



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: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Tuesday, January 24, 2023

REGULAR MEETING AGENDA 6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. Presentation on the Upcoming 2023 Friendly City 5K and Bike Ride. [Patrick Willingham, Director of Parks and Recreation]

B. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

1. Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]

2. Fire Department Monthly Report. [Tirso Garza, Fire Chief]

3. Police Department Monthly Report. [Leandro Sifuentes, Interim Chief of Police]
4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
5. Department of Utilities Monthly Report. [Juan Carlos Martinez, Interim Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for the Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 2.99 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, as Requested by Petra Martinez. [Daniel Tijerina, Director of Planning]
- B. Hold a Public Hearing for a Conditional Use Permit to Allow "Z&R Event Center" at 302 E. Business 83, Suites 8-9, legally described as Lettered Blocks (San Juan) West 165 feet of Lot 2, West 165 Feet of Lot 3, Block A #2, as Requested by Homer Ocanas. [Daniel Tijerina, Director of Planning]
- C. Consideration and Action Regarding Ordinance Providing for a Fee to Defray Costs of Collecting Delinquent Fines, Fees, Court Costs, and Other Debts Pursuant to Article 103.0031 of the Texas Code of Criminal Procedure; Providing for Effective Date; Providing for Publication; Providing for a Severability Clause; and Providing for a Repealer Clause.

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

- A. Consider the request by ESCON Development to dedicate one acre of land for park use in lieu of paying the Park Fees at the proposed Orchards of San Juan Phase I, located at the Southwest corner of Stewart Road and Moore Road. [Daniel Tijerina, Director of Planning]
- B. Consider the Approval of the Final Workplan for Fiscal Year 36 (2023) for the Hidalgo County Urban County Program. [Daniel Tijerina, Director of Planning]
- C. Discussion and Possible Action on San Juan Municipal Court Amnesty Program beginning February 2023. [Mary Enriquez, Court Administrator]
- D. Discussion and Possible Action to Authorize the City Manager to Negotiate and Enter Into a month to month Contract with Med-Care EMS for Emergency Ambulance Services.
- E. Discussion and Possible Action to Authorize the City Manager to Advertise Request for Qualifications (RFQ) that includes Request for Proposals (RFP) for Emergency Ambulance Services.

VIII. RESOLUTIONS

- A.** Consider Adoption of a Resolution Establishing the Budget for Fiscal Year 36 (2023) for the Hidalgo County Urban County Program. [Daniel Tijerina, Director of Planning]
- B.** Consideration and Action Regarding Resolution Approving a Contingent Fee Contract with Perdue, Brandon, Fielder, Collins & Mott, LLP Pursuant to Article 103.0031(b). Texas Code of Criminal Procedures, said Contract being for the Collection of Delinquent Fine/Fees Owed to the City of San Juan, and the Written Findings Related to said Contract; Notice of said Contract and Written Findings are Posted with the Agenda in Accordance with Section 2254 of the Texas Government Code.

IX. CONSENT AGENDA

- A.** Consider Approval of City Commission Meeting Minutes:
 - May 24, 2022
 - June 14, 2022
- B.** Consider Approval of the Tax Collection Report for December 2022. [Leroy Gonzales, Director of Finance]

X. 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; Discuss the Status Regarding the San Juan Police Department Canine Incident.
 - 2.** Pursuant to Section 551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Creation of an Arts District.
 - 3.** Pursuant to Section 551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning Renaming of a Street.

XI. 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 CONSULTATION WITH ATTORNEY; Discuss the Status Regarding the San Juan Police Department Canine Incident.
2. Pursuant to Section 551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Creation of an Arts District.
3. Pursuant to Section 551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning Renaming of a Street.

XII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 20th day of January, 2023 at 5:45 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 _____, 2023.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
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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: 01/20/2023

SUBJECT: Presentation on the Upcoming 2023 Friendly City 5K and Bike Ride. [Patrick Willingham, Director of Parks and Recreation]

The City of San Juan Parks and Recreation and San Juan Police Athletic League will give a brief presentation announcing the 2023 Friendly City 5K and Bike Ride.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leroy Gonzales, Director of Finance

DATE: 01/17/2023

SUBJECT: Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]

Finance Department

Department Description

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

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

Additional Information

7 STAFF MEMBERS

Maintained 26 funds, assisted 24 departments and posted 1,819 journal entries, issued 892 disbursement checks, 70 Bank Drafts and processed 1,279 payroll checks and direct deposits, through the months of December, 2022.

December Sales Tax 15.98% Increase of \$65,608 Compared to last year.

Audit FY 2021/2022 Started November 10, 2022

Reconciled 11 Bank Accounts

Budget Adjustments (1)

Budget Amendments (1)

Internal Budget Amendments (1)

Manage a 30.2 million budget

709 S. Nebraska Ave. • San Juan, Texas 78589-2649
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- General Fund Budget of 15.8 million
- Utility & Sanitation Fund 4.3 million
- Stormwater Fund 305 thousand
- Debt Service Fund 2.3 million
- Sanitation Fund 4.0 million
- Other Funds 1.7 million

Utility Billing & Collection Department

Department Description

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

- The City of San Juan collects about 7,073 water, 10,000 sewer and Brush 7,020 accounts.
- North Alamo Water Supply Corporation service 3,332 sewer accounts and Garbage and Brush 3,696 accounts.
- Per Audited Financial Report, in FY ending 9/30/2021, Utility Fund collected 5.7 million and Sanitation Fund 3.3 million with a combined 9 million.
- Email Billing (260)

Service Orders

1. Connects	67
2. Meter information	25
3. Disconnect	67
4. Dead Meters Change	18
5. Past Due Notice	1,735
6. Cut Off Register	170
7. Cut List	20

Payments are made by

60 % paid in person
 1 % juniors
 28 % online
 5 % bank drafts
 6 % other locations

- Staff of 7 Employees

Purchasing Division

Purchasing Description

Purchasing Division is responsible for acquiring goods and services for the City, in accordance with state law, the City's purchasing policies and annual budget.

Activity through December, 2022.

• Purchase Orders Issued	1,256
• Purchase Order Changes/Voids	43
• Bid Openings	8
• Public Auction	1



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Tirso Garza, Fire Chief

DATE: 01/17/2023

SUBJECT: Fire Department Monthly Report. [Tirso Garza, Fire Chief]

The San Juan Fire Department did the following activity during the month of December 2022:

Emergency Calls

A total of 72 Calls for the month of December 2022. (Please see attached report.)

- A Shift = 22
- B Shift = 32
- C Shift = 18

Med-Care Response

Due to COVID-19 Med-Care, EMS responded along with the Fire Department for a total of 18 calls with one delay for the month of December 2022. Med-Care has not submitted the monthly report.

County Calls

There were no County Calls for the Month of December 2022.

Volunteer Department

The San Juan Volunteer Fire Department was not able to meet for a monthly business meeting due to COVID-19.

Fire Inspections

A total of 22 inspections were conducted in the month of December 2022. Please see attached for detailed information about each completed inspection.

Plan Reviews

The following plans were reviewed for the month of December 2022:

- N Lincoln Ave.

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- Texas National Subdivision
- TMF Properties

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belongs only to the logs submitted by the Fire Chief, Lieutenant, or Firefighter in Charge for December 2022 to the Administration Office.

- A total of 208.3 Gallons of Unleaded
- A total of 747.8 Gallons of Diesel



Oscar Escamilla
Acting Lieutenant

December 2022 Call Volume Monthly Breakdown

Fire House Code	Incident Type	A Shift	B Shift	C Shift	Total
322	Motor Vehicle Accidents w/Injuries	2	1	1	4
323	Auto-Pedestrian	0	0	0	0
324	Motor Vehicle Accidents w/o Injuries	0	2	2	4
311	Medical Call	8	8	4	20
142/143	Grass/Brush Fires	1	4	0	5
131	Vehicle Fires	1	0	2	3
700/750	False Alarms	5	6	3	14
154	Trash Fires	0	0	1	1
550/551	Assist other Agency/Dept.:	1	1	1	3
651	Smoke Scare	0	0	0	0
111	Structure Fires	0	0	0	0
1101	Equipment Fire	0	0	0	0
412	Gas Leak	1	2	0	3
480	Attempted burning, Illegal action	0	1	0	1
600	Good Intent Call	2	3	1	6
611	Cancelled in Route	0	0	0	0
622	Wrong Location/No Incident Found	0	1	1	2
541	Bee attack/ Animal Problem	0	0	0	0
331	Child Locked in a Vehicle	1	0	2	3
440/1601	Electrical Equipment Problem (Pole)	0	1	0	1
1131	Cooking Fire	0	0	0	0
100	Fire, Other	0	2	0	2
Grand Total:					72

Call Volume for each shift:

A Shift 22

B Shift 32

C Shift 18

Respectfully Submitted by,

Oscar Escamilla
Acting Lieutenant

Date



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

Med-Care Response Times December 2022

Date	Incident #	Location	Dispatched Time	Arrival	Delay Time	Inc
12/02/22	22-727	300 E Expressway 83	09:17pm	09:31pm	14min	MVA
12/3/22	22-729	3400 S. Stewart	12:27am	12:36am	9min	MVA
12/04/22	22-732	108 N. Standard	08:59am	09:07am	8min	med
12/04/22	22-734	1010 S. Standard	04:55pm	05:08pm	13min	Med
12/05/22	22-737	602 SunSet. St	7:51am	08:02am	11min	Med
12/08/22	22-748	2107 N. Raul Longoria	10:43am	10:46am	3min	Med
12/10/22	22-755	4600 S. Stewart	07:03am	07:13am	10min	MVA
12/10/22	22-756	501 W. 1st	08:28pm	08:34pm	6min	Med
12/14/22	22-758	311E. Salazar	07:14pm	07:23pm	9min	med
12/14/22	22-760	803 W. Bus Lot 22	02:29pm	02:43pm	14min	med
12/16/22	22-764	Nebraska & Bus 83.	07:51am	07:57am	6min	MVA
12/10/22	22-770	501 W. 1st	09:48pm	10:03pm	15min	Med
12/10/22	22-769	501 W. 1st	08:28pm	08:29pm	1min	Med
12/21/22	22-774	519 W. Chaparral	07:19am	07:23am	4min	Med
12/22/22	22-777	901 E. Ebony	4:00am	4:05am	5min	Med
12/22/22	22-781	SGT. Trevino & Cesar Chavez	07:49pm	07:59pm	10min	MVA
12/28/22	22-791	311 E. 14 in a half	03:43pm	03:55pm	12min	Med

12/29/22	22-794	402 Safari Dr.	06:34pm	06:48pm	14min	Med

Acting Lieutenant Oscar Escamilla

Date

Fire Inspection December 2022

	Date	Name of Business	Address	Contact	Inspector	App/Deny
1	12/1/22	Express Nails & Spa	108 W Amy DR, Unit 1	Edward Garza JR	J. Salinas	Approved
2	12/1/22	Frutaletas Snack	2203 N Raul Longoria HWY, Ste C	Laura Alvarado de Pena	J. Salinas	Approved
3	12/1/22	Smart Start Child Care II	108 W Amy DR, Ste 2	Edward Garza Jr	J. Salinas	Approved
4	12/1/22	Smart Start Child Care	102 W Amy DR, Ste 2, 3, 4	Edward Garza JR	J. Salinas	Approved
5	12/1/22	Verdin's Snack	2100 N Raul Longoria HWY, Stand	Javier Verdin	J. Salinas	Approved
6	12/5/22	Elite Testing Service, LLC	1209 N Raul Longoria HWY, Ste B	Viridiadna Lozano Pena	J. Salinas	Approved
7	12/5/22	Blessings Day Care	2209 N Raul Longoria HWY, # 4	Mirtala Hernandez	J. Salinas	Approved
8	12/6/22	Z&R Event Center	302 E 83 BUS	Homer Ocanas	J. Salinas	Approved
9	12/6/22	N&K Electronic Tax Center	901 W 1st ST, Ste G	Liliana Acosta	J. Salinas	Approved
10	12/7/22	RGV PTAC Solutions	2604 N Raul Longoria HWY	Joe Nava	J. Salinas	Approved
11	12/9/22	Elevate Nutrition	211 N Nebraska AVE, 2	Desiree Alvarez	J. Salinas	Approved
12	12/9/22	Marcelo's Barbershop	504 S Nebraska AVE	Marcelo Lozano	J. Salinas	Approved
13	12/13/22	Sonic Drive-In	207 W 495	Daniel Millan	J. Salinas	Approved
14	12/13/22	Black Pearl Tatattoo Parlor	2205 N Raul Longoria HWY	Joelia Rodriguez	J. Salinas	Approved
15	12/14/22	United Migrant Opportunity Service, Inc	202 S San Antonio AVE	Narcissistic Mendoza	J. Salinas	Approved
16	12/15/22	Basilica Candle Room	400 Virgen de San Juan BLVD	Tony Flores	J. Salinas	Approved
17	12/20/22	Gonzalez Shoe Repair	107 W 83	Serjio Gonzalez	J. Salinas	Approved
18	12/20/22	Cano Trucking / Grande Produce	109 E Dicker (FM3072) RD	Franz E Trevino	J. Salinas	Approved
19	12/21/22	Cavazos Quick Stop	4202 N Raul Longoria RD	Rebeca Ontiveros	J. Salinas	Approved
20	12/27/22	Chili's Grill & Bar #1656	1411 E Interstate 2 HWY E	S. Martin Mercado	J. Salinas	Approved
21	12/27/22	Nina's Antiques & Collectibles #2	222 N Nebraska AVE	Mirthala Villagomez	J. Salinas	Approved
22	12/28/22	Starbucks Coffee	1301 E Interstate 2 HWY E	Ryan hoff	J. Salinas	Approved
23						
24						
25						
26						
27						



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leandro Sifuentes, Interim Chief of Police

DATE: 1/17/2023

SUBJECT: Police Department Monthly Report.

This memorandum is to keep you all informed on our Monthly operational statistics and any other significant cases or events that occurred during the month of December 2022.

STATISTICS: POLICE

DECEMBER

• Calls for service:	672
• Incident reports:	349
• Accidents:	158
• 911 Calls:	2402
• Patrol Citations Issued:	103
• Violations:	140
• Patrol & CID Arrests:	40
• CID Issued Warrants:	7

STATISTICS: ANIMAL CONTROL DECEMBER

Calls for Service: 87

SAN JUAN POLICE PERSONNEL:

4 new officer backgrounds were completed in December 2022, will start FTO program on January 9, 2023

4 officers hired on September are still in the FTO program and will be released by January 7, 2023.

13 vacant officer spots remain

5 Dispatcher positions have been filled- 1 dispatcher background is being completed- 1 vacant position remains

All 3 jailer positions have been filled

SPECIAL EVENTS:

Blue Santa Toy Drive

-Approximately 2,300 toys raised

-Officers engaged in handing out toys in local neighborhoods to kids

Respectfully,

Leandro Sifuentes, Interim Chief of Police



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 01/17/2023

SUBJECT: Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]

The Municipal Court is responsible for the enforcement of City Ordinances and laws. It deposits and prepares daily reports for the Department of Finance.

Amount Collected	\$ 14,512.40
Defensive Driving	0
Deferred	2
Pre-Trial	9
Bench Trial	0
Scofflaw	\$ 2,668.20

COLLECTIONS 2021	COLLECTIONS 2022
December - \$ 13,464.22	December - \$ 14,512.40

CITATIONS ISSUED 2021	CITATIONS ISSUED 2022
December - 74	December - 55

SCOFFLAW COLLECTIONS 2021	SCOFFLAW COLLECTIONS 2022
December - \$ 477.00	December - \$ 2,668.20

City Marshal - Warrants and Fines Collected - \$ 3,017.00

Phone calls - 72

Warrants - 12

Total Warrants issued - 100

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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Juan Martinez

DATE: 01/13/2023

SUBJECT: Department of Utilities Monthly Report. [Juan Carlos Martinez, Interim Director of Utilities]

Texas Drought Outlook

- 49% of Texas is in a drought (December 26, 2022)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 30.85%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,174
- Sewer Connections – 9,877 (3,207 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 67.69 MG
- Combined Gallons Produced: 68.835 MG

Water Treatment Facility No. 1

- 0.086 MG treated
- 26.905 MG delivered
- 23.958 MG Transferred from WTF No. 2
- 15.81 MG RAW (Reservoir)
- 0 MG Backwash
- 0 MG Well

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Water Treatment Facility No. 2

- 67.604 Treated
- 41.930 MG Delivered
- 23.958 MG Transferred to WTF No. 1
- 59.42 MG RAW (Reservoir)
- 1.459 MG Backwash

WTP 3.5 MGD Expansions and Rehab 100%
Operated Water Plant as Efficiently as Possible
Sludge Management Continues to be Critical

Water Distribution System

- Leaks – 05
- Breaks – 07
- Taps – 02
- Locates - 09

Water Loss

- Reported – 162,000 gals
- Unreported – 172,000 gals

Hydrants

- Flushed – 12
- Repaired/Replaced – 0
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 7
- Repaired/Replaced – 1

Utility Billing

- Work Orders –6

We Continue Our Hydrant and Valve Maintenance
Installed 280' 10" Water Line
One Vacancy – WD M
Wastewater Treatment Facility

- Treated – 64,396 MG
- Wetland – 0 MG
- 360 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

Work orders - 36

- Sewer Main Repaired – 0
- Sewer Backups Reported –24
- Sewer Backups Cleared – 24
- Odor Complaints – 01
- Locates – 11
- Replaced Manhole covers – 12
- Unauthorized Discharges - 0

Administration

Financials

- Administration – 89.08 %
- Water Treatment – 69.72 %
- Distribution: – 80.86 %
- Sewer Collection – 59.15 %
- Wastewater Treatment – 66.40 %

Projects

- WTF No. 2 Pending TWDB Budget Approval
- WWTF Rehab Design – 100% Complete (CHC) Pending Constructability Review
- WTF No. 1 Rehab – 100%, Pending Constructability Review
- LS 13 – Construction on sewer force main completed (100%).
- LS 13 – Construction of Lift Station 13 Delayed due to parts back order.
- Sanitary Sewer Improvement Project RFB NO.22-015-09-23 under way +-60%
- LS 6 Capacity Issues CHC working on upgrades (Under design)

Certification

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

-

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 24, 2023

Hold a Public Hearing for the Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 2.99 acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, as Requested by Petra Martinez. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mrs. Martinez is applying for a rezoning request from Single-Family Residential District (R-S) to Multi-Family Residential District (R-MF) for 2.99 acre tract located just East of Carroll Estates Subdivision. The property is 123.14 feet by 1,057.72 feet total (130,252 square feet. It is noted that the adjacent property is zoned as Multi-Family Residential District (Carroll Estates Subdivision).

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

RECOMMENDATION:

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

During the regular meeting on January 19, 2023, the Planning and Zoning Commission unanimously recommended approval of the Rezoning Request by a 5-0 vote. Staff recommends approval of the rezoning request.

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/19/2023
CITY COMMISSION – 01/24/2023
DATE PREPARED – 01/10/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residential District (R-MF) of a 2.99-acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision.

APPLICANT: Petra Martinez

SURVEYOR/ENGINEER: Carrizales Land Surveying, LLC.

LEGAL: 2.99-acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision.

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

PROPOSED USE OF PROPERTY: Apartment Complex

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

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

ACCESS AND CIRCULATION: This property has access along Carroll Road

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

RECOMMENDATION: Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

Mrs. Martinez is applying for a rezoning request from Single-Family Residential District (R-S) to Multi-Family Residential District (R-MF) for 2.99 acre tract located just East of Carroll Estates Subdivision. The property is 123.14 feet by 1,057.72 feet total (130,252 square feet. It is noted that the adjacent property is zoned as Multi-Family Residential District (Carroll Estates Subdivision).

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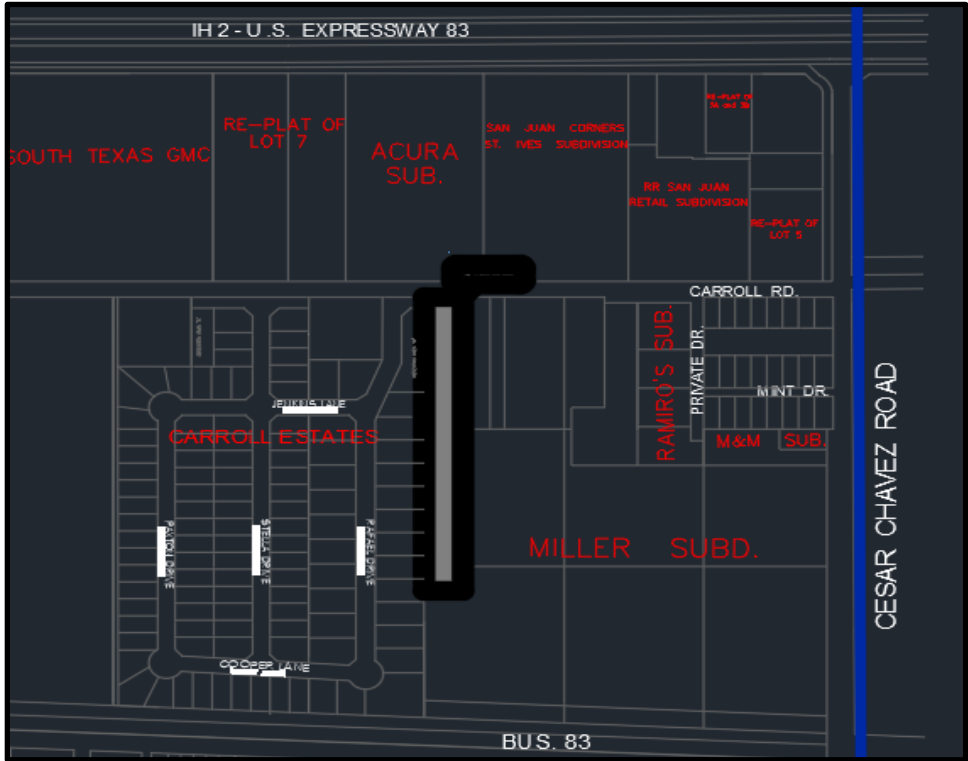
ATTACHMENTS:

- Proposed Site
- Location Map
- Base Map
- Zoning map
- Survey of the property
- List of neighboring property owners receiving notice
- Ordinance

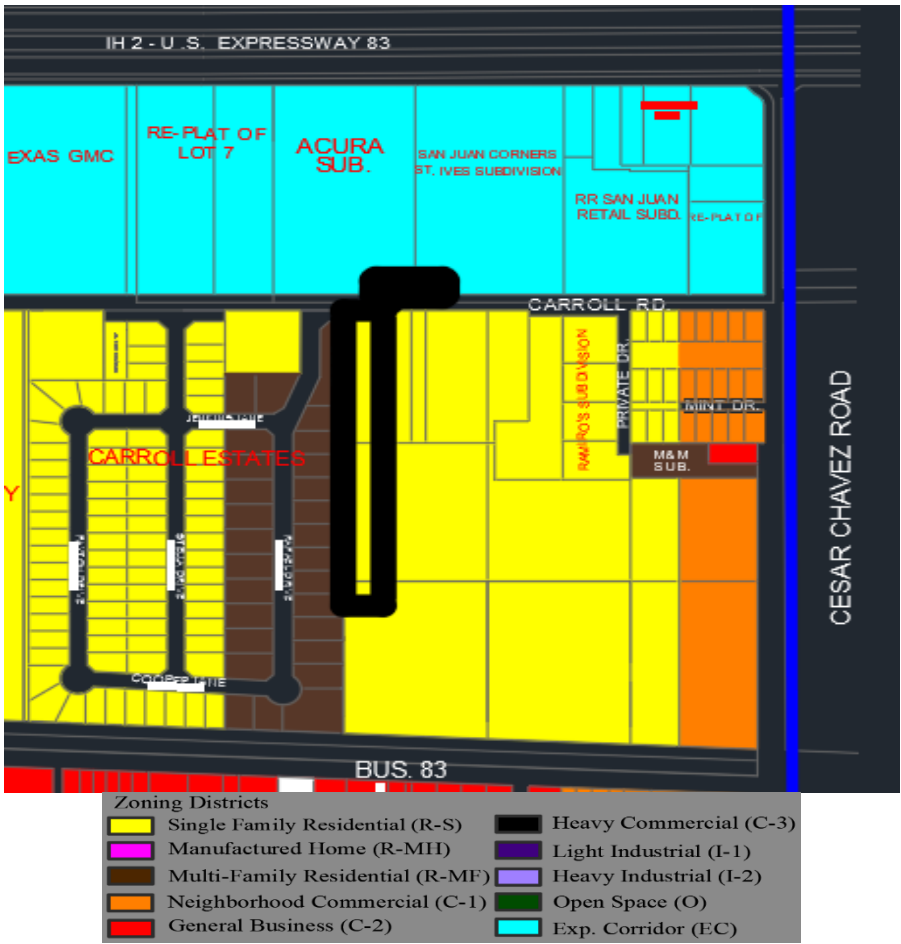




Location Map



Base Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF A PROPERTY LEGALLY DESCRIBED 2.99-ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as 2.99-acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision shall be changed to Multi-Family Residence District (R-MF) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 24th day of January, 2023.

PASSED and **APPROVED** on second and final reading on the ____ day of February, 2023.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

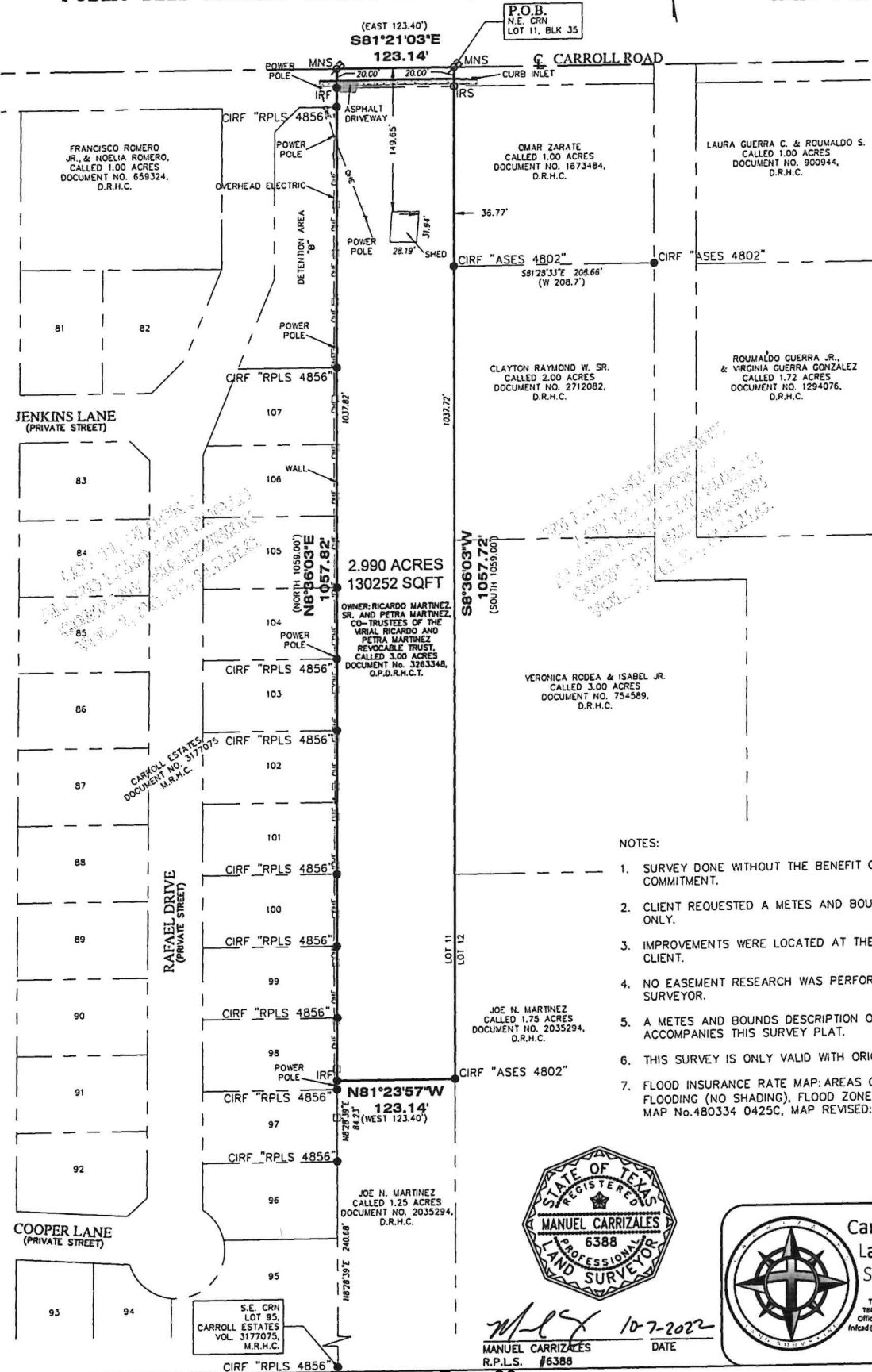
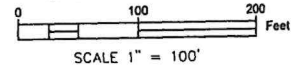
EXHIBIT B

BEING 2.990 ACRES OUT OF LOT 11, BLOCK 35, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A SPECIAL WARRANTY DEED, DATED SEPTEMBER 15, 2021, CONVEYED TO RICARDO MARTINEZ, SR. AND PETRA MARTINEZ, CO-TRUSTEES OF THE VIRIAL RICARDO AND PETRA MARTINEZ REVOCABLE TRUST, RECORDED IN DOCUMENT No. 3263348, OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND "CIRF" "IRF"
- 1/2" IRON ROD SET W/ID CAP "IRS"
- ⊕ MAG NAIL SET "MNS"
- (S0°00'00"W 0.0') - RECORD BEARING & DISTANCE DESCRIBED TRACT
- [S0°00'00"W 0.0'] - ADJOINER RECORD BEARING & DISTANCE

BEARING BASIS - TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205



NOTES:

1. SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. CLIENT REQUESTED A METES AND BOUNDS SURVEY ONLY.
3. IMPROVEMENTS WERE LOCATED AT THE REQUEST OF THE CLIENT.
4. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR.
5. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
6. THIS SURVEY IS ONLY VALID WITH ORIGINAL SIGNATURE.
7. FLOOD INSURANCE RATE MAP: AREAS OF MINIMAL FLOODING (NO SHADING), FLOOD ZONE "C" OF - FIRM MAP No.480334 0425C, MAP REVISED: NOVEMBER, 1982



MANUEL CARRIZALES
R.P.L.S. #6388
DATE 10-7-2022

JOB No. 22-246



Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residential District (R-MF) of a 2.99-acre tract of land out of Lot 11, Block 35, Alamo Land and Sugar Company Subdivision, as Requested by Petra Martinez.

DJP 111 LLC,
Attn: Ronald Heller
312 Pearl Parkway
San Antonio, Texas 78215

BHM Pharr Hospitality, LLC
7010 Padre Blvd.
South Padre Island, Tx 78597

Clayton Raymond W. SR
P.O. Box 99
Thompsonville, IL 62890

Martinez, Francisco
P.O. Box 992
San Juan, Texas 78589

Guerra, Roumaldo Jr.
Gonzalez, Virginia
301 E Carroll Lane
San Juan, Texas 78589

Rodea, Veronica
414 W. Ebony St.
San Juan, Texas 78589

Martinez, Joe
4010 E. Bates St
Lubbock, Texas 79403

Ochoa, Omar
413 Rafael Dr.
San Juan, Texas 78589

George, Real Estate LLC
2607 Solera Dr.
Mission, Texas 78572

Regalado, Ruben & Aurora
401 Rafael Dr.
San Juan, Texas 78589

Cervantes, Karina
3710 Howard Dr. Apt 202A
McAllen, Texas 78503

Cantu, Miguel
309 Rafael Dr. Apt. 2
San Juan, Texas 78589

Salinas, Mario
305 Rafael Dr. Apt 1
San Juan, Texas 78589

Olvera, Jesus
1215 Broken Arrow Dr.
Alamo, Texas 78516

Hinojosa, Jose
1811 E. Mile 2 Rd.
Mission, Texas 78574

Romero, Francisco
P.O. Box 1282
San Juan, Texas 78589

Ronnie Cantu Construction LLC.
2912 S. Jackson Rd.
McAllen, Texas 78503

Esponjas, Development
2912 S. Jackson Rd.
McAllen, Texas 78503

Martinez, Petra
2710 N. Shary Road
Mission, TX 78576

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 24, 2023

Hold a Public Hearing for a Conditional Use Permit to Allow "Z&R Event Center" at 302 E. Business 83, Suites 8-9, legally described as Lettered Blocks (San Juan) West 165 feet of lot 2, West 165 Feet of Lot 3, Block A #2, as Requested by Homer Ocanas. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Ocanas is proposing to open an Event Center at the San Juan Commercial Plaza located at the Southeast corner of Business 83 and Iowa Avenue, where Lemus Daycare was located. The commercial plaza has twelve (12) suites in total, offices, a beauty salon and a barber shop are located. A parking area is available and the property has two entrances along Iowa Avenue.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-six (26) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

During the regular meeting on January 19, 2023, the Planning and Zoning Commission unanimously recommended approval of the Conditional Use Permit with a 5-0 vote as presented by staff.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/19/2023
CITY COMMISSION – 01/24/2023
DATE PREPARED – 01/10/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “Z&R Event Center” in a commercial area.
APPLICANT:	Homer Ocanas
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lettered Blks (San Juan) West 165 feet of Lot 2, West 165 feet of Lot 3, Blk A #2
LOCATION:	302 E. Business 83, Suites 8 - 9
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; Neighborhood Commercial District (C-1) <i>South</i> – Residential; Single-Family Residence District (R-S) <i>East</i> – Commercial; General Business District (C-2) <i>West</i> – Commercial, General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access to U.S. Business Hwy 83
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval subject to the list of requirements in the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Ocanas is proposing to open an Event Center at the San Juan Commercial Plaza located at the Southeast corner of Business 83 and Iowa Avenue, where Lemus Daycare was located. The commercial plaza has twelve (12) suites in total, offices, beauty salon and barber shop are located. Parking area is available and property has two entrances along Iowa Avenue.

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

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

11. There shall be no smoking inside the premises at any time.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-six (26) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

- Proposed Site
- Location Map
- Base Map
- Zoning Map
- Section of parking ordinance
- List of neighboring property owners receiving notice
- Ordinance

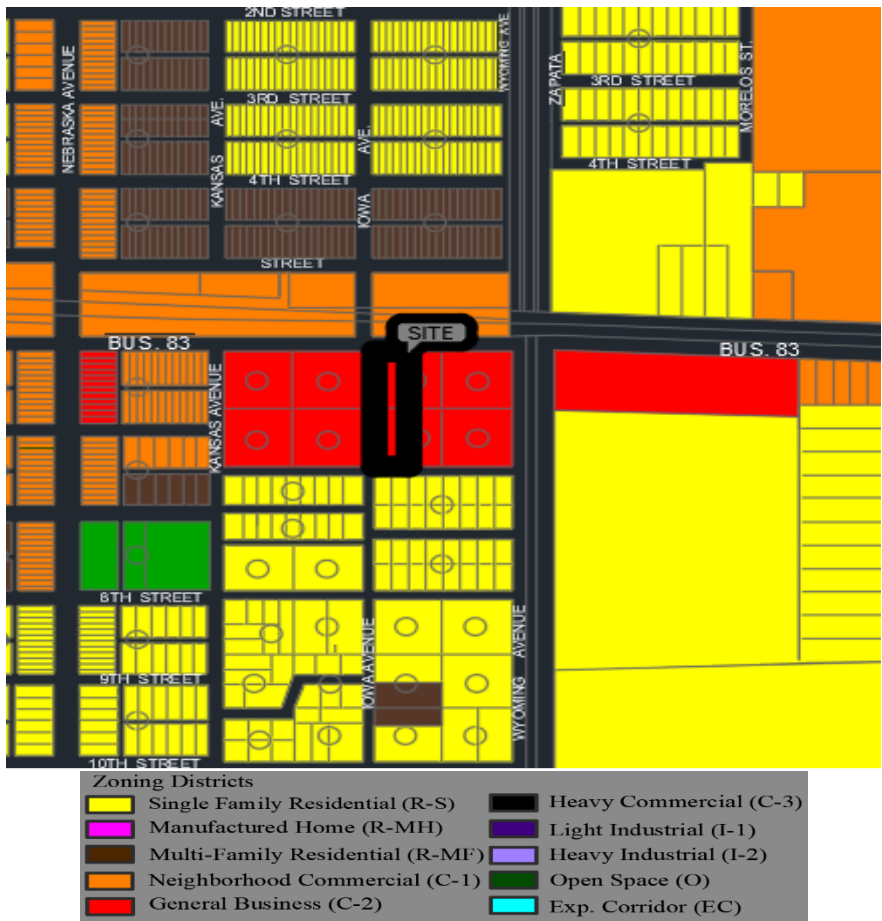


**CONDITIONAL USE PERMIT
Z&R EVENT CENTER
JANUARY 24, 2023**

PAGE 4



Aerial Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW “Z&R EVENT CENTER” AT 302 E. BUSINESS 83, SUTIES 8-9, LEGALLY DESCRIBED AS LETTERED BLKS (SAN JUAN) W 165’ OF LOT 2, W 165’ OF LOT 3, BLK A #2, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Homer Ocañas has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “Z&R Event Center” at 302 E. Business 83, Suites 8-9.

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

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

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Homer Ocañas has applied for a Conditional Use Permit to operate “Z&R Event Center” at 302 E. Business 83, Suites 8-9, subject to the following conditions:

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

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

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

PASSED and **APPROVED** on first reading on the 24th day of January, 2023.

PASSED and **APPROVED** on second and final reading on the _____ day of February, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Conditional Use Permit to allow “Z&R Event Center” at San Juan Plaza located at 302 E. Business 83, Suites 8-9, Lettered Blocks (San Juan) West 165 feet of Lot 2, West 165 Feet of Lot 3, Block A #2, as Requested by Homer Ocanas.

Sesatty Enterprises, LLC.
2600 Santa Laura
Mission, Texas 78572

San Juan Economic Dev. Corp
4810 N. Raul Longoria Rd Ste 5
San Juan, Texas 78589

Los Gatitos Bridal Inc.
522 S. Iowa
San Juan, Texas 78589

Regalado, Esteban & Juana
2610 Quince Ave.
McAllen, Texas 78501

Villalobos, Elisa De delgado
217 E. 7th St
San Juan, Texas 78589

Gorham, Carlos R.
225 E. 7th St
San Juan, Texas 78589

Texas Department of Transportaion
P.O. Box EE
Pharr, Texas 78577

Valdez, Maria De Jesus
211 E. 7th St
San Juan, Texas 78589

Missiouri Pacific RailRoad
1400 Douglas St
Stop1640
Omaha, NE 68179

Cano, Joel
605 Sam Houston Blvd.
San Juan, Texas 78589

Cantu, Fernando & Jessica
302 E. 6th St
San Juan, Texas 78589

Alonzo, Esteban
304 E. 6th St.
San Juan, Texas 78589

Ibarra, Narcizo D & Sonia
308 E. 6th St.
San Juan, Texas 78589

Ramirez, Juan & Gloria
312 E. 6th St
San Juan, Texas 78589

R&B Properties Inc.
306 E. 11Th St.
San Juan, Texas 78589

Duran, Daniel
320 E.6th St
San Juan, Texas 78589

Aguirre, Maria Eliza
C/O Rose Marie Garcia
P.O. Box 572
San Juan, Texas 78589

Villalobos, Maria
303 E. 7th St.
San Juan, Texas 78589

Paz, Eliborio & Maria O
307 E. 7th St
San Juan, Texas 78589

Castillo, Noemi
309 E. 7th St
San Juan, Texas 78589

Canales, Carla
311 E. 7th St
San Juan, Texas 78589

Knight, Sally Ann
P.O. Box 167
San Juan, Texas 78589

Garcia, Irma
P.O. Box 1902
San Juan, Texas 78589

Deleon, Javier
214 E. 7th St
San Juan, Texas 78589

JMJ Cadena Investments LLC
901 Sam Houston Blvd.
San Juan, Texas 78589

Ocanas, Homer
302 E. Business 83
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 24, 2023

Consideration and Action Regarding Ordinance Providing for a Fee to Defray Costs of Collecting Delinquent Fines, Fees, Court Costs, and Other Debts Pursuant to Article 103.0031 of the Texas Code of Criminal Procedure; Providing for Effective Date; Providing for Publication; Providing for a Severability Clause; and Providing for a Repealer Clause.

STAFF COMMENTS AND RECOMMENDATIONS:

Ordinance Providing for a Fee to Defray Costs of Collecting Delinquent Fines, Fees, Court Costs, and Other Debts Pursuant to Article 103.0031 of the Texas Code of Criminal Procedure; Providing for Effective Date; Providing for Publication; Providing for a Severability Clause; and Providing for a Repealer Clause.

RECOMMENDATION:

Approval as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO. _____

ORDINANCE PROVIDING FOR A FEE TO DEFRAY COSTS OF COLLECTING DELINQUENT FINES, FEES, COURT COSTS, AND OTHER DEBTS PURSUANT TO ARTICLE 103.0031 OF THE TEXAS CODE OF CRIMINAL PROCEDURE; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEALER CLAUSE.

STATE OF TEXAS §

COUNTY OF HIDALGO §

WHEREAS, Article 103.0031 of the Texas Code of Criminal Procedure authorizes the City of San Juan to contract with a private attorney for the collection of the fees listed above and to impose an additional fee in the amount of thirty percent on each debt or account receivable that is more than sixty days past due and which has been referred to an attorney for collection; and

WHEREAS, the City of San Juan as determined that it is in the public interest to ensure the prompt payment of delinquent court-imposed fines, fees, court costs, and other debts as provided by said statute; and

WHEREAS, the City of San Juan, pursuant to Article 103.0031, Texas Code of Criminal Procedure, has entered into a contract with a private firm, Perdue, Brandon, Fielder, Collins & Mott L.L.P. (Perdue), to provide services for the collection of debts and accounts receivables, i.e.: fines, fees, court costs, restitution, and other debts ordered to be paid by a court serving the City of San Juan;

WHEREAS, the City of San Juan deems it in the public interest to pass this ordinance authorizing an additional collection fee for the collection of delinquent fines, fees, court costs, and other debts;

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

SECTION 1. FINDINGS. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City of San Juan and made a part of this ordinance for all purposes and findings of fact.

SECTION 2. COLLECTION FEE. In accordance with Article 103.0031 of the Texas Code of Criminal Procedure, there is hereby imposed an additional fee of thirty percent (30%) on all debts and accounts receivable, i.e.: fines, fees, court costs, restitution, and other debts that are more than sixty (60) days past due and have been referred to a private firm (Perdue) for collection.

SECTION 3. AUTHORIZATION. The City of San Juan is hereby authorized to enter into a contract with the Perdue Firm to provide services for the collection of fines, fees, court costs, and other debts substantially in the form of the attached contract which is made a part of this ordinance for all purposes.

SECTION 4. OPEN MEETINGS. It is hereby found and determined that the meetings at which this ordinance is considered are open to the public and that notice of the time, place and purpose thereof was given in accordance with the provisions of the Texas Government Code – Chapter 551, as amended, and that a quorum of the City Commission was present.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until the fifteen (15) days has passed after its first reading.

SECTION 6. PUBLICATION. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 7. SEVERABILITY. If any provision of this ordinance is found to be invalid for any reason by a court of competent jurisdiction, the validity of the remaining provisions shall not be affected.

SECTION 8. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 24th day of January 2023.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of January 2023.

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:
Palacios Garza & Thompson, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 24, 2023

Consider the request by ESCON Development to dedicate one acre of land for park use in lieu of paying the Park Fees at the proposed Orchards of San Juan Phase I, located at the Southwest corner of Stewart Road and Moore Road. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Staff received a request from Escon Development to dedicate one acre of land in lieu of paying the park fees for 82 lots at the proposed Orchards of San Juan Phase I. This plat has 82 single family residential lots (a second phase is proposed). The park fee per lot is \$675 (82 lots x \$675 = \$55,350). The park fee ordinance provides for such a request by the developer (see attached copy of Park Fee Ordinance).

RECOMMENDATION:

Staff recommends that the park fees be paid instead of the dedication of one acre for park use.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

PARK FEES

(i) Parks and Playgrounds

(1) Dedication within Subdivision

Where a proposed park, playground, school, or other public use shown in the Comprehensive Plan is located in whole or in part in a proposed subdivision, the Commission may require the dedication or reservation of such area within the subdivision in those cases in which the Commission deems such requirements to be reasonable and shall pay fair market value for the land.

(2) Dedication by Developers

Developers shall be required to dedicate a portion of a residential subdivision for open uses in the following minimum amounts:

(A) One acre for every 20 acres (residential) of the gross developed area;

(B) If development is in excess of 40 acres, the developer shall dedicate one acre for every 20 acres of the gross developed area, plus \$500 per acre or proportionately, for land area in excess of 40 acres. The land area set aside for parks shall be dedicated to the City.

(Ordinance 06-06 adopted 9/26/06)

(3) Fee in Lieu of Parkland Dedication

(A) In lieu of requiring the dedication of parkland for parks and recreational areas, a parkland fee is required to be paid, as a condition of plat approval, in the following amounts to the City, to be set aside, dedicated and used by the City for the purchase and development of parks and recreational areas:

(i) \$675.00 per lot being platted for single-family residential purposes;

(ii) \$675.00 per dwelling unit being platted for multifamily residential purposes; and

(iii) \$675.00 per acre being platted for commercial or industrial purposes.

(B) The amount of fee to be paid as indicated in paragraph (A) above shall be increased each year by \$25.00 dollars or by the latest adopted city fee schedule, whichever fee is greater, after the effective date of this paragraph, on January 1st.

Annual Increasing Fee Schedule		
From:	To:	Fee per Lot/Unit/Acre
January 1, 2021	December 31, 2021	\$675.00
January 1, 2022	December 31, 2022	\$700.00
January 1, 2023	December 31, 2023	\$725.00
January 1, 2024	December 31, 2024	\$750.00
January 1, 2025	December 31, 2025	\$775.00

(C) Timing of Payment.

(i) For development or construction that is located within the City's Extraterritorial Jurisdiction (ETJ) or if the proposed development or construction is commercial or industrial (whether located within the City's ETJ or within the City), the full payment of the fee in lieu of parkland dedication shall be made at or prior to the time of recording the final plat.

(ii) For residential development or construction located within the City's corporate limits, such payment in lieu of land shall be made at or prior to the time of recording the final plat, or, if no plat is required, prior to the issuance of a building permit.

(iii) In the alternative, for residential development or construction located within the City's corporate limits, 50% of the fee in lieu of parkland dedication may be made at the time of the plat approval, and the other 50% at the time of building permit with the fee allocated to each building permit applicant

according to their pro rata share. If this alternative is selected, and as a conditional for final plat approval, the final plat:

- (a) must contain a note that indicates that a fee in lieu [of] parkland must be paid prior to the construction of a dwelling unit; and
- (b) that the fee in lieu of parkland to be paid shall be in the amount that is required at the time the building permit application is submitted.



Ricardo Palacios <rpalacios@pgtlawfirm.com>

to me, Criselda, Benjamin, Patricia ▼

Nov 18, 2022, 12:05 PM



Daniel,

Please let this correspondence. Serve as a follow-up to our conversation this afternoon regarding your legal question of land dedication in lieu of, parkland fees.

As discussed, please have Developer provide the proposed acreage, preferably by meets and bounds, rendering of any park, land-use, and any surface use restrictions for any subsurface easements under any propose line dedication for parks, and lastly, any proposal regarding the maintenance of the dedicated park land. After the information is provided, we will be in a much better position in assisting your department with any legal questions you may have

Should you have any questions or concerns, please do not hesitate to contact her office.

Have a Happy Thanksgiving!

Respectfully,

RICARDO PALACIOS

2724 West Canton Road

Edinburg, Texas 78539

t [\(956\) 318-0507](tel:(956)318-0507)

f [\(956\) 318-0575](tel:(956)318-0575)

rpalacios@pgtlawfirm.com

www.pgtlawfirm.com

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STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ORCHARDS OF SAN JUAN PHASE 1 ADDITION OF THE CITY OF SAN JUAN, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

W.W. ESCOBEDO L.P.
PAUL C. ARTHUR, MANAGER
201 W. HILLSIDE ROAD SUITE 7
LAREDO, TEXAS 78041

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL C. ARTHUR, MANAGER OF W.W. ESCOBEDO L.P., AND WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MAYOR'S CERTIFICATION

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

MAYOR'S SIGNATURE _____

DATE _____

ATTEST: CITY SECRETARY _____

DATE _____

PLANNING & ZONING
COMMISSION CERTIFICATION

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS THE ORCHARDS OF SAN JUAN PHASE 1 SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____.

CHAIRPERSON _____

DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE _____

IRRIGATION DISTRICT:

THE PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON H.C.I.D. NO.2 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED PERMISSION OF THE H.C.I.D. NO.2

PRESIDENT _____

SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED REYNALDO ROBLES A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS

DATED THIS THE _____ DAY OF _____, 20____.

REYNALDO ROBLES,
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4032
WESLACO, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

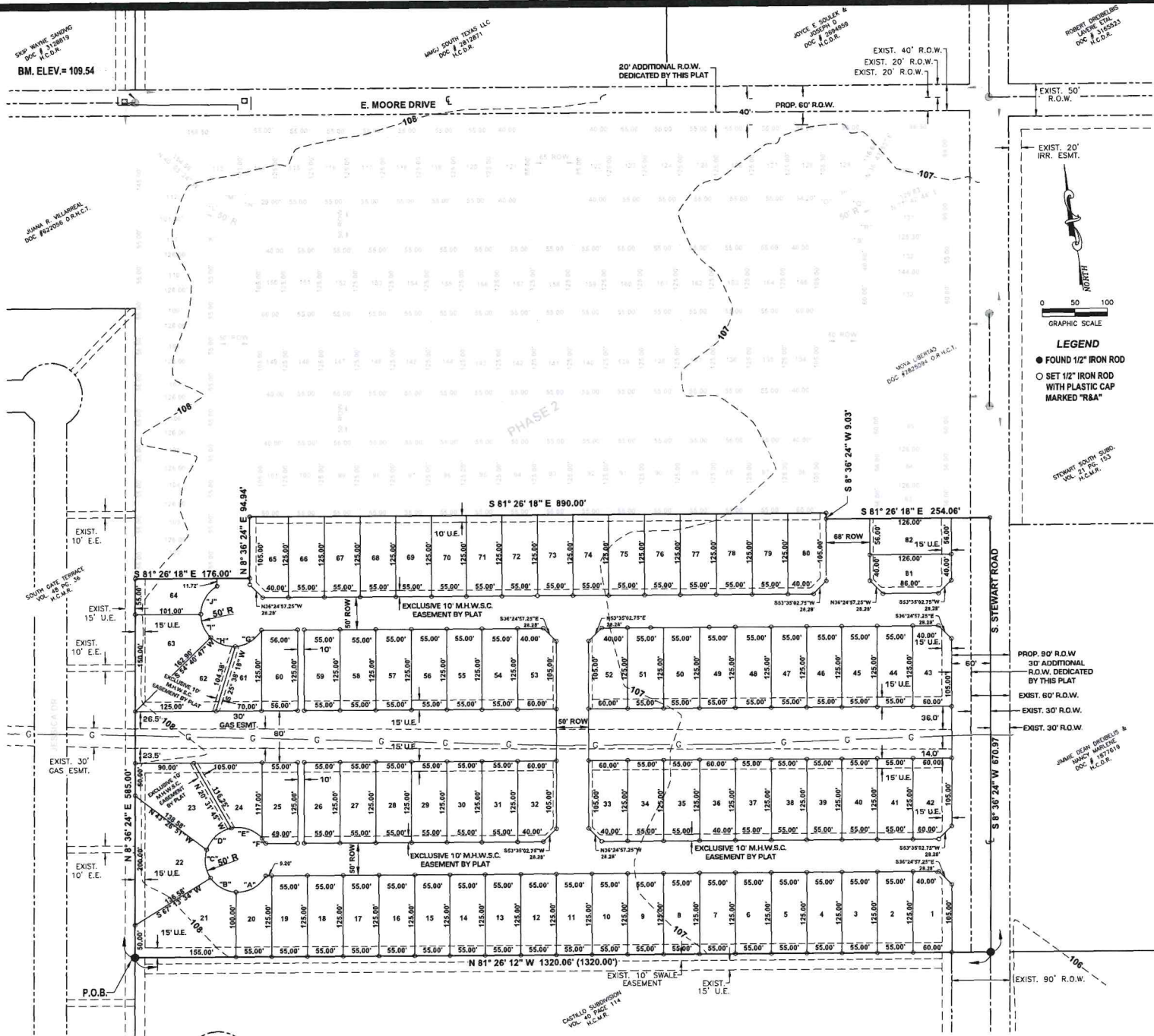
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ROLANDO CRUZ, P.E. CFM
REGISTERED PROFESSIONAL ENGINEER
NO.55459
MCALLEN, TEXAS 78504

DATE _____

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: PAUL C. ARTHUR	201W. HILLSIDE RD. STE. 7	LAREDO TX. 78041		
ENGINEER: ROLANDO CRUZ, PE	605 E. VIOLET AVE. STE. 1	MCALLEN, TX. 78504	(956) 682-5022	(956) 682-5089
SURVEYOR: REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX. 78599	(956) 968-2422	(956) 969-2011

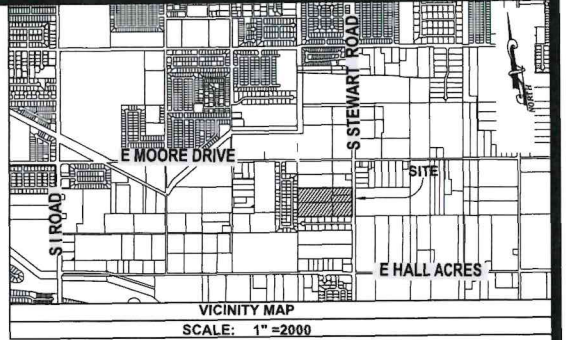


THE ORCHARDS OF SAN JUAN - PHASE 1

A 20.17 ACRE TRACT OF LAND OUT OF LOT 7, STEWART'S ADDITION TO CONWAY GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THERE OF RECORDED IN VOLUME 0, PAGE 43 MAP RECORDS, HIDALGO COUNTY, TEXAS

GENERAL NOTES:

- FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD;
OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH
AVERAGE DEPTHS LESS THAN 1 FOOT OR WHERE THE CONTRIBUTING
DRAINAGE AREAS IS LESS THAN 1 SQUARE MILE; OR AREAS
PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- SETBACKS:
FRONT:20.00 FEET
REAR:10.00 FEET
SIDE:6.00 FEET
CORNER SIDE:10.00 FEET
GARAGE SIDE:20.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- BENCHMARK NOTE:
ELEV. = 109.54 N.A.V.D., 88 DATUM. LOCATED AT NORTHWEST CORNER
AT THE CENTERLINE OF MOORE ROAD.
- DRAINAGE DETENTION REQUIRED FOR THE ENTIRE SUBDIVISION IS 225,590 CU.FT. OR 5.18 AC.-FT.
AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY
THE DETENTION AREA EXCAVATION BUILT DURING THE SUBDIVISION CONSTRUCTION
LOCATED AT SOUTH SAN ANTONIO ROAD IN AN EXISTING CITY OF SAN JUAN DETENTION AREA.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS.
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM
WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- A 4.00 FOOT SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON BOTH SIDES
OF INTERIOR STREETS AT BUILDING PERMIT STAGE.
- U.E. DENOTES UTILITY EASEMENT E.E. DENOTES ELECTRICAL EASEMENT
- FIRE HYDRANTS ON M.H.W.S.C. WATERLINES ARE FOR LOCAL PURPOSES.
THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT THEY WILL
FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT
OR IMPLY THAT THEY WILL.
- SANITARY SEWER IS PROVIDED BY CITY OF SAN JUAN FOR THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE
REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT 0.25%
SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH
HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- ALL LOT CORNERS MARKED WITH SET 1/2" IRON ROD WITH A PLASTIC CAP.
- THERE WILL BE NO ACCESS TO S. STEWART ROAD FROM LOTS 1, 42, 43, 81 AND 82.



METES & BOUNDS

DESCRIPTION OF 20.17 ACRES OF LAND

BEING 20.17 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF LOT 7, STEWART'S ADDITION TO CONWAY GARDENS SUBDIVISION, AS PER MAP RECORDED IN VOLUME 0, PAGE 43, HIDALGO COUNTY MAP RECORDS, AND SAID 20.17 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 8°36'24\"/>

THENCE, SOUTH 81°26'18\"/>

THENCE, NORTH 8°36'24\"/>

THENCE, SOUTH 81°26'18\"/>

THENCE, SOUTH 8°36'24\"/>

THENCE, SOUTH 81°26'18\"/>

THENCE, SOUTH 8°36'24\"/>

THENCE, NORTH 81°26'12\"/>

CURVE	DELTA	CURVE DATA				IRREGULAR LOT AREAS		
		RADIUS	TANGENT	LENGTH	CHORD	LOT #	SQ. FT.	AC.
"A"	62°51'57.6"	50.00'	30.58'	54.88'	52.15'	1	7,300	0.168
"B"	53°21'57.96"	50.00'	25.13'	46.57'	44.91'	20	6,045	0.139
"C"	52°12'29.52"	50.00'	24.50'	45.56'	44.00'	21	14,163	0.325
"D"	60°05'33.72"	50.00'	28.91'	52.42'	50.05'	22	13,595	0.312
"E"	60°01'00.48"	50.00'	28.90'	52.42'	50.05'	23	11,410	0.262
"F"	11°24'34.56"	50.00'	4.99'	9.96'	9.94'	24	7,850	0.180
"G"	56°37'41.88"	50.00'	26.94'	49.42'	47.43'	25	6,850	0.157
"H"	47°24'19.80"	50.00'	21.95'	41.37'	40.20'	32	7,300	0.168
"I"	45°55'06.60"	50.00'	21.18'	40.07'	39.01'	33	7,302	0.168
"J"	56°58'34.32"	50.00'	28.85'	52.34'	49.98'	42	7,300	0.168
						43	7,300	0.168
						52	7,300	0.168
						53	7,300	0.168
						61	5,834	0.134
						62	9,070	0.208
						63	10,431	0.239
						64	6,162	0.141
						65	7,302	0.168
						80	7,302	0.168
						81	7,160	0.164

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

ON: _____ AT _____ AM/PM
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

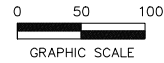
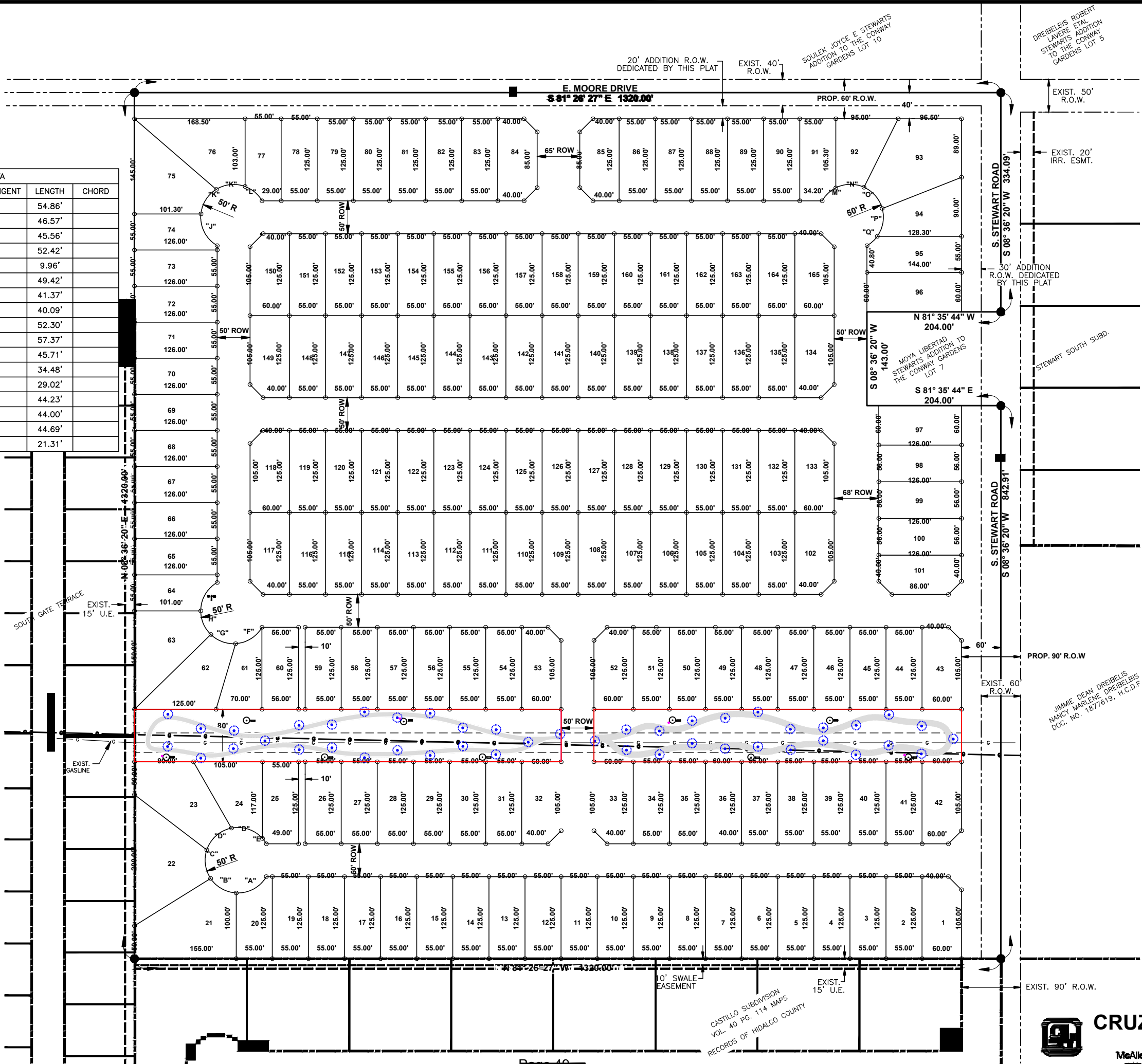
THE ORCHARDS OF SAN JUAN PHASE 1
DATE OF PREPARATION: DECEMBER 02, 2021



CRUZ - HOGAN
ENGINEERS & PLANNERS

McAllen Harlingen Weslaco
TYPE FIRM REGISTRATION No. F-4880

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"A"		50.00'		54.86'	
"B"		50.00'		46.57'	
"C"		50.00'		45.56'	
"D"		50.00'		52.42'	
"E"		50.00'		9.96'	
"F"		50.00'		49.42'	
"G"		50.00'		41.37'	
"H"		50.00'		40.09'	
"I"		50.00'		52.30'	
"J"		50.00'		57.37'	
"K"		50.00'		45.71'	
"L"		50.00'		34.48'	
"M"		50.00'		29.02'	
"N"		50.00'		44.23'	
"O"		50.00'		44.00'	
"P"		50.00'		44.69'	
"Q"		50.00'		21.31'	



CASTILLO SUBDIVISION
VOL. 40 PG. 114 MAPS
RECORDS OF HIDALGO COUNTY



CRUZ - HOGAN
Engineers | Planners
McAllen | Harlingen | Weslaco
TYPE FIRM REGISTRATION NO. F-4000







SAN JUAN ORCHARDS

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 24, 2023

Consider the Approval of the Final Workplan for Fiscal Year 36 (2023) for the Hidalgo County Urban County Program. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Enclosed please find a Final Workplan for the Hidalgo County Urban County Program for Fiscal Year 36 (2023) for Street Improvements, Senior and Health Services in the amount of \$286,199.00.

General Administration funds shall be used for CDBG expenses including advertisements, postings and coordinating project activities in the amount of \$4,000.00.

Street Improvements covers materials and engineering/ geographical expenses for the repaving of Royal Palm Street, Third Street and Palmetto Palm Street, in the amount of \$257,199.00.

Senior Services for Amigos del Valle that includes the expenses related to the delivery of meals to the elderly (62 years older) within the City of San Juan, in the amount of \$10,000.00.

Health Services for Nuestra Clinica del Valle, which covers all medical, dental and support services, pharmacy, radiology and laboratory for the low income and unsecured residents in San Juan, in the amount of \$15,000.00.

RECOMMENDATION:

Approval of the Final Work Plan for Fiscal Year 36 (2023) for the Hidalgo County Urban County Program.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

AVAILABLE FUNDS: \$ 286,199.00

MATRIX	PROJECT NAME	ESTIMATED
CODE	BRIEF DISCRIPTION (INCLUDE AGENCY NAME)	AMOUNT
21A	General Administration	\$ 4,000.00
03J	Street Improvements	\$ 257,199.00
05A	Senior Service - Amigos Del Valle	\$ 10,000.00
05M	Nuestra Clinica Del Valle	\$ 15,000.00
		\$ -
	TOTAL:	\$ 286,199.00

City of San Juan

WORKPLAN PROJECT SHEET

FY 36 (2023)

Project Name: Street Improvements

Proposed Budget: \$257,199.00

National Objective: LMA

Matrix Code: 21A

(Check One)

☒ X

Benefits low/moderate income

Prevention/elimination of slum & blight

Meets an urgent need

Project Description: Project consists of street paving (overlay) within the City of San Juan to include but not limited to the adjacent/abutting streets within the same general vicinity and related appurtenances. Other expenditures include professional engineering service fees, geo-technical and construction material testing fees, etc.

Project Location: Royal Palm Street (From Coconut Palm Ave. to Washingtonia Palm Ave)
Third Street (From Stewart Road. to Washingtonia Palm Ave)
Palmetto (From Coconut Palm Ave. to Washingtonia Palm Ave)

SECTION II

Primary Purpose: (Check One)

<u>Help the homeless</u>	<u>Helps Persons with HIV/AIDS</u>
<u>Help persons with disabilities</u>	<u>Address public housing needs</u>
<u>Not applicable</u>	

Priority Need Category: (Check One)

<u>Rental Housing</u>	<u>Public facility</u>
<u>Owner Occupied Housing</u>	<u>☒ x Infrastructure</u>
<u>Economic Development</u>	<u>Public Service</u>
<u>Plannign/Administration</u>	<u>Other</u>

If Public Services: (Number of Beneficiaries)

<u>Youth</u>	<u>1000</u>	People (General)
<u>Elderly</u>		

SECTION III

Specific Objectives: (Check all that apply)

_____	Improved access to affordable owner housing for minorities
_____	Increase number of homeless persons moving into permanent housing
_____	End chronic homelessness
<u> x </u>	Improve the services to low/mod income persons
_____	Improve quality/increase quantity of neighborhood facility for low-income persons
_____	Improve quality/increase quantity of public improvements for low-income persons
_____	Remediate and re-develop brownfields
_____	Improve economic opportunities for low income persons

Proposed Outcome: Project will provide the much needed street improvements in the City of San Juan for safe and easier access for daily commuters, school buses, emergency vehicles and Police.

Will CDBG funds be leveraged?

_____	Yes	_____ <u> x </u> _____	No
If yes... list all funding sources and amounts			
1	_____	Amount:	_____
2	_____	Amount:	_____
3	_____	Amount:	_____
4	_____	Amount:	_____

SECTION IV

MUST INCLUDE WITH WORKPLAN

Infrastructure Projects		Public Service (Sub-recipients)	
<u> x </u>	City map	_____	Sub recipient agency letter
<u> x </u>	Flood Zone map	_____	Beneficiary count
<u> x </u>	Project site photos	_____	List of minor equip./supplies

SECTION V

CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

_____ x _____ **YES** _____ **NO**

COMPLETED BY: Daniel Tijerina

TITLE: Planning Director

Royal Palm St ± 575 LF (From Coconut Palm Ave to Washingtonia Palm Ave)					
16	MILL EXIST. ROADWAY (ASPH)(2")	1,789	SY	\$ 12.00	\$ 21,466.67
17	PRIME COAT (MC-30)(0.2 GAL/SY)	358	GAL	\$ 7.50	\$ 2,683.33
18	2" HMAC TYPE D	1,789	SY	\$ 19.00	\$ 33,988.67
19	BASE REPAIR WITH FLEXIBLE BASE (8" DEPTH)	894	SY	\$ 18.00	\$ 16,100.00
20	LEVEL-UP WITH HMAC (DEPTH VARIES)	179	SY	\$ 19.00	\$ 3,398.67
21	CURB AND GUTTER REPLACEMENT	115	LF	\$ 24.00	\$ 2,760.00
	Subtotal			\$	\$ 80,397.78

	E 3rd St ± 670 LF (From S Stewart Rd to Washingtonia Palm Ave)				
22	MILL EXIST. ROADWAY (ASPH)(2")	2.084	SY	\$ 12.00	\$ 25,013.33
23	PRIME COAT (MC-30)(0.2 GAL/SY)	417	GAL	\$ 7.50	\$ 3,126.67
24	2" HMAC TYPE D	2.084	SY	\$ 19.00	\$ 39,604.44
25	BASE REPAIR WITH FLEXIBLE BASE (8" DEPTH)	1.042	SY	\$ 18.00	\$ 18,760.00
26	LEVEL-UP WITH HMAC (DEPTH VARIES)	208	SY	\$ 19.00	\$ 3,960.40
27	CURB AND GUTTER REPLACEMENT	134	LF	\$ 24.00	\$ 3,216.00
28	CURB INLET GRAVEL FILTER	40	LF	\$ 10.00	\$ 400.00
29	CONC. COLLAR (WATER VALVE)	2	EA	\$ 325.00	\$ 650.00
	Subtotal				\$ 94,730.89

Palmetto Palm St ± 518LF (From Coconut Palm Ave to Washington Palm Ave)						
30	MILL EXIST. ROADWAY (ASPH)(2")	1.612	SY	\$	12.00	\$ 19,338.67
31	PRIME COAT (MC-30)(0.2 GAL/SY)	322	GAL	\$	7.50	\$ 2,417.33
32	2" HMAC TYPE D	1.612	SY	\$	19.00	\$ 30,619.66
33	BASE REPAIR WITH FLEXIBLE BASE (8" DEPTH)	806	SY	\$	18.00	\$ 14,504.00
34	LEVEL-UP WITH HMAC (DEPTH VARIES)	161	SY	\$	19.00	\$ 3,061.66
35	CURB AND GUTTER REPLACEMENT	104	LF	\$	24.00	\$ 2,486.40
36	CONC. COLLAR (SANITARY SEWER MANHOLE)	1	EA	\$	600.00	\$ 600.00
				Subtotal		\$ 73,027.91

| 2 | BARRICADES, SIGNS, & TRAFFIC HANDLING

|

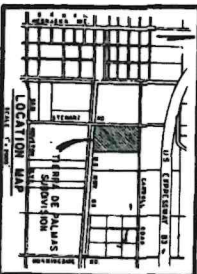
1

|

LS

| \$

5,000.00 | \$



TIERRA DE PALMAS SUBDIVISION

CENTRAL AREA	
A. 1.17.37.13	D. 1.15.37.47
B. 1.20.47	E. 1.20.47
C. 1.20.47	F. 1.20.47
G. 1.20.47	H. 1.20.47
I. 1.20.47	J. 1.20.47
K. 1.20.47	L. 1.20.47
M. 1.20.47	N. 1.20.47
O. 1.20.47	P. 1.20.47
Q. 1.20.47	R. 1.20.47
S. 1.20.47	T. 1.20.47
U. 1.20.47	V. 1.20.47
W. 1.20.47	X. 1.20.47
Y. 1.20.47	Z. 1.20.47

Madden and Hunt
County Surveys

23 Building Subarea Two
10 Building Subarea Two Corner Lots

ATTEST

Mayor, City of San Juan

This plat, "Towers da Palma Subdivision," has been submitted to and considered by the Hidalgo County Irrigation District No. 2 of Hidalgo County, Texas, and is hereby approved by such District.

Dated this _____ day of _____, 1981.

THE STATE OF TEXAS,
COUNTY OF DALLAS.

I, the undersigned, clerk of said court, do hereby certify that the within and foregoing plat of the East Branch of the Pacific Subdivision, containing 21.26 acres and out of Lot 18, Block 18, of the Texas Southern Company Subdivision, Hidalgo County, Texas, and being more particularly described by said plat and bound as follows:

BEGINNING at the southwest corner of said subdivision, same being the northwest corner of Lot 18;

THENCE, along the South boundary line of Lot 18, South 91° 41' 42" East a distance of 156.74 ft., to a point for the northeast corner of said subdivision;

THENCE, along a line parallel with the East boundary line of Lot 18, South 91° 41' 42" East a distance of 1,818.74 ft., to a point for the northeast corner of said subdivision;

THENCE, along the North boundary line of Lot 18, North 91° 41' 42" East a distance of 1,377.48 ft., to the POINT OF BEGINNING, CONTAINING WITHIN said block and bounds 21.26 acres, more or less.

WITNESS my hand and the seal of said court, this 1st day of March, 1924.

CLERK OF DISTRICT COURT.

Ken Burkhardt

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 1981, A.D.

FOIA b 7 - Public In and for Hidalgo County, Texas

Before me, the undersigned, a Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is a true and correct survey on the property made under my direct supervision on the 10th day of _____, 19____, and I further certify that proper engineering consideration has been given to this plat.

R.P.S. 03771

Chairman, Planning Committee

ATTEST

This plat, "Towers da Palma Subdivision," has been submitted to and considered by the Hidalgo County Irrigation District No. 2 of Hidalgo County, Texas, and is hereby approved by such District.

Dated this _____ day of _____, 1981.

City of San Juan
WORKPLAN PROJECT SHEET
FY 36 (2023)

Project Name: Amigos Del Valle, INC.

Proposed Budget: \$10,000.00

National Objective: LMC

Matrix Code: 05M

(Check One)

☒

Benefits low/moderate income

Prevention/elimination of slum & blight

Meets an urgent need

Project Description: Project expenditures include continued financial support to continue providing much need meals to the homebound seniors to assist them to continue living as healthy, independent, productive and self-sufficient lives as possible.

Project Location: 212 W. 18th Street
Mission, Texas 78572

SECTION II

Primary Purpose: (Check One)

☐ Help the homeless	☐ Helps Persons with HIV/AIDS
☐ Help persons with disabilities	☐ Address public housing needs
☒ Not applicable	

Priority Need Category: (Check One)

☐ Rental Housing	☐ Public facility
☐ Owner Occupied Housing	☐ Infrastructure
☐ Economic Development	☒ Public Service
☐ Plannign/Adminstration	☐ Other

If Public Services: (Number of Beneficiaries)

☐ Youth	☒ People (General)
☒ Elderly	

SECTION III

Specific Objectives: (Check all that apply)

☐	Improved access to affordable owner housing for minorities
☐	Increase number of homeless persons moving into permanent housing
☐	End chronic homelessness
☒	Improve the services to low/mod income persons
☐	Improve quality/increase quantity of neighborhood facility for low-income persons
☐	Improve quality/increase quantity of public improvements for low-income persons
☐	Remediate and re-develop brownfields
☐	Improve economic opportunities for low income persons

Proposed Outcome: Project will provide home delivered meals to 11 eligible citizens for 165 days that reside within the City of San Juan.

Will CDBG funds be leveraged?

☐ Yes	☒ No
If yes... list all funding sources and amounts	
1	Amount: _____
2	Amount: _____
3	Amount: _____
4	Amount: _____

SECTION IV

MUST INCLUDE WITH WORKPLAN

Infrastructure Projects	Public Service (Sub-recipients)
☐ City map	☒ Sub recipient agency letter
☐ Flood Zone map	☒ Beneficiary count
☐ Project site photos	☐ List of minor equip./supplies

SECTION V

CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

☒ YES ☐ NO

COMPLETED BY: Daniel Tijerina

TITLE: Planning Director



"Providing 47 Years of Service"
1974 - 2022

212 W. 18th St.
Mission, Texas 78572

Phone: (956) 213-9400

Fax: (956) 213-8119

www.advrgv.org

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Commissioner, City of McAllen

Vice - President
Joe Martinez
Mayor Pro Tem, City of Mercedes

Secretary
Basilio Sanchez
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Norie Garza
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Commissioner, City of Pharr

Olivia Gomez
County of Hidalgo

Frank Castellanos
City of Weslaco

Johnny Garcia
Commissioner, City of Edinburg

John Cowen Jr.
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City of San Juan

Ricardo Moreno
City of Donna

Frank Morales
Commissioner, City of Harlingen

Eduardo Gonzalez
Commissioner, Willacy County

Juan J. Barrios
Banking / Finance

Executive Director - Amigos Del Valle, Inc.
ALEJANDRO GUERRA



September 30, 2022

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

RECEIVED

OCT 03 2022

City Manager's Office

Re: Letter of request for CDBG Funds FY 2023-2024

Dear Mr. Arjona,

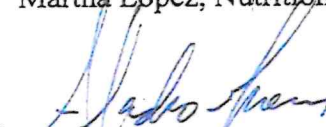
Amigos Del Valle, Inc. is respectfully requesting \$10,000 in CDBG funds for Fiscal Year 2023-2024. These funds will continue to be utilized to provide home delivered meals to 11 eligible citizens for 165 days that reside within the City of San Juan area.

With your continued financial support, we will be able to continue providing much needed meals to the homebound seniors to assist them to continue living as healthy, independent, productive and self-sufficient lives as possible.

Please be assured that we are very grateful for your proven generous, valuable financial and moral support for our agency's projects throughout our forty-seven (47) years of experience.

If you have any questions or concerns, please do not hesitate to contact us at (956)213-9400 or by email:

Alejandro Guerra, Executive Director: aguerra@advrgv.org
Marisol Gonzalez, Executive Admin. Asst.: mgonzalez@advrgv.org
Anita Jenny, Nutrition Director: ajenny@advrgv.org
Martha Lopez, Nutrition Assist. Director: mlopez@advrgv.org


Alejandro Guerra
Executive Director



City of San Juan

WORKPLAN PROJECT SHEET

FY 36 (2023)

Project Name: Nuestra Clinica Del Valle

Proposed Budget: \$15,000.00

National Objective: LMC

Matrix Code: 05M

(Check One)

☒ Benefits low/moderate income

☐ Prevention/elimination of slum & blight

☐ Meets an urgent need

Project Description: Project expenditures include providing medical, dental and behavioral services to uninsured, economically disadvantaged residents in the City of San Juan. NCDV will provide medical , dental, and behavioral services to 125 adults and children who would otherwise have no access to these services.

Project Location: 801 W. 1st Street, San Juan, TX 78589
PO Box 1689 Pharr, Texas 78577

SECTION II

Primary Purpose: (Check One)

☐ Help the homeless	☐ Helps Persons with HIV/AIDS
☐ Help persons with disabilities	☐ Address public housing needs
☒ Not applicable	

Priority Need Category: (Check One)

☐ Rental Housing	☐ Public facility
☐ Owner Occupied Housing	☐ Infrastructure
☐ Economic Development	☒ Public Service
☐ Plannign/Adminstration	☐ Other

If Public Services: (Number of Beneficiaries)

☒ Youth	☒ People (General)
☒ Elderly	

SECTION III

Specific Objectives: (Check all that apply)

☐	Improved access to affordable owner housing for minorities
☐	Increase number of homeless persons moving into permanent housing
☐	End chronic homelessness
☒	Improve the services to low/mod income persons
☐	Improve quality/increase quantity of neighborhood facility for low-income persons
☐	Improve quality/increase quantity of public improvements for low-income persons
☐	Remediate and re-develop brownfields
☐	Improve economic opportunities for low income persons

Proposed Outcome: Project will provide medical, dental and behavioral services to 125 adults and children who would otherwise have no access to these services.

Will CDBG funds be leveraged?

☐ Yes	☒ No
If yes... list all funding sources and amounts	
1	Amount:
2	Amount:
3	Amount:
4	Amount:

SECTION IV MUST INCLUDE WITH WORKPLAN

Infrastructure Projects	Public Service (Sub-recipients)
☐ City map	☒ Sub recipient agency letter
☐ Flood Zone map	☒ Beneficiary count
☐ Project site photos	☐ List of minor equip./supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

☒ YES ☐ NO

COMPLETED BY: Daniel Tijerina

TITLE: Planning Director

NUESTRA CLINICA DEL VALLE, INC.

ADMINISTRATIVE OFFICES
P.O. BOX 1689 PHARR, TEXAS 78577
956-787-8915

October 7, 2022

Mayor Mario Garza
City of San Juan
709 S. Nebraska
San Juan, TX 78589

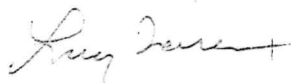
Dear Mayor Garza:

Please accept this as Nuestra Clinica del Valle's letter of intent to seek funds in the amount of \$15,000 from Urban County/CDBG funds for program year 36 (2023-2024).

Nuestra Clinica del Valle, Inc. (NCDV) will provide medical, dental and behavioral services to uninsured, economically disadvantaged residents in the City of San Juan. NCDV will provide medical, dental and behavioral services to 125 adults and children who would otherwise have no access to these services.

Please contact our office regarding additional information required in order to expedite our request.

Sincerely,



Lucy Torres
Chief Executive Officer

1518 E. Santa Rosa Ave.
Edcouch, TX 78538
956-262-1363

1500 First Street
Mercedes, TX 78570
956-565-3191

611 N. Bryan Rd.
Mission, TX 78572
956-580-3303

105 South 10th Street
Donna, TX 78537
956-464-5809

801 W. 1st Street
San Juan, TX 78589
956-787-0787

201 S. Los Ebanos
Alton, TX 78574
956-519-1800

300 N. 86th St.
San Carlos, TX 78539
956-287-8850

600 N. Garza, Suite A
RG. Tex. 78582
956-487-0846

2891 E. Grant St.
Roma, Texas 78584
956-849-2100

2900 Raul Longoria
San Juan, TX 78589
956-781-6077

806 W. 3rd St.
San Juan, Texas 78584
956-787-0787

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 24, 2023

Discussion and Possible Action to Authorize the City Manager to Negotiate and Enter Into a month to month Contract with Med-Care EMS for Emergency Ambulance Services.

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and Possible Action to Authorize the City Manager to Negotiate and Enter Into a month to month Contract with Med-Care EMS for Emergency Ambulance Services.

RECOMMENDATION:

Approval

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 24, 2023

Discussion and Possible Action to Authorize the City Manager to Advertise Request for Qualifications (RFQ) that includes Request for Proposals (RFP) for Emergency Ambulance Services.

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and Possible Action to Authorize the City Manager to Advertise Request for Qualifications (RFQ) that includes Request for Proposals (RFP) for Emergency Ambulance Services.

RECOMMENDATION:

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 24, 2023

Consider Adoption of a Resolution Establishing the Budget for Fiscal Year 36 (2023) for the Hidalgo County Urban County Program. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Enclosed is a Resolution with the proposed budget for Fiscal Year 36 (2023) of the Hidalgo County Urban county Program.

The budget includes \$4,000.00 for General Administration, \$257,199.00 for Street Improvements, \$10,000.00 for Amigos del Valle and \$15,000.00 for Nestra Clinica del Valle.

The street improvements fund of \$286,199.00 would cover the materials and engineering/geotechnical expenses for the repaving of some streets in the City of San Juan (Royal Palm Street, Third Street and Pametto Palm Street).

RECOMMENDATION:

Adopt a Resolution for the Fiscal Year 36 (2023) Budget of the Hidalgo County Urban County Program.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



RESOLUTION NO.

A RESOLUTION ADOPTING THE WORK PLAN AND BUDGET FOR YEAR THIRTY SIX 36 (2023) URBAN COUNTY PROGRAM

WHEREAS, the City of San Juan, Texas is participating in the Urban County Program; and

WHEREAS, the City of San Juan, Texas conducted a Public Hearing on Tuesday, October 11, 2022 at 6:00 p.m. at the San Juan Memorial Library located at 1010 South Standard Avenue to solicit public input on community needs in compliance with CDBG requirements;

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

The Urban County Work Plan and Budget for Fiscal Year Thirty Five (36) 2023 is hereby adopted as follows:

Year 36

PROGRAM ACTIVITY

BUDGET

General Administration	\$ 4,000.00
Street Improvements	\$ 257,199.00
Senior Services – Amigos Del Valle	\$ 10,000.00
Health Services - Nuestra Clinica del Valle	\$ 15,000.00

READ, CONSIDERED and APPROVED this the 24rd day of January, 2023.

Mario Garza, Mayor
San Juan, Texas

ATTEST:

Brenda Escalante, City Secretary
San Juan, Texas

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 24, 2023

Consideration and Action Regarding Resolution Approving a Contingent Fee Contract with Perdue, Brandon, Fielder, Collins & Mott, LLP Pursuant to Article 103.0031(b). Texas Code of Criminal Procedures, said Contract being for the Collection of Delinquent Fine/Fees Owed to the City of San Juan, and the Written Findings Related to said Contract; Notice of said Contract and Written Findings are Posted with the Agenda in Accordance with Section 2254 of the Texas Government Code.

STAFF COMMENTS AND RECOMMENDATIONS:

Resolution Approving a Contingent Fee Contract with Perdue, Brandon, Fielder, Collins & Mott, LLP Pursuant to Article 103.0031(b). Texas Code of Criminal Procedures, said Contract being for the Collection of Delinquent Fine/Fees Owed to the City of San Juan, and the Written Findings Related to said Contract; Notice of said Contract and Written Findings are Posted with the Agenda in Accordance with Section 2254 of the Texas Government Code.

RECOMMENDATION:

Approve as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO. _____

A RESOLUTION APPROVING A CONTINGENT FEE CONTRACT WITH PERDUE, BRANDON, FIELDER, COLLINS & MOTT, LLP PURSUANT TO ARTICLE 103.0031(b). TEXAS CODE OF CRIMINAL PROCEDURES, SAID CONTRACT BEING FOR THE COLLECTION OF DELINQUENT FINES/FEES OWED TO THE CITY OF SAN JUAN, AND THE WRITTEN FINDING RELATED TO SAID CONTRACT; NOTICE OF SAID CONTRACT AND WRITTEN FINDINGS ARE POSTED WITH THE AGENDA IN ACCORDANCE WITH SECTION 2254 OF THE TEXAS GOVERNMENT CODE.

WHEREAS, in an open meeting, the City Commission for the City of San Juan considered all matters listed in Section 2254.1036(a)(1) of the Government Code, as they relate to a contingent fee contract with Perdue Brandon Fielder Collins and Mott, LLP; and

WHEREAS, the City Commission for the City of San Juan, pursuant to Section 2254.1036(b) of the Government Code, hereby finds the following to be true: 1) there is a substantial need for the legal services specified in said contract; 2) these legal services cannot be adequately performed by the attorneys and supporting personnel of City of San Juan; and 3) these legal services cannot reasonably be obtained from attorneys in private practice under a contract providing only for the payment of hourly fees, without regard to the outcome of the matter, because of the nature of the matter for which these services will be obtained or because the City of San Juan does not have funds to pay the estimated amounts required under a contract providing only for the payment of hourly fees.

IT IS THEREFORE RESOLVED THAT the San Juan City Commission hereby approves the contract by and between the City of San Juan and Perdue Brandon Fielder Collins & Mott, LLP, for professional legal services regarding the collection of delinquent fines/fees with services to be paid in accordance with Article 103.0031(b) of the Texas Code of Criminal Procedures.

The above Resolution is read, passed and adopted this 24th day of January, 2023 by the City Commission of the City of San Juan.

CITY OF SAN JUAN, TEXAS

BY: _____

Mario Garza, Mayor

ATTEST:

BY: _____

Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS GARZA & THOMPSON, P.C.

BY: _____

City Attorney

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

THIS CONTRACT, hereinafter called "Contract", is made and entered into by and between the **City of San Juan**, Texas, acting herein by and through its governing body, hereinafter called "the City" and **Perdue, Brandon, Fielder, Collins & Mott, L.L.P.**, hereinafter called "Perdue".

The City agrees to employ and does hereby employ Perdue to enforce the collection of delinquent court fines, fees, and court costs pursuant to the terms and conditions described in this Contract.

SECTION II. CITY'S COLLECTION OBLIGATIONS

B. An account is considered delinquent when not paid within sixty (60) days of the scheduled appearance date (if the defendant failed to appear), or from any granted extension, or from the date of conviction or judgment, or other court specified due date.

Page 74

SECTION III. PERDUE'S COLLECTION OBLIGATIONS

A. Perdue agrees to refer all payments and correspondence directly to the court that has assessed or levied the fines, fees, and court costs being collected pursuant to this Contract. Perdue reserves the right to return any accounts not collected within one (1) year of referral by the City. Neither party will have any obligation to the other with regard to returned accounts.

B. Perdue agrees to use its best efforts to collect the delinquent accounts received from the City and to comply with all provisions of state and federal law and regulations promulgated pursuant thereto in the rendition of collection services contemplated by this Contract.

C. If requested by the City, Perdue agrees to provide legal advice to the City on its delinquent accounts.

SECTION IV. COLLECTION FEE

The City agrees to pay Perdue as follows:

(1) No charge for the collected fines, fees, and court costs referred to Perdue by the City imposed on all unadjudicated offenses committed on or before June 18, 2003.

(2) Thirty percent (30%) of the collected fines, fees, and court costs referred to Perdue imposed on all adjudicated offenses committed on or before June 18, 2003; and

(3) Thirty percent (30%) of the collected fines, fees, and court costs referred to Perdue imposed on all offenses occurring after June 18, 2003.

The thirty percent (30%) collection fee shall be added to the amount owed by a defendant that is more than 60 days past due pursuant to Article 103.001, Texas Code of Criminal Procedure.

SECTION V. EXCEPTIONS TO THE COLLECTION FEE

Pursuant to Article 103.0031(b), Texas Code of Criminal Procedure, Perdue cannot collect from a defendant the percentages referred to in Section IV. COLLECTION FEE if the defendant has been determined by the court of original jurisdiction to be indigent, or has insufficient resources or income, or is otherwise unable to pay all or part of the underlying fine or costs. The collection fee does not apply to a case that has been dismissed by a court of competent jurisdiction or to any amount that has been satisfied through time-served credit or community service.

The collection fee shall, however, be applied to any balance remaining after a partial credit for time served or community service if the balance is more than 60 days past due.

SECTION VI. METHOD OF PAYMENT

Absent an agreement otherwise, the City shall calculate and receive the amount of any collection fee due to Perdue. Said fee shall be paid to Perdue by check on a monthly basis. All compensation shall become the property of Perdue at the time of payment.

SECTION VII. COMMENCEMENT AND TERMINATION OF CONTRACT

This Contract shall commence on _____, and continue in force and effect until _____, except that either party to this agreement may terminate this agreement by giving the other party thirty (30) days written notice of their desire and intention to terminate this agreement. This contract will be automatically renewed on its identical terms for one (1) two-year term commencing on the anniversary date of this contract, unless written notice of intent not to automatically renew is delivered by the City to the firm not less than sixty (60) days prior to the expiration date of the initial term. Upon termination, Perdue shall have an additional six (6) months to complete work on all delinquent accounts referred from the City prior to the notice of termination and will be entitled to compensation on such accounts if collected.

SECTION VIII. NOTICES

For purposes of sending notice under the terms of this Contract, all notices from the City shall be sent to Perdue by certified United States mail, or delivered by hand or courier, and addressed as follows:

Perdue Brandon Fielder Collins & Mott, LLP
Attn: Hiram A. Gutierrez, Partner
BY U.S. MAIL OR BY COURIER DELIVERY:
P.O. Box 2916
McAllen, Texas 78502
Telephone Number: 956-631-4026

All notices from Perdue shall be sent to the City by certified United States mail, or delivered by hand or courier, and addressed as follows:

City of San Juan
Attn: Mario Garza, Mayor
709 S. Nebraska Ave.
San Juan, Texas 78589
Telephone Number: 956-223-2200

SECTION IX. VENUE AND CONTROLLING LAW

This Contract is made and is to be interpreted under the laws of the State of Texas. Venue for any disputes involving this Contract shall be in the appropriate courts in Hidalgo County, Texas.

SECTION X. ACCEPTANCE OF EMPLOYMENT

In consideration of the terms and compensation herein stated, Perdue hereby accepts said employment and undertakes performance of said Contract as set forth above.

SECTION XI. SEVERABILITY

Every provision of this Contract is intended to be severable. If any term or provision hereof is hereafter deemed by a court of competent jurisdiction to be illegal, invalid, void or unenforceable, for any reason or to any extent whatsoever, such illegality, invalidity, or unenforceability shall not affect the validity of the remainder of this Contract, it being intended that such remaining provisions shall be construed in a manner most closely approximating the intention of the parties with respect to the illegal, invalid, void or unenforceable provision or part thereof.

This Contract is executed on behalf of the City by the presiding officer of its governing body who is authorized to execute this instrument by Ordinance heretofore passed and recorded in its minutes. This Contract may be executed in any number of counterparts, and each counterpart shall be deemed an original for all purposes. Signed facsimiles or electronically signed Contracts executed on behalf of the City by the presiding officer of its governing body authorized to execute this instrument shall be binding and enforceable.

WITNESS the signature of all parties hereto this ____ day of _____, 20____.

City of San Juan, Texas

By: _____
Mario Garza, Mayor

ATTEST: _____
Brenda Escalante, City Secretary

PERDUE BRANDON FIELDER COLLINS & MOTT, L.L.P.

By: _____
Hiram A. Gutierrez, Partner
For the Firm

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 24, 2023

Consider Approval of City Commission Meeting Minutes:

- May 24, 2022
 - June 14, 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, May 24, 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
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Captain Casarez, Chief of Police
Leroy Gonzales, Finance Director
Adelaida Cordero, Director of Human Resources
Armandina Segin, 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: No Public Comments.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MAY 24, 2022**

V. PRESENTATIONS:

A. Congressman Vicente Gonzalez American Rescue Plan Check Presentation.

DISCUSSION: Benjamin Arjona, City Manager, welcomed Congressman Vicente Gonzalez, who gave a brief presentation regarding the American Rescue Plan.

B. Keep San Juan Beautiful Recognizes as a Gold Star Affiliate by Keep Texas Beautiful.

DISCUSSION: Cynthia Puente, Environmental Specialist, stated that Keep San Juan Beautiful was awarded the Gold Star Affiliate. Yvonne Lopez gave a brief presentation regarding the recognition.

C. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

- 1. Department of Finance Monthly Report.**
- 2. Fire Department Monthly Report.**
- 3. Police Department Monthly Report**
- 4. Municipal Court Monthly Report.**
- 5. Department of Utilities Monthly Report.**

DISCUSSION: Commissioner Adina "Dina" Santillan congratulated the Police Department officers who participated in the 5K. Mayor Mario Garza asked Captain Reymundo Casarez about the process of requesting accident reports. Captain Casarez stated there are two methods of requesting the reports: through the TXDOT website or at the police department.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing and Consider Ordinance Regarding a Conditional Use Permit TO Allow "The Orchid Event Center" at 905 W. 1st Street, Suite A and b, Legally Described as Lot 2, B.T. No. 1 Subdivision, as Requested by Yesenia Juarez.

DISCUSSION: Monica Gomez, Asst. Director of Planning, stated this Public Hearing is for a conditional use permit to allow the applicant to take over an events center located at Veterans Boulevard and 1st Street. As per the Fire Department, the occupancy load for this suite is 140 people. Each suite is 1,200 square feet, and there are a total of 42 common parking spaces in the commercial plaza. Mrs. Gomez stated they attached a list of requirements; this item was advertised in the newspaper, and no comments were received in favor of or against the request. Furthermore, the Planning and Zoning Commission, with a 7-0 vote, along with staff, recommended approval of the conditional use permit as presented.

Mayor Mario Garza open a public hearing at 6:20

DISCUSSION: Mayor Garza asked how often the Planning Department goes out to inspect. Mrs. Gomez stated that once the conditional use permit is approved, code enforcement officers, building inspectors, and the fire department will visit the property once a year.

Mayor Mario Garza closed the Public Hearing at 6:21 PM

Commissioner Ernesto "Neto" Guajardo motioned to approve and was second by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MAY 24, 2022**

VII. RESOLUTION

- A. Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearing and Directing the Planning Department to Prepare Service Plan for the Proposed Giants Subdivision being a 3.00 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 from Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Jose Luis Hernandez.**

DISCUSSION: Monica Gomez, Asst. Director of Planning, stated this resolution was to accept a voluntary annexation petition for a 3-acre tract located approximately a quarter of a mile west of Cesar Chavez Rd. along the northside of Hall Acres, west of the Valley Ranch Subdivision. The application was received by Jose Luis Hernandez. Mayor Garza asked Mr. Benjamin Arjona when the joint meeting would be scheduled, and Mr. Arjona replied that it would be in a couple of weeks.

Commissioner Ernesto "Neto" Guajardo motioned to approve and was second by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

VIII. CONSENT AGENDA

- A. City Commission Meeting Minutes:
- December 8, 2021**
- B. Consider Approval of the Tax Collection Report for the Month of April 2022.**
- C. Consider Approval of the Budget Expenditure Report for the Month of April 2022.**

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

IX. ADJOURNMENT

Commissioner Adina "Dina" Santillan made motion to adjourn at 6:24 P.M. and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (4-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MAY 24, 2022**

ATTEST:

Brenda Escalante, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, June 28, 2022

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro-Tempore
Adina “Dina” Santillan, Commissioner
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Carlos Alaniz, Deputy Fire Chief
Reymundo Casarez, Captain of Police
Leroy Gonzalez, Director of Finance
Armandina Segin, Library Director
Patrick Willingham, Director of Parks & Recreation
Monica Gomez, Planner II
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 6:00P.M.
- II. INVOCATION:**
Benjamin Arjona, City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- IV. PUBLIC COMMENTS:**
- DISCUSSION:** There were no public comments.
- V. PRESENTATIONS:**

A. Presentation on Electricity Analysis by Valiant Energy Sources.

DISCUSSION: Rudy Ramirez with Valiant Energy Sources was present to give his presentation regarding the analysis they did on the athlete and what their department has to offer. Mr. Ramirez stated they did a PR background nine months ago, in the summer of 2021, and information was gathered as far as what the

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 28, 2022**

rate is with the current contract that will expire in February 2023, and he brought three proposals. Mr. Ramirez proceeded with his presentation and provided information regarding the services they have to offer the city.

B. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

- 1. Department of Finance Monthly Report**
- 2. Fire Department Monthly Report**
- 3. Police Department Monthly Report**
- 4. Municipal Court Monthly Report**
- 5. Department of Utilities**

DISCUSSION: Mayor Mario Garza asked if we still had the automated call systems directed to the Police Department, to which he added that the citizens don't like it because they don't get through when they want to speak to somebody directly from the Police Department. He asked if they could please assess this matter to see how we could fix it. Benjamin Arjona, City Manager, added this will be discussed tomorrow at their staff meeting. Mayor Pro Tem Leonardo "Lenny" Sanchez stated he agreed with the mayor's concern because we are forcing the citizens to call 911 when it's not an emergency that's an issue. Mayor Mario Garza asked Mary Enriquez, Court Administrator, if there was a computer installed in the courtroom already and if they had a phone line, to which Ms. Enriquez responded they don't. Mayor Garza asked Pat Karr, Director of Information Technology, to please add a line in there, that's very important. Mayor Garza asked what the status of the fire station was, to which Mr. Arjona responded that we will be going out for bids for the sewer line and waterline, and once the sewer line bids go out and we receive them, we're going to do both things at the same time before we actually go out and start demolishing or disassembling the fire station. He added that he will have an update on the fire station, city hall, and parks.

VI. PUBLIC HEARING/ ORDINANCES

A. Hold a Public Hearing for a Proposed "Northside" Park Located off of W Sioux Road and Veterans Boulevard, next to the City of San Juan Water Works, to be Funded in Conjunction with the Texas Parks and Wildlife Local Parks Grant. Due to San Juan's Growing Population, the Park Will Fill a Gap in Safe, Accessible Outdoor Recreation for Residents in this Area of the City, Many of Whom Live Below the Poverty Line. One of the Stated Goals of the San Juan Parks Master Plan is to Expand the Park System to Provide Adequate Distribution of Park Facilities to Meet the Residents Needs Citywide, Including the Specific Goal of Developing a Park in the Northeast Area of the City, where this Project is Located.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated this public hearing was a requirement to proceed with the grant application. Patrick Willingham, Director of Parks and Recreation Department stated this proposed park is needed to meet the goals of the San Juan Parks Master Plan and to be in compliance with the 2019-2024 Lower Rio Grande Valley Regional Strategic Plan. The City of San Juan is seeking funding to develop and construct a 7.675-acre park in the Northeastern of San Juan. Furthermore, the city intends to construct a parking lot, recreation center, all- inclusive playground, all- inclusive splash pad, pavilion, open play and exercise area including a basketball court, two soccer fields, and walking trails. Mr. Willingham mentioned that the North San Juan area is very deficient in parkland and this will meet a big part of the Master Plan that was developed and approved by the Texas Parks and Wildlife. Mr. Arjona stated that the Master Plan calls for a park site not necessary with an address.

Mayor Mario Garza opened the public hearing at 6:27 P.M. and announced anyone wishing to speak for or against this item, may do so.

DISCUSSION: Mayor Mario Garza stated this is something that the city has been working on for sometime and finally the city is at this point which is great. Mr. Arjona announced the upcoming groundbreaking for

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 28, 2022**

this new park. Mayor Mario Garza asked Mr. Arjona to push back the scheduled date for the groundbreaking to which the City Commission agreed.

There were no other comments, **Mayor Garza closed the Public Hearing at 6:32 P.M.**

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (4-0).

VII. CONSENT AGENDA

A. Consider Approval of the Budget Expenditure Report for the Month of May 2022.

B. Consider Second and Final Reading of the Ordinances Regarding Request from Manufactured Home District (R-MH) to Light Industrial District (L-I) of the property legally described as 4.47-acre tract of land out of the West 436.4 feet of the South 509.59 feet excluding the East 75 feet of the South 150 feet of Lot 15, Block 6, John Closner Subdivision, as Requested by Bonnie Abbott.

C. Consider Second and Final Reading of the Ordinance Regarding Amending the Code of Ordinances Appendix “A”, Unified Development Code, Chapter 2- Zoning Regulations, Section 11: Expressway Corridor District by Amending such Section to Authorize the Use of Retail Establishments primarily.

D. Consider Second and Final Reading of an Ordinance Regarding Amending Chapter 3 Building Regulations, Article 3.02 Technical and Construction Codes and Standards, to update the Various Technical Building related Codes, including the International Building Code, International Residential Code, International Energy Conservation Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Property Maintenance Code and National Electrical Code and to update and codify the International Swimming Pool and Spa Code into the City’s Code of Ordinances; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and Providing for a Repealer Clause.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (4-0).

VIII. EXECUTIVE SESSION

A. Pursuant to Section 551.074 PERSONAL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Director of Utilities)

Commissioner Adina “Dina” Santillan made motion to enter into Executive Session at 6:33 P.M. and was seconded by Mayor Mario Garza. Motion Passed (4-0).

IX. RECONVENE

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to reconvene at 6:57 P.M. and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (4-0).

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 28, 2022**

- A.** Pursuant to Section 551.074 PERSONAL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Director of Utilities)

Mayor Mario Garza made motion to approve City Managers recommendation and appoint Mr. Filemon Olvera as the Director of Utilities and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (4-0).

X. ADJOURNMENT

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to adjourn at 6:58 P.M. and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 24, 2023

Consider Approval of the Tax Collection Report for December 2022. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Tax Collection Report for December 2022

RECOMMENDATION:

Approve as Recommend

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



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

To: Benjamin Arjona, City Manager
From: Leroy Gonzales, Director of Finance
Date: January 17, 2023
Subject: Monthly Collection Report – December, 2023

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

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

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

SUMMARY OF TAX LEVY COLLECTIONS					
Tax Year	2022	2021	2020	2019	2018
Tax Levy	10,077,461.55	9,088,383.56	8,178,632.33	7,793,728.78	7,286,363.64
Adjustment to date	97,275.55	65,817.85	267,480.56	(31,767.84)	(16,319.15)
Adjusted Tax Levy	10,174,737.10	9,154,201.41	8,446,112.79	7,761,960.94	7,270,044.49
Collections to date	4,710,294.63	8,834,000.89	8,133,995.20	7,396,436.76	6,913,739.06
Percentage Collected	46.29%	96.50%	95.30%	95.29%	95.10%

A Property Tax Adjustments Report (by account) for the same month and prior months is available from the Finance Department.

If you have any questions, please do not hesitate in calling me at 956-223-2232.

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

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

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

DECEMBER 2022

COMPARATIVE RATE OF COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2022/2023	COLLECTED 2021/2022
2022 TAX ROLL	10,077,461.55	4,710,294.63		97,275.55	5,464,442.47	46.29%	52.46%
2021 & PRIOR YRS	1,238,990.29	79,671.04		(12,020.88)	1,147,298.37	6.49%	7.45%
ROLLBACK	12,542.85	19,912.32		17,604.36	10,234.89	66.05%	26.92%
TOTALS	11,328,994.69	4,809,877.99	-	102,859.03	6,621,975.73		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF DECEMBER 2022

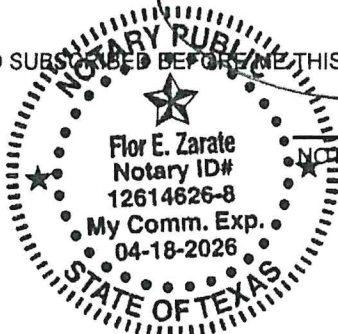
	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	3,912,724.81	437.56 CURRENT
CURRENT YEAR-P&I	-	
PRIOR YEARS-BASE TAX	20,534.36	237.78 PRIOR
PRIOR YEARS-P&I	6,419.39	
ROLLBACK	17,604.36	17,604.36 ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	3,001.45	- PURGED
TOTAL COLLECTIONS	3,960,284.37	18,279.70
LESS TRANSFERRED	3,128,549.51	
LESS IN TRANSIT	827,775.92	
LESS DUE TO HCAD COMM. FEE	78.94	
LESS DUE TO CO TREASURER	3,880.00	
BALANCE	-	

*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF DECEMBER 2022 IS CORRECT.

ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS 9TH DAY OF JANUARY 2023 A.D.



NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

**PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF DECEMBER 2022**

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2022-2023</u>	<u>2021-2022</u>	<u>DIFFERENCE</u>
<u>2022 CURRENT</u>			
ORIGINAL LEVY	10,077,461.55	9,088,383.56	989,077.99
MODIFICATIONS	97,275.55	96,189.28	1,086.27
CURRENT LEVY	10,174,737.10	9,184,572.84	990,164.26
CURRENT COLLECTIONS THIS MONTH	3,912,724.81	3,928,358.80	(15,633.99)
CURRENT COLLECTIONS TO DATE	4,710,294.63	4,817,789.68	(107,495.05)
OUTSTANDING TO DATE	5,464,442.47	4,366,783.16	1,097,659.31
PERCENT COLLECTED/ORIGINAL	46.74%	53.01%	-6.27%
PERCENT COLLECTED/MODIFIED	46.29%	52.46%	-6.17%
TOTAL COLLECTIONS FISCAL YEAR	4,710,294.63	4,817,789.68	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,238,990.29	1,310,937.78	(71,947.49)
MODIFICATIONS	(12,020.88)	(12,630.63)	609.75
DELINQUENT LEVY	1,226,969.41	1,298,307.15	(71,337.74)
DELINQUENT COLLECTIONS THIS MONTH	20,534.36	20,588.69	(54.33)
DELINQUENT COLLECTIONS TO DATE	79,671.04	96,749.48	(17,078.44)
OUTSTANDING TO DATE	1,147,298.37	1,201,557.67	(54,259.30)
PERCENT COLLECTED/ORIGINAL	6.43%	7.38%	-0.95%
PERCENT COLLECTED/MODIFIED	6.49%	7.45%	-0.96%
TOTAL COLLECTIONS FISCAL YEAR	79,671.04	96,749.48	
<u>ROLLBACK</u>			
ORIGINAL LEVY	12,542.85	8,033.72	4,509.13
MODIFICATIONS	17,604.36	11,264.86	6,339.50
ROLLBACK LEVY	30,147.21	19,298.58	10,848.63
ROLLBACK COLLECTIONS THIS MONTH	17,604.36	5,196.14	12,408.22
ROLLBACK COLLECTIONS TO DATE	19,912.32	5,196.14	14,716.18
OUTSTANDING TO DATE	10,234.89	14,102.44	(3,867.55)
PERCENT COLLECTED/ORIGINAL	158.75%	64.68%	94.07%
PERCENT COLLECTED/MODIFIED	66.05%	26.92%	39.13%
TOTAL COLLECTIONS FISCAL YEAR	19,912.32	5,196.14	

PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN
TAX COLLECTIONS FOR MONTH OF: DECEMBER 2022

37 - CSJ

REPORT DATE	CURR BASE	CURR P&I	CURR RB	CURR RB P&I	PRIOR BASE	PRIOR P&I	PRIOR RB	RB P&I	ATTY FEES	ATTY RBFEES	TOTAL	TOTAL TRANSF	DIFF.	DATE OF TRANSF.
1-Dec	31,713.92	-	-	-	370.21	73.16	-	-	43.37	-	32,200.66	-	32,200.66	-
2-Dec	31,862.17	-	-	-	487.75	329.37	-	-	64.09	-	32,743.38	-	32,743.38	-
5-Dec	37,226.62	-	-	-	2,080.99	610.05	-	-	384.11	-	40,301.77	-	40,301.77	-
6-Dec	29,257.20	-	-	-	923.52	195.91	-	-	115.62	-	30,492.25	-	30,492.25	-
7-Dec	39,105.51	-	-	-	235.73	75.34	-	-	46.38	-	39,462.96	-	39,462.96	-
8-Dec	55,048.99	-	-	-	326.71	73.83	-	-	54.43	-	55,503.96	227,328.98	(171,825.02)	15-Dec
9-Dec	25,071.06	-	-	-	425.53	170.51	-	-	89.13	-	25,756.23	25,756.23	-	16-Dec
12-Dec	41,599.15	-	-	-	584.88	167.17	-	-	103.36	-	42,454.56	42,454.56	-	19-Dec
13-Dec	20,958.08	-	-	-	804.82	297.81	-	-	146.12	-	22,206.83	22,206.83	-	20-Dec
14-Dec	235,441.68	-	-	-	150.72	41.22	-	-	28.80	-	235,662.42	235,662.42	-	-
15-Dec	74,347.74	-	-	-	2,533.50	404.97	-	-	189.61	-	77,475.82	313,138.24	(235,662.42)	21-Dec
16-Dec	42,566.43	-	-	-	1,031.36	181.24	-	-	121.45	-	43,900.48	43,900.48	(0.00)	22-Dec
19-Dec	57,734.74	-	-	-	1,122.05	307.94	-	-	155.32	-	59,320.05	58,816.05	504.00	28-Dec
20-Dec	2,356,278.09	-	-	-	714.80	179.81	-	-	124.32	-	2,357,297.02	2,357,297.02	(0.00)	29-Dec
21-Dec	35,601.09	-	-	-	1,545.22	287.62	-	-	217.19	-	37,651.12	37,651.12	-	30-Dec
22-Dec	43,177.42	-	-	-	622.38	143.16	-	-	114.83	-	44,057.79	44,057.79	-	4-Jan
27-Dec	403,932.73	-	-	-	1,359.37	1,125.98	-	-	257.46	-	406,675.54	406,675.54	-	5-Jan
28-Dec	64,331.22	-	-	-	1,542.43	460.58	-	-	283.19	-	66,617.42	66,617.42	-	6-Jan
29-Dec	287,470.97	-	-	-	3,672.39	1,293.72	-	-	462.67	-	292,899.75	292,820.81	78.94	10-Jan
29-Dec	-	-	-	-	-	-	-	-	-	-	17,604.36	17,604.36	-	10-Jan
TTL	3,912,724.81	0.00	0.00	0.00	20,534.36	6,419.39	17,604.36	0.00	3,001.45	0.00	3,960,284.37	3,956,325.43	3,958.94	

OVERALL TOTAL	3,960,284.37
LESS REFUNDS	0.00
LESS HCAD COMM FEES	78.94
LESS COMM/COST	3,880.00
BALANCE	3,956,325.43
LESS TRANSFERRED	3,128,549.51
LESS TRANSF IN TRANSIT	827,775.92
BALANCE PENDING	0.00

FISCAL START: 10/01/2022 END: 09/30/2023 JURISDICTION: 0037 CITY OF SAN JUAN

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2022	10,077,461.55	437.56	97,275.55	3,912,724.81	4,710,294.63	5,464,442.47	46.29	0.00
2021	320,200.52	237.78	10,729.14	13,297.75	46,645.26	262,826.12	15.07	0.00
2020	134,486.85	.00	1,001.93	2,719.00	11,695.97	121,788.95	8.76	0.00
2019	95,105.83	.00	34.96	993.49	5,703.97	89,366.90	6.00	0.00
2018	74,157.05	.00	0.00	1,107.88	4,367.57	69,789.48	5.89	0.00
2017	59,165.82	.00	254.85	553.69	2,406.47	56,504.50	4.08	0.00
2016	53,419.08	.00	0.00	292.40	1,751.11	51,667.97	3.28	0.00
2015	50,079.67	.00	0.00	294.54	981.53	49,098.14	1.96	0.00
2014	44,118.74	.00	0.00	215.25	964.95	43,153.79	2.19	0.00
2013	41,794.16	.00	0.00	240.44	410.24	41,383.92	.98	0.00
2012	40,257.50	.00	0.00	228.52	925.32	39,332.18	2.30	0.00
2011	51,672.62	.00	0.00	19.89	461.34	51,211.28	.89	0.00
2010	36,688.72	.00	0.00	89.74	259.54	36,429.18	.71	0.00
2009	36,853.00	.00	0.00	46.48	229.42	36,623.58	.62	0.00
2008	30,500.98	.00	0.00	139.25	315.86	30,185.12	1.04	0.00
2007	27,360.14	.00	0.00	25.01	391.43	26,968.71	1.43	0.00
2006	23,796.93	.00	0.00	0.00	332.15	23,464.78	1.40	0.00
2005	20,302.93	.00	0.00	0.00	316.93	19,986.00	1.56	0.00
2004	14,812.52	.00	0.00	0.00	150.30	14,662.22	1.01	0.00
2003	15,335.78	.00	0.00	0.00	135.03	15,200.75	.88	0.00
2002	12,750.47	.00	0.00	35.49	227.64	12,522.83	1.79	0.00
2001	56,130.98	.00	0.00	235.54	999.61	55,131.97	1.78	0.00
***	11,316,451.84	675.34	85,254.67	3,933,259.17	4,789,965.67	6,611,740.84		0.00
CURR	10,077,461.55	437.56	97,275.55	3,912,724.81	4,710,294.63	5,464,442.47		0.00
DELT	1,238,990.29	237.78	12,020.88	20,534.36	79,671.04	1,147,298.37		0.00

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 12/01/2022 TO 12/31/2022

FISCAL START: 10/01/2022 END: 09/30/2023 JURISDICTION: 0037 CITY OF SAN JUAN

CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
0	0	0	00.000000	0.00	0

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2021	908.34	5,819.82	5,819.82	5,819.82	6,728.16	0.00		0.00
2020	4,511.41	5,865.87	5,865.87	5,865.87	6,585.13	3,792.15	63.46	0.00
2019	5,080.77	5,918.67	5,918.67	5,918.67	6,599.03	4,400.41	59.99	0.00
2018	1,754.66	.00	0.00	0.00	0.00	1,754.66		0.00
2017	287.67	.00	0.00	0.00	0.00	287.67		0.00
****	12,542.85	17,604.36	17,604.36	17,604.36	19,912.32	10,234.89		0.00
CURR	0.00	.00	0.00	0.00	0.00	0.00		0.00
DELQ	12,542.85	17,604.36	17,604.36	17,604.36	19,912.32	10,234.89		0.00

CITY OF SAN JUAN, TEXAS
AS OF DECEMBER 2022

Levy 2022 (22-23 YR)

10,077,461.55	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEPT 2023
Adjustments	99,593.52	96,837.99	97,275.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55
Adjaid Levy	10,177,055.07	10,174,299.54	10,174,737.10	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55
Collections	72,408.80	797,569.82	4,710,294.63	-	-	-	-	-	-	-	-	-
Percentage	0.71	7.84	46.29	-	-	-	-	-	-	-	-	-

Levy 2021 (21-22 YR)

9,088,383.56	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEPT 2022
Adjustments	103,468.54	102,204.24	96,189.28	92,010.27	86,694.75	74,038.53	73,011.86	71,038.66	70,491.94	70,491.94	65,817.85	65,817.85
Adjaid Levy	9,191,852.10	9,190,587.80	9,184,572.84	9,180,393.83	9,175,078.31	9,162,422.09	9,161,395.42	9,159,442.22	9,158,875.50	9,158,875.50	9,154,201.41	9,154,201.41
Collections	117,479.56	889,430.88	4,817,789.68	7,399,067.11	8,108,720.86	8,399,334.17	8,541,246.35	8,637,705.74	8,712,788.24	8,776,259.67	8,805,648.29	8,834,000.89
Percentage	1.28	9.68	52.46	80.60	88.38	91.67	93.23	94.30	95.13	95.82	96.19	96.50

Levy 2020 (20-21 YR)

8,178,632.23	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEPT 2021
Adjustments	286,189.51	287,603.92	287,434.23	281,486.41	277,644.91	269,697.34	268,315.52	268,245.14	267,796.38	267,796.38	267,480.56	267,480.56
Adjaid Levy	8,464,821.74	8,466,236.15	8,466,066.46	8,460,118.64	8,456,277.14	8,448,329.57	8,447,147.75	8,446,877.37	8,446,428.61	8,446,428.61	8,446,112.79	8,446,112.79
Collections	130,555.94	684,177.98	3,953,871.77	6,761,511.71	7,363,117.19	7,730,743.55	7,883,151.58	7,958,400.88	8,038,910.70	8,088,931.19	8,112,398.19	8,133,995.20
Percentage	1.54	8.08	46.70	79.92	87.07	91.51	93.32	94.22	95.18	95.77	96.05	96.30

Levy 2019 (19-20 YR)

7,793,728.78	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEPT 2020
Adjustments	(2,881.85)	(8,507.53)	(10,226.02)	(12,344.23)	(8,461.48)	(24,205.85)	(24,205.85)	(26,575.44)	(26,496.84)	(31,605.07)	(31,605.07)	(31,767.84)
Adjaid Levy	7,790,846.93	7,785,221.25	7,783,502.76	7,781,384.53	7,783,267.30	7,769,522.93	7,769,522.93	7,767,153.34	7,767,231.94	7,762,123.71	7,762,123.71	7,761,960.94
Collections	175,292.78	640,774.22	3,552,655.97	6,112,934.56	6,653,965.90	6,935,008.58	7,038,803.16	7,163,810.26	7,269,120.58	7,334,802.90	7,369,890.49	7,396,486.76
Percentage	2.25	8.23	45.64	78.56	85.47	89.26	90.60	92.23	93.59	94.49	94.95	95.29

Levy 2018 (18-19 YR)

7,286,363.64	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEPT 2019
Adjustments	(1,478.12)	(296.36)	(1,465.69)	(6,025.78)	(9,052.85)	(11,708.08)	(13,529.11)	(14,311.16)	(14,818.41)	(14,818.41)	(14,818.41)	(16,319.15)
Adjaid Levy	7,286,363.64	7,286,067.28	7,284,897.95	7,279,737.86	7,277,310.79	7,274,655.56	7,272,834.53	7,272,032.48	7,271,545.23	7,271,545.23	7,271,545.23	7,270,044.49
Collections	40,446.92	465,847.78	3,420,804.86	5,752,692.83	6,215,142.89	6,505,324.90	6,627,411.69	6,726,104.39	6,801,180.60	6,848,618.95	6,886,059.71	6,913,739.06
Percentage	0.56	6.39	46.96	79.02	85.40	89.42	91.13	92.49	93.53	94.18	94.70	95.10

Levy 2017 (17-18 YR)

7,112,363.88	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
Adjustments	10,342.19	7,030.81	19,613.03	15,576.11	6,300.15	5,051.36	(822.12)	(3,285.89)	(3,543.48)	(3,543.48)	(4,428.76)	(4,985.64)
Adjaid Levy	7,122,706.07	7,119,394.69	7,131,976.91	7,127,939.99	7,118,664.03	7,117,415.24	7,111,541.76	7,109,077.99	7,108,820.40	7,108,820.40	7,107,935.12	7,107,378.24
Collections	39,756.60	482,899.51	3,199,539.87	5,537,376.14	6,069,205.04	6,342,559.09	6,463,719.48	6,561,382.23	6,639,410.61	6,693,744.82	6,734,386.80	6,751,777.82
Percentage	0.56	6.78	44.86	77.69	85.26	89.11	90.92	92.30	93.40	94.16	94.74	95.00

Levy 2016 (16-17 YR)

6,638,277.98	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEPT 2017
Adjustments	(2,444.53)	(3,422.70)	(7,758.17)	(10,913.72)	(10,913.72)	(15,052.40)	(16,154.85)	(15,889.62)	(16,537.42)	(16,537.42)	(16,537.42)	(19,259.27)
Adjaid Levy	6,636,033.45	6,634,855.28	6,630,519.81	6,627,364.26	6,627,364.26	6,623,225.58	6,622,123.13	6,622,388.36	6,621,740.56	6,621,740.56	6,621,740.56	6,619,018.71
Collections	38,038.02	484,217.14	2,932,614.30	5,130,709.37	5,593,914.24	5,874,412.22	5,981,376.95	6,063,246.26	6,135,073.86	6,173,392.85	6,211,806.10	6,232,308.52
Percentage	0.57	7.30	44.23	77.42	84.41	88.69	90.32	91.56	92.65	93.23	93.81	94.16

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Levy 2022 (22-23 YR)												
10,077,461.55	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEPT 2023
Adjustments	99,593.52	96,837.99	97,275.55	-	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55
Adjusted Levy	10,177,055.07	10,174,299.54	10,174,737.10	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55	10,077,461.55
Collections	72,408.80	797,569.82	4,710,294.63	-	-	-	-	-	-	-	-	-
Percentage	0.71	7.84	46.29	-	-	-	-	-	-	-	-	-
Levy 2021 (21-22 YR)												
9,088,393.56	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEPT 2022
Adjustments	103,408.54	102,204.24	96,189.28	92,010.27	86,694.75	74,038.53	73,011.86	71,058.66	70,491.94	70,491.94	65,817.85	65,817.85
Adjusted Levy	9,191,852.10	9,190,587.80	9,184,572.84	9,180,393.83	9,175,078.31	9,162,422.09	9,161,395.42	9,159,442.22	9,158,875.50	9,158,875.50	9,154,201.41	9,154,201.41
Collections	117,479.56	889,430.88	4,817,789.68	7,399,067.11	8,108,720.86	8,399,334.17	8,541,246.35	8,637,705.74	8,712,788.24	8,776,259.67	8,805,648.29	8,834,000.89
Percentage	1.28	9.68	52.46	80.60	88.38	91.67	93.23	94.30	95.13	95.82	96.19	96.50
Levy 2020 (20-21 YR)												
8,178,632.23	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEPT 2021
Adjustments	286,189.51	287,603.92	287,434.23	281,486.41	277,644.91	269,697.34	268,515.32	268,245.14	267,796.38	267,796.38	267,480.56	267,480.56
Adjusted Levy	8,464,821.74	8,466,236.15	8,466,066.46	8,460,118.64	8,456,277.14	8,448,329.57	8,447,147.75	8,446,877.37	8,446,428.61	8,446,428.61	8,446,112.79	8,446,112.79
Collections	130,555.94	684,177.98	3,953,871.77	6,761,511.71	7,363,117.19	7,730,743.55	7,883,151.38	7,958,400.88	8,038,910.70	8,088,931.19	8,112,398.19	8,133,995.20
Percentage	1.54	8.08	46.70	79.92	87.07	91.51	93.32	94.22	95.18	95.77	96.05	96.30
Levy 2019 (19-20 YR)												
7,793,728.78	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEPT 2020
Adjustments	(2,881.85)	(8,507.53)	(10,226.02)	(12,344.25)	(8,461.48)	(24,205.83)	(24,205.83)	(26,575.44)	(26,496.84)	(31,605.07)	(31,605.07)	(31,767.84)
Adjusted Levy	7,790,846.93	7,785,221.25	7,784,502.76	7,781,384.53	7,785,267.30	7,769,522.93	7,769,522.93	7,767,153.34	7,767,231.94	7,762,123.71	7,761,960.94	7,761,960.94
Collections	175,292.78	640,774.22	3,552,655.97	6,112,934.56	6,653,965.90	6,935,008.58	7,038,803.16	7,163,810.26	7,269,120.58	7,334,802.90	7,369,890.49	7,396,486.76
Percentage	2.25	8.23	45.64	78.56	85.47	89.26	90.60	92.23	93.59	94.49	94.95	95.29
Levy 2018 (18-19 YR)												
7,286,363.64	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEPT 2019
Adjustments	(1,478.12)	(296.36)	(1,465.69)	(6,625.78)	(9,052.85)	(11,708.08)	(13,529.11)	(14,311.16)	(14,818.41)	(14,818.41)	(14,818.41)	(16,319.15)
Adjusted Levy	7,286,363.64	7,286,067.28	7,284,897.95	7,279,737.86	7,277,310.79	7,274,655.56	7,272,834.53	7,272,052.48	7,271,545.23	7,271,545.23	7,271,345.23	7,270,044.49
Collections	40,446.92	465,847.78	3,420,804.86	5,752,692.83	6,215,142.89	6,505,324.90	6,627,411.69	6,726,104.39	6,801,180.60	6,848,618.95	6,886,059.71	6,913,739.06
Percentage	0.56	6.39	46.96	79.02	85.40	89.42	91.13	92.49	93.53	94.18	94.70	95.10
Levy 2017 (17-18 YR)												
7,112,363.88	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
Adjustments	10,342.19	7,030.81	19,613.03	15,576.11	6,300.15	5,051.36	(822.12)	(3,283.89)	(3,543.48)	(3,543.48)	(4,428.76)	(4,985.64)
Adjusted Levy	7,122,706.07	7,119,394.69	7,131,976.91	7,127,939.99	7,118,664.03	7,117,415.24	7,111,541.76	7,109,077.99	7,108,820.40	7,108,820.40	7,107,935.12	7,107,378.24
Collections	39,756.60	482,899.51	3,199,539.87	5,537,376.14	6,069,205.04	6,342,559.09	6,465,719.48	6,561,382.23	6,639,410.61	6,693,744.82	6,734,386.80	6,751,777.82
Percentage	0.56	6.78	44.86	77.69	85.26	89.11	90.92	92.30	93.40	94.16	94.74	95.00
Levy 2016 (16-17 YR)												
6,638,277.98	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEPT 2017
Adjustments	(2,244.53)	(3,422.70)	(7,758.17)	(10,913.72)	(10,913.72)	(15,052.40)	(16,154.85)	(15,889.62)	(16,537.42)	(16,537.42)	(16,537.42)	(19,259.27)
Adjusted Levy	6,636,033.45	6,634,855.28	6,630,519.81	6,627,364.26	6,627,364.26	6,623,225.58	6,622,123.13	6,622,388.36	6,621,740.56	6,621,740.56	6,621,740.56	6,619,018.71
Collections	38,038.02	484,217.14	2,932,614.30	5,130,709.37	5,593,914.24	5,874,412.22	5,981,376.95	6,063,246.26	6,135,073.86	6,173,392.85	6,211,806.10	6,232,308.52
Percentage	0.57	7.30	44.23	77.42	84.41	88.69	90.32	91.56	92.65	93.23	93.81	94.16

2020

2019

2018

2017

Levy 2009 (FY 09-10)												
5,701,885.79	OCT 09	NOV 09	DEC 09	JAN 10	FEB 10	MAR 10	APR 10	MAY 10	JUN 10	JUL 10	AUG 10	SEP 10
Adjustments	-	7,024.84	16,530.13	14,684.93	14,684.93	(14,062.27)	(15,130.09)	(14,892.39)	(21,523.95)	(22,109.34)	(23,755.08)	(24,108.71)
Adjusted Levy	5,701,885.79	5,709,910.63	5,718,415.92	5,716,570.72	5,716,570.72	5,687,823.52	5,686,755.10	5,686,993.40	5,680,361.84	5,679,776.45	5,678,130.71	5,677,777.08
Collections	20,202.08	312,328.39	2,062,388.58	3,825,229.28	4,409,951.58	4,628,745.47	4,740,932.15	4,854,551.44	4,950,637.34	5,007,393.58	5,051,197.80	5,080,118.00
Percentage	0.35	5.47	36.07	66.91	77.14	81.38	83.37	85.36	87.15	88.16	88.96	89.47
Levy 2008 (FY 08-09)												
5,024,376.42	OCT 08	NOV 08	DEC 08	JAN 09	FEB 09	MAR 09	APR 09	MAY 09	JUN 09	JUL 09	AUG 09	SEP 09
Adjustments	2,627.82	36,019.13	60,676.90	60,676.90	52,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,053.80	23,047.86	22,638.15
Adjusted Levy	5,027,004.24	5,060,395.55	5,085,053.32	5,085,053.32	5,076,499.89	5,053,353.53	5,051,531.92	5,048,240.58	5,047,432.22	5,047,432.22	5,047,424.28	5,047,014.57
Collections	58,594.96	304,883.37	1,731,394.12	3,322,372.84	3,910,956.49	4,110,332.08	4,204,850.46	4,313,453.83	4,404,354.93	4,469,283.70	4,497,381.41	4,525,948.61
Percentage	1.17	6.02	34.05	65.34	77.04	81.34	83.24	85.44	87.26	88.55	89.10	89.68
Levy 2007 (FY 07-08)												
4,465,732.01	OCT 07	NOV 07	DEC 07	JAN 08	FEB 08	MAR 08	APR 08	MAY 08	JUN 08	JUL 08	AUG 08	SEP 08
Adjustments	5,634.29	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	70,208.10	75,527.65	75,857.78	75,857.78	71,443.44
Adjusted Levy	4,471,366.30	4,491,382.42	4,492,200.56	4,492,049.39	4,489,644.92	4,519,717.04	4,536,608.86	4,535,940.11	4,541,259.66	4,541,589.79	4,541,589.79	4,537,175.45
Collections	-	174,014.26	1,414,513.24	2,700,830.81	3,404,823.73	3,610,562.37	3,725,312.50	3,818,853.23	3,936,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.19	86.67	88.00	89.11	90.01
Levy 2006 (FY 06-07)												
3,969,895.75	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjustments	652.70	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4,476.77	4,476.77	4,196.49	3,820.62	3,820.62
Adjusted Levy	3,970,548.45	3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37
Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,256.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18
Levy 2005 (FY 05-06)												
3,624,334.79	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
Adjustments	11,601.05	27,324.77	27,418.24	26,296.99	25,427.27	25,748.58	25,804.16	25,728.96	25,963.46	25,963.46	25,282.63	24,069.10
Adjusted Levy	3,635,935.84	3,651,659.56	3,651,753.03	3,650,631.78	3,649,762.06	3,650,083.37	3,650,138.95	3,650,063.75	3,650,298.25	3,650,298.25	3,649,617.42	3,648,403.89
Collections	235,068.44	1,216,067.43	1,485,867.17	2,145,921.90	2,680,117.58	2,859,160.58	2,942,344.67	3,001,789.83	3,069,943.94	3,123,142.83	3,160,234.59	3,184,175.39
Percentage	6.47	33.30	40.69	58.78	73.43	78.33	80.61	82.24	84.10	85.56	86.59	87.28
PREPARED BY: Leroy Gonzales												January 17, 2023