programs:
For the month of October, we had 1646 visitors. Out of those visitors, 249 were here for computer use only. The library checked out a total of 682 items, both adult and children. We had 31 in-house circulation items. We requested and received twenty-seven (27) Interlibrary Loans (ILL). We had 36 new patrons added to our circulation system. We helped the public with an estimated 317 reference/informational questions. We had 28 fax transactions. The monthly amount deposited was \$607.55 both fines and fees.

Please see the attached statistical report.

During the month of October

- Attended the City Commission meetings
- Attended the Directors' meetings
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in November 2022

Multipurpose Room

Early Voting, November 1st to 4th

Election Day, November 8th

Directors' Meeting, November 9th & 23rd

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

EDC Meeting, November 15th

Planning & Zoning, November 17th

Civil Service exam, November 21st & 22nd

City Commission meetings, November 22nd

Training Room:

Planning and Zoning, November 3rd

HR Webinar November 4th & 10th

**San Juan Memorial Library
October 2022 Statistics**

Statistics	
Total Visitors	1,646
Computer Users	249
Total Checkouts	682
In-House Use	31
Inter-Library Loans	27
New Patrons	36
Reference\ Informational Questions	317
FAX transactions	28
Children's Programs	1
Attendance	60

Multipurpose Room Reservations	Attendance
3rd Open Enrollment	22
4th Open Enrollment	22
5th Library Board	3
6th Planning and Zoning	22
11th City Commission	65
12th Directors Meeting	14
13th Bid Opening	15
17th Special Call Meeting	11
19th Keeping San Juan Beautiful	9
20th Bid Opening	8
24th Early Voting	560
25th Early Voting	485
26th Early Voting	378
27th Early Voting	316
28th Early Voting	398
29th Early Voting	354
30th Early Voting	112
31st Early Voting	284
Total	3,078

Training Room Reservations	Attendance
1st Stewart Place HOA Meeting	5
3rd City Secretary Meeting	9
4th City Secretary Meeting	9
11th TMPA	9
12th Pre-bid Conference	4
12th Keeping San Juan Beautiful	9
20th HR Webinar	1
25th Finance Meeting	4
27th Directors Meeting	13
Total	63

Checkouts	
DVDs	58
Books Juvenile	487
Books Adult	137
Total	682

WiFi Usage	
LibGuest	1,930
LibStaff	357
Total	2,287

Study Room Attendance	
Study Rooms	88

Facebook Page	
Likes	6
Visitors	12

SJML Homepage	
Visitors	5,099

Deposits	
Fines	\$ 71.55
Copies	\$ 536.00
Total	\$607.55

Youth & Children's Programs/Attendance

Date	Program	Attendance
Monday, October 3, 2022	0	0
Tuesday, October 4, 2022	0	0
Wednesday, October 5, 2022	0	0
Thursday, October 6, 2022	0	0
Friday, October 7, 2022	0	0
Tuesday, October 11, 2022	0	0
Wednesday, October 12, 2022	0	0
Thursday, October 13, 2022	0	0
Friday, October 14, 2022	0	0
Monday, October 17, 2022	0	0
Tuesday, October 18, 2022	0	0
Wednesday, October 19, 2022	0	0
Thursday, October 20, 2022	0	0
Friday, October 21, 2022	0	0
Monday, October 24, 2022	0	0
Tuesday, October 25, 2022	0	0
Wednesday, October 26, 2022	0	0
Thursday, October 27, 2022	0	0
Friday, October 28, 2022	0	0
Monday, October 31, 2022	*	60
Total	0	60
*Halloween Craft Bags		

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 9, 2022

Discussion and Possible Action to Award RFB NO. 23-001-10-06 City of San Juan Fire Station and Authorize the City Manager to Execute all Related Documents as Needed to the most Responsible Bidder.

STAFF COMMENTS AND RECOMMENDATIONS:

On September 21, 2022, September 24, 2022 and September 28, 2022, Staff Advertised in the Advance News Journal and The Monitor RFB NO. 23-001-10-06 City of San Juan Fire Station. A Pre-Bid Conference was held on September 29, 2022 and a Bid Opening was held on October 13, 2022. The following bids were submitted:

1. Davila Construction - McAllen, TX
2. ECON Group, LLC - Edinburg, TX
3. Gerlach Builders - Edinburg, TX
4. Holchemont, LTD. - McAllen, TX
5. Summitt Building & Design - San Antonio, TX
6. Trigen Construction, LLC - Weslaco, TX
7. NM Contracting, LLC - McAllen, TX

Top 3 Ranking Vendors

1. Gerlach Builders - Edinburg, TX
2. Davila Construction - McAllen, TX
3. NM Contracting, LLC - McAllen, TX

RECOMMENDATION:

Select and Authorize the City Manager to Enter into a Contract for the City of San Juan Fire Station to the lowest responsible bidder.

PREPARED BY:

Lori Maldonado,
Purchasing Agent

APPROVED BY:

Benjamin Arjona, City
Manager

TABULATION



Project Name: City of San Juan Fire Station
Owner: City of San Juan
Project Number: 21053
Date: Thursday, October 13, 2022 @ 3:00 PM

	Company	Total Base Proposal Amount	Addenda No. 1 thru 3	# of Calendar Days	Bid Bond
1	Davila Construction	\$3,826,000.00	X	365	X
2	ECON Group, LLC	\$4,260,000.00	X	365	X
3	Gerlach Builders	\$3,770,000.00	X	365	X
4	Holchemont Construction	\$4,297,000.00	X	365	X
5	JAMS Contracting				
6	Noble Texas Builders				
7	Reya Construction				
8	Summit Building & Design	\$5,103,016.00	X	365	X
9	Tri-gen Construction, LLC	\$4,475,000.00	X	365	X
10	NM Contracting	\$3,657,000.00	X	365	X
11					
12					
13					

14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					



CITY OF SAN JUAN

FIRE STATION

RFB NO. 23-001-10-06

RANKING SHEET

VENDOR	LOCATION	TOTAL PROJECT COST
Gerlach Builders	Edinburg, TX	\$3,770,000.00
Davila Construction	McAllen, TX	\$3,826,000.00
NM Contracting, LLC	McAllen, TX	\$3,657,000.00

Ranked by:

Juan Cantu, ERO

Albert Chronis, ERO

Benjamin Arjona, City Manager – City of San Juan

Tirso Garza, Fire Chief – City of San Juan

Daniel Tijerina, Director of Planning & Zoning – City of San Juan

Lori A. Maldonado, Purchasing Agent – City of San Juan

City of San Juan Fire Station

City of San Juan Project No.# 23-001-10-06

Ranking Criteria

23-001-10-06 San Juan City Hall Fire Station			Project Cost	Number of Similar Projects	Timeline for Completion of Project	Favorable & Unfavorable References	Contractor's Proposed Personnel	Safety Record	Warranties	Subcontractors	Total Score
Vendor	Location	Total Project Cost	40	10	10	15	5	5	5	10	100
② Davila Construction	McAllen, TX	\$3,826,000.00	38	8	10	10	5	3	5	8	87
ECON Group, LLC	Edinburg, TX	\$4,260,000.00	34	8	10	9	5	4	5	9	84
① Gerlach Builders	Edinburg, TX	\$3,770,000.00	38	10	10	15	5	5	5	9	97
Holchemont, Ltd.	McAllen, TX	\$4,297,000.00	34	8	10	15	5	4	5	8	89
Summit Building & Design	San Antonio, TX	\$5,103,016.00	28	10	10	15	5	5	5	10	88
TriGen Construction, LLC	Weslaco, TX	\$4,475,000.00	32	10	10	15	5	5	5	9	91
③ NM Contracting, LLC	McAllen, TX	\$3,657,000.00	40	8	10	13	5	4	4	8	92

\$ 2.65 M

City of San Juan Fire Station

City of San Juan Project No.# 23-001-10-06

Ranking Criteria

23-001-10-06 San Juan City Hall Fire Station			Project Cost	Number of Similar Projects	Timeline for Completion of Project	Favorable & Unfavorable References	Contractor's Proposed Personnel	Safety Record	Warranties	Subcontractors	Total Score
Vendor	Location	Total Project Cost	40	10	10	15	5	5	5	10	100
Davila Construction	McAllen, TX	\$3,826,000.00	38	1	10	15	5	3	5	9	86
ECON Group, LLC	Edinburg, TX	\$4,260,000.00	34	5	10	15	5	5	5	10	84
Gerlach Builders	Edinburg, TX	\$3,770,000.00	38	5	10	15	5	5	5	10	88
Holchemont, Ltd.	McAllen, TX	\$4,297,000.00	34	1	10	15	5	4	5	0	79
Summit Building & Design	San Antonio, TX	\$5,103,016.00	28	10	10	15	5	5	5	10	88
TriGen Construction, LLC	Weslaco, TX	\$4,475,000.00	32	10	10	15	4	4	4	7	86
NM Contracting, LLC	McAllen, TX	\$3,657,000.00	40	5	10	15	5	5	4	10	94

City of San Juan Fire Station

City of San Juan Project No.# 23-001-10-06

Ranking Criteria

23-001-10-06 San Juan City Hall Fire Station			Project Cost	Number of Similar Projects	Timeline for Completion of Project	Favorable & Unfavorable References	Contractor's Proposed Personnel	Safety Record	Warranties	Subcontractors	Total Score
Vendor	Location	Total Project Cost	40	10	10	15	5	5	5	10	100
Davila Construction	McAllen, TX	\$3,826,000.00	38 ⁵	10	10	15	5	2 incidents 4	5	10	97
ECON Group, LLC	Edinburg, TX	\$4,260,000.00	34 ⁵	10	10	15	5	5	5	NO LIST 9	93
Gerlach Builders	Edinburg, TX	\$3,770,000.00	38 ⁵	10	10	15	5	5	5	10	98
Holchemont, Ltd.	McAllen, TX	\$4,297,000.00	34 ⁵	10	10	15	5	1 incident 4	NO LIST 5	NO LIST 9	97
Summit Building & Design	San Antonio, TX	\$5,103,016.00	28 ⁵	10	10	15	5	5	NO LIST 0	10	83
TriGen Construction, LLC	Weslaco, TX	\$4,475,000.00	32 ⁵	10	10	15	5	5	NO LIST 0	NO LIST 9	86
NM Contracting, LLC	McAllen, TX	\$3,657,000.00	40 ⁵	10	10	14 ³	5	5	NO LIST 0	NO LIST 9	93

\$ 2.65 million

NO LIST
NO LIST

1. GERLACH Builders = 98
2. DAVILA CONSTRUCTION = 97
3. NM CONTRACTING => 93
ECON

Juan Gerlach N/M - Econ sum 4. ~~David~~
David
NM. - 84 67 82 79 1. GERLACH.

NM = 87.5
(88)

Chief - Gerlach 2. David
David
NM - 90 59 88 77 3. N/M.

ECON = 79

Summit = 86

TRACU = 83

Ben - Gerlach
David
(NM)(ECON - 93 93 83 86 TRACU.

Long - Gerlach
David
Summit - ~~(88)~~ 82 79 88 74

Gracie - Gerlach
NM 92 84 88 91
Trigu -

Danny - Gerlach
ECON
DAVID 84. 89 88 84

Oct 25th

City of San Juan Fire Station

City of San Juan Project No.# 23-001-10-06
Ranking Criteria

23-001-10-06 San Juan City Hall Fire Station			Project Cost	Number of Similar Projects	Timeline for Completion of Project	Favorable & Unfavorable References	Contractor's Proposed Personnel	Safety Record	Warranties	Subcontractors	Total Score
Vendor	Location	Total Project Cost	40	10	10	15	5	5	5	10	100
Davila Construction ②	McAllen, TX	\$3,826,000.00	38	8	10	15	5	4	5	9	94 ₀
ECON Group, LLC	Edinburg, TX	\$4,260,000.00	34	8	10	8	5	0	0	2	67 ₀
Gerlach Builders ①	Edinburg, TX	\$3,770,000.00	38	29	10	15	5	5	5	10	97 ₀
Holchemont, Ltd.	McAllen, TX	\$4,297,000.00	34	8	10	15	5	5	0	0	77 ₀
Summit Building & Design	San Antonio, TX	\$5,103,016.00	28	10	10	15	5	5	0	9	82 ₀
TriGen Construction, LLC	Weslaco, TX	\$4,475,000.00	32	9	10	15	5	4	2	2	79 ₀
NM Contracting, LLC ③	McAllen, TX	\$3,657,000.00	40	9	10	12	5	5	3	0	84 ₀

Chart

DT

Gerlach
Davila
NM Contractor

NM
84
90
93
82
92
84

NM
89

ECON
67
59
93
79
84
89

79

Summit
82
88
83
88
88
88

Estimate
\$ 2,650,000
86

TriGen
79
77
86
76
91
86

83

2023 Ranking Sheet

City of San Juan Fire Station

City of San Juan Project No.# 23-001-10-06
Ranking Criteria

23-001-10-06 San Juan City Hall Fire Station			Project Cost	Number of Similar Projects	Timeline for Completion of Project	Favorable & Unfavorable References	Contractor's Proposed Personnel	Safety Record	Warranties	Subcontractors	Total Score
Vendor	Location	Total Project Cost	40	10	10	15	5	5	5	10	100
Davila Construction	McAllen, TX	\$3,826,000.00	38	10	10	15	✓	3	✓	10	96 7
ECON Group, LLC	Edinburg, TX	\$4,260,000.00	34	10	10	0	✓	0	0	0	59 0
Gerlach Builders	Edinburg, TX	\$3,770,000.00	38	10	10	15	✓	✓	✓	10	98 1
Holchemont, Ltd.	McAllen, TX	\$4,297,000.00	34	10	10	15	✓	✓	0	0	79 0
Summit Building & Design	San Antonio, TX	\$5,103,016.00	28	10	10	15	✓	✓	✓	10	86 0
TriGen Construction, LLC	Weslaco, TX	\$4,475,000.00	32	10	10	15	✓	✓	0	0	77 0
NM Contracting, LLC	McAllen, TX	\$3,657,000.00	40	10	10	15	✓	✓	✓	0	90 3

19542 59.4.

City of San Juan Fire Station

City of San Juan Project No.# 23-001-10-06

Ranking Criteria

23-001-10-06 San Juan City Hall Fire Station			Project Cost	Number of Similar Projects	Timeline for Completion of Project	Favorable & Unfavorable References	Contractor's Proposed Personnel	Safety Record	Warranties	Subcontractors	Total Score
Vendor	Location	Total Project Cost	40	10	10	15	5	5	5	10	100
Davila Construction	McAllen, TX	\$3,826,000.00	38	8	10	15	5	4	5	8	93.0
ECON Group, LLC	Edinburg, TX	\$4,260,000.00	34	8	10	15	5	2	5	0	79.0
Gerlach Builders	Edinburg, TX	\$3,770,000.00	38	9	10	15	5	5	5	10	97.0
Holchemont, Ltd.	McAllen, TX	\$4,297,000.00	34	8	10	15	5	4	4	0	80.0
Summit Building & Design	San Antonio, TX	\$5,103,016.00	28	10	10	15	5	5	5	10	88.0
TriGen Construction, LLC	Weslaco, TX	\$4,475,000.00	32	9	10	15	5	5	20	0	76.0
NM Contracting, LLC	McAllen, TX	\$3,657,000.00	40	8	10	10	5	5	4	0	82.0

2.65 cost test in #
21053 Ranking Sheet

Bid Ranking Criteria

Project: San Juan Fire Station
 Project No.: 21053
 Company: ERO
 Date: 10/17/2022

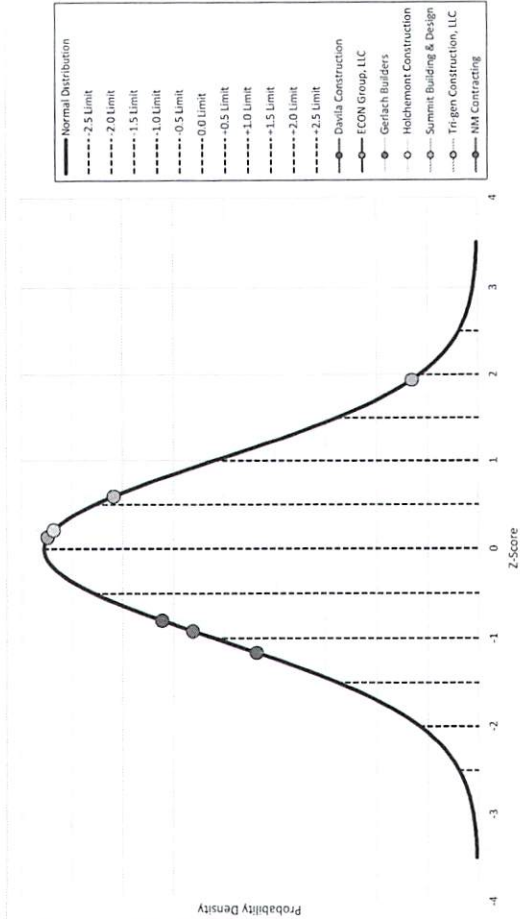
General Input:
 Number of available points: 40 points
 Z-score setting: prescribe custom ranges

Z-Score Range	Points
-2.5 < Z < -2	40
-2 < Z < -1.5	40
-1.5 < Z < -1	40
-1 < Z < -0.5	38
-0.5 < Z < 0	36
0 < Z < 0.5	34
0.5 < Z < 1	32
1 < Z < 1.5	30
1.5 < Z < 2	28
2 < Z < 2.5	26
2.5 < Z	24

No.	Company	Base Proposal Amount	Z-Score	Points
1	Davila Construction	\$ 3,826,000.00	-0.79796	38
2	ECON Group, LLC	\$ 4,260,000.00	0.13227	34
3	Gerlach Builders	\$ 3,770,000.00	-0.91799	38
4	Holchemont Construction	\$ 4,297,000.00	0.21158	34
5	Summit Building & Design	\$ 5,103,016.00	1.93919	28
6	Tri-gen Construction, LLC	\$ 4,475,000.00	0.5931	32
7	NM Contracting	\$ 3,657,000.00	-1.1602	40
8				
9				
10				
11				
12				
13				
14				
15				

Count
 Mean $\mu = \$ 4,198,288.00$
 Standard Deviation $\sigma = \$ 466,549.09$

Gerlach - 3,770,000.00
 Davila - 3,826,000.00
 NM Contracting - 3,657,000.00



Probability Density Function:
$$\varphi(x) = \frac{1}{\sigma\sqrt{2\pi}} e^{-\frac{1}{2}\left(\frac{x-\mu}{\sigma}\right)^2}$$

Z-Score:
$$Z = \frac{X - \mu}{\sigma}$$

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 9, 2022

Discussion and Possible Action to Authorize the City Manager to Declare Unit #223 (Ford Ranger) from the Division of Billing and Collection as Surplus/Salvage and Dispose for Auction. .

STAFF COMMENTS AND RECOMMENDATIONS:

Authorize the City Manager to Declare Unit #223 (2002 Ford Ranger) as Surplus/Salvage for Final Disposal at Auction.

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



City of San Juan
Vehicle

FIXED ASSET DISPOSAL / TRANSFER REQUEST FORM

Date	Name of Director	Department
11/8/2022	LEROY GONZALES	UTILITY BILLING

Please Check One:

☒ Disposal-Item(s) that are beyond repair or no longer needed

☐ Transfer-Item(s) that are being given to another department

Unit #	Asset Tag #	Year	Make	VIN#	Transfer to Dept	Director's Initials
PU 223	1278	2002	FORD RANGER	1FTYR10D42PA64344		

FIXED ASSET CONTROL USE ONLY:

Department Director (Print Name)

LEROY GONZALES

Signature

Date

Leroy Gonzales

11/8/22

Account-Department of Finance (Print Name)

AARON MARTINEZ

Signature

Date

Department of Human Resources (Print Name)

ADELAIDA CORDERO

Signature

Date

INSTRUCTIONS AND INFORMATION FOR FIXED ASSET DISPOSAL/TRANSFER REQUEST FORM

1. Fill in the required information at the top of the request.
2. Check which status change you are requesting.
3. Indicate the unit number, the asset tag number, the year, make, model, and Vin # for vehicle (s). If the vehicle is transferring to, please fill in the transfer to department section with the Department it is going too. Use additional forms and staple them together if necessary.
4. Obtain Department's Director signature on the completed form. *Note that this form will be returned to you if the applicable Director's signature is missing. When transferring, the Department Director will initial upon receiving the new addition of vehicle(s) as proof of possession.
5. Return this form to the Accountant at Department of Finance.
6. The completed Form will be forward to the Department of Human Resources for the finalized process of transferred/disposed asset(s).

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 9, 2022

Discussion and Possible Action on Selecting a Collection Agency for Professional Services for Court Collection Fines and Fees, and Authorize the City Manager to Execute all Related Documents.

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and Possible Action on Selecting a Collection Agency for Professional Services for Court Collection Fines and Fees, and Authorize the City Manager to Execute all Related Documents.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 9, 2022

Discussion and Possible Action Regarding the Request for Reimbursement by Esponjas Development, LTD for the Waterline Oversize from 8" to 12" along Ridge Road and Cesar Chavez for Meadows on Ridge Subdivision in the amount of \$80,600.00.

STAFF COMMENTS AND RECOMMENDATIONS:

This request is made by Mr. Cruz Cantu III, Esponjas Development LTD, as per the agreement between the city and the developer for oversizing the water line from 8" to 12". Attached is the formal request and a copy of the cost breakdown prepared by Quintanilla, Headley and Associates, INC. The amount owed to the developer is \$80,600.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

Esponjas Development LTD

2912 S. Jackson Rd McAllen, TX 78503 Tel: (956) 800-1333 Fax: (956) 787-4722

September 1, 2022

City of San Juan
Attn: Mr. Ben Arjona, City Manager
709 S. Nebraska Avenue
San Juan, TX 78579

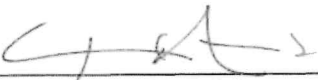
Re: Meadows on Ridge
Waterline Oversize from 8" to 12" along Ridge Road and Cesar Chavez Road

Mr. Arjona:

I'm sending you a request for reimbursement for the oversizing of the waterline along Ridge Rd. and Cesar Chavez. As per the agreement between the city and the developer, the amount due to Esponjas Development Ltd., for oversizing the water line is \$80,600.00. I've attached the backup for this request as an Exhibit to this letter.

If you have any questions, please do not hesitate to call me or our engineer, Alfonso Quintanilla 381-6480.

Thank you,


Cruz Cantu III, President

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

Consulting Engineers * Land Surveyors
Alfonso Quintanilla, P.E. # 95534 R.P.L.S. # 44866 Rafael Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1813
Surveying Firm Registration No. 100411-00
124 E. Stables St. Edinburg, Texas 78539
Phone: (361) 361-8480 Fax (361) 361-8527

Construction Cost Estimate

Date Prepared: September 1, 2022

Sheet 1 of 1

Project: Meadow on Ridge

Number of Lots: 140 (111 SF, 29 MF) Acres: 33.92

Location: Southwest corner of Ridge Road & Cesar Chavez Road

Irrigation District: HCID No. 2

Owner: Esponjas Development, Ltd.

Type of Estimate: Waterline

Estimator: Alfonso Quintanilla, P.E.

BASIS OF ESTIMATE

No Design Complete

Preliminary Design

Final Design

Item	Description	Unit	Quantity	Unit Cost	Total
------	-------------	------	----------	-----------	-------

Waterline Along Ridge Road and Cesar Chavez Road**I. Water Distribution System 12" Waterline**

1	12" P.V.C. Waterline DR-18	LF	2,520	35.00	88,200.00
2	12" M.J. 45° Bend or 90° Bend	LF	4	1,607.00	6,428.00
3	12" Valve & Box	EA	4	3,925.00	15,700.00
4	12X8" M.J. Tee	EA	5	2,500.00	12,500.00
5	24" Steel Casing	EA	340	150.00	51,000.00
6	12"X8" M.J. Increaser	LF	1	1,165.00	1,165.00
7	Backfill & Compaction	LF	2,520	7.00	17,640.00

Total: \$ 192,633.00**II. Water Distribution System 8" Waterline**

1	8" P.V.C. Waterline DR-18	LF	2,520	18.75	47,250.00
2	8" M.J. 45° Bend or 90° Bend	EA	4	706.00	2,824.00
3	8" Valve & Box	EA	4	1,676.00	6,704.00
4	16" Steel Casing	LF	340	105.00	35,700.00
5	Backfill and Compaction	LF	2,520	5.85	14,742.00
6	8" M.J. Tee	EA	5	1,068.00	5,340.00

Total: \$ 112,560.00**City's Share: \$ 80,073.00****Developer's Share: \$ 112,560.00**

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE:

Tuesday, February 09, 2021

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
Jesus “Jesse” Ramirez, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT:

Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesin, Library Director
Patrick Willingham, Director of Parks & Recreation
Roberto Escobar, Director of Planning
Roel Garza, Director of Sanitation/ Public Works
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:

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS:

- A. It is the Intent of the City Commission to Conduct this Meeting Primarily via Teleconference Pursuant to the Open Meetings Act Procedures Announced by Governor Abbott. Due to the COVID-19 Pandemic, the City has Established an Alternative for Residents to Make Public Comments During the Meeting. If you Would Like to Participate Under Public Comments, You Must Submit a Request Beginning Friday, February 5, 2021 by (1) Sending an Email to publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the Drive-Thru Behind City Hall at 709 S. Nebraska San Juan, Texas 78589. All Requests Must be Received no Later than 5:00 p.m. on Tuesday, February 9, 2021. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

V. PRESENTATIONS:

- A. Presentation for It's Time Texas Community Challenge for all Texan's to Make Healthy Life Style Choices that Improve Physical, Mental and Emotional Well Being.

DISCUSSION: Mrs. Diana Cavazos, City Secretary read after an unpresented year we're hitting restart as the coronavirus continues to impact our communities, staying healthy is more important than ever commit by joining your community in the 2021 its time Texas Community Challenge. Mrs. Cavazos presented Mr. Joel Cavazos with PSJA District that will be giving a short presentation on the challenge. Mr. Cavazos stated ITT Challenge is promoting good health wellbeing for mental as well as and it's been going on for several years and he knows that PSJA went into this challenge to promote these initiatives for the past three or four

years as a district they didn't do so well the first years but last year they got first place and this year they're in first place again passing Pasadena and Mayors and residents are joining as well as our neighbor cities.

- B. Presentation on Emergency Management Update for 2020, Upcoming 2021 Hurricane Season and Covid-19 Vaccine Community Clinic.

DISCUSSION: Mr. Tirzo Garza, Chief of Fire gave a quick update on the 2020 Hurricane Hannah and he mentioned that he got some numbers that were submitted as a compiled and submitted them to the county for our daily DSO daily summary, free landfall, and had sand bag distribution on the 23rd of July and passed out 2,000 sandbags and then we did 1,000 on Friday so it was a total of 3,000 sandbags that they distributed. He added that as far as the Public Assistance that was submitted to the county for debris clearance it was a total of \$38,017.18. Emergency Proactive Measures that was in preparation for both. The landfall was \$23,566.99 and buildings and equipment as far as damages it was \$22, 529.62, The Public Utility System, Mr. David Salinas had a pretty massive damage with a total of \$52,550 and recreational was \$16,176.00. He added that some of this numbers might be additional but there are the ones that were submitted to his office and they were submitted to the county. Mayor Mario Garza asked who will have the totals of the reimbursement. Chief Garza replied they go through risk management. Mayor Mario Garza asked if they can please present those amounts on our next commission meeting. Chief Garza further added as far as the 2020 is when the pandemic kicked in which was in mid-march, they started purchasing mask and things like that for the employees and in July they started contacting the State and we have 10,000 K95 masks for public safety and the tree ply mask, we have another 10,000. He stated as far as Covid, he met with Mr. Arjona in the afternoon and it looks like we will be selecting a date to run the clinic here in San Juan and he already contacted the EMS Provider and we either going to join with them or the other option will be the school district, is just a matter of coordinating all depending on how many vaccinations we secured and we have the wrist band color coded good to go. Mayor Mario Garza advised to please post this information on social media once we have the set date.

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

DISCUSSION: Commissioner Jesus "Jesse" Ramirez asked Mr. Roberto Escobar, Director of Planning and Zoning under health department there was 20 letters sent out and apparently only 8 renewed their business permit., what happened to the other 12 to which Mr. Escobar responded it all depends where they're at in the process during that month when they mailed out the letters, they will end up coming in or they send out the health inspector. Commissioner Ramirez asked Mr. Patrick Willingham, Director of Parks and Recreation if they were renting the Baseball Field to which Mr. Willingham responded for practices yes. Commissioner Ernesto Guajardo asked if the side where the football court is, if that was available for everyone to which Mr. Willingham responded yes. Commissioner Ramirez asked Mr. Willingham for the outcome on the pony baseball to which Mr. Willingham responded they didn't have anything concrete; they were trying to pull the valley cities as far as who would be interested in hosting but they haven't received a definite response. But we do want to do something for the kids to keep them active. Commissioner Marco Villegas asked if they could please start generating monies for the pony league. Mayor Mario Garza asked Mr. Willingham to also consider the girls softball as well. Mr. Willingham agreed.

VI. PUBLIC HEARINGS:

- A. Hold a Public Hearing for the Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Micheladas y Mariscos El Primo" located at 1209 E. FM 495, legally described as Lot 30, Morning wood Subdivision, located at the Northwest corner of FM 495 and Cesar Chavez Road, as Requested by Georgina Garza de Luna.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning informed, Ms. Garza is opening a restaurant at the commercial plaza located at FM 495 and Cesar Chavez Road, where Lisa's Sports Pub and Rolling Dice were located. She is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption and late hours permit at the proposed "Micheladas and Mariscos El Primo". The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements. The proposed days and hours of operation are Monday thru Sunday from 10:00 a.m. to 2:00 a.m. Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-three (23) property owners within a two hundred (200) feet radius and received no comments in favor or against the request.

Mayor Garza opened the Public Hearing at 6:31p.m. There were no comments from the public.

Mayor Garza closed the Public Hearing at 6:31p.m.

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

- B. Hold a Public Hearing for a Conditional Use Permit to allow a Portable Food Concession Stand at 2023 N. Veterans Boulevard, legally described as the West 410.72 feet of the North 530.40 feet of Lot 10, Block 5, John Closner Subdivision, located at the Southeast corner of Sioux Road and Veteran's Boulevard, as Requested by Leticia and Juan Rodriguez.

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 09, 2021

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning informed the applicant is proposing to operate a portable food concession stand at corner of Sioux and Veterans Boulevard. The proposed days and hours of operation are every day from 5:00 p.m. to 10:00 p.m. Staff mailed a notice of the public hearing before the Planning and Zoning Commission to six (6) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

Mayor Garza opened the Public Hearing at 6:32 p.m.

Commissioner Guajardo asked if this was in the corner of Sioux and Veterans to which Mr. Escobar responded yes. Commissioner Guajardo asked if we require restrooms for the trailer that he wants to put in the property to which Mr. Escobar responded yes and he's going to have portables. Commissioner Ramirez mentioned to Mr. Escobar that there are no minutes for the meeting that took place regarding this item but that he wanted to know the reason

why 1 voted against. Mr. Escobar responded there wasn't any pavement so they had issues with having a lot of mud in the area but Mr. Escobar mentioned a lot of this trucks wont sale when it's raining.

Mayor Garza closed the Public Hearing at 6:34 p.m.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded Mayor Pro Tem Leonardo "Lenny" Sanchez. Opposed by Commissioner Jesus "Jesse" Ramirez. Motion Passed (4-1).

- C. Hold a Public Hearing for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Wacky Snacks" at 4101 N. Veterans Boulevard, legally described as the West 132.37 feet of the North 120 feet of Lot 5, Block 5, John Closner Subdivision, located at the Northwest corner of 41st Street and Veterans Boulevard, as Requested by Merced Leal.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning informed, Mr. Leal is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Wacky Snacks" located at 41st Street and Veteran Boulevard. The business is a snack shop and is applying for On-Premise Consumption just to allow them to open a wine container to add it to products. The proposed days and hours of operation are Monday to Sunday from 1:00 pm to 11:00 pm. Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Seven (7) property owners within a two hundred (200) foot radius and received no comment in favor or against this request.

Mayor Garza opened the Public Hearing at 6:35 p.m.

Commissioner Guajardo asked if this was a drive-thru to which Mr. Escobar responded yes.

Mayor Garza closed the Public Hearing at 6:35 p.m.

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

- D. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Meadows on Ridge being 5.42 acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located at the Southwest corner of Ridge and Cesar Chavez Road, as Requested by Esponjas Development, LTD.

DISCUSSION: Mr. Roberto Escobar informed, the Planning Department is processing a residential subdivision located at the Southwest corner of Ridge and Cesar Chavez Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivisions processed and approved within the city's ETJ. In January 12, 202, the City Commission approved a Resolution 21-02 accepting petition for voluntary annexation and setting dates and times for public hearings. The property owner of the subject property has submitted a petition of a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

Mayor Garza opened the Public Hearing at 6:36 p.m.

Mr. Alfonso Quintanilla with Quintanilla Health and Associates Engineers from Edinburg, he's the project engineer representing Mr. Cantu on this property. The entire property which is 33.93 acres with 5.42 acres being outside the city limits and that's why we are asking to please consider annexation that portion of the 5.42 acres.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 09, 2021**

Mayor Garza closed the Public Hearing at 6:38 p.m.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0).

- E. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision being 23.70-acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company’s Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located at Northwest corner of Hall Acres and Cesar Chavez Road, as Requested by OC Development, LTD.

DISCUSSION: Mr. Roberto Escobar informed, the Planning Department is processing a residential subdivision located at the Southwest corner of Ridge and Cesar Chavez Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City’s policy to annex subdivisions processed and approved within the city’s ETJ. In January 12, 2021, the City Commission approved a Resolution 21-03 accepting petition for voluntary annexation and setting dates and times for public hearings. The property owner of the subject property has submitted a petition of a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

Mayor Garza opened the Public Hearing at 6:39 p.m.

Mr. Alfonso Quintanilla with Quintanilla Health and Associates Engineers from Edinburg, he’s the project engineer representing Mr. Cantu. He stated this was approved several month ago and they are near the completion of it and they were both aware that it was outside the city limits but they were making efforts to see how they can make it happen to bring it to the city so the next item that they are going to consider is actually part of this process but they were able to get the drainage district to agree annex a portion so that its adjacent to our current city limits so that we could possibly do our request.

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

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).

- F. Hold a Public Hearing for the Voluntary Annexation Petition of the Drainage Canal being 5.68 acre tract of land out of Lot 4, 5 and 6, Block 27, Alamo Land and Sugar Company’s Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located at Northwest corner of Hall Acres and Cesar Chavez Road, as Requested by the Hidalgo County Drainage District.

DISCUSSION: Mr. Roberto Escobar informed, the Planning Department is processing a residential subdivision located at the Southwest corner of Ridge and Cesar Chavez Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City’s policy to annex subdivisions processed and approved within the city’s ETJ. In January 12, 2021, the City Commission approved a Resolution 21-04 accepting petition for voluntary annexation and setting dates. The property owner of the subject property has submitted a petition of a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

Mayor Garza opened the Public Hearing at 6:41p.m.

Mayor Pro Tem Sanchez asked if this was just for the drainage and who serves it to which Mr. Escobar responded it’s the Hidalgo County Irrigation System District. Mayor Pro Tem Sanchez asked if after they annexation, we will be responsible for the drainage to which Mr. Escobar responded yes.

Mayor Garza closed the Public Hearing at 6:42 p.m.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).

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

- A. Preliminary and Final Plat Approval of the R.G. Complex Subdivision being a 0.895-acre tract of land out of Lot 9, Block 39, Alamo Land and Sugar Company’s Subdivision, located at the Southwest corner of FM 495 and Hooper Avenue, as Requested by Pablo Soto Jr.

DISCUSSION: Mr. Roberto Escobar informed the developer is proposing to subdivide an 0.895-acre tract into one (1) lot in order to build an apartment complex. The property is located at the Southwest corner of FM 495 and Hooper Street. The proposed subdivision is located in a flood zone “C” according to the FEMA 1. To not comply with the 15-foot utility easement around the subdivision. They are proposing a 10-foot utility easement. Water a sewer services will be provided by the City of San Juan. Additional fire hydrants shall be located every 300 feet. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements.

Mayor Mario Garza asked if 15 to 10 was enough room to which Mr. Escobar responded yes, the city prefers 15 but 10 are more than enough.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).

- B.** Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 2 being a 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision, located at Northwest corner of Hall Acres and Cesar Chavez Road, as Requested by Quintanilla, Headley and Associates, Inc.

DISCUSSION: Mr. Roberto Escobar informed; the developer is proposing to subdivide 18.32-acre tract into thirty (30) residential lots. The property is located Cesar Chavez and Hall Acres Roads.

In February 2020, the city approved the Valley Ranch Subdivision No. 1, located to the East of the proposed subdivision. It is noted, that part of the subdivision is located outside the city limits of San Juan. The Planning Department Staff is working on the annexation of the East side of the proposed subdivision. Water service will be provided by the Military Highway Water Supply Corporation and sewer will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. The project engineer is requesting the following variances:

1. To not comply with the park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets.
3. To not comply with the water line looping as requested by the City of San Juan.
4. To not comply with the secondary exit as requested by the City of San Juan.

Mayor Mario Garza asked if they needed to pay everything upfront to which Mr. Escobar responded yes that they had the developers paid up front. City Attorney, Ricardo Palacios added that if they approve this item now, they will need to have an ordinance to try to collect those park fees from either the developer or the actual builder requesting the permit. Right now what they have in front to approve is the variance not the park fees. Commissioner Villegas added that he thinks we should approve what they are requesting so that we can start having new development and benefit the City of San Juan. The developers informed the city commission that they were not trying to argue against the amount of the fee, all they're asking for is for half of the burden and give the lord owner half of the burden, they don't have to buy the lot, they can go buy somewhere else where there's no park fees or where they don't split the park fees. They will have options. Commissioner Ramirez asked Mr. Cantu and Mr. Escobar as far as the park fees, we will collect those fees but it doesn't mean that there's going to be a park in your neighborhood to which Mr. Cantu responded we have discretion on those monies. Commissioner Ramirez asked if we approve this, the difference which is half will it be included in the contract with Mr. Cantu to which Mr. Cantu responded that there will be a line item explaining that to the buyer. Commissioner Ramirez added that that's why is should be included in an ordinance that the extra fees are going to be paid by the builder. City Attorney, Mr. Palacios, advise if council wishes to go that route, they just have to instruct obviously our director or city manager, they can help start drafting that ordinance and have something like that for the city so that way when the situation presents itself. Mr. Cantu stated we've never had an issue; nobody has ever said anything about hidden park fees. City Attorney, Mr. Palacios advised if this council was considering maybe adopting such ordinance, then the situation will probably be better to not take action on this particular item right now.

Commissioner Marco “Markie” Villegas made motion to approve upon contingency of the park fees and the handicapped ramp. Commissioner Jesus “Jesse” Ramirez seconded. Opposed by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-1).

- C.** Preliminary and Final Plat Approval of the Meadows on Ridge Subdivision being a 33.93-acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Ridge and Cesar Chavez Road, as Requested by Quintanilla, Headley and Associates, Inc.

DISCUSSION: Mr. Roberto Escobar informed, the developer is proposing to subdivide 33.93-acre tract into one hundred and forty (140) lots. They are proposing the twenty-nine (29) multi-family lots and one hundred and eleven (111) residential lots. The property is located at the Southwest corner of Cesar Chavez and Ridge Roads. The proposed subdivision is located in a flood zone “B” according to the FEMA Map. The subdivision will have eleven internal streets and three (3) entrance/exit along Cesar Chavez Road and two (2) entrance/exit along Ridge Road. It is noted, that part of the subdivision is located outside the city limits of San Juan. Planning Department Staff is working on the annexation of the area located outside the city limits. A rezoning request will be required for the multi-family area. Water and sewer services will be

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 09, 2021

- A. Consider Second and Final Reading of an Ordinance for the Voluntary Annexation of the 9.32-acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas located approximately three quarter of a mile East of Raul Longoria Road, along the North side of Nolana Avenue, as Requested by Juan Maldonado.
- B. Consider Second and Final Reading of an Ordinance for the Conditional Use Permit to Allow a Social Event Center "Eventos Valadez" at 909 W. FM 495 Suites 12-13, legally described as Lot 2, McBride Subdivision, as Requested by Lillian Moreno.
- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow a Social Event Center "My Baby Shower Party Place" at 1201 N. Raul Longoria Road Suite "N", legally described as Aguilera Medical Complex, as Requested by Mirna G. Garcia.
- D. Consider Second and Final Reading of an Ordinance Amending Chapter 3 Building Regulations, Article 3.05 Signs, by Amending Section 3.05.014 to Conform with State and Federal Regulation and by Adding Section 3.05.017 to Prohibit Signs on Public Property; Providing for an Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; And Ordaining other Provisions Related to the Subject Matter Hereof.
- E. Consider Second and Final Reading of an Ordinance Amending Chapter 8 Offenses and Nuisances by Adding Article 8.07 Electioneering on City Owned or Controlled Polling Place; Providing for an Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; And Ordaining other Provisions Related to the Subject Matter Hereof.
- F. Meeting Minutes:
- September 30, 2020
 - November 18, 2020
 - November 24, 2020
 - December 8, 2020

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed. (5-0).

X. EXECUTIVE SESSION: 7:15 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, Government Code Chapter §551.071 et seq:

1. Pursuant to Section §551.071 Consultation with Attorney, Discussion and Possible Action Regarding Potential Litigations Matters.

Commissioner Ernesto "Neto" Guajardo made motion to enter into executive session at 7:15 p.m. and was seconded by Mayor Pro Tem Sanchez. Motion Passed (5-0).

XI. RECONVENE: 8:30 p.m.

Commissioner Ernesto "Neto" Guajardo made to reconvene at 8:30 p.m. and was seconded by Mayor Mario Garza. Motion Passed (5-0).

- 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.

No Action

XII. ADJOURNMENT 8:31 p.m.

Commissioner Ernesto "Neto" Guajardo made motion to adjourn at 8:31 p.m. and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

2. To not comply with the handicap ramps at corners on internal streets. Developer is proposing that person in charge of the building permit install those handicap ramps.
3. To refund half of the Park Fee that was paid to the city in December.

Commissioner Marco “Markie” Villegas made motion to approve based on the contiguous, and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).

- E. Consideration and Action on the Variance Request for Valley Ranch Subdivision being a 23.70-acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company’s Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc.

DISCUSSION: Mr. Roberto Escobar stated the subdivision was processed by the Planning and Zoning Commission in February 6, 2020 and by the City Commission in February 11, 2020. At that time the Project Engineer requested a variance to not comply with the secondary exit as requested by the Fire Department and to not comply with the water line looping as requested by the Utilities Department.

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

1. To not comply with the park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets. Developer is proposing that person in charge of the building permit install those handicap ramps.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion Passed. (5-0).

- F. Discussion and Possible Action to Approved the Wholesale Wastewater Treatment Interlocal Agreement by and Between the City of San Juan and North Alamo Water Supply Corporation and Authorize the Mayor to Execute a Related Documents.

DISCUSSION: Mr. David Salinas, Director of Utilities stated this is an existing agreement but unfortunately during the pandemic we kind of let it pass and right now it’s expired and that’s why we are bringing it to you to renew it effective January 1st 2021 and to include a vote to retroactively extend last agreement for one year. Commissioner Ramirez asked if there was an increase to which Mr. Salinas responded yes, it’s from 73 percent to 75 percent but it’s based on what they use for example if they use 100 gallons of water, we only charge 85 for sewer.

No Action

VIII. RESOLUTIONS:

- A. Consider and Approve of Resolution by the City Commission of the City of San Juan, Texas Issuing Order and Notice of City Election May 1, 2021 for Mayor Place 1, Commissioner Place 2 and Commissioner Place 3 Pursuant to Chapter 41, Texas Election Code.

DISCUSSION: Mrs. Diana Cavazos, City Secretary stated this is the resolution for General Election for the City of San Juan on Saturday, May 1, 2021 for the purpose of electing City Mayor, Commissioner Place 2 and Commissioner Place 3 to hold office for a period of 4 years. Discussion of dates and designation of polling places for Early Voting and Election Day. Mayor Mario Garza asked if the early vote times and dates are pretty much what the secretary of state designated to which Mrs. Cavazos responded yes, the secretary of state designates the early voting dates range from April 19th through April 27th and then the Election Day is a mandated date along with the time. Commissioner Ramirez asked who was running the election if the city or the county to which Mrs. Cavazos responded we still haven’t clarified that because we are still waiting on quotes.

Commissioner Marco “Markie” Villegas made motion to approve the time, date and location and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).

- B. Consider Adoption of Resolution Establishing the Budget for Fiscal Year 34 (2021) of the Hidalgo Country Urban County Program.

DISCUSSION: Mr. Escobar informed the City Commission enclosed is a Resolution with the proposed budget for Fiscal Year 34 (2021) of the Hidalgo County Urban County Program. The budget includes \$3,000.00 for General Administration, \$310,956.00 for Street Improvements, \$5,000.00 to Amigos del Valle, \$7,000.00 to Nuestra Clinica del Valle, \$3,000.00 for Capable Kids Foundation and \$2,000.00 for CASA of Hidalgo. The \$263,282.00 for street improvements would cover the materials and engineering/geotechnical expenses for the repaving of some streets in the City of San Juan. Commissioner Jesus “Jesse” Ramirez asked Mr. Escobar in the future if he can please include in his project sheet how many people are being served by those funds that they’re providing.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).

IX. CONSENT AGENDA:

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 09, 2021

provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements.

The project engineer is requesting the following variances:

1. To not comply with the park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.
2. To not comply with the handicap ramps at corners on internal streets.
3. To not comply with the 20-foot rear setbacks for all lots. They are proposing 10-foot instead of the 20-foot required by code.
4. To not comply with the 6-foot side setback for all non-corner lots. They are proposing 5-foot side setback.
5. To not comply with the 20-foot front setback for cul-de-sac lots. They are proposing 15-foot front setback.
6. To not comply with the 15-foot utility easement. They are proposing a 10-foot utility easement instead of the 15-foot required by code.
7. To not comply with the 60-foot frontage for Single-family residential lots.
8. To not comply with the 6,500 sq. ft. lot area for corner lots in a single-family residential district.
9. To not comply with the 150-foot frontage for Multi-family residential district.
10. To not comply with the lot area for Multi-family residential district.
11. To not comply with the lot depth for Multi-family residential district.
12. To not comply with the block length of 800 feet.
13. To not comply with the 12-inch sanitary sewer along Cesar Chavez Road.
14. To not comply with the 12-inch water line along Ridge and Cesar Chavez Roads. They are proposing an 8-inch. Water line. During the regular meeting on February 4, 2021, the Planning and Zoning Commission unanimously recommended denial of the Preliminary and Final Plat and variances with a 6-0 vote.

Mr. David Salinas, Director of Utilities, stated the eight inch water line our master plan shows for a twelve inch and in fact the twelve inch is already installed by our project engineer. The twelve inch will continue on south to be to provide sword the southern properties. As it is there is not sewer in the area it is our CCN our ordinance requires that they extend the sword to and through and he's requesting that it stays twelve inches to be able to provide sword and merge further distance that the eight inch wheel. Second, the Cesar Chavez widening when it gets to that area, they are replacing the existing eight inch with a twelve inch to be able to feed the tank that's on ridge road.

Commissioner Marco "Markie" Villegas made motion to approve upon contingency of the park fees and the handicapped ramp and was seconded by Commissioner Jesus "Jesse" Ramirez. (5-0).

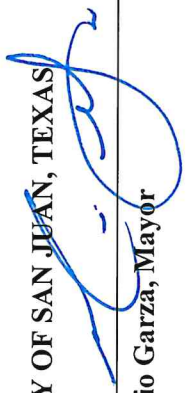
- D. Consideration and Action on the Variance Request at Carroll Estates Subdivision being a 25.0 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile East from Stewart Road, along the South side of Carroll Road, as Requested by Quintanilla, Headley and Associates, Inc.

DISCUSSION: Mr. Roberto Escobar informed, the subdivision was processed by the Planning and Zoning Commission in November 7, 2019 and by the City Commission in November 12, 2019. At that time the Project Engineer requested the following variances:

1. To not comply with the 20 foot rear setback required by code. He is proposing 10 feet for all lots.
 2. To not comply with the 6 feet side setback for all non-corner lots. He is proposing 5 feet for all non-corner lots.
 3. 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.
 4. 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.
 5. 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.
 6. 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.
 7. 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.
 8. 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.
- All variances were granted by the City Commission in November 7, 2019.

Variances Requested:

1. To not comply with the park fees. They are proposing to pay half of the fee and the other half by individual requesting the building permit.

CITY OF SAN JUAN, TEXAS


Mario Garza, Mayor

ATTEST:



Brenda Escalante, Interim City Secretary



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

- A. Preliminary and Final Plat Approval of the Meadows on Ridge Block I Subdivision being 8.65-acre tract of land out of Lot 12, Block 31, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Ridge Road, as Requested by Quintanilla, Headley and Associates, Inc.

DISCUSSION: Daniel Tijerina, Director of Planning, stated this plat was approved by the City Commission back in February 2021. At the time, the developer was proposing a 33.93-acre subdivision, of which half was for residential use and the other half for multi-family use. Now, they are proposing to complete only 8.65 acres, the multi-family areas, which are twenty-nine (29) lots. The proposed subdivision is located in flood zone "B" which is an area of minimal flooding. The subdivision will have an internal street with an entrance and exit along Ridge Road. Water and sewer services will be provided by the City of San Juan, and fire hydrants will be placed according to the Fire Department's guidelines every 500 feet. The water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. Staff recommended approval for this section to be completed at this time. Mayor Mario Garza asked Mr. Tijerina if he also recommended approval, to which Mr. Tijerina replied yes.

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (3-0).

State of Texas
County of Hidalgo
City of San Juan

I, Brenda Escalante, City Secretary of the City of San Juan, do hereby certify that the following is a true and correct copy of the minutes of the Regular City Commission Meeting held on July 12, 2022.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed the official seal of the City of San Juan, Texas, this 4th day of November 2022.




Brenda Escalante, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 9, 2022

Consideration and Approval of an Interlocal Agreement Between the City of San Juan and the Pharr-San Juan-Alamo Independent School District.

STAFF COMMENTS AND RECOMMENDATIONS:

This interlocal agreement provides an outline of responsibilities between the PSJA ISD and the City of San Juan regarding the maintenance of the park and its amenities. If approved, this agreement will serve as a reference for future city or school parks that are in the plans for construction in the near future.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

INTERLOCAL AGREEMENT BETWEEN THE CITY OF SAN JUAN AND
THE PHARR-SAN JUAN-ALAMO INDEPENDENT SCHOOL DISTRICT

STATE OF TEXAS

COUNTY OF HIDALGO

WHEREAS, the Pharr San-Juan Alamo Independent School District (hereinafter referred to as "District") currently owns Edith and Ethel Carmen Elementary located at 100 W Ridge Rd. San Juan, TX 78589, in the City of San Juan, Hidalgo County, Texas, (hereinafter referred to as the "Campus"); and

WHEREAS, the District has determined that certain portions of the Campus identified on Exhibit "A" attached hereto (hereinafter referred to as "Parcels") are presently not being continually utilized after school hours for school activities; and

WHEREAS, the City of San Juan (hereinafter referred to as "City") desires to assist in the construction costs of parks to be constructed on the property ("Park") for use by the citizens of the City and students of the District and the City and the District have determined it is in the best interest of the parties for placement of such improvements to be on Parcels; and

WHEREAS, the City has, available funds during this current fiscal year and subject to the budgetary process in subsequent years which may be used for the providing of recreational facilities that benefit all constituents of both parties hereto; and

WHEREAS, the District desires, for purposes of providing play areas and related activity, improvements to serve the Campus school facility, to better and more fully utilize said Campus with the City, and the City agrees to assist in construction costs, and make them available to the District during normal school hours and to the citizens of the City at other times as set out herein; and

WHEREAS, the City and the District have the authority to enter into this agreement pursuant to the provisions of the Interlocal Cooperation Act, Texas Government Code, Section 791.001 et seq.

NOW, THEREFORE, in consideration of the foregoing and the following, the City and the District hereby agree as follows:

ARTICLE I DEVELOPMENT OF PARCELS

1-1. The District hereby designates the Edith and Ethel Carmen Elementary School campus as being City and District maintained park campus under the term and conditions of this Agreement. The specific Grounds of the Parcels to be utilized for the purposes of construction shall be identified by plat or metes and bounds description in Exhibit A.

1-2. The City shall contribute [REDACTED] towards the construction of park restrooms. The City shall pay for the water meter and monthly water usage related to park. The City shall pay for monthly electrical usage related to the park.

1-3. Prior to the installation of any Facilities, the City should certify to the District that the City has inspected the Parcel and is familiar with its present condition.

ARTICLE II. EFFECTIVE DATE OF TERMINATION

2-1. This Agreement shall terminate upon the earlier of:

- a.) the mutual agreement of the District and the City, or as to any one Parcel or Parcels upon the District's sale of the whole premises of the school Campus on which the Parcel is located; or
- b.) upon the District's sale of property including the Parcel, but not constituting the whole campus, provided the City shall be given the right of first refusal to purchase such property under the same terms and conditions of the proposed sale by the District, which such exercise of the right of purchase shall be made by City within thirty (30) days after notice of same from the District to the City; or
- c.) upon a material breach hereof as otherwise provided herein; or
- d.) upon an event of non-funding of an obligation by either party as hereinafter provided;
or
- e.) the twenty-fifth anniversary of the effective date of this agreement; or
- f.) upon thirty (30) days written notice by either District or the City.

ARTICLE III. MAINTENANCE

3-1. The City, at the City's expense, shall provide adequate maintenance of only the area defined herein as the Park, which shall include, but not limited to basic cleaning and trash pickup of the Park area during non-school use. The city shall inspect, maintain, and administer the Park in the same manner as it does other City owned Parks and recreational facilities.

3-2. During school hours, the District shall provide general policing of the Park and pick up any litter or other material generated as a result of school use or school sponsored or organized events.

3-3. The District, at the District's expense, shall provide adequate maintenance to the restroom facility, which shall include but not limited to basic cleaning of the facility, trash pickup, and providing the necessary supplies.

3-4. The District, at the District's expense, shall provide additional maintenance and upkeep of the Park, specifically including tree trimming, fertilizing, planting, sprinkler system maintenance or repairs, lighting maintenance or repairs, playground maintenance or repairs, and exercise equipment maintenance or repairs.

3-5. The City, at the City's expense, shall provide grass mowing of the Park during the months of January, February, March, April, May, and June.

3-6. The District, at the District's expense, shall provide grass mowing of the Park during the months of July, August, September, October, November, and December.

3-7. The City, at the City's expense, shall provide adequate maintenance to the small baseball/softball field on the grounds of the park. This shall include, but not limited to on field maintenance as well as maintenance around the perimeter of the ballfield.

ARTICLE IV. USE OF FACILITIES

4-1. The District agrees that the general public may utilize the Park during non-school hours. The District will provide at least three (3) days' notice to the City that it requires the use of the aforementioned Park during non-school hours. As a result of the notice, the District shall have exclusive use and control over the Parcels and Park. The District should have authority to enforce the District's security policies on any Parcel at any time. The City and the District may mutually agree upon curfews for the use of the Park, but in no case will the Park be opened to the general public for any period later than the general curfews established by the City of San Juan for other park facilities. Each year this agreement is in effect, the District will provide the City a schedule of practice and game times. Therefore, the City will not be able to use the property during these times. The City shall provide adequate security during non-school hours.

4-2. The City shall, during the term of the Agreement, maintain control over the park for use by its Parks and Recreation Department and related activities when the Park are not in use by the District. The City may at its sole discretion offer sports or recreational programs and other types of related activities including but not limited to use by the general public of the park

and Facilities for the purposes intended uses. The City will be responsible and required to provide security as is customary for City owned parks.

4-3. The use of the park will be in compliance with District policies, regulations, laws, state and federal, as they apply to school district property. The City will prohibit, during its occupancy as stated herein, the use or possession of alcoholic beverages, tobacco, drugs, or firearms on the property. The City further will install and maintain the appropriate signage that addresses these policies.

IN WITNESS WHEREOF, the City and the District have caused this Agreement to be executed by their authorized officers effective as of the ____ day of _____ 2022.

PSJA Independent School District

X

Pedraza, Ricardo
Board President

City of San Juan

X

Mario Garza
Mayor

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 9, 2022

Consider Approval of the Investment Report for the 4th Quarter of September 2022.

STAFF COMMENTS AND RECOMMENDATIONS:

To Consider Approval of the Investment Report for the 4th Quarter of September 2022.

RECOMMENDATION:

Approve as Recommended.

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



City of San Juan, Texas

Quarterly Investment Report

As of September 30, 2022

Prepare By: _____

 10/31/22

Leroy Gonzales, Director of Finance
Investment Officer

 10/31/2022

Maria L Beltran, Assist. Director of Finance
Investment Officer

Fund Allocation Summary

Book and Market Value

	Fund Total	Texpool	TexStar	Certificate of Deposit
Solid Waste	552,635.24	666.26	551,968.98	-
Parks Development	301,666.77	399.14	301,267.63	-
Debt Service	1,208,296.43	1,180.22	1,207,116.21	-
Utility Fund	5,029,921.08	1,223.70	5,028,697.38	-
General Fund	3,765,355.07	1,796.80	3,763,558.27	-
Capital Projects-City Hall/Parks	144,668.53	-	144,668.53	-
Federal Forfeiture	-	-	-	-
2017 BOND	1,009,264.08	-	1,009,264.08	-
CIP Street Bond 2015 Fund	302,905.88		302,905.88	-
Certificate of OB Series 2018	2,007,766.07		2,007,766.07	-
Bond 2020	0.01		0.01	-
Utility I & S Fund	185,098.52		185,098.52	-
Bond 2014 Fund	251,996.45		251,996.45	-
Water & Sewer Reserve Fund	623,289.68		623,289.68	-
Developers Escrow Fund	201,936.49		201,936.49	-
Capital Projects-Fire Station	4,657,830.47		4,657,830.47	-
Sub-total	\$ 20,242,630.77	\$ 5,266.12	\$ 20,237,364.65	\$ -
EDC-Sales Tax Fund	907,416.89	1,443.51	905,973.38	-
EDC Revolving Fund	853.27	853.27	-	-
Total	\$ 21,150,900.93	\$ 7,562.90	\$ 21,143,338.03	\$ -

Quarter End Results by Investment Category:

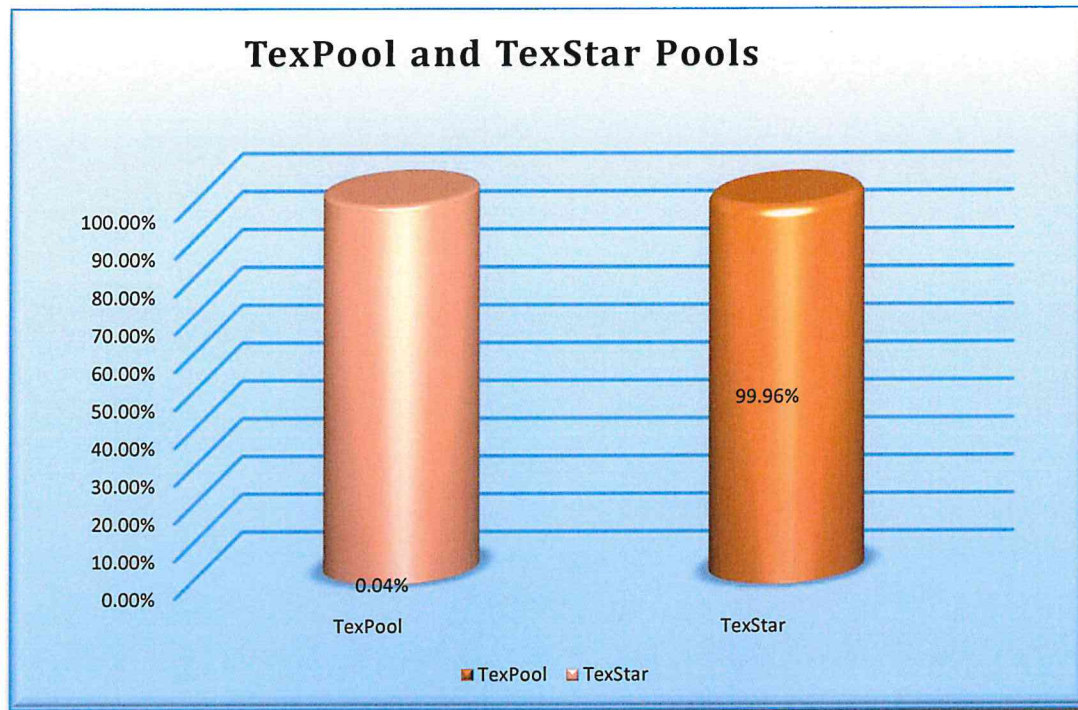
Asset Type	Ave. Yield	Jun-22		Sep-22	
		Book Value	Market Value	Book Value	Market Value
Local Governmental Pools	0.00%	20,286,055.19	20,286,055.19	21,150,900.93	21,150,900.93
CD's/Securities	0.000%	-	-	-	-
Quarterly Interest Income	\$	125,606.93			
YTD Interest	\$	182,346.23			

Book Value Comparison

Description	Coupon/ Discount	Settlement Date	Jun-22		Purchase at Cost	Sales Maturities	Sep-22	
			Original Face\ Par Value	Book Value			Original Face\ Per Value	Book Value
PCB Wealth Management Pools	0.000% 0.00%	6/30/2021	20,286,055.19	20,286,055.19	-	-	21,150,900.93	21,150,900.93
Total			\$ 20,286,055.19	\$ 20,286,055.19			\$ 21,150,900.93	\$ 21,150,900.93

Market Value Comparison

Description	Coupon/ Discount	Jun-22		Qtr-to Qtr change	Sep-22	
		Original Face\ Par Value	Market Price		Original Face\ Per Value	Market Value
PCB Wealth Management Pools	0.00%	20,286,055.19	1.00	-	21,150,900.93	21,150,900.93
Total		\$ 20,286,055.19	2.00	\$ 20,286,055.19	\$ 21,150,900.93	\$ 21,150,900.93



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
NOVEMBER 9, 2022

Consider Approval of City Commission Meeting Minutes:
- October 11, 2022

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of City Commission Meeting Minutes.

RECOMMENDATION:

Approval of Minutes.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, October 11, 2022

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
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Cris Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Leandro Sifuentes, Acting Chief of Police
Leroy Gonzales, Director of Finance
Armandina Sesin, Library Director
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Juan Carlos Martinez, Interim 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:**
Benjamin Arjona, City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- IV. PUBLIC COMMENTS:**

DISCUSSION: Christian Gonzalez, Unit Director of the Boys & Girls Club, introduced himself and thanked the City Commission for their help and support. He also invited the City Commission and the community to their upcoming events. Mr. Gonzalez, along with community kids, presented the City Commission and City Manager with goody baskets in appreciation of the support the City

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 11, 2022**

of San Juan has shown. Luis Pena, a San Juan resident, addressed the City Commission in regards to Benjamin Arjona, the City Manager. As per Mr. Pena, the City Manager is not complying with the City's Charter. He also asked the City Commission to look into the City Manager's recent Interim Acting Chief of Police recommendation. He believes it wasn't the best choice. Mr. Pena stated that there was a poor investigation done in reference to three box cars that were removed from the sanitation yard back in June of 2021.

V. PRESENTATIONS

A. Presentation of the Texas Amateur Athletic Federation Platinum City Award.

DISCUSSION: Patrick Willingham, Director of Parks & Recreation, announced that their department was awarded the Platinum Award by the Texas Amateur Athletic Federation. Furthermore, this was a reflection on the staff, coaches, and kids that have participated in their programs who also represent the City of San Juan, not only here in the Valley but up state as well. Mr. Willingham recognized and thanked his staff for the outstanding work. He also announced that TWAF will be awarding the City of San Juan as the Small City of the Year. Furthermore, this award will be formally presented to the city at the Hall of Fame Banquet in Grand Prairie, Texas on February 8th. Mr. Willingham thanked the City Commission for all their support.

B. Presentation Recognizing Warriors Taekwondo on their Achievements at a Recent International Taekwondo Competition.

DISCUSSION: Patrick Willingham, Director of Parks & Recreation, recognized Warriors Taekwondo of San Juan and their athletes. Furthermore, these outstanding athletes participated in this year's President's Cup, an International Taekwondo Championship in Jacksonville, Florida. Mr. Willingham recognized Ray Huerta as a Gold Medal winner in the 12-14-year-old category (under 49 kg division). Next, Josephine Medina. 15-17-year-old division (under 55 kg division). Lastly, Alexis Zwane, a team alternate, won silver in the 12-to 14-year-old category (under 33 kg division). He also stated that these individuals will be representing San Juan at the United States Pan-American Championship in 2023. Master Fabian Cortez gave a brief background on how Warriors Taekwondo started and thanked the city for the support.

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

1. Department of Planning and Zoning Monthly Report.
2. Department of Parks and Recreation Monthly Report.
3. Department of Sanitation Monthly Report.
4. San Juan Memorial Library Monthly Report.

DISCUSSION: Benjamin Arjona, City Manager, recognized two employees in the Sanitation Department for their years of service to the City of San Juan. Juan Arredondo, who has served 25 years of service, and Carlos Lopez, who has served 29 years of service. At the next City Commission meeting, Mayor Mario Garza asked to present something to them. Mayor Garza asked Daniel Tijerina, Director of Planning, if contractors are requesting roll-off containers for new subdivisions and if Code Enforcement Officers are enforcing the new ordinance. Mr. Tijerina answered yes and

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 11, 2022**

said that Code Enforcement Officers and Building Inspectors were going out and putting in stop work orders if the contractors weren't complying. Mayor Garza asked Israel Garza, Director of Sanitation, if they had roll-off containers at the moment, to which Mr. Garza replied yes. Mayor Garza asked to follow-up on this issue.

VI. PUBLIC HEARINGS

A. Hold a Public Hearing to Solicit Input from Interested Parties on the City of San Juan Needs under the Urban County Program Fiscal Year 36 (2023).

DISCUSSION: Benjamin Arjona, City Manager, stated this public hearing was brought before the commission on a yearly basis for assistance requests. Mr. Arjona mentioned that there had been a couple of requests which they would find in their packets, and there was one that had just been received. Mayor Mario Garza stated this was to start the process.

Mayor Mario Garza opened the Public Hearing at 6:25 p.m.

Mayor Mario Garza closed the Public Hearing at 6:25 p.m.

Commissioner Marco “Markie” Villegas motioned to approve and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion passed. (4-0)

B. Hold a Public Hearing for a Conditional Use Permit to Allow Dutch Bros Drive-Thru Coffee Shop at 806 W. IH 2, legally described as Lot 5, Texas National Subdivision, located on the Northeastern corner of Frontage Road and Veterans Boulevard, as Requested by Dutch Bros.

DISCUSSION: Daniel Tijerina, Director of Planning, stated the applicant is requesting a conditional use permit for a double stack drive-thru. Mr. Tijerina stated the proposed building is a 950 square foot modular building and the anticipated times at this location were 5:00 a.m. to 11:00 p.m. Monday through Sunday, which will include three shifts per day and eight employees. Furthermore, employees will be operating the kiosk by preparing and serving menu items and running orders to guests in the drive-thru, similar to how Chick-fil-A operates a double-stacked drive-thru. By utilizing this drive-thru operation, Dutch Bros has achieved a 35 second ticking time, which is the timeframe when a guest pulls up to the drive-thru window and drives off with their order. He mentioned that staff mailed nine (9) notices to property owners within a two hundred (200) foot radius and received no comments in favor or against this request. The Planning and Zoning Commission and staff recommend approval.

Mayor Mario Garza opened the Public Hearing at 6:27 pm.

DISCUSSION: Sam Moore with Maine and Maine Capital Group stated they were excited to invest in San Juan and thanked the commission for the opportunity. Mayor Mario Garza welcomed the Dutch Bros to San Juan.

Mayor Mario Garza closed the Public Hearing at 6:28 pm.

Commissioner Marco “Markie” Villegas motioned to approve and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion passed. (4-0)

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 11, 2022**

C. Hold a Public Hearing for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG - Wine and Beer Retailer's Permit) at the proposed "La Loteria" Food Truck located at 101 Alta Street, as Requested by De la Cruz Food Group, LLC.

DISCUSSION: Daniel Tijerina, Director of Planning, stated the applicant is requesting a conditional use permit for the sale of alcoholic beverages (BG – Wine and Beer Retailer's Permit) at "La Loteria" Food Truck, which will be located at the proposed Food Truck Park located at the Southwest corner of Alta and Raul Longoria Road. The applicant is proposing to sell alcohol to-go. The proposed days and hours of operation are Sunday through Friday, from noon to 10:00 p.m., and Saturdays from noon to 1:00 a.m. According to Chapter 2, Article VIII, Section 8 – Conditional Use (i), "Portable and/or temporary food concession stands need to obtain a Conditional Use Permit through the city and follow the conditions outlined in the report. He mentioned staff mailed notices to twenty-four (24) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. The Planning and Zoning Commission and staff recommend approval.

Mayor Mario Garza opened the Public Hearing at 6:30 p.m.

DISCUSSION: Marcelo Gonzalez, who is representing his mother, LLC, stated that he will be in charge of the food park and the majority of the food trucks that will be operating. Mr. Gonzalez stated they are requesting the opportunity to sell micheladas in the same drive-thru that was previously approved. Mayor Mario Garza asked what type of alcohol would be sold, to which Mr. Gonzalez replied, only beer. The mayor stated this shouldn't be a problem as they've approved previous permits.

Mayor Mario Garza closed the Public Hearing at 6:31 p.m.

Commissioner Marco "Markie" Villegas motioned to approve and was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion Passed (4-0).

D. Hold a Public Hearing for a Conditional Use Permit to Allow a "Tovar's Food Court" at 2904 N. Raul Longoria Road, legally described as Lot 15, Northgate Manor Subdivision Phase 1, as Requested by Cesar Tovar.

DISCUSSION: No action was taken.

E. Consideration and Action Amending Chapter 13 Utilities, Articles 13.02 Solid Waste and Stormwater Pollution Prevention Division 2. Rates, Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule, to Modify the Rate Schedule Sec. 13.02.051 (b) to Provide for a Monthly Brush Collection Service Fee.

DISCUSSION: Israel Garza, Director of Sanitation, stated the purpose of this ordinance is to amend Chapter 13 Utilities, Article 13.02 Solid Waste and Stormwater, in order to sustain the surge in prices of all resources needed to upkeep the City of San Juan. Mr. Garza recommended approval.

Mayor Pro-Tem Leonardo "Lenny" Sanchez motioned to approve and was seconded by Mayor Mario Garza. Motion Passes (4-0).

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

- A. Hold the First Reading of the Ordinance for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision Phase 3 and 4 being a 21.19-acre tract of land out of Lot 11, Block 27, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of Hall Acres and Cesar Chavez Road, as Requested by Esponjas Development, LTD.**

DISCUSSION: Daniel Tijerina, Director of Planning, reiterated that the city's policy for annexation purposes was processed and approved on August 23, 2022. The City Commission approved Resolution 2022-18, accepting a petition for voluntary annexation and setting dates and times for public hearings. Mr. Tijerina stated that the property owner of the subject property had submitted a petition for a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits, and inspections will be processed by the city for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter. Mr. Tijerina stated that staff recommended approval of the first reading of the ordinance as presented. Mayor Mario Garza asked Mr. Tijerina if he was recommending approval, to which Mr. Tijerina replied yes.

Commissioner Marco "Markie" Villegas motioned to approve and was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion Passed (4-0).

- B. Consider Variance Request to the Construction Standard Materials to Allow a Fiberglass Sewer Manholes with Concrete Foundation at Plantation Heights Subdivision, as Requested by Quintanilla, Headley and Associates, Inc.**

DISCUSSION: Benjamin Arjona, City Manager, stated this has been an ongoing issue with different subdivisions and that they've allowed the fiberglass sewer line installation in order to expediate the construction.

Commissioner Mayor Pro-Tem motioned to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

- C. Discussion and Possible Action to Award RFB NO. 22-015-09-23 City of San Juan Sanitary Sewer Improvements Project.**

DISCUSSION: Lori Maldonado, Purchasing Agent, stated that staff advertised for bids and proposals for the replacement of the San Juan sanitary sewer. Furthermore, a pre-bid conference was held on September 9, 2022. The project consisted of installing an eight-inch sewer line to improve the existing sewer line system located at South Iowa Street. On September 23, 2022, staff received three (3) proposals from the following contractors:

1. MJA CONSTRUCTION, LLC
2. REYA CONSTRUCTION
3. MCALLEN MULTI SERVICE

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 11, 2022**

Mrs. Maldonado stated that TRIMAD Consultants is recommending awarding the bid to MJA Construction as the lowest bidder. Benjamin Arjona, City Manager, mentioned these improvements were needed for the construction of the new fire station. Commissioner Marco "Markie" Villegas asked Juan Carlos Martinez if he was familiar with MJA Construction, to which Mr. Martinez replied that it's a fairly new company, but according to the references, they've been doing good work. Mayor Mario Garza asked if TRIMAD was the engineer in charge of this project, to which Mrs. Maldonado replied yes. Freddy Carmona of TRIMAD Consultants stated that after reviewing MJA's references, they concluded that they were the most responsible bidder.

Commissioner Marco "Markie" Villegas motioned to approve and was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion Passed (4-0).

D. Discuss and Consider Selection of the Depository Service for the City of San Juan "Depository of Public Funds" Beginning October 1, 2022 through September 30, 2024.

DISCUSSION: Lori Maldonado, Purchasing Agent, stated that on August 24, 2022 and August 31, 2022, staff advertised for bid proposals for depository and banking services. On September 13th, staff received four proposals from the following banking institutions:

1. Texas Regional Bank
2. Plains Capital Bank
3. Lone Star National Bank
4. Texas National Bank

Leroy Gonzales, Director of Finance, stated he included a recap of all the banks and their fees. Furthermore, Texas National Bank is coming back with no service fees. Mayor Mario Garza asked if the other banks were given the opportunity to provide much better services, maybe by waiving the service fee. Mr. Gonzales stated they all ranked the same and offered the same services, but Texas National Bank has no service fees. Commissioner Adina "Dina" Santillan stated she understood that Texas National Bank would assign a representative, to which Mr. Gonzales replied that was correct. Commissioner Marco "Markie" Villegas asked if there had been any issues with the current bank, to which Mr. Gonzalez replied, "no. Mayor Mario Garza asked what fee the city was currently paying. Mr. Arjona chimed in, stating that fees were just shy of \$20,000 per year. Commissioner Villegas asked if it was permissible, in the bidding process, to let them know what we were offering. The president of the Texas National Bank stated that they wanted to be partners with the community and that they were the only bank that submitted a bid that had a branch in San Juan. Furthermore, they have an outstanding CRA rating, meaning they give back to the community. Mayor Garza asked if this offer wouldn't change in one or two years, to which Mr. Quiroga replied, "no. He also mentioned that their branch didn't submit a bid the first time around. Moreover, he stated they've been supporting many of the city's activities and mentioned a few of their public fund partnerships. Also, the city is always welcome to contact their public sector or him. Mayor Garza asked how Texas National Bank would guarantee the city they wouldn't come back with any fees. Mr. Quiroga stated that there would be a two-year contract in place and that, on top of the no-service fee, the city would be earning interest on the depository services. Mayor Garza asked Mr. Gonzales for his recommendation. Mr. Gonzales recommended Texas National Bank.

Commissioner Adina "Dina" Santillan made motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed. (4-0)

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 11, 2022**

E. Discussion and Possible Action to Approve a Letter of Commitment to the Rio Grande Valley Metropolitan Planning Organization for Local Match in Support of the Reconnecting Communities Pilot Program and Authorize the Mayor to Execute any Related Documents.

DISCUSSION: Javier Dominguez, with the RGVMPPO, stated that he was present to inform the City Commission in regards to a letter of commitment between the City of San Juan and the RGVMPPO regarding their planning grant application for the Reconnecting Communities Planning Pilot Program, which was one of the programs made available under the IIJA Infrastructure Bill this would be the second of three applications that would be submitted. They would like to complete a corridor study along important routes that run parallel to the interstate system. For Hidalgo County, it would be Business 83 and Cameron County, Business 77. They are investigating three options: first, how to make transit stops safer; second, how to make pedestrian crossings safer; and third, how to improve transit users' transit experiences. Mr. Dominguez stated that initially they had applied for a \$200,000.00 planning grant application, but since they've received interest from other planning partners to help increase the amount of local match, they would be increasing the application to three hundred thousand dollars, but that will not impact the amount they are asking from the city of San Juan, which is \$4,000.00. They are planning on submitting the application on Thursday, and if awarded, he would come back to the city to follow-up with the Inter-local Agreement. Benjamin Arjona, City Manager, asked to clarify the city's local match percent, to which Mr. Dominguez stated it is 2% of the twenty percent local match, which is \$4,000.00.

Commissioner Adina "Dina" Santillan made motion to approve and was seconded by Mayor Mario Garza. Motion Passed. (4-0)

VIII. CONTRACTUALS

A. Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC) and the City of San Juan and AAA Family, Ltd. of La Paloma Subdivision.

DISCUSSION: Benjamin Arjona, City Manager, stated was the standard procedure for new developments. Daniel Tijerina, Director of Planning stated they are recommending approval of the resolution to approve the waterline agreement between North Alamo and the City of San Juan for the Paloma Subdivision.

Mayor Pro-Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Marco "Markie" Villegas Motion Passed (4-0).

IX. CONSENT AGENDA

A. Consider Second and Final Reading of the Ordinance for a Conditional Use Permit for a Haunted House at the San Juan Hotel located at 125 W. Business 83, legally described as Lots 1 through 6, Block 28, San Juan Original Townsite, as Requested by ZAEFF, LLC.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 11, 2022**

- B. Consider Second and Final Reading of an Ordinance Regarding Amending Chapter 5 Fire Prevention and Protection, Article 5.02 Fire code and Article 5.03 Life Safety Code, to Update the Currently Adopted International Fire Code and NFPA Life Safety Code; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.**

- C. Consider Approval of City Commission Meeting Minutes:
- March 8, 2022**

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to approve all items under consent agenda and was seconded by Mayor Mario Garza. Motion Passed (4-0).

X. EXECUTIVE 6:51 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, Government Code Chapter §551.071 (Consultation with Attorney).**

- 1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment Agreement for 2022 Noche De Paz.**
- 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Proposed Collective Bargaining Labor Agreement Between the City of San Juan and the San Juan Police Officers Association.**

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to enter executive session and was seconded by Mayor Mario Garza. Motion Passed (4-0).

X. RECONVENE 7:52 P.M.

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to reconvene and was seconded by Mayor Mario Garza. Motion Passed (4-0).

- 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.**

- 1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment Agreement for 2022 Noche De Paz.**

DISCUSSION: No action was taken.

- 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Proposed Collective Bargaining Labor Agreement Between the City of San Juan and the San Juan Police Officers Association.**

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 11, 2022**

Mayor Mario Garza made motion to approve the contract and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion Passed (4-0).

DISCUSSION: Jose "JP" Rodriguez thanked the City Commission and City Manager on behalf of the San Juan Police Officer Association for their patience and for trusting them with this process. Mr. Rodriguez stated that the City of San Juan has some of the best officers. Michael Quiroz, Patrol Officer, thanked the City Commission for all the support.

XII. DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING MATTER:

A. Discussion and Possible Action Regarding Qualifications to Award RFQ NO. 22-013-09-08 Agent of Record for Employee Health Insurance and Voluntary Products and Authorize the City Manager to Execute all Related Documents as Needed.

DISCUSSION: Benjmain Arjona, City Manager, stated that the team members who reviewed the proposals were present and that the top three submittals were included in their packets. Mr. Arjona asked the City Commission how they wanted to manage the presentations. Mayor Garza and Mr. Arjona agreed to give each company five minutes to present. Newkirk & Newkirk, Inc. from San Antonio; Jeff Everitt & Associates, Inc. from Weslaco; and Valley Risk Consulting, Inc. from McAllen, were all present and gave a five-minute presentation.

Mayor Mario Garza asked Jeff Everitt about their employee navigator and how they would assist employees without internet access. Ms. Araceli stated that they recommended face-to-face enrollment. Mr. Everitt stated that just like they offer online services, they could have booths on the ground to do face-to-face enrollments. Benjamin Arjona, City Manager, asked for clarification in regards to the gap plan. Mr. Everitt explained that the gap plan helps individuals manage out-of-pocket medical expenses, but the city needed to make sure the gap plan had no pre-x and would cover both in-patients and out-patients. Ms. Araceli stated that if selected, they would customize the platform to the city’s needs. Mayor Mario Garza asked Zach Sakulenski what five municipalities they covered, to which Mr. Sakulenski replied: Port Isabel, Weslaco, Edinburg, Harlingen, and Penitas.

Mayor Mario Garza made motion to appoint Jeff Everitt & Associates, Inc. as Agent of Record. Seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion passed (4-0).

XIII. ADJOURNEMENT 8:40 P.M.

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to adjourn and was seconded by Mayor Mario Garza. Motion Passed (4-0).

CITY OF SAN JUAN, TEXAS

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, OCTOBER 11, 2022**

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary