



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
Monday, February 13, 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 Proclamation Honoring and Recognizing Raul Abrego.

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

1. Planning and Zoning Monthly Report. [Daniel Tijerina, Director of Planning]

2. Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks and Reaction]

3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]

4. San Juan Memorial Library Monthly Report. [Armandina Sesin, Library Director]

VI. PUBLIC HEARING/ORDINANCES

- A. An Ordinance of the City of San Juan, Texas, Renaming a Certain Portion of 3rd Street From Veterans Boulevard "I Road" to Washingtonia Palm Avenue to be Renamed as "Raul Abrego Street"; Authorizing the Mayor to Execute the Documents Needed to Accomplish Said Renaming of a Public Roadway; Providing for Effective Date; Providing for Publication; Providing for Codification; 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 Subdivision, Located at the Southwest Corner of Stewart Road and Moore Road. [Daniel Tijerina, Director of Planning]
- B. Consideration and Action to Authorize the City Manager to Accept the Offer Letter from the County of Hidalgo, Execute all Necessary Conveying Instruments Required For the Sale of Land for the Expansion of the East Nolana Loop Project Parcel 6, Being Described as 0.0419 acre (1,825 square feet) Tract of Land Situated in Lot 3, Block 43, Alamo Land and Sugar Company Subdivision with Respect to Construction of East Nolana Loop from North Raul Longoria Road to Alamo Road. [Daniel Tijerina, Director of Planning]
- C. Consideration and Action on Selecting a New Sidewalk Location for the PSJA Tri-City Pedestrian Safety Improvements Project Phase II, as Requested by the Rio Grande Valley Metropolitan Planning Organization. [Daniel Tijerina, Director of Planning]
- D. Consideration and Action, if any, Authorizing the City Manager to Enter Into a Memorandum of Understanding (MOU) with South Texas College to Award Continuing Education Units for Law Enforcement Related Trainings Coordinated and Conducted by the City of San Juan by and Through the City of San Juan Police Department. [Leandro Sifuentes, Interim Chief of Police]
- E. Consideration and Action, if any, Authorizing the City Manager to Enter Into a Memorandum of Understanding (MOU) with South Texas College for the Usage of the City of San Juan Target Range for Law Enforcement Activities such as Training and Education. [Leandro Sifuentes, Interim Chief of Police]
- F. Discussion and Consideration to Reject the Bids Submitted for RFB NO. 23-008-12-20 MAGNETIC FLOWMETER IMPROVEMENTS PROJECT as Recommended by Trimad

Consultants, L.L.C. [Lori Maldonado, Purchasing Agent]

- G.** Discussion and Possible Action to Approve the Procurement of Structured Cabling for the New City Hall and Authorize the City Manager to Execute any Agreement(s) and/or Budget Amendment(s) as Needed. [Pat Karr, Chief Technology Officer]
- H.** Consider Approval of a Budget Amendment to Increase the Recycling/KSJB Division, Keep San Juan Beautiful Line Item in the Amount of \$7,805 for the Fiscal Year 2022-2023. [Israel Garza, Director of Sanitation]
- I.** Consider Approval of a Budget Amendment to Increase the Sanitation Division, Other Equipment Line Item in the Amount of \$35,244 for Fiscal Year 2022-2023, for the Purchase of New Fuel System, Unleaded Plus (89 Octane) and Highway Diesel Fuel (Ultra-Low Sulfur). [Israel Garza, Director of Sanitation]

VIII. RESOLUTIONS

- A.** Consideration and Action, if any, Amending Resolution No. 2023-03 Adopting the Work Plan and Budget for Fiscal Year 36 (2023) for the Hidalgo County Urban County Program. [Daniel Tijerina, Director of Planning]
- B.** Consideration and Action, if any, on Resolution Supporting Legislation Regarding the Provision of Solid Waste Disposal Services by Hidalgo County. [Benjamin Arjona, City Manager]
- C.** Consideration and Action, if any, on Resolution Issuing an Order and Notice of the City of San Juan General Municipal Election for May 6, 2023, for the Election of Commissioner Place 4 and Commissioner Place 5, and Designating Election Precincts and Polling Places. [Brenda Escalante, City Secretary]
- D.** Consideration and Action, if any, on Resolution Authorizing the City of San Juan to Submit an Application to the Texas SmartBuy Membership Program to Participate in the Texas Comptroller of Public Accounts Cooperative Purchasing Program. [Lori Maldonado, Purchasing Agent]

IX. CONTRACTUALS

- A.** Consideration and Action, if any, on Amendment Number 1 to the Interlocal Agreement with the City of Alamo, City of Pharr, and Pharr-San Juan-Alamo (PSJA) Independent School District for the PSJA Tri-City Pedestrian Safety Improvements Project Phase I. [Daniel Tijerina, Director of Planning]
- B.** Consideration and Action in Ratifying an Interlocal Cooperation Agreement with the City of Pharr for Emergency Medical Services.

X. CONSENT AGENDA

- A.** Consider Approval on Second and Final Reading of an Ordinance for a Conditional Use Permit to allow “Z&R Event Center” Located at 302 E. Business 83, Legally Described as Lettered Blocks (San Juan) Being the West 165 feet of Lot 2 and the West 165 feet of Lot 3, Block A #2, as Requested by Homer Ocanas. [Daniel Tijerina, Director of Planning]
- B.** Consider Approval on Second and Final Reading of an Ordinance for a 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, Located a Quarter of a Mile West of Cesar Chavez Road, Along the South Side of Carroll Road, as Requested by Petra Martinez. [Daniel Tijerina, Director of Planning]
- C.** Consider Approval on Second and Final Reading of an 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.
- D.** Consider Approval of the Investment Report for the Quarter Ending December 31, 2023.
- E.** Consider Approval of the Budget Expenditure Report for the Month of December 31, 2022
- F.** Consider Approval of City Commission Meeting Minutes:
 - June 14, 2022
 - June 28, 2022
 - July 12, 2022
 - January 24, 2023

XI. EXECUTIVE SESSION

- A.** The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 et seq. and §551.071 Consultation with Attorney.
 - 1.** Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Legal Issues Concerning the Entertainment Agreement for 2021 Noche De Paz.

XII. 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; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for 2021 Noche De Paz.

XIII. ADJOURNMENT

CERTIFICATION

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

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



PROCLAMATION

Honoring and Recognizing the Bravery and Heroism of Raul Abrego

WHEREAS, Raul Abrego is a San Juan native who comes from a military family that proudly served in the United States military; and

WHEREAS, from March 1964 to January 1968, he served in the United States Military, first in the Navy as a Corpsman and later in the Marine Corps, where he served with the 3rd Engineer Battalion and 3rd Marine Division. He spent a year as a Corpsman at Dong Ha in Vietnam, where he worked in the Military Medical Unit; and

WHEREAS, Raul Abrego throughout his military career received numerous awards, including the Vietnam Campaign Ribbon, the National Defense Service Medal, the Vietnam Service Medal, and the Presidential Unit Citation Ribbon; and

WHEREAS, after his military career ended, Raul Abrego went to work as a Border Patrol Agent and Texas Social Worker before retiring from the State of Texas Child Support Division under the Attorney General's Office; and

WHEREAS, on behalf the City Commission we would like to express our gratitude to Raul Abrego for the ultimate sacrifice he made for our country.

Now, Therefore Be It Resolved that I, Mario Garza, by the power vested in me as Mayor of the City of San Juan, along with Mayor Pro-Tempore Leonardo "Lenny" Sanchez, Commissioner Adina "Dina" Santillan, Commissioner Ernesto "Neto" Guajardo and Commissioner Marco "Markie" Villegas, hereby issue this 13th day of February, 2023, this Proclamation to Raul Abrego.

CITY OF SAN JUAN, TEXAS

ATTEST:

Mario Garza, Mayor

Brenda Escalante, City Secretary



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Daniel Tijerina, Planning Director

DATE: 02/06/2023

SUBJECT: Planning and Zoning Monthly Report. [Daniel Tijerina, Director of Planning]

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

- 73 building permits were issued during the month of January with a \$6,063,262.00 in total valuation.
- 154 garage sale permits were issued \$2,311.00 in total valuation.
- Provide customer service and support to 1,101 people and handled approximately 1,673 calls.
- The building inspectors made approximately 649 inspections.
- 25 building permits were issued for new houses \$4,391,073.00 in total valuation.
- 3 building permits were issued for duplexes \$1,200,000.00 in total validation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational license and health permits were up to date. A total of twenty-six letters were sent out to existing businesses to renew their licenses. A total of forty-three (43) business permits were renewed with \$2,150.00 in total revenue and twenty-eight (28) health inspections were issued during the month of January with \$2,775.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- All Natural by Laura Calderon 2207 N. Raul Longoria Road
- Aygee Boutique 111 W. Nolana Avenue
- Chilli's Grill & Bar #1656 1411 E. IH 2
- Distibuidora La Morenita 1802 N. Raul Longoria Road
- Idalia's Flower Shop 614 S. Nebraska Avenue
- Irrigation-Mart, Inc. 701 E. Expressway 83

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- Lavanda Body Spa 2012 N. Raul Longoria Road
- Nina's Antique's & Collectibles 222 Nebraska Street
- Starbucks 68299 1301 E. IH 2

CODE ENFORCEMENT

Code Enforcement Inspectors issued two (2) illegal dumping, three (3) work orders, three (3) junk vehicles, five (5) garage sale without a permit, two (2) rubbish, six (6) building without a building permit, eight (8) certified letters were sent out, two (2) abandoned cars, one (1) street vendors and (0) person conducting business in a residence.

SUBDIVISIONS IN PROCESS

- Shops at Chavez, Lots 6-7
- San Juan Oaks
- Parks and Recreation Center Subdivision
- Lucero Estates
- Valley Ranch Phase 3
- Valley Ranch Phase 4
- Black Hills Subdivision
- Twin Subdivision
- Giants Subdivision
- Mosa Multi-Family Subdivision
- Oakland Properties
- Westview IV Subdivision
- Plantation Heights
- Oakridge Estates
- La Paloma Subdivision
- The Orchards of San Juan – Phase 1
- Cantu Subdivision
- Arguello Subdivision
- Hinojosa Subdivision
- Starlite Subdivision
- Uresti Subdivision
- Paraiso Subdivision
- Espana Subdivision
- Artic Ice 1 Subdivision

ITEMS REVIEWED BY THE PLANNING AND ZONING COMMISSION

- Rezoning Request-Ricardo Martinez, Sr. and Petra Martinez
- Conditional Use Permit-Z&R Event Center

MEETINGS ATTENDED IN JANUARY

- Pre-Construction Meeting for Texas National Replat
- Pre-Construction Meeting for Oakridge Estates
- Pre-Development Meeting for Starlite Subdivision
- Pre-Development Meeting Artic Ice 1 Subdivision



PLANNING AND ZONING COMMISSION
January 19, 2023
SAN JUAN MEMORIAL LIBRARY
6:00 P.M.

P&Z PRESENT

Irma Castillo
Valerie Cardenas
Adan Magallan
Eliza Yzaguirre
Cesar Cantu

P&Z ABSENT

Víctor Perez, Jr.
Mark Salinas

STAFF PRESENT

Daniel Tijerina
Veronica Escobedo
Monica Gomez

GUESTS PRESENT

Ricardo Martinez
Veronica Rodea Ramos
Homer Ocanas
Petra Martinez
Cynthia Gallardo

1. CALL TO ORDER

Chairwoman Castillo called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES

Chairwoman Castillo asked if there were any corrections to be made on November 3, 2022 minutes. Commissioner Magallan made a motion to approve the minutes as presented by staff. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 5-0 vote.

3. PUBLIC HEARINGS

Item 3.1

Rezoning Request:

From Single-Family Residential District (R-S) to
Multi-Family Residential District (R-MF)
Being a 4.68 acre tract of land out of Lot 11, Block 35,
Alamo Land and Sugar Subdivision
Applicant: Petra Martinez

REVIEW COMMENTS: Mr. Tijerina explained the memo regarding the rezoning request from Single-Family Residential District (R-S) to Multi-Family Residential District (R-MF), which is located a quarter of a mile West of Cesar Chavez Road, along the South side of Carroll Road. He listed the surrounding uses and existing zoning, access to the property along Carroll Road and water and sewer services provided by the City of San Juan.

RECOMMENDATION: Staff recommended approval.

Chairwoman Castillo opened the public hearing at 6:06 p.m. Chairwoman Castillo asked if there was anyone present in favor or against this request.

Veronica Rodea Ramos, neighbor, stated that she owns a property in the area and would like to sell the property in the near future.

Mr. Ricardo Martinez and Mrs. Petra Martinez, applicants, were at the audience.

Chairwoman Castillo closed public hearing at 6:08 p.m.

Chairwoman Castillo entertained a motion. Commissioner Cardenas made a motion to approve the rezoning request as presented by staff. Commissioner Cantu seconded the motion. The motion passed unanimously with a 5-0 vote.

Item 3.2

Conditional Use Permit

To Allow “Z&R Event Center”
302 E. Business 83, Suites 8-9
Lettered Blocks (San Juan) West 165’ of Lot 2, West 165’
of Lot 3, Block A #2
Applicant: Homer Ocanas

REVIEW COMMENTS: Mr. Tijerina explained memo accompanied to the agenda. He stated that proposed event center will be in a commercial plaza located at 302 E. Business 83, Suites 8-9, which has access along U.S. Business Hwy. 83, water and sewer services are provided by the City of San Juan.

RECOMMENDATION: Staff recommended approval.

Chairwomen Castillo opened the public hearing at 6:15 p.m.

Chairwomen Castillo asked if there was any one present regarding this matter.

Mr. Ocanas, the applicant, stated it is an event center for birthday parties, quinceañeras. They will not sell any type of food, but customers are allowed to bring it. No alcohol permit was required at this time.

Chairwomen Castillo closed the public hearing at 6:17 p.m.

Commissioner Yzaguirre made a motion to approve the conditional use permit as requested by staff. Commissioner Magallan seconded the motion. The motion passed unanimously with a 5-0 vote.

4. SUBDIVISIONS

4.1 Preliminary and Final Plat

Old Oak Properties, LLC. Subdivision
Being a 2.27-acre tract of land out of Lot 6, Block 36, Alamo
Land and Sugar Company Subdivision EC
Developer: Juan Guajardo
Engineer: Salinas Engineering & Associates

REVIEW COMMENTS: No Action

NEXT MEETING – February 2, 2023

5. ADJOURNMENT

There being no further items to discuss, Commissioner Cardenas made a motion to adjourn; Commissioner Cantu seconded the motion. Meeting was adjourned at 6:19 p.m.

City of San Juan, Texas

Irma Castillo, Chairwoman
Planning and Zoning Commission

Attest:

Planning Director



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 02/07/2023

SUBJECT: Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks and Reaction]

For the month of January 2023, we have the following to report:

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

- The staff continues to maintain parks and city offices.
- All Christmas decorations were taken down and stored for the year.
- We began fertilizing and preparing the parks for the upcoming spring baseball/softball season.
- Staff along with the assistance of Public Works have been working on cleaning out the ponds at the wetlands.

Recreation Division,

WINTER LEAGUES: Girls Basketball league finished on Tuesday, January 24. The league consisted of four divisions 2nd-3rd, 4th-5th grades and 6th grade and games were played at Garza-Pena, Raul Yzaguirre MS, Austin MS and Murphy MS. Winter Baseball finished on Thursday, January 26 and consisted of two divisions 6U & 8U with a total of 9 teams with games played at Municipal Park; Boys Soccer league finished Saturday, January 28 and had 29 teams playing in four divisions Kinder-1st, 2nd-3rd, 4th-5th and 6th grade with games played at Municipal Park and 6th grade will play games in San Juan or Pharr. Picture Day was held on Saturday, January 14 at Amigos del Valle from 8:45 am-1 pm.

Boys Basketball league will start the week of February 6. The league consists of 29 teams and grade

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levels of Kinder-1st, 2nd-3rd, 4th-5th and 6th. Girls Soccer will also start the week of February 6 with 19 teams and grade levels Kinder-1st, 2nd-3rd, 4th-5th and 6th

ALL-STAR FOOTBALL GAMES: Friday, January 20 at Richard Flores Stadium in Edinburg, TX. There was a welcoming ceremony from 6 pm-6:30 pm. Ramiro Moreno, represented the City of San Juan. Our 6th grade tackle football team will be playing three games against Edinburg, Rio Grande City and Pharr All-Stars.

ADULT SOFTBALL LEAGUE: Registration for Adult Men's Softball is ongoing for Class E Softball League and Co-Ed Softball. Softball games will commence on Thursday, February 2nd. All softball games are played at Municipal Park.

PONY Baseball/Softball: Ramiro Moreno, attended the Regional PONY Meeting on Saturday, January 7 in Pharr, Texas from 9 am – 11:30 am. The City of San Juan was able to secure Mid-Season, All-Star Invitational Tournaments and All-Star Sectional Tournaments to be hosted in San Juan. Registration is ongoing for the PONY Baseball and Softball Leagues. Preparations are ongoing for the upcoming PONY Baseball/Softball season.

TEXAS COMMUNITY CHALLENGE: The City of San Juan has registered to be a member city of the Texas Community Challenge. The Texas Community Challenge is to promote healthy eating and encourage the communities & school districts to be more active. The Texas Community Challenge is from January 9 to March 4. On Monday, January 9, at 6 pm-8 pm, a Kickoff was held at the PSJA ISD Stadium in Pharr, TX.

TAAF Region 2 Meeting: Ramiro Moreno currently serves as TAAF Region 2 Director and TAAF Executive Board Member. He organized and conducted the TAAF Region 2 Meeting held in Edinburg, TX on January 18, 2023 at 12 pm at the Edinburg Parks & Recreation Dept. Ramiro led discussions and coordinated this summer's Region 2 meet schedules for track, swimming and tennis. Alex Lopez gave a report on the San Juan Parks & Recreation programs & events that are ongoing and upcoming. On Monday, January 23 at 2 pm, our Parks staff attended a Zoom Meeting for the TAAF Executive Board to discuss the alternatives of the President Elect and Past President vacant positions.

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

- The staff continues to maintain our city buildings and keep them clean and well sanitized.
- We are installing new exhaust fans over at the new PD station as well. The utilities department was contacted to do a deep flush of the sewer system to combat an odor that was causing issues.
- We have replaced water faucets at the Amigos Del Valle in restrooms.

Upcoming Events

Boys Basketball Girls Soccer is ongoing.

Men's and Co-Ed Softball Leagues have started.

Presidents Day Holiday, February 20, 2023.

Youth Baseball/Softball Registration 2023.

Our parks board met as part of our staff and officials meeting which took place on Wednesday February 1, 2023. This meeting was conducted so that we could begin to address issues that can be a burden to our youth leagues. The board had an opportunity to share concerns that the public has shared with them. Topics also included how to handle abnormal circumstances that occur at times during our games. Overall, the meeting was a success and we will continue to work on these issues so that we can continue to grow and offer a better experience for our youth.



Mayor: Mario Garza
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Commissioners: Adina “Dina” Santillan
Ernesto “Neto” Guajardo
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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 02/07/2023

SUBJECT: Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]

January Report

Sanitation Department (January 2023)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site: 1,162 Residents
- Residential: 1,122.09 Tons
- Commercial: 791.89 Tons
- Roll-Off Containers: 147.47 Tons 36 loads
- Brush: 491.80 Tons 163 loads of brush

Central Garage (January 2023)

- Tickets Open: 90
- Tickets Closed: 85
- 6 Residential Side Loaders operating
- 1 Commercial Side Loader operating
- 2 Commercial Front Loaders operating
- 2 Brush Trucks operating
- 1 Brush Tractor (grapple) operating
- 2 Brush Grapple Trucks operating
- 2 Roll- Offs Trucks operating

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Recycling (January 2023)

- Cardboard: 16.14 tons/\$872.98
- Mix White Paper 1.66 tons/\$53.77
- Newspaper: 0.75 tons/\$75.00
- Tin Cans: 0.15 tons/\$17.76
- Curbside Recycle: 5.94 tons/\$0.00
- Mix Plastic 0.94 tons/0.00
- Books: 0.48 tons/\$9.60
- Total Tons/Revenue: 26.06 tons/\$1029.11
- Savings of \$521.20
- Walk-Ins: 496

Code Enforcement (January 2023)

- Violation Notice Issued: 55
- Illegal Dumping: 60
- Contact People: 85
- Construction Material: 17
- Tires: 109



Mayor: Mario Garza
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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 02/07/2023

SUBJECT: San Juan Memorial Library Monthly Report. [Armandina Sesin, Library Director]

Enclosed is the January monthly report including statistics and programs:

For the month of January, we had, 1,587 visitors. Out of those visitors, 637 were here for computer use only. The library checked out a total of 611 items both adult and children. We had 29 in-house circulation items. We requested and received twenty-seven (25) Interlibrary Loans (ILL). We had 57 new patrons added to our circulation system. We helped the public with an estimated 253 reference/informational questions. We had 45 fax transactions. The monthly amount deposited was \$828.98 both fines and fees.

Please see the attached statistical report.

During the month of January

- Attended the City Commission meetings
- Attended the Directors’ meetings
- Attended the HCLS meeting at the Sergeant de la Rosa Memorial Library in Alamo
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in February 2023

Multipurpose Room

Pre-Bid Conference, February 1st
Planning & Zoning, February 2nd, 9th & 16th
Lion’s Club, February 4th & 18th
Civil Service Exam, February 7th & 28th
EDC, February 8th and 21st

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Civil Service meeting, February 10th
Texas State Guard meeting, February 11th
Stewart Place meeting, February 13th
City Commission meeting, February 14th & 28th
Directors' Meeting, February 15th & March 1st
Bid Opening, February 16th

Training Room:

Eating Smart, February 1st, February 8th, 15th & 22nd
Southwest Key Program, Casa Oasis Training, February 2nd, 6th, 9th, 13th, & 16th
Civil Service meeting, February 21st

San Juan Memorial Library

January 2023 Statistics

Statistics	
Total Visitors	1,587
Computer Users	637
Total Checkouts	611
In-House Use	29
Inter-Library Loans	25
New Patrons	57
Reference\ Informational Questions	253
FAX transactions	45
Children's Programs	0
Attendance	0

Multipurpose Room Reservations	Attendance
4th Directors Meeting	14
5th Planning & Zoning	10
6th Planning & Zoning	8
7th Lions Club	12
10th City Commission	32
11th Directors Meeting	13
17th EDC	21
18th Civil Service Exam	8
19th Planning & Zoning	15
20th HR Virtual Workshop	3
24th City Commission	38
25th Directors Meeting	13
25th Special Event Meeting with the Basilica	11
25th Special Call Meeting	18
26th HR Training	26
27th Staff Meeting for City Hall Ribbon Cutting	8
30th Parks & Rec. Phase I Meeting	9
31st Special Called Meeting	18
Total	277

Training Room Reservations	Attendance
11th Eating Smart	4
17th Civil Service Exam	4
18th Eating Smart	7
19th Southwest Key Programs Training	9
23rd Southwest Key Programs Training	13
25th Eating Smart	3
25th Keeping San Juan Beautiful	6
26th Southwest Key Programs Training	14
Total	60

Checkouts	
DVDs	83
Books Juvenile	176
Books Adult	352
Total	611

WiFi Usage	
LibGuest	1,818
LibStaff	1,067
Total	2,885

Study Room Attendance	
Study Rooms	70

Facebook Page	
Likes	4
Visitors	157

SJML Homepage	
Visitors	7,096

Deposits	
Fines	\$ 75.55
Copies	\$ 750.96
Surcharges	\$ 2.47
Total without Surcharges	\$826.51
Total with Surcharges	\$828.98

Youth & Children's Programs/Attendance

Date	Program	Attendance
Tuesday, January 3, 2023	0	0
Wednesday, January 4, 2023	0	0
Thursday, January 5, 2023	0	0
Friday, January 6, 2023	0	0
Monday, January 9, 2023	0	0
Tuesday, January 10, 2023	0	0
Wednesday, January 11, 2023	0	0
Thursday, January 12, 2023	0	0
Friday, January 13, 2023	0	0
Tuesday, January 14, 2023	0	0
Wednesday, January 15, 2023	0	0
Thursday, January 16, 2023	0	0
Friday, January 17, 2023	0	0
Monday, January 23, 2023	0	0
Tuesday, January 24, 2023	0	0
Wednesday, January 25, 2023	0	0
Thursday, January 26, 2023	0	0
Friday, January 27, 2023	0	0
Monday, January 30, 2023	0	0
Tuesday, January 31, 2023	0	0
Total	0	0

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

An Ordinance of the City of San Juan, Texas, Renaming a Certain Portion of 3rd Street From Veterans Boulevard "I Road" to Washingtonia Palm Avenue to be Renamed as "Raul Abrego Street"; Authorizing the Mayor to Execute the Documents Needed to Accomplish Said Renaming of a Public Roadway; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.

STAFF COMMENTS AND RECOMMENDATIONS:

An Ordinance of the City of San Juan, Texas, Renaming a Certain Portion of 3rd Street From Veterans Boulevard "I Road" to Washingtonia Palm Avenue to be Renamed as "Raul Abrego Street"; Authorizing the Mayor to Execute the Documents Needed to Accomplish Said Renaming of a Public Roadway; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.

RECOMMENDATION:

Staff recommends approval of the first reading as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

ORDINANCE NO.: _____

AN ORDINANCE OF THE CITY OF SAN JUAN, TEXAS, RENAMING A CERTAIN PORTION OF 3RD STREET FROM VETERANS BOULEVARD "I ROAD" TO WASHINGTONIA PALM AVENUE TO BE RENAMED AS "RAUL ABREGO STREET"; AUTHORIZING THE MAYOR TO EXECUTE THE DOCUMENTS NEEDED TO ACCOMPLISH SAID RENAMING OF A PUBLIC ROADWAY; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEALER CLAUSE.

WHEREAS, the City of San Juan, Texas, a home-rule city, in accordance with its powers and the authority granted to it by state law and City Charter, seeks to re-name a public roadway within its' territorial city limits as indicated herein; and

WHEREAS, Section 311.001 of the Texas Transportation Code provides that a home-rule municipality has exclusive control over and under the public highways, streets, and alleys within municipality's corporate limits and that the municipality may: (1) control, regulate, or remove an encroachment or obstruction on a public street or alley of the municipality; (2) open or change a public street or alley of the municipality; or (3) improve a public highway, street, or alley of the municipality; and

WHEREAS, in accordance with Section 311.001 of the Texas Transportation Code, the City Commission desires to rename a certain portion of 3rd Street from Veterans Boulevard "I Road" to Washingtonia Palm Avenue to be renamed as "Raul Abrego Street".

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS; THAT:

SECTION 1. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION 2. PUBLIC ROADWAY NAME CHANGE. As indicated herein and as more specifically described in **Exhibit "A"**, which is attached hereto and made a part hereof, the City Commission of the City of San Juan, Texas, hereby orders that, as of the effective date of this

Ordinance, a certain portion of 3rd Street from Veterans Boulevard “I Road” to Washingtonia Palm Avenue shall now be known, re-named, and referred to as: Raul Abrego Street.

SECTION 3. 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 4. 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 5. CODIFICATION. That this Ordinance shall not be codified in the Code of Ordinances of the City of San Juan, Texas, as it is not amendatory thereof.

SECTION 6. SEVERABILITY. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 7. 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 13th day of February, 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 February, 2023.

CITY OF SAN JUAN, TEXAS

BY: _____
Mario Garza, Mayor

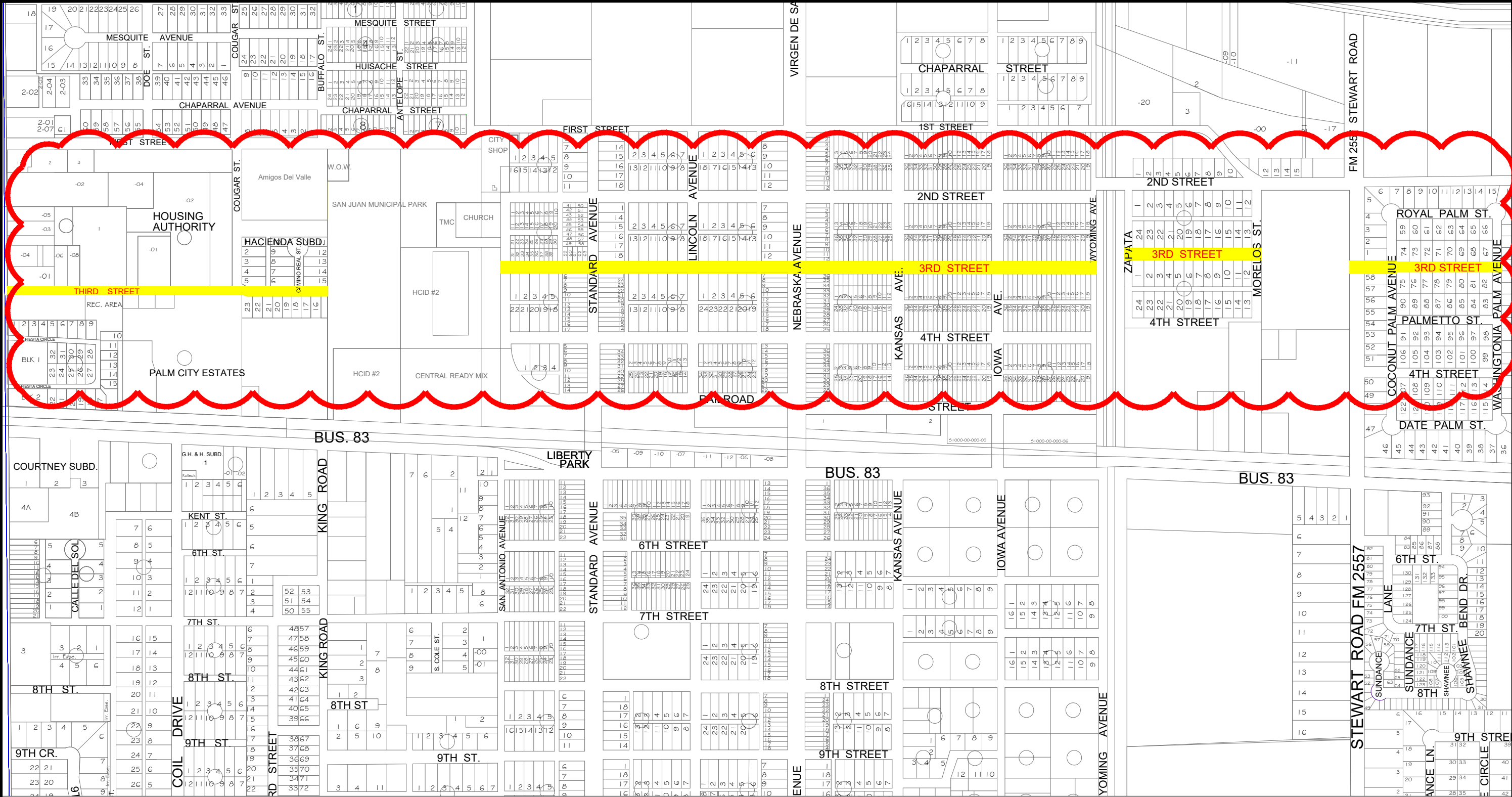
ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

Palacios Garza & Thompson, P.C.

BY: _____
City Attorney



INTERVENTION AREA

**3 RD. STREET RENAMING PROPOSAL
(STANDARD AVENUE - WASHINGTONIAN AVENUE)**



PLANNING DEPARTMENT

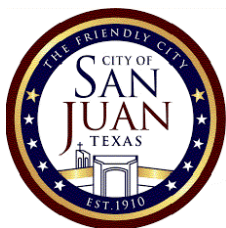


Exhibit "A"

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 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 Subdivision, Located at the Southwest Corner of Stewart Road and Moore Road. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Staff reviewed a request from Escon Development to dedicate one-acre tract of land in lieu of paying the park fees for 82 lots at the proposed Orchards of San Juan Phase I Subdivision. This plat has 82 single family residential lots (a second phase is proposed). The park fee per lot is \$675.00 (82 lots x \$675.00 = \$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>

Nov 18, 2022, 12:05 PM



to me, Criselda, Benjamin, Patricia ▼

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

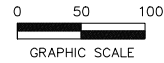
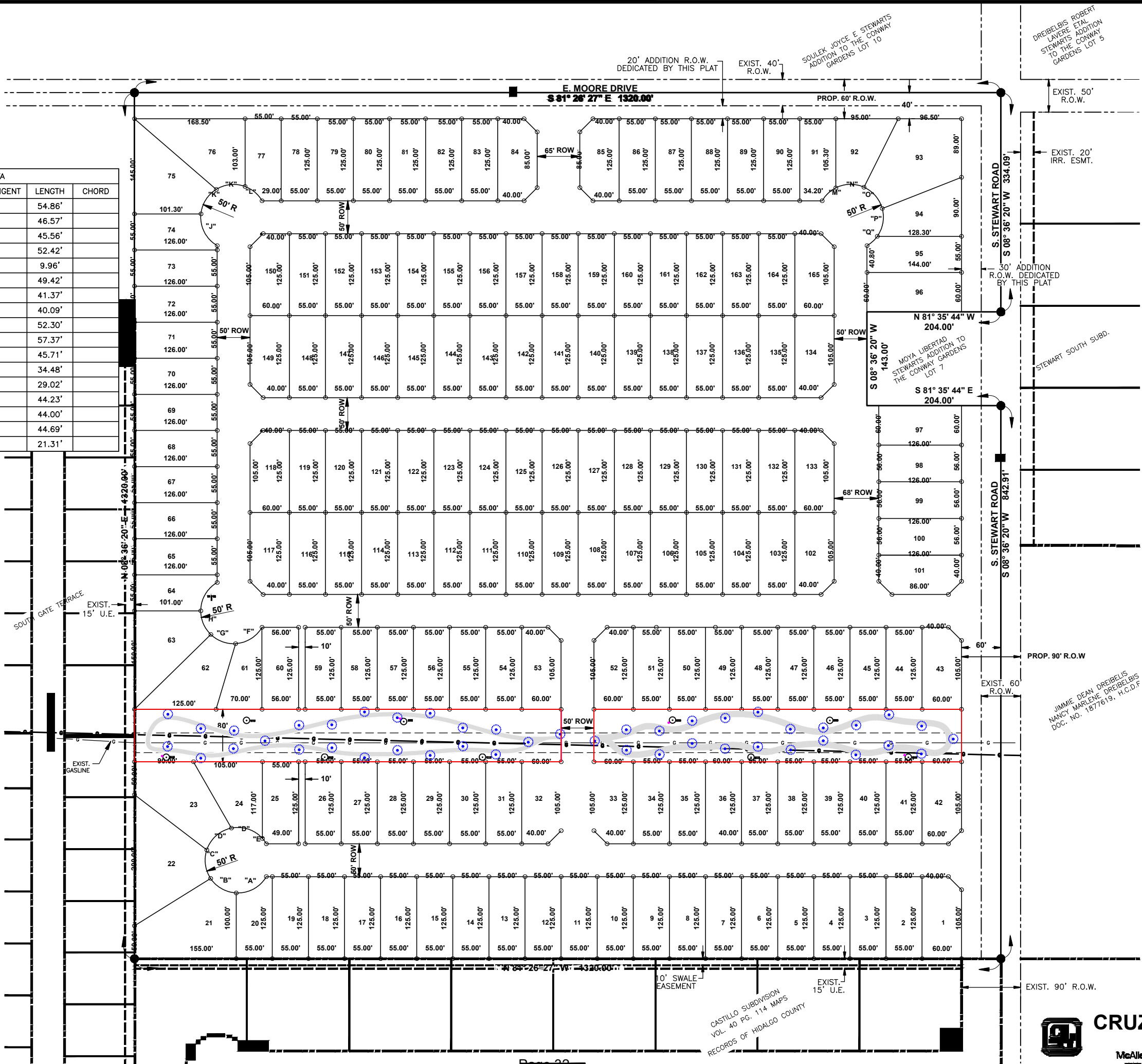
www.pgtlawfirm.com

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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

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

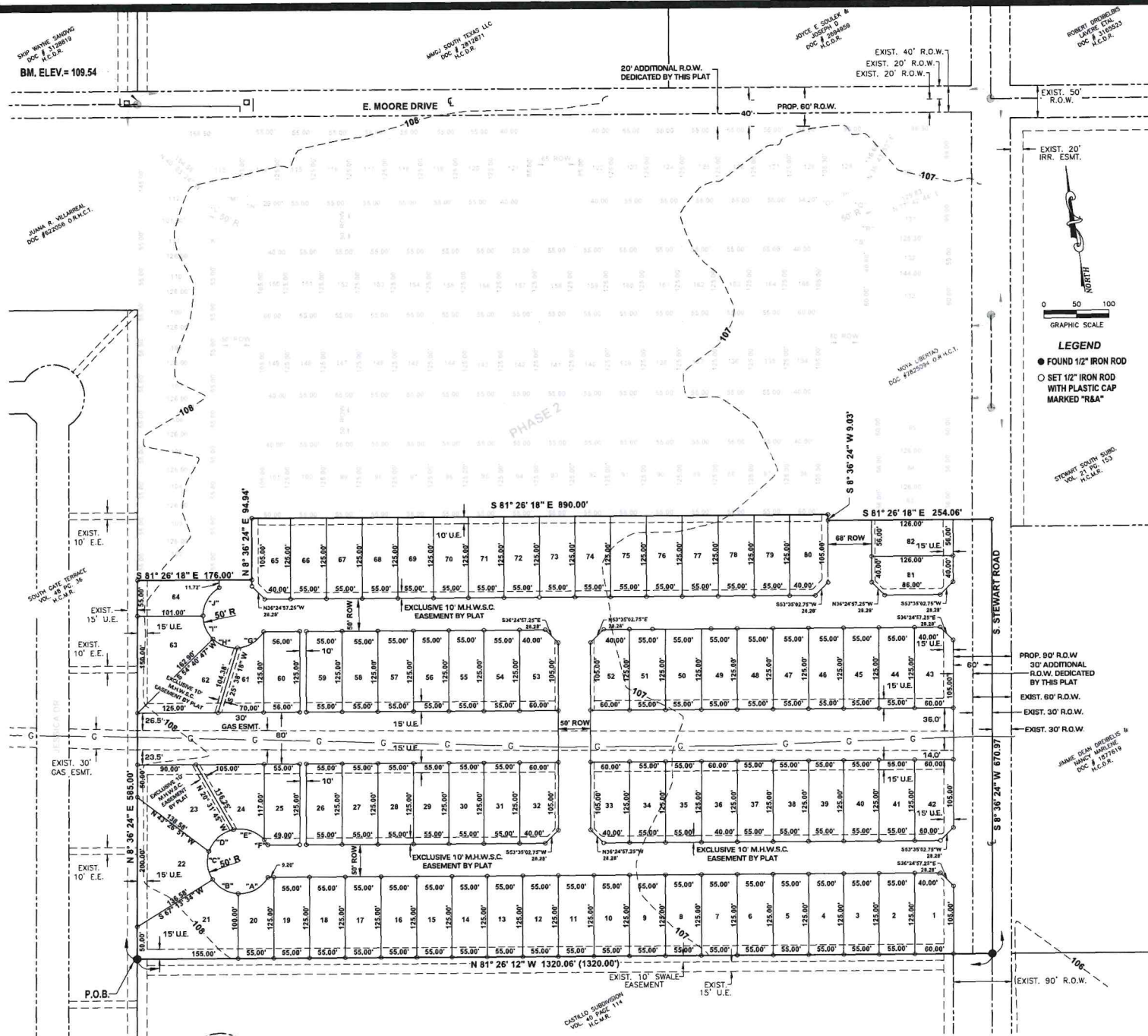
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

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)
- COMMUNITY- PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

- 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.

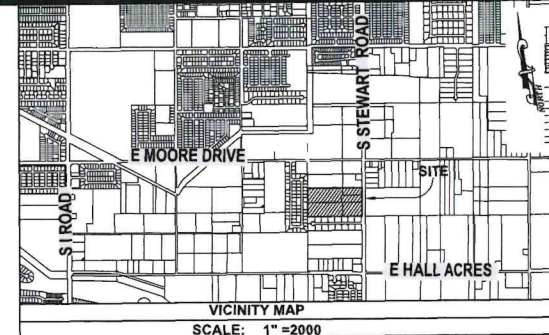
- BENCHMARK NOTE:
ELEV. = 109.54 N.A.V.D. 88 DATUM. LOCATED AT NORTHWEST CORNER
AT THE CENTERLINE OF MOORE ROAD.

- 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 FILLING 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°12'24" EAST, 585.00 FEET, WITH THE WEST LINE OF SAID LOT 7 AND THE EAST LINE OF SOUTHCOTE TERRACE AS PER MAP RECORDED IN VOLUME 48, PAGE 36, HIDALGO COUNTY MAP RECORDS, TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°26'18" EAST, 176.00 FEET, WITH A LINE THAT IS PARALLEL TO THE NORTH LINE OF SAID LOT 7 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 8°36'24" EAST, 94.94 FEET, WITH A LINE THAT IS PARALLEL TO THE WEST LINE OF SAID LOT 7 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°26'18" EAST, 890.00 FEET, WITH A LINE THAT IS PARALLEL TO THE NORTH LINE OF SAID LOT 7 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 8°36'24" WEST, 9.03 FEET, WITH A LINE THAT IS PARALLEL TO THE WEST LINE OF SAID LOT 7 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°26'18" EAST, WITH A LINE THAT IS PARALLEL TO THE NORTH LINE OF SAID LOT 7, AT A DISTANCE OF 224.06 FEET, PASSES THE WEST RIGHT OF WAY LINE OF SAID STEWART ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 254.06 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 8°36'24" WEST, 670.97 FEET, WITH THE EAST LINE OF SAID LOT 7, THE WEST LINE OF LOT 8 AND THE CENTERLINE OF SAID STEWART ROAD TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 7 AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°26'12" WEST, WITH THE SOUTH LINE OF SAID LOT 7 AND THE NORTH LINE OF CASTILLO ACRES SUBDIVISION AS PER MAP RECORDED IN VOLUME 40, PAGE 114, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 30 FEET PASSES THE WEST RIGHT OF WAY LINE OF SAID STEWART ROAD, AT A DISTANCE OF 50.00 FEET PASSES A 1/2-INCH IRON ROD FOUND ON LINE FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE 1320.06 FEET (MAP 1320.0 FEET) TO THE POINT OF BEGINNING AND CONTAINING 20.17 ACRES OF LAND MORE OR LESS.

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	IRREGULAR LOT AREAS		
						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





SAN JUAN ORCHARDS

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consideration and Action to Authorize the City Manager to Accept the Offer Letter from the County of Hidalgo, Execute all Necessary Conveying Instruments Required For the Sale of Land for the Expansion of the East Nolana Loop Project Parcel 6, Being Described as 0.0419 acre (1,825 square feet) Tract of Land Situated in Lot 3, Block 43, Alamo Land and Sugar Company Subdivision with Respect to Construction of East Nolana Loop from North Raul Longoria Road to Alamo Road. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The County of Hidalgo is working on the expansion of East Nolana Loop from Raul Longoria Road (FM 1426) to Alamo Road (FM 907). The City of San Juan owns the property along that area, as described in Exhibit "A" - Field Note Description for Parcel 6, being a 0.0419 acre tract (1,825 square feet) of Lot 3, Block 43, Alamo Land and Sugar Company Subdivision as shown in the attached documentation.

We received an offer letter to purchase the above property for \$530 based on the appraisal prepared by Leonel Garza, III. Attached you can find a copy of the survey, appraisal report and offer letter submitted by L&G Engineering.

RECOMMENDATION:

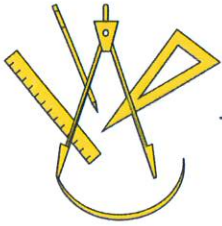
Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager



L&G Engineering

Transportation Consultants

December 15, 2022

County: Hidalgo
Federal Project No.: N/A
Highway: East Nolana Loop

ROW CSJ: 0921-02-421
Parcel ID: 6
From: FM 1426 (Raul Longoria Road)
To: FM 907 (Alamo Road)

Via Electronic Mail

The Honorable Mario Garza, City of San Juan Mayor
Attn.: Benjamin Arjona, City Manager
709 S. Nebraska Ave.
San Juan, Texas 78589-2698

Dear Sir:

In acquiring property for the highway system of Texas, the Texas Department of Transportation (the "Department") and Hidalgo County ("County") follows a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the County's negotiator, Robert A. Casarez, a portion of your property located East Earling Road, as described in the enclosed property description, is to be acquired for the construction or improvement of the above-referenced highway project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the County is authorized to offer you **\$530.00** for your property, which includes **\$530.00** for the property to be purchased and **\$0.00** for damages to your remaining property. This amount is the total amount of just compensation for all interests in the portion of your property to be acquired, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the County. In accordance with State law, it is the policy of the Department/County to negotiate with the fee owner(s) of the real property with the understanding that you will, in turn, negotiate with any lessee or other party who may own any interest in the land or improvements, with the exception of public utility easements, which will be handled separately by the Department/County.

This offer to purchase includes the contributory values of the improvement(s) listed below, which are considered to be part of the real property. Since the improvement(s) must be removed, it is the policy of the Department/County to permit owners who convey voluntarily to the Department/County to thereafter retain the improvement(s), if they wish to do so. The retention values shown below are the estimated amounts the improvement(s) would bring if sold on public bids. If you wish to retain title to any of the following improvement(s) and remove it (them) from the right of way, the amount of the above offer must be reduced by the appropriate retention amount(s). This option to retain the improvement(s) does NOT apply should it become necessary for the County to acquire the real property by eminent domain.

	<u>Improvement</u>	<u>Amount to be Subtracted if Retained</u>
N/A		\$
		\$
		\$
		\$
		\$

If you wish to accept the offer based upon this appraisal, please contact Fernando Herrera, Jr. as soon as possible, at (956) 585 - 1909 , so that the process of issuing your payment may be started. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, setting forth a counteroffer amount and the basis for such amount, provided such settlement request is received in writing within 30 days from the date of this letter.

Form ROW-N-IOLPT (Rev. 11/20) Page 1 of 2

*Please note that your opportunity to submit an administrative settlement shall be forfeited if such a settlement request is not received by the Department/County within the **30 day time deadline**.* In the event the condition of the property changes for any reason, the County shall have the right to withdraw or modify this offer.

After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable incidental expenses necessarily incurred in transferring title to the property for use by the Texas Department of Transportation/Hidalgo County. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the County and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the Department/County failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the Department's/County determination on any claim for reimbursement.

You may be entitled to additional payments and services under the State's Relocation Assistance Program. It is emphasized, however, that any benefits to which you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "*Relocation Assistance*" which will inform you of eligibility requirements, payments and services which are available.

You have the right to discuss with others any offer or agreement regarding the Department's/County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply to the Department/County.

Attached is a copy of the Texas Department of Transportation brochure entitled "*Right of Way Purchase*" which we trust will give you a better understanding of the procedures followed by the Department/County in purchasing property. We respectfully request the opportunity to meet with you or to otherwise discuss and answer any questions you may have regarding the details of the type of facility to be built, or concerning the County's offer or proposed purchase transaction. Also, please do not hesitate to contact Fernando Herrera, Jr. at the telephone number provided above regarding any question you may have.

Please see the enclosed copy of the Texas Landowner Bill of Rights.

Finally, we enclose copies of all appraisal reports relating to your property being acquired which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the State/County, including the appraisal on which this offer is based.

Sincerely,



Right of Way Manager or other signatory

ENCLOSURES:

Appraisal Report(s)
Landowner Bill of Rights
Brochure ("*Right of Way Purchase*")
Form ROW-N-IOLPT (Rev.11/20) Page 2 of 2

EXHIBIT "A"

COUNTY: Hidalgo

HIGHWAY: East Nolana Loop

PROJECT LIMITS: From N. Raul Longoria to N. Alamo Road

RCSJ: 0921-02-421

FIELD NOTE DESCRIPTION FOR PARCEL 6

BEING a 0.0419 acre (1,825 square feet) parcel of land situated in Lot 3, Block 43 of the Alamo Land and Sugar Company Subdivision, recorded in Volume 1, Page 24 of the Map Records of Hidalgo County, Texas, and being out of a calculated 0.1550 acre tract of land described in an instrument to City of San Juan from Yolanda Castillo and husband Jesus Castillo, recorded in Document Number 2006-1689593, Official Records of Hidalgo County, Texas, dated November 3, 2006, the 0.0419 acre parcel of land, being more particularly described by metes and bounds as follows:

COMMENCING at a set 1/2 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Southwest corner of the 0.1550 acre tract and an interior corner of tract of land, described as "Tract I" in an instrument to Los Arboles Ventures, Inc., recorded in Document Number 802130, Official Records of Hidalgo County, Texas;

THENCE, NORTH 08°34'11" EAST, a distance of 66.84 feet (Record - North), along the West line of the said 0.1550 acre tract, to a set 5/8 inch iron rod, lying in the proposed South right-of-way line of East Nolana Loop, for the **POINT OF BEGINNING** and the Southwest corner of the herein described 0.0419 acre parcel, having coordinates of N: 16,608,840.02, E: 1,103,632.50, located 60.00 feet right of Nolana Loop Proposed Baseline Station: 142+36.02;

- (1) **THENCE**, NORTH 08°34'11" EAST, (Record - North), a distance of 23.16 feet along the West line of the 0.1550 acre tract and the East line of "Tract 1", to a set magnail, lying in the centerline of existing East Earling Road (120 foot width right-of-way), for the Northwest corner of the 0.0419 acre parcel and on the South line of Lot 14, Block 47, and the north line of Lot 3, Block 43 of the Alamo Land and Sugar Company Subdivision;
- (2) **THENCE**, SOUTH 81°25'49" EAST, a distance of 75.00 feet (Record - East), along the centerline of East Earling Road and the common North line of Lot 3, Block 43, with the South line of Lot 14, Block 47 of the said Alamo Land and Sugar Company Subdivision, to a set magnail, for the Northeast corner of the 0.0419 acre parcel;
- (3) **THENCE**, SOUTH 08°34'11" WEST, (Record - South), a distance of 25.63 feet, along the East line of the 0.1550 acre tract, to a set 5/8 inch iron rod, lying in the proposed South right of way line of East Nolana Loop, for a point of curvature to the left, and the Southeast corner of the 0.0419 acre parcel;

November 15, 2019

Parcel 6

Page 2 of 4

EXHIBIT "A"

- (4) **THENCE**, NORTHWESTERLY, an arc distance of 75.04 feet, with a curve to the left having a radius of 7,940.00 feet, a delta angle of $00^{\circ}32'29''$, and a chord which bears North $79^{\circ}32'37''$ West, 75.04 feet, along the proposed South right-of-way line of Nolana Loop, to the **POINT OF BEGINNING** and containing 0.0419 acre (1,825 square feet) of land, of which 0.0344 acre (1,500 square feet) of land lies within the limits of East Earling Road.

Notes:

- All bearings and coordinates are referenced to the TxDOT VRS Network which is tied to the National Spatial Reference System (NSRS) and based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983(2011) Epoch:2010. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00004.
- The unit of measure is the U.S. Survey Feet.
- A parcel plat of even survey date herein accompanies and is made a part of this property description.
- Stationing is based off the proposed Nolana Loop alignment.
- Access will be permitted to the remainder property abutting the highway facility.
- **The monument described and set in this call may be replaced with a TxDOT Type II right-of-way monument upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.
- Abstracting was completed September 2017.
- Field Surveying Performed June 2017 - August 2017.

THE STATE OF TEXAS X
 X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, Billy H. Ethridge, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 15 day of NOVEMBER, 2019 A.D.



Billy H. Ethridge
Registered Professional Land Surveyor
No. 4302 - State of Texas
CDSmuery - 3411 Magic Dr - San Antonio, Texas 78229
(210)581-1111, TBPLS No. 100495-00



LEGEND

- ① PARCEL NUMBER
- SET 5/8" I.R.
- SET 1/2" I.R. W/PLASTIC CAP STAMPED "CDS/MUERY S.A. TX" (UNLESS NOTED OTHERWISE)
- MAG● SET MAGNAIL
- FOUND (AS INDICATED AT LOCATION)
- S--- SURVEY LINE
- P— PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- ↪ FEE HOOK
- I.R. IRON ROD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- M.R.H.C.T. INDICATES MAP RECORDS OF HIDALGO COUNTY, TEXAS
- D.R.H.C.T. INDICATES DEED RECORDS OF HIDALGO COUNTY, TEXAS
- O.R.H.C.T. INDICATES OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- (N00° 00'00"E) DEED CALLS

NOTES:

1. DATUM STATEMENT: ALL BEARINGS AND COORDINATES SHOWN ARE REFERENCED TO THE TXDOT VRS NETWORK WHICH IS TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM (NSRS) AND BASED ON TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH: 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE ND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004

2. FIELD SURVEYING PERFORMED JUNE 2017 - AUGUST 2017.

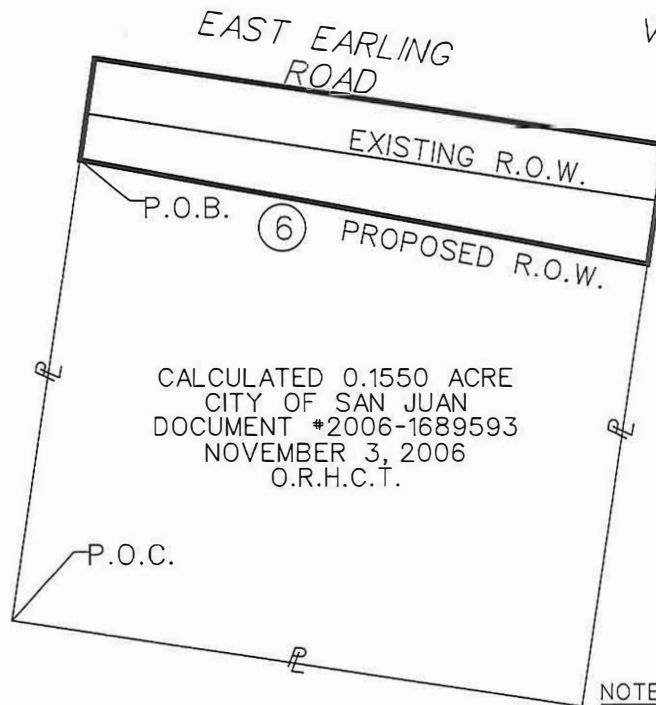
3. ABSTRACTING WAS COMPLETED IN SEPTEMBER 2017.

4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

5. THE UNIT OF MEASURE IS THE U.S. SURVEY FEET.

6. STATIONING IS BASED OFF THE PROPOSED EAST NOLANA ROAD ALIGNMENT.

BILLY H. ETHRIDGE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4302



LOT 3, BLOCK 43
ALAMO LAND AND SUGAR
COMPANY
VOL. 1, PG. 24
M.R.H.C.T.

PARENT TRACT INSET
FOR PARCEL NO. 6
N.T.S.

NOTE:

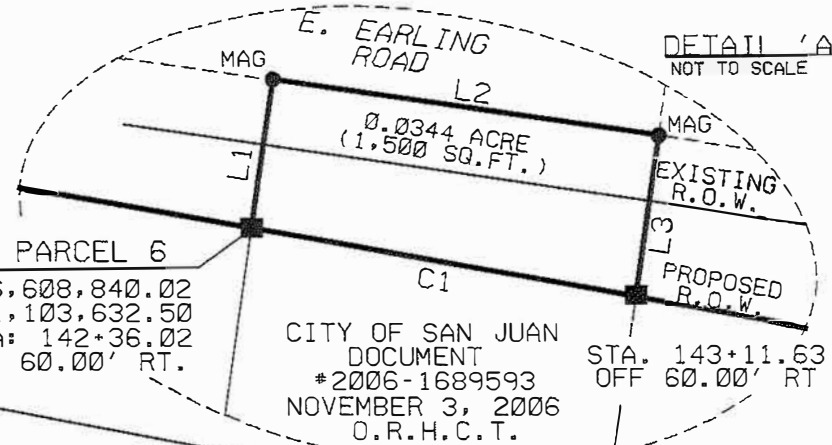
** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.



EXISTING ACRES	TAKING ACRES (SQ.FT.)	REMAINDER ACRES
0.1550 ACRE	0.0419 ACRE (1,825 SQ.FT.)	0.1131 ACRES (RT.)
CDS MUERY ENGINEERS & SURVEYORS 3411 MAGIC DRIVE, SAN ANTONIO, TEXAS 78229 (210) 581-1111 TBPE NO. F-1733 TBPLS NO. 100495-00		
PARCEL PLAT SHOWING PARCEL 6 NOLANA LOOP: N. RAUL LONGORIA TO N. ALAMO RD. HIDALGO COUNTY, TEXAS RCSJ: 0921-02-421		
NOVEMBER 2019		
PAGE 3 OF 4	SCALE: 1" = 50'	

LOT 15, BLOCK 47
ALAMO LAND AND SUGAR
COMPANY
VOL. 1, PG. 24
M.R.H.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N08°34'11"E	23.16'
L2	S81°25'49"E	75.00'
L3	S08°34'11"W	25.63'



LOT 14, BLOCK 47

P.O.B. PARCEL 6

N:16,608,840.02
E:1,103,632.50
STA: 142+36.02
OFFSET: 60.00' RT.

CITY OF SAN JUAN
DOCUMENT
#2006-1689593
NOVEMBER 3, 2006
O.R.H.C.T.

STA. 143+11.63
OFF 60.00' RT

PARCEL 5-A
COUNTY OF HIDALGO
DOC. 1227635
O.R.H.C.T.
D=04°47'40" (RT)
R=8,000.00'
L=669.41'
T=334.90'
CB=S79°01'59"E
CD=669.22'
15' N.A.W.S.C.
EASEMENT
DOCUMENT #673542
O.R.H.C.T.

PARCEL 6-A
COUNTY OF HIDALGO
DOC. 1242707
O.R.H.C.T.

EAST EARLING ROAD
(VARIABLE WIDTH R.O.W.)

SEE
DETAIL 'A'

PROPOSED BASELINE

LOT LINE

DEDICATED ROAD
VOL. 1, PG. 24
M.R.H.C.T.

EXISTING R.O.W.

PROPOSED R.O.W.

CITY OF SAN JUAN
DOCUMENT
#2006-1689593
NOVEMBER 3, 2006
O.R.H.C.T.

15' EASEMENT
N.A.W.S.C.
VOL. 1175, PG. 173
O.R.H.C.T.

TRACT II

LOT 2, BLOCK 43

P.O.C. PARCEL 6

H.C.I.D. NO.2
CANAL EASEMENT
VOL. 2352, PG. 76
D.R.H.C.T.

LOS ARBOLES VENTURES, INC.
"TRACTS I, II, & III"
DOC. #802130
AUGUST 13, 1999
O.R.H.C.T.

50' MAGIC
VALLEY ELECTRIC
COOPERATIVE EASEMENT
DOC 658381
O.R.H.C.T.

LOT 3, BLOCK 43

SCALE 1" = 50'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
C1	00°32'29" (LT)	7,940.00'	75.04'	37.52'	N79°32'37"W	75.04'

CDS MUERY SURVEYING AND MAPPING
3411 MAGIC DRIVE, SAN ANTONIO,
TEXAS 78229 (210) 581-1111
TBPE NO. F-1733
TBPLS NO. 100495-00

PARCEL PLAT SHOWING
PARCEL 6
NOLANA LOOP: N. RAUL LONGORIA
TO N. ALAMO RD.
HIDALGO COUNTY, TEXAS
RCSJ:0921-02-421

NOVEMBER 2019

PAGE 4 OF 4

SCALE: 1" = 50'

REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 709 South Nebraska Avenue, San Juan, Texas
78589

District: 21

Property Owner: City of San Juan

Parcel: 6

Address of Property Owner: 709 South Nebraska, San Juan, Texas
78589

ROW CSJ: 0921-02-361

Occupant's Name: City of San Juan

Federal Project No: N/A

Whole: ☐ Partial: ☒ Acquisition

Highway: East Nolana Loop

County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and Sulphur. If this acquisition is of less than the whole property, then any special benefits and /or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$530.00 as of August 9, 2022, based upon my independent appraisal and the exercise of my professional judgment;

That on August 9, 2022, I personally inspected in the field the property herein appraised; that I afforded City of San Juan, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on August 9, 2022;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than L&G Consulting Engineers, Inc. and or the proper officials of Hidalgo County, and/or their representatives, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB-18 of the Texas 82nd Regular Legislative Session and finds as follows:

1. Is there a denial of direct access of the parcel? No (yes or no)
2. If so, is the denial of direct access material? No (yes, no, or not applicable)
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$ 0 .

I certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct;

That the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions;

That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.

Appraiser Signature

Leonel Garza III

Certification Number

TX 1328375 - G

Date: September 22, 2022

To the best of my knowledge, the value does not include any items which are not compensable under State law.

Harvey L. Heerssen
Reviewing Appraiser

10/6/2022
Date



Appraisal Certification

I, Leonel Garza III, certify that, to the best of my knowledge and belief the statements of fact contained in this report are true and correct:

The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.

The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

I have made a personal off-site visit of the property that is the subject of this report based on the permission granted at the time of inspection.

Thomas M. Davis, Certified General Real Estate Appraiser with Leonel Garza, Jr. & Associates, LLC, provided significant professional assistance in the preparation of this report, not limited to a physical inspection, taking of photographs of the subject property and value analysis.

Miguel Martinez, Appraiser Trainee with Leonel Garza, Jr. & Associates, LLC, provided significant professional assistance in the preparation of this report, not limited to a physical inspection, taking of photographs of the subject property and value analysis.

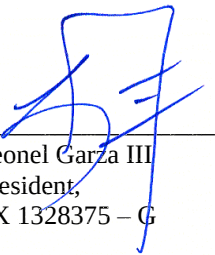
No one other than those mentioned within this certification provided significant real property appraisal assistance to the person(s) signing this certification.

The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, i.e., a specific valuation. This report was not prepared under the standards required by financial institutions for purposes of applying for a loan.

This appraisal has been completed with the extraordinary assumption that any and all access denial issues are clearly stated within the scope of this assignment and have been included within the surveys and field notes provided by client. The Texas Department of Transportation can control access in the future by way of permit at the time of redevelopment or re-subdivision of the subject property and/or by way of the Access Management Policy enacted by the State of Texas. This assignment was prepared in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB 18 of the Texas 82nd Regular Legislative Session as follows:

“(d) In estimating injury or benefit under Subsection C, the special commissioners shall consider an injury or benefit that is peculiar to the property owner and that relates to the property owner’s ownership, use, or enjoyment of the particular parcel of real property including a material impairment of direct access on or off the remaining property that affects the market value of the remaining property, but they may not consider an injury or benefit that the property owner experiences in common with the general community, including circuitry of travel and diversion of traffic. In this subsection, “direct access” means ingress and egress on or off a public road, street, or highway at a location where the remaining property adjoins that road, street or highway.”

I have performed no other appraisal services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within a (3) three-year period immediately preceding acceptance of this assignment.



Leonel Garza III
President,
TX 1328375 – G

Assumptions and Limiting Conditions

No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable, unless otherwise stated.

The property is appraised free and clear of any or all liens or encumbrances, unless otherwise stated.

Responsible ownership and competent property management are assumed.

The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws, unless the lack of compliance is stated, described, and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been, or can be, obtained or renewed for any use for which the value estimate contained in this report is based.

It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass, unless noted in the report.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by this appraiser. The appraiser does not have any knowledge of the existence of such material on or in the property and is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Any allocation of the total value in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question, unless arrangements have been previously made.

No part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser. Possession of this report, or a copy thereof, does not carry with it the right of publication.

Scope of the Assignment

The scope of this appraisal is to prepare an appraisal report based on the Texas Department of Transportation ROW A-5 Form Rev. 08/2011 to form and guidelines to form an opinion of market value of the part to be acquired. The appraiser shall determine the market value based on the applicable approaches to value which are the Sales Comparison Approach (As Vacant), Cost Approach, Income Approach and the Improved Sales Comparison Approach. Those approaches not applicable shall be excluded from the report.

- Send Certified Letter of Inspection to Owner of Record as per Public Record
- Provide Owner Opportunity to Meet with Appraiser (on or off-site)
- If access is not provided inspection shall proceed off-site.
- Owner will maintain opportunity to meet with appraiser after date of report (if requested)
- Value will be of the Fee Simple Estate
- Determine value of whole property
- Determine value of part to be acquired
- Determine value of remainder before acquisition and after acquisition
- Determination any diminution of market value
- No personal property shall be included for compensation
- Comparable sales search and verification

Intended Use of the Appraisal

The intended use of the report is to present to the property owner of record a market value offer of the part to be acquired and to further negotiate said purchase by L&G Consulting Engineers, Inc. and/or its representatives in the name of Hidalgo County, Texas.

Proposed Road Right of Way Project

The project limits are along East Nolana Loop from FM 1426 (Raul Longoria road) to FM 907 (North Alamo Road) within the City of San Juan. Acquisitions will be conducted on both the north and south side of existing right of way along this project. The Texas Department of Transportation (Pharr District) has project oversight; however, L & G Engineering was hired by the Hidalgo County Precinct No. 2 under the direction of County Commissioner Eduardo “Eddie” Cantu to negotiate the acquisition of the proposed right of way.

Client

The client for this report is L & G Engineering whose principal office is located at 900 Stewart Road, Mission, Texas 78572.

Intended User of the Appraisal

L & G Engineering, and others involved in the specific right of way project.

Extraordinary Assumptions & Hypothetical Conditions

According to USPAP an extraordinary assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in analysis which, if found to be false, could alter the appraiser’s opinion or conclusions”. An extraordinary assumption was made regarding the property being owned in fee simple, and not being contaminated or suffering from any environmental issues. USPAP defines hypothetical condition as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for purposes of analysis”. The valuation conclusion is based on the project being completed according to the plans and information provided to this appraiser as per the date of this report. There are no other hypothetical conditions used in the derivation of market value of the subject property.

Property Rights Appraised

The subject property will be appraised in the fee simple estate. Fee simple estate is defined as “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.” Source: Dictionary of Real Estate Appraisal, 6th Edition, Copyright 2015.

Definition of Market Value

Market value is defined by as “the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.” Source: City of Austin vs. Cannizzo, et al, 267 S.W. 2d 808, 815 (1954).

Exposure Time

The exposure time is determined to define trends in the market. Exposure time is defined as the “estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on the analysis of past events assuming a competitive and open market.” Based on research performed within the market area, there is a 12-month to 24-month exposure time. This time has been extended due to the unknown future effects of the Covid-19 pandemic on the real estate market.

Personal Property

Pursuant to the scope of the assignment, no personal property within the proposed right-of-way and the remainder before and after the acquisition shall be included for compensation. All personal property and/or realty located within the existing road right-of-way shall be deemed non-compensable.

Access Rights

The appraiser is to consider the impact of material impairment of direct access on and off the remaining property that affects the market value of the remainder property after the acquisition is to occur. This shall include the determination of damages to the market value of the remainder property. The discussion of damages (if any) will be discussed in the “remainder after” section of the report.

Jurisdictional Exception

Jurisdictional Exception is defined in the current Uniform Standards of Professional Appraisal Practice (USPAP) as an assignment condition established by applicable law or regulation which precludes an appraiser from complying with a part of USPAP. Project impact/influence is disregarded in the appraisal of the subject whole property. This is a departure from Standards Rule 1-4(f), which states that “when analyzing anticipated public or private improvements, located on or off the site, an appraiser must analyze the effect on value, if any, of such improvements to the extent they are reflected in market actions.” (U-20, Lines 618-620). This report has been prepared in such a manner that any market influences projected by the proposed development shall not be taken into consideration.

Accessibility to Site

The owner-of-record was sent a certified letter asking for permission to enter the subject property to measure and photograph the subject property. If permission was not granted or contact has not made prior to this appraisal, the inspection is to proceed off-site along existing right-of-way only. Garza & Associates proceeded with an off-site inspection from existing road right-of-way on December 28, 2020. The property owner shall always reserve the right to contact Leonel Garza, Jr. & Associates, LLC, at (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an on-site inspection with the appraiser.

Property Owner Contact

The according to the Hidalgo County Appraisal District, the subject owner is identified as City of San Juan. A letter of intent to inspect the subject and to provide the opportunity of the owner of record to meet with the appraiser was sent via certified mail. This inspection was to photograph and measure any improvements affected by the acquisition. The owner of record did not provide verbal or written permission to enter the subject property on September 15, 2021.



1419 Dove Avenue, McAllen, Texas 78504
Office (956) 687-7295 / leonel3@garza-associates.com

October 21, 2020

County: Hidalgo
CSJ: 0921-02-361
Highway: East Nolana Loop
From: FM 1426 (Raul Longoria Road) to FM 907 (Alamo Road)
Parcel 6

City of San Juan
709 S Nebraska Avenue
San Juan, Texas 78589

Garza & Associates LLC has been contracted by the L&G Engineering, to appraise various properties along Nolana Loop for a future road widening project from FM 1426 (Raul Longoria Road) to FM 907 (Alamo Road). The purpose of this appraisal is to provide a market value for the land area to be acquired for this project. Hidalgo County in conjunction with the Texas Department of Transportation shall be acquiring the portion of property in the name of the State of Texas.

I would like to extend the opportunity to meet with our appraisers, on-site, to explain the project and the purpose of the appraisal report. Due to Covid-19, we understand an in-person meeting may not be available, however, other electronic forms are available to discuss the project with the appraisers if requested (i.e. Zoom Meeting).

In the event access is not granted for our appraisers to enter the property in order to measure and photograph improvements located within the acquisition area, the appraisers will be forced to approximate these items for purposes of valuation until access is granted. In this situation the appraisers will continue our inspection (off-site) along the public right of way.

With this letter, I request permission to perform an on-site visit to measure and photograph the acquisition area and / or any other improvements that are affected.

If you have any questions and / or would like an appointment or Zoom Meeting with our appraisers, please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295. If this letter does not pertain to you and / or you have sold the property, please notify our office as soon as possible so that the proper owner can be notified.

Sincerely,

Leonel Garza III
State Certified, TX 1328375-G

Cc: L&G Engineering
c/o: Luana M. Gonzalez
900 S. Stewart Road, Suite 10, Mission, Texas 78572
Office (956) 585-1909 / lgonzalez@lgengineers.com

CERTIFIED MAIL RETURN RECEIPT

7018 1130 0001 3151 2736

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Po \$

Sent To **Nolana Loop Project Parcel No. 6**

Street at 709 S Nebraska Avenue

City, Sta San Juan, Texas 78589

PS Form 3800, April 2015 PSN 7530-02-000-9947 See Reverse for Instructions

OCT 21 2010
Postmark Here

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Nolana Loop Project Parcel No. 6 City of San Juan 709 S Nebraska Avenue San Juan, Texas 78589 9590 9402 5375 9189 5385 99 2. Article Number (Transfer from service label) 7018 1130 0001 3151 2736	A. Signature X <i>Brenda Escalante</i> ☐ Agent ☒ Addressee B. Received by (Printed Name) <i>Brenda Escalante</i> C. Date of Delivery <i>10/23/20</i> D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No. 6

Local Address: 709 South Nebraska Avenue, San Juan, Texas
78589

Date Taken: August 9, 2022

Taken By: Miguel Martinez

Point which taken: Photo 1: Nolana Loop
Photo 2: Nolana Loop

Looking: Photo 1: Southeastern View
Photo 2: Southeastern View



Photo 1
Subject Property



Photo 2
Subject Property

Point which taken: Photo 3: Nolana Loop
Photo 4: Nolana Loop

Looking: Photo 3: Western View
Photo 4: Easter View



Photo 3
Western view of Nolana Loop



Photo 4
Western view of Nolana Loop

Site Analysis: Whole Property

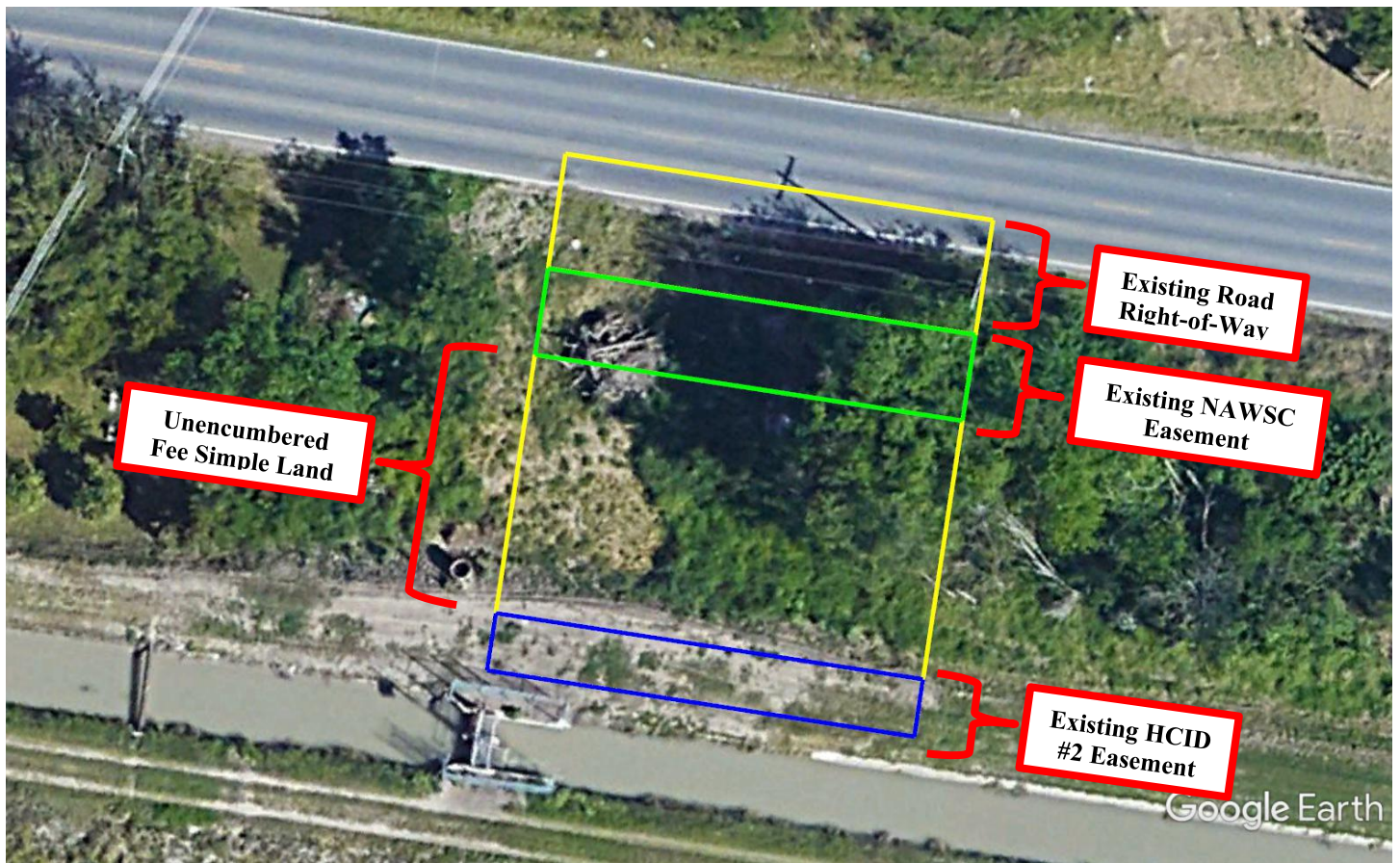
Gross Whole Land Area	0.1550-Acre / 6,752-Square Feet
Existing Road Right-of-Way	0.0344-Acres / 1,500-Square Feet
Net Whole Land Area	0.1206-Acres / 5,252-Square Feet
Current Land Use	Vacant
Location / Address	Southside of Nolana Loop in-between Gambit Road and Cesar Chavez Road, San Juan, Texas
Municipality	City of San Juan
Frontage	Nolana Loop
Frontage Length	75 LF
Shape	Rectangular
Utilities	Water & Electric
Topography	Level
Flood Zone	Zone B - 4803340425C, Map Dated November 16, 1982
Municipal Zoning	Residential

History of the Property

According to the Hidalgo County Deed Records the subject property is under the ownership of the City of San Juan, according to document No. 1689593, recorded on November 3, 2006. To our knowledge, there have been no other arm's length transactions of the subject property over the prior (5) five years from the date of this report.



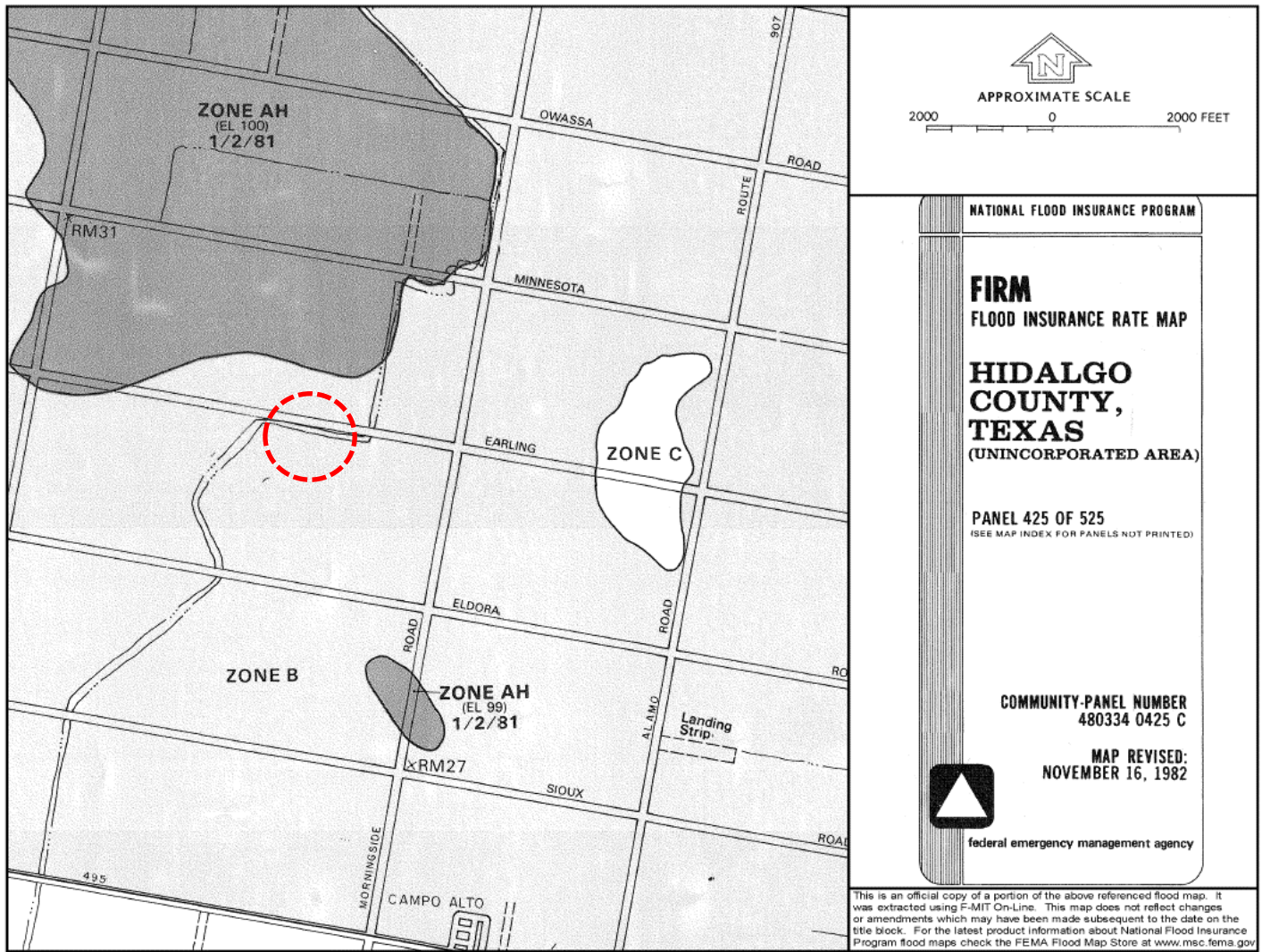
Existing Easements and Road Right-of-Way



MUNICIPAL ZONING MAP

The following is the municipal zoning map provided by the City of San Juan online website indicating the subject is zoned residential.



FEMA MAP

AD Valorem Tax Data

The Hidalgo County Appraisal District will annually appraise properties according to the Texas Property Tax Code. This value may not equal the market value for a variety of reasons (exemptions, allowances, etc.). The Hidalgo County Appraisal District is located at 4405 Professional Drive, Edinburg, Texas 78539 and online at www.hidalgoad.org.

Property

Account

Property ID:	112537	Legal Description:	ALAMO LAND & SUGAR CO N90'-E75'-W120' OF LOT 3 BLK 43 0.16AC NET
Geographic ID:	A1800-00-043-0003-02	Zoning:	CNTY
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	E NOLANA AVE SAN JUAN, TX	Mapscot:	
Neighborhood:	SPA NOLANA PROJECT	Map ID:	CSJ VOL 1 PG 25
Neighborhood CD:	SPANOLANA		

Owner

Name:	CITY OF SAN JUAN	Owner ID:	154249
Mailing Address:	709 S NEBRASKA AVE SAN JUAN, TX 78589-2698	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$8,015	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$8,015	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$8,015	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$8,015	

Taxing Jurisdiction

Owner: CITY OF SAN JUAN
 % Ownership: 100.000000000000%
 Total Value: \$8,015

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$8,015	\$0	\$0.00
CSJ	CITY OF SAN JUAN	0.687600	\$8,015	\$0	\$0.00
DR1	DRAINAGE DISTRICT #1	0.126400	\$8,015	\$0	\$0.00
GHD	HIDALGO COUNTY	0.575000	\$8,015	\$0	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.171500	\$8,015	\$0	\$0.00
SPA	PSJA ISD	1.216700	\$8,015	\$0	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$8,015	\$0	\$0.00
Total Tax Rate:		2.826400			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$226.54

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1600	6969.60	0.00	0.00	\$8,015	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$8,015	0	8,015	\$0	\$8,015
2021	\$0	\$8,015	0	8,015	\$0	\$8,015
2020	\$0	\$8,015	0	8,015	\$0	\$8,015
2019	\$0	\$8,015	0	8,015	\$0	\$8,015
2018	\$0	\$8,015	0	8,015	\$0	\$8,015
2017	\$0	\$8,015	0	8,015	\$0	\$8,015
2016	\$0	\$12,706	0	12,706	\$0	\$12,706
2015	\$0	\$12,706	0	12,706	\$0	\$12,706
2014	\$0	\$12,706	0	12,706	\$0	\$12,706
2013	\$0	\$11,923	0	11,923	\$0	\$11,923
2012	\$0	\$11,923	0	11,923	\$0	\$11,923
2011	\$0	\$11,923	0	11,923	\$0	\$11,923
2010	\$0	\$11,923	0	11,923	\$0	\$11,923
2009	\$0	\$11,923	0	11,923	\$0	\$11,923

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/21/2006	GWD	GEN. W/D	CASTILLO YOLANDA	CITY OF SAN JUAN			1689593
2	9/17/1996	CONV	CONVERSION	CASTILLO JESUS	CASTILLO YOLANDA			550894
3		CONV	CONVERSION	UNKNOWN	CASTILLO JESUS			

PROPERTY VALUATION SUMMARYWhole: ☒Part to be Acquired: ☐Remainder After: ☐**HIGHEST AND BEST USE ANALYSIS:**

A review of the subject property and the market area revealed a highest and best use for a continued municipal utility use.

VALUATION APPROACHES

Cost Approach	N/A
Sales Comparison Approach (Land Only)	\$ 8,561
Income Approach	N/A

RECONCILIATION OF APPROACHES TO VALUE:

It was determined that the sales comparison approach as vacant was the only applicable approach to value the subject property.

Contributory Value of Improvements		
None Indicated		\$ -
Total Contributory Value of Improvements		\$ -

Land Value	5,252	SF	@	\$	1.63 / SF	\$	8,561
Existing R-O-W	1,500	SF	@	\$	- / SF	\$	-
Total Land Value						\$	8,561
Reconciled Final Value						\$	8,561

Land Value,
pg 3.1Cost Approach,
pg 3.7Sales Comparison Approach,
pg 3.8Income Approach,
pg 3.9

Highest & Best Use

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improvement property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value. This is further defined as: “Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.” The Dictionary of Real Estate Appraisal. 6TH Edition Chicago: Appraisal Institute 2015.

Legally Permissible

The subject property is in a region of the San Juan, which contains municipal zoning. Most of the project located along East Nolana Loop is zoned for Single Family Residential with sparse Multifamily zoned areas. The subject is currently zoned residential which is consistent with the neighboring properties. The subject property is currently vacant and utilized for a municipal utility use.

Physically Possible

The subject property is a 0.1550-Acre tract of land which includes existing road right-of-way, as well as existing easements (North Alamo Water Supply Corporation and Hidalgo County Irrigation District No. 2). Therefore, it is physically possible to continue utilizing the property for a municipal utility use.

Financially Feasible

Based on market trends as well as the physical characteristics of the subject property, the most financially feasible use shall be for the continued use as a municipal utility.

Maximally Productive

The maximally productive use for the subject is for continued municipal utility use based on the physical characteristics of the subject property.

CONCLUSION

The subject property’s overall highest and best use is concluded to be for a continued municipal utility use. This is consistent with market trends, zoning, existing use, and physical characteristics.

SALES COMPARISON APPROACH
 Whole: ☒ Part to be Acquired: ☐ Remainder After: ☐
 Land: ☒ Improved: ☐
VALUATION GRID**REPRESENTATIVE COMPARABLE SALES**

Subject		Comp. No. 1		Comp. No. 2		Comp. No. 3	
Grantor	Yolanda Castillo & Jesus Castillo	Oralia Licerio Hernandez		Georgina Alejandra Martinez		Garco, Ltd.	
Grantee	City of San Juan	Enrique Mederes		Rosa Alicia Arellano and Armando Montoya-Zuniga		Maricela Cuevas Vera	
Date	November 3, 2006	November 11, 2021		February 14, 2022		February 5, 2022	
Sales Price		\$ 55,000		\$ 58,000		\$ 59,900	
Unit Price		\$ 6.55 / SF		\$ 5.60 / SF		\$ 7.55 / SF	
Conditions of Sale	Cash To Seller	Similar 0%		Similar 0%		Similar 0%	
Market Conditions	Average	Similar 0%		Similar 0%		Similar 0%	
Market Conditions Adjusted Unit Price		\$ 6.55 / SF		\$ 5.60 / SF		\$ 7.55 / SF	
Relative Location	Average	Similar 0%		Similar 0%		Similar 0%	
Site Utility	Average	Similar 0%		Similar 0%		Similar 0%	
Physical Characteristics	Rectangular	Similar 0%		Similar 0%		Similar 0%	
Topography	Level	Similar 0%		Similar 0%		Similar 0%	
Available Utilities	Water / No Sewer	Superior -10%		Superior -10%		Superior -10%	
Frontage	Nolana Loop	Gambit Road 0%		41st Street 0%		Mountain Drive 0%	
Size Adjustment	5,252 SF	8,400 0%		10,355 0%		7,930 0%	
	Net Adjustment	\$ (0.66) -10%		\$ (0.56) -10%		\$ (0.76) -10%	
	Indicated Unit Value	\$ 5.89 / SF		\$ 5.04 / SF		\$ 6.79 / SF	
Estimated Unit Value of Fee Simple Area						\$ 6.50 / SF	
Adjusted for Site Utility and Existing Encumbrances (-75%)						\$ 1.63 / SF	

Market Value of Whole Land Area**\$ 8,561**

COMPARABLE SALES MAP

The sales comparison approach utilizes land sales with similar highest and best use within the subject market area. Each sale was research through at least three (3) sources, including but not limited to, The Greater McAllen Multiple Listing Service, Hidalgo County Deed Records, Hidalgo County Appraisal District, Realtors, Real Estate Appraisers, and conversations with various property owners along the project.



COMPARABLE DATA SUPPLEMENT

District: 21 Parcel No.: 6 Highway: East Nolana Loop
 County: Hidalgo ROW CSJ: 0921-02-361
 Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Oralia Licerio Hernandez	Grantee/Lessee: Enrique Mederes
Date: November 11, 2021	Recording Information: Deed No. 3285946
Address: 3803 Gambit Road, San Juan, Texas	Key Map: N/A
Legal Description: Lot 69, Wolverine Subdivision, San Juan, Hidalgo County, Texas.	Zip Code: 78589
Confirmed Price: \$55,000	Verified with: MLS No. 368588 / HCAD / Deed Records
Terms and Conditions of Sale: Cash To Seller	
Rental Data: N/A	
Land Size: 0.19 Acres / 8,400 Sq. Ft.	Unit Price as Vacant: \$6.55 / Square Feet
Type Street: Asphalt Paved	Utilities: All Utilities
Improvement(s) Description: N/A	
Improvement(s) Size: N/A	Unit Price as Improved: N/A
Condition and Functional Design: N/A	
Current Use: Vacant	Highest & Best Use: Residential Use
Date of Inspection: March 30, 2022	Zoning: Single-Family Flood Plain: Zone B
Appraiser: Leonel Garza III	September 22, 2022
	Date

COMPARABLE DATA SUPPLEMENT

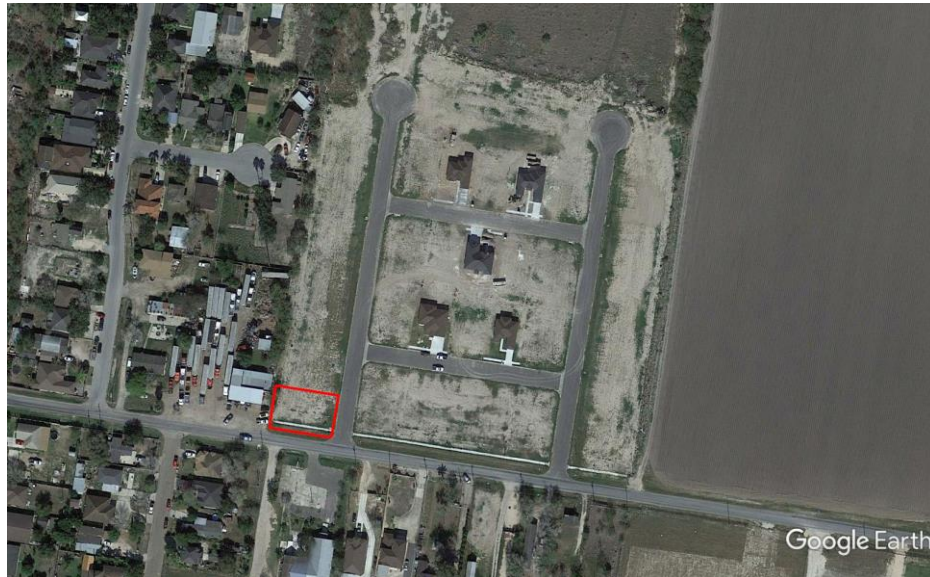
District: 21 Parcel No.: 6 Highway: East Nolana Loop
 County: Hidalgo ROW CSJ: 0921-02-361
 Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Georgina Alejandra Martinez	Grantee/Lessee: Rosa Alicia Arellano and Armando Montoya-Zuniga
Date: February 14, 2022	Recording Information: Document No. 3310995 Key Map: N/A
Address: 615 East 41 st Street, San Juan, Texas	Zip Code: 78589
Legal Description: Lot 28, Wolverine Subdivision , San Juan, Hidalgo County, Texas	
Confirmed Price: \$58,000	Verified with: MLS No. 374513/HCAD/DEED
Terms and Conditions of Sale: Cash to Seller	
Rental Data: N/A	
Land Size: 0.24 Acres / 10,355 Sq. Ft.	Unit Price as Vacant: \$5.60 / Square Feet
Type Street: Asphalt Paved	Utilities: All Utilities
Improvement(s) Description: N/A	
Improvement(s) Size: N/A	Unit Price as Improved: N/A
Condition and Functional Design: N/A	
Current Use: Vacant	Highest & Best Use: Residential Use
Date of Inspection: March 30, 2022	Zoning: Single-Family Flood Plain: Zone AH
Appraiser: Leonel Garza III	September 22, 2022 Date

COMPARABLE DATA SUPPLEMENT

District: 21 Parcel No.: 6 Highway: East Nolana Loop
 County: Hidalgo ROW CSJ: 0921-02-361
 Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Garco, Ltd.	Grantee/Lessee: Maricela Cuevas Vera	
Date: February 5, 2022	Recording Information: Deed No. 3318439	Key Map: N/A
Address: 4601 Mountain Drive, San Juan, Texas	Zip Code: 78589	
Legal Description: Lot 1, Minnesota Vegas Ranches Phase I, San Juan, Hidalgo County, Texas.		
Confirmed Price: \$59,900	Verified with: MLS No. 374418/HCAD/DEED	
Terms and Conditions of Sale: Cash to Seller		
Rental Data: N/A		
Land Size: 0.18 Acres / 7,930 Sq. Ft.	Unit Price as Vacant: \$7.55 / Square Feet	
Type Street: Asphalt Paved	Utilities: All Utilities	
Improvement(s) Description: N/A	Unit Price as Improved: N/A	
Improvement(s) Size: N/A	Highest & Best Use: Residential Use	
Condition and Functional Design: N/A	Zoning: Single-Family	Flood Plain: Zone AH
Current Use: Vacant		
Date of Inspection: March 30, 2022		
Appraiser: Leonel Garza III	September 22, 2022	
	Date	

Explanation of Adjustments with Reconciliation:

Each land sale is reviewed for items recognized by the market that affect value, which include conditions of the sale, market conditions, location, physical characteristics, utilities, and other factors that are recognized for arms-length transactions. Each of these factors may require adjustments for any differences found in comparison to the subject property, based on a direct sales analysis approach to value. The sales collected for this project are in the direct vicinity of the subject and are located within the market area.

Land Sale No. 1

Sold	November 11, 2021
Land Area	8,400-Square feet
Unit Price	\$6.55 / Square Foot
Adjusted Unit Price	\$5.89 / Square Foot

The property was purchased for a single-family residential use and is located within the Wolverine Subdivision in San Juan, Texas. The single adjustment made was for the availability of sanitary sewer. No other adjustments were required for analysis.

Sale No. 2

Sold	February 14, 2022
Land Area	10,355-Square Feet
Unit Sale Price	\$5.60 / Square Foot
Adjusted Unit Price	\$5.04 / Square Foot

The property was purchased for a single-family residential use and is located within the Wolverine Subdivision in San Juan, Texas. The single adjustment made was for the availability of sanitary sewer. No other adjustments were required for analysis.

Sale No. 3

Sold	February 5, 2022
Land Area	7,930 - Square Feet
Unit Sales Price	\$7.55 / Square Foot
Adjusted Unit Price	\$6.79 / Square Foot

The property was purchased for a single-family residential use and is located within the Minnesota Vegas Ranches Phase I in San Juan, Texas. The single adjustment made was for the availability of sanitary sewer. No other adjustments were required for analysis.

Conclusion

A unit rate of \$6.50 per square foot was determined for the unit land rate of the subject whole property; however, an addition adjustment of -75% was made for the inferior site utility and the existing easements encumbering the subject property. The subject property was purchased for a utility use by the City of San Juan and is encumbered by a North Alamo Water Supply Corporation easement and a Hidalgo County Irrigation District No. 2 Easement. Along with the encumbrances the subject property is a narrow tract with limited depth which will be more limited after setbacks lines are established. Therefore, an adjusted unit rate of \$1.63 per square foot was established for the subject property as a whole before the acquisition. This rate shall also be applied to the part to be acquired as it is a pro-rata part of the whole.

COST APPROACHWhole: ☒Part to be Acquired: ☐Remainder After: ☐

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
None Indicated					
Contributory Value of the Buildings					\$ -
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
None Indicated					
Contributory Value of the Site Improvements					\$ -
Contributory Value of All Improvements					\$ -
	Net Land Area		Price / Unit		
Land Value (Fee)	5,252	SF @	\$ 1.63 / SF		\$ 8,561
Land Value (Existing R-O-W)	1,500	SF @	\$ - / SF		\$ -
Estimated Value By Cost Approach					\$ 8,561

SALES COMPARISON APPROACH
 Whole: ☒ Part to be Acquired: ☐ Remainder After: ☐
 Land: ☐ Improved: ☒
VALUATION GRID**REPRESENTATIVE COMPARABLE SALES**

Subject		Comp. Sale No. 1		Comp. Sale No. 2		Comp. Sale No. 3	
Grantor							
Grantee							
Date of Sale							
Unit Price	/ sf	\$ -	/ sf	\$ -	/ sf	\$ -	/ sf
Relative Location			0%		0%		0%
Lot Location			0%		0%		0%
Financing			0%		0%		0%
Conditions of Sale			0%		0%		0%
Market Conditions			0%		0%		0%
Physical Characteristics			0%		0%		0%
Available Utilities			0%		0%		0%
Street Access			0%		0%		0%
Size of Improvement	square feet	- square feet	0%	- square feet	0%	- square feet	0%
Net Adjustments			0%		0%		0%
	Indicated Unit Value	\$ -	/ sf	\$ -	/ sf	\$ -	/ sf
Estimated Unit Value of Fee Simple Area						\$ -	/ sf

Estimated Value by Sales Comparison Approach **N/A**

The sales comparison approach (improved) was not applicable for the determination of market value of the whole property nor the part to be acquired.

INCOME APPROACHWhole: ☒Part to be Acquired: ☐Remainder After: ☐

Potential Gross Income	.....			\$	-
Vacancy	%			\$	-
Effective Gross Income	.....			\$	-
Expenses				\$	-
Fixed: Taxes.....		\$	-	\$	-
Insurance.....		\$	-	\$	-
Variable: Management.....		\$	-	\$	-
Other		\$	-	\$	-
		\$	-	\$	-
		\$	-	\$	-
Total Expenses	.....			\$	-
Net Operating Income	.....			\$	-
Income Capitalized @		%	.....	\$	-
Plus: Value of Excess Land (If Any)			.....	\$	-
				\$	-
Estimated Value By Income Approach			.....	Not Applicable	

The income approach was not applicable for the determination of market value of the whole property and or the part to be acquired.

PROPERTY VALUATION SUMMARYWhole: ☐Part to be Acquired: ☒Remainder After: ☐**HIGHEST AND BEST USE ANALYSIS:**

A review of the subject property revealed a continued municipal utility highest and best use. This use shall be utilized for the determination of market value of the part to be acquired.

VALUATION APPROACHES

Cost Approach	N/A
Sales Comparison Approach (Land)	\$ 530
Income Approach	N/A

RECONCILIATION OF APPROACHES TO VALUE

The sales comparison approach as vacant has been determined to be the most applicable approach to value for the determination of the part to be acquired.

Contributory Value of Improvements		
None Indicated		\$ -
Total Contributory Value of Improvements		\$ -

Land Value	325	SF @ \$	1.63 / SF	\$	530
Existing R-O-W	1,500	SF @ \$	- / SF	\$	-
Total Land Value				\$	530

Reconciled Final Value **\$ 530**

Part To Be Acquired

The part to be acquired consist of 0.0419-acres (1,825-square feet) of land which includes 0.0344-acres of existing road right-of-way and is located along the frontage of Nolana Loop. The valuation of the part to be acquired shall consist of the land value defined by survey. The unit rate utilized in the determination of market value shall be a pro-rata part of the whole. In order to determine the unit market value of the part to be acquired, the sales comparison approach “as vacant” is utilized to determine the land value. Once completed, the appraiser shall utilize the determined unit rate for the pro-rata valuation and include any compensable structural and/or site improvements located within the acquisition area. During the analysis of the unit rate, the appraiser has been instructed by jurisdictional exception to disregard any decreases or increases in the market value that are directly caused by the proposed public improvement. This is applied to the valuation of the whole property, part to be acquired and the remainder before the acquisition. In the remainder after scenario, the determination of market value must consider the effect of the proposed acquisition on the remainder, in order to determine if any damages (diminution in value) would incur, as required by State Law. Any utilities that are affected by the part to be acquired shall be relocated during construction and therefore, shall not be included as a compensable item.



FIELD NOTES AND SURVEY

November 15, 2019

Parcel 6

Page 1 of 4

EXHIBIT "A"

COUNTY: Hidalgo

HIGHWAY: East Nolana Loop

PROJECT LIMITS: From N. Raul Longoria to N. Alamo Road

RCSJ: 0921-02-361

FIELD NOTE DESCRIPTION FOR PARCEL 6

BEING a 0.0419 acre (1,825 square feet) parcel of land situated in Lot 3, Block 43 of the Alamo Land and Sugar Company Subdivision, recorded in Volume 1, Page 24 of the Map Records of Hidalgo County, Texas, and being out of a calculated 0.1550 acre tract of land described in an instrument to City of San Juan from Yolanda Castillo and husband Jesus Castillo, recorded in Document Number 2006-1689593, Official Records of Hidalgo County, Texas, dated November 3, 2006, the 0.0419 acre parcel of land, being more particularly described by metes and bounds as follows:

COMMENCING at a set 1/2 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Southwest corner of the 0.1550 acre tract and an interior corner of tract of land, described as "Tract I" in an instrument to Los Arboles Ventures, Inc., recorded in Document Number 802130, Official Records of Hidalgo County, Texas;

THENCE, NORTH 08°34'11" EAST, a distance of 66.84 feet (Record - North), along the West line of the said 0.1550 acre tract, to a set 5/8 inch iron rod, lying in the proposed South right-of-way line of East Nolana Loop, for the **POINT OF BEGINNING** and the Southwest corner of the herein described 0.0419 acre parcel, having coordinates of N: 16,608,840.02, E: 1,103,632.50, located 60.00 feet right of Nolana Loop Proposed Baseline Station: 142+36.02;

- (1) **THENCE**, NORTH 08°34'11" EAST, (Record - North), a distance of 23.16 feet along the West line of the 0.1550 acre tract and the East line of "Tract 1", to a set magnail, lying in the centerline of existing East Earling Road (120 foot width right-of-way), for the Northwest corner of the 0.0419 acre parcel and on the South line of Lot 14, Block 47, and the north line of Lot 3, Block 43 of the Alamo Land and Sugar Company Subdivision;
- (2) **THENCE**, SOUTH 81°25'49" EAST, a distance of 75.00 feet (Record - East), along the centerline of East Earling Road and the common North line of Lot 3, Block 43, with the South line of Lot 14, Block 47 of the said Alamo Land and Sugar Company Subdivision, to a set magnail, for the Northeast corner of the 0.0419 acre parcel;
- (3) **THENCE**, SOUTH 08°34'11" WEST, (Record - South), a distance of 25.63 feet, along the East line of the 0.1550 acre tract, to a set 5/8 inch iron rod, lying in the proposed South right of way line of East Nolana Loop, for a point of curvature to the left, and the Southeast corner of the 0.0419 acre parcel;

EXHIBIT "A"

- (4) **THENCE**, NORTHWESTERLY, an arc distance of 75.04 feet, with a curve to the left having a radius of 7,940.00 feet, a delta angle of 00°32'29", and a chord which bears North 79°32'37" West, 75.04 feet, along the proposed South right-of-way line of Nolana Loop, to the **POINT OF BEGINNING** and containing 0.0419 acre (1,825 square feet) of land, of which 0.0344 acre (1,500 square feet) of land lies within the limits of East Earling Road.

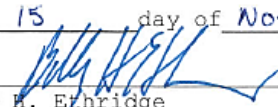
Notes:

- All bearings and coordinates are referenced to the TxDOT VRS Network which is tied to the National Spatial Reference System (NSRS) and based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983(2011) Epoch:2010. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00004.
- The unit of measure is the U.S. Survey Feet.
- A parcel plat of even survey date herein accompanies and is made a part of this property description.
- Stationing is based off the proposed Nolana Loop alignment.
- Access will be permitted to the remainder property abutting the highway facility.
- **The monument described and set in this call may be replaced with a TxDOT Type II right-of-way monument upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.
- Abstracting was completed September 2017.
- Field Surveying Performed June 2017 - August 2017.

THE STATE OF TEXAS X
 X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

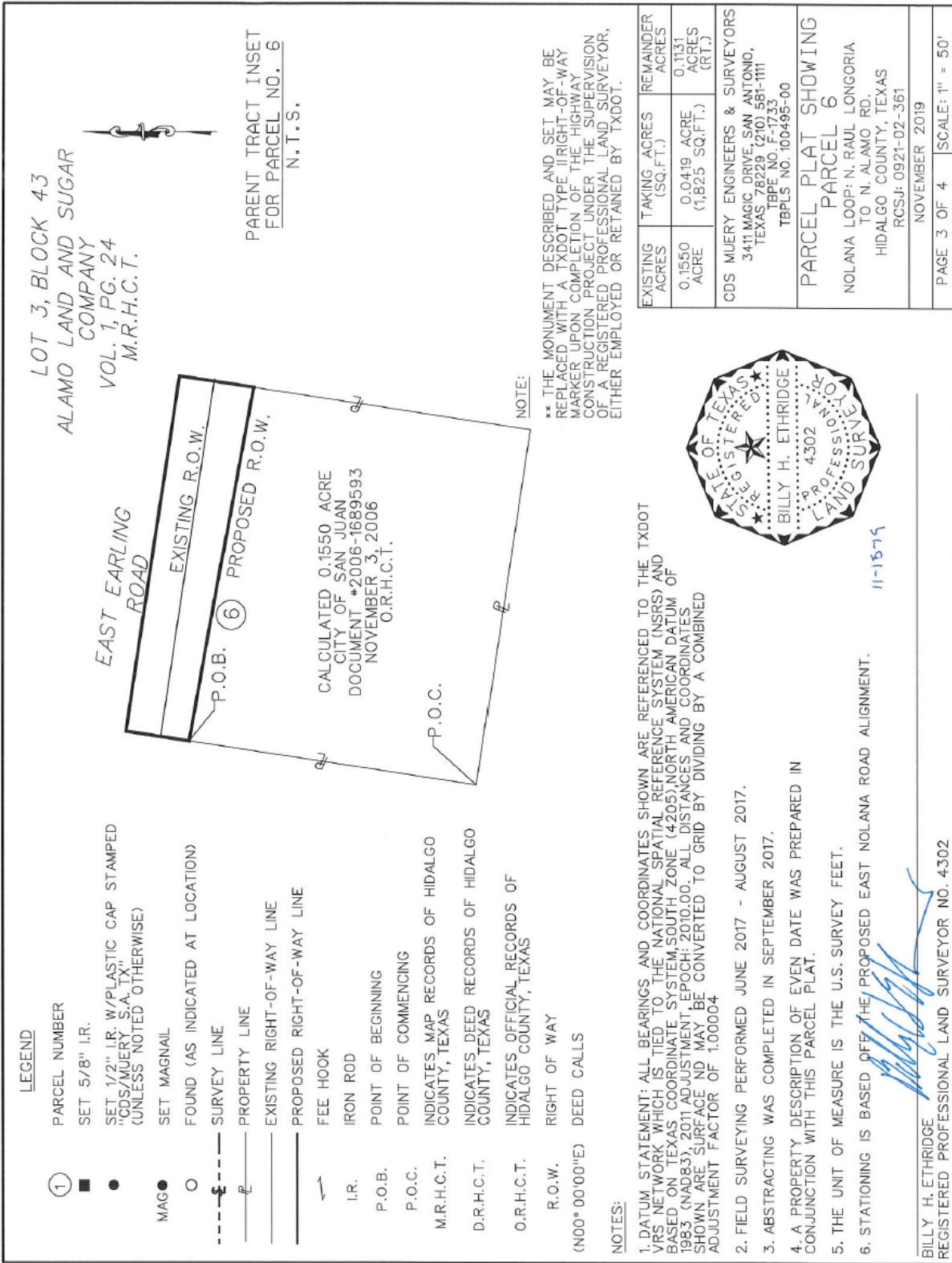
I, Billy H. Ethridge, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 15 day of NOVEMBER, 2019 A.D.



Billy H. Ethridge
Registered Professional Land Surveyor
No. 4302 - State of Texas
CDSmuery - 3411 Magic Dr - San Antonio, Texas 78229
(210)581-1111, TBPLS No. 100495-00





PART TO BE ACQUIREDHighest and Best Use:

A review of the subject property revealed a highest and best use for continued municipal utility use, to be acquired as a pro-rata part of the whole property.

Contributory Value of Improvements				
None Indicated				\$ -
Total Contributory Value of Improvements				\$ -
Land	325	SF @	\$ 1.63 / SF	\$ 530
Existing R-O-W	1,500	SF @	\$ - / SF	\$ -
Total Land				\$ 530
TOTAL AS A UNIT				\$ 530

REMAINDER BEFORE THE ACQUISITION

Contributory Value of Improvements				
None Indicated				\$ -
Total Contributory Value of Improvements				\$ -
Land	4,927	SF @	\$ 1.63 / SF	\$ 8,031
Total Land				\$ 8,031
TOTAL AS A UNIT				\$ 8,031

PROPERTY VALUATION SUMMARYWhole: ☐Part to be Acquired: ☐Remainder After: ☒**HIGHEST AND BEST USE ANALYSIS:**

The highest and best use of the remainder after is determined to be for continued municipal utility use. No diminution to market value is determined.

VALUATION APPROACHES

Cost Approach	N/A
Sales Comparison Approach (Land)	\$ 8,031
Income Approach	N/A

Reconciliation of Approach to Value:

The sales comparison approach as vacant was determined to be the most applicable approach to value for purposes of this scope of work.

Contributory Value of Improvements	
None Indicated	\$ -
Total Contributory Value of Improvements	\$ -

Land Value	4,927	SF	@	\$	1.63	/ SF	\$	8,031
Total Land Value							\$	8,031
Reconciled Final Value							\$	8,031

Remainder After The Acquisition

The remainder after the acquisition will consist of 0.0787-acres and will have a highest and best use for continued municipal utility use. Access to the subject property will not be affected by the acquisition, therefore, no denial nor impairment of access is indicated. The subject property is currently vacant.



SALES COMPARISON APPROACH
 Whole: ☐ Part to be Acquired: ☐ Remainder After: ☒
 Land: ☒ Improved: ☐
VALUATION GRID**REPRESENTATIVE COMPARABLE SALES**

Subject		Comp. No. 1		Comp. No. 2		Comp. No. 3	
Grantor	Yolanda Castillo & Jesus Castillo	Oralia Licerio Hernandez		Georgina Alejandra Martinez		Garco, Ltd.	
Grantee	City of San Juan	Enrique Mederes		Rosa Alicia Arellano and Armando Montoya-Zuniga		Maricela Cuevas Vera	
Date	November 3, 2006	November 11, 2021		February 14, 2022		February 5, 2022	
Sales Price		\$ 55,000		\$ 58,000		\$ 59,900	
Unit Price		\$ 6.55 / SF		\$ 5.60 / SF		\$ 7.55 / SF	
Conditions of Sale	Cash To Seller	Similar 0%		Similar 0%		Similar 0%	
Market Conditions	Average	Similar 0%		Similar 0%		Similar 0%	
Market Conditions Adjusted Unit Price		\$ 6.55 / SF		\$ 5.60 / SF		\$ 7.55 / SF	
Relative Location	Average	Similar 0%		Similar 0%		Similar 0%	
Corner / Interior	Interior	Similar 0%		Similar 0%		Similar 0%	
Physical Characteristics	Rectangular	Similar 0%		Similar 0%		Similar 0%	
Topography	Level	Similar 0%		Similar 0%		Similar 0%	
Available Utilities	Water / No Sewer	Superior -10%		Superior -10%		Superior -10%	
Frontage	Nolana Loop	Gambit Road 0%		41st Street 0%		Mountain Drive 0%	
Size Adjustment	4,927 SF	8,400 0%		10,355 0%		7,930 0%	
	Net Adjustment	\$ (0.66) -10%		\$ (0.56) -10%		\$ (0.76) -10%	
	Indicated Unit Value	\$ 5.89 / SF		\$ 5.04 / SF		\$ 6.79 / SF	
Estimated Unit Value of Fee Simple Area						\$ 6.50 / SF	
Adjusted for Site Utility and Existing Encumbrances (-75%)						\$ 1.63 / SF	

Market Value of Whole Land Area**\$ 8,031**

Explanation of Adjustments with Reconciliation:

Each land sale is reviewed for items recognized by the market that affect value, which include conditions of the sale, market conditions, location, physical characteristics, utilities and other factors that are recognized for arms-length transactions. Each of these factors may require adjustments for any differences found in comparison to the subject property, based on a direct sales analysis approach to value.

Land Sale No. 1

Sold	November 11, 2021
Land Area	8,400-Square feet
Unit Price	\$6.55 / Square Foot
Adjusted Unit Price	\$5.89 / Square Foot

The property was purchased for a single-family residential use and is located within the Wolverine Subdivision in San Juan, Texas. The single adjustment made was for the availability of sanitary sewer. No other adjustments were required for analysis.

Sale No. 2

Sold	February 14, 2022
Land Area	10,355-Square Feet
Unit Sale Price	\$5.60 / Square Foot
Adjusted Unit Price	\$5.04 / Square Foot

The property was purchased for a single-family residential use and is located within the Wolverine Subdivision in San Juan, Texas. The single adjustment made was for the availability of sanitary sewer. No other adjustments were required for analysis.

Sale No. 3

Sold	February 5, 2022
Land Area	7,930 - Square Feet
Unit Sales Price	\$7.55 / Square Foot
Adjusted Unit Price	\$6.79 / Square Foot

The property was purchased for a single-family residential use and is located within the Minnesota Vegas Ranches Phase I in San Juan, Texas. The single adjustment made was for the availability of sanitary sewer. No other adjustments were required for analysis.

Conclusion

A unit rate of \$6.50 per square foot was determined for the unit land rate of the subject whole property; however, an addition adjustment of -75% was made for the inferior site utility and the existing easements encumbering the subject property. The subject property was purchased for a utility use by the City of San Juan and is encumbered by a North Alamo Water Supply Corporation easement and a Hidalgo County Irrigation District No. 2 Easement. Along with the encumbrances the subject property is a narrow tract with limited depth which will be more limited after setbacks lines are established. Therefore, an adjusted unit rate of \$1.63 per square foot was established for the subject property as a whole before the acquisition. This rate shall also be applied to the remainder after land area.

COST APPROACHWhole: ☐Part to be Acquired: ☐Remainder After: ☒

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
None Indicated					
Contributory Value of the Buildings					\$ -
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
None Indicated					
Contributory Value of the Site Improvements					\$ -
Contributory Value of All Improvements					\$ -
	Net Land Area		Price / Unit		
Land Value (Fee)	4,927	SF @	\$	1.63 / SF	\$ 8,031
Estimated Value By Cost Approach					\$ 8,031

SALES COMPARISON APPROACH
 Whole: ☐ Part to be Acquired: ☐ Remainder After: ☒
 Land: ☐ Improved: ☒
VALUATION GRID**REPRESENTATIVE COMPARABLE SALES**

Subject		Comp. Sale No. 1		Comp. Sale No. 2		Comp. Sale No. 3	
Grantor							
Grantee							
Date of Sale							
Unit Price	\$ - / SF	\$ - / SF		\$ - / SF		\$ - / SF	
Relative Location	Average		0%		0%		0%
Lot Location	Corner		0%		0%		0%
Financing	Conventional		0%		0%		0%
Conditions of Sale	Cash to Seller		0%		0%		0%
Market Conditions	Average		0%		0%		0%
Physical Characteristics	Average		0%		0%		0%
Available Utilities	All Utilities		0%		0%		0%
Street Access	Public		0%		0%		0%
Size of Improvement	SF	SF	0%	SF	0%	SF	0%
Net Adjustments			0%		0%		0%
	Indicated Unit Value	\$ - / SF		\$ - / SF		\$ - / SF	
Estimated Unit Value of Fee Simple Area						\$ - / SF	

Estimated Value by Sales Comparison Approach _____ **Not Applicable**

The sales comparison approach (improved) was not applicable for the determination of market value of the whole property nor the part to be acquired.

INCOME APPROACHWhole: ☐Part to be Acquired: ☐Remainder After: ☒

Potential Gross Income	.....			\$	-
Vacancy	%			\$	-
Effective Gross Income	.....			\$	-
Expenses				\$	-
Fixed: Taxes.....		\$	-	\$	-
Insurance.....		\$	-	\$	-
Variable: Management.....		\$	-	\$	-
Other		\$	-	\$	-
		\$	-	\$	-
		\$	-	\$	-
Total Expenses	.....			\$	-
Net Operating Income	.....			\$	-
Income Capitalized @		%	.....	\$	-
Plus: Value of Excess Land (If Any)			.....	\$	-
				\$	-
Estimated Value By Income Approach			.....	Not Applicable	

The income approach was not applicable for the determination of market value of the whole property and or the part to be acquired.

COMPENSATION SUMMARY

WHOLE PROPERTY

The market value of the whole property is \$ 8,561

PART TO BE ACQUIRED

Considered as severed land, the fee simple title to the part being
acquired for highway purposes (less oil, gas and sulphur and subject
to any existing easements, if any, which are not to be \$ 530

REMAINING PROPERTY

The value of the remainder immediately before the taking is..... \$ 8,031

Considering the uses to which the part taken is to be subjected to
the market value of the remainder immediately acquisition is \$ 8,031

NET DAMAGES OR ENHANCEMENTS (if any) \$ -

ACCESS

The lack of any access denial or the material impairment of direct
access on or off the remaining property affects the market value of
the remaining property in the sum of \$ -

COST TO CURE \$ -

TOTAL COMPENSATION \$ **530**

WARRANTY DEED



Eddy Trevino
County Clerk
Edinburg, TX 78540

Instrument Number: 2006-1689593

Recorded On: November 21, 2006

As
Recording

Parties:

Billable Pages: 3

To

Number of Pages: 4

Comment: GEN WAR DEED

**** Examined and Charged as Follows: ****

Recording	24.00
Total Recording:	24.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2006-1689593
Receipt Number: 813550
Recorded Date/Time: November 21, 2006 08:28A

Record and Return To:

CITY OF SAN JUAN
709 SOUTH NEBRASKA AVE.
SAN JUAN TX 78589

User / Station: A Rodriguez - Cash Superstation 10



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Eddy Trevino
County Clerk
Hidalgo County, TX

SJTC/ ym GF # 000409998 **General Warranty Deed**

1689593

Date: November 3, 2006

Grantor: YOLANDA CASTILLO and husband JESUS CASTILLO

Grantor's Mailing Address: RR 1, Box 18V22
San Juan, Hidalgo County, Texas 78589-9428

Grantee: CITY OF SAN JUAN

Grantee's Mailing Address: 709 South Nebraska Avenue
San Juan, Hidalgo County, Texas 78589

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

The North Ninety (N.90') feet of the East Seventy-Five (E.75') feet of the West One Hundred Twenty (W.120') feet of Lot No. Three (3), Block No. Forty-Three (43), ALAMO LAND AND SUGAR COMPANY SUBDIVISION of lands in Porcion 72, Los Torritos, Santa Ana and El Gato Grants, Hidalgo County, Texas, as per map or plat recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, to which reference is here made for all pertinent purposes.

Reservations from Conveyance: NONE

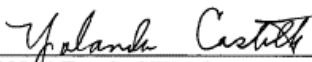
Exceptions to Conveyance and Warranty:

- a. Standby fees, taxes and assessments by any taxing authority for the year 2006, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- b. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
- c. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas.
- e. Right of Way Easement dated December 10, 1966, executed by Wayne Muir to North Alamo Water Supply Corporation, recorded under Volume 1175, Page 173, Deed Records, Hidalgo County, Texas.
- f. Easement dated July 24, 1986, executed by Wayne Muir to Hidalgo County Irrigation District No. 2, recorded under Volume 2352, Page 76, Official Records, Hidalgo County, Texas.
- g. Oil, Gas and Mineral Lease dated September 7, 1976, executed by Wayne I. Muir, et al to Mellon Energy Company, recorded in Volume 362, Page 680, Oil and Gas Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- h. Oil, Gas and Mineral Lease dated November 30, 1976, executed by Sidney N. Smith, et al to Mellon Energy Company, recorded in Volume 364 Page 765, Oil and Gas Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.

- i. Oil, Gas and Mineral Lease dated January 28, 1982, executed by Wayne I. Muir, et al to May Petroleum, recorded in Volume 412, Page 124, Oil and Gas Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- j. Oil, Gas and Mineral Lease dated February 15, 1983, executed by John Douglas Smith to May Petroleum, Inc., recorded in Volume 425, Page 992, Oil and Gas Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- k. Oil, Gas and Mineral Lease dated November 7, 1984, executed by Wayne I. Muir, et al to Mellon Energy Company, recorded in Volume 2066, Page 648, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- l. Memorandum of Oil, Gas and Mineral Lease dated February 19, 1999, by and between TLS Properties, LTD, A Texas Limited Partnership and JAMEX, Inc., recorded under Document No. 764573, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- m. Memorandum of Oil, Gas and Mineral Lease dated February 16, 1999, by and between AMYX Family Trust and JAMEX, Inc., recorded under Document No. 764574, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- n. Oil, Gas and Mineral Lease dated July 26, 1999, by Wayne I. Muir and Marcia Muir Morehead and JAMEX, Inc., recorded under Document No. 812491, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- o. Mineral reservations and/or conveyances as set forth in instrument dated December 9, 1948, executed by T. L. Smith, Jr., to Lyle B. Muir, recorded in Volume 654, Page 170, Deed Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- p. Mineral reservations and/or conveyances as set forth in instrument dated September 29, 1971, executed by Wayne I. Muir, and wife, Sarah Muir, to Jesus Castillo and wife, Yolanda Castillo, recorded in Volume 1303, Page 271, Deed Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- q. Any visible and apparent unrecorded easements on the insured property.
- r. Zoning and building ordinances in favor of the County of Hidalgo.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

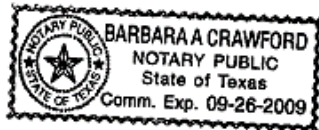

YOLANDA CASTILLO

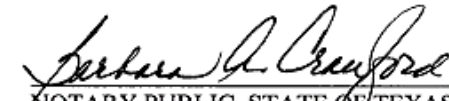
JESUS CASTILLO

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

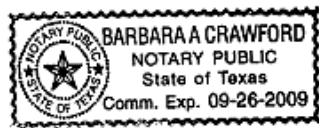
This instrument was acknowledged before me on the 3rd day of November, 2006, by YOLANDA CASTILLO.

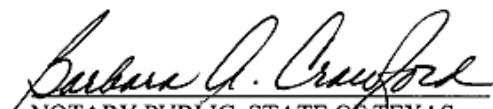



NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 3rd day of November, 2006, by JESUS CASTILLO.




NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:

SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH STREET, SUITE F-3
McALLEN, TEXAS 78504

GF# 062409998

AFTER RECORDING, RETURN TO:

CITY OF SAN JUAN
709 SOUTH NEBRASKA AVENUE
SAN JUAN, TEXAS 78589



1419 Dove Avenue, McAllen, Texas 78504
Office 956-687-7295 / leonel3@garza-associates.com

Leonel Garza Jr. & Associates LLC

Appraisal Services

Company

Leonel Garza, Jr. & Associates, LLC provides a variety of real estate consulting services with primary focus on real estate appraisals and appraisal litigation support. The company specializes in General Commercial Real Estate, Estate Valuations, and Right-of-Way Easement Acquisition and Defense. In addition to the appraisal services, the company provides Real Property Tax Consulting Services. The purpose of this division is to support property tax owners in the verification of property tax assessment as promulgated by the Texas Property Tax Code.

Property Tax Division

The property tax division of the firm conducts reviews of property tax assessments by various county appraisal districts to consult clients on their current tax liabilities. Reviews include attending informal and formal hearings on behalf of clients at local appraisal districts. With accounts throughout South Texas including the County of Cameron, Brooks, Hidalgo, Starr, Willacy, Webb and Nueces County. Clients include dealerships, movie theaters, concrete batch plants, convenience stores, national franchises, retail box centers, retail strip centers, warehouses, subdivisions, and many other commercial type properties and specialty type properties.

Right-of-Way Division

The Right-of-Way Division of the firm conducts Real Estate Appraisals for various local and government agencies throughout South Texas. Leonel Garza III has undergone extensive training in this field of work. He specializes in acquisitions concerning diminution of market value and/or property bi-sections. ROW experience extends to various types of acquisitions including, but not limited to, expansion of existing roadways, development of new roadways, utility easements, transmission line easements, drainage or irrigation easements, damage assessment, cost to cure, relocation assistant research, budget analysis, condemnation hearing and trial support. Clients include the Texas Department of Transportation (TxDOT), Texas Attorney General Office Real Estate Division, Hidalgo County Drainage District No. 2, Hidalgo County Regional Mobility Authority (HCRMA), American Electric & Power (AEP), Hidalgo County Precinct No. 2, Hidalgo County Precinct No. 3, Hidalgo County Precinct No. 4 and United Irrigation District.

QUALIFICATIONS OF APPRAISERS

Leonel Garza III

President of Leonel Garza, Jr. & Associates, LLC

Texas A&M University, College Station, Texas

Bachelor of Science Degree, 1995

Texas Appraiser Licensing and Certification Board

Certified General Real Estate Appraiser

TX 1328375 G

Texas Department of Licensing and Regulation

State Certified Property Tax Consultant

TX 00003181



Professional Organizations & Public Service

National Association of Master Appraisers

Member No. 35238711. Designated as a Master Senior Appraiser by the National Association of Master Appraisers. This designation is obtained through educational requirements and experience. (www.naappraisers.org)

International Right of Way Association (IRWA)

Associate Member 7899430

The International Right of Way Association is a professional member organization comprised of global infrastructure real estate practitioners. IRWA has served professionals who acquire, manage and transfer the land rights needed for building and maintaining energy and transportation infrastructure. Recognized for their high ethical standards, commitment to integrity and professional excellence, IRWA's nearly 10,000 members hail from over 15 countries around the world. They are united by their profession and their commitment to pursuing training and professional development through courses, chapter meetings, seminars and the annual education conference. (www.IRWA.com)

Hidalgo County Subdivision Advisory Board

Chairman of the Board

This county board on subdivision reviews primary goal is to ensure that proper standards, set by Texas Water Development Board and the Texas Subdivision Model Rules and/or opinions from the Texas State Attorney General's Office, are conducted in the development of proposed subdivision within the County of Hidalgo and/or Extraterritorial Jurisdiction of municipalities throughout the County of Hidalgo. The board's secondary function is to review applications for variances against the Flood Plain Administrators decisions of the base flood elevations throughout the County of Hidalgo. Appointed to the board since May 1999.

Hidalgo County Building Line of Adjustments

Chairman of the Board

This county board reviews applications of variances to general set-back regulations set forth by the County of Hidalgo. This review includes the review of existing and/or proposed encroachments into set-backs, easements, road right-of-way set-back, subdivision plat requirements and/or requirements set forth by adjoining municipalities of which the subject is within the extraterritorial jurisdiction. Appointed to the board since January 2005.

Appraisal Institute

Former Associate Member

The Appraisal Institute is a global professional association of real estate appraisers, with nearly 20,000 professionals in almost 60 countries throughout the world. Its mission is to advance professionalism and ethics, global standards, methodologies, and practices through the professional development of property economics worldwide. (www.appraisalinstitute.org).

McAllen Planning and Zoning Board

Former Member & Chairman

This board is charged with submitting reports, plans, and recommendations to the City Commission for the orderly growth, development, and welfare of the City. They review and make recommendations on zoning change requests, conditional use permits for longer than one year, and variances to Subdivision Ordinance requirements for development. Member of board from February 8, 2010 to January 28, 2016.

McAllen Traffic Commission Board

Former Member & Vice Chairman

Makes recommendations to the City Commission to reduce and eliminate traffic congestion and flow throughout the City. Member of board from April 14, 2008 to June 24, 2014.

McAllen Zoning Board of Adjustments and Appeals

Former Member & Chairman

This city board has the duty to hear and decide appeals where it is alleged there is error in any requirement, or determination made administratively in the enforcement of the Zoning Ordinance. The Board hears appeals that grant variances to setback requirements and special exceptions to reconstruction of nonconforming buildings. Member of board from February 2002 to February 2008.

McAllen Ambulance Advisory Committee

Former Member & Vice Chairman

Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

McAllen Building Board of Adjustments and Appeals

Former Member

The BBOA reviews the decision of City Staff for the demolition of properties deemed unsafe through the City for a variety of reasons. The board review all facts and concerns and make the decision to secure or proceed with demolition based upon the safety of the neighboring property owners and occupants. The greatest concern for the commission is the safety of the surrounding neighborhood occupants. Board member from January 28, 2002 to December 31, 2003.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consideration and Action on Selecting a New Sidewalk Location for the PSJA Tri-City Pedestrian Safety Improvements Project Phase II, as Requested by the Rio Grande Valley Metropolitan Planning Organization. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the Transportation Policy Board regular meeting on February 23, 2022, the Board passed the FY 2019-2020 TASA Program and Resolution 2022-06 to approve the first amendment to the PSJA Tri-City Pedestrian Safety Improvements Project Phase II, CSJ: 0921-02-432.

The amendment consists of two sidewalk relocations, with one of them being in the City of San Juan. The original description for this location included a new sidewalk on the west side of North Stewart Road (existing right-of-way of 80-feet), for an approximate total length of 0.27-miles (1,425-feet) between East 2nd Street and East Business 83.

RECOMMENDATION:

Staff is seeking input from the City Commission as to which street to place the new sidewalk on.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

STATE OF TEXAS
COUNTY OF HIDALGO

§
§
§

INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF PHARR, CITY OF SAN JUAN, CITY OF ALAMO, TEXAS, AND PHARR-SAN JUAN-ALAMO INDEPENDENT SCHOOL DISTRICT CONCERNING THE DEVELOPMENT OF THE PSJA TRI-CITY PEDESTRIAN SAFETY IMPROVEMENTS PROJECT – PHASE I.

THIS Inter-local Agreement is made and entered on this the 14th day of JULY, 2020 by and between the CITY OF PHARR, TEXAS, hereinafter referred to as "PHARR", the CITY OF SAN JUAN, TEXAS, hereinafter referred to as "SAN JUAN", the CITY OF ALAMO, TEXAS, hereinafter referred to as "ALAMO", and the PHARR-SAN JUAN-ALAMO INDEPENDENT SCHOOL DISTRICT, hereinafter referred to as "PSJA", collectively "the parties", pursuant to the provisions of the Texas Inter-local Cooperation Act, as follows:

WITNESSETH:

WHEREAS, PHARR, SAN JUAN, and ALAMO are home rule municipalities located in Hidalgo County, Texas;

WHEREAS, PHARR, SAN JUAN, and ALAMO are cities created under the laws of Texas;

WHEREAS, PSJA is a political subdivision of the State of Texas, and as such is authorized to acquire and maintain real property for the purpose of maintaining facilities for the use of the public; and

WHEREAS, under the Inter-local Cooperation Act, local units of government acting together, and in conjunction with other political subdivisions, may contract for performance of governmental functions and services; and

WHEREAS, PHARR, SAN JUAN, ALAMO and PSJA desire to cooperate in the development of the PSJA TRI-CITY PEDESTRIAN SAFETY IMPROVEMENTS PROJECT – PHASE I (the "Project");

WHEREAS, the parties believe and hereby find that the constituents of each political subdivision will benefit from the joint efforts of the parties resulting from this inter-local agreement;

WHEREAS, PHARR, SAN JUAN, ALAMO and PSJA have been successful in securing \$1,577,340.00 of Category 9 Transportation Alternative Program (TAP) funding for the construction cost of the Project through the Hidalgo County Metropolitan Planning Organization (HCMPO);

WHEREAS, PHARR, SAN JUAN, and ALAMO have received an Economically Disadvantaged Counties (EDC) Program adjustment to the required local participation, thereby, reducing the usual local participation of 20% by 88%.

NOW, THEREFORE, be it agreed that in consideration of the mutual covenants and agreements herein set forth, and other good and valuable consideration, the Parties hereby agree as follows:

I.

PHARR will be the fiduciary agent for the Project and assume the role of project development lead.

PHARR will oversee the execution of the project development tasks as identified on Exhibit A attached hereto and made a part of this agreement.

PHARR, SAN JUAN, ALAMO and PSJA agree to cooperate to develop all project development tasks to the expectations of the TEXAS DEPARTMENT OF TRANSPORTATION ("TxDOT") and the FEDERAL HIGHWAY ADMINISTRATION ("FHWA").

PHARR, SAN JUAN, AND ALAMO will provide the required Direct State Costs and Local Match to the secured TAP funding within 30 days of execution of the construction contract as follows:

- PHARR – \$193,174.77
- SAN JUAN – \$36,199.70
- ALAMO - \$21,390.73

PSJA will provide the voluntary overmatch to the secured TAP funding within 30 days of execution of the construction contract as follows:

- PSJA - \$251,460

PHARR, SAN JUAN, AND ALAMO will provide a fixed lump sum for the engineering services within 60 days of acceptance of the project as complete, estimated to be as follows:

- PHARR – \$ 122,649.20
- SAN JUAN – \$ 22,983.67

◦ALAMO - \$ 13,581.26

The contribution by PHARR, SAN JUAN, ALAMO and PSJA for all project development tasks required for completion of the Project are estimated to be as follows:

- PHARR - \$ 315,823.96
- SAN JUAN - \$ 59,183.37
- ALAMO - \$ 34,971.99
- PSJA - \$ 251,460.00

PHARR, SAN JUAN and ALAMO are responsible for all costs above the current estimate, as identified on Exhibit A, and presently anticipate contributing towards all project development tasks required for completion of the Project. Costs below the current estimates will result in reimbursement to SAN JUAN and ALAMO after PHARR is reimbursed by TxDOT.

The Project development cost is estimated to be \$2,585,794.32 of which PHARR will contribute an estimated amount of \$315,823.96.

SAN JUAN will cooperate by contributing an estimated amount of \$59,183.37 to PHARR toward the project development tasks, upon the execution of this agreement.

ALAMO will cooperate by contributing an estimated amount of \$34,971.99 to PHARR toward the project development tasks upon execution of this agreement.

PSJA will cooperate by contributing an estimated amount of \$251,460.00 to PHARR toward the project development tasks, upon execution of this agreement.

PHARR, SAN JUAN and ALAMO will maintain the project within each respective City's municipal limits following completion of the Project.

SAN JUAN, ALAMO and PSJA agree to support the proposition that PHARR assume the role of fiduciary agent and project development lead to oversee all project development tasks of the Project within PHARR, as well as SAN JUAN and ALAMO.

Each party agrees to conform to its own applicable purchasing laws, regulations, policies, and procedures with respect to the portion of the work under this Agreement performed by each party.

II.

1. **Term:** The term of this Agreement is for two (2) years commencing on the date of execution of this Agreement and expiring on the second anniversary date of the Agreement.
2. **Conflict of Applicable Law:** Nothing in this Agreement shall be construed so as

to require the commission of any act contrary to law, and whenever there is any conflict between any provision of this Agreement and any present or future law, ordinance, or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of the Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.

3. **No Waiver:** No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
4. **Entire Agreement:** This Agreement contains the entire contract between the parties hereto and each party acknowledges that neither has made (either directly or through any agreement or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by PHARR, SAN JUAN, ALAMO and PSJA, and not otherwise.
5. **TEXAS LAW TO APPLY:** THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATIONS OF THE PARTIES CREATED HEREUNDER ARE PERFORMABLE IN HIDALGO COUNTY, TEXAS. THE PARTIES HEREBY CONSENT TO PERSONAL JURISDICTION IN HIDALGO COUNTY, TEXAS.
6. **Notice:** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to PHARR: City of Pharr
 Attention: Dr. Ambrosio Hernandez, Mayor
 PO Box 1729
 Pharr, Texas 78577

If to SAN JUAN: City of San Juan
 Attention: Hon. Mario Garza, Mayor
 709 S. Nebraska Ave.
 San Juan, Texas 78589

If to ALAMO: City of Alamo
 Attention: Hon. Diana Martinez, Mayor

420 N. Tower Rd.
Alamo, Texas 78516

If to PSJA:

Pharr-San Juan-Alamo Independent School District
Attn: Jorge L. Arredondo, Superintendent of Schools
601 E. Kelly Ave.
Pharr, Texas 78577

7. Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee, or, if mailed, at such time as it is deposited in the United States mail.
8. **Additional Documents:** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this agreement.
9. **Successors:** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.
10. **Assignment:** This Agreement shall not be assignable.
11. **Headings:** The headings and captions contained in this Agreement are solely for the convenience of reference and shall not be deemed to affect the meaning or interpretation of any provision or paragraph hereof.
12. **Gender and Number:** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and as often as may be appropriate.
13. **Authority to Execute:** The execution and performance of this Agreement by PHARR, SAN JUAN, ALAMO and PSJA has been duly authorized by all necessary laws, resolutions or corporate actions, and this Agreement constitutes the valid and enforceable obligations of the Cities and School District in accordance with its terms.
14. **Governmental Purpose:** Each party hereto is entering into the agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.
15. **Commitment of Current Revenues Only:** In the event that during any term hereof the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the

parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code Ann. §271.903.

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



CITY OF PHARR

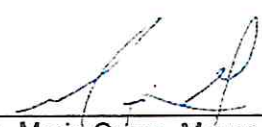
By: 
Dr. Ambrosio Hernandez, Mayor

ATTEST:

By: 
Hilda Pedraza, City Clerk



CITY OF SAN JUAN

By: 
Hon. Mario Garza, Mayor

ATTEST:


Diana Cavazos, City Secretary

CITY OF ALAMO

By: _____
Hon. Diana Martinez, Mayor

ATTEST:

City Clerk

PSJA ISD

By: Jorge L. Arredondo
Jorge L. Arredondo, Superintendent

ATTEST:

Clerk

APPROVED AS TO FORM:

By: Patricia Rigney
Patricia Rigney, Pharr City Attorney

APPROVED AS TO FORM:

By: _____
Palacios, Garza & Thompson, P.C.,
San Juan City Attorney

APPROVED AS TO FORM:

By: _____
Alamo City Attorney

APPROVED AS TO FORM:

By: [Signature]
PSJA Attorney

for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code Ann. §271.903.

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

CITY OF PHARR

By: _____
Dr. Ambrosio Hernandez, Mayor

ATTEST:

By: _____
Hilda Pedraza, City Clerk

CITY OF SAN JUAN

By: _____
Hon. Mario Garza, Mayor

ATTEST:

Diana Cavazos, City Secretary

CITY OF ALAMO

By: *Diana Martinez*
Hon. Diana Martinez, Mayor

ATTEST:

[Signature]
City Clerk



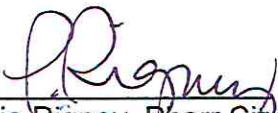
PSJA ISD

By: _____
Jorge L. Arredondo, Superintendent

ATTEST:

Clerk

APPROVED AS TO FORM:

By: 
Patricia Rigney, Pharr City Attorney

APPROVED AS TO FORM:

By: 
Palacios, Garza, & Thompson, P.C.,
Alamo City Attorney

APPROVED AS TO FORM:

By: _____
Palacios, Garza & Thompson, P.C.,
San Juan City Attorney

APPROVED AS TO FORM:

By: _____
PSJA Attorney

EXHIBIT "A"
PSJA TRI-CITY PEDESTRIAN SAFETY IMPROVEMENTS PROJECT - PHASE I
ESTIMATED PROJECT COSTS

ENTITY	City of Pharr	City of San Juan	City of Alamo	PSJA ISD	FHWA (TAP)	State (EDC)	Total
TASK							
Direct State Costs (LG \$140,580.00)							
<i>Project Percentage</i>	77.03%	14.44%	8.53%	0%	0%		100%
\$ 140,580.00	\$ 108,294.57	\$ 20,293.70	\$ 11,991.73	\$ -	\$ -		\$ 140,580.00
Surveying	\$ 39,839.06	\$ 7,465.58	\$ 4,411.48	\$ -	\$ -		\$ 51,716.12
Environmental	\$ 7,087.14	\$ 1,328.08	\$ 784.78	\$ -	\$ -		\$ 9,200.00
Design	IN HOUSE	\$ -	\$ -	\$ -	\$ -		\$ -
TDLR Review & Inspection (0.3%) (ESTIMATE)	\$ 5,283.00	\$ 990.00	\$ 585.00	\$ -	\$ -		\$ 6,858.00
Construction (LG \$361,645.00)						\$ 347,015.00	\$ 347,015.00
<i>Cost</i>	\$ 1,761,000.00	\$ 330,000.00	\$ 195,000.00	\$ 2,286,000.00	\$ 2,286,000.00		\$ 2,286,000.00
<i>Match Percentage (w/ EDC Reduction)</i>	4.82%	4.82%	4.82%	11%	69%		100%
<i>Match Amount (w/ EDC Reduction)</i>	\$ 84,880.20	\$ 15,906.00	\$ 9,399.00	\$ 251,460.00	\$ 1,577,340.00		\$ 1,938,985.20
Construction Inspection	IN HOUSE	\$ -	\$ -	\$ -	\$ -		\$ -
CMT (4%) (ESTIMATE)	\$ 70,440.00	\$ 13,200.00	\$ 7,800.00	\$ -	\$ -		\$ 91,440.00
Project Management	IN HOUSE	\$ -	\$ -	\$ -	\$ -		\$ -
DBE Compliance	IN HOUSE	\$ -	\$ -	\$ -	\$ -		\$ -
Total Estimated Financial Commitment:	\$ 315,823.96	\$ 59,183.37	\$ 34,971.99	\$ 251,460.00	\$ 1,577,340.00	\$ 347,015.00	\$ 2,585,794.32

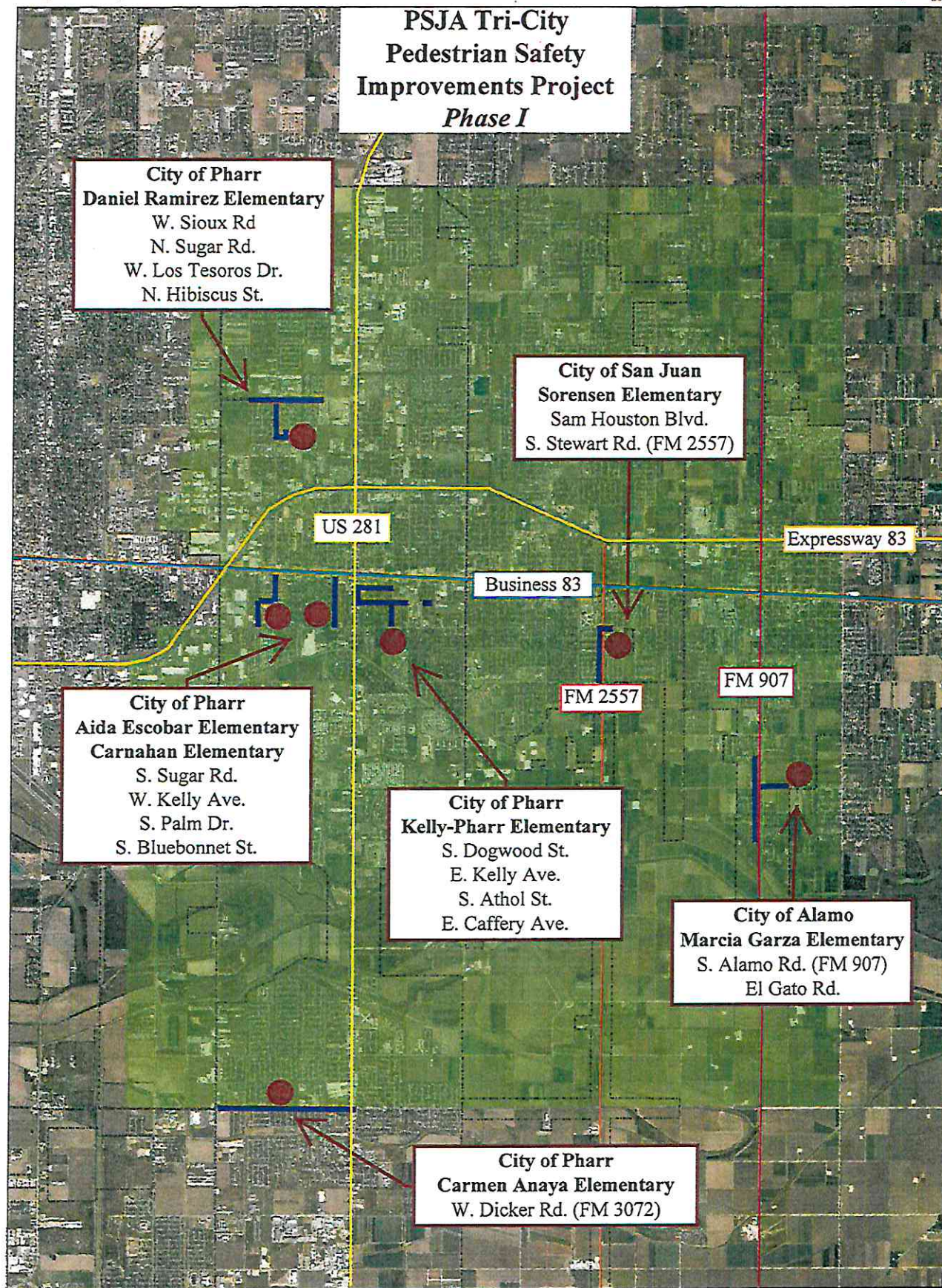
SUMMARY ESTIMATED PROJECT COSTS

City of Pharr Financial Commitment	
Direct State Costs (77.03%)	\$ 108,294.57
Total Local Match (20%)	\$ 84,880.20
Due a Execution of Construction Contract	\$ 193,174.77
Engineering Services	\$ 122,649.20
Due at Acceptance of Project as Complete	\$ 122,649.20
Total Estimated Financial Commitment	\$ 315,823.96
City of San Juan Financial Commitment	
Direct State Costs (14.44%)	\$ 20,293.70
Total Local Match (20%)	\$ 15,906.00
Due a Execution of Construction Contract	\$ 36,199.70
Engineering Services	\$ 22,983.67
Due at Acceptance of Project as Complete	\$ 22,983.67
Total Estimated Financial Commitment	\$ 59,183.37
City of Alamo Financial Commitment	
Direct State Costs (8.53%)	\$ 11,991.73
Total Local Match (20%)	\$ 9,399.00
Due a Execution of Construction Contract	\$ 21,390.73
Engineering Services	\$ 13,581.26
Due at Acceptance of Project as Complete	\$ 13,581.26
Total Estimated Financial Commitment	\$ 34,971.99
PSJA ISD Financial Commitment	
Total Overmatch (11%)	\$ 251,460.00
Due a Execution of Construction Contract	\$ 251,460.00
Due at Acceptance of Project as Complete	\$ -
Total Estimated Financial Commitment	\$ 251,460.00
Total Direct State Costs	\$ 140,580.00
Total Local Match	\$ 110,185.20
Total Over Match	\$ 251,460.00
Total State Participation (EDC)	\$ 347,015.00
Total TAP Funding	\$ 1,577,340.00
Total Estimated Construction Cost	\$ 2,286,000.20
Total Estimated Engineering Services	\$ 159,214.12
Total Estimated Financial Commitment	\$ 2,585,794.32

NOTES:

- *City of Pharr is the designated Fiduciary Agent and Project Development Lead.
- *City of Pharr has executed an Advanced Funding Agreement (AFA) with TxDOT. Total Local Match, Over Match, and Direct State Costs are to be paid to TxDOT by City of Pharr.
- *City of San Juan, City of Alamo, and PSJA ISD are to submit their portion of the Local Match, Direct State Cost or Over Match to the City of Pharr within 30 days from execution of the construction contract.
- *Engineering Services shall be procured and paid for by City of Pharr. City of San Juan and City of Alamo shall reimburse the City of Pharr for their respective portion of the Engineering Services cost within 60 days of acceptance of the project as complete.
- *City of Pharr, City of San Juan, and City of Alamo will pay for all overruns that correspond to the portion of the project within their jurisdiction.
- *Excess funds that are reimbursed to City of Pharr by TxDOT will be shared with City of San Juan and City of Alamo according to portion of their initial contribution.

**PSJA Tri-City
Pedestrian Safety
Improvements Project
Phase I**



LEGEND



PSJA ISD



Proposed 5 FT sidewalk

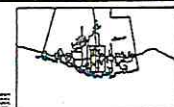


School

City of Pharr, Texas
Engineering Department
PHARR, TEXAS

Scale: 1 inch = 2,000 feet
0 1,000 2,000 3,000 4,000 5,000

PHARR, TEXAS
Engineering Department
PHARR, TEXAS



STATE OF TEXAS

§

HIDALGO COUNTY

§

§

**INTERLOCAL AGREEMENT
AMENDMENT #1**

This AMENDMENT is entered into and effective the ____ day of September 2022, by and between the CITY OF PHARR, TEXAS, hereinafter referred to as "PHARR", the CITY OF SAN JUAN, TEXAS, hereinafter referred to as "SAN JUAN", the CITY OF ALAMO, TEXAS, hereinafter referred to as "ALAMO", and the PHARR-SAN JUAN-ALAMO INDEPENDENT SCHOOL DISTRICT, hereinafter referred to as "PSJA", collectively the "PARTIES".

WHEREAS PHARR, SAN JUAN, ALAMO, and PSJA executed an interlocal agreement on the 14th day of July 2020, to effectuate their agreement for undertaking the PSJA Tri-City Pedestrian Safety Improvements Project Phase I; and

WHEREAS, the interlocal agreement expired on the 14th day of July 2022, and the term of the agreement must be extended to continue the project; and

WHEREAS PHARR, SAN JUAN, ALAMO, and PSJA wish to agree to amend the agreement to reflect an additional three (3) years to the term for a total of five (5) years.

NOW, THEREFORE, IT IS MUTUALLY AGREED by and between PHARR, SAN JUAN, ALAMO, and PSJA to amend the agreement as follows:

1. Section II, Paragraph 1 is amended to read as follows:

1. **Term:** The term of this Agreement is for **five (5)** years commencing on the date of execution of this Agreement and expiring on the **fifth** anniversary date of the Agreement.

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

APPROVED AS TO FORM AND SUBSTANCE:

CITY OF PHARR, TEXAS

By: _____
Dr. Ambrosio Hernandez, Mayor

ATTEST:

By: _____
Hilda Pedraza, City Clerk

CITY OF SAN JUAN

By: _____
Hon. Mario Garza, Mayor

ATTEST:

By: _____
Diana Cavazos, City Secretary

CITY OF ALAMO

By: _____
Hon. Diana Martinez, Mayor

ATTEST:

By: _____
City Clerk

PSJA ISD

By: _____
Dr. Jorge L. Arredondo, Superintendent

ATTEST:

By: _____
Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By: _____
Patricia Rigney, Pharr City Attorney

By: _____
Palacios, Garza & Thompson, P.C.,
San Juan City Attorney

APPROVED AS TO FORM:

By: _____
Alamo City Attorney

Project: PSJA Tri-City Pedestrian
Safety Improvements Project Phase I
APPROVED AS TO FORM:

By: _____
PSJA Attorney

CSJ# 0921-02-432

City of San Juan, TX

Original location was the west right-of-way of N. Stewart Rd. between E. 2nd St. and E. Business 83. Approximate total length was 0.28-miles.

New location is the north right-of-way of E. 11th St. between Nebraska Road and S. Wyoming Ave. Approximate total length is 0.28-miles.

Google Earth



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consideration and Action, if any, Authorizing the City Manager to Enter Into a Memorandum of Understanding (MOU) with South Texas College to Award Continuing Education Units for Law Enforcement Related Trainings Coordinated and Conducted by the City of San Juan by and Through the City of San Juan Police Department. [Leandro Sifuentes, Interim Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

South Texas College and the San Juan Police Department desire to enter into a Memorandum of Understanding ("MOU") concerning awarding continuing education units (CEU's) to participants of Law Enforcement Related trainings coordinated and conducted by The City of San Juan and through the San Juan Police Department. The San Juan Police Department will now have the opportunity to partner up with South Texas College and offer training to other law enforcement agencies in the area, and every student will earn continuous Education Units. South Texas College will help with setting up courses in the registration system, register participating students, provide San Juan Police Instructor class rosters, sign in sheet, satisfaction surveys and providing certificate of completion.

RECOMMENDATION:

Approve the MOU as presented.

PREPARED BY:

Leandro Sifuentes,
Interim Police Chief

APPROVED BY:

Benjamin Arjona, City
Manager

MEMORANDUM OF UNDERSTANDING

*City of San Juan and
South Texas College*

Continuing Education Units for Law Enforcement Related Trainings

Scope of the Project: South Texas College Continuing Education (CE) will award Continuing Education Units (CEUs) to participants of *Law Enforcement Related Trainings* coordinated and conducted by City of San Juan by and through the City of San Juan Police Department herein after referred to as "Partner." Partner has agreed to deliver these courses free of charge.

Terms of Agreement:

Prior to Training:

1. Partner will provide CE with a copy of the curriculum, syllabus, and qualifications of trainer (resume and transcript) in order to determine whether they meet Continuing Education Program Criteria stipulated in the Guidelines for Instructional Programs in Workforce Education. Partner will provide CE with trainer's email and a Special Assignment MOU.
2. CE will evaluate curriculum, syllabus, and qualifications of trainer to ensure they meet Continuing Education Program Criteria.
3. Partner will decide on training location, dates, and times and relay information to CE.
4. CE will set up courses in CE Registration System for \$0 per participant.
5. CE will provide Partner with blank participant registration forms or a registration database.
6. Partner will provide CE with completed participant registration forms or a completed registration database.
7. CE will register participants.
8. CE will provide Partner with admission documentation to be filled out during training:
 - a. Class Roster
 - b. Sign-in Sheets
 - c. Satisfaction Surveys
 - d. Grading Protocol: S for Satisfactory and U for Unsatisfactory. A Satisfactory grade and Certificate of Completion will be issued to participants who (a) attend at least 75% of the total number of hours comprising the training program and (b) earn a minimum grade of 80 (type of assessment to be determined by CE and Partner). All others will receive an Unsatisfactory grade and no Certificate of Completion.

During Training:

9. Partner will provide approved syllabus to participants and will conduct training.
10. CE will observe trainer and fill out the Trainer Observation form.

At the end of Training:

11. Partner will turn in admission documentation to CE:
 - a. Class Roster graded by the trainer
 - b. Sign-in Sheets
 - c. Satisfaction Surveys
12. CE will issue Certificates of Completion to participants based on the Grading Protocol.
13. CE will file documentation for auditing purposes: curriculum, syllabus, trainer qualifications, and admission documentation (see #11 above).
14. The term of this MOU shall begin on January 1, 2023 and end on August 31, 2023 unless MOU is terminated by either party upon thirty (30) days' written notice to the other.

In Agreement:

By _____
Mr. Benjamin Arjona, City Manager-City of San Juan

Date _____

By _____
Mr. Leandro Sifuentes, Interim Police Chief-City of San Juan

Date _____

By _____
Olivia De La Rosa
STC Director of Professional and Workforce Education

Date _____

By _____
Dr. Ricardo J. Solis, STC President

Date _____

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consideration and Action, if any, Authorizing the City Manager to Enter Into a Memorandum of Understanding (MOU) with South Texas College for the Usage of the City of San Juan Target Range for Law Enforcement Activities such as Training and Education. [Leandro Sifuentes, Interim Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

South Texas College and the City of San Juan Police Department desire to enter into a Memorandum of Understanding (“MOU”) for the use of the City of San Juan target range. STC will coordinate with a San Juan Police department designee to reserve the target range for any law enforcement activity including training and education. STC Regional Center for Public Safety has a need for use of the Range to be utilized in the service of crime prevention and for other law enforcement related purposes including training activities. This will enhance cooperation among local law enforcement agencies, improve the quality and availability of law enforcement training, and express mutual commitment.

RECOMMENDATION:

Approve the MOU as presented.

PREPARED BY:

Leandro Sifuentes,
Interim Police Chief

APPROVED BY:

Benjamin Arjona, City
Manager

MEMORANDUM OF UNDERSTANDING FOR TARGET RANGE USE

This Memorandum of Understanding for Target Range Use ("MOU") is entered into on January 17, 2023 by and between the Contracting Parties identified below. This MOU is made pursuant to Chapter 791 of the Texas Government Code (the "Interlocal Cooperation Act").

CONTRACTING PARTIES:

The City of San Juan, Texas by and through the City of San Juan Police Department (the "City").

South Texas College, a political subdivision of the State of Texas and an institution of higher education which operates the Regional Center for Public Safety Excellence (the "College").

PURPOSE:

The City, for the purposes of performing functions of law enforcement through its Police Department, owns and operates a target range/training facility ("Range"). The College, in connection with the activities, operations and services provided by its Regional Center for Public Safety Excellence ("RCPSE"), has a need for use of the Range to be utilized in the service of crime prevention and for other law enforcement related purposes including, without limitation, training activities. To enhance cooperation among local law enforcement agencies, improve the quality and availability of law enforcement training, and express their mutual commitment to the service of crime prevention and law enforcement, this MOU is intended to create an agreement the terms of which will govern the College's use of the Range for such purposes.

THE CITY WILL RECEIVE NO COMPENSATION FROM THE COLLEGE FOR THE COLLEGE'S USE OF THE RANGE OR FOR ANY OTHER COMMITMENTS MADE OR SERVICES PROVIDED BY THE CITY PURSUANT TO THIS MOU.

OBLIGATIONS:

1. The City will share with and allow the College to use the Range in connection with training related to law enforcement activities and education under the terms and conditions set forth in this MOU.

2. The College agrees to the following:

a. The College agrees to work with the City to schedule the use of the Range at mutually agreeable dates and times.

b. The College agrees to abide by any existing and generally applicable safety and behavior rules governing the use of the Range as such rules may be modified from time to time by the City in the normal course of operations during the term of this MOU.

- c. The College accepts the Range in "as-is" condition and acknowledges that the City makes no warranty of any kind or in any manner as to the fitness of the facility for any specific purpose.
- d. The Range is the property of the City, and use of the Range is subject to the policies, rules and procedures established by the City.
- e. The College agrees that the Range shall be solely used in the service of law enforcement activities including training and education.
- f. The College shall maintain in full force and effect insurance coverage in such types and amounts as may be reasonably required by the City and shall provide the City with proof of such coverage promptly when requested.

WARRANTIES:

The College warrants that: i) the services are necessary and authorized for activities that are properly within its statutory functions and programs; ii) it has the authority to contract for the services under Chapter 791 of the *Texas Government Code*; iii) it has all necessary power and has received all necessary approvals to execute and deliver this MOU; and iv) the representative signing this MOU on its behalf is authorized by its governing body to sign this MOU.

The City warrants that: i) it has legal authority to provide the services and accommodations under authority granted in Chapter 791 of the *Texas Government Code*; ii) it has all necessary power and has received all necessary approvals to execute and deliver this MOU; and iii) the representative signing this MOU on its behalf is authorized by its governing body to sign this MOU.

TERM:

This MOU is effective upon signature of all Parties and shall continue in effect until terminated in accordance with the terms of this MOU.

TERMINATION:

If a Party materially fails to perform its duties and obligations in accordance with the terms of this MOU, the other Party may terminate this MOU upon ten (10) business days' advance written notice of termination setting forth the nature of the material failure; provided, that, the material failure is through no fault of the terminating Party. The termination will not be effective if the material failure is fully cured before the end of the 10-day period.

Either Party may terminate this MOU for convenience, without liability, by giving thirty (30) days' written notice to the other Party.

NOTICES:

Except as otherwise specifically provided in this MOU, all notices, consents, approvals, demands, requests or other communications provided for or permitted under this MOU will be in writing and will be deemed to have been duly given or served when delivered by hand delivery, email or fax or deposited in the U.S. Mail by registered or certified mail, return receipt requested, postage prepaid, and addressed as follows:

To the City: City of San Juan
 Attn: _____

To the College: South Texas College
 Regional Center for Public Safety Excellence
 Attn. Robert Vela
 3901 S. Cage Blvd.
 Pharr, TX 78577

OTHER PROVISIONS:

Relationship of the Parties. Nothing in this MOU will create or imply an agency relationship between the Parties hereto nor will this MOU be deemed to constitute a joint venture or partnership between the Parties. Neither the Parties nor their employees will be deemed employees of one another for any purpose. Unless otherwise agreed in writing, signed by the Parties, no Party is entitled to receive any fees, charges, reimbursements, or payments of any kind for the performance of any of the activities, efforts or services arising under the terms of this MOU.

Governing Law. This MOU will be construed, interpreted and applied in accordance with, and governed by and enforced under, the laws of the State of Texas.

Third Parties. This MOU is intended solely for the benefit of each of the Parties hereto and does not confer third-party beneficiary rights upon any other person.

Publicity. Neither Party will use the other Party's name, logo, or likeness in any press release, marketing materials, or other public announcements without receiving that Party's prior written approval.

Entire Agreement. This MOU supersedes all prior agreements and discussions, written or oral, between the City and the College and constitutes the entire agreement and understanding between the Parties with respect to the subject matter of this MOU.

Loss of Funding. Performance by a Party of its duties and obligations under this MOU may be dependent upon the appropriation and allotment of funds by its governing body. If a Party's governing body fails to allocate the necessary funds, then the Party that loses funding may terminate this MOU without further duty or obligation under this MOU.

Additional Documents: The Parties hereto agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this MOU.

Assignment. This MOU is not assignable by either Party.

Amendment. No amendment, modification, or alternation of the terms shall be binding unless the same be in writing and duly executed by the Parties.

IN WITNESS WHEREOF, the Parties approve the execution of this MOU by a motion duly made, seconded, and adopted by the appropriate governing bodies thereof.

City of San Juan:

South Texas College:

By: _____
Name:
Title:

By: _____
Name: Dr. Ricardo J. Solis
Title: President

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Discussion and Consideration to Reject the Bids Submitted for RFB NO. 23-008-12-20
MAGNETIC FLOWMETER IMPROVEMENTS PROJECT as Recommended by Trimad
Consultants, L.L.C. [Lori Maldonado, Purchasing Agent]

STAFF COMMENTS AND RECOMMENDATIONS:

On November 30, 2022 and December 7, 2022 Staff Advertised in The Advance News Journal to Solicit Proposals for RFB NO. 23-008-12-20 the Magnetic FlowMeter Improproject Project. A Pre-Bid Conference was held on December 7, 2022 and a Bid Opening was held on December 20, 2022. Bids were received from the following Contractors:

1. Reya Construction
2. McAllen Multi Service

RECOMMENDATION:

Accept the recommendation from Trimad Consultants, L.L.C. to reject all submitted bids due to the bids submitted exceeded TRIMAND'S opinion of probable construction cost.

PREPARED BY:

Lori Maldonado,
Purchasing Agent

APPROVED BY:

Benjamin Arjona, City
Manager



1803 MOZELLE STREET
PHARR, TEXAS 78577
TEXAS REGISTERED ENGINEERING
FIRM NUMBER F-18526

January 12, 2023

Juan Carlos Martinez
Interim Public Utilities Director
City of San Juan
700 S. Kansas Ave.
San Juan, Texas 78589

SUBJECT: City of San Juan Magnetic Flow Meter Improvements Project
Bid No. 23-008-12-20
Bid Tabulation Results

Dear Mr. Martinez,

TRIMAD has reviewed all bids as submitted by contractors for the above-mentioned project. Two contractors submitted a competitive bid on the project (Reya Construction and McAllen Multi Service). Enclosed please find seal and sign bid tabs.

After evaluation, TRIMAD found that the two submitted bids exceeded TRIMAD's opinion of probable construction cost. The lowest bid was submitted by Reya Construction being \$191,780.00 and the second lowest bid was submitted by McAllen Multi Service being \$285,260.00. Trimad will perform value engineering to bring the project to budget.

It is TRIMAD recommendation to reject all submitted bids and recommends the City of San Juan to readvertise for the referenced project.

If you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink that reads "Ricardo Salazar".

Ricardo Salazar, P.E.
President
Trimad Consultants, L.L.C.
Firm Number F-18526

Attachment 1

BID TABULATION



BID NO.

RFB No. 23-008-12-20

PROJECT ENGINEER:

Ricardo Salazar, P.E.

CONSTRUCTION MANAGER:

**BID TABULATION
CITY OF SAN JUAN
MAGNETIC FLOW METER IMPROVEMENTS PROJECT**



PROJECT

ENG.22.006

PREPARED BY:

Fredy Carmona

DATE PREPARED

1/12/2022

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	REYA CONSTRUCTION		MCALLEN MULTI SERVICE	
					UNIT BID PRICE	AMOUNT BID	UNIT BID PRICE	AMOUNT BID
1	17302	16-IN Magnetic Flow Meter System - Sensor Design: Revision D, Transmitter Class: Revision 4 Electronics, Transmitter Mount: Remote Wall Mount, Transmitter Power: DC Power Supply (12V to 42VDC), Transmitter Outputs: 4-20mA; Digital HART; Scalable Pulse, Conduit entries: 1/2-14 NPT, Sensor Style: Flanged, Lining material: Polyurethane, Electrode material: 316L stainless steel, Electrode Type: 2 Measurement electrodes-bulletnose, Flange type and material: Slip-On, raised-face, carbon steel, Flange Rating: ASME B16.5, Class 150, Display Option: Local Operator Interface, Optional Ground rings: 316L Stainless Steel (QTY 2), Submergence protection: Potted junction box with 50 feet of combo cable/cable gland, Quality Certificate: Calibration Certificate per ISO 10474 3.1B/EN 10204 3.1	EA	1	13,000.00	13,000.00	22,000.00	22,000.00
2	48140	Solar System - 12V Solar Array System, Solar Cabling, 2X side of pole mount, aluminum battery/electronics enclosure, 220AH battery bank, battery cabling, solar inverter, DIN rail assembly with fuse protection, internal wiring, wiring duct, factory assembly, QC testing	EA	1	11,900.00	11,900.00	26,000.00	26,000.00
3	-	Submersible Sump Pump - 1/3HP, 120V, 5.8A, Cord Length 10-ft, Cord Size 18/3 SJTOW, with Auto Mechanical Float	EA	1	2,500.00	2,500.00	3,800.00	3,800.00
4	-	Bypass System - 2-Tee Connections, 2- 90 Elbow Fittings, 20 LF-PVC Pipe, 3-Gate Valves	LS	1	75,000.00	75,000.00	116,000.00	116,000.00
5	03001	6'x8'x8' Concrete Vault with Access Hatch	EA	1	30,000.00	30,000.00	48,500.00	48,500.00
6	-	16" PVC Pipe	LF	16	875.00	14,000.00	560.00	8,960.00
7	02221	Removal of RCP, Removal of 16 L.F. PVC pipe, Removal of Existing Meter	LS	1	14,000.00	14,000.00	7,000.00	7,000.00
8	01578	Dewatering	LS	1	15,000.00	15,000.00	20,000.00	20,000.00
9	-	Water Tight Plugs	EA	2	1,500.00	3,000.00	4,500.00	9,000.00
10	01561	Trench Excavation Safety Protection (4' to 8')	LS	1	6,000.00	6,000.00	15,000.00	15,000.00
11	-	Temporary Sediment Control Fence	LF	90	30.00	2,700.00	35.00	3,150.00
12	01575	Stabilized Construction Exit (Type I)	SY	78	60.00	4,680.00	75.00	5,850.00
TOTAL BID AMOUNT					191,780.00		285,260.00	



Ricardo Salazar

Ricardo Salazar, P.E.
Project Engineer

1/12/2023
Date

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Discussion and Possible Action to Approve the Procurement of Structured Cabling for the New City Hall and Authorize the City Manager to Execute any Agreement(s) and/or Budget Amendment(s) as Needed. [Pat Karr, Chief Technology Officer]

STAFF COMMENTS AND RECOMMENDATIONS:

Structure cabling is the communications backbone for the new city hall. It provides connectivity between personal computers, application servers, security solutions, telephony solutions, et. al. Utilizing BuyBoard contract: #654-21, Superior Alarms provided a solution to meet the needs of the city. Superior Alarms will provide a complete structured cabling solution which includes a 15-year warranty.

RECOMMENDATION:

Staff Recommends Approval

PREPARED BY:

Pat Karr, Chief
Technology Officer

APPROVED BY:

Benjamin Arjona, City
Manager



600 Ash Avenue - P.O. Drawer 3097
McAllen, TX 78501
State Lic. B4881 - Fire Lic. ACR-86318-816
Tel. (956) 682-6005 - Fax (956) 213-1179

We send the police there in a hurry!

PROPOSAL

Tuesday, January 24, 2023

City of San Juan-New City Hall
Attn: Ben Arjona
6th St. & Nebraska
San Juan TX
956-457-1806

DATA CABLING & FIBER:

154	IC107F2CWH	PLATES
310	ICC-IC107F6CWH	JACKS
2	ICCMSR1972	TWO POST DISTRIBUTION RACK BLK 6FT
4	VWMDS4X5BK7	VERTICAL WIRE MANAGEMENT
9	808045030	HORIZONTAL WIRE MANAGEMENT
7	ICMPP246AU	48-PORT PATCH PANEL
2	CCH-01U	FIBER BOX W/BULKHEADS
12	FS6MM-SCU-BP-1.5M-PVC	12 STRAND PIGTAIL SM SC
3	SA-PB	PULL BOXES
1	LOT	12 STRAND SM FIBER OSP
1	LOT	CAT-6 PLENUM CABLE
1	LOT	FIBER SPLICING
1	LOT	BORING/DIGGING
1	LOT	LABOR/PROGRAMMING/MISC.

SYSTEM DESIGN & INTEGRATION

\$84,576.00+TAX EXEMPT

BuyBoard #654-21

CUSTOMER TO PROVIDE:
ALL NECESSARY POWER

1-YEAR WARRANTY ON ALL PARTS & LABOR

We agree to the above system design and the terms listed below and authorize Superior Alarms to begin work. We also agree to sign a commercial sales agreement.

(Note: THIS PROPOSAL IS PROPRIETARY INFORMATION AND ANY DISCLOSURE TO ANY PARTY IS PROHIBITED)

Thank you for the opportunity to serve your security needs. If you have any questions feel free to call me at **682-6005X1801**.

Sincerely,
Flor Salazar
Sales Representative

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consider Approval of a Budget Amendment to Increase the Recycling/KSJB Division, Keep San Juan Beautiful Line Item in the Amount of \$7,805 for the Fiscal Year 2022-2023. [Israel Garza, Director of Sanitation]

STAFF COMMENTS AND RECOMMENDATIONS:

Increase the budget amounts for Keep San Juan Beautiful - Revenue & Expense FY 22-23. Sponsorships received for the KSJA Cook-Off Event 11/05/2022.

RECOMMENDATION:

Staff recommends to approve budget adjustment as presented

PREPARED BY:

Israel Garza,
Sanitation Director

APPROVED BY:

Benjamin Arjona, City
Manager

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2022 - 2023

Budget Amendment No.

(Assigned by Fin. Dept)

Fund Name: SANITATION

Dept. Name: RECYCLING/KSJB

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
22-3700.1301	Sponsorship - KSJB			\$7,805.00		\$7,805.00
TOTAL REVENUES				\$7,805.00		\$7,805.00

[illegible]

JUSTIFICATION:

Increase the budget amounts for Keep San Juan Beautiful-Revenue & Expense FY 22-23. Sponsorships received for the KSJB Cook-Off Event 11/5/22.

Angie De La Cerda  1/25/23
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR Isabel G. Lopez DATE 01.25.23
Department Director (Signature)

APPROVED BY _____ DATE _____
 City Manager (Budget Officer)

REVIEWED BY	DATE
(Finance Department)	

01/31/93
J. M. Jones

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consider Approval of a Budget Amendment to Increase the Sanitation Division, Other Equipment Line Item in the Amount of \$35,244 for Fiscal Year 2022-2023, for the Purchase of New Fuel System, Unleaded Plus (89 Octane) and Highway Diesel Fuel (Ultra-Low Sulfur).
[Israel Garza, Director of Sanitation]

STAFF COMMENTS AND RECOMMENDATIONS:

The City Commission awarded RFB NO. 23-004-11-22 to RGV Pump & Equipment, LLC. on January 10, 2023.

RECOMMENDATION:

Staff recommends to approve Budget Amendment as presented.

PREPARED BY:

Israel Garza,
Sanitation Director

APPROVED BY:

Benjamin Arjona, City
Manager

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2022 - 2023

Budget Amendment No. _____

(Assigned by Fin. Dept)

Fund Name: _____ Solid Waste

Dept. Name: _____ Sanitation

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

EXPENDITURES						
22-700.7957	Other Equipment	\$80,000.00		\$35,244.00		\$115,244.00
	Retained Earnings				\$35,244.00	\$35,244.00
	TOTALS EXPEDITURES			\$35,244.00	\$35,244.00	\$150,488.00

JUSTIFICATION:

To increase the budget expense account, Other Equipment, by \$35,244.00 for the purchase of new fuel system ,Unleaded Plus (89 Octane) and Highway Diesel Fuel (Ultra-Low Sulfur).
City Commission awarded RFB NO. 23-004-11-22 to RGV Pump & Equipment, LLC. on January 10, 2023.

Angie De La Cerda
 REQUESTED BY
 Department Director (Print)

1/30/23
 DATE

 2-7-23
 DEPT. DIRECTOR
 Department Director (Signature)

APPROVED BY
 City Manager (Budget Officer)

DATE

REVIEWED BY
 (Finance Department)

DATE

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consideration and Action, if any, Amending Resolution No. 2023-03 Adopting the Work Plan and 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 \$3,000.00 for General Administration, \$271,199.00 for Street Improvements, \$5,000.00 for Amigos del Valle and \$7,000.00 for Nestra Clinica del Valle.

The street improvements fund of \$271,199.00 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 Pаметto Palm Street).

RECOMMENDATION:

Staff recommends approval of the Amending Resolution as presented.

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	\$ 3,000.00
Street Improvements	\$ 271,199.00
Senior Services – Amigos Del Valle	\$ 5,000.00
Health Services - Nuestra Clinica del Valle	\$ 7,000.00

READ, CONSIDERED and APPROVED this the 13th day of February, 2023.

Mario Garza, Mayor
San Juan, Texas

ATTEST:

Brenda Escalante, City Secretary
San Juan, Texas

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consideration and Action, if any, on Resolution Supporting Legislation Regarding the Provision of Solid Waste Disposal Services by Hidalgo County. [Benjamin Arjona, City Manager]

STAFF COMMENTS AND RECOMMENDATIONS:

Hidalgo County's current sanitation model costs are expected to increase as development progresses. The City of San Juan supports the proposed legislation pertaining to the provision of solid waste disposal services by Hidalgo County.

RECOMMENDATION:

Staff recommends approval of resolution supporting the proposed legislation.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO. 2023-XX

RESOLUTION SUPPORTING LEGISLATION RELATING TO THE PROVISION OF SOLID WASTE DISPOSAL SERVICES BY HIDALGO COUNTY.

WHEREAS, access to safe and reliable sanitation services is critical to public health and safety; and

WHEREAS, the provision of sanitation services in rural, unincorporated, and extraterritorial jurisdictions of Hidalgo County municipalities is a serious and growing public safety concern; and

WHEREAS, the current sanitation model available to Hidalgo County is ineffective in efficiently and effectively providing sanitation services to individuals residing outside of incorporated municipalities; and

WHEREAS, the current Hidalgo County sanitation model costs Hidalgo County taxpayers in excess of \$8,000,000 annually; and

WHEREAS, the current Hidalgo County sanitation model costs are expected to grow as development continues; and

WHEREAS, proposed legislation would allow Hidalgo County to:

1. Create a mandatory sanitation program in the unincorporated areas of the County.
2. Create a mandatory sanitation program in the unserved extraterritorial jurisdictions of municipalities located within the County.
3. Collect sanitation fees via utility billing.
4. Collect sanitation fees via the annual statement of tax-assessor collector
5. Collect reasonable penalties that may exceed 10% of the service fee

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF THE SAN JUAN, TEXAS, supports legislation relating to the provision of solid waste disposal services by Hidalgo County and urges the Texas Legislature to pass this bill into law and for the Governor of Texas to sign it into law.

PASSED, APPROVED and ADOPTED on this the 13th day of February, 2023.

CITY OF SAN JUAN

ATTEST:

Mario Garza, Mayor

Brenda Escalante, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consideration and Action, if any, on Resolution Issuing an Order and Notice of the City of San Juan General Municipal Election for May 6, 2023, for the Election of Commissioner Place 4 and Commissioner Place 5, and Designating Election Precincts and Polling Places. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

Resolution for issuing an order and notice for the general municipal election for the City of San Juan to be held on Saturday, May 6, 2023. Seats up for vote as part of the general election are Commissioner Place 4 and Commissioner Place 5 to hold office for a period of four years. The last day to file for a place on the ballot is Friday, February 17, 2023, at 5:00 p.m.

RECOMMENDATION:

Staff recommends approval of resolution.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

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

RESOLUTION NO. 2023-XX

**ISSUING ORDER AND NOTICE OF
CITY ELECTION**

WHEREAS, I MARIO GARZA, in my capacity as Mayor of the City of San Juan, Texas do hereby order that a City Election be held in said City on the 6th day of MAY, 2023 that being the FIRST SATURDAY of said Month; and

WHEREAS, the terms of office for Commissioner Place 4 and Commissioner Place 5 will expire on the 6th day of May, 2023 and it is necessary to conduct an election for the following Officers of said City:

**OFFICE OF CITY COMMISSIONER - PLACE #4
OFFICE OF CITY COMMISSIONER - PLACE #5**

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

Section 1. Call of Election; Date; Eligible Electors; An election (the “Election”) shall be held on Saturday, May 6, 2023, at which all residents, qualified electors of the City shall be entitled to vote.

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

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

Polling Place Two
San Juan Memorial Library
Multipurpose Room
1010 S Standard St.
San Juan, Texas 78589

Election Precincts 4, 39, 59, 117, 118, 137, 156, 178, 214, 228, and 245

That the Board of Commissioners of said City will appoint by resolution the Presiding Judges and Alternate Judges of each of the polling places for said Election pursuant to Section 32.001 of the Texas Election Code.

Section 3. Election Day and Early Voting Day, dates, hours, and polling place: Early voting shall commence and terminate as required by state law. **The polling places for Early Voting by Personal Appearance shall be at San Juan Memorial Library Multipurpose Room, 1010 S. Standard St. San Juan, Texas 78589.** Early voting

shall be conducted in accordance with the Texas Election Code on the following days, dates, and hours during the early voting period:

<u>EARLY VOTING DAY AND DATE</u>			<u>HOURS</u>
Monday	April 24, 2023	-	7:00 a.m. to 7:00 p.m.
Tuesday	April 25, 2023	-	8:00 a.m. to 6:00 p.m.
Wednesday	April 26, 2023	-	8:00 a.m. to 6:00 p.m.
Thursday	April 27, 2023	-	8:00 a.m. to 6:00 p.m.
Friday	April 28, 2023	-	8:00 a.m. to 6:00 p.m.
Saturday	April 29, 2023	-	7:00 a.m. to 7:00 p.m.
Sunday	April 30, 2023	-	Closed
Monday	May 1, 2023	-	8:00 a.m. to 6:00 p.m.
Tuesday	May 2, 2023	-	7:00 a.m. to 7:00 p.m.

<u>ELECTION DAY AND DATE</u>			<u>HOURS</u>
Saturday	May 6, 2023	-	7:00 a.m. to 7:00 p.m.

Applications for ballot by mail shall be mailed to:
Hilda A. Salinas, Interim Elections Administrator
P.O. Box 659
Edinburg, Texas 78540-0659
elections@co.hidalgo.tx.us

Applications for ballots by mail (ABBM)s must be received no later than the close of business on Tuesday, April 25, 2023.

Curb Site Voting for the Ill and Disabled will be available at the designated Voting Places. Early Voting by Personal Appearance and on Election Day will be done by utilizing the Electronic Voting System.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF THE SAN JUAN, TEXAS, City Election is hereby called for the FIRST SATURDAY in MAY being MAY 6, 2023.

PASSED, APPROVED and ADOPTED on this the 13th day of February, 2023.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

BRENDA ESCALANTE, CITY SECRETARY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consideration and Action, if any, on Resolution Authorizing the City of San Juan to Submit an Application to the Texas SmartBuy Membership Program to Participate in the Texas Comptroller of Public Accounts Cooperative Purchasing Program. [Lori Maldonado, Purchasing Agent]

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends participation in the Texas Comptroller of Public Accounts Cooperative Purchasing Program.

RECOMMENDATION:

Approval of Resolution with the Texas SmartBuy Membership Program and authorize the Mayor, City Manager and Purchasing Agent to execute the Resolution.

PREPARED BY:

Lori Maldonado,
Purchasing Agent

APPROVED BY:

Benjamin Arjona, City
Manager



Texas SmartBuy Membership Program

Resolution

State of Texas, County of HIDALGO

(County Entity Located In)

Whereas, the Texas Comptroller of Public Accounts is authorized to provide purchasing services for local governments pursuant to §§271.082 and 271.083 of the Local Government Code.

Whereas, the CITY COMMISSION

(Enter Board of Directors, City Council, Commissioner's Court, School Board, etc.)

of THE CITY OF SAN JUAN

(Enter Name of Qualified Applicant/Entity)

(Check One of the Following)	
☐ Appraisal District	☐ Charter/Academy School
☐ Community Supervision/Corrections Department	☐ Council of Governments/Planning Commissions
☐ County	☐ Education Service Center
☐ Fire Prevention District	☐ Hospital District
☐ Judicial District	☐ Junior/Community College
☐ Library District	☐ Mental Health/Mental Disability Organization
☒ Municipality	☐ School District
☐ State-funded Assistance Organization	☐ Texas Rising Star Care Provider
☐ Special District	☐ Utility District
☐ Emergency Service	☐ Drainage
☐ Housing	☐ Municipal
☐ Political Subdivision	☐ Special
☐ Port or Transportation Authority	
☐ Workforce Development Board	

defined as an entity qualified to participate in the Texas SmartBuy Membership Program of the Texas Comptroller of Public Accounts pursuant to §271.081 of the Local Government Code.

BENJAMIN ARJONA, CITY MANAGER

Primary Contact and Title

LORI A. MALDONADO, PURCHASING AGENT

Secondary Contact and Title

is/are authorized to execute all documentation for THE CITY OF SAN JUAN pertaining to its participation in the

(Entity Name)

Texas Comptroller of Public Accounts Cooperative Purchasing Program; and

Whereas, THE CITY OF SAN JUAN acknowledges its obligation to pay annual participation fees established by the

(Entity Name)

Texas Comptroller of Public Accounts.

Now, Therefore Be it Resolved, that request be made to the Texas Comptroller of Public Accounts to approve

THE CITY OF SAN JUAN for participation in the Texas Comptroller of Public Accounts Cooperative Purchasing Program.

(Entity Name)

Adopted this _____ day of _____, _____ by CITY OF SAN JUAN

(Entity Name)

By: _____
Signature of Chair

Signature of Primary Contact

Signature of Secondary Contact

MARIO GARZA, MAYOR

Printed Name and Title of Chair

BENJAMIN ARJONA, CITY MANAGER

Printed Name and Title of Primary Contact

LORI A. MALDONADO, PURCHASING AGENT

Printed Name and Title of Secondary Contact





Texas SmartBuy Membership Program

Texas SmartBuy Membership Application

Please complete this form and return it to members@cpa.texas.gov

Contact Information	
*Name of Primary Contact & Title: BENJAMIN ARJONA, CITY MANAGER	*Name of Secondary Contact & Title: LORI A. MALDONADO, PURCHASING AGENT
*Primary Contact Email Address: barjona@sjtx.us	*Secondary Contact Email Address: lmaldonado@sjtx.us
Shared Phone Number: (956)223-2200	Shared Email box: (956)223-2204
Note: Please list TWO individuals who will receive all correspondence from CPA. Asterisks denote mandatory fields.	
Organization/Qualified Entity Information	
Organization/Entity Name: CITY OF SAN JUAN	
Address: 709 S. NEBRASKA, SAN JUAN, TX 78589	
Phone number: (956)223-2204	Fax number: (956)787-5978
Superusers	
Please add contact information for two individuals who will be Superusers. Who are Superusers? (Must be set up, edited, and deactivated by Texas SmartBuy Help Desk) • Can have a Purchaser or Non-Purchaser Role • Can add and deactivate addresses to the entity address book • Can edit user roles and application access • Can add new entity users other than Superuser • Can deactivate entity users • Cannot change user email address (contact Texas SmartBuy Help Desk) Note: Please list two individuals (mandatory) who will be Superusers for your organization. May differ from authorized individuals.	
*Name of Superuser: (#1) LORI A. MALDONADO	*Name of Superuser: (#2) LEROY GONZALES
*Email Address: lmaldonado@sjtx.us	*Email Address: lgonzales@sjtx.us
*Phone Number: (956)223-2204	*Phone Number: (956)223-2232





Texas SmartBuy Membership Program

Texas SmartBuy Membership Application (concluded)

*Role: Select One for Each User	
Superuser #1	Superuser #2
☐ Agency View Only • Can view any POs created by their entity. • This access is good for users like accounts payable or others that need to view POs but aren't in a purchaser role. • These users don't typically have access to other SPD applications.	☒ Agency View Only • Can view any POs created by their entity. • This access is good for users like accounts payable or others that need to view POs but aren't in a purchaser role. • These users don't typically have access to other SPD applications.
☒ Agency Purchaser • Can create POs. • Can view and edit any PO for their entity. • Can cancel any PO for their entity.	☐ Agency Purchaser • Can create POs. • Can view and edit any PO for their entity. • Can cancel any PO for their entity.
Payment Details	
The annual membership fee for participation in the Texas SmartBuy Membership Program is: \$100 – Fee is non-refundable. Check made payable to "Texas Comptroller of Public Accounts" Please mail check to: Texas Comptroller of Public Accounts P.O. Box 13186 Austin, TX 78711 Please return this form with payment and all required documents with signatures. Note: Please allow up to two weeks for internal processing at our offices. Questions? Please contact our office at 512-463-3368 or members@cpa.texas.gov	



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consideration and Action, if any, on Amendment Number 1 to the Interlocal Agreement with the City of Alamo, City of Pharr, and Pharr-San Juan-Alamo (PSJA) Independent School District for the PSJA Tri-City Pedestrian Safety Improvements Project Phase I. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The City of Pharr, San Juan, Alamo and PSJA executed an Interlocal Agreement on July 14, 2020 for undertaking the PSJA Tri-City Pedestrian Safety Improvements Project Phase I, which needs to be amended by adding three (3) additional years to the term of a total of five (5) years.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

STATE OF TEXAS

§

HIDALGO COUNTY

§

§

**INTERLOCAL AGREEMENT
AMENDMENT #1**

This AMENDMENT is entered into and effective the ____ day of September 2022, by and between the CITY OF PHARR, TEXAS, hereinafter referred to as "PHARR", the CITY OF SAN JUAN, TEXAS, hereinafter referred to as "SAN JUAN", the CITY OF ALAMO, TEXAS, hereinafter referred to as "ALAMO", and the PHARR-SAN JUAN-ALAMO INDEPENDENT SCHOOL DISTRICT, hereinafter referred to as "PSJA", collectively the "PARTIES".

WHEREAS PHARR, SAN JUAN, ALAMO, and PSJA executed an interlocal agreement on the 14th day of July 2020, to effectuate their agreement for undertaking the PSJA Tri-City Pedestrian Safety Improvements Project Phase I; and

WHEREAS, the interlocal agreement expired on the 14th day of July 2022, and the term of the agreement must be extended to continue the project; and

WHEREAS PHARR, SAN JUAN, ALAMO, and PSJA wish to agree to amend the agreement to reflect an additional three (3) years to the term for a total of five (5) years.

NOW, THEREFORE, IT IS MUTUALLY AGREED by and between PHARR, SAN JUAN, ALAMO, and PSJA to amend the agreement as follows:

1. Section II, Paragraph 1 is amended to read as follows:

1. **Term:** The term of this Agreement is for **five (5)** years commencing on the date of execution of this Agreement and expiring on the **fifth** anniversary date of the Agreement.

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

APPROVED AS TO FORM AND SUBSTANCE:

CITY OF PHARR, TEXAS

By: _____
Dr. Ambrosio Hernandez, Mayor

ATTEST:

By: _____
Hilda Pedraza, City Clerk

CITY OF SAN JUAN

By: _____
Hon. Mario Garza, Mayor

ATTEST:

By: _____
Diana Cavazos, City Secretary

CITY OF ALAMO

By: _____
Hon. Diana Martinez, Mayor

ATTEST:

By: _____
City Clerk

PSJA ISD

By: _____
Dr. Jorge L. Arredondo, Superintendent

ATTEST:

By: _____
Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By: _____
Patricia Rigney, Pharr City Attorney

By: _____
Palacios, Garza & Thompson, P.C.,
San Juan City Attorney

APPROVED AS TO FORM:

By: _____
Alamo City Attorney

Project: PSJA Tri-City Pedestrian
Safety Improvements Project Phase I
APPROVED AS TO FORM:

By: _____
PSJA Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consideration and Action in Ratifying an Interlocal Cooperation Agreement with the City of Pharr for Emergency Medical Services.

STAFF COMMENTS AND RECOMMENDATIONS:

This interlocal Cooperation Agreement for Emergency Services is by and between the City of Pharr, Texas and the City of San Juan Texas. Pharr EMS will provide one (1) Mobile Intensive Care Unit (MICU) ambulance to provide EMS Services to the City of San Juan area. The City of San Jan agrees to pay in monthly payments the amount of \$72,029.26 on or before the 28th of each month to the City of Pharr.

RECOMMENDATION:

Approve as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

STATE OF TEXAS
COUNTY OF HIDALGO

§
§
§

INTERLOCAL COOPERATION AGREEMENT FOR EMERGENCY MEDICAL SERVICES BETWEEN THE CITY OF PHARR, TEXAS AND THE CITY OF SAN JUAN, TEXAS

This Interlocal Cooperation Agreement for Emergency Medical Services ("Agreement") is executed on this the _____ day of **MARCH 2023**, by and between the **CITY OF PHARR, TEXAS**, hereinafter referred to as "City", and the City of San Juan, Texas, hereinafter referred to as "Subscriber," pursuant to the provisions of the Texas Inter-local Cooperation Act, as follows:

WITNESSETH:

WHEREAS, Subscriber has requested that Pharr EMS provide one (1) Mobile Intensive Care Unit (MICU) ambulance to Subscriber's service area; and

WHEREAS, the City is willing to provide one (1) Mobile Intensive Care Unit (MICU) ambulance to Subscriber's service area; and

WHEREAS, the City and Subscriber have determined that the provision of this ambulance is a public purpose within their statutory powers of government, and

WHEREAS, the City and Subscriber, acting in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code, desire to work cooperatively for the purpose of fulfilling their respective public and governmental purposes, needs, objectives, and programs.

NOW, THEREFORE, the Parties agree to the following terms and conditions:

ARTICLE I
Purpose & Term

- 1.01 City will provide one (1) Mobile Intensive Care Unit (MICU) ambulance to provide EMS Services to the Subscriber's service area.
- 1.02 Subscriber agrees to pay City \$864,356.72 each year this Agreement is in effect for the provision of a MICU Ambulance (See Exhibit "A"). Payment shall be made in monthly payments in the amount of \$72,029.26, on or before the 28th of each month. Payment by Subscriber shall be made payable to the City of Pharr and forwarded as follows:

City of Pharr
Attention:
118 S. Cage Blvd. 4th Floor
Pharr, Texas 78577

- 1.03 Subscriber will provide a day location where Pharr EMS personnel/Medics will be allowed:
- a. The sole use of two beds, one office space, an area in bay for oxygen storage, and storage area for medical supplies at a fire station.
 - b. Reasonable usage of the shared facilities in the Station, which shall include but not be limited to the dining area, day room(s), kitchen, laundry, supply closets, restrooms (bath/showers and toilets) as well as all amenities within the Station.
 - c. The enjoyment and peaceful possession of the above-described areas during the term of this Agreement. In the event the above-described areas are not available in the Station, the Parties may agree upon alternative areas acceptable to both Parties.
- 1.04 This Agreement shall be effective on March 1, 2023 at 8:00 a.m.
- 1.05 This Agreement is for coverage only and not a partnership or joint venture.
- 1.06 The term of this Agreement is for a period of three (3) years commencing March 1, 2023 and ending on February 28, 2026. The City shall have the option to terminate this agreement by notifying the City Manager, in writing, as of upon thirty days written notice. The Subscriber shall have the option to terminate this agreement by notifying the City Manager, in writing, as of upon six months' written notice.

ARTICLE II

Notices and Addresses

- 2.01 All notices provided to be given under this agreement shall be given in person or by certified or registered mail, addressed to the proper party, at the following address:

SUBSCRIBER:
City Manager
City of San Juan
709 S. Nebraska Ave.
San Juan, Texas 78589

CITY:
City Manager
City of Pharr
118 S. Cage Blvd. 4th Floor
Pharr, Texas 78577

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

ARTICLE III

Texas Law to Apply

- 3.01 This agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are in Hidalgo, County, Texas.

ARTICLE IV

Legal Construction

- 4.01 In case any one or more of the provisions contained in this agreement shall for any reason be invalid, illegal or unenforceable in any respect, such illegality or unenforceability shall not affect any other thereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

ARTICLE V

Prior Agreements Superseded

- 5.01 This agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

ARTICLE VI

Amendment

- 6.01 No amendment, modification or alteration of the terms hereof shall be binding unless the same be in writing, dated subsequent to the date hereof and duly executed by the parties hereto.

ARTICLE VII
Other Provisions

- 7.01 **Conflict Applicable Law.** Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between and provision of their Agreement and any present or future law, ordinance or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provision of this Agreement shall be modified only to The extent necessary to bring them within the legal requirements and only during the times such conflict exists.
- 7.02 **No Waiver.** No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
- 7.03 **Entire Agreement.** This Agreement contains the entire contract between the parties hereto, and each party acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by City and County, and not otherwise.
- 7.04 **Additional Documents.** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.
- 7.05 **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.
- 7.06 **Assignment.** This Agreement shall not be assignable.
- 7.07 **Headings.** The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.
- 7.08 **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.

- 7.09 **Authority to Execute.** The execution and performance of this Agreement by City and County have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of City and County in accordance with its terms.
- 7.10 **Governmental Purpose.** Each party hereto is entering into this Agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.
- 7.11 **Commitment of Current Revenues** Only in the event that, during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the **parties** hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code Ann. §271.903.
- 7.12 **No Waiver of Rights:** Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or equity to a Party, including the defense of sovereign immunity, nor to create any legal rights or claims on behalf of a person not a party to this Agreement.

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

SUBSCRIBER

THE CITY OF PHARR

BY: _____

Ben Arjona, City Manager

BY: _____

Anali Alaniz, Interim City Manager

ATTEST:

ATTEST:

BY: _____

Brenda Escalante, City Secretary

BY: _____

Hilda Pedraza, City Clerk

Approved as to Form:

BY: _____
City Attorney

Approved as to Form:

BY: _____
City Attorney

City of San Juan EMS Exhibit “A”

The request from the City of San Juan, what it would cost for Pharr EMS to run 1 MICU

Cost to Run 1 MICU and 1 ALS units is: **\$864,356.72**

1. City of San Juan pays the of \$864,356.72 in 12 monthly installments of \$72,029.72 at on the 28th of each month.
2. Housing Pharr EMS units would be housed at San Juan Fire Station

Based on the call volume provided by the City of San Juan

Over the last 3 years the average yearly call volume has been 3100.

The current average reimbursement rate is \$220.00.

City will split the revenues with San Juan 50/50 which brings the potential revenue to \$341,000.00 for each entity.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consider Approval on Second and Final Reading of an Ordinance for a Conditional Use Permit to allow “Z&R Event Center” Located at 302 E. Business 83, Legally Described as Lettered Blocks (San Juan) Being the West 165 feet of Lot 2 and the 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. Twelve(12) suits in the commercial, with a church, 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 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.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-five (25) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval subject to the list of requirements in the attached report.

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.

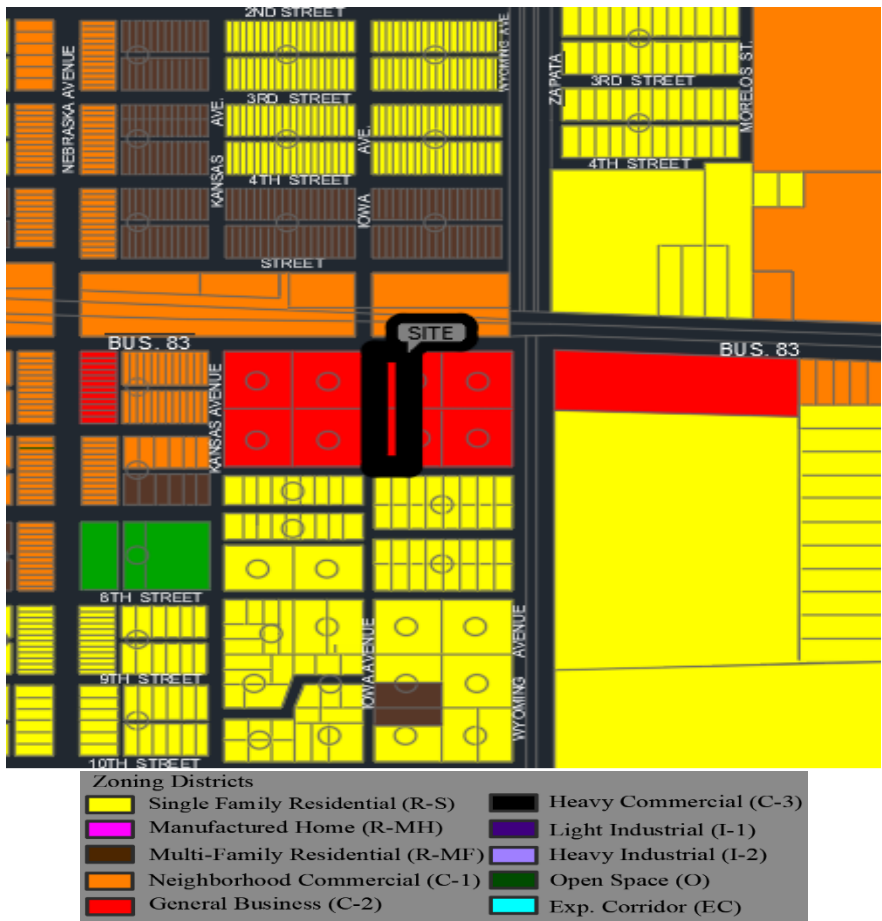
ATTACHMENTS:

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





Aerial Map



Zoning Map



ORDINANCE NO. 2023-02

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 13th 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

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

Garcia, Irma
P.O. Box 1902
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

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

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consider Approval on Second and Final Reading of an Ordinance for a 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, Located a Quarter of a Mile West of Cesar Chavez Road, Along the South Side of Carroll Road, 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:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/19/2023
CITY COMMISSION – 2/14/2023
DATE PREPARED – 2/06/2023

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.

REZONING REQUEST

PAGE 2

PETRA MARTINEZ
FEBRUARY 14, 2023

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).

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.

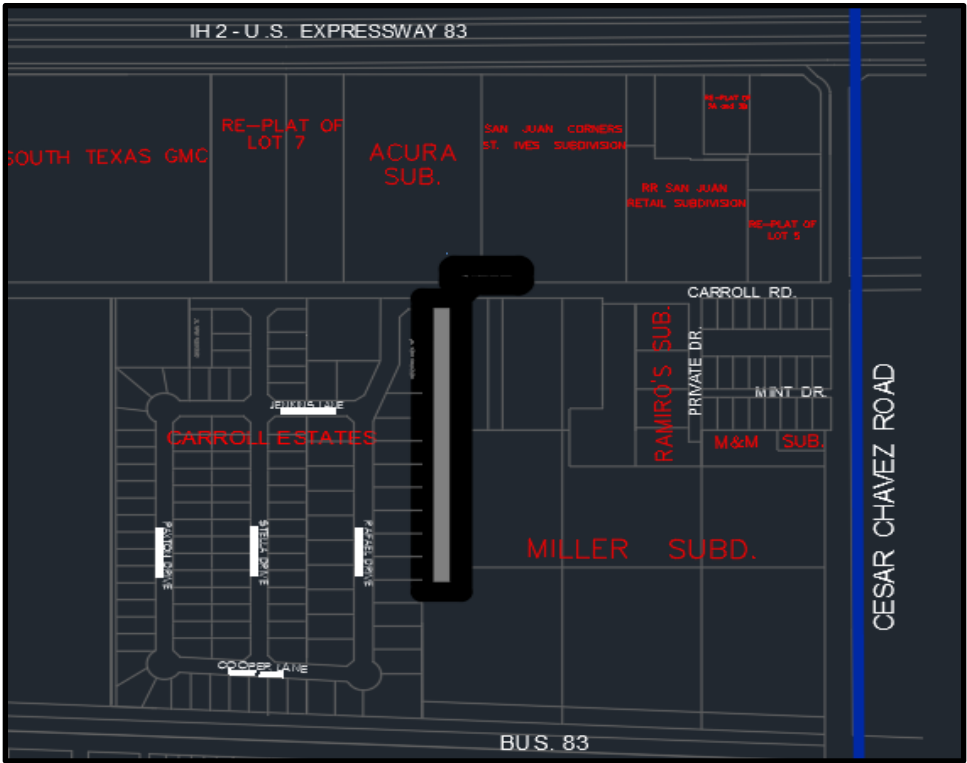
ATTACHMENTS:

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

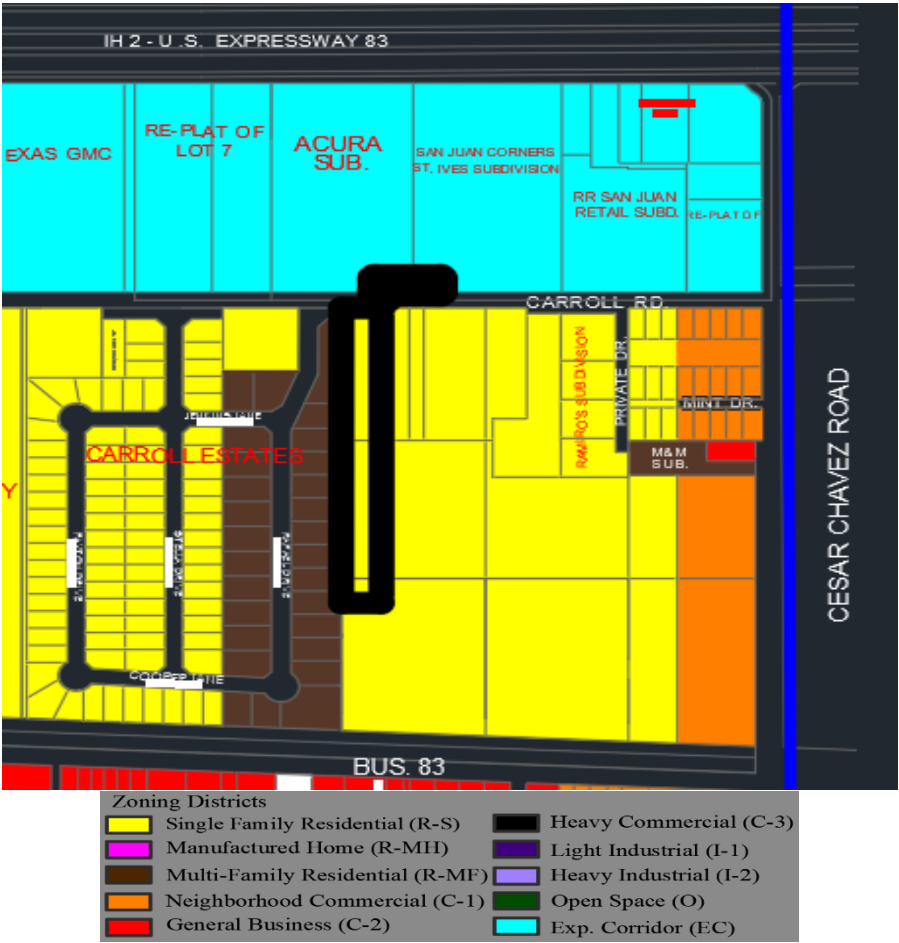




Location Map



Base Map



Zoning Map



ORDINANCE NO. 2023-03

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 13th 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

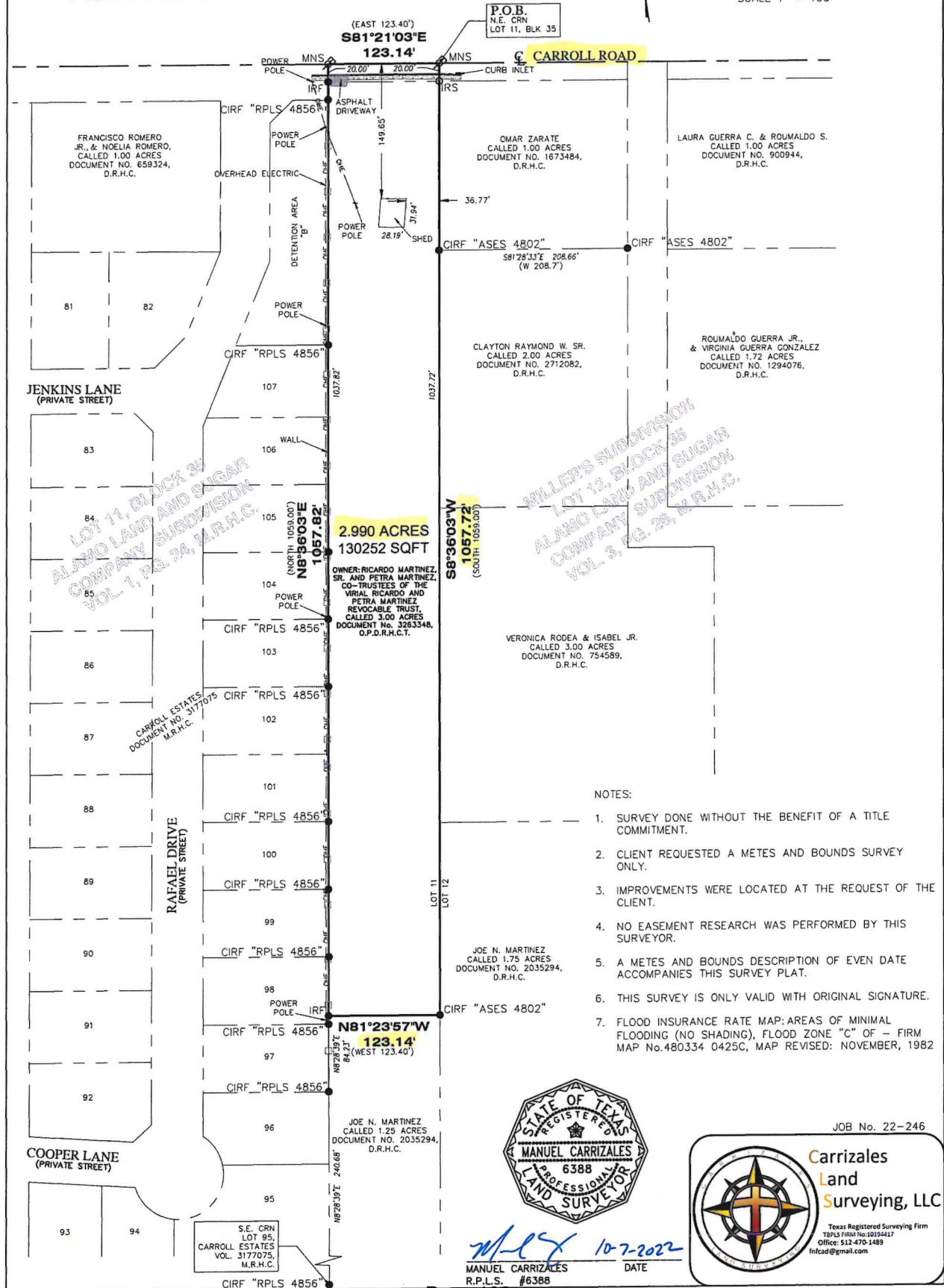
BEING 2.990 ACRES OUT OF LOT 11, BLOCK 35, ALAMO
LAND AND SUGAR COMPANY SUBDIVISION, RECORDED IN
VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY,
TEXAS, SAME BEING DESCRIBED IN A SPECIAL WARRANTY
DEED, DATED SEPTEMBER 15, 2021, CONVEYED TO RICARDO
MARTINEZ, SR. AND PETRA MARTINEZ, CO-TRUSTEES OF
THE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

- 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

SCALE 1" = 100'



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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consider Approval on Second and Final Reading of an 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. 2023-01

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 13th day of February 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
FEBRUARY 13, 2023

Consider Approval of the Investment Report for the Quarter Ending December 31, 2023.

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Investment Report for the Quarter Ending December 31, 2023.

RECOMMENDATION:

Approve as Presented.

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



City of San Juan, Texas

Quarterly Investment Report

As of December 31, 2022

Prepare By: _____

Leroy Gonzales, Director of Finance
Investment Officer

Maria L Beltran, Assist. Director of Finance
Investment Officer

Fund Allocation Summary

Book and Market Value

	Fund Total	Texpool	TexStar	Certificate of Deposit
Solid Waste	557,467.20	672.22	556,794.98	-
Parks Development	304,304.35	402.65	303,901.70	-
Debt Service	1,218,861.14	1,190.74	1,217,670.40	-
Utility Fund	5,073,899.43	1,234.56	5,072,664.87	-
General Fund	3,798,270.99	1,806.81	3,796,464.18	-
Capital Projects-City Hall/Parks	-	-	-	-
Federal Forfeiture	-	-	-	-
2017 BOND	344,823.09	-	344,823.09	-
CIP Street Bond 2015 Fund	305,554.28		305,554.28	-
Certificate of OB Series 2018	2,025,320.65		2,025,320.65	-
Bond 2020	0.01		0.01	-
Utility I & S Fund	186,716.91		186,716.91	-
Bond 2014 Fund	254,199.76		254,199.76	-
Water & Sewer Reserve Fund	628,739.34		628,739.34	-
Developers Escrow Fund	203,702.10		203,702.10	-
Capital Projects-Fire Station	4,095,630.93		4,095,630.93	-
Fund 51-TDEM	8,536,953.01		8,536,953.01	-
Sub-total	\$ 27,534,443.19	\$ 5,306.98	\$ 27,529,136.21	\$ -
EDC-Sales Tax Fund	1,520,037.50	1,456.39	1,518,581.11	-
EDC Revolving Fund	860.97	860.97	-	-
Total	\$ 29,055,341.66	\$ 7,624.34	\$ 29,047,717.32	\$ -

Quarter End Results by Investment Category:

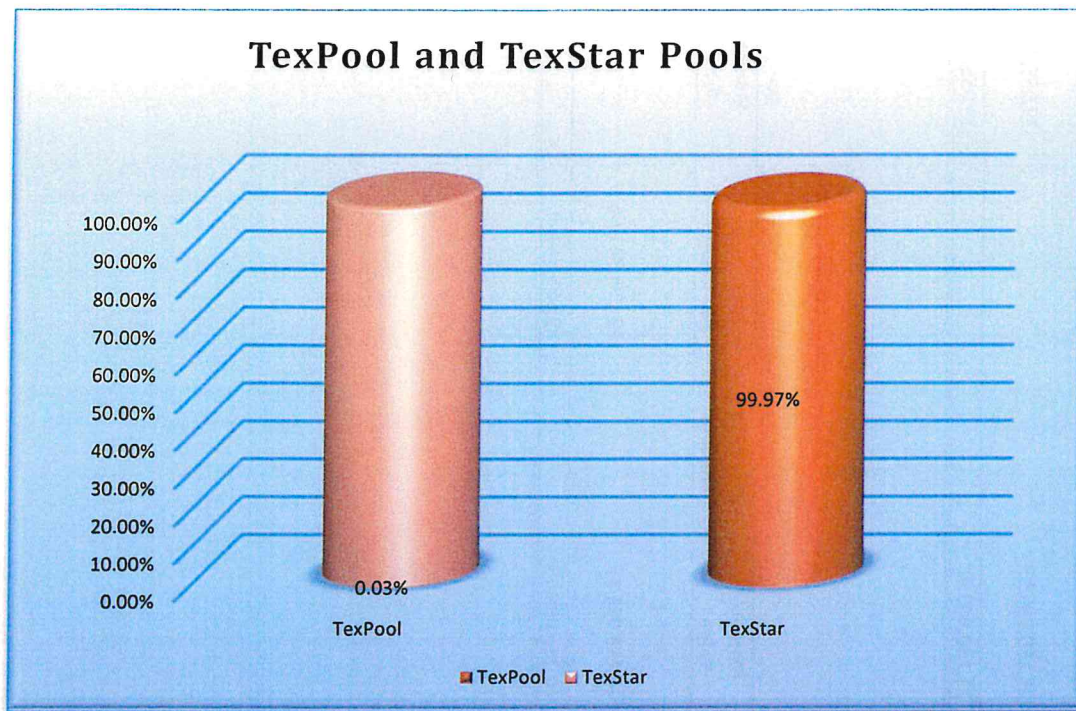
Asset Type	Ave. Yield	Sep-22		Dec-22	
		Book Value	Market Value	Book Value	Market Value
Local Governmental Pools	0.00%	21,150,900.93	21,150,900.93	29,055,341.66	29,055,341.66
CD's/Securities	0.000%	-	-	-	-
Quarterly Interest Income		\$ 289,595.72			
YTD Interest		\$ 289,595.72			

Book Value Comparison

Description	Coupon/ Discount	Settlement Date	Sep-22		Purchase at Cost	Sales Maturities	Dec-22	
			Original Face\ Par Value	Book Value			Original Face\ Per Value	Book Value
PCB Wealth Management Pools	0.000% 0.00%	6/30/2021	21,150,900.93	21,150,900.93	-	-	29,055,341.66	29,055,341.66
Total			\$ 21,150,900.93	\$ 21,150,900.93			\$ 29,055,341.66	\$ 29,055,341.66

Market Value Comparison

Description	Coupon/ Discount	Sep-22		Qtr-to Qtr change	Dec-22	
		Original Face\ Par Value	Market Price		Original Face\ Per Value	Market Price
PCB Wealth Management Pools	0.00%	20,286,055.19	1.00	-	29,055,341.66	1.00
Total		\$ 20,286,055.19	2.00	\$ 20,286,055.19	\$ 29,055,341.66	2.00
					\$ 29,055,341.66	\$ 29,055,341.66



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consider Approval of the Budget Expenditure Report for the Month of December 31, 2022

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Budget Expenditure Report for the Month of December 31, 2022

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



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

Memorandum

To: Benjamin Arjona , City Manager
From: Leroy Gonzales, Director of Finance
Date: February 6, 2023
Subject: Budget Expenditure Report – December 31, 2022

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

The funds are listed as follows:

<u>Approved Budgets:</u>	<u>Fund No.</u>	<u>Page</u>
• General Fund	10	1 – 5
• Enterprise Funds		
a. Solid Waste	22	6
b. Utility Fund	56	7 - 8
c. Utility I & S	60	9
d. Water & Sewer I & S	61	10
• Special Revenue Fund:		
a. Local Truancy Prevention & Diversion Fund	18	11
b. Local Municipal Jury Fund	19	12
c. Municipal Court-Building Security	20	13
d. Municipal Court-Technology	21	14
e. Revolving Loan	23	15
f. Parks Sport Fee	25	16
g. Parks Development	26	17
h. Wrecker Law Enforcement	27	18
i. Asset Forfeiture-State	28	19
j. Miscellaneous Grants	30	20
k. Crime Victims Liaison Grant	32	21
l. Hotel/Motel Occupancy Tax	33	22
m. Asset Forfeiture-Federal Sharing	35	23
n. Storm Water Fund	55	24
• Debt Service Fund	36	25
<u>Other City Funds:</u>		
• Capital Projects		
a. City Hall/Park	41	26
b. Bond Series 2019	42	27

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

c. Bond Series 2019-A	43	28
d. CIP-Street-Series 2015	44	29
e. Capital Projects	45	30
f. 2018 Construction	46	31
g. Certificate of Obligation 2018	47	32
h. Certificate of Obligation 2017	48	33

Other City Funds –Continue

h. 2020 Bond	49	34
i. TDEM Fund	51	35
i. Certificate of Obligation 2007	52	36
j. Capital Projects Fire Station	53	37
k. 2014 Bond	54	38
l. 2022 Bond – Fire Truck	57	39

Component Unit:

• San Juan E.D.C.	24	40
• San Juan Economic Development Corp.	29	41

C: Mayor, Mario Garza

Mayor Pro-Tem,- Leonardo “Lenny” Sanchez

Commissioners:- Adina “Dina” Santillan

Ernesto “Neto” Guajardo

Marco “Markie” Villegas

City of San Juan, Texas
Budget Expenditures Report
December 31, 2022

							Budget Target 25%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	7,735,948	3,557,370	-	(4,178,578)	563,173	2,944,905	45.98
SALES TAX REVENUE	4,692,480	773,474	-	(3,919,006)	404,191	365,702	16.48
FRANCHISE TAX	1,046,500	99,957	-	(946,543)	45,875	39,774	9.55
LICENSES & PERMITS	729,525	222,403	-	(507,122)	55,486	53,732	30.49
FEES & FINES	228,107	45,193	-	(182,914)	18,669	11,780	19.81
INTERGOVERNMENTAL REVENUE	974,258	221,638	-	(752,620)	51,886	63,081	22.75
OTHER REVENUE	471,800	198,695	-	(273,105)	47,423	112,338	42.11
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	15,878,618	5,118,731	-	(10,759,887)	1,186,702	3,591,312	32.24
EXPENDITURE SUMMARY							
LEGISLATIVE							
PUR PROP SRVS & OTH SRVS	23,700	6,496	708	16,496	3,769	444	30.39
SUPPLIES	7,400	1,345	296	5,759	366	829	22.18
MISCELLANEOUS	148,837	96,351	2,599	49,887	9,316	7,081	66.48
LEGISLATIVE	179,937	104,192	3,602	72,142	13,451	8,354	59.91
CITY MANAGER							
SALARIES & WAGES/BENEFIT	196,211	49,555		146,656	16,768	24,042	25.26
PURCHASED PROF/TECH SRVS	156,000	39,000	9,420	107,580	12,000	19,000	31.04
PUR PROP SRVS & OTH SRVS	6,750	2,093	205	4,452	1,156	165	34.05
SUPPLIES	520	-	40	480	-	-	7.69
CAPITAL OUTLAY	108,717	14,450	-	94,267	14,450	-	13.29
MISCELLANEOUS	1,050	128	-	922	128	-	12.18
CITY MANAGER	469,248	105,227	9,665	354,356	44,502	43,207	24.48
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	197,555	29,976		167,579	11,978	11,551	15.17
PURCHASED PROF/TECH SRVS	15,000	1,588	-	13,412	-	1,588	10.59
PUR PROP SRVS & OTH SRVS	10,950	2,196	237	8,517	1,012	327	22.22
SUPPLIES	3,560	166	10	3,384	60	21	4.95
MISCELLANEOUS	45,529	100	89	45,340	-	-	0.42
CITY SECRETARY	272,594	34,026	336	238,232	13,051	13,487	12.61
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	209,083	50,276		158,807	14,364	24,985	24.05
PURCHASED PROF/TECH SRVS	64,984	4,973	59,233	778	321	4,501	98.80
PUR PROP SRVS & OTH SRVS	11,614	960	140	10,514	229	660	9.47
SUPPLIES	4,962	398	553	4,011	232	83	19.17
MISCELLANEOUS	1,755	-	55	1,700	-	-	3.13
MUNICIPAL COURT	292,398	56,606	59,981	175,810	15,146	30,229	39.87

City of San Juan, Texas
Budget Expenditures Report
December 31, 2022

							Budget Target 25%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	437,824	98,745	-	339,079	33,474	47,944	22.55
PURCHASED PROF/TECH SRVS	3,500	-	-	3,500	-	-	-
PUR PROP SRVS & OTH SRVS	19,380	2,636	3,220	13,524	1,289	1,197	30.22
SUPPLIES	3,610	686	612	2,312	420	265	35.95
MISCELLANEOUS	19,255	3,130	1,647	14,478	1,509	185	24.81
FINANCE	483,569	105,197	5,478	372,894	36,691	49,591	22.89
PLANNING							
SALARIES & WAGES/BENEFIT	553,375	125,476		427,899	43,504	59,586	22.67
PURCHASED PROF/TECH SRVS	17,500	13,218	1,589	2,693	309	7,429	84.61
PUR PROP SRVS & OTH SRVS	18,900	618	78	18,204	189	110	3.68
SUPPLIES	27,353	3,770	4,202	19,381	1,275	1,314	29.14
CAPITAL OUTLAY	15,072	72	-	15,000	72	-	0.48
MISCELLANEOUS	19,575	-	-	19,575	-	-	-
PLANNING	651,775	143,154	5,869	502,752	45,350	68,439	22.86
POLICE							
SALARIES & WAGES/BENEFIT	4,071,751	806,660	-	3,265,091	285,471	401,055	19.81
PURCHASED PROF/TECH SRVS	53,400	31,923	75	21,402	107	31,165	59.92
PUR PROP SRVS & OTH SRVS	83,937	24,699	7,990	51,248	7,153	14,116	38.94
SUPPLIES	218,595	43,848	27,061	147,686	26,912	11,425	32.44
CAPITAL OUTLAY	5,208	-	5,208	-	-	-	100.00
DEBT SERVICE	333,457	-	-	333,457	-	-	-
MISCELLANEOUS	46,098	3,967	4,000	38,131	400	400	17.28
POLICE	4,812,446	911,096	44,334	3,857,015	320,043	458,160	19.85
FIRE							
SALARIES & WAGES/BENEFIT	2,073,771	441,123		1,632,648	156,035	205,794	21.27
PURCHASED PROF/TECH SRVS	34,200	9,522	-	24,678	-	474	27.84
PUR PROP SRVS & OTH SRVS	89,710	5,863	4,094	79,754	2,191	(14)	11.10
SUPPLIES	130,257	38,447	6,605	85,205	11,599	20,213	34.59
CAPITAL OUTLAY	411,161	142,969	88,558	179,633	131,980	10,989	56.31
DEBT SERVICE	122,979	54,900	-	68,079	-	-	44.64
MISCELLANEOUS	10,455	1,500	-	8,955	-	-	14.35
FIRE	2,872,533	694,324	99,256	2,078,952	301,804	237,457	27.63
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	354,061	81,515	-	272,546	27,673	36,840	23.02
PUR PROP SRVS & OTH SRVS	367,000	105,473	345	261,181	27,597	44,285	28.83
SUPPLIES	109,071	25,264	7,465	76,342	7,951	12,138	30.01
CAPITAL OUTLAY	46,200	-		46,200	-	-	-
MISCELLANEOUS	7,400	-	-	7,400	-	-	-
STREETS, ALLEY, OTHER	883,732	212,252	7,811	663,669	63,220	93,263	24.90

City of San Juan, Texas
Budget Expenditures Report
December 31, 2022

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%
							% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	203,837	44,363		159,474	13,970	22,863	21.76
PUR PROP SRVS & OTH SRVS	8,200	449	101	7,650	289	62	6.70
SUPPLIES	30,315	3,468	2,118	24,729	778	2,432	18.43
CENTRAL GARAGE	242,352	48,280	2,219	191,853	15,037	25,357	20.84
PARKS							
SALARIES & WAGES/BENEFIT	993,374	220,206		773,168	73,831	103,784	22.17
PURCHASED PROF/TECH SRVS	2,500	1,087		1,413	335	325	43.47
PUR PROP SRVS & OTH SRVS	130,330	34,084	1,559	94,687	16,038	10,937	27.35
SUPPLIES	57,648	14,906	6,947	35,795	4,986	5,393	37.91
CAPITAL OUTLAY	7,250	-	7,191	59	-	-	99.19
DEBT SERVICE	58,394	-		58,394	-	-	-
MISCELLANEOUS	399,425	256,618	16,835	125,972	96,795	121,847	68.46
PARKS	1,648,921	526,901	32,532	1,089,488	191,984	242,286	33.93
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	327,151	70,806	-	256,345	22,905	35,682	21.64
PURCHASED PROF/TECH SRVS	2,500	-	-	2,500	-	-	-
PUR PROP SRVS & OTH SRVS	108,000	9,414	275	98,311	4,014	2,398	8.97
SUPPLIES	43,977	14,346	14,084	15,547	2,082	6,472	64.65
BUILDING MAINTENANCE	481,628	94,566	14,359	372,703	29,002	44,552	22.62
LIBRARY							
SALARIES & WAGES/BENEFIT	291,766	71,090	-	220,676	24,330	34,223	24.37
PURCHASED PROF/TECH SRVS	2,600	206	-	2,394	80	71	7.92
PUR PROP SRVS & OTH SRVS	22,150	4,967	215	16,967	3,005	1,544	23.40
SUPPLIES	3,050	-	10	3,040	-	-	0.33
MISCELLANEOUS	10,250	419	-	9,831	-	371	4.09
LIBRARY	329,816	76,682	225	252,908	27,415	36,209	23.32

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							Budget Target 25%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	436,776	157,054	-	279,722	29,914	123,746	35.96
PUR PROP SRVS & OTH SRVS	252,097	60,972	-	191,125	21,042	20,421	24.19
SUPPLIES	1,515	247	-	1,268	51	17	16.32
DEBT SERVICE	129,300	-	-	129,300	-	-	-
MISCELLANEOUS	29,700	-	-	29,700	-	-	-
ADMINISTRATION	849,388	218,273	-	631,115	51,006	144,185	25.70
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	259,529	54,714	-	204,815	18,611	26,518	21.08
PURCHASED PROF/TECH SRVS	15,000	340	4,660	10,000	-	340	33.33
PUR PROP SRVS & OTH SRVS	13,500	1,044	175	12,281	684	(48)	9.03
SUPPLIES	4,810	1,107	10	3,693	172	135	23.22
MISCELLANEOUS	875	150	413	312	-	-	64.34
HUMAN RESOURCES	293,714	57,355	5,258	231,101	19,467	26,945	21.32
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	497,492	129,700	-	367,792	43,165	62,075	26.07
PURCHASED PROF/TECH SRVS	57,000	41,197	5,089	10,714	3,116	22,058	81.20
PUR PROP SRVS & OTH SRVS	188,418	51,179	-	137,239	28,154	18,205	27.16
SUPPLIES	18,950	3,159	7,577	8,214	2,240	832	56.65
CAPITAL OUTLAY	39,000	2,225	9,881	26,894	-	2,225	31.04
MISCELLANEOUS	170,492	117,761	-	52,731	39,076	20,155	69.07
INFORMATION TECHNOLOGY	971,352	345,221	22,546	603,584	115,752	125,550	37.86

City of San Juan, Texas
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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25% % RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	15,000	-	-	15,000	-	-	-
PUR PROP SRVS & OTH SRVS	5,800	-	-	5,800	-	-	-
SUPPLIES	16,750	-	-	16,750	-	-	-
CAPITAL OUTLAY	45,000	-	29,039	15,961	-	-	64.53
EMERGENCY MANAGEMENT	82,550	-	29,039	53,511	-	-	35.18
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	79,247	17,131		62,116	4,990	10,208	21.62
PURCHASED PROF/TECH SRVS	4,500	14	-	4,486	-	14	0.31
SUPPLIES	11,550	1,643	376	9,531	607	594	17.48
CAPITAL OUTLAY	16,000	-		16,000	-	-	-
MISCELLANEOUS	100,100	20,030	81,230	(1,160)	11,255	8,775	101.16
ANIMAL CONTROL	211,397	38,818	81,606	90,973	16,852	19,591	56.97
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	16,029,350	3,772,170	424,117	11,833,062	1,319,773	1,666,862	26.18
REVENUES OVER/(UNDER) EXPENDITURES	(150,732)	1,346,560	(424,117)	1,073,175	(133,071)	1,924,450	(611.98)

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22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,969,760	619,755	-	(3,350,005)	270,966	275,159	15.61
OTHER REVENUE	38,300	221,694	-	183,394	11,091	205,137	578.83
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	4,008,060	841,448	-	(3,166,612)	282,058	480,296	20.99
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,321,927	236,210	-	1,085,717	99,850	153,028	17.87
PUR PROF/TECH SRVS	-	105	-	(105)	31	28	-
PUR PROP SRVS & OTH SRVS	386,300	83,109	16,117	287,073	23,541	38,996	25.69
SUPPLIES	676,262	133,129	102,767	440,366	40,743	57,883	34.88
CAPITAL OUTLAY	90,000	440,271	-	(350,271)	-	440,271	489.19
MISCELLANEOUS	862,967	11,817	515	850,635	8,604	2,333	1.43
SANITATION	3,337,456	904,641	119,400	2,313,415	172,769	692,539	30.68
RECYCLING							
SALARIES & WAGES/BENEFIT	-	(3,192)	-	3,192	-	(2,887)	-
SUPPLIES	1,305	-	905	400	-	-	69.34
RECYCLING	1,305	(3,192)	905	3,592	-	(2,887)	(175.31)
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	82,000	12,220	-	69,780	6,077	26	14.90
PUR PROP SRVS & OTH SRVS	56,157	14,397	-	41,760	4,582	4,582	25.64
DEBT SERVICE	319,817	-	-	319,817	-	-	-
MISCELLANEOUS	212,630	53,878	-	158,752	18,639	17,619	25.34
ORGANIZATIONAL	670,604	80,495	-	590,109	29,299	22,227	12.00
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,009,365	981,944	120,304	2,907,116	202,068	711,880	27.49
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(1,305)	(140,496)	(120,304)	(259,496)	79,989	(231,584)	19,987.77

City of San Juan, Texas
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							Budget Target 25%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,815,750	472,989	-	(2,342,761)	226,611	216,960	16.80
SEWER SYSTEMS	3,103,000	500,021	-	(2,602,979)	249,573	154,693	16.11
OTHER REVENUES	-	24	-	24	-	5	-
OTHER REVENUES	74,400	117,330	-	42,930	24,938	62,460	157.70
OTHER	(1,664,037)	(867,415)	-	796,622	(289,138)	(289,138)	52.13
TOTAL REVENUES	4,329,113	222,949	-	(4,106,164)	211,984	144,979	5.15
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	314,387	45,388	-	268,999	22,659	32,336	14.44
PURCHASED PROF/TECH SRVS	27,408	17,019	2,196	8,193	244	16,531	70.11
PUR PROP SRVS & OTH SRVS	87,316	20,074	12,787	54,455	14,001	9,426	37.63
SUPPLIES	21,624	3,494	1,804	16,326	1,233	976	24.50
MISCELLANEOUS	51,468	15,858	1,097	34,514	110	15,748	32.94
UTILITY BILLING & COLLEC	502,203	101,833	17,883	382,487	38,247	75,016	23.84
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	221,945	22,732	-	199,213	9,385	13,617	10.24
PURCHASED PROF/TECH SRVS	12,000	-	-	12,000	-	-	-
PUR PROP SRVS & OTH SRVS	22,900	715	263	21,922	29	531	4.27
SUPPLIES	9,787	4,447	1,748	3,592	1,104	3,155	63.30
MISCELLANEOUS	870	-	-	870	-	-	-
UTILITY ADMINISTRATION	267,502	27,894	2,011	237,597	10,518	17,303	11.18
WATER PLANT							
SALARIES & WAGES/BENEFIT	488,072	105,869	-	382,203	42,702	61,103	21.69
PURCHASED PROF/TECH SRVS	35,000	3,723	1,376	29,901	1,336	2,128	14.57
PUR PROP SRVS & OTH SRVS	203,200	58,846	12,436	131,918	38,049	14,937	35.08
SUPPLIES	277,740	90,452	34,723	152,565	50,317	32,271	45.07
CAPITAL OUTLAY	61,152	-	38,800	22,352	-	-	63.45
MISCELLANEOUS	43,500	5,457	(15,344)	53,387	333	5,123	(22.73)
WATER PLANT	1,108,664	264,347	71,990	772,327	132,737	115,562	30.34
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	313,992	49,062	-	264,930	26,155	35,659	15.63
PUR PROP SRVS & OTH SRVS	10,500	946	1,856	7,699	671	205	26.68
SUPPLIES	79,748	24,587	2,877	52,284	18,703	4,160	34.44
MISCELLANEOUS	2,842	111	-	2,731	111	-	3.91
WATER DISTRIBUTION	407,082	74,706	4,733	327,643	45,639	40,023	19.51
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	364,328	55,246	-	309,082	20,205	34,037	15.16
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	486,599	47,164	244,155	195,280	27,930	8,103	59.87
SUPPLIES	90,542	15,601	28,979	45,962	4,927	5,924	49.24
MISCELLANEOUS	1,771	-	-	1,771	-	-	-
SEWER COLLECTION	948,240	118,011	273,134	557,095	53,062	48,063	41.25

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56 -UTILITY FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED	Budget Target 25%
SEWER PLANT								
SALARIES & WAGES/BENEFIT	265,302	59,554	-	205,748	23,153	32,745	22.45	
PURCHASED PROF/TECH SRVS	35,000	4,178	5,120	25,702	-	3,978	26.57	
PUR PROP SRVS & OTH SRVS	247,828	63,296	36,168	148,364	42,451	20,494	40.13	
SUPPLIES	74,444	43,507	13,341	17,596	797	41,473	76.36	
CAPITAL OUTLAY	40,000	-	-	40,000	-	-	-	
MISCELLANEOUS	146,592	47,143	-	99,449	25,825	21,318	32.16	
SEWER PLANT	809,166	217,678	54,629	536,859	92,226	120,009	33.65	
ORGANIZATIONAL								
PURCHASED PROF/TECH SRVS	81,663	8,347	-	73,316	4,143	2	10.22	
PUR PROP SRVS & OTH SRVS	123,977	30,349	-	93,628	10,116	10,116	24.48	
DEBT SERVICE	1,000	-	-	1,000	-	-	-	
MISCELLANEOUS	412,820	103,095	-	309,725	34,945	34,165	24.97	
ORGANIZATIONAL	619,460	141,791	-	477,669	49,205	44,283	22.89	
TOTAL EXPENDITURES	4,662,317	946,261	424,380	3,291,676	421,633	460,261	29.40	
	=====	=====	=====	=====	=====	=====	=====	
REVENUES OVER/(UNDER) EXPENDITURES	(333,204)	(723,312)	(424,380)	(814,488)	(209,649)	(315,282)	-	
TRANSFER IN	-	-	-	-	-	-	-	
TRANSFER OUT	-	-	-	-	-	-	-	
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(333,204)	(723,312)	(424,380)	(814,488)	-	(315,282)	344.44	
	=====	=====	=====	=====	=====	=====	=====	

City of San Juan, Texas
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December 31, 2022

							Budget Target 25%
60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,602,660	853,688		(748,972)	284,566	284,023	53.27
TOTAL REVENUES	1,602,660	853,688	-	(748,972)	284,566	284,023	53.27
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,609,666	895,657	-	714,009	1,250	894,407	55.64
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	1,609,666	895,657	-	714,009	1,250	894,407	55.64
TOTAL EXPENDITURES	1,609,666	895,657	-	714,009	1,250	894,407	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(7,006)	(41,969)	-	(34,963)	283,316	(610,384)	599.04
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(7,006)	(41,969)	-	(34,963)	283,316	(610,384)	599.04
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
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Budget Target 25%

61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	61,376	20,794	-	(40,582)	6,942	7,227	33.88
TOTAL REVENUES	61,376	20,794	-	(40,582)	6,942	7,227	33.88
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	61,376	20,794	-	(40,582)	-	7,227	33.88
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	20,794	-	(40,582)	-	7,227	33.88
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
December 31, 2022

Budget Target 25%

18 -LOCAL TRUANCY PREVENTION &
DIVERSION FUND
FINANCIAL SUMMARY

REVENUE SUMMARY

	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
FEES & FINES	5,000	1,095	-	(3,905)	310	315	21.90
TOTAL REVENUES	5,000	1,095	-	(3,905)	310	315	21.90
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	150	22	-	(128)	6	6	14.60
TOTAL REVENUES	150	22	-	(128)	6	6	-
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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Budget Target 25%

20 - MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,500	1,232	-	(4,268)	379	351	22.40
TOTAL REVENUES	5,500	1,232	-	(4,268)	379	351	22.40
	=====	=====	=====	=====	=====	=====	=====
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	5,500	1,232	-	(4,268)	-	351	22.40

City of San Juan, Texas
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21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	1,036	-	(4,964)	316	296	17.27
TOTAL REVENUES	6,000	1,036	-	(4,964)	316	296	17.27
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES		-		-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	6,000	1,036	-	(4,964)	-	296	17.27

City of San Juan, Texas
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Budget Target 25%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	8	-	8	3	3	-
TOTAL REVENUES	-	8	-	8	3	3	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	8	-	8	3	3	-

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Budget Target 25% % RECEIV. EXPENDED
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25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	629	-	(371)	297	125	62.86
TOTAL REVENUES	1,000	629	-	(371)	297	125	62.86
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	1,000	629	-	(371)		-	62.86

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							Budget Target 25%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	25,070	86,489	-	61,419	3,585	60,361	344.99
TOTAL REVENUES	25,070	86,489	-	61,419	3,585	60,361	344.99
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	25,070	-	-	25,070	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
PARKS	25,070	-	-	25,070	-	-	-
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	25,070	-	-	25,070	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	86,489	-	86,489	3,585	60,361	-

City of San Juan, Texas
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Budget Target 25%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	9,000	7,930	-	(1,070)	5,410	1,410	88.11
TOTAL REVENUES	9,000	7,930	-	(1,070)	5,410	1,410	88.11
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	500	-	-	500	-	-	-
SUPPLIES	5,000	-	-	5,000	-	-	-
MISCELLANEOUS	10,000	9,007	-	993	5,000	4,007.01	90.07
ADMINISTRATION	20,500	9,007	-	11,493	-	4,007	43.94
TOTAL EXPENDITURES	20,500	9,007	-	11,493	-	4,007	43.94
REVENUES OVER/(UNDER) EXPENDITURES	(11,500)	(1,077)	-	10,423	-	(2,597)	9.37

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28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,500	-	-	(1,500)	-	-	-
FORFEIT LOCAL	600	-	-	(600)	-	-	-
TOTAL REVENUES	2,100	-	-	(2,100)	-	-	-
=====							
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	1,500	65	-	1,436	-	-	4.30
SUPPLIES	8,500	-	-	8,500	-	-	-
POLICE	15,000	65	-	14,936	-	-	0.43
TOTAL EXPENDITURES	15,000	65	-	14,936	-	-	0.43
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(12,900)	(65)	-	12,836	-	-	0.50

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30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	215,903	18,235	-	(197,668)	2,319	1,139	8.45
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	215,903	18,235	-	(197,668)	2,319	1,139	8.45
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	66,575	38,339	-	28,236	15,092	15,530	57.59
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	134,550	-	33,400	101,150	-	-	24.82
POLICE	201,125	38,339	33,400	129,386	15,092	15,530	35.67
LIBRARY							
PURCHASED PROF/TECH SRVS	2,458	960	-	1,498	-	-	39.06
PUR PROP SRVS & OTH SRVS	8,200	237	-	7,963	73.48	76.43	2.89
SUPPLIES	2,797	1,197	-	1,600	-	-	42.80
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	3,478	-	-	3,478	-	-	-
LIBRARY	16,933	2,394	-	14,539	73	76	14.14
TOTAL EXPENDITURES	218,058.10	40,734	33,400	143,924	15,166	15,606	34.00
REVENUES OVER/(UNDER) EXPENDITURE	(2,155)	(22,498)	(33,400)	(53,743)	(12,846)	(14,468)	2,593.76

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							Budget Target 25%
32 -CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENU	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
=====	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
POLICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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							Budget Target 25%
33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	18,500	1,304	-	(17,196)	1,304	-	7.05
FINES & FEES	150	900	-	750	800	-	600.00
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	18,650	2,204	-	(16,446)	2,104	-	11.82
EXPENDITURE SUMMARY							
CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	18,650	-	-	18,650	-	-	-
CITY EVENTS	18,650	-	-	18,650	-	-	-
MISCELLANEOUS DEPT							
MISCELLANEOUS	-	-	-	-	-	-	-
MISCELLANEOUS DEPT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	18,650	-	-	18,650	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	2,204	-	2,204	2,104	-	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	-	-	-	-	-	-

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							Budget Target 25%
35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	112	27,766	-	27,654	302	27,210	24,791.03
FORFEIT FEDERAL	71,000	16,510	-	(54,490)	7,215	9,295	23.25
TOTAL REVENUES	71,112	44,276	-	(26,836)	7,517	36,505	62.26
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	32,000	-	-	32,000	-	-	-
SUPPLIES	60,000	-	-	60,000	-	-	-
CAPITAL OUTLAY	120,004	-	112,004	8,000	-	-	93.33
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	212,004	-	112,004	100,000	-	-	52.83
TOTAL EXPENDITURES	212,004	-	112,004	100,000	-	-	52.83
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(140,892.00)	44,276	(112,004)	73,164	-	36,505	48.07

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							Budget Target 25%
55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	305,000	49,993	-	(255,008)	24,955	19,205	16.39
TOTAL REVENUES	305,000	49,993	-	(255,008)	24,955	19,205	16.39
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	242,398	45,789	-	196,609	20,127	25,459	18.89
PUR PROP SRVS & OTH SRVS	16,080	1,811	-	14,269	-	1,811	11.26
SUPPLIES	18,478	2,711	4,625	11,142	1,098	1,046	39.70
CAPITAL OUTLAY	23,824	1,100	-	22,724	-	1,100	4.62
MISCELLANEOUS	6,000	100	-	5,900	-	100	1.67
STORM WATER	306,780	51,511	4,625	250,643	21,225	29,516	18.30
TOTAL EXPENDITURES	306,780	51,511	4,625	250,643	21,225	29,516	18.30
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(1,780)	(1,519)	(4,625)	(4,364)	-	(10,311)	345.21

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							Budget Target 25%
36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	2,634,333	1,222,439	-	(1,411,894)	192,877	1,012,378	46.40
OTHER REVENUE	500	10,565	-	10,065	3,543	4,094	2,112.94
TOTAL REVENUES	2,634,833	1,233,004	-	(1,401,829)	196,420	1,016,472	46.80
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	2,399,750	-	-	2,399,750	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
ORGANIZATIONAL EXPENSE	2,399,750	-	-	2,399,750	-	-	-
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	2,399,750	-	-	2,399,750	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	235,083	1,233,004	-	997,921	196,420	1,016,472	524.50
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	235,083	1,233,004	-	997,921	-	1,016,472	524.50
	=====	=====	=====	=====	=====	=====	=====

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							Budget Target 25%
41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	774	-	774	350	424	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	774	-	774	350	424	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
CITY MANAGER							
CAPITAL OUTLAY	195,652	299,064	3,975,828	(4,079,239)	6,140	282,318	2,184.94
CITY MANAGER	195,652	299,064	3,975,828	(4,079,239)	6,140	282,318	2,184.94
PARK AND RECREATION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
PARK	-	-	-	-	-	-	-
ADMINISTRATION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	195,652	299,064	3,975,828	(4,079,239)	-	282,318	2,184.94
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(195,652)	(298,289)	(3,975,828)	(4,078,465)	-	(281,894)	2,184.55

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42- BOND SERIES 2019 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	51,140	-	51,140	17,087	21,138	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	51,140	-	51,140	17,087	21,138	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	-	179,000	(179,000)	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	179,000	(179,000)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	51,140	(179,000)	(127,860)	-	21,138	-

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43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	9,662	-	9,662	3,229	3,739	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	9,662	-	9,662	3,229	3,739	-
	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT							
PURCHASED PROF/TECH SRVS	-	224,549	944,430	(1,168,979)	55,195	59,285	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	224,549	944,430	(1,168,979)	55,195	59,285	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(214,887)	(944,430)	(1,159,317)	(51,966)	(55,546)	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2022

							Budget Target 25%
44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	2,648	-	2,648	888	1,026	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	2,648	-	2,648	888	1,026	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	71,738	-	-	71,737.94	-	-	-
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	71,738	-	-	71,737.94	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	71,738	-	-	71,738	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(71,738)	2,648	-	(69,090)	888	1,026	(3.69)

City of San Juan, Texas
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45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%	
							% RECEIV.	EXPENDED
REVENUE SUMMARY								
INTERGOV'T REVENUE	-	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY								
LIBRARY	-	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-	-
LONG TERM DEBT								
DEBT SERVICE	-	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-	-

City of San Juan, Texas
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46-2018 CONSTRUCTION FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
=====							
SEWER PLANT							
PURCHASED PROF/TECH SRVS	-	-	(2,191)	2,191	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
2018 CONSTRUCTION	-	-	(2,191)	2,191	-	-	-
TOTAL EXPENDITURES	-	-	(2,191)	2,191	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	-	2,191	2,191	-	-	-

City of San Juan, Texas
Budget Expenditures Report
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							Budget Target 25%
47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	17,555	-	17,555	5,887	6,803	-
TOTAL REVENUES	-	17,555	-	17,555	5,887	6,803	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
CERT. OF OBLIG. - SERIES 2018	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	17,555	-	17,555		6,803	-

City of San Juan, Texas
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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	5,559	-	5,559	1,955	1,158	-
TOTAL REVENUES	-	5,559	-	5,559	1,955	1,158	-
=====							
EXPENDITURE SUMMARY							
NEW CITY HALL							
PROF/TECH SRVS	-	-	10,534	(10,534)	-	-	-
CAPITAL OUTLAY	1,009,264	-	301,410	707,854	-	-	29.86
NEW CITY HALL	1,009,264	-	311,944	697,320	-	-	-
TOTAL EXPENDITURES	1,009,264	-	311,944	697,320	-	-	30.91
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(1,009,264)	5,559	(311,944)	702,879	-	1,158	30.36

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49 - 2020 BOND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
=====	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
CAPITAL OUTLAY		-	-	-	-	-	-
UTILITY ADMINISTRATION	-	-	-	-	-	-	-
SEWER COLLECTION							
CAPITAL OUTLAY		-	-	-	-	-	-
SEWER COLLECTION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
=====	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

City of San Juan, Texas
Budget Expenditures Report
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							Budget Target 25%
51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	71,588	-	71,588	25,544	29,818	-
TOTAL REVENUES	-	71,588	-	71,588	25,544	29,818	-
=====							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS		15,000	-	(15,000)	15,000	-	-
ADMINISTRATION	-	15,000	-	(15,000)	15,000	-	-
=====							
WATER PLANT							
CAPITAL OUTLAY	58,757	116,543	114,832	(172,618)	116,543	-	393.78
WATER PLANT	58,757	116,543	114,832	(172,618)	116,543	-	-
=====							
SEWER COLLECTION							
CAPITAL OUTLAY	2,478,662	84,794	2,478,662	(84,794)	1,620	-	103.42
SEWER COLLECTION	2,478,662	84,794	2,478,662	(84,794)	1,620	-	-
TOTAL EXPENDITURES	2,537,419	216,337	2,593,494	(272,412)	133,163	-	110.74
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(2,537,419)	(144,750)	(2,593,494)	(200,825)	-	29,818	107.91

City of San Juan, Texas
Budget Expenditures Report
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52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REV.	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURE SUMMARY							
PUMPS							
PURCHASED PROF/TECH SRVS		-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
PUMPS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2022

							Budget Target 25%
53 - CAPITAL PROJECTS FIRESTATION FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	37,800	-	37,800	12,758	13,757	-
TOTAL REVENUES	-	37,800	-	37,800	12,758	13,757	-
EXPENDITURE SUMMARY							
FIRE							
CAPITAL OUTLAY	1,950,066	55,644	-	1,894,422	293	13,464	2.85
FIRE	1,950,066	55,644	-	1,894,422	293	13,464	2.85
STREETS & ALLEYS							
CAPITAL OUTLAY	414,746	249,075	-	165,671	-	246,582	60.05
STREETS & ALLEYS	414,746	249,075	-	165,671	-	246,582	60.05
PARKS & RECREATION							
CAPITAL OUTLAY	986,530	157,377	1,193	827,959	157,377	-	16.07
PARKS & RECREATION	986,530	157,377	1,193	827,959	157,377	-	16.07
SANITATION							
CAPITAL OUTLAY	952,957	2,493	141,134	809,330	-	-	15.07
SANITATION	952,957	2,493	141,134	809,330	-	-	15.07
ADMINISTRATION	-	-	-	-	-	-	-
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
ADMINISTRAION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,304,299	464,589	142,327	3,697,382	-	260,046	14.10
REVENUES OVER/(UNDER) EXPENDITURES	(4,304,299)	(426,789)	(142,327)	3,735,183	-	(246,289)	13.22

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54-2014 BOND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	2,203	-	2,203	739	854	-
TOTAL REVENUES	-	2,203	-	2,203	739	854	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	2,203	-	2,203	-	854	-

City of San Juan, Texas
Budget Expenditures Report
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57-2022 BOND - FIRE TRUCK FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
FIRE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

City of San Juan, Texas
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24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,537,643	256,936	-	(1,280,707)	134,366	121,376	16.71
OTHER REVENUE	1,300	14,961	-	13,661	4,943	6,338	1,150.88
OTHR FINANCING SOURCES/U	(104,593)	(25,856)	-	78,737	(8,619)	(8,619)	24.72
TOTAL REVENUES	1,434,350	246,041	-	(1,188,309)	130,690	119,095	(17.15)
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	172,537	46,064	-	126,473	13,639	19,264	26.70
PURCHASED PROF/TECH SRVS	208,677	38,358	-	170,319	21,425	16,933	18.38
PUR PROP SRVS & OTH SRVS	96,284	20,700	-	75,584	6,516	4,460	21.50
SUPPLIES	24,800	4,168	-	20,632	1,086	2,303	16.81
CAPITAL OUTLAY	10,000	454	-	9,546	24	377	4.54
DEBT SERVICE	217,850	-	-	217,850	-	-	-
MISCELLANEOUS	704,202	77,428	-	626,774	9,120	63,105	11.00
SAN JUAN ECONOMIC DEV	1,434,350	187,172	-	1,247,178	51,810	106,441	13.05
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,434,350	187,172	-	1,247,178	51,810	106,441	13.05
REVENUES OVER/(UNDER) EXPENDITURES	-	58,869	-	58,869	78,880	12,654	-

City of San Juan, Texas
Budget Expenditures Report
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29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-22	Dec-22	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	60	289	-	229	69	172	482.15
OTHR FINANCING SOURCES/U	104,827	25,856	-	(78,970)	8,619	8,619	24.67
TOTAL REVENUES	104,887	26,145	-	(78,741)	8,687	8,791	24.93
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	102,022	-	-	102,022	-	-	-
ORGANIZATIONAL EXPENSES	102,022	-	-	102,022	-	-	-
TOTAL EXPENDITURES	102,022	-	-	102,022	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	2,865	26,145	-	23,280	26,145	8,791	912.58

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2023

Consider Approval of City Commission Meeting Minutes:

- June 14, 2022
 - June 28, 2022
 - July 12, 2022
 - January 24, 2023
-

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, June 14, 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.

V. PRESENTATIONS:

A. Presentation on the Acceptance of the Book Donation to Desarrollo Integral de la Familia (DIF) in Tamaulipas.

DISCUSSION: Benjamin Arjona, City Manager, presented Francisco Cabeza de Vaca and Carolina Padron. Armandina Sesin, Library Director, stated Commissioner Cabeza de Vaca and Mrs. Carolina Padron were present to accept the collection of books that were donated by the City of San Juan Library. Commissioner Cabeza de Vaca thanked the City Commission for the donation. Mrs. Padron thanked the commission on behalf of DIF in Tamaulipas.

B. Presentation of Food Distribution for a Healthy Heart Drive-Thru Event with WELLMED.

DISCUSSION: Benjamin Arjona informed the City Commission that this event would take place on June 17th from 9:00 a.m. through 12:00 p.m. Mr. Arjona invited the community to take advantage of this food distribution. Mayor Mario Garza thanked Maggie Pena and Marty Ramos with the Salvation Army.

C. Presentation on the United with Uvalde Fill the Helmet Fundraiser Event.

DISCUSSION: Benjamin Arjona mentioned these fundraising events, where staff members banded together to help the victims' families. According to Mr. Arjona, the Police Department and the Jeepers Club raised \$1300. Also, the three-day Fill the Helmet Fundraiser raised \$31,000 and was well organized thanks to Chief Tirso Garza. Mr. Arjona mentioned that he reached out to the superintendent's office, but due to the situation, they would inform us when a city representative could present the check to the superintendent's office, or if need be, they could provide us with a bank account. A short video of the three-day fundraiser was presented. Mayor Garza thanked all the staff. Commissioner Ernesto "Neto" Guajardo also thanked the staff and requested that those who volunteered for the event be given one day off. Mayor Garza stated that, in reference to the day off, he asked to give a day off to every single employee.

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

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

DISCUSSION: Commissioner Marco "Markie" Villegas asked Israel Garza, Director of Sanitation, for an update on the progress in the brush collection. Mr. Garza stated they are progressing but are short on manpower. Mayor Mario Garza asked Mr. Garza how many spots needed to be filled. Mr. Garza replied that he has six spots available. Mayor Garza asked if those six spots had been advertised, to which Mr. Garza replied yes. Mayor, Pro-Term Leonardo "Lenny" Sanchez asked if the city has ever hosted a job fair. Benjamin Arjona, City Manager, stated that they are looking into having one here in the City of San Juan. Commissioner Villegas asked Daniel Tijerina, Director of Planning, if Code Enforcement officers are keeping up with junk cars. Commissioner Ernesto "Neto" Guajardo asked Chief Ruben Morin to follow up with an abandoned car. Mayor Mario Garza asked for a follow-up regarding the San Juan PAL and gym facility. Patrick Willingham, Director of Parks and Recreation, stated they met with the school district and coach Rios, who are in charge of the buildings. Mr. Willingham also stated that the gym in question was in poor condition, had numerous

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 14, 2022**

leaks, and that the school district would contact us. Mayor Garza asked Mr. Arjona if the city could lease a building in the meantime.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for the Voluntary Annexation Petition (Giants Subdivision) being a 3.00-acre tract land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Jose Luis Hernandez.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated this item has come before the City Commission on different occasions for different subdivisions. Mr. Tijerina mentioned that on March 24, 2022, the City Commission approved resolution 2022-15, accepting a petition for voluntary annexation and setting dates and times for the public hearings. Furthermore, this is pursuant to the Texas Local Government Code, Chapter 43, Section 43.028, and the City Charter. He stated that staff recommended approval to hold the first public hearing for voluntary annexation. Mayor Mario Garza asked Benjamin Arjona about the joint workshop. Mr. Arjona replied that they were finalizing it and it would be ready the following Wednesday.

Mayor Mario Garza opened the public hearing at 6:41 p.m.

Mayor Mario Garza closed the public hearing at 6:41 p.m.

Commissioner Ernesto "Neto" Guajardo motioned to approve and was second by Mayor Mario Garza. Motion Passed (5-0)

- B. Hold a Public Hearing and Consider Ordinance Regarding a Rezoning Request from the manufactured Home District (R-MH) to Light Industrial District (L-I) of the property legally described as 4.74-acre tract 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 Subdivisions Requested by Bonnie Abbot.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated this item was a rezoning request from a manufactured home district to light industrial district along the railroad tracks North of Business 83 near our city parks. Also, the property is surrounded by a mobile park multifamily subdivision to the North and the Municipal Park to the East. Mr. Tijerina further stated that a property survey was attached to the packets for their review and staff mailed out notices to 22 property owners within a 200 radius. In addition, this request was presented to the Planning Zoning Commission at the meeting of June 2, 2022 and voted to deny this request. Mr. Tijerina stated city staff recommend approval of the rezoning to light industrial because the city does have a cement plant nearby.

Mayor Mario Garza opened the public hearing at 6:43 p.m.

Mayor Mario Garza stated that this new ice company would benefit the city. Mayor Pro-Tem Leonardo "Lenny" Sanchez asked if the building design was available. Mr. Tijerina responded at the moment they only had the survey. Manolo Monet, General Contractor with Maram Construction informed the City Commission that the plan was to have a modern design.

Mayor Mario Garza closed the public hearing at 6:47 p.m.

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

**CITY OF SAN JUAN
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C. Hold a Public Hearing and Consider an 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.

DISCUSSION: Daniel Tijerina, Director of Planning, stated that the corridor master plan was adopted by the City Commission on February 14, 2017. Giving the city a vision for future development along the San Juan corridor, the city of San Juan is making an amendment to allow retail establishments primarily within the expressway corridor. The adoption of this amendment will allow certain businesses to do so. Mr. Tijerina stated staff recommended approval. He mentioned that the city attorney had reviewed the ordinance.

Mayor Mario Garza opened the public hearing at 6:49 p.m.

Mayor Pro-Tem Leonardo "Lenny" Sanchez asked if the items that had been crossed out were redacted, to which Mr. Tijerina replied that was correct.

Mayor Mario Garza closed the public hearing at 6:49 p.m.

Commissioner Ernesto “Neto” Guajardo motioned to approve and was second by Mayor Mario Garza. Motion Passed (5-0)

D. Hold a Public Hearing and Consider an Ordinance Regarding Amending Chapter 3 Building Regulations, Article 3.02 Technical and Construction Codes and Standards, to update the Various Technical 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 Publications; Providing for Codification; Providing for Severability Clause; and Providing for a Repealer Clause.

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this ordinance was to adopt the most recent codes and standards, as this would be the most efficient and effective method of creating a safe environment that protects and improves public health and safety, general welfare, and the economic interests of the community. The most current codes and standards provide the opportunity for cost savings based on the usage of the latest technology and practices. He also stated that they received a visit from the insurance service office, and according to them, communities with well-enforced, up-to-date codes are generally better off in the face of hazards. The current codes are in excess of eight years old, which results in a lower classification by the insurance office. Furthermore, failure to adopt the codes would inevitably result in higher insurance premiums for local property owners. Mr. Tijerina stated that staff recommends the adoption of the 2018 International Codes, the 2017 National Electric Codes, and the 2018 International Swimming Pool and Spa Codes.

Mayor Mario Garza opened the public hearing at 6:52 p.m.

Mayor Mario Garza asked when the city would have to come back to update the 2021 codes. Daniel Tijerina, Director of Planning, stated that the city still had some time to do that update.

Mayor Mario Garza closed the public hearing at 6:49 p.m.

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Mayor Pro-Tem Leonardo “Lenny” Sanchez motioned to approve and was second by Mayor Mario Garza. Motion Passed (5-0)

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

A. Consider Authorizing the City Manger to Declare Various Items as Salvage and Surplus Property.

DISCUSSION: Israel Garza, Director of Sanitation stated that as per Texas Local Government Code 252, “Salvage Property” means personal property, other than items routinely discarded as waste because of use, time, accident, or any other cause is so worn, damaged or obsolete that it has no value for the purpose for which it was originally intended. “Surplus Property” means property that is not salvage property or items routinely discarded as waste, if not currently needed or required by the City, and possesses some usefulness for the purposes for which it was intended. Mr. Garza moved forward naming the property:

(1) Air Compressor, (21) Vehicles, (1) Plastic Recycling Trailer, (1) Metal Recycling Trailer, (1) Vector Mosquito Trailer, (1) Light Tower, (1) Wood Chipper, (1) Front Load Attachment, (1) Bumper Pool Trailer, (1) Jet Ski, (1) 18-Wheeler Dry Box, (1) 4-Wheeler and (1) Pressure Washer with Trailer.

Commissioner Marco “Markie” Villegas motioned to approve and was second by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

VIII. CONSENT AGENDA

A. City Commission Meeting Minutes:

- January 11, 2022

B. Consider Second and Final Reading of the Ordinance Regarding a Conditional Use Permit to Allow an Event Center (The Orchid) located at 905 W. 1st Street, Suites A and B, legally described as Lot 2, B.T. No. 1 Subdivision, as Requested by Yesenia Juarez.

Mayor Pro-Tem Leonardo “Lenny” Sanchez motioned to approve all the items under consent agenda and was second by Commissioner Marco “Markie” Villegas. Motion Passed (5-0)

IX. EXECUTIVE SESSION

A. The San Juan City Commission Will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon’s Texas Statutes and Codes Annotated, Government Code Chapter 551.071 (Consultation with Attorney)

- 1. Pursuant to Section 551.074 PERSONNEL MATTERS; Discuss the Appointment Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (City Manager)**

Commissioner Marco “Markie” Villegas made motioned to enter executive session at 6:59 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 14, 2022**

X. RECONVENE

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to reconvene at 7:18 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).

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

- 1. Pursuant to Section 551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee. (City Manager)**

No action was taken.

XI. ADJOURMENT

Commissioner Marco “Markie” Villegas made motion to adjourn at 7:18 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

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
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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

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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
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- 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

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, July 12, 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
Ernesto “Neto” Guajardo, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Carlos Alaniz, Assistant Fire Chief
Ruben Morin, Chief of Police
Lulu Beltran, Assistant Director of Finance
Armandina Segin, Library Director
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Juan Soto, Sanitation Supervisor
Filemon Olvera, 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 Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation and San Juan Memorial Library.**

1. Planning and Zoning Monthly Report

2. **Parks and Recreation Monthly Report**
3. **Sanitation Monthly Report**
4. **San Juan Memorial Library Monthly Report**

DISCUSSION: Mayor Mario Garza asked Patrick Willingham, Director of Parks & Recreation, about the funding for the baseball teams that would be moving on. Mr. Willingham stated that they are fine in regards to funds and gave a brief rundown of the teams that would represent the City of San Juan. Mayor Garza requested that Mr. Arjona postpone the Parks and Recreation Center groundbreaking because staff and children would be out of town.

VI. PUBLIC HEARING/ ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of Lots 4 thru 6, Block 1, Paradise Park Subdivision, as Requested by Hector Bowie.**

No action was taken.

- B. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, as Requested by Yolanda de la Cruz Presenta, LLC.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated the applicant is proposing to rezone three residential lots into commercial properties located at the southwest corner of Raul Longoria and Alta Street. Also, a commercial plaza is located to the north of the property and a trucking company to the east. Each lot is 70' x 100', and the corner lot is 60' x 100', giving a total of 20,000 square feet, which met the required square footage for commercial lots. Furthermore, staff mailed a notice to twenty-four (24) property owners within a two hundred (200) foot radius and received two comments against the request regarding the noise and the sale of alcohol. Mr. Tijerina stated staff and the Planning and Zoning Commission are recommending approval of this rezoning request.

Mayor Mario Garza opened the public hearing at 6:09 p.m.

Marcelo Gonzalez representing Yolanda De La Cruz stated he was in favor of this rezoning request. Ruben Garza, Project Assistant stated he was in favor.

Mayor Mario Garza closed the public hearing at 6:11 p.m.

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion Passed (3-0).

- C. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "The Spot" Food Truck Park and Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at 103 Alta Street, legally described as Lots 16 thru 18, Block 4, Small No. 2 Subdivision, located at the Southwest corner of Alta Street and Raul Longoria Road, as Requested by Yolanda de la Cruz Presenta, LLC.**

**CITY OF SAN JUAN
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DISCUSSION: Daniel Tijerina, Director of Planning, stated this item was related to the previous property, same applicant, where they are considering two conditional use permits in one. The first is to allow a food truck park, and the second is for the sale of alcohol for on-premise consumption. Furthermore, the applicant is proposing 10 food trucks, a green area, a parking area along Alta Street, and restrooms available for customers. Mr. Tijerina stated a list of requirements that the Planning and Zoning Commission and city staff recommended:

The following are the requirements for a portable and/or temporary food concession stand:

1. Cannot be located in a residentially zone area;
2. Stand must be inspected by the building inspections department and meet the applicable building and fire codes;
3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4. If it is a portable building or trailer it must be anchored to the ground property;
5. Must meet setbacks requirements of zoning district in which it is located; and
6. Water and sewage disposable facilities must be available;
7. Health Department permit
8. Must obtain TxDOT permit regarding access along Raul Longoria Road.

Mr. Tijerina stated that staff mailed a notice to twenty-four (24) property owners within a two hundred (200) foot radius and received two comments against it: parking noise and the sale of alcohol. He mentioned that they recommend approval of both requests.

Mayor Mario Garza opened the public hearing at 6:14 p.m.

Yolanda Ramon, a San Juan resident at 120 Alfredo Street, stated she was against the sale of alcoholic beverages. The proposed project is near her home, and she wouldn't feel safe in that type of environment. Mr. Tijerina stated that the other locations and stores are for off-premises consumption. Furthermore, with this conditional use permit, they would be setting conditions, and if at any given time the conditions are not followed, they could bring it back to revoke the permit. Mr. Tijerina was asked by Mayor Garza to explain the conditions to Mrs. Ramon. Mr. Tijerina stated they have to follow the cameras' requirements and hours. Mayor Garza asked about the alcohol sale hours. Mr. Tijerina mentioned it would be pursuant to TABC regulations but could add that as a condition. Mayor Garza asked to table this item and asked to include the dates and hours of the sale of alcohol.

This item was tabled.

D. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "La Condesa Event Center" located at 111 W. Nolana Avenue Suites 5 through 7, legally described as Lot 2, Circle K No. 9123 Subdivision, as Requested by Jose Santos.

DISCUSSION: Daniel Tijerina, Director of Planning stated, Mr. Santos is applying for a conditional use permit to open an event center at a commercial plaza located in front of Delia's Tamales.

Mayor Mario Garza opened the public hearing at 6:25 p.m.

Mayor Mario Garza closed the public hearing at 6:25 p.m.

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

**CITY OF SAN JUAN
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E. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow “Sweet Events” at 2003 N. Veterans Boulevard Suites 1-2, legally described as Lot 1, Porciones Center, as Requested by Andrea Ramirez.

DISCUSSION: Daniel Tijerina, Director of Planning, stated Andrea Ramirez is applying for a conditional use permit to open a children’s event center at a commercial plaza located at the southeast corner of Veterans Boulevard and Sioux Road. The plaza has six (6) suites in total, with a restaurant, a beauty salon, and some offices. The suite is approximately 2,000 square feet, with two entrances and exits along Veterans Boulevard. Furthermore, staff mailed out notices of the public hearing to eighteen (18) property owners within a two hundred (200) foot radius and received no comments in favor of or against this request. Staff recommended approval subject to compliance with the conditions.

Mayor Mario Garza opened the public hearing at 6:26 p.m.

Mayor Mario Garza closed the public hearing at 6:27 p.m.

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (3-0).

F. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow “De la Mancha Event Center” at 502 N. Veterans Boulevard Suite E, legally described as the West 193 feet of the North 162 feet of Lot 2, Knights Subdivision, as Requested by Juan Sanchez.

DISCUSSION: Daniel Tijerina, Director of Planning, stated that Mr. Juan Sanchez is taking over an existing event center named "The Hall Event Center" that was opened in 2020 and he is proposing a different name, therefore he needs to go through the conditional use process. The event center is located at the northeast corner of Veterans Boulevard and Chaparral Avenue; it has entrances on both streets. The suite size is 1,440 square feet, and there are a total of 80 common parking spaces. As per the Fire Department, the occupancy load for this suite is eighty (80) people, and off-street parking requirements are being met. Also, 10 notices were mailed out to property owners within a 200-foot radius but received no comments in favor of or against this request. No alcohol will be sold at this location. Mr. Tijerina stated that staff and the planning commission recommend approval of this request.

Mayor Mario Garza opened the public hearing at 6:29 p.m.

Juan Sanchez asked the City Commission for their approval on this request. Mayor Mario Garza asked Mr. Sanchez what type of events will be held in this center, to which Mr. Sanchez replied, weddings and quinceaneras.

Mayor Garza closed the public hearing at 6:29 p.m.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion Passed (3-0).

G. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at Cabrera’s Meat Market located at 2211 S. Veterans Boulevard Suite 3, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Ricardo Cabrera.

DISCUSSION: Daniel Tijerina, Director of Planning, stated Mr. Cabrera is applying for a conditional use permit for the sale of alcoholic beverages (wine and beer) for off-premise consumption at "Cabrera’s Meat Market," located at the new commercial plaza located at the southeast corner of Veterans Boulevard and

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Dalia Avenue. The applicant will need to comply with the Texas Alcoholic Beverages Commission's (TABC) requirements.

The following are the list of requirements:

1. The applicant must comply with the City's Security Cameras Ordinance.
2. The proposed days and hours of operation are Monday thru Sunday from 7:00 a.m. to 9:00 p.m.
3. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
4. No loading or unloading of merchandise in a public street.
5. Must maintain the buffer fence with the residential area.
6. There shall be no smoking inside the premises at any time.
7. The business must comply with the city's noise ordinance.

Mr. Tijerina stated that staff mailed a notice of the public hearing before the Planning and Zoning Commission to thirteen (13) property owners within a two hundred (200) foot radius and received no comments in favor of or against this request. Mr. Tijerina stated that staff and the planning commission recommend approval of this request.

Mayor Mario Garza opened the public hearing at 6:31 p.m.

Ricardo Cabrera asked the City Commission for their approval on this request.

Mayor Mario Garza closed the public hearing at 6:31 p.m.

Mayor Pro-Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (3-0).

H. Hold Second and Final Hearing for the Voluntary Annexation Petition (Giants Subdivision) being a 3.00 acre tract of land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Jose Luis Hernandez.

DISCUSSION: Daniel Tijerina, Director of Planning, stated that on March 24, 2022, the City Commission approved Resolution 2022-15, accepting a petition for voluntary annexation and setting dates and times for public hearings. They're processing this request according to the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028, and the City Charter. Mr. Tijerina recommended holding the second and final public hearing for the voluntary annexation petition. The owner of the subject property has submitted a petition for voluntary annexation to the City of San Juan. Upon annexation, the recording of the subdivision plat, building permits, and inspections will be processed by the city for the proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code.

Mayor Mario Garza opened the public hearing at 6:33 p.m.

Mayor Mario Garza closed the public hearing at 6:33 p.m.

Mayor Pro-Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (3-0).

**CITY OF SAN JUAN
CITY COMMISSION MEETING
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VII. APPOINTMENTS

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

Mayor Mario Garza made motion to reappoint Aaron Gonzalez and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (3-0).

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

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

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this plat was approved by the City Commission back in February 2021. He also mentioned that at that time, the developer was proposing a 33.93-acre subdivision, of which half was for residential use and the other half for multi-family use. Now, they are proposing to complete only 8.65 acres, the multi-family areas, which are twenty-nine (29) lots. The proposed subdivision is located in flood zone "B" and the subdivision will have an internal street with an entrance and exit along Ridge Road. Furthermore, water and sewer services will be provided by the City of San Juan; fire hydrants should be located every 500 feet; and the water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. Mr. Tijerina stated that staff is recommending approval of the request section.

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

B. Variance Request to the Subdivision Ordinance at the Proposed Plantation Heights Subdivision being 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Quintanilla, Headley and Associates, LLC.

DISCUSSION: Daniel Tijerina, Director of Planning, stated the subdivision was processed by the Planning and Zoning Commission on February 3, 2022, and by the City Commission on February 8, 2022. At that time, the project engineer did not request any variances. It is noted that the project engineer is requesting the following variances:

1. To not comply with the 6-foot side setback, they are proposing 5-feet.
2. To not comply with the 20-foot rear setback, they are proposing a 10-foot.
3. To not comply with the 20-foot front setback, they are proposing 18-feet for a garage.

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (3-0).

IX. CONSENT AGENDA

A. Consider Approval of the Collection Report for the Month of May 31, 2022.

**B. Consider Approval of City Commission Meeting Minutes:
-January 25, 2022**

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to approve all items under consent agenda and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (3-0).

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 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and 551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the City of San Juan and Olive Garden Holdings, LLC.**

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to enter into Executive Session at 6:40 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (3-0).

XI. RECONVENE

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to reconvene at 6:49 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (3-0).

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 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and 551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the City of San Juan and Olive Garden Holdings, LLC.**

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to approve City Manager’s recommendation was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (3-0).

XII. ADJOURNMENT

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to adjourn at 6:51 p.m. and was seconded by Mayor Mario Garza. Motion Passed (3-0).

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JULY 12, 2022**

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, January 24, 2023

TIME: 6:00 p.m.

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

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

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Leandro Sifuentes, Acting Chief of Police
Leroy Gonzales, Director of Finance
Armandina Sesin, Library Director
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Juan Carlos Martinez, Interim Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00 p.m.
- II. INVOCATION:**
Benjamin Arjona, City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- IV. PUBLIC COMMENTS:**

DISCUSSION: Tony Saldana, a San Juan resident, praised and thanked the City Commission, City Manager, and staff for the great work they put into the city. Mr. Saldana stated that he was proud to be part of San Juan. Benjamin Arjona, City Manager, gave a recap of their visit to the ICSC

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JANUARY 24, 2023**

Conference in Dallas, Texas, and thanked the City Commission for their hard work, dedication, and commitment to the city.

V. PRESENTATIONS

A. Presentation on the Upcoming 2023 Friendly City 5k and Bike Ride.

DISCUSSION: Patrick Willingham, Director of Parks & Recreation, announced the return of the Friendly City 5k. Mr. Willingham stated that the 5K is set for March 25th, with routes starting and ending at the San Juan Sports Complex. Furthermore, they were adding a twist to this event, which includes a bike ride and a kids' mile fun run.

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

DISCUSSION: Commissioner Ernesto "Neto" Guajardo asked Daniel Tijerina, Director of Planning, for a status on the code enforcement officer's certification. Mr. Tijerina stated that one of the officers took the test but failed it, and the other one hadn't taken it due to an illness. Commissioner Guajardo commended Leandro Sifuentes, Interim Chief of Police, for the San Juan Police Department Bike Patrol. Chief Sifuentes stated that community involvement is their main goal. Commissioner Marco "Markie" Villegas praised Chief Sifuentes for the Civil Service flyer that was shared to recruit police officers. Commissioner Adina "Dina" Santillan mentioned that she saw four new hires on his monthly report. Commissioner Guajardo asked Patrick Willingham, Director of Parks and Recreation, for a status on the basketball season, to which Mr. Willingham stated that the girls' basketball and boys' soccer seasons would end this week and would switch to boys' basketball and girls' soccer. Commissioner Guajardo asked to have staff present at all times at the recreational games, as he received complaints regarding the referees. Mayor Mario Garza asked Leroy Gonzales, Director of Finance, for a status update regarding the accounts and services the city is providing with North Alamo Water Supply Corporation and Military Highway Water Supply Corporation. Mr. Gonzales stated he sent out an email requesting a meeting with the general manager to review the account they have with MHWSC and NAWSC. Mayor Garza asked Mr. Gonzales if every resident who has a garbage container is being charged the service fee. Mr. Gonzales stated that Israel Garza, Director of Sanitation, is working on an audit to confirm what accounts are paying the fee. Mayor Garza inquired as to when the audit would be completed. Mr. Garza stated that it would take 2–3 weeks. Benjamin Arjona, City Manager, stated the audit should take close to two months. Mayor Pro-Tem asked to look into purchasing more microphones in order for the community to hear the meetings clearly when streaming the meetings online. Commissioner Guajardo stated that there is broken drainage on the corner of Sam Houston and I Road and asked Mr. Garza to please contact the City of Pharr.

VI. PUBLIC HEARINGS

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]

DISCUSSION: Daniel Tijerina, Director of Planning, stated this was a public hearing for a rezoning request made by Petra Martinez from single-family residential district (R-S) to multi-family residential district (R-MF) for a 2.99-acre tract of land out of lot 11 block 35 of Alamo Land

**CITY OF SAN JUAN
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and Sugar Company Subdivision to build an apartment complex. Mr. Tijerina described the dimensions of the mentioned property and noted that the adjacent property is zoned as a multi-family residential district (Carroll Estates Subdivision). Furthermore, staff mailed notices to 19 property owners within a 200-foot radius, and the notice was published in the newspaper, but no comments in support of or opposition to this request were received. Mr. Tijerina stated that staff and the Planning Commission recommend approval.

Mayor Mario Garza opened the Public Hearing at 6:20 p.m.

DISCUSSION: Mayor Mario Garza asked Mr. Tijerina how many garbage containers were set for the apartments. Mr. Tijerina stated that if the rezoning was approved, they would move to the subdivision to allocate an area for garbage disposal.

Mayor Mario Garza closed the Public Hearing at 6:21 p.m.

Commissioner Marco “Markie” Villegas motioned to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed. (5-0)

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]

DISCUSSION: Daniel Tijerina, Director of Planning, stated 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. Mr. Tijerina mentioned that the commercial plaza has twelve (12) suites in total, offices, a beauty salon, and a barber shop. Also, a parking area is available, and the property has two entrances along Iowa Avenue. Mr. Tijerina stated that staff mailed out notices to property owners within a 200-foot radius, and the notice was published in the newspaper. He received no comments in favor of or against this request. Mr. Tijerina stated that staff and the Planning Commission recommend approval.

Mayor Mario Garza opened the Public Hearing at 6:23 pm.

Mayor Mario Garza closed the Public Hearing at 6:23 pm.

Commissioner Ernesto “Neto” Guajardo motioned to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed. (5-0)

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.

DISCUSSION: Benjamin Arjona, City Manager, stated this ordinance needed to be in place in order to move forward with the selected attorney.

Mayor Pro-Tem Leonardo “Lenny” Sanchez motioned to approve and was seconded by Marco “Markie” Villegas. Motion Passed (5-0).

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]

DISCUSSION: Daniel Tijerina, Director of Planning, stated 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. Mr. Tijerina recommends that the park fees be paid instead of the dedication. He also mentioned that Rick Palacios, the City Attorney, asked that they submit a meets and bounds rendering of the area, a surface restriction for any subsurface easements under any proposed line dedication for parks, and a proposal regarding maintenance of the dedicated park plan. Juan Garcia stated the project would be divided into two phases, and they are proposing to dedicate 2.2 acres and convert it into a park, as they are requesting to have the park fee prorated. Mr. Garcia mentioned that the HOA would take care of the park's maintenance at no cost to the city. Mayor Mario Garza asked Ronnie Cantu if only residents of the subdivision would have access to the park, to which Mr. Cantu replied no since it's not gated. Benjamin Arjona, City Manager asked if this HOA would be maintaining the streets and the park as well. Mr. Cantu replied that the HOA takes care of all the green spaces, for example, the entrance signage, graffiti, landscaping, and in this case, the entire park. Furthermore, the streets will be turned over to the city like any other subdivision. Mayor Garza mentioned that all previous HOAs he has dealt with have taken care of everything. Mr. Cruz reiterated, yes, if they are gated. Mr. Tijerina asked Mr. Cantu if the easement was a gas easement, to which Mr. Cantu replied yes. Mayor Garza asked Israel Garza, Director of Sanitation, to share his experience with HOA communities. Mr. Garza stated that in HOA subdivisions that are not gated, the responsibilities fall back to the city. Mr. Cantu stated that the streets belong to the city, for the reason that anybody is able to drive through those streets, but the park will be maintained by the HOA. Mayor Pro-Tem Leonardo "Lenny" Sanchez asked Mr. Palacios if the HOA was able to change the rules since the park would be open to the public. Mr. Palacios stated that in this case, the green space must be dedicated to the city in order to fall under the ordinance. However, nothing prevents the HOA from coming back and declaring that the greenspace will no longer be kept up. Furthermore, the HOA would not be able to control that property area if the greenspace is dedicated to the city.

No action was taken.

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]

DISCUSSION: Daniel Tijerina, Director of Planning, stated that the budget for the Hidalgo County Urban County Program for Fiscal Year 36 (2023) contains the following:

General Administration	\$4,000.00
Street Improvements	\$257,199.00
Amigos Del Valle	\$10,000.00
Nuestra Clinica Del Valle	\$15,000.00

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Total	\$286,199.00
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Mr. Tijerina stated that the total expense would cover the Street Improvements, which cover materials, engineering, and geographic expenses for the repaving of Royal Palm Street, Third Street, and Palmetto Palm Street. He stated that staff recommends approval for the fiscal year 36 (2023) budget of the Hidalgo County Urban County Program. Benjamin Arjona, City Manager, recommended allocating money in the upcoming budget to repave the rest of the streets in that subdivision.

Commissioner Marco “Markie” Villegas motioned to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

C. Discussion and Possible Action on San Juan Municipal Court Amnesty Program beginning February 2023. [Mary Enriquez, Court Administrator]

DISCUSSION: Benjamin Arjona, City Manager, stated this is the yearly amnesty program that comes before the City Commission for approval.

Mayor Pro-Tem Leonardo “Lenny” Sanchez motioned to approve and was seconded by Commissioner Marco “Markie” Villegas Motion Passed (5-0).

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.

DISCUSSION: Mayor Mario Garza asked Benjamin Arjona, City Manager, for his input regarding this item. Mr. Arjona recommended authorization that allows him to negotiate a contract with Med-Care EMS.

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

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.

No Action was taken.

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]

DISCUSSION: Benjamin Arjona, City Manager, stated this resolution was previously discussed regarding the budget approval for fiscal year 36 (2023) for the Hidalgo County Urban County Program.

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Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to approve the resolution and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed. (5-0)

- 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.**

DISCUSSION: Rick Palacios, City Attorney, stated that since this is a contingency fee contract, these were necessary agenda items and postings that needed to be done, and in order to ratify the city’s consideration, we needed to take this step.

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

IX. CONSENT AGENDA

- A. Consider Approval of City Commission Meeting Minutes:**
- May 24, 2022
- June 14, 2022

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

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

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

X. EXECUTIVE

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

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3. **Pursuant to Section 551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning Renaming of a Street.**

DISCUSSION: Mayor Mario Garza stated that they would be going out of order under executive session with item 2. going first, item 3. second and item 1. last.

Commissioner Ernesto “Neto” Guajardo made motion to enter executive session at 6:49 p.m. and was seconded by Mayor Mario Garza. Motion Passed (5-0).

X. RECONVENE

Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 8:45 p.m. and was seconded by Mayor Pro-Tem Leonardo “Lenny” Sanchez. Motion Passed (4-0).

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

1. **Pursuant to Section 551.071 CONSULTATION WITH ATTORNEY; Discuss the Status Regarding the San Juan Police Department Canine Incident.**

No Action was taken.

2. **Pursuant to Section 551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Creation of an Arts District.**

No Action was taken.

3. **Pursuant to Section 551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning Renaming of a Street.**

No Action was taken.

XII. ADJOURNEMENT

Mayor Pro-Tem Leonardo “Lenny” Sanchez made motion to adjourn at 8:40 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

**CITY OF SAN JUAN
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ATTEST:

Brenda Escalante, City Secretary