



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

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Tuesday, August 8, 2023

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENTS

IV. PRESENTATIONS

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

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

June 2023 Monthly Report.

July 2023 Monthly Report.

- 2. Department of Parks and Recreation Monthly Report.** [Patrick Willingham, Director of Parks and Recreation]

June 2023 Monthly Report.

July 2023 Monthly Report.

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

June 2023 Monthly Report.

July 2023 Monthly Report.

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

June 2023 Monthly Report.

July 2023 Monthly Report.

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

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

7. Police Department Monthly Report. [Leandro Sifuentes, Interim Chief of Police]

8. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]

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

V. 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 the property legally described as 9.59-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates, as Requested by Mario Anaya. [Daniel Tijerina, Director of Planning]
- B. Hold a Public Hearing and Consider an Ordinance for a Voluntary Annexation Petition of La Cantera Subdivision, being a 33.774-acre tract of land out of Lots 34, 37 and 38, San Juan

- Hacienda Estates Unit No. 1, located at the Northeast corner of Nebraska and Hall Acres Road, as Requested by Espino Construction, LLC. [Daniel Tijerina, Director of Planning]
- C. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision No. 5, 6 and 7; Tract 1: being a 36.99-acre tract of land out of Lots 14 and 15, Stewarts Addition to the Conway Garden Subdivision and Tract 2: being a 3.03-acre tract of land out of Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning]
- D. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer's Permit) for On-Premise Consumption at "Cheers Food Truck Park Bar, LLC." located at 232 E. Business 83, legally described as Lettered Blocks (San Juan) Lot 1, Block B, as Requested by Francisco Gortarez. [Daniel Tijerina, Director of Planning]
- E. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to operate "Marlen's Event Center" at 905 W. 1st Street Suites A and B, legally described as Lot 2, B.T. No. 1 Subdivision, as Requested by Fernando Rocha. [Daniel Tijerina, Director of Planning]
- F. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow "SJ Food Truck Park" at 2506 N. Raúl Longoria Road, legally described as Lot 1, Uresti Subdivision, as Requested by Jose and Eliecer Uresti. [Daniel Tijerina, Director of Planning]
- G. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to operate "Kairo's Event Center" at 5201 N. Raul Longoria Road Suite 3, legally described as Lots 5 and 6, Arco Iris Unit No. 2 Subdivision, as Requested by Evangelina Garza Gonzalez. [Daniel Tijerina, Director of Planning]
- H. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to operate "Ruby's Event Center" at 2003 N. Veterans Boulevard Suites 1 and 2, legally described as Lot 1, Porciones Center Subdivision, as Requested by Elsa Rubi Juarez. [Daniel Tijerina, Director of Planning]
- I. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from the Neighborhood Commercial District (C-1) to the General Business District (C-2) of the 1.32-acre tract of land out of Lot 13, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of U.S. Business 83 and Cesar Chavez Road, as Requested by Raul Cantu. [Daniel Tijerina, Director of Planning]

VI. APPOINTMENTS

- A. Consider Removal and Appointment of Board Member(s) to the Keep San Juan Beautiful Board. [Brenda Escalante, City Secretary]

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

- A. Preliminary and Final Plat Approval of the Santa Anna Subdivision being a 11.225-acre tract of land out of the North half of the South half, of Lot 16, Block 8, John Closner Subdivision, located approximately 900 feet South of Eldora Road, along the West side of Raul Longoria Road, as Requested by M2 Engineering, PLLC. [Daniel Tijerina, Director of Planning]
- B. Preliminary and Final Plat Approval of the Valley Ranch No. 6 Subdivision being a 21.07-acre tract of land out of Lot 14, Stewart's Addition to the Conway Gardens, located at the Southeast corner of Stewart and Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]
- C. Discussion and Possible Action Regarding Hidalgo County Elections Department's Request for Early Voting/Election Day Polling Location of the San Juan Memorial Library for the 2023 General Election. [Brenda Escalante, City Secretary]
- D. Discussion and Consider Proposed Tax Rate for the City of San Juan for Fiscal Year Beginning October 1, 2023 through September 30, 2024 and set Public Hearing. [Leroy Gonzales, Director or Finance]
- E. Discussion and Consideration to Approve an Agreement with Troy & Banks for Audit Services, Examine Relevant Accounting Data on Franchise/Tax from our Local Cable Provider. [Leroy Gonzales, Director of Finance]
- F. Discussion and Consideration to Award RFB NO. 23-014-08-03 City of San Juan Tierra De Palmas Water Service Upgrades and Authorize the City Manager to Execute all Related Documents as Needed to the Most Responsible. [Lori A. Maldonado, Purchasing Agent]

VIII. RESOLUTIONS

- A. Consideration and Action Regarding Resolution in Support of the Lower Rio Grande Valley Development Council for Mexico to Comply with the Terms of the 1944 Treaty.
- B. Consideration and Action Regarding Resolution in Support of the Rio Grande Valley Partnership "One Region, One Voice " Initiative for Regional Partnerships and Marketing Efforts.

IX. CONTRACTUALS

- A. Consideration to Approve the Interlocal Agreement Between the City of San Juan and the City of Weslaco for Animal Control Operations and Impoundment Services and Authorize the Mayor to Execute any Related Documents. [Leandro Sifuentes, Interim Chief of Police]

X. CONSENT AGENDA

- A. Consider Approval of the Investment Report for the Quarter Ending June 30, 2023. [Leroy Gonzales, Director of Finance]
- B. Consider Approval of the Budget Expenditure Report for the Month of June 30, 2023. [Leroy Gonzales, Director of Finance]
- C. Consider Approval of the Tax Collection Report for the Month of June 2023. [Leroy Gonzales, Director of Finance]
- D. Consider Approval of City Commission Meeting Minutes:
 - June 27, 2023
 - July 11, 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 Code Annotated, Government Code Chapter 551 et seq., and 551.071 Consultation with Attorney.
 - 1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment for 2023 Noche De Paz.
 - 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for Event to be held on September 30, 2023, Hosted by Keep San Juan Beautiful Board.
 - 3. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Agreement with Pharr Emergency Ambulance Services.
 - 4. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding City Real Estate Properties.

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 Meetings, and Requirements to Vote or Take Final Action in Open Meeting.

1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment for 2023 Noche De Paz.
2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for Event to be held on September 30, 2023, Hosted by Keep San Juan Beautiful Board.
3. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Agreement with Pharr Emergency Ambulance Services.
4. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding City Real Estate Properties.

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 4th day of August 2023 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the _____ of _____, 2023.

CITY COMMISSION MEETING AGENDA
AUGUST 8, 2023
PAGE 7

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
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Commissioners: Leonardo "Lenny" Sanchez
Ernesto "Neto" Guajardo
Adina "Dina" Santillan

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Daniel Tijerina, Planning Director

DATE: 08/03/2023

SUBJECT: June 2023 Monthly Report.

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

- 98 building permits were issued during the month of June with a \$4,330,843.00 in total valuation.
- 273 garage sale permits were issued for \$4,095.00 in total valuation.
- Provide customer service and support to 951 people and handled approximately 1,629 calls.
- The building inspectors made approximately 549 inspections.
- 20 building permits were issued for new houses for \$2,889,179.00 in total valuation.
- 2 building permits were issued for four-plexes \$600,000.00 in total validation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational licenses and health permits were up to date. A total of twenty (20) letters were sent out to existing businesses to renew their licenses. A total of twenty-seven (27) business permits were renewed for \$1,180.00 in total revenue and twelve (12) health inspections were issued during the month of June with \$1,175.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THE MONTH OF JUNE

- | | |
|-----------------------------------|----------------------------|
| • ALORA HOSPICE & PALLIATIVE CARE | 1205 N. RAUL LONGORIA ROAD |
| • LOPEZ MERCANTILE, LLC | 506 S. NEBRASKA AVENUE |
| • PETAL TO THE METAL GARAGE | 2506 N. RAUL LONGORIA ROAD |

CODE ENFORCEMENT

Code Enforcement Inspectors issued twelve (12) work orders, four (4) junk vehicles, ten (10) garage sales without a permit, two (2) rubbish, three (3) people building without a building permit, thirty-five

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(35) certified letters were sent out, one (1) foul odor, four (4) abandoned cars and three (3) person conducting business in a residence

SUBDIVISIONS IN PROCESS

- Shops at Chavez, Lots 6
- San Juan Oaks
- Parks and Recreation Center Subdivision
- Lucero Estates
- 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
- Cantu Subdivision
- Arguello Subdivision
- Hinojosa Subdivision
- Starlite Subdivision
- Paraiso Subdivision
- Espana Subdivision
- McDonald's San Juan Subdivision
- La Cantera Subdivision
- Stewart Coves Phase 1 Subdivision
- Santa Anna Subdivision
- Keystone Plaza Subdivision
- Valley Ranch Phase 5
- Valley Ranch Phase 6

ITEMS REVIEWED BY THE PLANNING AND ZONING COMMISSION IN JUNE

- Rezoning Request for Mario Anaya along South Veterans Boulevard.
- Rezoning Request for Mario A. Salinas at the Southeast corner of Raul Longoria and Owassa Road
- Preliminary and Final Plat Approval of the Valley Ranch No. 5 Subdivision
- Preliminary and Final Plat Approval of the Valley Ranch No. 6 Subdivision

MEETINGS ATTENDED IN JUNE

- Meeting with Mario Salinas regarding a new apartment complex
- Meeting with RDH Construction regarding Fire Station Sewer Project
- Meeting with Sam Maldonado
- Monthly Meeting for the Parks and Recreation Project
- Sexual Harassment Training
- Meeting with Roy Ibanez regarding a rezoning request
- Preliminary Meeting regarding McDonald's Subdivision
- Supervisor's Training



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Daniel Tijerina, Planning Director

DATE: 08/03/2023

SUBJECT: July 2023 Monthly Report.

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

- 81 building permits were issued during the month of July with a \$3,040,123.00 in total valuation.
- 246 garage sale permits were issued for \$3,690.00 in total valuation.
- Provide customer service and support to 820 people and handled approximately 1,613 calls.
- The building inspectors made approximately 534 inspections.
- 10 building permits were issued for new houses for \$1,602,390.00 in total valuation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational licenses and health permits were up to date. A total of twenty-one (21) letters were sent out to existing businesses to renew their licenses. A total of twenty-seven (27) business permits were renewed for \$850.00 in total revenue and twelve (9) health inspections were issued during the month of July with \$1,000.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THE MONTH OF JULY

- | | |
|------------------------------------|----------------------------|
| • Aguas Frescas Don Chuy, #1, LLC. | 1618 Mary Ann Street |
| • El Grullo Drive-Thru, LLC. | 912 E. Business 83 |
| • Garza's Cabinet | 2003 N. Veterans Boulevard |
| • Little Buddy's Day Care Center | 614 E. Earling Road |
| • Marlen's Event Center | 905 E. 1st Street |
| • Pro Screen | 508 S. Nebraska Avenue |
| • Taqueria Gonzalez & Super | 302 E. Business 83 |

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- Castillo Custom Cabinets
- Healthy Sips
- Remate San Juan

2003 N. Veterans Boulevard
2209 N. Raul Longoria Road
1310 Sgt. Leonel Trevino Road

CODE ENFORCEMENT

Code Enforcement Inspectors issued fourteen (14) work orders, twenty-seven (27) junk vehicles, ten (10) garage sales without a permit, six (6) people building without a building permit, twenty-eight (28) certified letters were sent out, one (1) foul odor and four (4) person conducting business in a residence

SUBDIVISIONS IN PROCESS

- Shops at Chavez, Lots 6
- San Juan Oaks
- Parks and Recreation Center Subdivision
- Lucero Estates
- 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
- Cantu Subdivision
- Arguello Subdivision
- Hinojosa Subdivision
- Starlite Subdivision
- Paraiso Subdivision
- Espana Subdivision
- McDonald's San Juan Subdivision
- La Cantera Subdivision
- Stewart Coves Phase 1 Subdivision
- Santa Anna Subdivision
- Keystone Plaza Subdivision
- Valley Ranch Phase 5
- Valley Ranch Phase 6



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 08/03/2023

SUBJECT: June 2023 Monthly 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 has been maintaining our athletic fields, watering, and grooming them in preparation for the All-Star Tournaments that the city will be hosting.
- Currently, staff is checking and testing all sprinkler heads to make sure they are properly functioning for the summer season.
- Parks are being treated for ants and weed control is being applied where necessary.
- Staff assisted with the Fourth of July Festival at Municipal Park.
- The parks crew decorated the downtown area and Memorial Park for the Fourth of July Holiday.

Recreation Division,

PONY BASEBALL/SOFTBALL- All all-star teams have been practicing and the uniforms have been ordered. Our All-Star teams participated in the Invitational All-Star Tournaments that were held the week of June 5 and June 12. Our department hosted the week of June 5 the 8U and 10U Invitational All-Star Baseball tournament at Municipal Park fields and the week of June 12 hosted 10U and 12U Baseball Tournaments.

The City of San Juan hosted two All-Star Sectional Baseball Tournaments the week of June 19 which were the 8U and 12U at Municipal Park fields.

In addition, San Juan hosted a PONY Regional Tournament 14U from June 26-29 at Municipal Park.

Baseball Teams: 13U-1st Place are at the Sectional Baseball Tournament in Harlingen, TX and will advance to the South Zone 13U Tournament at La Porte, TX from July 11-15.

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SUMMER PROGRAMS- On Thursday, June 2 at 3:30 pm at the Parks & Recreation, our Parks and Recreation administration held a staff meeting in preparation for the summer programs. We are currently in full swing with Summer Track, Tennis, T-Ball Camp, Soccer Camp, Swim and Softball Pitching & Hitting Camp. The number of registered participants as follows:
Track – 74; Swim – 21; Tennis – 20; Softball Pitching & Hitting – 60; T-Ball Camp – 44; Soccer Camp – 43.

SUMMER TRACK & FIELD- Participants had the opportunity of competing in the Alamo Track Meet, Palmview Track Meet, McAllen Track Meet & Mission Track Meet.

SUMMER SWIM- Participants had the opportunity of competing in the Mission Swim Meet and Pharr Swim Meets.

SUMMER TENNIS- Participants had the opportunity of competing at the Mission Tennis Open, Edinburg Tennis Classic and McAllen Tennis Open.

MIDDLE SCHOOL VOLLEYBALL LEAGUE- The Middle School Volleyball League games were held from June 6- June 27 with games played at Austin Middle School. There were a total of four teams registered from the PSJA ISD Middle Schools, combined with Alamo, who had three teams. The Volleyball League Champion was Austin MS.

HUMAN RESOURCE TRAININGS- Recreation Staff and Building Maintenance Staff attended the Customer Service Training on June 12 and June 15 Sexual Harassment Training. On June 22, Alex Lopez and Ramiro Moreno attended the Defensive Driving Training.



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TO: Benjamin Arjona, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 08/03/2023

SUBJECT: July 2023 Monthly Report.

July 2023 Monthly Report

PONY BASEBALL/SOFTBALL- The San Juan All Stars 13U Baseball team competed in La Porte, TX on July 11-15, 2023 at the PONY 13U Bronco South Zone Championships. The San Juan All Stars team went 1-2 in the tournament as they faced strong competition.

SUMMER PROGRAMS- Summer Track, Tennis, T-Ball Camp, Soccer Camp, Swim and Softball Pitching & Hitting Camp ended in the month of July. The number of registered participants is as follows: Track – 74; Swim – 21; Tennis – 20; Softball Pitching & Hitting – 60; T-Ball Camp – 44; Soccer Camp – 43.

TAAF REGION 2 TRACK & FIELD MEET- A total of 45 participants competed at the Region 2 Track & Field Meet in McAllen, TX on July 6-7, 2023. The track & field team received 9 gold medals, 8 silver medals, 1 bronze medal and had 21 top ten placings.

TAAF REGION 2 SWIM MEET- The PAL Swim athletes participated at the Region 2 Swim Meet in Mission, TX on July 14-15, 2023. The PAL Swim team has one swimmer competing at the TAAF State Games in Brownsville, TX. The PAL Swim team placed 8th overall respectively in the girls division and 9th overall in the boy division.

TENNIS- Tennis participants have been competing in tournaments at the Joe Best Tennis Open Tournament in McAllen and the Mission Open Tennis Tournament in July.

TAAF STATE GAMES- The TAAF State Games were held in Brownsville, TX from July 27-30, 2023. The track & field team had a total of 24 athletes qualify and the track & field athletes came back with 1 bronze medal in 16U Pole Vault, 2 fourth place in 18U in the 110M Hurdle & 300M Hurdle, 4 sixth

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place and 2 top ten finishes. The PAL Swim team had a total of 1 athlete qualify. Tennis had 6 athletes competing at the State Games with one making it to the semi-finals and one making the quarterfinals of the tournament.

JULY 4th CELEBRATION- The Celebration was held on Monday, July 3 at Municipal Park. Staff assisted with the set-up, conducted the City Department BBQ Cookoff and take down at the end of the night.

HEAT STRESS TRAINING- On July 11 & 13, staff attended the Heat Stress Training at the Library.

RISK MANAGEMENT- On July 20, staff attended the TML Risk Management Training at the Library from 8 am – 12 pm. On July 25, I attended the Harassment Training from 9am-11:30 am and Alex Lopez and I attended the Civility Training from 1:30 pm – 3:30 pm at the San Juan Library.



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 08/01/2023

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

Sanitation Department (July 2023)

Solid Waste Collection ran on schedule all month

- Brush Pickup ran on schedule all month
- Drop off Site: 1,050 Residents
- Residential: 960.18 Tons
- Commercial: 680.71 Tons
- Roll-Off Containers: 198.74 Tons/461 loads
- Brush: 958.55 Tons/336 loads

Central Garage (July 2023)

- Tickets Open: 56
- Tickets Closed: 54
- 5 Residential Side Loaders operating
- 1 Commercial Side Loader operating
- 2 Commercial Front Loaders operating
- 3 Brush Trucks operating
- 1 Brush Tractor (grapple) operating
- 3 Brush Grapple Trucks operating
- 1 Roll- Offs Truck operating

Recycling (July 2023)

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- Cardboard : 0.87 tons/\$64.20
- Mix White Paper: 0.61 tons/\$18.30
- Office Paper : 0.03 tons/\$2.40
- Books: 0.34 tons/\$6.80
- Curbside: 7.25 tons/\$0.00
- Plastic: 0.66 tons/\$0.00
- Alum. Cans: 0.01 tons/\$10.40
- Tin Cans: 0.04 tons/\$5.04
- Total Tons/Revenue: 9.81 tons /\$607.24
- Savings of \$196.20
- Walk-Ins: 161

Code Enforcement (July 2023)

- Violation Notices Issued: 15
- Illegal Dumping: 21
- Residents contacted: 40
- Construction Material: 15
- Tires: 30



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 08/03/2023

SUBJECT: June 2023 Monthly Report.

Sanitation Department (June 2023)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site: 1,245 Residents
- Residential: 1,046.60 Tons
- Commercial: 761.55 Tons
- Roll-Off Containers: 186.82 Tons/34 loads
- Brush: 1,099.33 Ton/319 loads of brush

Central Garage (June 2023)

- Tickets Open: 29
- Tickets Closed: 58
- 5 Residential Side Loaders operating
- 1 Commercial Side Loader operating
- 2 Commercial Front Loaders operating
- 3 Brush Trucks operating
- 1 Brush Tractor (grapple) operating
- 3 Brush Grapple Trucks operating
- 1 Roll- Off Truck operating

Recycling (June 2023)

- Cardboard : 8.12 tons/\$520.65
- Mix White Paper: 3.26 tons/\$96.10
- Office Paper : 3.20 tons/\$16.40
- Curbside: 7.02 tons/\$0.00
- Plastic: 0.85 tons/\$0.00
- Total Tons/Revenue: 22.45 tons /633.15
- Savings of 449
- Walk-Ins: 72

Code Enforcement (June 2023)

- Violation Notice Issued: 29
- Illegal Dumping: 30
- Contact People: 30
- Construction Material: 15
- Tires: 30



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DATE: 08/03/2023

SUBJECT: July 2023 Monthly Report.

Sanitation Department (July 2023)
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- Drop off Site: 1,050 Residents
- Residential: 960.18 Tons
- Commercial: 680.71 Tons
- Roll-Off Containers: 198.74 Tons/461 loads
- Brush: 958.55 Tons/336 loads

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- Cardboard : 0.87 tons/\$64.20
- Mix White Paper: 0.61 tons/\$18.30
- Office Paper : 0.03 tons/\$2.40
- Books: 0.34 tons/\$6.80
- Curbside: 7.25 tons/\$0.00
- Plastic: 0.66 tons/\$0.00
- Alum. Cans: 0.01 tons/\$10.40
- Tin Cans: 0.04 tons/\$5.04
- Total Tons/Revenue: 9.81 tons /\$607.24
- Savings of \$196.20
- Walk-Ins: 161

Code Enforcement (July 2023)

- Violation Notices Issued: 15
- Illegal Dumping: 21
- Residents contacted: 40
- Construction Material: 15
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TO: Benjamin Arjona, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 08/03/2023

SUBJECT: June 2023 Monthly Report.

Library June 2023 Monthly Report

Enclosed is the June monthly report including statistics and programs:

For the month of June, we had 1,973 visitors. Out of those visitors, 580 were here for computer use only. The library checked out a total of 1085 items for both adult and children. We had 19 in-house circulation items. We requested and received twenty-four (24) Interlibrary Loans (ILL). We had 99 new patrons added to our circulation system. We helped the public with an estimated 253 reference/informational questions. We had 15 fax transactions. The monthly amount deposited was \$955.83 both fines and fees.

Please see the attached statistical report.

During the month of June

Attended the City Commission meetings

- Attended the Directors' meetings
- Attended the Customer Service Training
- Attended the Sexual Harassment Training
- Attended the HCLS meeting at the La Joya Public Library
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in July 2023

Multipurpose Room

Planning & Zoning, July 5th, 12th, and 20th

EDC, July 5th, 18th

Collective Bargaining, July 6th

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Police Entry Exam, July 7th
TML Training, July 11th
City Commission Meeting, July 12th
TML Training, July 13th
Keep San Juan Beautiful, July 14th
Civil Service, July 14th
San Juan Police Officers Pinning Ceremony, July 17th
EDC, July 18th
HR Hearing, July 18th
Summer Reading Program, July 18th, 19th, 21st, 24th, 28th
TML Training, July 20th
Civility & Harassment Training, July 25th
City Commission Meeting, July 25th
Directors' meeting, July 27th
DHR Training, July 31st
DHR Training July 31st

Training Room:

Summer Reading Program, July 11th, 12th, 13th, 14th, 21st, 25th, 27th
Pre-Bid Conference, July 26th
IT, July 28th



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 08/03/2023

SUBJECT: July 2023 Monthly Report.

Library July 2023 Monthly Report

Enclosed is the July Monthly Report including statistics and programs:

For the month of July, we had, 1,763 visitors. Out of those visitors, 586 were here for computer use only. The library checked out a total of 1051 items both adult and children. We had 22 in-house circulation items. We requested and received twenty-five (25) Interlibrary Loans (ILL). We had 49 new patrons added to our circulation system. We helped the public with an estimated 231 reference/informational questions. We had 27 fax transactions. The monthly amount deposited was \$805.05 both fines and fees with surcharges.

Please see the attached statistical report.

During the month of July

- Attended the City Commission meeting
- Attended the Directors' meeting
- Attended the Civility and Harassment Prevention Training
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in August 2023

Multipurpose Room

Planning & Zoning, August 3rd & 17th

EDC, August 1st & 15th

TML Training, August 24th

City Commission Meeting, August 8th & 22nd

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

Summer Reading Program Pizza Party, August 2nd

Directors' meeting, August 9th & 23rd

San Juan Parks & Recreation TAAF Region 2 meeting, August 8th

Public Participation meeting, August 12th

Fire Station Project meeting, August 16th

Training Room:

Fire Station Project meeting, August 2nd



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leroy Gonzales, Director of Finance

DATE: 07/19/2023

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

Finance Department

Department Description

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

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

Additional Information

7 STAFF MEMBERS

Maintained 26 funds, assisted 24 departments and posted 5,258 journal entries, issued 2,470 disbursement checks, 267 Bank Drafts and processed 4,156 payroll checks and direct deposits, through the months of June, 2023.

June Sales Tax 6.44% Increase of \$31,325 Compared to last year.

Audit FY 2021/2022 Started on November 10, 2022 (100% complete)

Reconciled 11 Bank Accounts

Budget Adjustments (53)

Budget Amendments (11)

Internal Budget Amendments (4)

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Manage a 30.2 million budget

- General Fund Budget of 15.8 million
- Utility & Sanitation Fund 4.3 million
- Stormwater Fund 305 thousand
- Debt Service Fund 2.3 million
- Sanitation Fund 4.0 million
- Other Funds 1.7 million

Utility Billing & Collection Department

Department Description

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

- The City of San Juan collects about 7,201 water, 10,166 sewer and Brush 9,962 accounts.
- North Alamo Water Supply Corporation service 3,386 sewer accounts and Garbage and Brush 2,919 accounts.
- Per Audited Financial Report, in FY ending 9/30/2022, Utility Fund collected 5.9 million and Sanitation Fund 3.3 million with a combined 9.2 million.
- Email Billing (364)

Service Orders

1. Connects	62
2. Meter information	42
3. Disconnect	45
4. Dead Meters Change	07
5. Past Due Notice	1,663
6. Cut List/11th	141
7. Cut List Register	15

Payments are made by

60 % paid in person
1 % juniors
30 % online
5 % bank drafts
5 % other locations

- Staff of 8 Employees

Purchasing Division

Purchasing Description

Purchasing Division is responsible for acquiring goods and services for the City, in accordance with

state law, the City's purchasing policies and annual budget.

Activity through May, 2023.

• Purchase Orders Issued	2,921
• Purchase Order Changes/Voids	107
• Bid Openings	9
• Public Auction	1



Mayor: Mario Garza
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Commissioners: Leonardo "Lenny" Sanchez
Ernesto "Neto" Guajardo
Adina "Dina" Santillan

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Tirso Garza, Fire Chief

DATE: 07/18/2023

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

The San Juan Fire Department did the following activity during the month of June 2023:

Emergency Calls

A total of 54 Calls for the month of June 2023. (Please see attached report.)

- A Shift = 23
- B Shift = 15
- C Shift = 16

Med-Care Response

Due to COVID-19 Pharr EMS responded along with the Fire Department for a total of 11 calls for the month of June 2023. Pharr EMS has not submitted the monthly report.

County Calls

There were no County Calls for the Month of June 2023.

Volunteer Department

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

Fire Inspections

A total of 18 inspections were conducted in the month of June 2023. Please see attached for detailed information about each completed inspection.

Plan Reviews

The following plans were reviewed for the month of June 2023:

- Espana Subdivision
- Stewart Coves Subdivision
- Santa Ana Subdivision
- Whataburger
- N Raul Longoria Lots 1,2,3,4 and 5

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belongs only to the logs submitted by the Fire Chief, Lieutenant, or Firefighter in Charge for June 2023 to the Administration Office.

- A total of 190.8 Gallons of Unleaded
- A total of 645.3 Gallons of Diesel

Custom Jun 1, 2023 - Jun 30, 2023

80%

FIRE
Percentage of Total Incidents

20%

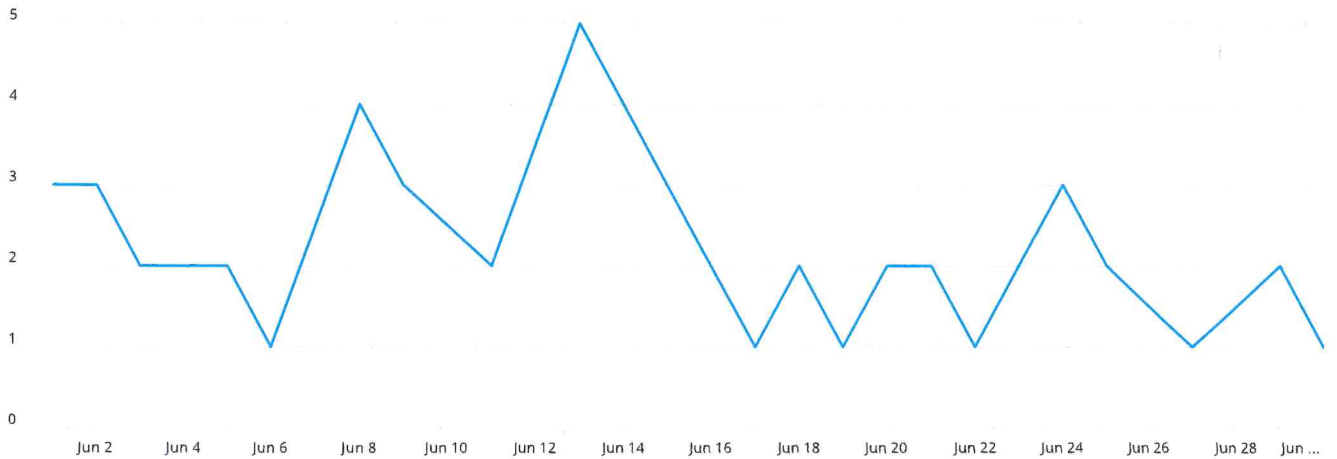
EMS
Percentage of Total Incidents

54

INCIDENTS
In Selected Time Slice

30

DAYS
In Selected Time Slice



Counts	% Rows	% Columns	% All											
Week Ending	6/4/23	6/11/23	6/18/23	6/25/23	7/2/23	7/9/23	7/16/23	7/23/23	7/30/23	8/6/23	8/13/23	8/20/23	8/27/23	Total
(10) Fire, other			1											1
(11) Structure Fire	1		3											4
(13) Mobile property (vehicle) fire		1												1
(14) Natural vegetation fire					1									1
(15) Outside rubbish fire				2										2
(22) Overpressure rupture from air or gas (no fire)	1													1
(31) Medical assist	1			1	1									3
(32) Emergency medical service (EMS) incident	1	1	3	1	2									8
(33) Lock-In		1												1
(41) Combustible/f.. spills & leaks	1	2	1											4
(44) Electrical wiring/equipm. problem	1	1		2										4
(50) Service call, other		1												1
(55) Public service assistance		1	1											2
(61) Dispatched and canceled en route			1	2										3
(70) False alarm and	2	2	2	5										11

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Week Ending	6/4/23	6/11/23	6/18/23	6/25/23	7/2/23	7/9/23	7/16/23	7/23/23	7/30/23	8/6/23	8/13/23	8/20/23	8/27/23	Total
(74) Unintentional system/detect... operation (no fire)	1	1	1											3
(90) Special type of incident, other			1											1
Total	10	12	15	13	4									54

Fire Inspection June 2023

	Date	Name of Business	Address	Contact	Inspector	App/Deny
1	6/2/23	HOUSE OF GLAM MAKEUP STUDIO LLC	2604 N RAUL LONGORIA RD, Ste 116 - 117	Clara Gonzalez	J. Salinas	Approved
2	6/2/23	VUDOO LOUNGE	1618 N VETERANS RD, Ste M		J. Salinas	Approved
3	6/2/23	CHEERS WINE & LIQUOR STORE	232 E 83	Marivel Salinas	J. Salinas	Approved
4	6/5/23	SNACKS DRAGONS	3705 N RAUL LONGORIA RD	Oscar Corral	J. Salinas	Approved
5	6/6/23	MY LITTLE HOUSE DAYCARE	100 SANDY AVE	Macarena Chavez	J. Salinas	Approved
6	6/7/2023	ALORA HOSPICE AND PALLIATIVE CARE LLC	1205 N RAUL LONGORIA	Bianca Quintanilla	J. Salinas	Approved
7	6/7/23	LOPEZ MERCANTILE LLC	506 S NEBRASKA	Fernando Lopez	J. Salinas	Approved
8	6/8/23	TAQUERIA JALISCO	2908 N RAUL LONGORIA RD	Bianca Martinez	J. Salinas	Approved
9	6/14/23	MATY'S PASTRY AND MORE	2207 N RAUL LONGORIA RD, Ste A		J. Salinas	Approved
10	6/14/23	YADIRA SPA & BOUTIQUE	2203 N RAUL LONGORIA, STE 2	Yadira Hernandez	J. Salinas	Approved
11	6/15/23	APOSEUTO ACTO CHURCH	601 & 603 S SAN ANTONIO	Joel Davalos	J. Salinas	Approved
12	6/19/23	EL SECRETO DE LA FE	232 W 83, Ste B		J. Salinas	Approved
13	6/23/23	CENTRO ESOLTERICO KARMA Y SUERTE	1806 N RAUL LONGORIA	Aimee Huerta	J. Salinas	Approved
14	6/23/23	GORDITAS DONA LULA	105 S CESAR CHAVEZ, STE 8	Leticia Virgen	J. Salinas	Approved
15	6/26/23	SUNSHINE KIDS DAYCARE	111 W NOLANA LOOP, Ste 11 & 12		J. Salinas	Approved
16	6/26/23	LITTLE BUDDY'S DAY CARE CENTER LLC	614 E EARLING RD	Jennifer Molina	J. Salinas	Approved
17	6/27/23	HEALTHY SIPS	2209 N RAUL LONGORIA, STE 1 ST	Roel Cerda	J. Salinas	Approved
18	6/27/23	LOUD AND CLEAR	101 ALFREDO ST	Joel Gaitan	J. Salinas	FAILED
19						
20						
21						
22						
23						
24						
25						
26						
27						



Mayor: Mario Garza
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Commissioners: Leonardo "Lenny" Sanchez
Ernesto "Neto" Guajardo
Adina "Dina" Santillan

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leandro Sifuentes, Interim Police Chief

DATE: 07/18/2023

SUBJECT: Police Department Monthly Report. [Leandro Sifuentes, Interim Chief of Police]

This memorandum is to keep you all informed on our Monthly operational statistics, and any other significant cases or events that occurred during the month of **JUNE 2023**

STATISTICS: POLICE

JUNE

• Calls for service:	1685
• Incident reports:	359
• Accidents:	150
• 911 Calls:	1952
• Patrol Citations Issued:	89
• Violations:	132
• Patrol & CID Arrests:	10
• CID Issued Warrants:	0

SAN JUAN POLICE PERSONNEL:

Nothing To Report

STATISTICS: ANIMAL CONTROL

JUNE

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- Calls for Service: 87
- Citations Issued:
- Violations: 0

SPECIAL EVENTS:

Nothing to report

Respectfully,

Leandro Sifuentes
Interim Chief of Police
San Juan Police Department



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 07/19/2023

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

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

Amount Collected	\$ 38,036.13
Defensive Driving	0
Deferred	1
Pre Trials	0
Bench Trials	0
Scofflaw	\$ 12,882.71

COLLECTIONS 2022	COLLECTIONS 2023
June - \$ 16,113.95	June - \$ 38,036.13

CITATIONS ISSUED 2022	CITATIONS ISSUED 2023
June - 48	June - 89

SCOFFLAW COLLECTIONS 2022	SCOFFLAW COLLECTIONS 2023
June - \$ 1,177.20	June - \$ 12,882.71

City Marshal - Warrants and Fines Collected \$ 3,258.00

Warrants - 16

Phone Calls - 45

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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Juan Martinez

DATE: 07/19/2023

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

Texas Drought Outlook

- 23% of Texas is in a drought (June 30, 2023)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 27.45%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,290
- Sewer Connections – 10,043 (3,204) NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 85.54 MG
- Combined Gallons Produced: 86.504 MG

Water Treatment Facility No. 1

- 0.00 MG treated
- 22.36 MG delivered
- 19.195 MG Transferred from WTF No. 2
- 25.7 MG RAW (Reservoir)
- 0.028 MG Backwash
- 0 MG Well

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

Water Treatment Facility No. 2

- 85.54 Treated
- 64.144 MG Delivered
- 19.195 MG Transferred to WTF No. 1
- 43.33 MG RAW (Reservoir)
- 3.11 MG Backwash

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

Water Distribution System

- Leaks – 04
- Breaks – 07
- Taps – 02
- Locates - 30

Water Loss

- Reported – 376,500 gals
- Unreported – 71,000 gals

Hydrants

- Flushed – 30
- Repaired/Replaced – 0
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 10
- Repaired/Replaced – 0

Utility Billing

- Work Orders –05

We Continue Our Hydrant and Valve Maintenance

Wastewater Treatment Facility

- Treated – 65,045 MG
- Wetland – 464,000 G
- 480 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

Work orders - 63

- Sewer Main Repaired – 0
- Sewer Backups Reported –36
- Sewer Backups Cleared – 36
- Odor Complaints – 01
- Locates – 25
- Replaced Manhole covers – 01
- Unauthorized Discharges - 0

Administration

Financials

- Administration – 65.64 %
- Water Treatment – 24.90 %
- Distribution: – 39.25 %
- Sewer Collection – 29.37 %
- Wastewater Treatment – 32.76 %

Projects

- WTF No. 2 Pending TWDB Budget Approval
- WWTF Rehab Design – 100% Complete (CHC) Pending Constructability Review
- WTF No. 1 Rehab – 100%, Pending Constructability Review
- LS 13 – Construction of Lift Station 13 at 56%.
- Lift Station #12 Rehabilitation Project Completed. (Southern Trenchless Solutions)
- Lift Station #16 Rehabilitation Project Completed. (Southern Trenchless Solutions)
- Alta Vista Subdivision Waterline Improvement Project (Bids Received and Reviewed)
- Alta Vista Subdivision Sanitary Sewer Improvement Project (Bids Received and Reviewed)

Certification

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

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 the property legally described as 9.59-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates, as Requested by Mario Anaya. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Anaya is applying for a rezoning from a Single-Family Residence District (R-S) to a Multi-Family Residence District (R-MF) on a 9.591-acre property located on Veterans Boulevard and Moore Road, just South of Hacienda Palms Subdivision. The property is 530.50 feet by 825.35 feet total.

The surrounding properties consist of commercial and residential uses along Veterans Boulevard; Heavy Commercial and Light Industrial along Conway Road.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) property owners within a two hundred (200) foot radius and received one call against this request.

RECOMMENDATION:

Staff recommends denial of the rezoning request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 06/01/2023
CITY COMMISSION – 08/08/2023
DATE PREPARED – 07/05/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF).
APPLICANT:	Mario Anaya
SURVEYOR/ENGINEER:	Carrizales Land Surveying, LLC.
LEGAL:	Being a 9.591-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates Subdivision
LOCATION:	The property is located at Veterans Boulevard and Conway Road.
EXISTING ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial and Residential; Single-Family Residence (R-S) / General Business District (C-2) <i>South</i> – Agriculture; Single-Family Residence District (R-S) <i>East</i> – Agriculture; Single-Family Residence District (R-S) <i>West</i> – Outside City Limits
ACCESS AND CIRCULATION:	This property has access along Veterans Boulevard
PUBLIC SERVICES:	Water and Sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends denial.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Anaya is applying for a rezoning from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.591-acre property located on Veterans Boulevard and Moore Road, just South of Hacienda Palms Subdivision. The property is 530.50 feet by 825.35 feet total.

The surrounding properties consist of Commercial and Residential uses along Veterans Boulevard; Heavy Commercial and Light Industrial along Conway Road.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) property owners within a two hundred (200) foot radius and received one call against this request.

ATTACHMENTS:

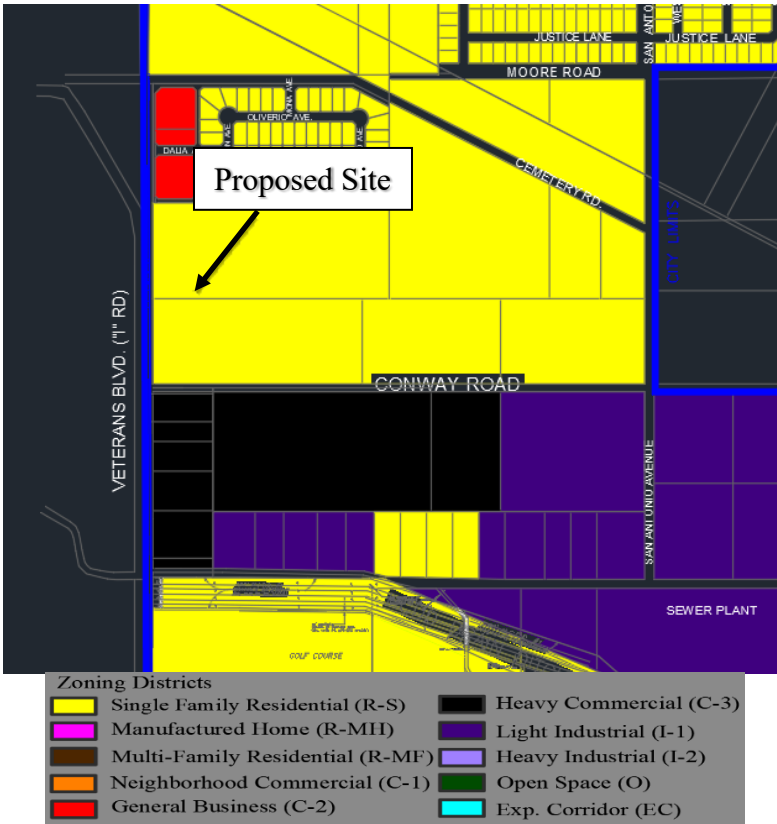
- Proposed Site
- Location Map
- Zoning Map
- Survey of the property
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO MULTI-FAMILY RESIDENCE DISTRICT (R-MF) OF A PROPERTY LEGALLY DESCRIBED AS 9.59-ACRE TRACT OF LAND OUT OF LOTS 9, 10 AND 11, SAN JUAN HACIENDA ESTATES UNIT NO. 1, 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 9.59-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates Unit No. 1 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 8th day of August, 2023.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm

TBPELS Firm No:10194417

METES AND BOUNDS DESCRIPTION

A 9.591 ACRE TRACT

A MEASURED 9.591 ACRE TRACT OF LAND, MORE OF LESS, BEING OUT OF LOTS 9, 10, AND 11, OF THE SAN JUAN HACIENDA ESTATES SUBDIVISION, UNIT 1, A MAP OF WHICH IS RECORDED IN VOLUME 6, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS (MRHCT), ALL BEING OUT OF THE NARCISO CABAZOS SURVEY "PORCION 71", ABSTRACT 30, IN HIDALGO COUNTY, TEXAS, SAME BEING THE CALLED 9.57 ACRE TRACT AS DESCRIBED AND CONVEYED TO TEYSHA GROUP, LLC, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3316407, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), SAID 9.591 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING at a calculated point within the right of way of S. Veterans Boulevard ("I" Road) for the northwest corner of said Lot 9; Thence South 81 degrees 26 minutes 27 seconds East, along the north line of said Lot 9, a distance of 49.28 feet (Record ~ 50.00 feet) to a half (1/2)-inch iron rod with a cap stamped "CVQ" found [N:16587103.6800, E:1092055.7990] on the east right of way line of said S. Veterans Boulevard ("I" Road) being the southwest corner of Hacienda Palms Subdivision recorded in Volume 50, Page 6, MRHCT, for the Northwest corner of this tract of land and the **POINT OF BEGINNING**;

THENCE South 81 degrees 26 minutes 27 seconds East, along the south line of said Hacienda Palms Subdivision and the north line of said Lot 9, a distance of 552.45 feet to a calculated point for the Northeast corner of this tract of land;

THENCE South 8 degrees 33 minutes 39 seconds West, a distance of 825.35 feet to a half (1/2)-inch iron rod found for the Southeast corner of this tract of land;

THENCE North 81 degrees 26 minutes 27 seconds West, parallel to the south line of said Lot 11, a distance of 530.51 feet to a five eights (5/8)-inch iron rod with an aluminum cap stamped "Arduira" found on the east right of way line of said S. Veterans Boulevard ("I" Road) for the beginning of a non-tangent curve concave westerly, said curve has a radius of 7,689.00 feet, a chord bearing of South 83 degrees 17 minutes 35 seconds East a chord length of 122.66 feet, for the Southwest corner of this tract of land;

THENCE northerly along said curve and the east right of way line of said S. Veterans Boulevard ("I" Road) through a central angle of 0 degrees 54 minutes 51 seconds, an arc distance of 122.66 feet to a five eights (5/8)-inch iron rod with an aluminum cap stamped "Arduira" found on the south line of a called 0.58 acre tract of land conveyed to Guadalupe and Antonia Cano by virtue of Warranty Deed with Vendor's Lien recorded in Document Number 121882, ORHCT, for an Exterior corner of this tract of land;

THENCE South 81 degrees 26 minutes 27 seconds East, along the south line of said 0.58-acre tract of land, a distance of 139.56 feet to a five eights (5/8)-inch iron rod with an aluminum cap stamped "Arduira" found at the southeast corner of said 0.58 acre tract of land for the an Interior corner of this tract of land;

THENCE North 8 degrees 33 minutes 39 seconds East, along the east line of said 0.58-acre tract of land, a distance of 122.31 feet to a five eights (5/8)-inch iron rod with an aluminum cap stamped "Arduira" found at the northeast corner of said 0.58-acre tract of land for an Interior corner of this tract of land;

THENCE North 81 degrees 26 minutes 27 seconds West, along the north line of said 0.58-acre tract of land a distance of 146.16 feet to a five eights (5/8)-inch iron rod with an aluminum cap stamped "Arduira" found on the east right of way line of said S. Veterans Boulevard ("I" Road) for the beginning of a non-tangent curve concave easterly, said curve has a radius of 7,589.00 feet, a chord bearing of North 84 degrees 18 minutes 36 seconds West, and a chord length of 320.56 feet, for an Exterior corner of this tract of land;

THENCE northerly along said curve and the east right of way line of said S. Veterans Boulevard ("I" Road) through a central angle of 2 degrees 25 minutes 13 seconds, an arc distance of 320.58 feet to a half (1/2)-inch iron rod with a pink cap stamped "CLS RPLS #6388" set on the south line of a called 0.49-acre tract of land conveyed to Rogelio and Felipa Cano by virtue of Warranty Deed recorded in Document Number 356120, ORHCT, for an Exterior corner of this tract of land;

THENCE South 81 degrees 26 minutes 27 seconds East, along the south line of said 0.49-acre tract of land, a distance of 120.19 feet to a half (1/2)-inch iron rod with a pink cap stamped "CLS RPLS #6388" set at the southeast corner of said 0.49-acre tract of land for an Interior corner of this tract of land;

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm

TBPELS Firm No:10194417

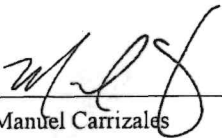
THENCE North 8 degrees 33 minutes 39 seconds East, along the east line of said 0.49-acre tract of land a distance of 125.00 feet a half (1/2)-inch iron rod with a pink cap stamped "CLS RPLS #6388" set at the northeast corner of said 0.49-acre tract of land for an Interior corner of this tract of land;

THENCE North 81 degrees 26 minutes 27 seconds West, along the north line of said 0.49-acre tract of land a distance of 121.30 feet to a five eighths (5/8)-inch iron rod with an aluminum cap stamped "Ardurra" found on the east right of way line of said S. Veterans Boulevard ("I" Road) for an Exterior corner of this tract of land;

THENCE North 8 degrees 33 minutes 39 seconds East, along the east right of way line of said S. Veterans Boulevard ("I" Road) 135.05 feet to the **POINT OF BEGINNING**; containing 9.591 acres of land, more or less.

All coordinates, bearings, and distances noted within this metes and bounds description are in U.S. Survey Feet and reference the Texas State Plane Coordinate System South Zone 4205 and in grid coordinates.

A survey plat of even date accompanies this metes and bounds description.


Manuel Carrizales
Registered Professional Land Surveyor
Texas Registration Number 6388

5-11-2023
Date



Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 9.59-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates, as Requested by Mario R. Anaya.

Anaya R. Mario
1013 Cimarron Dr
Mission, Texas 78572

Enriquez, Jose
2210 Justin Avenue
San Juan, Texas 78589

Lozano, Francisco
704 Beatrice Avenue
San Juan, Texas 78589

Teysha Group LLC
4121 N. 10th Street
Box 209
McAllen, Texas 78504

Tobar, Oscar
C/O Jennifer Del Carmen
811 Beatrice Avenue
San Juan, Texas 78589

Cano, Guadalupe & Antonia
P.O. Box 1388
San Juan, Texas 78589

Mendoza, Juan Jose
809 Beatrice Avenue
San Juan, Texas 78589

Cano, Rogelio & Felipa
P.O. Box 661
San Juan, Texas 78589

Lopez, Carlos & Angelica S
807 Beatrice Avenue
San Juan, Texas 78589

MMGJ South Texas LLC
401 W. Dallas Avenue
McAllen, Texas 78501

Cortez, Guadalupe
801 Beatrice Avenue
San Juan, Texas 78589

Richey, Florence
2105 W. Ridge Circle
Kerrville, Texas 78028

Orta, Sandra & Miguel A
709 Beatrice Avenue
San Juan, Texas 78589

Area Holdings LTD
2121 Umar Avenue
McAllen, Texas 78504

Garcia, Roberto & Gloria
705 Beatrice Avenue
San Juan, Texas 78589

Cano, Lupe
P.O. Box 661
San Juan, Texas 78589

Vela, Juan & Dayana
804 Beatrice Avenue
San Juan, Texas 78589

Gonzalez, Epigmenio & Liliana
P.O. Box 2535
Edinburg, Texas 78540

Cano, Ramona & Reynaldo G.
800 Beatrice Avenue
San Juan, Texas 78589

Munoz, Erik P & Karla P
2208 Justin Avenue
San Juan, Texas 78589

Garza, Heriberto & Janet Lopez
802 Beatrice Avenue
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Hold a Public Hearing and Consider an Ordinance for a Voluntary Annexation Petition of La Cantera Subdivision, being a 33.774-acre tract of land out of Lots 34, 37 and 38, San Juan Hacienda Estates Unit No. 1, located at the Northeast corner of Nebraska and Hall Acres Road, as Requested by Espino Construction, LLC. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located at the Northeast corner of Nebraska and Hall Acres Road. It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On April 25, 2023, the City Commission approved Resolution 2023-17 accepting petition for voluntary annexation and setting dates and times for public hearings.

The property owner of the subject property has submitted a petition for a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by the City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Staff recommends approval of the first reading of the Voluntary Annexation Ordinance.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

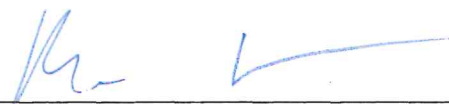
Benjamin Arjona, City
Manager

PETITION FOR ANNEXATION

To the Mayor and City Council, City of San Juan:

The undersigned, owner of land or representative of the majority of landowners hereby petitions the Mayor and City Council of the City of San Juan, Texas to annex a tract of land being the 33.774 acres out of lots 34,37, and 38, San Juan Hacienda Estates Unit Mo.1, Volume 6, Page 35, H.C.M.R City of San Juan, Hidalgo County, Texas.

Espino's Development LLC



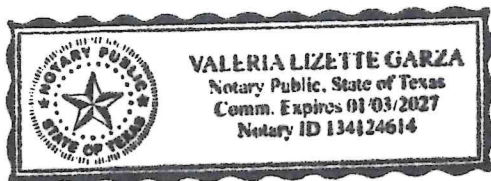
Mario A. Reyna - Authorized Agent

STATE OF TEXAS §

COUNTY OF HIDALGO §

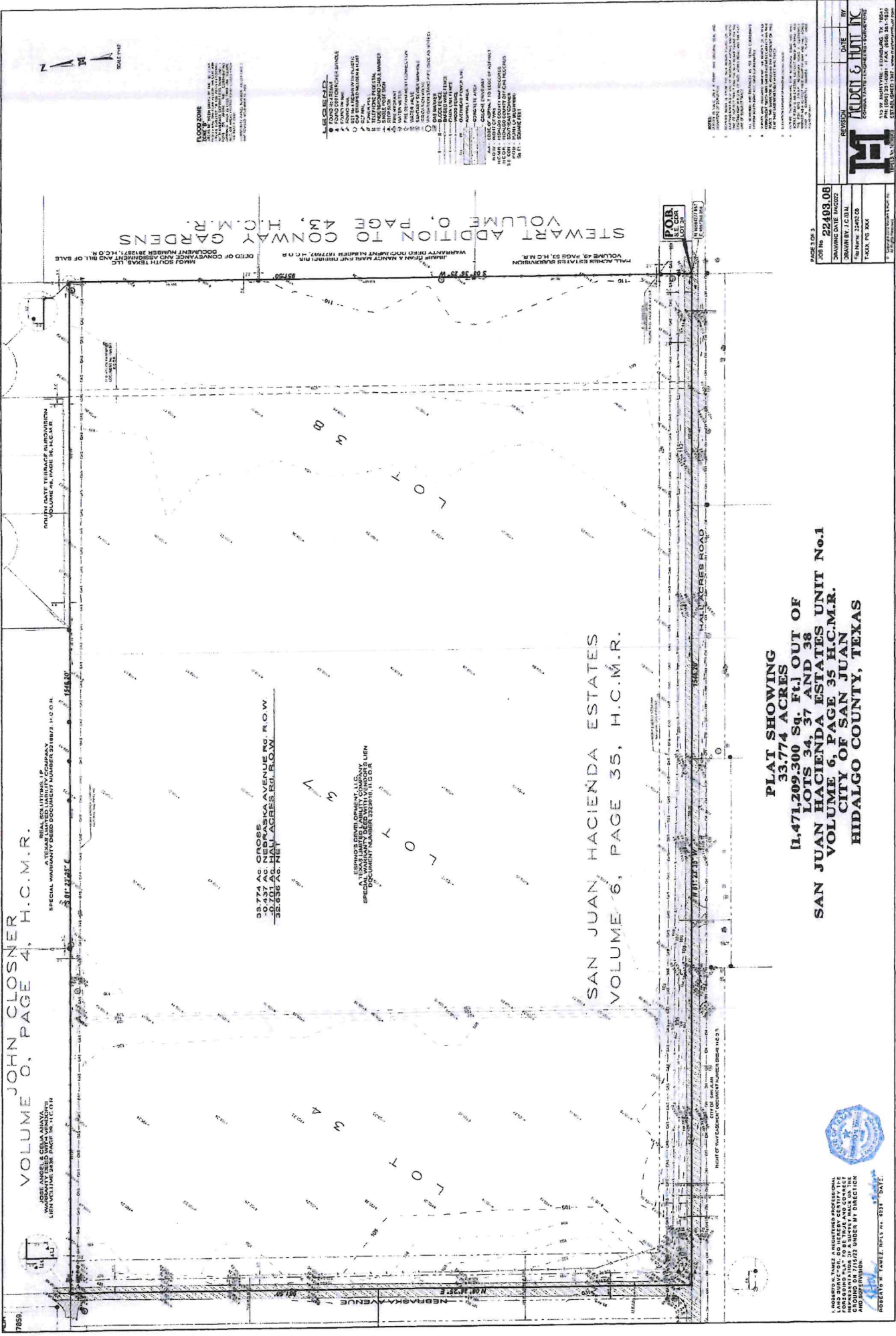
Before me, the undersigned authority, on this day personally appeared Mario A. Reyna, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 17th day of April 2023.





Notary Public, State of Texas



VOLUME 0, PAGE 4, H.C.M.R.

JOHN CLOSNER
SPECIAL WARRANTY DEED DOCUMENT NUMBER 218872 H.C.M.

JOSE ANGEL & CELIA ANAYA
LBN VOLUME 238 PAGE 36 H.C.M.

33.774 AC CROSS
-0.437 AC NEBRASKA AVENUE R.O.W.
-32.456 AC NEW ADDED R.O.W.

ESPINOZA DEVELOPMENT, L.L.C.
SPECIAL WARRANTY DEED WITH COVENANTS LBN
DOCUMENT NUMBER 33230 H.C.M.

SAN JUAN HACIENDA ESTATES
VOLUME 6, PAGE 35, H.C.M.R.

PLAT SHOWING
33.774 ACRES
IL 471,209,300 S.F. F&I OUT OF
SAN JUAN HACIENDA ESTATES UNIT No.1
VOLUME 6, PAGE 35 H.C.M.R.
CITY OF SAN JUAN
HIDALGO COUNTY, TEXAS



ROBERTO A. TAMEZ, A REGISTERED PROFESSIONAL
ENGINEER, HAS REVIEWED THIS PLAT AND CORRECT
GROUND ON THIS DATE UNDER MY DIRECTION
AND SUPERVISION.
DATE: 12/15/2011

- LEGEND**
- 1. BOUNDARY LINE
 - 2. EASEMENT
 - 3. RIGHT-OF-WAY
 - 4. FLOOD ZONE
 - 5. SURVEY POINT
 - 6. ADJACENT PROPERTY
 - 7. ADJACENT ROAD
 - 8. ADJACENT RAILROAD
 - 9. ADJACENT WATERWAY
 - 10. ADJACENT AIRPORT
 - 11. ADJACENT INDUSTRIAL ZONE
 - 12. ADJACENT RESIDENTIAL ZONE
 - 13. ADJACENT COMMERCIAL ZONE
 - 14. ADJACENT GOVERNMENT ZONE
 - 15. ADJACENT PARK
 - 16. ADJACENT SCHOOL
 - 17. ADJACENT CHURCH
 - 18. ADJACENT HOSPITAL
 - 19. ADJACENT PRISON
 - 20. ADJACENT MENTAL HOSPITAL
 - 21. ADJACENT NURSING HOME
 - 22. ADJACENT JAIL
 - 23. ADJACENT COURT HOUSE
 - 24. ADJACENT CITY HALL
 - 25. ADJACENT POST OFFICE
 - 26. ADJACENT FIRE STATION
 - 27. ADJACENT POLICE STATION
 - 28. ADJACENT TRANSIT STATION
 - 29. ADJACENT AIRPORT
 - 30. ADJACENT INDUSTRIAL ZONE
 - 31. ADJACENT RESIDENTIAL ZONE
 - 32. ADJACENT COMMERCIAL ZONE
 - 33. ADJACENT GOVERNMENT ZONE
 - 34. ADJACENT PARK
 - 35. ADJACENT SCHOOL
 - 36. ADJACENT CHURCH
 - 37. ADJACENT HOSPITAL
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 - 40. ADJACENT NURSING HOME
 - 41. ADJACENT JAIL
 - 42. ADJACENT COURT HOUSE
 - 43. ADJACENT CITY HALL
 - 44. ADJACENT POST OFFICE
 - 45. ADJACENT FIRE STATION
 - 46. ADJACENT POLICE STATION
 - 47. ADJACENT TRANSIT STATION

PAGE 3 OF 3

JOB NO.	22493.05
DRAWING DATE	11/20/11
BY	JOHN CLOSNER
DATE	11/20/11
REVISION	
DATE	
BY	

111 W. ANHEIM BLVD. - FARMINGDALE, TX 75041
PH: (940) 291-1081 - FAX: (940) 291-1050
WWW.CLOSNER.COM

August 5, 2022

**METES AND BOUNDS DESCRIPTION
33.774 ACRES BEING ALL OF
LOTS 34, 37 AND 38,
SAN JUAN HACIENDA ESTATES UNIT 1,
CITY OF SAN JUAN,
HIDALGO COUNTY, TEXAS**

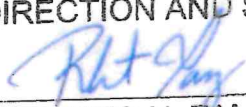
A tract of land containing 33.774 acres situated in the City of San Juan, Hidalgo County, Texas, being all of Lots 34, 37 and 38, San Juan Hacienda Estates, Unit No. 1, according to the plat thereof recorded in Volume 6, Page 35, Hidalgo County Map Records, said 33.774 acres were conveyed to Espino's Development, LLC, by virtue of a Special Warranty Deed with Vendor's Lien recorded under Document Number 3323016, Hidalgo County Official Records, said 33.774 acres also being more particularly described as follows;

BEGINNING at a Nail set [Northing: 16,584,277.657, Easting: 1,097,268.858] at the Southeast corner of said Lot 38, for the **POINT OF BEGINNING**, and Southeast corner of this herein described tract;

1. **THENCE**, N 81° 23' 35" W along the South line of said Lots 34, 37 and 38, at a distance of 570.00 feet pass the Southwest corner of said Lot 38 and the Southeast corner of said Lot 37, at a distance of 1,125.00 feet pass the Southwest corner of said Lot 37 and the Southwest corner of said Lot 34, continuing a total distance of 1,546.20 feet to a Nail set at the Southwest corner of said Lot 34 for the Southwest corner of this tract;
2. **THENCE**, N 08° 36' 25" E along the West line of said Lot 34, a distance of 951.50 feet to a Nail found at the Northwest corner of said Lot 34 and the Southwest corner of a certain tract conveyed to Jose Angel and Celia Anaya by virtue of a Warranty Deed with Vendor's Lien recorded in Volume 2436, Page 39, Hidalgo County Official Records, for the Northwest corner of this tract;
3. **THENCE**, S 81° 23' 35" E along the North line of said Lots 34, 37 and 38, at a distance of 20.00 feet pass a No. 4 rebar found on the existing East right-of-way line of Nebraska Avenue, at a distance 421.20 feet pass the Northeast corner of said Lot 34 and the Northwest corner of said Lot 37, at a distance of 526.88 feet pass the Southeast corner of said certain tract conveyed to Jose Angel and Celia Anaya and the Southwest corner of a certain tract conveyed to Real Solutions, LP, a Texas limited liability company by virtue of a Special Warranty Deed recorded under Document Number 3218872, Hidalgo County Official Records, at a distance of 976.20 feet pass the Northeast corner of said Lot 37 and the Northwest corner of said Lot 38, at a distance of 1,017.34 feet pass the Southeast corner of said certain tract conveyed to Real Solutions LP, a Texas limited liability company and the Southwest corner of South Gate Terrace Subdivision according to the plat thereof recorded in Volume 48, Page 36, Hidalgo County Map Records, continuing a total distance of 1,546.20 feet to a No. 4 rebar set at the Northeast corner of said Lot 38 and West line of Stewart Addition to Conway Gardens according to the plat thereof recorded in Volume 0, Page 43, Hidalgo County Map Records, from which a No. 4 rebar found bears N 65° 56' 51" W, a distance of 3.27 feet for the Northeast corner of this tract;

4. THENCE, S 08° 36' 25" W along the East line of said Lot 38 and West line of said Stewart Addition to Conway Gardens at a distance of 291.50 feet pass the Southwest corner of a certain tract conveyed to MMGJ South Texas, LLC by virtue of a Deed of Conveyance and Assignment and Bill of Sale recorded under Document Number 2812871 Hidalgo County Official Records and the northwest corner of a certain tract conveyed to Jimmie Dean and Nancy Marlene Dreibelbis by virtue of a Warranty Deed recorded under Document Number 1877607, Hidalgo County Official Records, at a distance of 621.50 feet pass the Southwest corner of said certain tract conveyed to Jimmie Dean and Nancy Marlene Dreibelbis and the Northwest corner of Hall Acres Estates Subdivision according to the plat thereof recorded in Volume 49, Page 53, Hidalgo County Map Records, at a distance of 901.50 feet pass the existing North right-of-way of Hall Acres Road for said Hall Acres Estates Subdivision, at a distance of 931.50 feet pass a No. 4 rebar found on the existing North right-of-way line of Hall Acres Road, continuing a total distance of 951.50 feet to the POINT OF BEGINNING and containing 33.774 acres of which 0.437 of one acre lies withing the right-of-way of Nebraska Avenue and 0.701 of one acre lies withing the right-of-way of Hall Acres Road, leaving a net of 32.636 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 07/16/2022 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238

08/08/2022
DATE:





RESOLUTION NO. 2023-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF THE PROPOSED LA CANTERA SUBDIVISION BEING 33.774 ACRE TRACT OF LAND OUT OF LOTS 34, 37, AND 38, SAN JUAN HACIENDA ESTATES UNIT NO. 1 SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

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

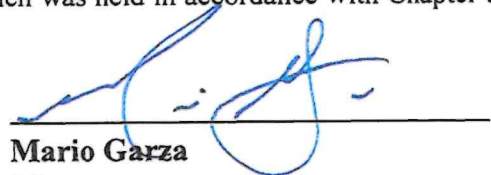
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described in Exhibit "A" and being out of the and made a part hereof by the passage of an ordinance of annexation extending the general corporate limits of the City of San Juan for all purposes to include such territory. A map of such proposed annexation is attached hereto as Exhibit "A" and made a part hereof for all purposes.

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at Amigos de Valle located at 600 W. 1st Street, San Juan, Texas 78589 at 6:00 p.m. on May 9, 2023. The second public hearing shall be held at the City Commission Meeting at San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on May 23, 2023 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

Section 3. The City Secretary of the City of San Juan is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City of San Juan and within the territory proposed to be annexed, the publication of notice of each public hearing to be made at least once in such newspaper not less than eleven (11) days nor more than twenty (20) days prior to the day of that public hearing.

Section 4. The Planning Department is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territories that are proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the inhabitants of the territory at the public hearings called herein. Such service plan shall be prepared in accordance with the provisions of Chapter 43 of the Texas Local Government Code.

CONSIDERED, PASSED AND APPROVED on this 25th of April, 2023 at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.


Mario Garza
Mayor

Attest: 
Brenda Escalante
City Secretary



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	La Cantera Subdivision Being 33.774-acre tract of land out of Lots 34, 37, and 38, San Juan Hacienda Estates Unit No. 1 as per map recorded in Volume 6, Page 35, Map Records, Hidalgo County, Texas.
Wednesday, April 19, 2023	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, April 19, 2023	Negotiate written service agreement with property owner and City.
Tuesday, April 25, 2023	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, May 9, 2023	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, February 14, 2023	City Commission holds public hearing on Voluntary Annexation.
Wednesday, May 31, 2023	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, June 13, 2023	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, June 27, 2023	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, July 11, 2023	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.



ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF A 33.774-ACRE TRACT OF LAND OUT OF LOTS 34, 37 AND 38, SAN JUAN HACIENDA ESTATES, UNIT NO. 1 SUBDIVISION, AS PER VOLUME 6, PAGES 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

WHEREAS, Section 43.067 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately **3.00** acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on June 1, 2022 and June 22, 2022 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 pm on May 9, 2023 at the Amigos del Valle, located at 615 W. 1st Street, in San Juan, Texas and second public hearing was held at 6:00 pm on May 23, 2023 at San Juan Memorial Library, located at 1010 S. Standard Avenue, in San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan,

Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

BEGINNING at a Nail set [Nothing: 16,584,277.657, Easting: 1,097,268.858] at the Southeast corner of said Lot 38, for the POINT OF BEGINNING, and Southeast corner of this herein described tract;

1. **THENCE, N 81° 23' 35" W along the South line of said Lots 34, 37 and 38, at a distance of 570.00 feet pass the Southwest corner of said Lot 38 and the Southeast corner of said Lot 37, at a distance of 1,125.00 feet pass the Southwest corner of said Lot 37 and the Southwest corner of said Lot 34, continuing a total distance of 1,546.20 feet to a Nail set at the Southwest corner of said Lot 34 for the Southwest corner of this tract;**
2. **THENCE, N 08° 36' 25" E along the West line of said Lot 34, a distance of 951.50 feet to a Nail found at the Northwest corner of said Lot 34 and the Southwest corner of a certain tract conveyed to Jose Angel and Celia Anaya by virtue of a Warranty Deed with Vendor's Lien recorded in Volume 2436, Page 39, Hidalgo County Records, for the Northwest corner of this tract;**
3. **THENCE, S 81° 23' 35" E along the North line of said Lots 34, 37 and 38, at a distance of 20.00 feet pass a No. 4 rebar found on the existing East right-of-way line of Nebraska Avenue, at a distance 421.20 feet pass the Northeast corner of said Lot 34 and the Northwest corner of said Lot 37, at a distance of 526.00 feet pass the Southeast corner of Northwest corner of said Lot 37, at distance of 526.88 feet pass the Southeast corner of Northwest corner of said Lot 37, at a distance of 526.88 feet pass the Southeast corner said certain tract conveyed to Jose Angel and Celia Anaya and the Southwest corner of a certain tract conveyed to Real Solutions, LP. A Texas limited liability company by virtue of a Special Warranty Deed recorded under Document Number 3218872, Hidalgo County Official Records, at a distance of 976.20 feet to a No. 4 rebar set at the Northeast corner of said Lot 38 and West line of Stewart Addition to Conway Gardens according to the plat thereof recorded in Volume 0, Page 43, Hidalgo County Map Records, from which a No. 4 rebar found bears N 65° 56' 51" W, a distance of 3.27 feet for the Northeast corner of this tract;**
4. **THENCE, S 08° 36' 25" W along the East line of said Lot 38 and West line of said Stewart Addition to the Conway Gardens at a distance of 291.50 feet pass the Southwest corner of a certain tract conveyed to MMGJ South Texas, LLC. By virtue of a Deed of Conveyance and Assignment and Bill of Sale Recorded under Document Number 2812871 Hidalgo County Official Records and the northwest corner of a certain tract conveyed to Jimmie Dean and Nancy Marlene Dreibelbis by virtue of a Warranty Deed recorded under Document Number 2812871 Hidalgo County Official Records and the northwest corner of a certain tract conveyed to Jimmie Dean and Nancy Marlene Dreibelbis by virtue of a Warranty Deed recorded under Document Number**

1877607, Hidalgo County Official Records, at a distance of 621.50 feet pass the Southwest corner of said certain tract conveyed to Jimmie Dean and Nancy Marlene Dreibelbis and the Northwest corner of Hall Acres Estates Subdivision according to the plat thereof recorded in Volume 49, Page 53, Hidalgo County Map Records, at a distance of 901.50 feet pass the existing North right-of-way of Hall Acres Estates Subdivision, at a distance of 931.50 feet pass a No. 4 rebar found on the existing North right-of-way line of Hall Acres Road, continuing a total distance of 951.50 feet to the POINT OF BEGINNING and containing 33.774 acres of which 0.437 of one acre lies within the right-of-way of Nebraska Avenue and 0.701 of one acre lies within the right-of-way of Hall Acres Road, leaving a net of 32.636 acre of land, more or less.

SECTION II: The service plan attached to this ordinance as **Exhibit “C”** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that’s such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Single-Family Residence District (R-S).

SECTION V: Upon annexation of the herein above described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and APPROVED on first reading on the 8th day of August, 2023.

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

CITY OF SAN JUAN

MARIO GARZA, Mayor

ATTEST:

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

BRENDA ESCALANTE
City Secretary

City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision No. 5, 6 and 7; Tract 1: being a 36.99-acre tract of land out of Lots 14 and 15, Stewarts Addition to the Conway Garden Subdivision and Tract 2: being a 3.03-acre tract of land out of Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located at the Southeast corner of Stewart and Hall Acres Road. It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On June 13, 2023, the City Commission approved Resolution 2023-20 accepting the petition for voluntary annexation and setting dates and times for public hearings.

Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by the City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Staff recommends approval of the Second Public Hearing of the Voluntary Annexation Petition.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

PETITION FOR ANNEXATION

To the Mayor and City Council, City of San Juan:

The undersigned, owner of land or representative of the majority of landowners hereby petitions the City Council of the City of San Juan to annex Valley Ranch Subdivision No. 5, 6 and 7 being two tracts: TRACT 1 being a 36.99 acre tract of land out of Lots 14 and 15, Stewarts Addition to Conway Gardens Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 21, Page 514, Map Records, Hidalgo County, Texas and TRACT 2: being a 3.03 acre tract of land out of Lot 14, Block 27, Alamo Land & Sugar Company's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas.



Eduardo Cantu
Esponjas Development, Ltd., a Texas
Limited Partnership

STATE OF TEXAS §

COUNTY OF HIDALGO §

Before me, the undersigned authority, on this day appeared Eduardo Cantu who stated upon his oath the following:

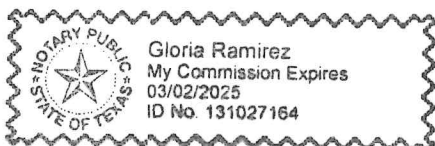
My name is Eduardo Cantu and I am the agent of the majority of the landowners.
There are no residents nor are there any qualified voters in the area to be annexed.

Further affiant saith not.

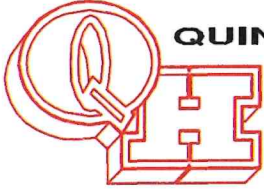


Eduardo Cantu
Esponjas Development, Ltd., a Texas
Limited Partnership

SWORN TO and subscribed before me on the 25th day of May, 2023



Notary Public in Hidalgo County, Texas



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

**VALLEY RANCH SUBDIVISION No.5, No.6 AND No.7 ANNEXATION
TRACT No.1**

A 36.99 ACRE TRACT OF LAND OUT OF LOTS 14 AND 15, STEWARTS ADDITION TO CONWAY GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 21, PAGE 514, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3368808, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF HALL ACRES ROAD FOR THE NORTHEAST CORNER OF LOT 15 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°00'51" W, ALONG THE EAST LINE OF LOT 15, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 686.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THE MMGJ SOUTH TEXAS, LLC TRACT (A 2.50 ACRE TRACT OUT OF LOT 15, STEWARTS ADDITION TO CONWAY GARDENS SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2812871, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 89°59'26" W, ALONG THE NORTH LINE OF THE MMGJ SOUTH TEXAS, LLC TRACT, A DISTANCE OF 317.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RIO DELTA SURVEYING FOUND FOR THE NORTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 00°03'20" W, ALONG THE WEST LINE OF THE MMGJ SOUTH TEXAS, LLC TRACT, A DISTANCE OF 342.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RIO DELTA SURVEYING FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 89°58'27" E, ALONG THE SOUTH LINE OF THE MMGJ SOUTH TEXAS, LLC, A DISTANCE OF 317.99 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 15 FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN EXTERIOR CORNER.

THENCE; S 00°00'51" W, ALONG THE EAST LINE OF LOT 15, A DISTANCE OF 291.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF LOT 15 AND THE SOUTHEAST CORNER OF THIS TRACT.

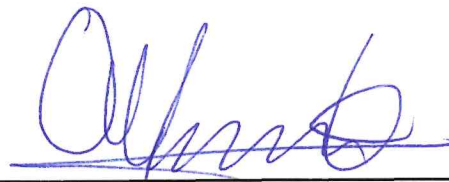
THENCE; WEST, ALONG THE SOUTH LINE OF LOTS 14 AND 15, A DISTANCE OF 1,303.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,300.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 14 AND IN THE CENTERLINE OF HALL ACRES ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF LOTS 14 AND 15, AND THE CENTERLINE OF HALL ACRES ROAD, A DISTANCE OF 1,303.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.99 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VALLEY RANCH SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3215669, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DATE PREPARED: MAY 16, 2023



ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





RESOLUTION NO. 2023-20

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF THE VALLEY RANCH SUBDIVISION NO. 5, 6 AND 7; TRACT I - BEING 36.99-ACRE TRACT OF LAND OUT OF LOTS 14 AND 15, STEWARTS ADDITION TO THE CONWAY GARDENS AND TRACT II - BEING A 3.03-ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 27, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

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

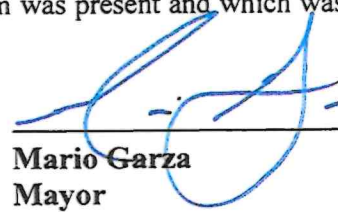
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described in Exhibit "A" and being out of the and made a part hereof by the passage of an ordinance of annexation extending the general corporate limits of the City of San Juan for all purposes to include such territory. A map of such proposed annexation is attached hereto as Exhibit "A" and made a part hereof for all purposes.

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on June 27, 2023. The second public hearing shall be held at the City Commission Meeting at San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on July 11, 2023 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

Section 3. The City Secretary of the City of San Juan is hereby directed to cause notices of such public hearings to be given by publication in a newspaper having general circulation within the City of San Juan and within the territory proposed to be annexed, the publication of notice of each public hearing to be made at least once in such newspaper not less than eleven (11) days nor more than twenty (20) days prior to the day of that public hearing.

Section 4. The Planning Department is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territories that are proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the inhabitants of the territory at the public hearings called herein. Such service plan shall be prepared in accordance with the provisions of Chapter 43 of the Texas Local Government Code.

CONSIDERED, PASSED AND APPROVED on this 13th day of June, 2023 at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.


Mario Garza
Mayor

Attest: 
Brenda Escalante
City Secretary



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	Valley Ranch Subdivision No. 5, 6 and 7 <u>Tract I</u> - being a 36.99-acre tract of land out of Lots 14 and 15, Stewarts Addition to the Conway Gardens Subdivision, as per map recorded in Volume 21, Page 514, Map Records, Hidalgo County, Texas. <u>Tract II</u> – being a 3.03-acre tract of land out of Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Page 24-26, Map Records, Hidalgo County, Texas.
Wednesday May 31, 2023	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, June 7, 2023	Negotiate written service agreement with property owner and City.
Tuesday, June 13, 2023	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, June 14, 2023	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, June 27, 2023	City Commission holds public hearing on Voluntary Annexation.
Wednesday, June 28, 2023	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, July 11, 2023	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, July 25, 2023	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, August 8, 2023	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) for On-Premise Consumption at “Cheers Food Truck Park Bar, LLC.” located at 232 E. Business 83, legally described as Lettered Blocks (San Juan) Lot 1, Block B, as Requested by Francisco Gortarez. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Conditional Use Permit is to Sale Alcoholic Beverages at “Cheers Food Truck Bar, LLC.” located at the Southwest corner of Iowa and U.S. Business 83. The applicant is proposing to sell alcohol in one of the food trucks inside the Food Court. The liquor permit is for on-premise consumption only. The hours of operation are Monday through Saturday from 10:00 a.m. to 10:00 p.m.

The area is characterized by commercial uses along a high-speed and commercial arterial (U.S. Business 83).

The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) and City requirements for alcohol sale at the subject location. Additional permits may be required by the City of San Juan for different alcohol permits.

Staff mailed a notice of the public hearing to nine (9) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Notice of this public hearing was published in The Advance on July 19, 2023.

RECOMMENDATION:

Staff recommends approval of the conditional use permit subject to the conditions listed in the staff report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 08/03/2023
CITY COMMISSION – 08/08/2023
DATE PREPARED – 07/14/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for the Sale of Alcoholic Beverage (Wine and Beer Retailer’s Permit) for On-Premises Consumption at “Cheers Food Truck Bar, LLC.”
APPLICANT:	Francisco Gortarez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lettered Blks (San Juan) Lot 1, Block B
LOCATION:	232 E. Business Highway 83 Located at the Southwest corner of Business 83 and Iowa Avenue.
CURRENT USE:	Commercial
PROPOSED USE:	Food Court Park
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Commercial, Neighborhood Commercial District (C-1) <u>South</u> – Event Center; General Business District (C-2) <u>East</u> – Commercial; General Business District (C-2) <u>West</u> – Commercial; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access along Iowa and U.S. Business 83.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the conditional use permit subject to the conditions listed in the staff report.

EVALUATION AND CONDITIONS FOR APPROVAL

The Conditional Use Permit is to Sale Alcoholic Beverages at “Cheers Food Truck Bar, LLC.” located at the Southwest corner of Iowa and U.S. Business 83. The applicant is proposing to sell alcohol in one of the food trucks inside the Food Court. The liquor permit is for on-premise consumption only. The hours of operation are Monday through Saturday from 10:00 a.m. to 10:00 p.m.

The area is characterized by commercial uses along a high-speed and commercial arterial (U.S. Business 83).

The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) and City requirements for the alcohol sale at the subject location. Additional permits may be required with the City of San Juan for different alcohol permits.

The following is the list of requirements:

1. The applicant complies with the hours of operation for the On-Premise Consumption of wine and beer as allowed by the City of San Juan and the Texas Alcoholic Beverages Commission (TABC).
2. Adequate security lighting must be provided for customer’s safety and crime prevention purposes.
3. The applicant needs to comply with all city requirements: building, fire code, landscaping, parking and all other city requirements.
4. The business must comply with the City of San Juan Noise Ordinance.
5. No loading or unloading of merchandise in a public street.
6. 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.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning and City Commission.

Staff mailed a notice of the public hearing to nine (9) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Notice of this public hearing was published in The Advance on July 19, 2023.

ATTACHMENTS: Location Map
 Zoning Map
 Site Plan
 List of neighboring property owners receiving notice



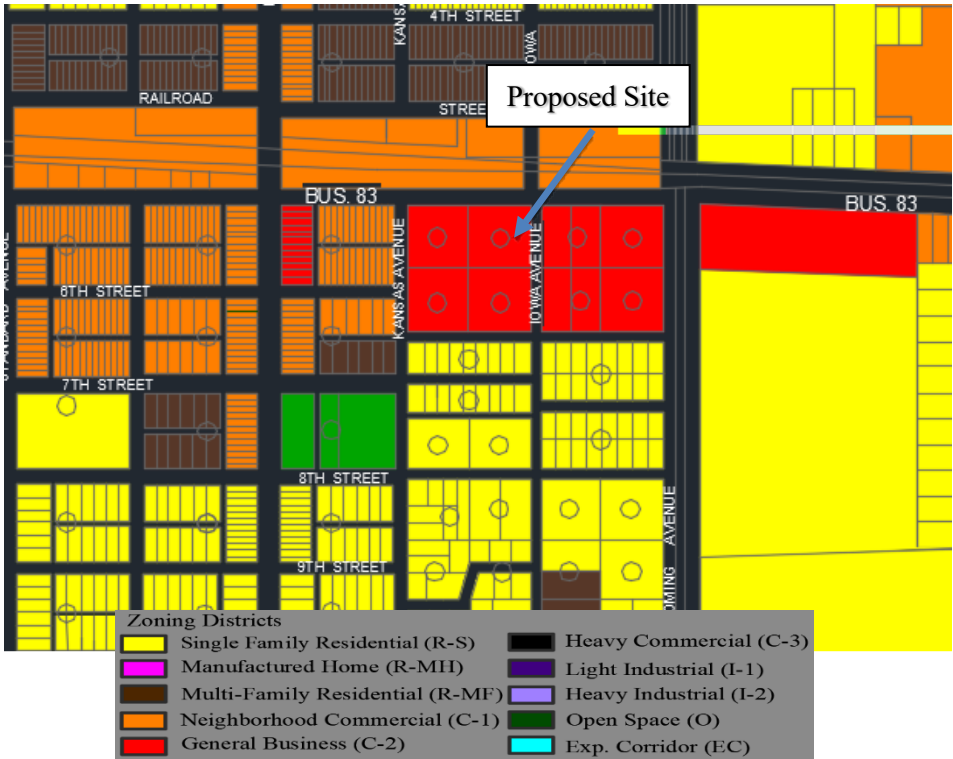
View from Business 83



View from Iowa Avenue



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION AT “CHEERS FOOD TRUCK PARK BAR, LLC.” LOCATED AT 232 E, BUSINESS 83, LEGALLY DESCRIBED AS LEGALLY DESCRIBED AS LETTERED BLOCKS (SAN JUAN) LOT 1, BLOCK B, 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, Franciso Gortarez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages for On-Premise Consumption at “Cheers Food Truck Park Bar, LLC”.

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 Francisco Gortarez for the Sale of Alcoholic Beverages for On-Premise Consumption at “Cheers Food Truck Park Bar, LLC.” at property legally described as the Pecan Estates Block 2, subject to the following conditions:

1. The applicant complies with the hours of operation for the On-Premise Consumption of wine and beer as allowed by the City of San Juan and the Texas Alcoholic Beverages Commission (TABC).
2. Adequate security lighting must be provided for customer’s safety and crime prevention purposes.
3. The applicant needs to comply with all city requirements: building, fire code, landscaping, parking and all other city requirements.
4. The business must comply with the City of San Juan Noise Ordinance.
5. No loading or unloading of merchandise in a public street.
6. 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.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning and City Commission.

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 8th day of August, 2023.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

Brenda Escalante
CITY SECRETARY

CITY ATTORNEY



jmerc
DESIGN
CONSULTING, LLC

J. MERCADO
EDINBURG, TEXAS
jmercDESIGN@gmail.com
954-792-0523

THESE DRAWINGS SHALL
REMAIN THE PROPERTY OF
jmercDESIGN. THEY MAY NOT
BE RE-USED, REPRODUCED OR
ALTERED IN ANY WAY
WITHOUT PRIOR WRITTEN
APPROVAL FROM AND WITH
APPROPRIATE COMPENSATION
TO jmercDESIGN.



Pharr,
Preliminary Site Layout
Texas

Food Truck Park



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Site
TITLE

ISSUE DATE

JOB NUMBER

jmerc
DRAWN BY

CHECKED BY

SHEET NUMBER

X1.1

E. BUSINESS 83

EXISTING
PARKING

EXISTING
FACILITY

RESTROOMS

BAR

10' CONC
STAGING AREA

GREEN AREA

30x30
STAGE

60x50 SEATING
AREA (PARTIAL
COVERED)

42 PARKING SPACES (INCLUDES 2 ADA)



PROPOSED SITE LAYOUT
SCALE : 1" = 16'-0"

- SITE NOTES:
- 42 PARKING SPACES
(INCLUDING 2 ADA SPACES)
 - 19 FOOD TRUCK SPACES
 - 2 MALE / 2 FEMALE RESTROOMS
 - 1 BAR LOCATION
 - 30x30 STAGE AREA
 - 50x60 CONC PAD SEATING AREA

Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) for On-Premise Consumption “Cheers Food Truck Bar, LLC.” at 232 E. Business Highway 83, legally described as Lettered Blocks (San Juan) Lot 1, Block B, as Requested by Francisco Gortarez.

Salinas, Marivel
113 Alfredo Street
San Juan, Texas 78589

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

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

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

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

Missouri Pacific Railroad
1400 Douglas Street
Stop 1640
Omaha, NE 68179-0002

Sesatty Enterprise LLC.
2600 Santa Laura
Mission, Texas 78572

TMF Ent Properties LLC.
216 E. Business 83
San Juan, Texas 78589

Texas Department of Transportation
P.O. Box EE
Pharr, Texas 785711

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to operate “Marlen’s Event Center” at 905 W. 1st Street Suites A and B, legally described as Lot 2, B.T. No. 1 Subdivision, as Requested by Fernando Rocha. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Conditional Use Permit is to operate an event center in a commercial plaza located at the Southeast corner of Veterans Boulevard and 1st Street. The plaza has six (6) suites in total, with a Child Event Center and EDC Offices occupying two suites for each business. Each suite is 1,200 square feet and there are a total of 42 common parking spaces in the commercial plaza. The property has two entrances along First Street.

The operation hours are Monday thru Friday from 10:00 a.m. to 3:00 p.m.

Staff mailed a notice of the public hearing to eleven (11) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Notice of this public hearing was published in The Advance on July 19, 2023.

RECOMMENDATION:

Staff recommends approval of the conditional use permit subject to the conditions listed in the staff report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 08/03/2023
CITY COMMISSION – 08/08/2023
DATE PREPARED – 07/14/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “Marlen’s Event Center” in a commercial area.
APPLICANT:	Fernando Rocha
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 2, B.T. No. 1 Subdivision
LOCATION:	905 W. 1 st Street, Suites A and B
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; General Business District (C-2) <i>South</i> – Vacant; Multi-Family Residence District (R-MF) <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 along 1 st Street.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the conditional use permit subject to the conditions listed in the staff report.

EVALUATION AND CONDITIONS FOR APPROVAL

The Conditional Use Permit is to operate an event center at a commercial plaza located at Southeast corner of Veterans Boulevard and 1st Street. The plaza has six (6) suites in total, with a Child Event Center and EDC Offices occupying two suites each business. Each suite is 1,200 square feet and there are a total of 42 common parking spaces in the commercial plaza. The property has two entrances along First Street.

The operation hours are Monday thru Friday from 10:00 a.m. to 3:00 p.m.

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

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

**CONDITIONAL USE PERMIT
“MARLEN’S EVENT CENTER”
AUGUST 8, 2023**

PAGE 3

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 to eleven (11) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Notice of this public hearing was published in The Advance on July 19, 2023.

ATTACHMENTS:

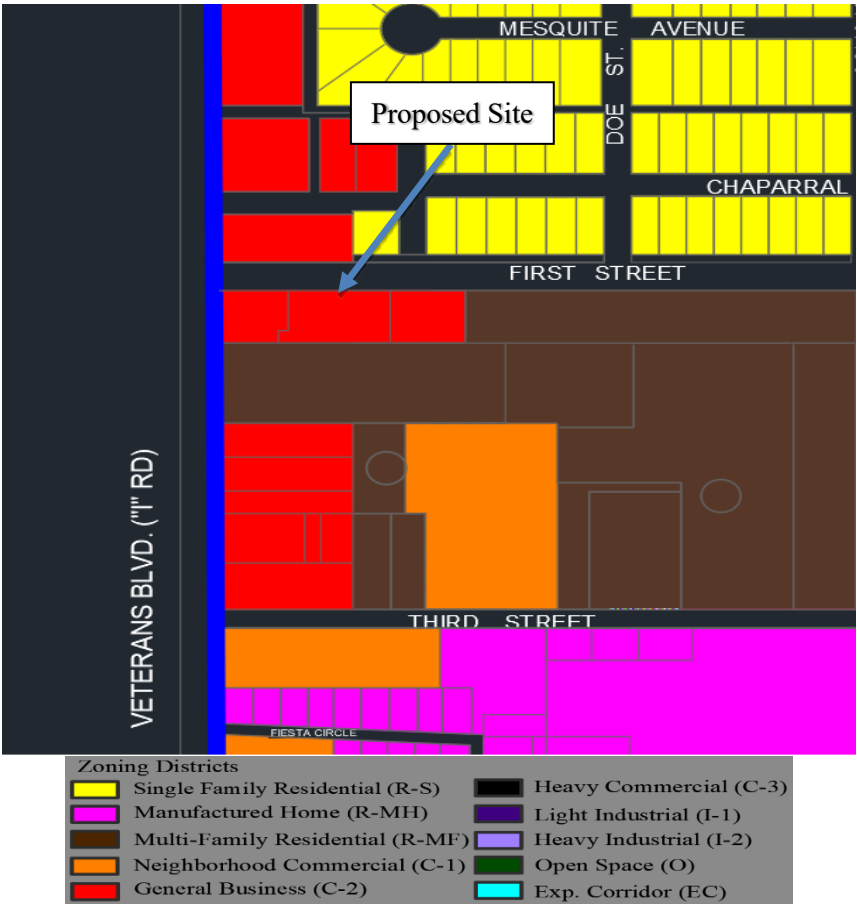
- Proposed Site
- Location Map
- Zoning Map
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW “MARLEN’S EVENT CENTER” AT 905 W. 1ST STREET, SUITES A AND B, LEGALLY DESCRIBED AS LOT 2, B.T. NO. 1 SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Fernando Rocha has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “Marlen’s Event Center” at 905 W. 1st Street, Suites A and B.

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 Fernando Rocha has applied for a Conditional Use Permit to operate “Marlen’s Event Center” at 905 W. 1st Street, Suites A and B, 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 8th day of August, 2023.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Legal Description and Physical Address

B.T. NO. 1 LOT 2

905 W 1st Street, San Juan, TX 78577 Suite A&B

Proposal

We are excited to propose the establishment of an event venue, Marlen's Event Center, within our town, catering to a wide array of celebrations including birthdays, baby showers, weddings, quinceñeras, banquets, and much more. Our vision is to create a vibrant and versatile space that brings people together, fostering joyous moments and unforgettable experiences.

Our event venue aims to fill a crucial need in our community, providing a dedicated space that can accommodate various types of gatherings. With its flexible layout and modern amenities, our venue will be adaptable to meet the unique requirements of each occasion. We strive to create an inviting environment that sets the stage for memorable celebrations, where the community can come together to honor special milestones and create cherished memories.

Employees

0 Employees living inside home.

2 Employees not living inside home.

Levi 2

61

HUISACHE SUBDIVISION UNIT No. 3

09

UN
W.

5.

INSTALL 1-0" TAPPING TEE
1-0" M.J. VALVE & BOX

DOE BY OTHERS.
PROPOSED CLEAN OUT
SIA. 6-9.94
TOP: 100.01
FLI 10446

LOT 51

50

50
—
Δ

0	MOON PHASE SIGN
1	POWER POLE
2	WATER METER
3	DOWN GUY
4	POWER POLE W/ LIGHT
5	PIPE
6	PICNIC TABLE
7	FIRE HYDRANT
8	TELEPHONE BOX
9	WATER VALVE

JUNE 12, 2023

To Whom It May Concern:

I, Fernando Rocha will operate business on 905 W 1st
Suite A and B San Juan ,Texas 78589.

The hours of operation for business will be

Monday : 10:00 A.M. - 3:00 P.M.

Tuesday: 10:00 A.M. - 3:00 P.M.

Wednesday: 10:00 A.M. - 3:00 P. M.

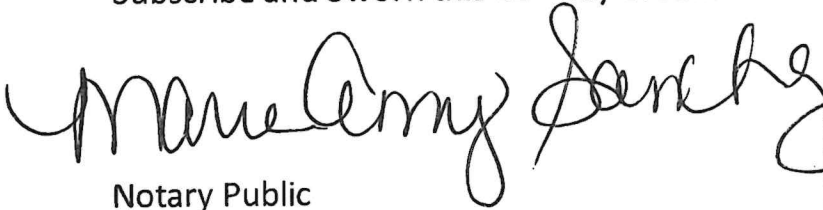
Thursday: 10:00 A.M.- 3:00 P. M.

Friday: 10:00 A.M.- 3:00 P.M.

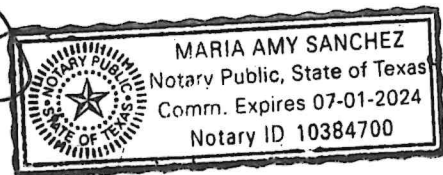


FERNANDO ROCHA

Subscribe and Sworn this 12th day of June 2023.



Notary Public



Conditional Use Permit to operate "Marlen's Event Center" at 905 W. 1st Street Suites 2-3, legally described as Lot 2, B.T. No. 1 Subdivision, as Requested by Fernando Rocha.

Rocha, Fernando
915 E. Hawk Avenue
Pharr, Texas 78577

Nava Gregorio, & Cynthia
900 Sundance Lane
San Juan, Texas 78589

Coronado, Joel & Crimilda
601 E. Evans Avenue
Pharr, Texas 78577

Reyes, Susana
813 W. Chaparral Street
San Juan, Texas 78589

Hernandez, Jaime & Hernandez
Maximus
2508 Lindberg Avenue
McAllen, Texas 78501

Yucas Properties LP
5219 N. McColl Road.
McAllen, Texas 78504

Rubio, Oscar
Cortazar, Alejandro
13203 Park Manor Street
San Antonio, Texas 78230

Martínez, Jorge A & Cavazos,
Claudia
811 W. Chaparral Street
San Jua, Texas 78589

AAAR Family LTD.
317 Campo Verde Circle
San Juan, Texas 78589

De Leon, Heraclio R & Herminia
901 W. Chaparral Street
San Juan, Texas 78589

Acevedo, Nestor Sanchez
809 W. Chaparral Street
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow “SJ Food Truck Park” at 2506 N. Raul Longoria Road, legally described as Lot 1, Uresti Subdivision, as Requested by Jose and Eliecer Uresti. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

MOBILE FOOD COURT: A ‘Mobile Food Court’ is a parcel of commercially zoned property where through the required conditional use permit regulatory process, mobile food vending structures congregate to offer food and/or beverages for sale to the public.

On February 28, 2023, the San Juan City Commission approved Ordinance 2023-04, which only allows food trucks inside of a Mobile Food Court thru a Conditional Use Permit.

The applicant is proposing a Mobile Food Court in front of the UB Warehouse, along the West side of Raul Longoria, South of Eldora Road. They are proposing eight (8) food trucks (7’ x 16’), sitting, parking, restroom facilities, dumpster and landscaping areas.

The proposed operation hours are Sunday thru Thursday from 6:00 a.m. to 11:00 p.m. and Friday and Saturday from 6:00 a.m. to 1:00 a.m.

Staff mailed a notice of the public hearing to thirty-six (36) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Notice of this public hearing was published in The Advance on July 19, 2023.

RECOMMENDATION:

Staff recommends approval of the conditional use permit subject to conditions listed in the staff’s report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 08/03/2023
CITY COMMISSION – 08/08/2023
DATE PREPARED – 07/14/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit to operate “SJ Food Truck Park”

APPLICANT: Jose and Eliecer Uresti

SURVEYOR/ENGINEER: Mas Engineering, LLC.

LEGAL: Lot 1, Uresti Subdivision

LOCATION: The property is located South of the Storage Depot along Raul Longoria Road, South of Eldora Road.

EXISTING ZONING: General Business District (C-2)

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

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

PUBLIC SERVICES: Water services is provided by the North Alamo Water Supply Corporation; sewer will be provided by the City of San Juan.

RECOMMENDATION: Staff recommends approval of the conditional use permit subject to conditions listed in the staff’s report.

EVALUATION AND CONDITIONS FOR APPROVAL

MOBILE FOOD COURT: A *‘Mobile Food Court’* is a parcel of commercially zoned property where through the required conditional use permit regulatory process, mobile food vending structures congregate to offer food and/or beverages for sale to the public.

On February 28, 2023, the San Juan City Commission approved Ordinance 2023-04, which only allows food trucks inside of a Mobile Food Court thru a Conditional Use Permit.

The applicant is proposing a Mobile Food Court in front of the UB Warehouse, along the West side Raul Longoria, South of Eldora Road. They are proposing eight (8) food trucks (7’ x 16’), sitting, parking, restroom facilities, dumpster and landscaping areas.

The proposed operation hours are Sunday thru Thursday from 6:00 a.m. to 11:00 p.m. and Friday and Saturday 6:00 a.m. to 1:00 a.m.

The following is a list of requirements for a Mobile Food Courts:

1. A mobile food court shall be no less than ten thousand square feet (10,000 square feet);
2. A mobile food court shall only be permitted through a conditional use permit within General Business District (C-2);
3. A permit issued for a Conditional Use Permit is not transferable;
4. Late hours after 10:00 p.m. will be require on-site uniformed security to monitor the noise and traffic;
5. Mobile food court permits shall be valid for one year from the date of the conditional use permit approval. It is noted that if the permit is not used within six months, the permit shall be automatically cancelled;
6. A mobile food truck shall be a minimum of ten feet from each other to avoid congestion;
7. There shall be paved parking area; there shall be a minimum of 2 parking spaces per mobile food unit or one parking space for each 4 seats for patron use, whichever is greater;
8. As part of the parking plan, an engineered detention plan that complies with the property’s pre-development storage capacity shall be provided for the City’s review/examination;
9. Shall comply with the city’s landscaping codes;
10. Any buffering that may be required shall not be less than six feet in height. No signage/logo/emblem or similar feature, shall be placed;
11. No mobile food vendor shall be placed in a manner that may cause a sight obstruction to general traffic/pedestrian patterns.

**CONDITIONAL USE PERMIT
“SJ FOOD TRUCK PARK”
AUGUST 8, 2023**

PAGE 3

12. Fire lanes must be marked as per Fire Marshal;
13. A mobile food court shall provide restroom facilities on-site;
14. Site and surrounding areas to be cleared of debris on a daily basis;
15. No loudspeakers/amplifications;
16. No flashing, strobe lights or blinking lights;
17. Must comply with the 2018 ICC and Fire Codes and 2017 NEC Codes;
18. Must comply with the Occupancy, Health and Food Handlers Permits;
19. Must comply with the TABC requirements;
20. Must comply with the ADA requirements;
21. Must provide copy of the sale tax number and contact information for operator and employees.

Staff mailed a notice of the public hearing to thirty-six (36) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Notice of this public hearing was published in The Advance on July 19, 2023.

ATTACHMENTS:

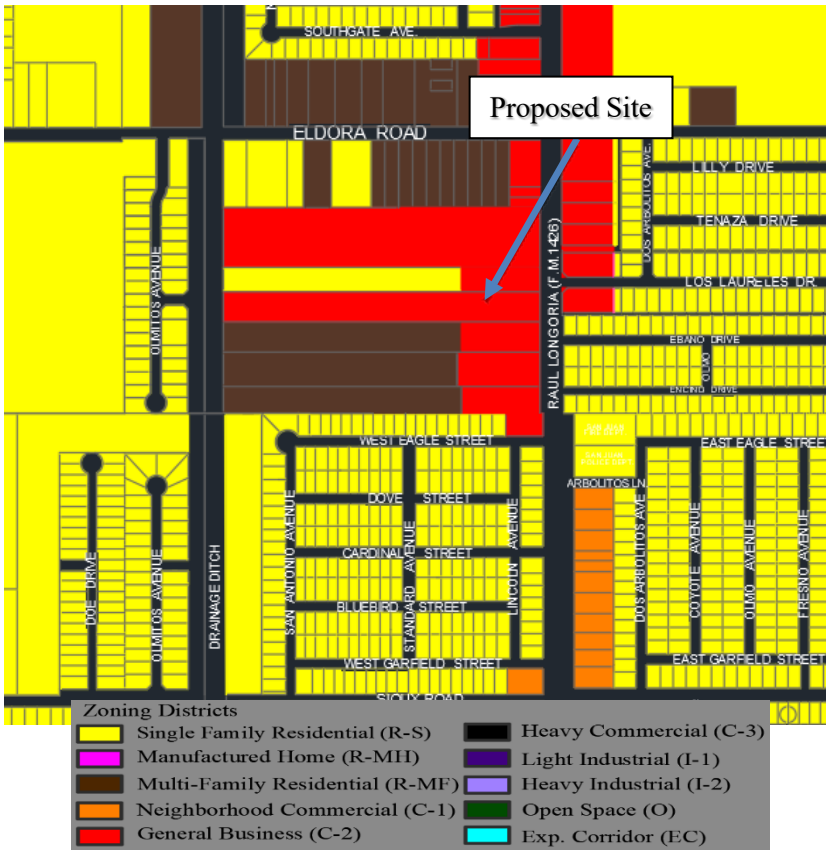
Location Map
Zoning Map
Site Plan
Conditional Use Permit Application
List of neighboring property owners receiving notice
Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MOBILE FOOD COURT AND THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION AT “CHEERS FOOD PARK” LOCATED AT 232 E. BUSINESS HIGHWAY 83, LEGALLY DESCRIBED AS LETTERED BLOCKS (SAN JUAN) LOT 1, BLOCK B, 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, Marivel Salinas, has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow a Mobile Food Court and the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “Cheers Food Park”.

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 Marivel Rodriguez for a Conditional Use Permit to allow a Mobile Food Court and the Sale of Alcoholic Beverages for On-Premise Consumption at “Cheers Food Park” located at 232 E. Business Highway 83, subject to the following conditions:

1. A mobile food court shall be no less than ten thousand square feet (10,000 square feet);
2. A mobile food court shall only be permitted through a conditional use permit within General Business District (C-2);
3. A permit issued for a Conditional Use Permit is not transferable;
4. Late hours after 10:00 p.m. will be require on-site uniformed security to monitor the noise and traffic;
5. Mobile food court permits shall be valid for one year from the date of the conditional use permit approval. It is noted that if the permit is not used within six months, the permit shall be automatically cancelled;
6. A mobile food truck shall be a minimum of ten feet from each other to avoid congestion;
7. There shall be paved parking area; there shall be a minimum of 2 parking spaces per mobile food unit or one parking space for each 4 seats for patron use, whichever is greater;
8. As part of the parking plan, an engineered detention plan that complies with the property’s pre-development storage capacity shall he provided for the City’s review/examination;

9. Shall comply with the city's landscaping codes;
10. Any buffering that may be required shall not be less than six feet in height. No signage/logo/emblem or similar feature, shall be placed;
11. No mobile food vendor shall be placed in a manner that may cause a sight obstruction to general traffic/pedestrian patterns.
12. Fire lanes must be marked as per Fire Marshal;
13. A mobile food court shall provide restroom facilities on-site;
14. Site and surrounding areas to be cleared of debris on a daily basis;
15. No loudspeakers/amplifications;
16. No flashing, strobe lights or blinking lights;
17. Must comply with the 2018 ICC and Fire Codes and 2017 NEC Codes;
18. Must comply with the Occupancy, Health and Food Handlers Permits;
19. Must comply with the TABC requirements;
20. Must comply with the ADA requirements;
21. Must provide copy of the sale tax number and contact information for operator and employees.

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 8th day of August, 2023.

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

CITY OF SAN JUAN

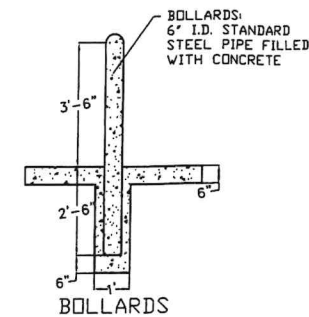
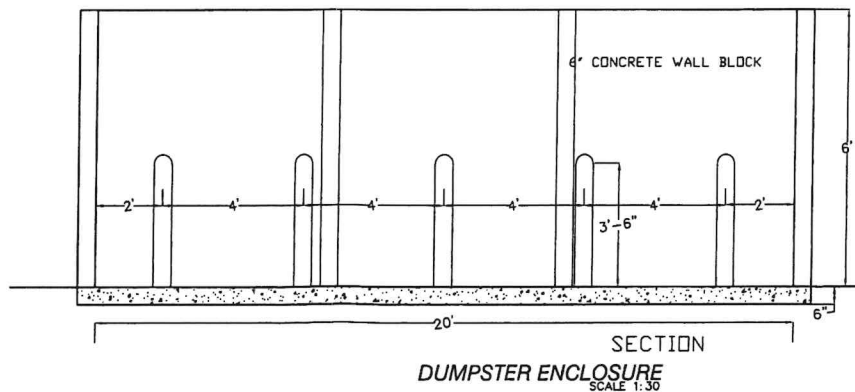
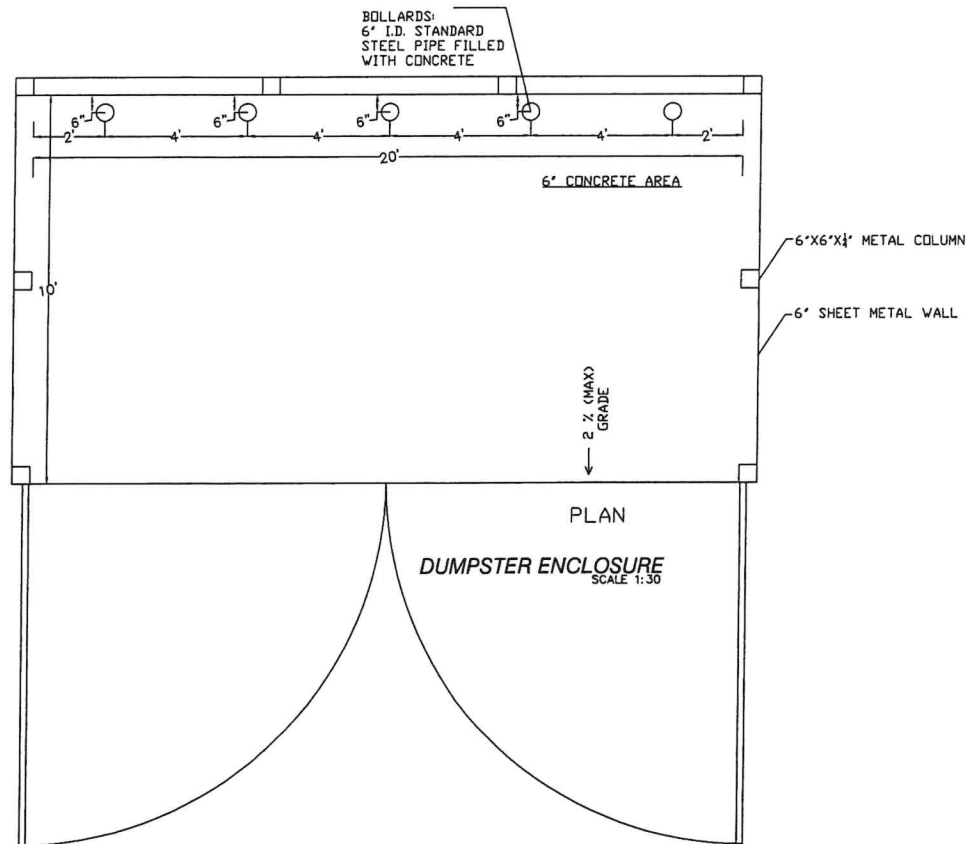
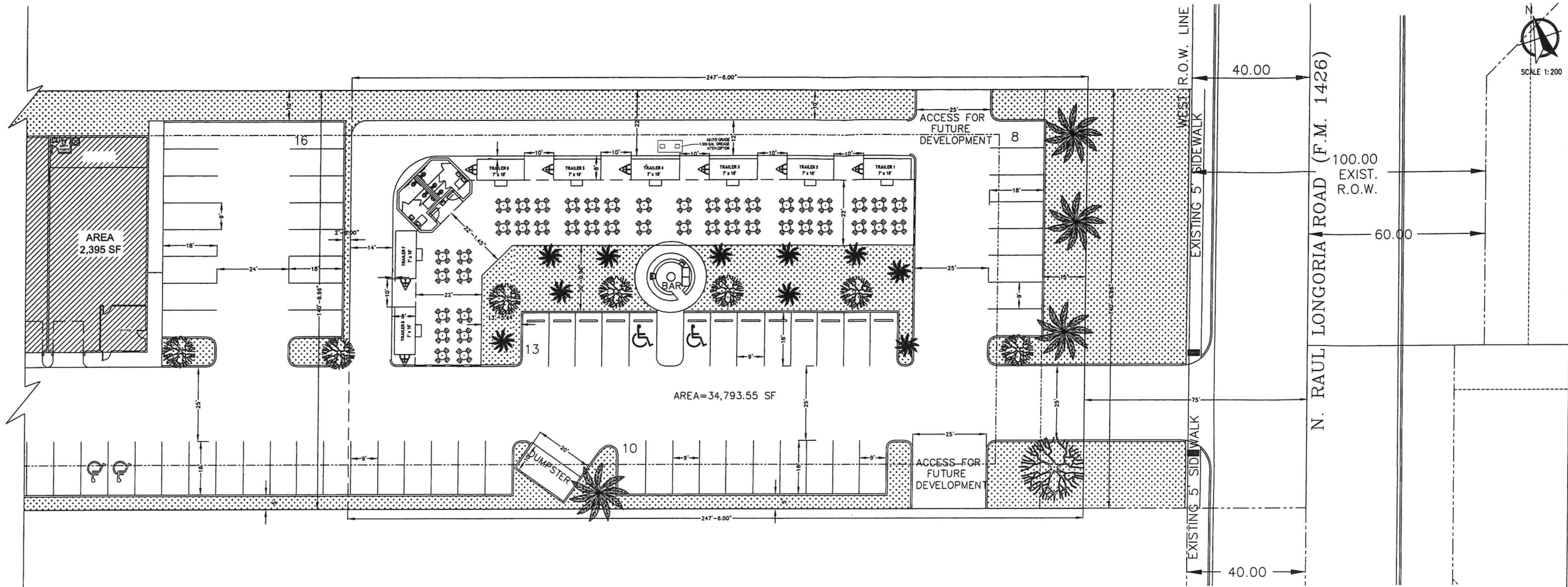
MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N 10TH STREET, SUITE H
MCALLEN, TEXAS, 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT OR TO COPY, REPRODUCE OR TRANSMIT IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SHEET NAME: SITE PLAN		
REVISION: 1	BY: JB	APPROVED BY: MAS
DATE OF PREPARATION: 07-18-2023		
PROJECT No.	SHEET No. A-1	

Conditional Use Permit to allow "SJ Food Truck Park" at 2506 N. Raul Longoria Road, legally described as Lot 1, Uresti Subdivision, as Requested by Jose and Eliecer Uresti.

Uresti, Jose and Eliecer E.
2912 N. Raul Longoria Road
San Juan, TX 78589

Pena, Javier
410 Hackberry Avenue
Mission, Texas 78572

JWTC Homes LTD
O'Connor & Associates
2805 Memorial Road Ste. D
La Feria, Texas 78559

Uresti, Eliecer & Jose
2603 E. 20th Street
Mission, TX 78572

Garcia, Jose E
2306 Fresno Street
San Juan, Texas 78589

Alejandro Tortilla Factory &
Bakery LLC.
P.O. Box 789
McAllen, Texas 78589

Ortiz, Victor
113 W. Eldora Road
San Juan, Texas 78589

De Leon, Rolando & Graciela
P.O. Box 616
San Juan, Texas 78589

Hepburn, Bruce M
P.O. Box 68
San Juan, Texas 78589

ALPEG Properties, LLC
3900 N. 10th Street Ste 940
McAllen, Texas 78501

Puente, Ruby M
808 E. 15th Street
San Juan, Texas 78589

Torres, Pedro Jr.
Ortega, Angela
2438 Carianna Ave.
Mission, Texas 78572

Troy Investment Company No. 30
LP
P.O. Box 3817
Brownsville, TX 78523-3817

Valencia, Jesus & Flor
2814 N. 44th Lane
McAllen, Texas 78501

Ozuna, Oscar
P.O. Box 3412
McAllen, Texas 78502

Gonzalez, Blanca Gomez
500 Wichita Avenue
McAllen, TX 78503

Soto, Leticia
109 W. Eldora Road
San Juan, Texas 78589

Castillo, Anel
203 W. Eldora Road
San Juan, Texas 78589

RSBR Investments LLC.
P.O. Box 885
West Plains, MO 65775-0885

Villarreal, Blanca
P.O. Box 2037
San Juan, Texas 78589

Celis, Cruz
416 Huisache Street
San Juan, Texas 78589

ARC DGSJNTX001 LLC.
Attn. Ryan LLC.
P.O. Box 460369 Dept. 100
Houston, TX 77056-8369

Arteaga, Rogelio
211 W. Eldora Road
San Juan, Texas 78589

Tikiland Company LLC
908 W. Ferguson Ave.
Pharr, Texas 78577

Cantu, Jose & Maria C
307 W. Eldora Road
San Juan, Texas 78589

Alvarez, Amador A
2508 Olmitos Ave.
San Juan, Texas 78589

Bernal Daniela
2206 Olmitos Ave.
San Juan, Texas 78589

De la Torre, Abiel
2007 Loma Alta Drive
San Juan, Texas 78589

Cuevas, Hugo A
327 W. Kelly
Pharr, Texas 78577

Wollny, Robert & Claudia
2602 Olmitos Ave.
San Juan, Texas 78589

Conditional Use Permit to allow "SJ Food Truck Park" at 2506 N. Raul Longoria Road, legally described as Lot 1, Uresti Subdivision, as Requested by Jose and Eliecer Uresti.

Martinez, Luis & Enedelia
2604 Olmitos Ave.
San Juan, Texas 78589

Olvera, Federico Lopez
921 Valle Vista
Pharr, Texas 78577

ARC DGSJNTX 001 LLC
Attn: Ryan LLC
P.O. Box 460369 Dept. 100
Houston, Texas 77056-8369

Morales, Sergio G
509 W. Nolana
McAllen, Texas 78504

Cadena, Leonarda
727 E. Daniele Street Apt.1
Pharr, Texas 78577

Mendez, Patricio & Isabel Q
2608 Olmitos Ave.
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to operate “Kairo’s Event Center” at 5201 N. Raul Longoria Road Suite 3, legally described as Lots 5 and 6, Arco Iris Unit No. 2 Subdivision, as Requested by Evangelina Garza Gonzalez. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Conditional Use Permit is to operate an event center in a commercial plaza located at the Southwest corner of Raul Longoria Road and Liberty Loop North. The commercial plaza has five (5) suites in total, with a Church, Barber Shop and some offices. Each suite is 1,600 square feet and there are a total of 24 common parking spaces in the commercial plaza. The property has one entrance/exit along the North Liberty Loop.

The proposed office hours are Monday thru Friday and are from 10:00 a.m. to 5:00 p.m., Saturdays from 10:00 a.m. to 2:00 p.m. and operation hours for the event center are Friday to Sunday from 4:00 p.m. to 8:00 p.m.

Staff mailed a notice of the public hearing to twenty (20) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Notice of this public hearing was published in The Advance on July 19, 2023.

RECOMMENDATION:

Staff recommends approval of the conditional use permit subject to the conditions listed in the staff report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 08/03/2023
CITY COMMISSION – 08/08/2023
DATE PREPARED – 07/14/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “Kairo’s Event Center” in a commercial area.
APPLICANT:	Evangelina Garza Gonzalez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lots 5 and 6, Arco Iris Unit No. 2 Subdivision
LOCATION:	5201 N. Raul Longoria Road Suite 3
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Vacant; General Business District (C-2) <i>South</i> – Commercial; General Business District (C-2) <i>East</i> – Residential; General Business District (C-2) <i>West</i> – Residential; General Business District (C-2)
ACCESS AND CIRCULATION:	This property has access along Raul Longoria Road.
PUBLIC SERVICES:	Water service is provided by the North Alamo Water Supply Corporation; sewer by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the conditional use permit subject to the conditions listed in the staff report.

EVALUATION AND CONDITIONS FOR APPROVAL

The Conditional Use Permit is to operate an event center in a commercial plaza located at Southeast corner of Raul Longoria Road and Liberty Loop North. The commercial plaza has five (5) suites in total, with a Church, Barber Shop and some offices. Each suite is 1,600 square feet and there are a total of 24 common parking spaces in the commercial plaza. The property has one entrance/exit along North Liberty Loop.

The proposed office hours are Monday thru Friday are from 10:00 a.m. to 5:00 p.m., Saturdays from 10:00 a.m. to 2:00 p.m. and operation hours for the event center are Friday to Sunday from 4:00 p.m. to 8:00 p.m.

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

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

**CONDITIONAL USE PERMIT
“KAIROS EVENT CENTER”
AUGUST 8, 2023**

PAGE 3

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 to twenty (20) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Notice of this public hearing was published in The Advance on July 19, 2023.

ATTACHMENTS:

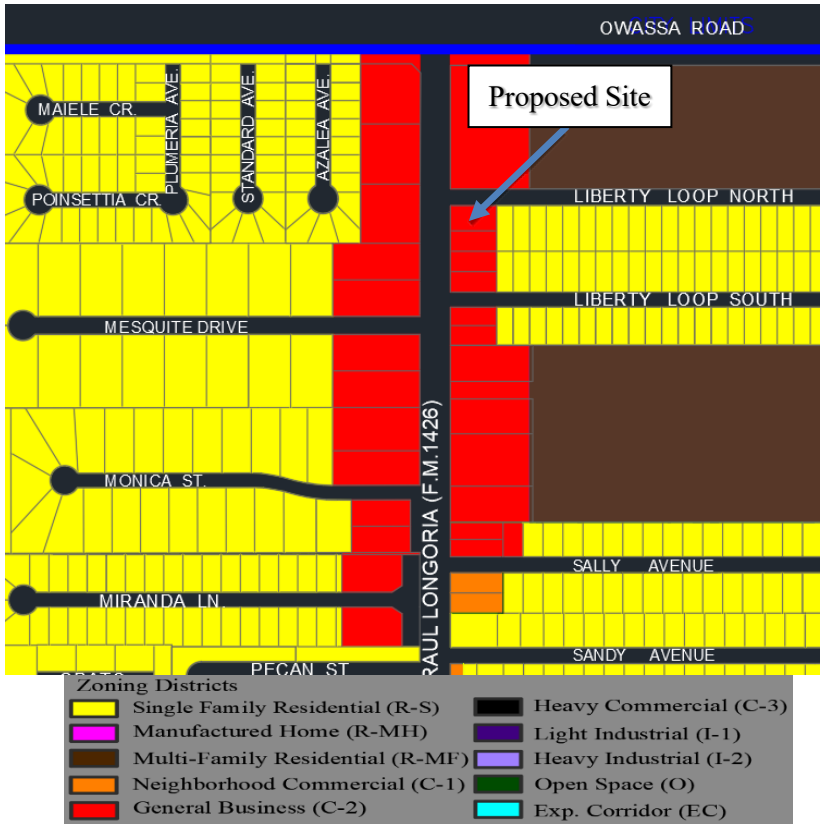
- Proposed Site
- Location Map
- Zoning Map
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW “KAIRO’S EVENT CENTER” AT 5201 N. RAUL LONGORIA ROAD, SUITE 3, LEGALLY DESCRIBED AS LOTS 5 AND 6, ARCOIRIS NO. 2 SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Evangelina Garza Gonzalez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “Kairo’s Event Center” at 5201 N. Raul Longoria Road, Suite 3.

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 Evangelina Garza Gonzalez has applied for a Conditional Use Permit to operate “Kairo’s Event Center” at 5201 N. Raul Longoria Road, Suite 3, subject to the following conditions:

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

5. The business should do everything possible and be designed to discourage criminal activities and vandalism, both on site and on adjacent properties. Provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
6. The business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The business shall restrict the number of persons within the building to the number determined for occupancy levels by the Fire Department.
8. The business must comply with the city's noise ordinance.
9. The business must comply with the City's *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the 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 8th day of August, 2023.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

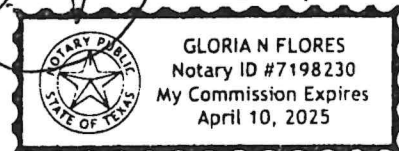
06-30-2023

A Quien Corresponda:

Por medio del presente les informo
sobre los requisitos para autorización de
Salon de Eventos Kairos Event Center

- Presentando plano de negocio y estacionamiento
y dimensiones y ubicación de la bodega
- Horarios de Oficina de 10:am a 5 P.M.
de lunes a viernes y 10.am a 2: P.M. Sabado
Eventos de viernes a domingo de 4 a 8 P.M.
- Descripción Legal: Arco Iris UT No. 2 lote 5 y 6
Domicilio 5201 N. Raul Longoria Rd. San Juan TX
78589 Quit "A"
- Numero de empleados 2
- La Propuesta Narrativa:
Para organizar eventos pequeños como
Baby Shower, Aniversarios, Despedida de Soltera,
Graduaciones, Revelación de Sexo, etc.

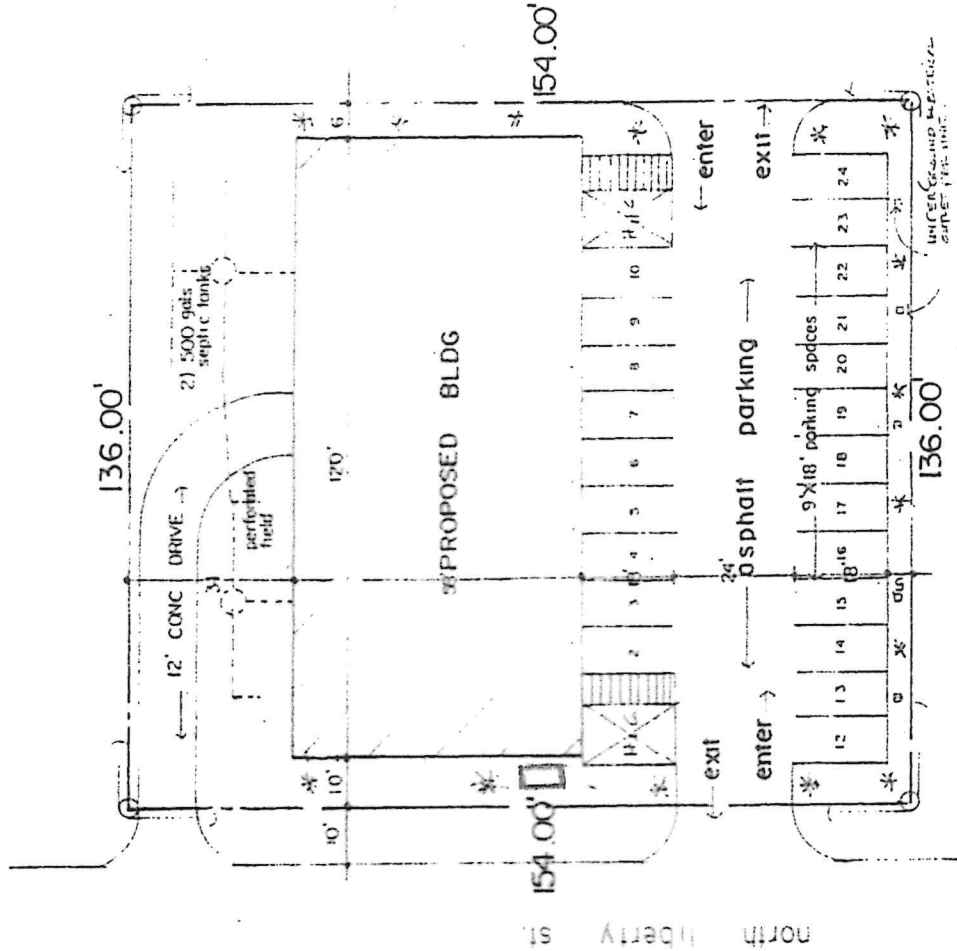
Subscribed and Sworn to
before me this 29th of June,
2023.



LOT 5 AND 6 ARCO IRIS
SUBDIVISION CITY OF SAN JUAN TEXAS.

PLOT PLAN
SC. 1" = 20'

Arco Iris UT No. 2 Lots. 5 & 6



RAUL LONGORIA

Conditional Use Permit to operate "Kairo's Event Center" at 5201 N. Raul Longoria Road Suite 3, legally described as Lots 5 and 6, Arco Iris Unit No. 2 Subdivision, as Requested by Evangelina Garza.

Gonzalez Garza, Evangelina
110 Southgate Ave.
San Juan, Texas 78589

Hinostroza, Alfonso
P.O. Box 2550
San Juan, Texas 78589

Garcia, Hilario & Maria E.
102 N. Liberty Loop
San Juan, Texas 78589

Garza, Ana L
104 N. Liberty Loop
San Juan, Texas 78589

Quintanilla, Jose G
106 N. Liberty Loop
San Juan, Texas 78589

Dana, Manuel & Martha L.
108 N. Liberty Loop
San Juan, Texas 78589

Ortega, Hilario & Lucia
105 S. Liberty Loop
San Juan, Texas 78589

Hilton, Angelica
107 S. Liberty Loop
San Juan, Texas 78589

Rodriguez, Amado & Celia
1305 Rejamen Drive
San Juan, Texas 78589

Rios, Irineo & Ludivina
P.O. Box 1566
San Juan, Texas 78589

Leon, Manuel
5109 N. Raul Longoria Road
San Juan, Texas 78589

Mendez, Joe Daniel
108 S. Liberty Loop
San Juan, Texas 7859

Karr, Griselda & Angel J
910 E. Villegas Ave.
Pharr, Texas 78577

Rivera, Maria De Jesus
104 S. Liberty Loop
San Juan, Texas 78589

Perez, Alejandro
102 S. Liberty Loop
San Juan, Texas 78589

Saenz, Blanca
P.O. Box 974
San Juan, Texas 78589

Estrada, Carmen & Raul
1008 San Cristobal Street
San Juan, Texas 78589

Ortiz, Maria
2422 Majestic Lane
Edinburg, Texas 78542

Figueroa, Noe & Gertudes
5106 N. Raul Longoria Road
San Juan, Texas 78589

Gallegos, Javier
3710 Elizondo Drive
Edinburg, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to operate “Ruby’s Event Center” at 2003 N. Veterans Boulevard Suites 1 and 2, legally described as Lot 1, Porciones Center Subdivision, as Requested by Elsa Rubi Juarez. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Conditional Use Permit is to operate an event center in a commercial plaza located at Veterans Boulevard and Sioux Road. The commercial plaza six (6) suites in total, with a restaurant, beauty salon and some office spaces. Both suites are approximately 2,000 square feet total and there is a total of 42 parking spaces with two entrances/ exits along Veterans Boulevard.

The operation hours are Monday thru Sunday 8:00 a.m. thru 12:00 p.m.

It is noted that on July 2022, Sweet Events, was approved at the same location and now is changing owners and business name.

Staff mailed a notice of the public hearing to twenty-seven (27) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Notice of this public hearing was published in The Advance on July 19, 2023.

RECOMMENDATION:

Staff recommends approval of the conditional use permit subject to the conditions listed in the staff report.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 08/03/2023
CITY COMMISSION – 08/08/2023
DATE PREPARED – 07/14/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to allow “Ruby’s Event Center” in a commercial area.
APPLICANT:	Elsa Rubi Juarez
SURVEYOR/ENGINEER:	N/A
LEGAL:	Lot 1, Porciones Center Subdivision
LOCATION:	2003 N. Veterans Boulevard, Suites 1 and 2
PROPOSED USE OF PROPERTY:	Event Center
EXISTING ZONING:	General Business District (C-2) / Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Residential; General Business District (C-2) / Single-Family Residence District (R-S) <i>South</i> – Church; General Business District (C-2) / Single-Family Residence District <i>East</i> – Residential; Single-Family Residence District (R-S) <i>West</i> – Outside city limits
ACCESS AND CIRCULATION:	This property has access along Veterans Boulevard.
PUBLIC SERVICES:	Water service is provided by the North Alamo Water Supply Corporation; sewer by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the conditional use permit subject to the conditions listed in the staff report.

EVALUATION AND CONDITIONS FOR APPROVAL

The Conditional Use Permit is to operate an event center at a commercial plaza located at Veterans Boulevard and Sioux Road. The commercial plaza six (6) suites in total, with a restaurant, beauty salon and some office spaces. Both suites are approximately 2,000 square feet total and there is a total of 42 parking spaces with two entrances/exit along Veterans Boulevard.

The operation hours are Monday thru Sunday 8:00 a.m. thru 12:00 p.m.

It is noted that on July 2022, Sweet Events, was approved at same location and now is changing owners and business name.

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.

**CONDITIONAL USE PERMIT
“RUBY’S EVENT CENTER”
AUGUST 8, 2023**

PAGE 3

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 to twenty-seven (27) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Notice of this public hearing was published in The Advance on July 19, 2023.

ATTACHMENTS:

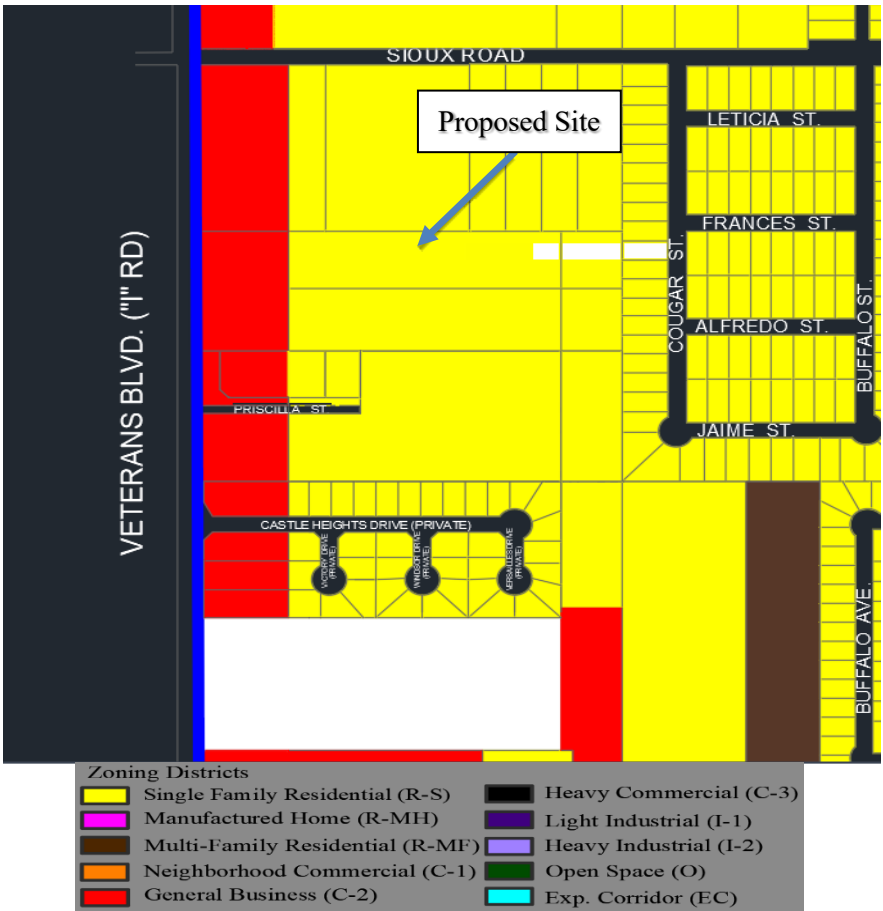
- Proposed Site
- Location Map
- Zoning Map
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW “RUBY’S EVENT CENTER” AT 2003 N. VETERANS BOULEVARD, SUITES 1 AND 2, LEGALLY DESCRIBED AS LOT 1, PORCIONES CENTER SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Elsa Rubi Juarez has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “Ruby’s Event Center” at 2003 N. Veterans Boulevard, Suites 1 and 2.

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 Elsa Rubi Juarez has applied for a Conditional Use Permit to operate “Ruby’s Event Center” at 2003 N. Veterans Boulevard, Suites 1 and 2, 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.
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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 8th day of August, 2023.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

State of Texas

Hidalgo County

Affidavit: Operation Hours

To whom it may concern:

This are my Operations days and hours.

MONDAY TO SUNDAYS

HOURS: 8: AM TO 12:00 AM.

EVERY DAY THAT IS RENTED THE HOURS VARY- SOME WILL RENT 3-5 HOURS IN THE MORNING OR NIGHT.

Thank you:

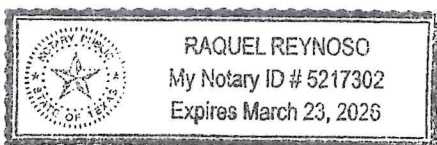
Elsa R Juarez

ELSA RUBI JUAREZ

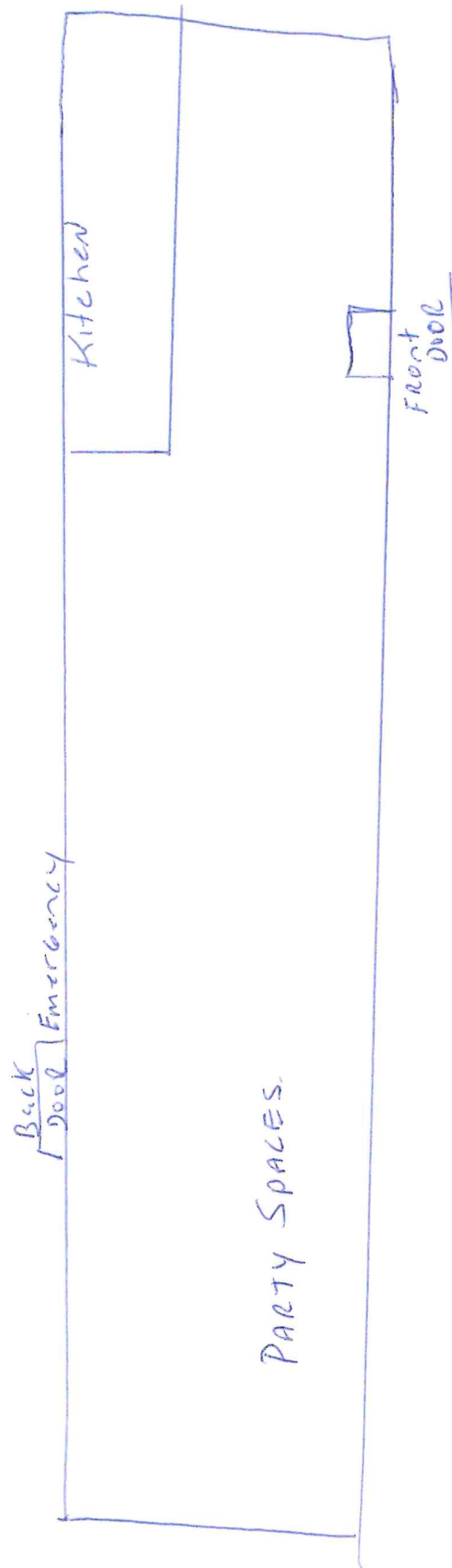
Signed and sworn before me notary Public on this day of 7/3/2023/

Raquel Reynoso

RAQUEL REYNOSO



BACK = 50 parking spaces.

[illegible]

Conditional Use permit to operate "Ruby's Event Center" located at 2003 N. Veteran's Boulevard Suites 1 and 2, legally described as Lot 1, Porciones Center Subdivision, as Requested by Elsa Rubi Juarez

Juarez, Elsa Rubi
2213 N. 47th Street
McAllen, Texas 78501

Vasquez, Ramon
P.O. Box 2805
San Juan, Texas 78589

Igelsia Evangelista
De Fe El Shaddai
P.O. Box 1418
Pharr, Texas 78577

Keller, James C.
P.O. Box 255
McAllen, Texas 78202

Villescas, Jesus & Aleida
805 W. Sioux Road
San Juan, Texas 78589

Gutierrez, Edgar, & Veronica
707 W. Sioux Road
San Juan, Texas 78589

Rodriguez, Arturo & Valerie
P.O. Box 1181
San Juan, Texas 78589

Romo, Oscar & Sylvia
703 W. Sioux Road
San Juan, Texas 78589

Diaz, Juan
1207 Sunset Street
San Juan, Texas 78589

Padilla, Francisco
P.O. Box 1039
San Juan, Texas 78589

Hernandez, Gilberto & Pina
Veronica
2020 Cougar Street
San Juan, Texas 78589

Gonzalez, Paulita
2708 Idela Avenue
McAllen, Texas 78503

Segura, Luisa
2016 Cougar Street
San Juan, Texas 78589

Beltran, Raquel
2014 Cougar Street
San Juan, Texas 78589

Urbina, Herminio & Maria E.
2012 Cougar Street
San Juan, Texas 78589

Martinez, Nelda D
2010 Cougar Street
San Juan, Texas 78589

Pequeno Isaac & Gonzalez
Esperanza
1410 Maryann Street
San Juan, Texas 78589

Gonzalez, Lourdes O
2004 Cougar Street
San Juan, Texas 78589

Caudillo, Mateo
1508 S. Ivy Street
Medford, OR 97501

Franco, Maria
428 S. 15th Street
Alamo, Texas 78516

Guerra, Pedro & Esmeralda
P.O. Box 2997
San Juan, Texas 78589

Rubaldino, Adela
2006 Cougar Street
San Juan, Texas 78589

Castillo, Minerva
605 Francis Street
San Juan, Texas 78589

Hernandez, Consuelo
606 Francis Street
San Juan, Texas 78589

Martinez, Juan
1920 Cougar Street
San Juan, Texas 78589

Guevara, Marivel
605 Alfredo Street
San Juan, Texas 78589

Rodriguez, Jose L & Cortez
Michelle
1708 Wayne Drive
Edinburg, Texas 78542

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from the Neighborhood Commercial District (C-1) to the General Business District (C-2) of the 1.32-acre tract of land out of Lot 13, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southwest corner of U.S. Business 83 and Cesar Chavez Road, as Requested by Raul Cantu. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Mr. Cantu is applying for a rezoning from Neighborhood Commercial District (C-1) to the General Business District (C-2) of a 1.32-acre tract located at the Southwest corner of U.S. Business 83 and Cesar Chavez Road.

The surrounding properties consist of commercial and residential uses along U.S. Business Highway 83 and Cesar Chavez Road.

According to the Future Land Use Map, the property is commercial use. (See attachment)

Staff mailed a notice of the public hearing to twenty-three (23) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Notice of this public hearing was published in The Advance on July 19, 2023.

RECOMMENDATION:

Staff recommends approval of the rezoning request.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 07/20/2023
CITY COMMISSION – 07/25/2023
DATE PREPARED – 07/15/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2).
APPLICANT:	Raul Cantu
SURVEYOR/ENGINEER:	Salinas Engineering & Associates
LEGAL:	Being a 1.32-acre tract of land out of Lot 13, Block 35, Alamo Land and Sugar Company Subdivision.
LOCATION:	The property is located at the Southwest corner of U.S. Business 83 and Cesar Chavez Road.
EXISTING ZONING:	Neighborhood Commercial District (C-1)
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Offices; Neighborhood Commercial District (C-1) / Single Family Residence District (R-S) <u>South</u> – Residential; Manufactured Home District (R-MH) <u>East</u> – Outside City Limits <u>West</u> – Commercial; Neighborhood Commercial District (C-1)
ACCESS AND CIRCULATION:	This property has access along U.S. Business 83 and Cesar Chavez Road.
PUBLIC SERVICES:	Water and sewer services are provided by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

Mr. Cantu is applying for a rezoning from Neighborhood Commercial District (C-1) to the General Business District (C-2) of a 1.32-acre tract located at the Southwest corner of U.S. Business 83 and Cesar Chavez Road.

The surrounding properties consist of commercial and residential uses along U.S. Business Highway 83 and Cesar Chavez Road.

According to the Future Land Use Map, the property is commercial use. (See attachment)

Staff mailed a notice of the public hearing to twenty-three (23) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Notice of this public hearing was published in The Advance on July 19, 2023.

ATTACHMENTS:

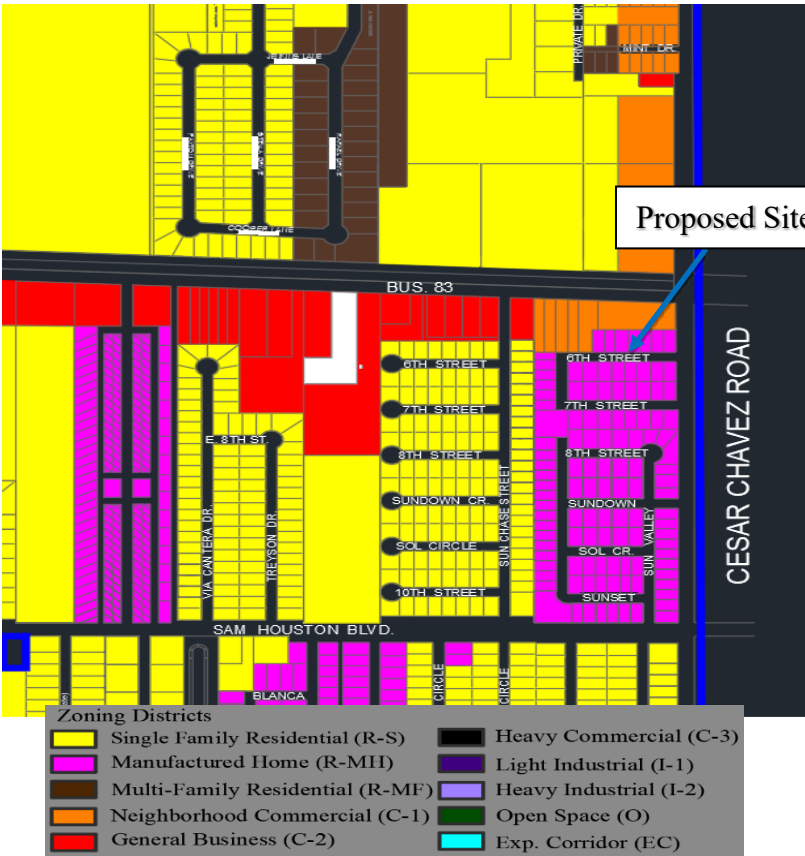
- Proposed Site
- Location Map
- Zoning Map
- Survey of the property
- List of neighboring property owners receiving notice
- Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006 OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM THE NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) TO THE GENERAL BUSINESS DISTRICT (C-2) OF A PROPERTY LEGALLY DESCRIBED AS THE 1.32-ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S 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 commercial district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 1.32-acre tract of land out of Lot 13, Block 35, Alamo Land and Sugar Company's Subdivision shall be changed to the General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 8th day of August, 2023.

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

CITY OF SAN JUAN

MARIO GARZA, MAYOR

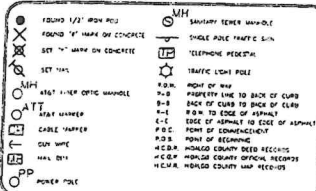
ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

LEGEND

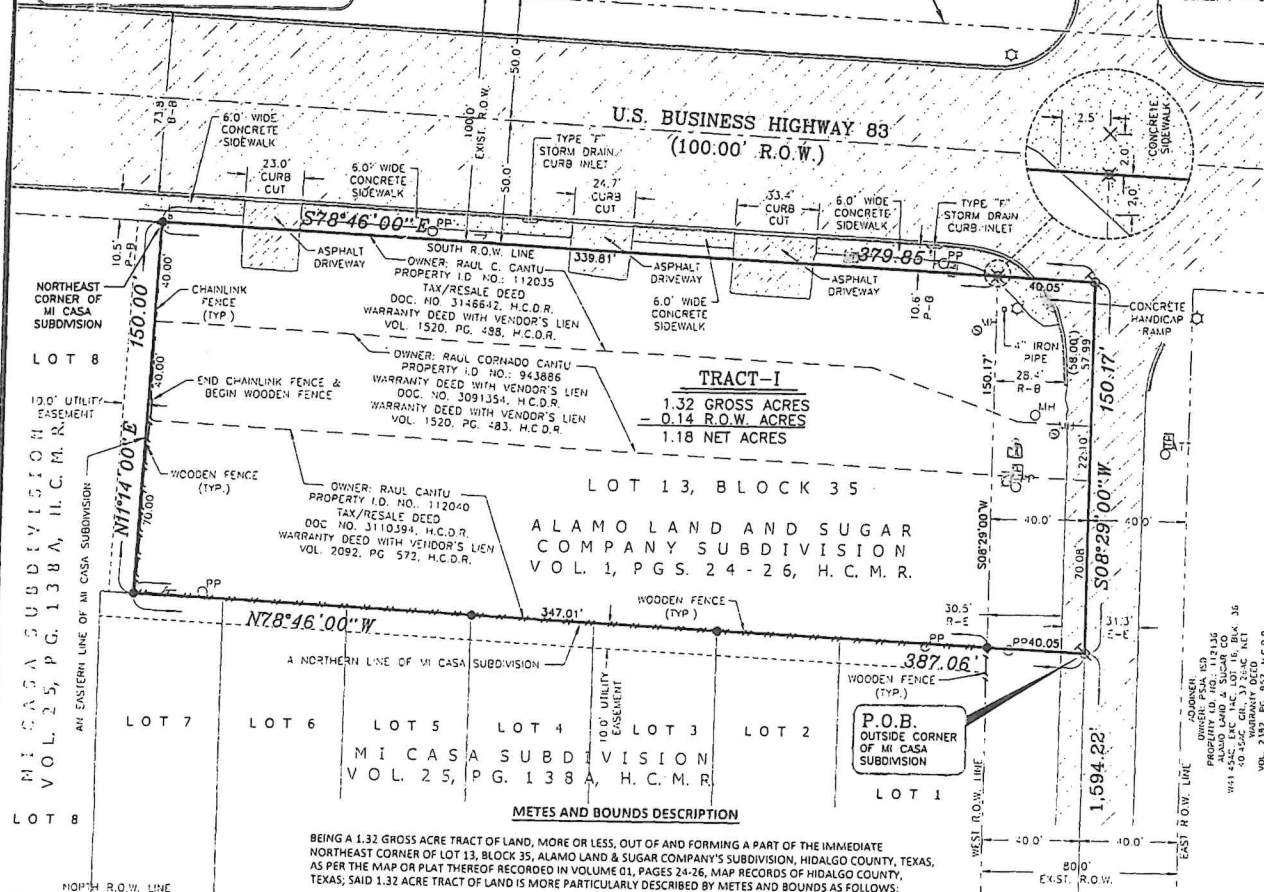


SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)
 dsalinas@salinasengineering.com

TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-730, AUSTIN, TEXAS 78573 (512) 239-5263

MISSOURI PACIFIC RAILROAD

SCALE: 1" = 50'



METES AND BOUNDS DESCRIPTION

BEING A 1.32 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THE IMMEDIATE NORTHWEST CORNER OF LOT 13, BLOCK 35, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.32 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13 LOCATED IN THE CENTER OF CESAR CHAVEZ ROAD (AKA MORNINGSIDER ROAD); THENCE, AS FOLLOWS:

- THENCE, NORTH 08 DEGREES 29 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 1,594.22 FEET TO A NAIL SET ON THE NORTH AND EAST CORNER OF MI CASA SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 138A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 78 DEGREES 46 MINUTES WEST, COINCIDENT WITH A NORTHERN LINE OF SAID MI CASA SUBDIVISION, A DISTANCE OF 40.05 FEET PASSING A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD AND BEING FURTHER LOCATED ON THE NORTHEAST CORNER OF LOT 1 OF SAID MI CASA SUBDIVISION, AT A DISTANCE OF 387.06 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTH LINE OF LOT 7 OF SAID MI CASA SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 78 DEGREES 46 MINUTES EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. BUSINESS HIGHWAY 83, A DISTANCE OF 339.81 FEET PASS AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD, AT A DISTANCE OF 379.85 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 13 LOCATED IN THE CENTER OF SAID CESAR CHAVEZ ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 29 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 150.17 FEET TO THE POINT OF BEGINNING, CONTAINING 1.32 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 40.00 FEET (OR 0.14 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID CESAR CHAVEZ ROAD, LEAVING 1.18 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: MI CASA SUBDIVISION, H.C.T.
 N: 1/4 M & B 2023 1.32.060223

P.O.C.
 S.E.C.
 LOT 13,
 BLK. 35

GENERAL PLAT NOTES:

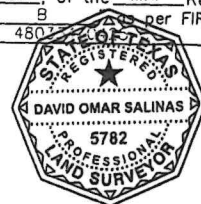
- Being 2nd: "Warranty Deed with Vendor's Lien" conveys from L.B.T. Land Co., Inc. to the undersigned P. Benham and Hubert W. Benham dated January 30, 1985 and recorded in Volume 2092, Page 572, Deed Records of Hidalgo County, Texas.
- This survey was prepared without the benefit of a title policy. The existence of any easements is not within the scope of this boundary/surveying survey. Any easement shown herein was taken directly from the plat of record. This survey is for the exclusive use of the land shown herein and may not be copied or transferred to another party without the express written consent of the surveyor.
- There are no discrepancies, conflicts, encroachments or shortages in area, encroachments or any overlapping improvements, which are apparent statements except as shown or noted herein.
- The surveyor has made no attempt to locate or define railroads, navigable water areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown herein. Nor does this survey make any representations of being an environmental assessment of the tract of land shown herein.
- The surveyor has made no attempt to locate or define archaeological sites, historical sites or undeveloped cemeteries on the tract of land shown herein. Nor does this survey make any representations of being an archaeological or historical survey of the tract of land shown herein.
- The surveyor has made no attempt to locate abandoned, or abandoned all and gas wells, or any other wells on the tract of land shown herein. Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency. Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown herein.
- This is a standard survey and does not include a subsurface utility or topographic investigation.
- If the survey is made under a plat and signature of the Professional Land Surveying Practices Act enacted under Article 3272c, Vernon's Texas Civil Statutes.
- This survey is subject to the following:
 Right of Way Easement in favor of Valley Electric & Ice Company, dated October 23, 1923, recorded in Volume 187, Page 280, Deed Records, Hidalgo County, Texas.

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at 1612 E. BUSINESS 83 in SAN JUAN, Texas, described as follows: BEING A 1.32 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THE IMMEDIATE NORTHEAST CORNER OF

(SEE METES AND BOUNDS DESCRIPTION)
 Lot 13, Block 35, of ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO CO., Texas, according to the plat recorded in Volume 1, Page 24-26, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "B" per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 4807.

A.E.
 DRN. BY
 JUNE 2, 2023
 DATE

S-23-25998
 JOB NO.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

METES AND BOUNDS DESCRIPTION

BEING A 1.32 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THE IMMEDIATE NORTHEAST CORNER OF LOT 13, BLOCK 35, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.32 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13 LOCATED IN THE CENTER OF CESAR CHAVEZ ROAD (AKA MORNINGSIDE ROAD); THENCE, AS FOLLOWS:

NORTH 08 DEGREES 29 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 1,594.22 FEET TO A NAIL SET ON THE NORTH AND EAST CORNER OF MI CASA SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 138A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, NORTH 78 DEGREES 46 MINUTES WEST, COINCIDENT WITH A NORTHERN LINE OF SAID MI CASA SUBDIVISION, A DISTANCE OF 40.05 FEET PASSING A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD AND BEING FURTHER LOCATED ON THE NORTHEAST CORNER OF LOT 1 OF SAID MI CASA SUBDIVISION, AT A DISTANCE OF 387.06 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTH LINE OF LOT 7 OF SAID MI CASA SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, NORTH 11 DEGREES 14 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF LOT 8 OF SAID MI CASA SUBDIVISION BEING ALONG AN INSIDE LINE OF SAID MI CASA SUBDIVISION, A DISTANCE OF 150.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF LOT 8 OF SAID MI CASA SUBDIVISION LOCATED ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF U.S. BUSINESS HIGHWAY 83 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, SOUTH 78 DEGREES 46 MINUTES EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. BUSINESS HIGHWAY 83, A DISTANCE OF 339.81 FEET PASS AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD, AT A DISTANCE OF 379.85 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 13 LOCATED IN THE CENTER OF SAID CESAR CHAVEZ ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH 08 DEGREES 29 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 150.17 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.32 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 40.00 FEET (OR 0.14 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID CESAR CHAVEZ ROAD, LEAVING 1.18 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: MI CASA SUBDIVISION, H.C.T.

N:\M&B.2023\1.32.060223

DAVID OMAR SALINAS, RPLS

SALINAS ENGINEERING & ASSOCIATES

2221 DAFFODIL AVE., MCALLEN, TEXAS, 78501

(956) 682-9081

dsalinas@salinasengineering.com

DATE: JUNE 26, 2023

JOB NO.: KEYSTONE PLAZA SUBD.



Rezoning Request from Neighborhood Commercial District (C-1) to the General Business District (C-2) of the 1.32- acre tract of land out of Lot 13, Block 35, Alamo Land and Sugar Company's Subdivision, as Requested by Raul Cantu.

Cantu, Raul
420 James Street
San Juan, Texas 78589

Missiouri Pacific Railroad
1400 Douglas Street
Stop 1640
Omaha, NE 68179-0002

Elizondo, Sarai
P.O. Box 2554
San Juan, Texas 78589

Salazar, Gilberto
1612 E. 6th Street
San Juan, Texas 78589

Villarreal, Oscar A.
8301 Avehell Road
Houston, Texas 77034

Vela-Barrera, Karina
1100 Houston Way
San Juan, Texas 78589

Garza, Rene A
1609 E. 6th Street
San Juan, Texas 78589

Vela, Ella M. Rodriguez
106 W. Hibiscus
McAllen, Texas 78501

Garza, Gustavo A & Irene
1607 E. 6th Street
San Juan, Texas 78589

Lopez, Roque Garza
910 Coil Dr.
San Juan, Texas 78589

Trevino, Maria Rosa
1605 S. 6th Street
San Juan, Texas 78589

De la Rosa, Epifanio & Maria L.
1603 E. 6th Street
San Juan, Texas 78589

Martinez, Mario A
602 Sunset Street
San Juan, Texas 78589

Garcia, Gloria M
606 Sunset Street
San Juan, Texas 78589

Dela Garza Araceli Hernandez
Christopher Paul
1600 E. 6th Street
San Juan, Texas 78589

Rodriguez, Oscar & Delia
1604 E. 6th Street
San Juan, Texas 78589

Zuniga, Ricardo & Maximina
1606 E. 6th Street
San Juan, Texas 78589

Salazar, Oralia
1612 E. 6th Street
San Juan, Texas 78589

Saucedo, Jorge H & Guadalupe
1614 E. 6th Street
San Juan, Texas 78589

Elizondo, Ma. D Flores
1602 E. 6th Street
San Juan, Texas 78589

Cantu, Francisco
1005 Salinas Street
San Juan, Texas 78589

Zuniga, Maximina
1610 E. 6th Street
San Juan, Texas 78589

Martinez, Eduardo L
114 Freestone Street
San Juan, Texas 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Consider Removal and Appointment of Board Member(s) to the Keep San Juan Beautiful Board.
[Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Keep San Juan Beautiful Board of Directors is made up of seven (7) individuals who serve two (2) year staggered terms. According to the Keep San Juan Beautiful Bylaws, if an individual has been absent for more than three (3) consecutive times, he or she shall be automatically dismissed from membership. The staff recommends that two (2) new members be appointed to replace Maria Ocana and Angel Ramos.

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



City of San Juan
Application for Appointment

RECEIVED
JUN 29 2023
BY: Brenda E.

Date: 6-28-23

Board / Commission ☒ Committee: _____

Name: CARLOS Puente

Mailing Address: 2205 David Ave San Juan TX 72589

Preferred Phone and Fax: (847) 293-7401

Employer: _____

Occupation: Disabile & Retired

Email Address: Puente 823 @ Yahoo.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 35 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in a contract with the City? ☒ Yes ☐ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the city of any land, materials, supplies or service? ☐ Yes ☒ No

Professional or social membership(s)

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:



City of San Juan

Application for Appointment



Date: 06/27/2023

Board / Commission / Committee: Keep San Juan Beautiful Board

Name: Genovevo Quintanilla Jr.

Mailing Address: 3001 Grandora St. San Juan Tx. 78589

Preferred Phone and Fax: (956)624-4969

Employer: City of McAllen

Occupation: Code Enforcement Officer

Email Address: geneq26@yahoo.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 43 Years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Have customer service experience, Talk well with other,
Voluntary coach for the city of San Juan.

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

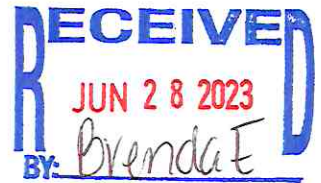
clean up, keeping San Juan beautiful

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 6/28/2023

Board / Commission / Committee: Keep San Juan Beautiful

Name: Marta Rosales

Mailing Address: 3111 Grandora Drive San Juan, TX 78589

Preferred Phone and Fax: (956) 715-7173

Employer: Texas Regional Bank

Occupation: Public Funds Account Administrator

Email Address: marccy100@aol.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 3 Years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Mcallen Chamber of Commerce-
Ambassador

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

If admitted, I look forward to have substantive discussions on the growth and development of my fellow City of San Juan.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 07/05/2023

Board / Commission / Committee: Keep San Juan Beautiful Board

Name: Daniel Garza Flores

Mailing Address: 1619 Kiwi Court San Juan, Tx 78589

Preferred Phone and Fax: 956-802-0110

Employer: Garza-Flores Financial Services

Occupation: Independent Insurance Agent

Email Address: daniel.garza.insurance@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 12 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

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Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

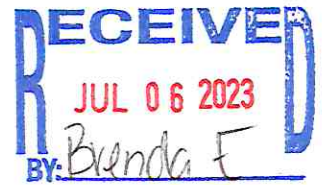
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Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 7/6/2023

Board / Commission / Committee: Keep San Juan Beautiful

Name: Arturo Ramirez Jr

Mailing Address: 1322 Rio Comal Cir San Juan Tx 78589

Preferred Phone and Fax: 361-231-2868

Employer: Pulice Construction

Occupation: Utility/Maintenance Manager

Email Address: ramirezart912@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 3 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

City of San Juan Volunteer Coach
TxDOT Utility ROW and leasing system user
Safety Committee Dragados Pulice Joint Venture

Baseball/Softball youth programs
TYFA Volunteer coach
Texas Waters Utilities Association.

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

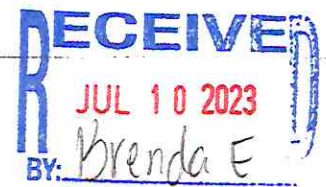
I have experience in State, County and City Highway construction projects to improve quality of transportation and beautification. I understand the importance given with the appointment to a board and the responsibility to the City.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 7/6/2023

Board / Commission / Committee: Keep San Juan Beautiful Board

Name: Fernando A. Betancourt

Mailing Address: 407 Zebra Ct San Juan TX 78589

Preferred Phone and Fax: 956-655-1613

Employer: Lone Star National Bank

Occupation: Commercial Lender

Email Address: Fernie_b11@hotmail.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 13 Years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

A.C.T.S. Member and Volunteer
A.S.N. Cycling Team Founder & Member
Lone Star National Bank Running Team Manager

Alpha Offroad Jeep Group Spokesperson

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

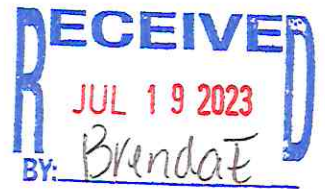
Twelve years of banking experience. Seven of those have been as a commercial and real estate lender for the P.S.J.A region. I have assisted and encouraged new business development in the area pertaining to residential or commercial business. Husband and father to a growing family and a advocate to keeping our city great.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 07/19/2023

Board / Commission / Committee: Keep San Juan Beautiful

Name: Tania Viveros

Mailing Address: 4616 N 6th St. McAllen Texas

Preferred Phone and Fax: (956) 627-7606

Employer: PSJA ISD / South Texas College

Occupation: Art Educator / Instructor

Email Address: taniaviveros1224@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? No

Are you a City of San Juan resident? ☐ Yes ☒ No How long?

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Rio Grande Valley Artist
PSJA ISD Educator
South Texas College Art Instructor

National Hispanic Professional Organization
IMAS Guild
Edinburg Arts

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

As an educator for my RGV community I am a dedicated artist who is highly evolved in our community. I have hours filled with community involvement in the arts. In addition I have a well established relationship with artist from Brownsville, Pharr, San Juan, McAllen, Edinburg just to name a few. I bring passion and love to our RGV in the full extent.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (709 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us

Name: Tania Viveros

Address: 4616 N 6 St. McAllen TX. 78504

Email: Taniaviveros1224@gmail.com

Email: Tania.vargas@psjaisd.us

Website: <https://taniaviveros1224.wixsite.com/edenindesign>



Curriculum Vitae Overview

EDUCATION

2020 Masters of Fine Arts, The University of Texas Rio Grande Valley, Edinburg Texas

2015 Bachelors of Fine Art Studio Art, The University of Texas Pan-American, Edinburg Texas

TEACHING EXPERIENCE

2020-PRESENT PART-TIME INSTRUCTOR, SOUTH TEXAS COLLEGE, MCALLEN, TEXAS

2017-PRESENT Full-Time Faculty, PSJA North Early College High School, Pharr, Texas

2015-2017 Full-Time Paraprofessional, JFK Elementary, Edinburg, Texas

AWARDS AND HONORS

Pharr San Juan Alamo

2023- 2027 The Texas Education Agency High Effective Educator

2022-2023 National Gallery of Art Foundation

2022-2023 TAEA Grant Recipient

2017-2018 Spirit of PSJA ISD Award

University of Texas Pan American

20014-2015 Magna Cum Laude, Edinburg, Texas

Dean's List Fall & Spring, Edinburg, Texas

Federal Pell Grant \$5,730, Edinburg, Texas

Texas Public Education Grant \$1,250, Edinburg, Texas

- 2021 Group Exhibition, *Pearls to the Poles*, Edinburg, Texas
- 2021 Group Exhibition, *South Texas College Art Faculty Exhibition (STC)*, McAllen, Texas
- 2021 Art Conference, *Art & Memory Conference*, South Texas College (STC) McAllen, Texas
- 2021 Group Exhibition, *Recycled Materials*, South Texas College (STC), McAllen, Texas
- 2019 Group Exhibition, *Empowering Woman*, Edinburg, Texas,
- 2018 Group Exhibition, *Casa Abierta Ephemeral Show*, Edinburg, Texas
- 2016 Group Exhibition, *Sister Solidarity*, San Antonio, Texas,
- 2016 Group Exhibition, *Arte Nuevo*, San Antonio, Texas,
- 2014 Group Exhibition, *Archival Evolution Art from the Archives*, Edinburg, Texas
- 2014 Group Exhibition, *Eclectic*, Senior Exhibit UTPA Annex, Edinburg, Texas

CURATED SHOWS

- 2023 Group Exhibition, *El Arte En Mi*, Frida Fest 2023, Edinburg, Texas

JURIED SHOWS

- 2015 Juried Show, Upper Valley Art League Exhibit, Mission, Texas
- 2014 Juried Show, Upper Valley Art League Exhibit, Mission, Texas
- 2013 Juried Show, Upper Valley Art League Exhibit, Mission, Texas
- 2012 Juried Show, Upper Valley Art League Exhibit, Mission, Texas
- 2012 Juried Show, *Art Against Violence*, The Charles and Dorothy Clark Art Gallery UTPA, Edinburg, Texas

SOLO EXHIBITS

- 2023 NHPO, LIFE DRAWING, RADISSON HOSTEL MCALLEN, TEXAS
- 2022 SOLO EXHIBITION, *ARTIST TANIA VIVEROS*, PHARR ONE, PHARR, TEXAS
- Solo Exhibition, *Art Exhibition*, Pharr Memorial Library, Pharr, Texas
- 2021 Solo Exhibition, *With in Tetelestai*, Edinburg Library & Cultural Arts, Edinburg, Texas
- 20 Solo Exhibition, *TETELESTAI*, MFA Thesis Exhibition, Art Annex Edinburg Texas

TV/ POD CAST INTERVIEWS

- 2023 SCENES FROM TX15 WITH RUBEN VILLAREAL, EDINBURG, TEXAS

2022	Curate, Emerging Artist Exhibition, South Texas College, McAllen, Texas
2021	The International Museum of Art & Science (IMAS), Christmas Tree Forest, Tree Design, McAllen, Texas
2021	Christmas Tree Design, Phar San Juan Alamo ISD, Pharr, Texas
2021	Veterans Parade Float Design, Pharr, Texas
2021	Art and Memory Conference 2021, STC, McAllen, Texas
2021	Visual Arts Scholastic Event (VASE), PSJA ISD, Pharr, Texas
2021	PSJAISD Creative Mind Art Challenge
2020	Visual Arts Scholastic Event (VASE), PSJA ISD, Pharr, Texas
2019	Centennial Celebrating 100 of PSJA History, Face Painting, Pharr, Texas
2018	Still Life Art, PSJA ISD, Pharr, Texas
2018	Visual Arts Scholastic Event (VASE), PSJA ISD, Pharr, Texas
2017	Still Life Art, PSJA ISD, Pharr, Texas
2017	Visual Arts Scholastic Event (VASE), PSJA ISD, Pharr, Texas

Professional Organization

2022- Current	NHPO, McAllen, Texas
2022- Current	IMAS Guild, McAllen, Texas
2022	Junior League, McAllen, Texas
2022	PSJA ISD Art Educator, Pharr, Texas
	Collaborative Learning Facilitator, Pharr, Texas
2021	PSJA ISD Art Educator, Pharr, Texas
	Collaborative Learning Facilitator, Pharr, Texas
2020	PSJA ISD Art Educator, Pharr, Texas

KEEP SAN JUAN BEAUTIFUL BOARD

#	NAME	POSITION	EMPLOYMENT/ BUSINESS	INITIAL TERM	INITIAL DATE	DATE TERM EXPIRES	MOBILE NUMBER	EMAIL ADDRESS	ADDRESS
1	Jennifer Villarreal	President	North Park Lexus RGV	2 Yrs.	8/21/2017	3/22/2024			
2	Homero Villarreal	Vice-President	PSJA ISD	2 Yrs.	6/25/2019	3/22/2024			
3	Monica Leal	Secretary	PSJA ISD	2 Yrs.	10/26/2021	10/26/2023			
4	Yvonne Lopez	Member	San Juan DME	1 Yr.	3/2018	3/22/2024			
5	Javier Moreno	Member		1 Yr.	6/25/2019	3/22/2024			
6	Angel Ramos	Member	Walmart	2 Yr.	9/13/2022	9/13/2024			
7	Maria Ocana	Member	Hidalgo ISD	1 Yr.	9/13/2022	9/13/2023			
	Mayor Mario Garza	Ex-Officio		2 Yrs.	6/25/2019	3/22/2024			

*Board consist of 7 members and 1 Ex-Officio.

*4 Members and Ex-Officio serve an initial two-year term and two (3) members serve an initial one-year term.



KEEP SAN JUAN BEAUTIFUL BOARD
ATTENDANCE FORM
2023

MEMBERS	JAN 1/25	FEB 2/8	MAR 3/15	APR 4/12	MAY	JUN 6/21	JUL	AUG							% of Attendance
Jennifer Villarreal	√	X	√	X		√									60%
Homero Villarreal	√	X	√	X		√									60%
Monica Leal	√	√	X	√		√									80%
Yvonne Lopez	X	√	√	√		√									80%
Javier Moreno	X	√	√	√		X									60%
Maria Ocana	√	√	X	√		X									60%
Angel Ramos	X	X	X	X		X									0%

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Preliminary and Final Plat Approval of the Santa Anna Subdivision being a 11.225-acre tract of land out of the North half of the South half, of Lot 16, Block 8, John Closner Subdivision, located approximately 900 feet South of Eldora Road, along the West side of Raul Longoria Road, as Requested by M2 Engineering, PLLC. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 11.225-acre tract of land located approximately 1,000' South of Eldora Road on the West of Raul Longoria Road. He is proposing a thirty-one (31) lot subdivision with entrance/exit along Raul Longoria Road. The subdivision is located in a flood zone "B"- areas between limits of the 100-year and 500-year, according to the FEMA Map.

The developer is requesting the following variances:

1. To reduce the fifteen (15) foot utility easement to be reduced to ten (10) feet along the boundary of the proposed subdivision.
2. To reduce the minimum lot size requirement for R-MF development to be 8,669 S.F. for the proposed four-plex lots of the subdivision.
3. To allow proposed lots 25-30 for parking to back up onto the proposed street.

Water service is provided by the North Alamo Water Supply Corporation and sewer shall be provided by the City of San Juan. It is noted the Lift Station #6 has no capacity currently. Additional fire hydrants shall be located every 500 feet of the existing fire hydrant for residential use and 300 feet for the commercial use. Water lines shall be looped to the 8-inch water line, as per San Juan Fire Department requirements.

RECOMMENDATION:

Staff recommends approval of the subdivision plat and variances.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 08/07/2023
CITY COMMISSION – 08/08/2023
DATE PREPARED – 08/03/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Preliminary and Final Plat Approval of Santa Anna Subdivision

APPLICANT: Javier A. Pena

AGENT: M2 Engineering, PLLC.

LEGAL: Being an 11.225-acre tract of land out of the North half of the South half of Lot 16, Block 8, John Closner Subdivision.

LOCATION: The property is located approximately 900 feet South of Eldora Road, along the West side of Raul Longoria Road

**EXISTING LAND USE/
ADJECENT ZONING** *North* – Retail; Neighborhood Commercial District (C-1) / General Business District (C-2)
South – Residential; Single-Family Residence District (R-S) / General Business District (C-2)
East - Retail; General Business District (C-2)
West – Residential; Single-Family Residential District (R-S) and Drainage Ditch

ACCESS AND CIRCULATION: The property has access along Raul Longoria Road and internal streets.

PUBLIC SERVICES: Water and sewer services will be provided by the City of San Juan (it is noted that Lift Station #6 has no capacity for development at this time).

VARIANCE REQUESTED: The developer is requesting the following variances:
1. To reduce the fifteen (15) foot utility easement to be reduced to ten (10) feet along the boundary of the proposed subdivision.
2. To reduce the minimum lot size requirement for R-MF development to be 8,669 S.F. for the proposed four-plex lots of the subdivision.
3. To allow proposed lots 25-30 for parking to back up onto the proposed street.

RECOMMENDATION: Staff recommends approval of the subdivision plat and variances requested.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 11.225-acre tract of land located approximately 1,000' South of Eldora Road on the West of Raul Longoria Road. He is proposing a thirty-one (31) lot subdivision with entrance/exit along Raul Longoria Road. The subdivision is located in a flood zone "B"- areas between limits of the 100-year and 500-year, according to the FEMA Map.

The developer is requesting the following variances:

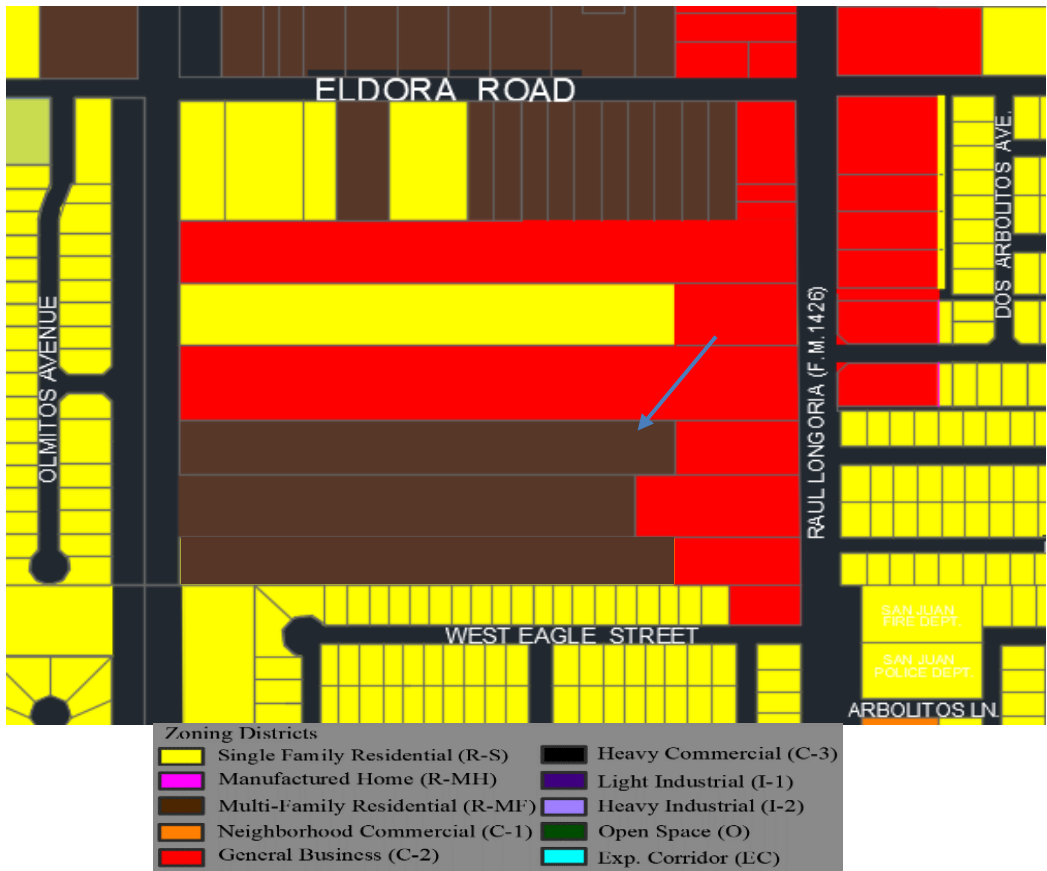
1. To reduce the fifteen (15) foot utility easement to be reduced to ten (10) feet along the boundary of the proposed subdivision.
2. To reduce the minimum lot size requirement for R-MF development to be 8,669 S.F. for the proposed four-plex lots of the subdivision.
3. To allow proposed lots 25-30 for parking to back up onto the proposed street.

Water service is provided by the North Alamo Water Supply Corporation and sewer shall be provided by the City of San Juan. It is noted the Lift Station #6 has no capacity currently. Additional fire hydrants shall be located every 500 feet of the existing fire hydrant for residential use and 300 feet for the commercial use. Water lines shall be looped to the 8-inch water line, as per San Juan Fire Department requirements.

ATTACHMENTS: Location Map
 Zoning Map
 Comments from City of San Juan, Fire and Utilities Department
 Subdivision Plat



Proposed Site



Zoning Map



June 13, 2023

City of McAllen
Planning Department
709 S. Nebraska Ave.
San Juan, Texas 78589

Re: Santa Anna Subdivision – Variance Request

To Whom It May Concern,

On behalf of the property owner, Mr. Javier Pena with ALPEG Properties, LLC, we are respectfully requesting three (3) variances at the proposed 31-lot commercial/multi-family development located along N Raul Longoria Road.

- Reduce fifteen (15) foot utility easement to a width of ten (10) feet along the boundary of the proposed subdivision.
- Reduce the minimum lot size requirement for a R-MF development to be at 8,669 S.F. for the proposed four-plex lots of the proposed subdivision.
- To allow proposed lots 25-30 for parking to back up onto the proposed street.

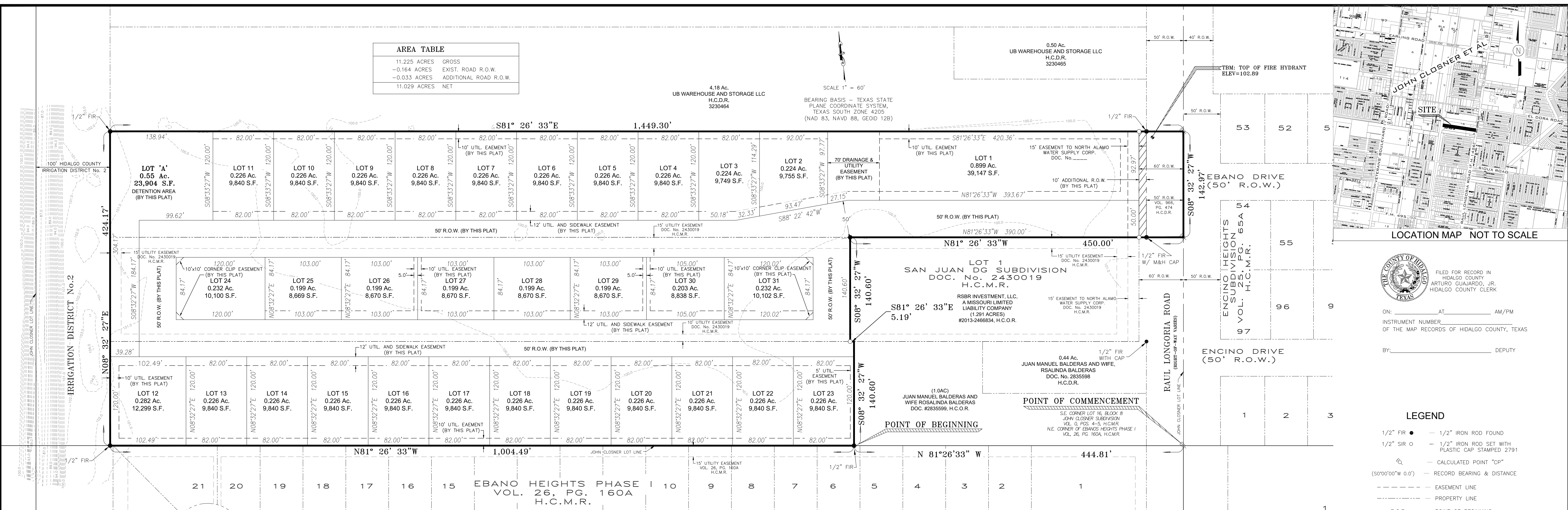
We look forward to hearing from you at your earliest convenience and would like to thank you for all of your assistance with the subdivision. Please call should you have any questions or desire additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read "Emigdio Salinas", with a stylized flourish at the end.

Emigdio "Milo" Salinas, P.E.
President
M2 Engineering, PLLC

\\server\m2_engineering\M2_Engineering (Server)\3 - Projects\Hidalgo\San Juan\p-123-ALPEC-PLAT.dwg Aug 03,2023 4:01PM CADTech4



STATE OF TEXAS
COUNTY OF HIDALGO

I, _____, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE _____, AN ADDITION OF THE CITY OF SAN JUAN, AND WHOME NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

NAME _____
ADDRESS _____
_____, TEXAS 78____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON 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 _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
CITY OF SAN JUAN
MAYOR 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, CITY OF SAN JUAN _____
DATE _____

CITY SECRETARY _____
DATE _____

STATE OF TEXAS
CITY OF SAN JUAN
PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, ADMINISTRATOR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS _____ SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON _____

THE _____ DAY OF _____, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR _____

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS _____ DAY OF _____, 2023.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT-OF-WAY OR EASEMENT.

PRESIDENT _____ SECRETARY _____

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned, owners of the property shown on the plot, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer and convey to said Grantee, its successors, and assigns an Exclusive Perpetual Easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the City, County or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument the _____ day of _____, 20____

ABEL HERNANDEZ-LONGORIA JR. _____ DATE _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ day of _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, EMIGDIO SALINAS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 2023.

FOR PRELIMINARY REVIEW ONLY

EMIGDIO "MILO" SALINAS, P.E. _____ DATE _____
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ORIGINAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, 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 _____, 2023.

FOR PRELIMINARY REVIEW ONLY

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "B" (MEDIUM SHADING). ZONE "B" IS DESCRIBED AS: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED DATED: NOVEMBER 16, 1983.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF RAUL LONGORIA ROAD OR SUBDIVISION INTERIOR STREET, WHICHEVER IS HIGHER.
- BUILDING SETBACKS: AS PER THE CITY OF SAN JUAN ORDINANCE
- TEMPORARY BENCH MARK (TBM) NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
- BENCHMARK — TOP OF FIRE HYDRANT
NORTHING=16605331.5030
EASTING=1098837.5140
ELEVATION=102.89
- DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF _____ CF (_____ AC.-FT.) OF STORM WATER RUNOFF. NEED DESCRIPTION...
- ALL CONSTRUCTION SHALL COMPLY WITH THE STORME WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
- NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS OR LOT LINE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.
- ANY FUTURE DEVELOPMENT SHALL REQUIRED CITY OF SAN JUAN SITE PLAN APPROVAL, AND MAY BE SUBJECT TO PLANNING DEPARTMENT REVIEW FOR RE-PLATTING DETERMINATION.
- ANY PROPOSED DRIVEWAY/ENTRANCE CONSTRUCTION WITHIN OR ALONG TxDOT RIGHT-OF-WAY SHALL CONFORM TO THE "TxDOT ACCESS" MANAGEMENT MANUAL. DRIVEWAY/ENTRANCE PERMIT SHALL BE REQUIRED AND SHOULD BE APPROVED IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ANY PROPOSED UTILITY CONSTRUCTION WITHIN OR ALONG TxDOT RIGHT-OF-WAYS SHALL REQUIRED TxDOT ELECTRONIC "UIR" (UTILITY INSTALLATION REQUEST). FINAL TxDOT APPROVAL IN WRITING SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- A 5 FOOT SIDEWALK SHALL BE INSTALLED ALONG THE WEST ROAD RIGHT-OF-WAY OF RAUL LONGORIA (F.M. 1426), AT BUILDING PERMIT STAGE.

A 11.225-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE SOUTHERN PORTION OF LOT 16, BLOCK 8, JOHN CLOSNER SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES. LOCATED ON THE WEST SIDE OF RAUL LONGORIA ROAD APPROXIMATELY 800 FEET SOUTH OF ELDORA ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE ON THE APPARENT EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE OF SAID RAUL LONGORIA ROAD FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 16, BLOCK 8; THENCE, NORTH 81 DEGREES 26 MINUTES 33 SECONDS WEST, PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 16, A DISTANCE OF 50.00 FEET WEST TO A POINT ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID RAUL LONGORIA ROAD, CONTINUING WITH THE APPARENT NORTH LOT LINE OF EBANOS HEIGHTS PHASE I (VOLUME 26, PAGE 160A, HIDALGO COUNTY MAP RECORDS) AND THE SOUTH LOT LINE OF A 1.0-ACRE TRACT OF LAND VESTED IN BALDERAS AND WIFE ROSALINDA BALDERAS (DOCUMENT NO. 2835599, HIDALGO COUNTY OFFICIAL RECORDS) FOR A TOTAL DISTANCE OF 444.81 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 1.0-ACRE TRACT AND THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 11.225-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 11.225-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, NORTH 81 DEGREES 26 MINUTES 33 SECONDS WEST, WITH THE SAID SOUTH LOT LINE OF LOT 16, THE NORTH LOT LINE OF EBANOS HEIGHTS PHASE I AND WITH THE APPARENT SOUTHERNMOST SOUTH LOT LINE OF SAID 11.225-ACRE TRACT, A DISTANCE OF 1,004.49 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EAST LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 EXISTING 100-FOOT RIGHT-OF-WAY FOR THE APPARENT NORTHWEST CORNER OF SAID EBANOS HEIGHTS PHASE I AND THE SOUTHWEST CORNER OF SAID 11.225-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, NORTH 08 DEGREES 32 MINUTES 27 SECONDS EAST, PARALLEL AND 100.00 FEET EAST OF THE APPARENT WEST LOT LINE OF SAID LOT 16, AND WITH THE SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 EXISTING EAST LINE AND WITH THE APPARENT WEST LOT LINE OF SAID 11.225-ACRE TRACT, A DISTANCE OF 424.17 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF A 1.0-ACRE TRACT OF LAND VESTED IN UB WAREHOUSE AND STORAGE, LLC (DOCUMENT NO. 3230465, HIDALGO COUNTY DEED RECORDS, TEXAS) AND THE NORTHWEST CORNER OF SAID 11.225-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 81 DEGREES 26 MINUTES 33 SECONDS EAST, PARALLEL TO THE SAID SOUTH LOT LINE OF LOT 16 AND WITH THE NORTH LOT LINE OF SAID 4.78-ACRE TRACT AND THE APPARENT SOUTH LOT LINE OF SAID 4.18 ACRE TRACT VESTED IN UB WAREHOUSE AND STORAGE, LLC, A DISTANCE OF 1,399.30 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED WEST RIGHT-OF-WAY LINE VIA THIS PLAT OF SAID RAUL LONGORIA ROAD, THENCE ANOTHER 10.00 FEET PAST A NO.4 REBAR FOUND ON SAID RAUL LONGORIA ROAD EXISTING WEST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,449.30 FEET TO A POINT ON THE SAID EAST LOT LINE OF LOT 16, BLOCK 8 AND THE SAID RAUL LONGORIA ROAD 100-FOOT EXISTING RIGHT-OF-WAY CENTERLINE FOR THE APPARENT NORTHEAST CORNER OF SAID 11.225-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 08 DEGREES 32 MINUTES 27 SECONDS WEST, WITH THE SAID EAST LOT LINE OF LOT 16 AND THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID 11.225-ACRE TRACT, A DISTANCE OF 142.97 FEET TO A POINT FOR THE APPARENT EASTERNMOST SOUTHEAST CORNER OF SAID 11.225-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, NORTH 81 DEGREES 26 MINUTES 33 SECONDS WEST, PARALLEL TO THE SAID SOUTH LOT LINE OF SAID LOT 16, AND WITH THE APPARENT NORTHERNMOST SOUTH LOT LINE OF SAID 11.225-ACRE TRACT, A DISTANCE OF 50.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT WEST RIGHT-OF-WAY LINE OF SAID RAUL LONGORIA ROAD, THENCE ANOTHER 10.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID RAUL LONGORIA ROAD VIA THIS PLAT, CONTINUING WITH THE SAID NORTHERNMOST SOUTH LOT LINE OF 11.225-ACRE TRACT AND THE APPARENT NORTH LOT LINE OF SAN JUAN DG SUBDIVISION (DOCUMENT NO. 2430019, MAP RECORDS, HIDALGO COUNTY, TEXAS), FOR A TOTAL DISTANCE OF 450.00 TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF A 1.291-ACRE TRACT OF LAND VESTED IN RSBR INVESTMENT, LLC (DOCUMENT NO. 2013-246858, HIDALGO COUNTY OFFICIAL RECORDS) AND AN INTERNAL CORNER OF SAID 11.225-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 08 DEGREES 32 MINUTES 27 SECONDS WEST, PARALLEL TO THE SAID EAST LOT LINE OF LOT 16, AND WITH THE APPARENT WEST LOT LINE OF SAID 1.291-ACRE TRACT OF LAND VESTED IN RSBR INVESTMENT AND AN EASTERN LOT LINE OF SAID 11.225-ACRE TRACT, A DISTANCE OF 140.60 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 1.291-ACRE TRACT OF LAND VESTED IN RSBR INVESTMENT AND AN INTERNAL CORNER OF SAID 11.225-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 81 DEGREES 26 MINUTES 33 SECONDS EAST, PARALLEL TO THE SAID SOUTH LOT LINE OF LOT 16 AND WITH THE APPARENT SOUTH LOT LINE OF SAID 291-ACRE TRACT OF LAND VESTED IN RSBR INVESTMENT, A DISTANCE OF 5.19 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF A 1.0-ACRE TRACT OF LAND VESTED IN BALDERAS AND WIFE ROSALINDA BALDERAS (DOCUMENT NO. 2835599, HIDALGO COUNTY OFFICIAL RECORDS) AND AN INTERNAL CORNER OF SAID 11.225-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 08 DEGREES 32 MINUTES 27 SECONDS WEST, PARALLEL TO THE SAID EAST LOT LINE OF LOT 16, AND WITH THE APPARENT WEST LOT LINE OF SAID 1.0-ACRE TRACT VESTED IN BALDERAS AND WIFE ROSALINDA BALDERAS AND THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 11.225-ACRE TRACT, A DISTANCE OF 140.60 FEET TO THE SAID POINT OF THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 11.225-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 11.225 ACRES OF LAND, OF WHICH 0.164 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY AND 0.033 OF AN ACRE LIES IN PROPOSED DEDICATED ROAD RIGHT-OF-WAY VIA THIS PLAT, FOR A NET OF 11.028 ACRES, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Coordinates Texas South FIPS 4205 Feet.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: NAME	ADDRESS	TEXAS 78	(956) -
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	MCCALLEN, TEXAS 78505	(956) 369-0988



- GENERAL NOTES:



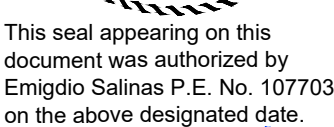
- GENERAL NOTES:

GENERAL NOTES :

1. ALL VALVES SHUT



APARTMENTS AND COMMERCIAL COMPLEX
SAN JUAN, TEXAS



SCALE:

SCALE:

DRAWN BY: _____

DRAWN BY: CADTech4

CHECKED BY:

MS
SURVEYED BY:

SURVEYED BY: HLG

SHEET: _____

cc

C6

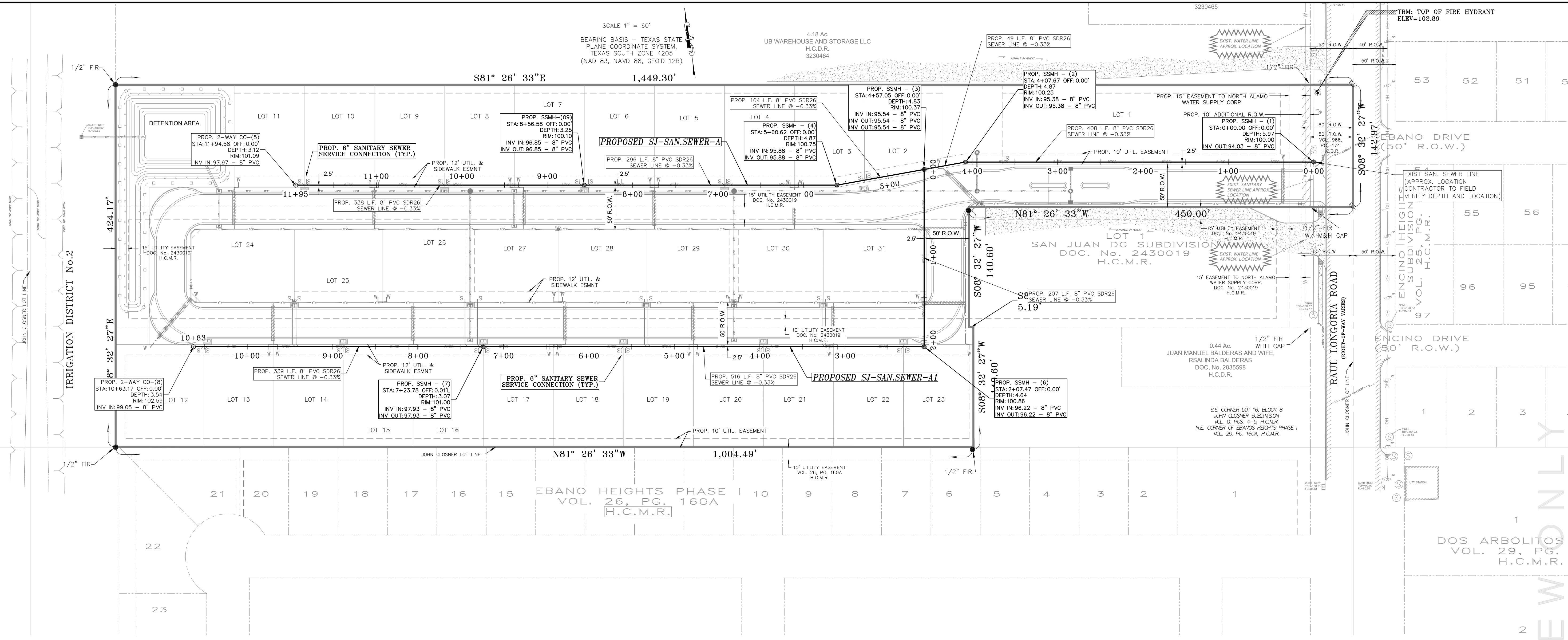


M2
Engineering, PLLC

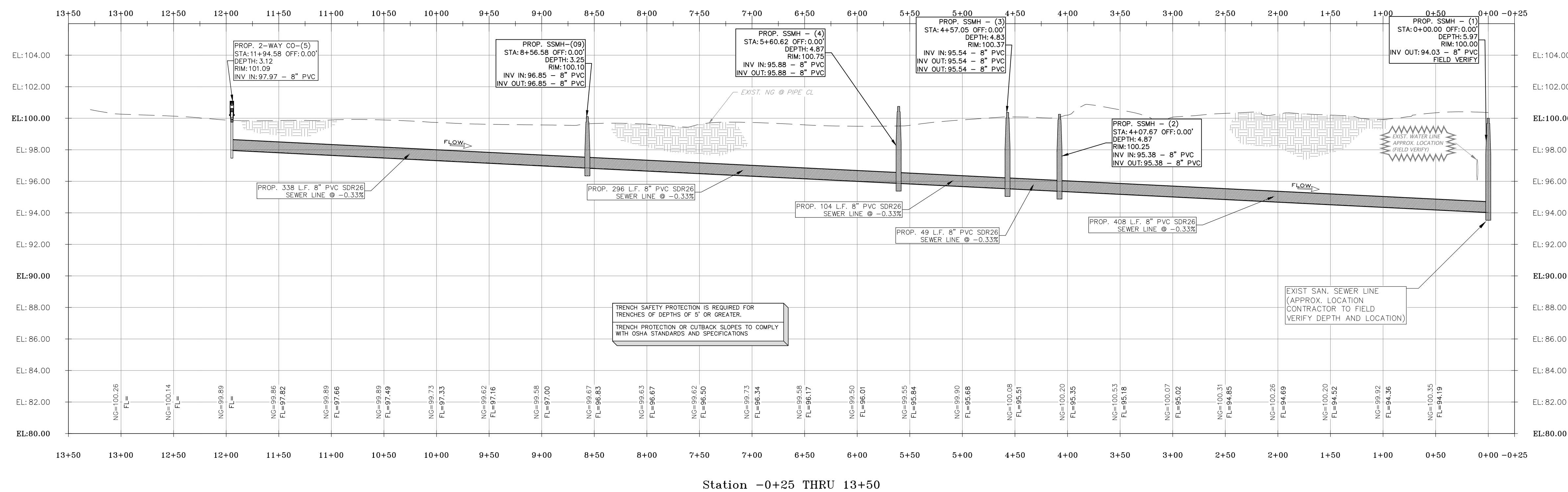
TBPELS FIRM REGISTRATION F-19545

FIRM REGISTRATION # F-195

\\server\w2_engineering\w2_projects\hidalgo\San Juan\SP-223 APEL 5 Acre Development\04-DWG_Design_Files\C7-Prop SAN-SEWER LAYOUT PLAN.dwg Aug 03/2023 - 4:11PM CADTech4



PROPOSED SJ-SAN-SEWER-A PROFILE



Station -0+25 THRU 13+50

PROFILE VIEW
SCALE = H:V=60' / V:1'=4'

STRUCTURE TABLE	
STRUCTURE NAME:	NORTHING & EASTING:
CO-(5)	N=16605401.1750 E=1097637.8478 RIM=101.09 INV=97.97 STA=11+94.58 SJ-SAN-SEWER-A
SSMH-(09)	N=16605350.8800 E=1097972.0849 RIM=100.10 INV=96.85 STA=8+56.58 SJ-SAN-SEWER-A
SSMH - (1)	N=16605250.5072 E=1098820.7663 RIM=100.00 STA=0+00.00 SJ-SAN-SEWER-A
SSMH - (2)	N=16605311.1688 E=1098417.6378 RIM=100.25 INV=95.38 STA=4+07.67 SJ-SAN-SEWER-A
SSMH - (3)	N=16605309.7713 E=1098368.2721 RIM=100.37 INV=95.54 STA=4+57.05 SJ-SAN-SEWER-A
SSMH - (4)	N=16605306.8407 E=1098264.7490 RIM=100.75 INV=95.88 STA=5+60.62 SJ-SAN-SEWER-A
GENERAL NOTES:	
1. SANITARY SEWER MANHOLES MUST BE PRE MANUFACTURED FIBERGLASS TO INCLUDE BOTTOM BASE.	
2. EVERY SEWER SERVICE MUST HAVE A 2-WAY CLEANOUT AT PROPERTY LINE	
3. MANHOLE COVERS MUST BE COMPOSITE.	
4. SANITARY SEWER LINES MUST BE SDR26 JM EAGLE OR APPROVED EQUAL.	

1810 E. GRIGGIN PARKWAY
MISSION TX 78573
956.600.8628
www.m2engineers.com

FIRM REGISTRATION # F-19545

SANITARY SEWER LAYOUT
PLAN & PROFILE

APARTMENTS AND COMMERCIAL COMPLEX
SAN JUAN, TEXAS

This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date.
Emigdio "Milo" Salinas P.E. Date 08/03/23

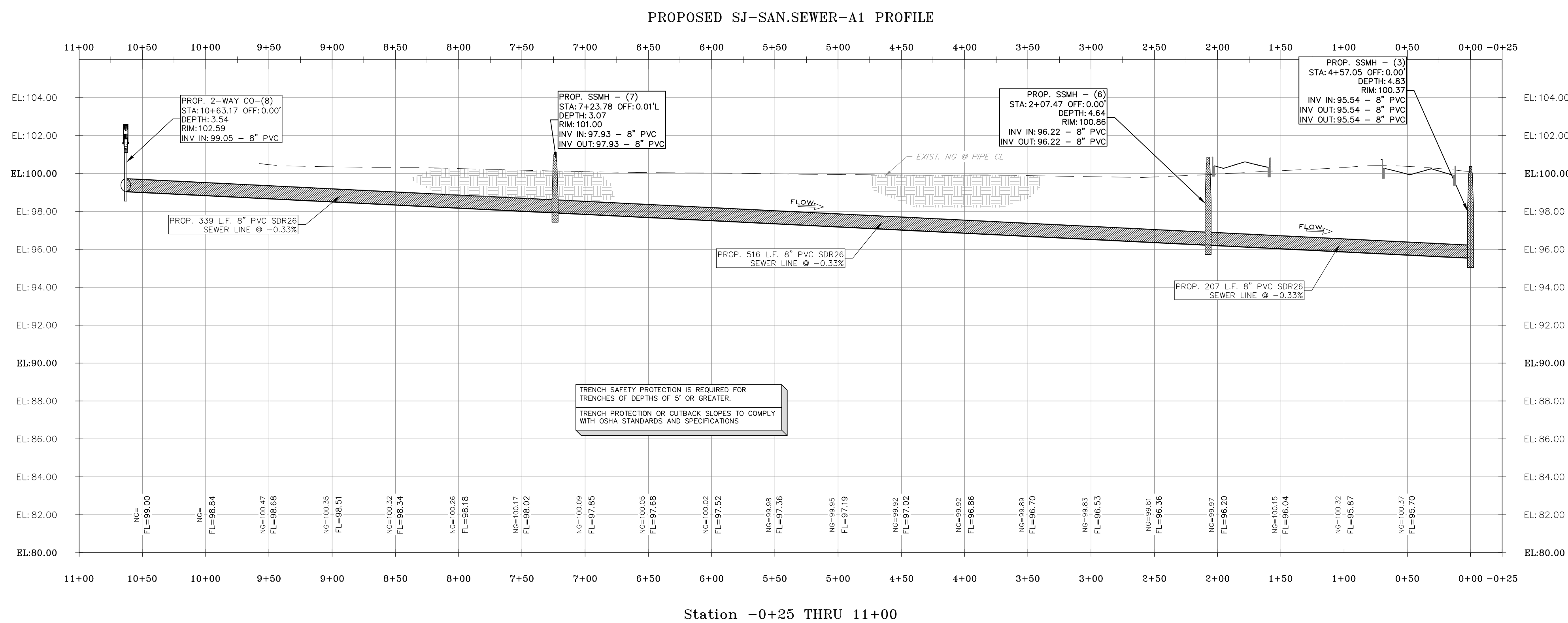
SCALE: SCALE: 1"=60'

DRAWN BY: CADTech4

CHECKED BY: MS

SURVEYED BY: HLG

SHEET: C7



STRUCTURE TABLE	
STRUCTURE NAME:	NORTHING & EASTING:
CO--(8)	N=16605231.9406 E=1097491.2895 RIM=102.59 INV=99.05 STA.=10+63.17 SJ--SAN. SEWER--A1
SSMH - (3)	N=16605309.7713 E=1098368.2721 RIM=100.37 INV=95.54 STA.=4+57.05 SJ--SAN. SEWER--A
SSMH - (6)	N=16605104.5998 E=1098337.4595 RIM=100.86 INV=96.22 STA.=2+07.47 SJ--SAN. SEWER--A1
SSMH - (7)	N=16605191.4277 E=1097826.8975 RIM=101.00 INV=97.93 STA.=7+23.78 SJ--SAN. SEWER--A1

GENERAL NOTES:

1. SANITARY SEWER MANHOLES MUST BE PRE MANUFACTURED FIBERGLASS TO INCLUDE BOTTOM BASE.
2. EVERY SEWER SERVICE MUST HAVE A 2-WAY CLEANOUT AT PROPERTY LINE
3. MANHOLE COVERS MUST BE COMPOSITE.
4. SANITARY SEWER LINES MUST BE SDR26 JM EAGLE OR APPROVED EQUAL.

**SANITARY SEWER LAYOUT
PLAN & PROFILE**

**APARTMENTS AND COMMERCIAL COM
SAN JUAN, TEXAS**

STATE OF TEXAS

EMIGDIO SALINAS

107703

LICENSED PROFESSIONAL ENGINEER

This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date.

Emigdio Salinas

Emigdio "Milo" Salinas P.E.

SCALE:	SCALE: 1"=60'
DRAWN BY:	CADTech4
CHECKED BY:	MS
SURVEYED BY:	HLG
SHEET:	C8

1810 E. GRIGGIN PARKWAY
MISSION TX 78573
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545



M2
Engineering, PLLC

TBPELS FIRM REGISTRATION F-19545

RECEIVED**JUN 19 2023****Planning Department**

June 16, 2023

Daniel Tijerina
Planning Director
City of San Juan
709 S. Nebraska Avenue
San Juan, Texas 78589

RE: Preliminary Plat and Construction Plans Review – Santa Anna Subdivision

Dear Mr. Tijerina:

We have reviewed the preliminary subdivision plat and construction plans for the above captioned subdivision and offer the following comments:

Subdivision Plat (Sheet 1)

1. Revise General Notes to state that finished floor elevation is 18" above Raul Longoria Road or subdivision interior street, whichever is higher.
2. Metes and Bounds, 6th paragraph, 33 minutes should be 32 minutes.

Proposed Sanitary Sewer Layout (Sheet 2)

3. Move sanitary sewer main lines into utility easements and outside of street right-of-way.
4. Provide sanitary sewer service connection to Lot 12.
5. Extend utility easement onto Lot 24.

Proposed Water Layout Plan (Sheet 3)

6. Move water line into utility easement and outside street right-of-way.
7. Add water service connection to Lot 12.
8. Is the water service to the detention pond lot needed?
9. Is the water service to the 70-ft drainage and utility easement needed?
10. Identify gate valve in front of Lot 18.

Paving and Dimensional Plan (Sheet 4)

11. On Proposed Typical Section, change 18" curb and gutter to 24" curb and gutter.
12. Remove "not to exceed" from note pertaining to tack coat.
13. Add "2% Slope (Maximum)" to the sidewalk and show slope towards the street and not away from the street.
14. Is the additional pavement widening at the 3 corners needed?

Proposed Storm Sewer Drainage (Sheet 5)

15. Need size of bleeder pipe providing drainage from detention pond to drain ditch.
16. Need to provide security fence around detention pond due to depth.
17. Spacing of inlets along street is to be 300-ft maximum spacing.
18. Need to have drainage report approved by Hidalgo County Drainage District No. 1.

These comments are not all encompassing and additional comments may be provided after further review of this subdivision plat.

Sincerely,

A handwritten signature in black ink, appearing to read "Ramiro" followed by a stylized monogram or set of initials.

Ramiro Gutierrez, P.E.
President
R. Gutierrez Engineering Corporation

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Santa Anna Subdivision

Address:

Date Reviewed: 6/8/2023



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

After reviewing plans, the following requirements shall be needed as per the Fire Protection System per IFC 2018:

1. The hydrant shall be looped to the 8" waterline. (Recommended Mueller Safety Yellow Barrel without the anti-theft device.)
2. The Developer shall install reflective blue markers in front of all hydrants.
3. Curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of hydrant and 15 feet to each side.
4. A fire hydrant must be placed within 500 feet of existing fire hydrant.
5. A Secondary Entrance is required due to being more than 30 lots. All Entrance and Exits must be 26 feet.

Station #1

707 S. Nebraska
San Juan, TX 78589

Station #2

2301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470

Fax: (956) 783-3441

RECEIVED

JUN 08 2023

PLANNING DEPARTMENT

Plans Reviewed By,
Jose J. Salinas, Fire Inspector



Kanew # 1

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

To: Director of Planning & Zoning , Daniel Tijerina
From: Interim Director of Utilities, Juan Carlos Martinez
Date: June 14, 2023
Subject: Santa Anna Subdivision

Department of Utilities reviewed the plans for Santa Anna Subdivision, comments are as follow:

Water Distribution

- No Comments, Water belongs to North Alamo Water Supply Corp.

Collection System

- Sanitary Sewer Manholes must be pre manufactured fiberglass to include bottom base.
- Every Sewer service must have a 2 way cleanout at property line.
- Manhole covers must be Composite.
- Sanitary Sewer lines must be SDR26 JM Eagle or approved equal.
- Additional comments may be provided at the time of Construction Plan Review.
- **Lift Station #6 has no capacity for development.**

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



Review #1

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

To: Director of Planning & Zoning, Daniel Tijerina
From: Israel Garza Director of Public Works Department
Date: June 14, 2023
Subject: Santa Anna Subdivision

Department of Public Works Department reviewed the plans for Santa Anna Subdivision, comments are as follow:

- 4x8 Signs with all Permits
- MS4 Permits
- SWP-3
- NTP
- Silk fence all around construction site
- 98% compaction tested by TERRACON
- Asphalt at 2 ½ inches
- Cul-de-sac 3 inches of asphalt
- Will be required a detention pond: Detention Ponds must have 6foot cedar fence or chain link fence with 2 12ft gates
- Asphalt speed bumps up to standard (Qty10) painted yellow (NO Exceptions No Variance)
- Detention ponds will require hydro seeding for erosion control NO EXCEPTIONS!
- All storm drain covers will have City of San Juan Logo!

RECEIVED

JUN 14 2023

PLANNING DEPARTMENT

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Preliminary and Final Plat Approval of the Valley Ranch No. 6 Subdivision being a 21.07-acre tract of land out of Lot 14, Stewart's Addition to the Conway Gardens, located at the Southeast corner of Stewart and Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 21.07-acre tract of land located at the Southeast corner of Stewart and Hall Acres Road. He is proposing a sixty-seven (67) multi-family lot subdivision with entrance/exit along Hall Acres Road. The subdivision is located in a flood zone “B”- areas between limits of the 100-year and 500-year, according to the FEMA Map.

It is noted, that the property is located outside the city limits of San Juan and a voluntary annexation petition was submitted by the property owner.

Water service will be provided by the Military Highway Water Supply Corporation. Sewer service will be provided by the City of San Juan. Additional fire hydrants should be located every 500 feet of the existing fire hydrant. Water lines shall be looped to the 8-inch water line, as per San Juan Fire Department requirements.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 06/15/2023
CITY COMMISSION – 08/08/2023
DATE PREPARED – 08/03/2023

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 6
APPLICANT:	Esponjas Development, Ltd.
AGENT:	Quintanilla, Headley & Associates, Inc.
LEGAL:	A 21.07-acre tract of land out of Lot 14, Stewart's Addition to the Conway Gardens.
LOCATION:	The property is located Southeast corner of Stewart and Hall Acres Road
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Agriculture; Single- Family Residence District (R-S) <i>South</i> – Agriculture: Outside City Limits <i>East</i> – Agriculture; Outside City Limits <i>West</i> – Agriculture: Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	The property has access along Stewart and Hall Acres Road.
PUBLIC SERVICES:	Water services will be provided by the Military Highway Water Supply Corporation (MHWSC); sewer from the City of San Juan.
RECOMMENDATION:	Staff recommends approval.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing to subdivide 21.07-acre tract of land located at the Southeast corner of Stewart and Hall Acres Road. He is proposing a sixty-seven (67) multi-family lot subdivision with entrance/exit along Hall Acres Road. The subdivision is located in a flood zone “B”- areas between limits of the 100-year and 500-year, according to the FEMA Map.

It is noted, that property is located outside the city limits of San Juan and a voluntary annexation petition was submitted by the property owner.

Water service will be provided by the Military Highway Water Supply Corporation. Sewer service will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet of the existing fire hydrant. Water lines shall be looped to the 8-inch water line, as per San Juan Fire Department requirements.

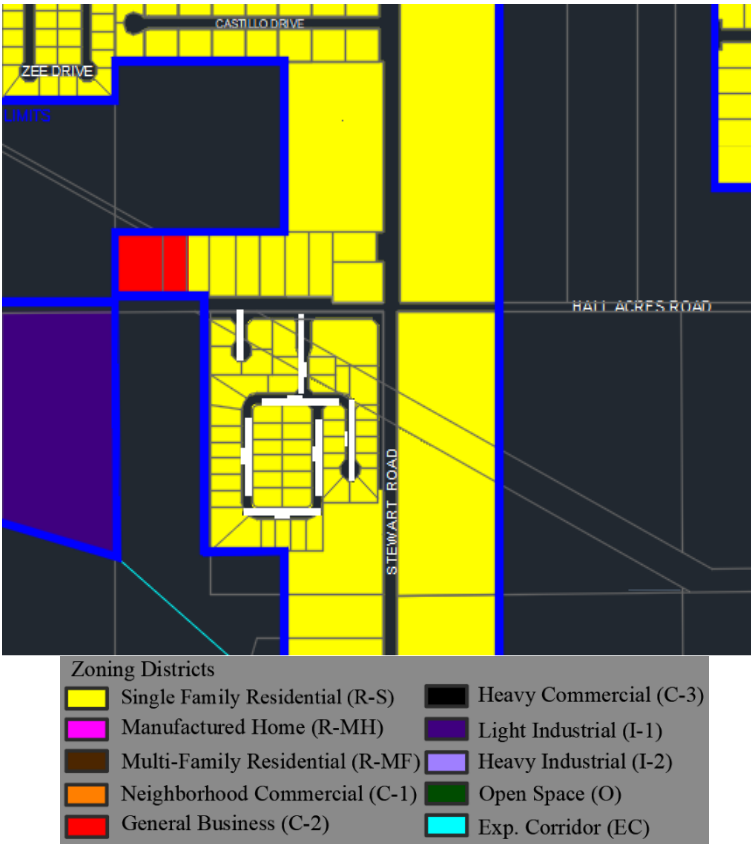
ATTACHMENTS: Aerial Photo
 Zoning Map
 Comments from City of San Juan, Fire and Utilities Department
 Subdivision Plat



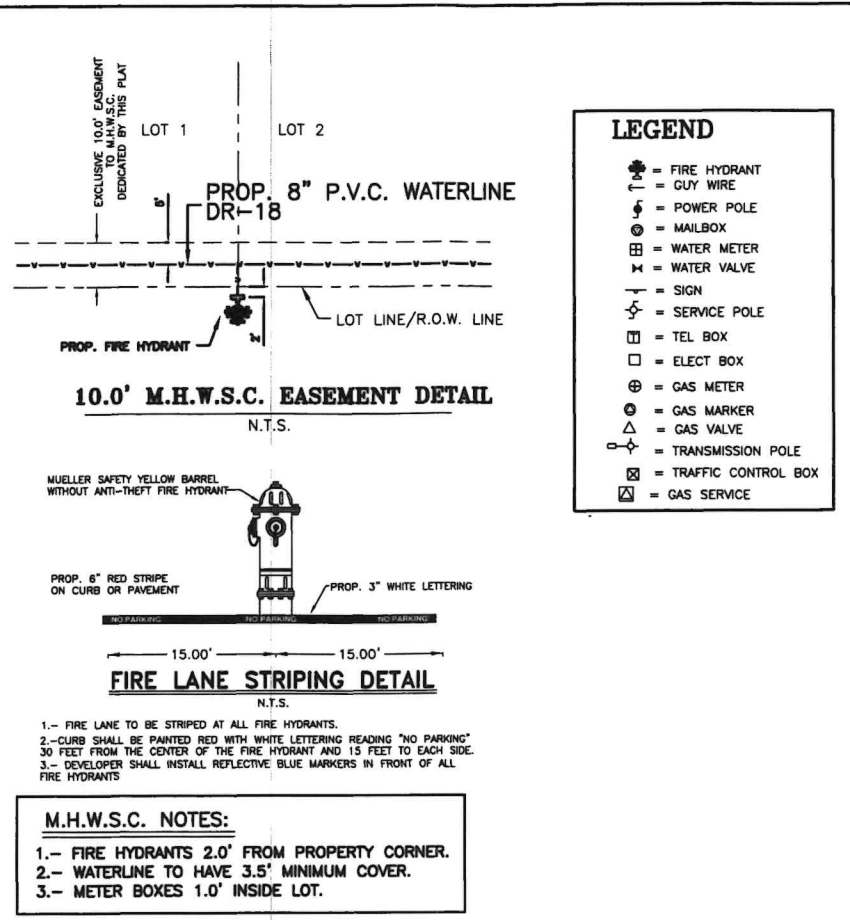
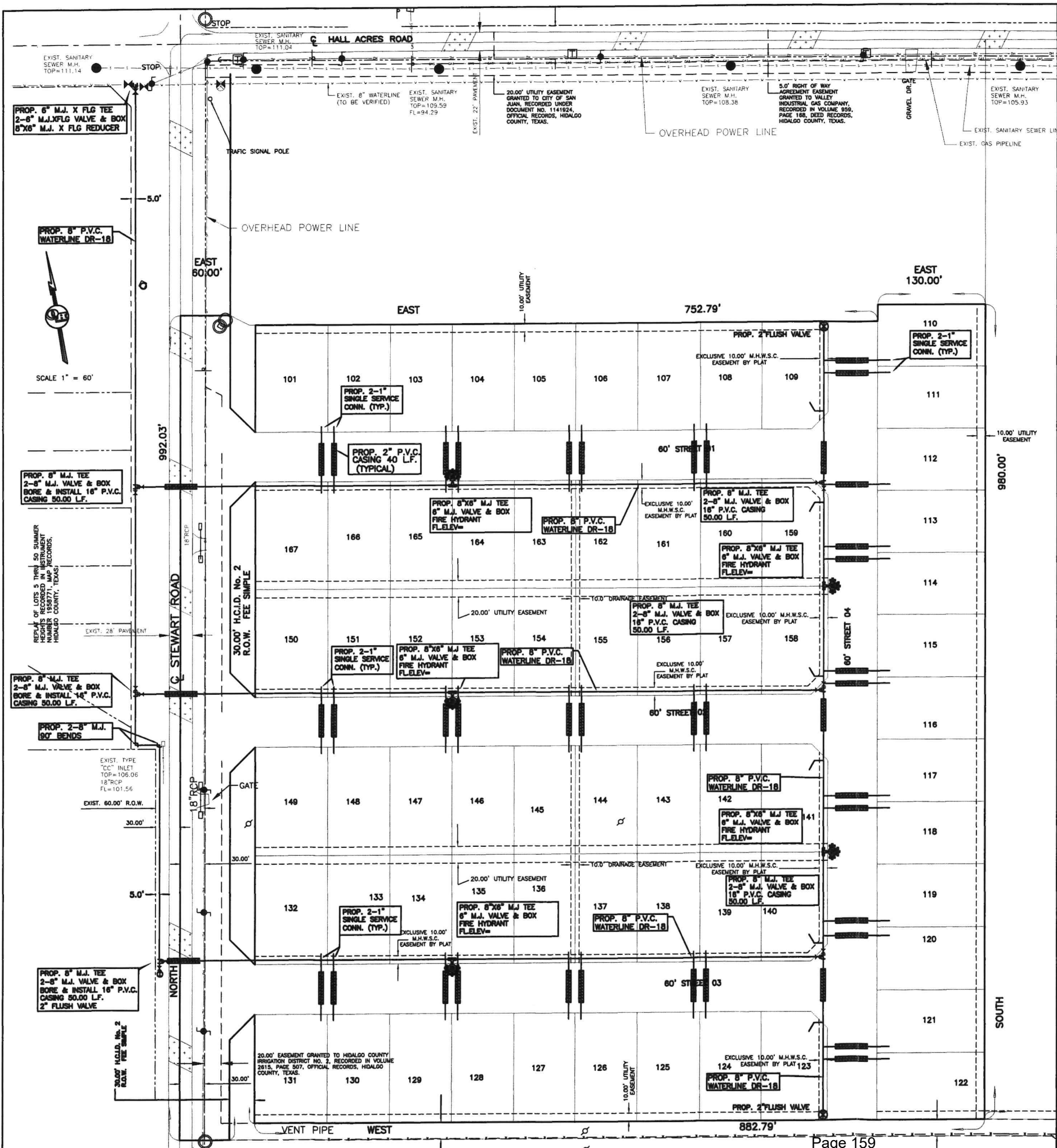
Proposed Site



Proposed Site



Zoning Map



M.H.W.S.C. NOTES:

- 1.- FIRE HYDRANTS 2.0' FROM PROPERTY CORNER.
- 2.- WATERLINE TO HAVE 3.5' MINIMUM COVER.
- 3.- METER BOXES 1.0' INSIDE LOT.

LEGEND				
	=	FIRE HYDRANT		
	=	GUY WIRE		
	=	POWER POLE		
	=	MAILBOX		
	=	WATER METER		
	=	WATER VALVE		
	=	SIGN		
	=	SERVICE POLE		
	=	TEL BOX		
	=	ELECT BOX		
	=	GAS METER		
	=	GAS MARKER		
	=	GAS VALVE		
	=	TRANSMISSION POLE		
	=	TRAFFIC CONTROL BOX		
	=	GAS SERVICE		

DATE 4-25-2023
REVISION
SCALE 1"=60'
DRAWN BY
SHEET

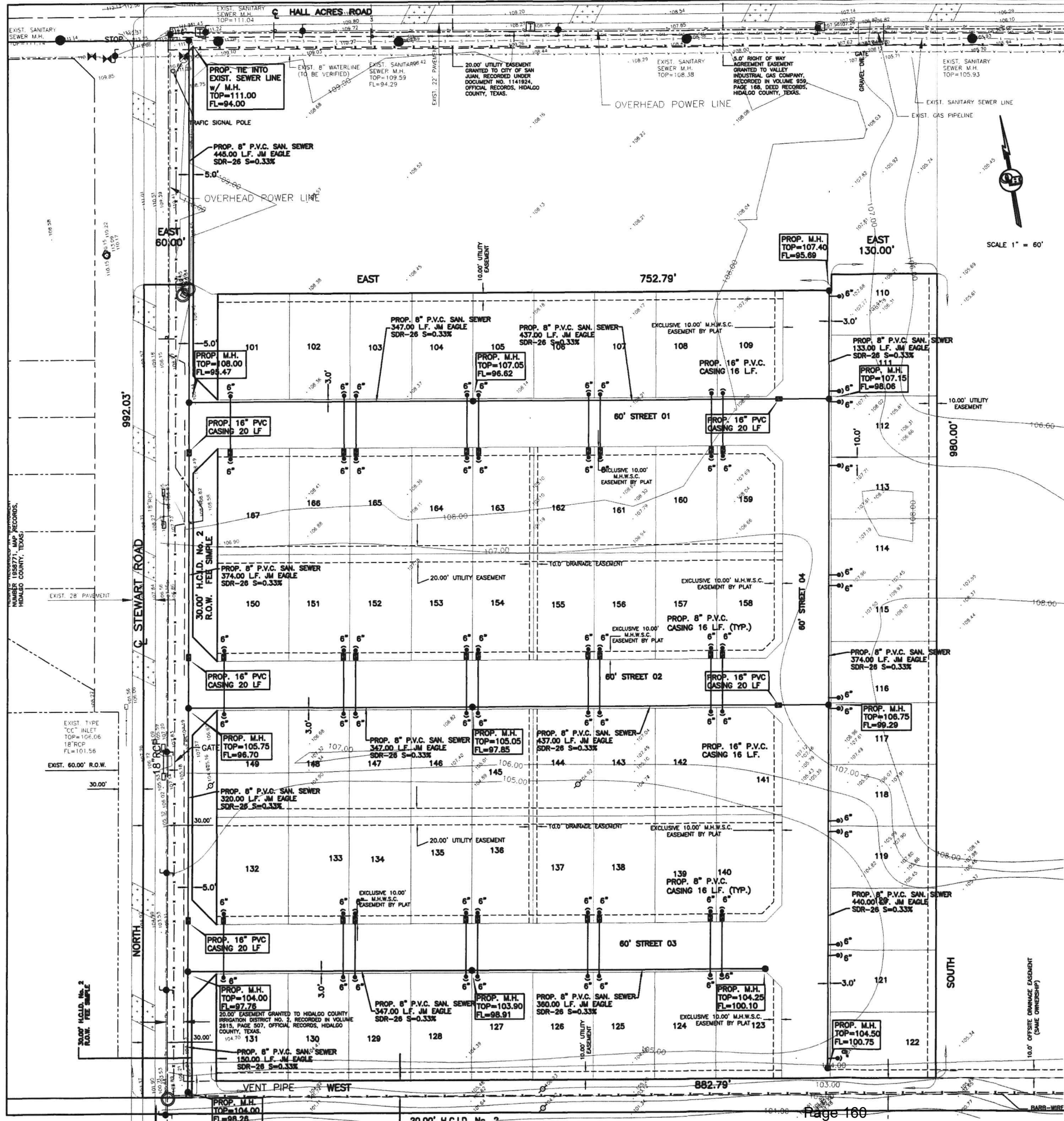
**VALLEY RANCH
SUBDIVISION No. 6
WATER DISTRIBUTION
SYSTEM**

5-15-23

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
PHONE 956-361-6480
FAX 956-361-0527
ALFONSO@QHA-ENG.COM

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-15113
SURVEYING REGISTRATION NUMBER 100411-00

F:\DATA\SUBD\SAN JUAN\VALLEY RANCH SUBDIVISION No. 6\UTILITIES			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4-25-2023	VE		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



- NOTE:**
- 1.- MANHOLE COVERS MUST BE COMPOSITE
 - 2.- FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H20 RATING
 - 3.- SANITARY SEWER SERVICE TO BE STAMPED ALONG THE CURB WITH AN "S"
 - 4.- 1" PVC CONDUIT MARKING LOCATION OF SEWER SERVICE (24" ABOVE FINAL GRADE & PAINTED GREEN)-SEE SEWER SERVICE DETAIL
 - 5.- 3M ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS (3M-ID) IS REQUIRED (SPACING MAX 250')
 - 6.- HDPE ADJUSTMENT RINGS ARE NOT ALLOWED UNDER PAVED STREET
 - 7.- STRIKE 1st BARRIER ON ALL MANHOLES
 - 8.- ALL SANITARY SEWER MANHOLES MUST BE PREMANUFACTURED FIBERGLASS TO INCLUDE BOTTOM BASE.
 - 9.- EVERY SEWER SERVICE MUST HAVE A 2 WAY CLEAN OUT AT PROPERTY LINE.
 - 10.- SANITARY SEWER LINES MUST BE SDR28 JM EAGLE OR APPROVED EQUAL

ALL SANITARY SEWERS SHALL BE DESIGNED IN CONFORMANCE WITH THE MOST CURRENT REVISION OF TCEQ'S DESIGN CRITERIA FOR SEWERAGE SYSTEMS (30 TAC CHAPTER 217) AND THE CITY OF SAN JUAN STANDARDS. THE MOST STRINGENT REQUIREMENTS SHALL APPLY WHERE THE STANDARDS CONFLICT.

JOB NO.	4-25-2023
DATE	
REVISION	1"=60'
SCALE	NO
DRAWN BY	
SHEET	

**VALLEY RANCH
SUBDIVISION No. 6
SANITARY SEWER
COLLECTION SYSTEM**



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

F:\DATA\SUBD\SAN JUAN\VALLEY RANCH SUBDIVISION No. 5\UTILITIES				
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
11-28-2023	NO			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Discussion and Possible Action Regarding Hidalgo County Elections Department's Request for Early Voting/Election Day Polling Location of the San Juan Memorial Library for the 2023 General Election. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Hidalgo County Elections Department is requesting the use of the San Juan Memorial Library for Early Voting and Election Day for the upcoming November 7, 2023 Constitutional Amendment Election.

RECOMMENDATION:

Staff recommends authorizing the use of the facility.

PREPARED BY:

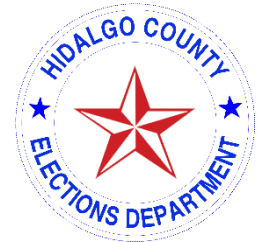
Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



November 7, 2023
Constitutional Amendment Election
Early Voting and Election Day Request(s)



Via facsimile

July 17, 2023

To: Diana Cavazos, City Secretary City of San Juan
709 S. Nebraska Ave, San Juan, TX
Via: dcavazos@sjtx.us,

RE: 2023 Election Cycle Polling Locations for Early Voting and/or Election Day

Dear Ms. Cavazos,

We are requesting the use of the following facility(s) as an Early Voting and/or Election Day polling location(s) for the November 7, 2023 Constitutional Amendment Election. Please review the dates below and add to your calendar. Please note that your location might not be utilized during the General Runoff (Local Entities ONLY) Election if your entity is not on the ballot or requested by another entity.

I will send a reminder email once the election approaches, but if you have any questions or concerns, please feel free to reach out at any time.

Upcoming 2023 Elections

Election	Early Voting	Election Day
General Election	Oct. 23, 2023 – Nov. 3, 2023	Tuesday, November 7, 2023
General Runoff (Local Entities ONLY)	Nov. 20, 2023 – Dec. 1, 2023	Tuesday, December 5, 2023

Please complete the separate request form and return by fax, or email by **July 31, 2023**. I know this may require approval from your board, so if you could provide an email response confirming the use of the location(s), that will allow us to continue with our preparations for the November General Election.

We truly appreciate you and the partnership we have in providing great polling locations to the voters of Hidalgo County.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Eberto A. Gauna

Coordinator III

Office: (956)318-2570 ext. 5730

Fax: (956) 393-2039

Email: eberto.gauna@co.hidalgo.tx.us

Visit our website <https://www.hidalgocounty.us/105/Elections-Department>

Register & Vote!

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Discussion and Consider Proposed Tax Rate for the City of San Juan for Fiscal Year Beginning October 1, 2023 through September 30, 2024 and set Public Hearing. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

In Accordance with Property Tax Law, if the Proposed Tax Rate (\$0.6765/100) exceeds the unused increment rate of (\$0.6157/\$100) a Record Vote must be taken and also schedule one (1) Public Hearing. The (1) Public Hearing will be scheduled on Tuesday, August 22, 2023 at 6:00 P.M. The Public Hearing will take place in the City of San Juan Memorial Library Multipurpose Room located at 1010 S Standard.

RECOMMENDATION:

Consider the Proposed Tax Rate for the City of San Juan for the Fiscal Year Beginning October 1, 2023 through September 30, 2024 and set a Public Hearing.

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager

Benchmark 2022 and 2023 Tax Rate Comparison City of San Juan, Texas							
2022 Total Taxable Value 2023 Total Taxable Value 2021-2022 Taxable Value Increase	\$ 1,356,348,426						
	\$ 1,608,606,484						
	\$ 252,258,058						
No-New-Revenue Rate One Percent per \$100 Tax Increase One Cent per \$100 Tax Increase De Minimis Rate VAR NOT adjusted for Unused Last Year's Current Tax Rate Proposed Tax Rate			2022		2023		
	Tax Rate Per \$100	Tax Levy	Tax Rate Per \$100	Tax Levy	Additional Tax Levy	2020-2021 Comparison	
	0.618300	\$ 8,386,302	0.589400	\$ 9,481,127	\$ -	\$ -	
	0.6245	\$ 8,470,396	0.5953	\$ 9,576,034	\$ 94,908		
	0.628300	\$ 8,521,937	0.599400	\$ 9,641,987	\$ 160,861		
	0.687700	\$ 9,327,608	0.619300	\$ 9,962,100	\$ 480,973		
	0.676500	\$ 9,241,441	0.610500	\$ 9,820,543	\$ 339,416		
	0.687600	\$ 9,393,074	0.615700	\$ 9,904,190	\$ 423,064	\$ 511,116	
	0.6765	\$ 9,175,697	0.6765	\$ 10,882,223	\$ 1,401,096	\$ 1,706,526	

2023 Governing Body Summary #1A*

Benchmark 2023 Tax Rates

City of San Juan

Date: 07/27/2023 01:22 PM

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
No-New-Revenue Tax Rate	\$0.5894	\$9,481,127	
One Percent \$100 Tax Increase***	\$0.5953	\$9,576,034	\$94,907
One Cent per \$100 Tax Increase***	\$0.599400	\$9,641,987	\$160,860
De Minimis Rate	\$0.6193	\$9,962,100	\$480,973
VAR NOT adjusted for Unused Increment Rate	\$0.6105	\$9,820,543	\$339,416
VAR adjusted for Unused Increment Rate	\$0.6157	\$9,904,190	\$423,063
Last Year's Tax Rate	\$0.6765	\$10,882,223	\$1,401,096
Proposed Tax Rate	\$0	\$0	\$-9,481,127

*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

**Tax levies are calculated using line 21 of the No-New-Revenue Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

***Tax increase compared to no-new-revenue tax rate.

2023 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of San Juan

(956) 318-2157

Taxing Unit Name

Phone (area code and number)

2804 S US HWY 281, Edinburg, TX 78540

www.hidalgocountytax.org

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2022 total taxable value. Enter the amount of 2022 taxable value on the 2022 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 1,548,966,254
2.	2022 tax ceilings. Counties, cities and junior college districts. Enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 197,127,120
3.	Preliminary 2022 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,351,839,134
4.	2022 total adopted tax rate.	\$ 0.6765 /\$100
5.	2022 taxable value lost because court appeals of ARB decisions reduced 2022 appraised value.	
	A. Original 2022 ARB values:.....	\$ 513,726
	B. 2022 values resulting from final court decisions:.....	- \$ 472,000
	C. 2022 value loss. Subtract B from A. ³	\$ 41,726
6.	2022 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2022 ARB certified value:.....	\$ 644,770
	B. 2022 disputed value:.....	- \$ 0
	C. 2022 undisputed value. Subtract B from A. ⁴	\$ 644,770
7.	2022 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 686,496

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(13)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,352,525,630
9.	2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022. Enter the 2022 value of property in deannexed territory. ⁵	\$ 0
10.	2022 taxable value lost because property first qualified for an exemption in 2023. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2023 does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use 2022 market value: \$ 90,831 B. Partial exemptions. 2023 exemption amount or 2023 percentage exemption times 2022 value: + \$ 1,498,612 C. Value loss. Add A and B. ⁶	\$ 1,589,443
11.	2022 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2023. Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2022. A. 2022 market value: \$ 0 B. 2023 productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A. ⁷	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 1,589,443
13.	2022 captured value of property in a TIF. Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	2022 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,350,936,187
15.	Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 9,139,083
16.	Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. ⁹	\$ 20,720
17.	Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 9,159,803
18.	Total 2023 taxable value on the 2023 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 1,772,524,018 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹² - \$ 0 E. Total 2023 value. Add A and B, then subtract C and D.	\$ 1,772,524,018

⁵ Tex. Tax Code §26.012(15)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.03(c)⁹ Tex. Tax Code §26.012(13)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012, 26.04(c-2)¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³	
	A. 2023 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴	\$ 47,391,980
	B. 2023 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵	+ \$ 0
	C. Total value under protest or not certified. Add A and B.	\$ 47,391,980
20.	2023 tax ceilings. Counties, cities and junior colleges enter 2023 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 211,309,514
21.	2023 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 1,608,606,484
22.	Total 2023 taxable value of properties in territory annexed after Jan. 1, 2022. Include both real and personal property. Enter the 2023 value of property in territory annexed. ¹⁸	\$ 1,010,443
23.	Total 2023 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2022. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2022 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2023. ¹⁹	\$ 53,731,614
24.	Total adjustments to the 2023 taxable value. Add Lines 22 and 23.	\$ 54,742,057
25.	Adjusted 2023 taxable value. Subtract Line 24 from Line 21.	\$ 1,553,864,427
26.	2023 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ 0.5894 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2023 county NNR tax rate. ²¹	\$ /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	2022 M&O tax rate. Enter the 2022 M&O tax rate.	\$ 0.5033 /\$100
29.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,352,525,630

¹³ Tex. Tax Code §26.01(c) and (d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d)

¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §26.012(6)

¹⁸ Tex. Tax Code §26.012(17)

¹⁹ Tex. Tax Code §26.012(17)

²⁰ Tex. Tax Code §26.04(c)

²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total 2022 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 6,807,261
31.	Adjusted 2022 levy for calculating NNR M&O rate.	
	A. M&O taxes refunded for years preceding tax year 2022. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. + \$ 15,921	
	B. 2022 taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2023 captured appraised value in Line 18D, enter 0. - \$ 0	
	C. 2022 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0	
	D. 2022 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ 15,921	
	E. Add Line 30 to 31D.	\$ 6,823,182
32.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,553,864,427
33.	2023 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.4391 /\$100
34.	Rate adjustment for state criminal justice mandate. ²³ If not applicable or less than zero, enter 0.	
	A. 2023 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0	
	B. 2022 state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0	
	C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0 /\$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0 /\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴ If not applicable or less than zero, enter 0.	
	A. 2023 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. \$ 0	
	B. 2022 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. - \$ 0	
	C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0 /\$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0 /\$100

²² [Reserved for expansion]²³ Tex. Tax Code §26.044²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	Rate adjustment for county indigent defense compensation. ²⁵ If not applicable or less than zero, enter 0. A. 2023 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose..... \$ 0 B. 2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose..... \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0 /\$100 D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100..... \$ 0 /\$100 E. Enter the lesser of C and D. If not applicable, enter 0. \$ 0 /\$100	
37.	Rate adjustment for county hospital expenditures. ²⁶ If not applicable or less than zero, enter 0. A. 2023 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. \$ 0 B. 2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0 /\$100 D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100..... \$ 0 /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0. \$ 0 /\$100	
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in 2022. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year \$ 0 B. Expenditures for public safety in 2022. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100 \$ 0 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0. \$ 0 /\$100	
39.	Adjusted 2023 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.4391 /\$100
40.	Adjustment for 2022 sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2022 should complete this line. These entities will deduct the sales tax gain rate for 2023 in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2022, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ 1,565,743 B. Divide Line 40A by Line 32 and multiply by \$100 \$ 0.1007 /\$100 C. Add Line 40B to Line 39. \$ 0.5398 /\$100	
41.	2023 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.5586 /\$100

²⁵ Tex. Tax Code §26.0442²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	Disaster Line 41 (D41): 2023 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ 0 /\$100
42.	Total 2023 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount \$ 3,516,757 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 1,115,907 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 0 E. Adjusted debt. Subtract B, C and D from A.	\$ 2,400,850
43.	Certified 2022 excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0
44.	Adjusted 2023 debt. Subtract Line 43 from Line 42E.	\$ 2,400,850
45.	2023 anticipated collection rate. A. Enter the 2023 anticipated collection rate certified by the collector. ³⁰ 100.00 % B. Enter the 2022 actual collection rate. 98.40 % C. Enter the 2021 actual collection rate. 103.91 % D. Enter the 2020 actual collection rate. 104.29 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹	100.00 %
46.	2023 debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 2,400,850
47.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,608,606,484
48.	2023 debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.1492 /\$100
49.	2023 voter-approval tax rate. Add Lines 41 and 48.	\$ 0.7078 /\$100
D49.	Disaster Line 49 (D49): 2023 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ /\$100

²⁷ Tex. Tax Code §26.042(a)²⁸ Tex. Tax Code §26.012(7)²⁹ Tex. Tax Code §26.012(10) and 26.04(b)³⁰ Tex. Tax Code §26.04(b)³¹ Tex. Tax Code §26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2023 county voter-approval tax rate.	\$ 0 /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November 2022 or May 2023, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2022, enter 0.	\$ 0
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2022 or in May 2023. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2022. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 1,565,743
53.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,608,606,484
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ 0.0973 /\$100
55.	2023 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.5894 /\$100
56.	2023 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2022 or in May 2023. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2022.	\$ 0.5894 /\$100
57.	2023 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.7078 /\$100
58.	2023 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ 0.6105 /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ 0
60.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,608,606,484
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ 0 /\$100
62.	2023 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.6105 /\$100

³² Tex. Tax Code §26.041(d)

³³ Tex. Tax Code §26.041(i)

³⁴ Tex. Tax Code §26.041(d)

³⁵ Tex. Tax Code §26.04(c)

³⁶ Tex. Tax Code §26.04(c)

³⁷ Tex. Tax Code §26.045(d)

³⁸ Tex. Tax Code §26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate adjusted to remove the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

Individual components can be negative, but the overall rate would be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Line	Unused Increment Rate Worksheet	Amount/Rate
63. Year 3 component.	Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate.	
A.	Voter-approval tax rate (Line 67).....	\$ 0.6765 /\$100
B.	Unused increment rate (Line 66).....	\$ 0.0000 /\$100
C.	Subtract B from A.....	\$ 0.6765 /\$100
D.	Adopted Tax Rate.....	\$ 0.6765 /\$100
E.	Subtract D from C.....	\$ 0.0000 /\$100
64. Year 2 component.	Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate.	
A.	Voter-approval tax rate (Line 67).....	\$ 0.6928 /\$100
B.	Unused increment rate (Line 66).....	\$ 0.0268 /\$100
C.	Subtract B from A.....	\$ 0.6660 /\$100
D.	Adopted Tax Rate.....	\$ 0.6876 /\$100
E.	Subtract D from C.....	\$ -0.0216 /\$100
65. Year 1 component.	Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate.	
A.	Voter-approval tax rate (Line 65).....	\$ 0.7194 /\$100
B.	Unused increment rate (Line 64).....	\$ 0 /\$100
C.	Subtract B from A.....	\$ 0.7194 /\$100
D.	Adopted Tax Rate.....	\$ 0.6926 /\$100
E.	Subtract D from C.....	\$ 0.0268 /\$100
66. 2023 unused increment rate.	Add Lines 63E, 64E and 65E.	\$ 0.0052 /\$100
67. Total 2023 voter-approval tax rate, including the unused increment rate.	Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ 0.6157 /\$100

³⁹ Tex. Tax Code §26.013(a)

⁴⁰ Tex. Tax Code §26.013(c)

⁴¹ Tex. Tax Code §526.0501(a) and (c)

⁴² Tex. Local Gov't Code §120.007(d), effective Jan. 1, 2022

⁴³ Tex. Tax Code §26.063(a)(1)

⁴⁴ Tex. Tax Code §26.012(8-a)

⁴⁵ Tex. Tax Code §26.063(a)(1)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2023 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.4391 /\$100
69.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,608,606,484
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$ 0.0310 /\$100
71.	2023 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.1492 /\$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$ 0.6193 /\$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁷

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2022 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.6765 /\$100
74.	Adjusted 2022 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2022 and the taxing unit calculated its 2022 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2022 worksheet due to a disaster, complete the applicable sections or lines of Form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2022 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2022, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2022 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2022 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2022 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0 /\$100
75.	Increase in 2022 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ 0 /\$100
76.	Adjusted 2022 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,350,936,187
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ 0
78.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,553,864,427
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	\$ 0 /\$100

⁴⁶ Tex. Tax Code §26.042(b)

⁴⁷ Tex. Tax Code §26.042(f)

⁴⁸ Tex. Tax Code §26.042(c)

⁴⁹ Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
80.	2023 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ 0.6157 /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate.	\$ 0.5894 /\$100
As applicable, enter the 2023 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).	
Indicate the line number used: <u>26</u>	
Voter-approval tax rate.	\$ 0.6157 /\$100
As applicable, enter the 2023 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue).	
Indicate the line number used: <u>67</u>	
De minimis rate.	\$ 0.6193 /\$100
If applicable, enter the 2023 de minimis rate from Line 72.	

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁰

**print
here** ➡

Pablo (Paul) Villarreal, Jr., PCC

Printed Name of Taxing Unit Representative

**sign
here** ➡

Taxing Unit Representative

Date

⁵⁰ Tex. Tax Code §§26.04(c-2) and (d-2)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Discussion and Consideration to Approve an Agreement with Troy & Banks for Audit Services, Examine Relevant Accounting Data on Franchise/Tax from our Local Cable Provider. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

The City Agrees that Troy & Banks will receive as its compensation for this Service a Contingency fee of Forty (40%) of the Underpayment Identified and Recoverable. If there is no Recoverable Underpayment Identified, T& B Acknowledges that there will be no fee Payable under its Agreement.

RECOMMENDATION:

Staff Recommends Approval

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



TROY & BANKS

AGREEMENT

TIPS Contract Number 200601
Consulting and Other Related Services

Corporate Offices:
BUFFALO - NEW YORK
2216 Kensington Avenue
Kensington Avenue
at Saratoga
Buffalo, NY 14226
(800) 499-8599
(716) 839-4402
Telefax (716) 839-4452

Branch Offices:

CALIFORNIA
398 E. Carob Ave.
Fresno, CA 93654

Post Office Box 550700
So. Lake Tahoe, CA 96155

FLORIDA
1713 Whitehall Drive
Suite 203
Davie, FL 33324
(954) 477-7073

Post Office Box 14192
Ft. Lauderdale, FL 33302

2330 Warbler Circle
Lakeland, FL 33810

HAWAII
Post Office Box 25
Papaikou, HI 96781

NEW YORK
Rockefeller Center
Post Office Box 3968
New York, NY 10185
(212) 699-0621

Post Office Box 147
Williston Park, NY 11596
(516) 746-0992

31 Hidden Valley Road
Rochester, NY 14624

TEXAS
6418 Eckhart Rd. #3101
San Antonio, TX 78240

VIRGINIA
325 East Bayview Blvd.
Suite #201
Norfolk, VA 23503
(757) 932-1414

e-mail:
save@troybanks.com

internet address:
www.troybanks.com

This Agreement is entered into as of _____ between Troy & Banks ("T&B") and

_____ City of San Juan _____ with an address at

_____ 709 S Nebraska, San Juan Texas 78589 _____ (the "TIPS Member").

In consideration of the mutual agreements hereafter set forth, T&B and the TIPS Member agree as follows:

1. The TIPS Member engages T&B to conduct an audit in accordance with the cable television audit scope of service attached hereto as Exhibit "A" for the purpose of verifying the accuracy of the cable franchise fee payments paid or due to the Member for taxes, or any other monies. T&B agrees to conduct such audit.
2. Audit – T&B shall examine relevant accounting data, examine franchisee/tax accounting data and supporting documentation, identify all revenue sources by classification, and verify calculations. T&B shall also evaluate allocation methodology with respect to non-subscriber revenue, conduct a search for unreported revenues and examine the cable operators' database to determine if all active addresses within the Member's boundaries were included in the franchise fee remittances.
3. Purpose – The purpose of each audit is to recover past taxes or any other monies or revenue owed to the Member that were not properly attributed to the Member or were not properly paid/collected and to determine future taxes and other monies owed to the Member not previously counted.
4. Refunds – Member agrees that T&B will receive as its' compensation for this service a contingency fee of forty percent (40%) of the underpayments identified and actually paid to the TIPS Member under its agreement and/or state and federal law.
5. T&B has made and makes no guarantee or assurance that our audit will produce a refund due to franchise fee underpayments.
6. **If there is no recoverable underpayment identified for the benefit of the Member and actually paid to the TIPS Member, T&B acknowledges that there will be no fee payable.**
7. If the TIPS Member pays the T&B invoice in full within 30 days of the date of the invoice, there will be a 1% discount on the amount due to T&B. T&B Invoice shall include the underpayment identified and proof of such underpayment actually paid to the TIPS member.
8. This Agreement sets forth the entire understanding and agreement between the parties.

[TIPS Member Name] _____

Troy & Banks

By: _____

By: _____
Thomas T. Ranallo, Manager

Name: _____

Title: _____

Telephone: _____

Telefax: _____



Client Testimonials



"The Town of Salina contracted with Troy & Banks to conduct audits of our streetlight and cable franchise fee billings. We were extremely satisfied and would strongly recommend your consulting services to any municipality, business, or organization. Troy & Banks has recovered over \$52,000 in streetlight billing refunds/credits and over \$113,000 in cable franchise fee refunds."

Mark A. Nicotra
Town Supervisor
Town of Salina, NY



"The Town of Huntington retained the services of Troy & Banks. We are pleased with their attention to detail, their courtesy and professionalism. The franchise agreement audit resulted in a payment to the town in the amount of \$750,000."

Nicholas R. Ciapetta
Town Attorney/ Deputy Supervisor
Town of Huntington, NY



"The Town of North Greenbush is especially pleased that the cable franchise agreement audit conducted by Troy & Banks was finalized resulting in a reimbursement to the town of \$104,743.50. The audit team at Troy & Banks was extremely professional, knowledgeable, and diligent in identifying documenting an assisting with the collections of the reimbursement funds."

Anthony Germano
Comptroller
Town of North Greenbush, NY



"Thank you for the excellent job, Troy & Banks did in performing the utility billing audit and cable franchise audit for the Town of LaGrange. The utility billing audit provided \$13,000 in telecom and streetlight billing refunds and the cable franchise fee audit provided reimbursements of \$76,157 to the town."

Christine Toussaint
Comptroller
Town of LaGrange, NY



"I'd like to thank the staff at Troy & Banks for doing an outstanding job in conducting an audit of the Town of Irondequoit's streetlight, telecommunications, and utility billings. We were delighted to learn that our streetlight billing audit generated \$181,711 in refunds due to overcharging by the utility."

David A. Seeley
Supervisor
Town of Irondequoit, NY



"On behalf of the Town of Hempstead, I would like to thank Troy & Banks on an exceptional job that you have performed for the Town. Your audit work yielded refunds and savings more than \$300,000. The process was very simple and involved very little of our time and effort."

John A. Mastromarino, CPA
Town Comptroller
Town of Hempstead, NY



Cable Television Audit
SCOPE OF SERVICES

1. Identify what specific sources of revenue are subject to franchise fee application by reviewing the Client's franchise agreements and related ordinances.
2. On-site visits to franchise to obtain and examine relevant accounting data and supporting documentation.
3. Identify all revenue sources by classification, verify calculations and vouch to supporting documentation. Evaluate allocation methodology with respect to non-subscriber revenue and conduct search for unreported revenues.
4. Examine the cable operator's data base to determine if all active addresses within the Client's legal boundaries were included in the franchise fee remittances.
5. Recalculate the franchise fee due the Client using the approved effective rates.
6. Issue report summarizing and explaining our findings.
7. Negotiate a financial settlement with cable operator if an underpayment exists.



Leroy Gonzales <lgonzales@sjtx.us>

Troy & Banks/TIPS - Cable Franchise Fee Audit

Kevin Garry <KGarry@troybanks.com>
 To: "lgonzales@sjtx.us" <lgonzales@sjtx.us>

Fri, Jun 9, 2023 at 2:06 PM

RE: Cable Franchise Fee Underpayments

Good afternoon Leroy,

Thank you for taking my call this afternoon, it was a pleasure speaking with you! I thought it would be helpful provide you with some attachments and the bullet points from our conversation this afternoon; this information should be useful to you and your team for the upcoming board meeting.

Also, I have attached a list of our clients in New York that we have served through the years. As mentioned in our conversation today, we have been doing this for over 30 years, however, it is only recently that we were awarded the TIPS contract, allowing us to market our services across the country. I can tell you that we find the same issues in every state that we do business in. We have done a lot of work in your state (attached list), so I'm hoping that our lack of experience in the valley will not deter you from seeing the value in our services and engaging our firm.

We believe your city will be eligible for a sizable refund from your local cable provider as a result of past underpayments with regard to your revenue sharing agreement.

We will work directly with your cable provider to make sure that all Taxpayer money owed to the city is returned to the municipal treasury where it belongs. This program requires minimal staff time and no out of pocket expenses.

Essentially, our firm will do all of the work, take all of the risk, and get paid only if, and when you receive a refund. Our agreement (attached) specifies that we will be paid a fixed percentage from any refunds you receive from your Cable Provider resulting from our audit...**No refund – No fee.**

Also, TIPS (The Interlocal Purchasing System) awarded our firm a contract for **Cable Franchise Fee Auditing. (Contract #200601)** Your current membership in TIPS allows you to engage our services without having to issue an RFP or bid this out.

Along with the attached Client Agreement and Letter of Authorization, we will need :

1. A copy of the franchise fee agreements between the city and your cable provider(s)
2. A list of payments received from cable provider (5 yrs.)
3. A list of all street addresses and zip codes within the municipal boundaries. This list usually comes in the form of an excel spreadsheet. The data should be provided with the street names sorted in alphabetical order, street numbers in numerical sequence and related house numbers also in numerical sequence. This list in this format can usually be obtained from the City Assessor's office, or the Department that handles GIS or Property Taxes.
4. Name and number of contact person at your cable provider

All information can be sent back electronically or by US Mail.

Please call or email if you need anything else...Stay well!

Kind regards,

Kevin

Kevin P. Garry

Director of Client Services

Troy & Banks, Inc.

2216 Kensington Avenue

Buffalo, NY 14226

Direct: (716) 517-3966

Please watch our 30 second company video → <https://www.troybanks.com/>

"Thirst was made for water; inquiry for truth."...C.S. Lewis

7 attachments



TIPS Cable Contract.docx
54K



Cable Audit LOA.DOC
2K



Cable Scope of Services.doc
11K



NYS Cable Franchise Fee Results as of 4.5.23.pdf
170K



Town of Huntington NY-cable 9.4.19.pdf
340K



City of Bellingham, WA - Cable.pdf
72K



Texas Clients.xlsx
59K

New York State
Cable Franchise Fee Audit Results

DATE	MUNICIPALITY	AMOUNT	DATE	MUNICIPALITY	AMOUNT
3/12/2004	Town of Cheektowaga	\$240,410.00	1/7/2019	Town of Clarence	\$23,871.00
12/28/2004	Town of Rotterdam	\$11,071.94	1/24/2019	Town of Evans	\$23,804.00
3/16/2005	Town of Amherst	\$180,000.00	2/20/2019	Town of Perinton	\$34,107.20
8/24/2005	City of No. Tonawanda	\$19,242.72	3/20/2019	City of Buffalo	\$126,353.00
12/12/2006	City of Watertown	\$19,389.83	6/4/2019	Town of LaGrange	\$40,000.00
1/18/2007	Town of Niskayuna	\$6,310.29	7/23/2019	Town of Huntington	\$750,000.00
7/6/2007	Town of Colonie	\$67,567.94	10/2/2019	Town of North Greenbush	\$104,743.40
7/1/2008	Town of Oyster Bay	\$325,000.00	10/2/2019	Town of Clinton	\$10,000.00
7/28/2008	Town of Southampton	\$35,000.00	11/6/2019	Town of Milton	\$57,390.00
9/9/2008	Town of Islip	\$50,000.00	6/30/2020	Town of New Hartford	\$53,421.00
12/8/2008	Town of Rotterdam	\$11,734.52	7/28/2020	Town of Poughkeepsie	\$44,460.81
9/24/2009	City of Ithaca	\$49,087.00	9/23/2020	Town of Lewiston	\$95,642.47
4/23/2010	Town of Brookhaven	\$20,000.00	10/6/2020	Town of Geneseo	\$11,659.59
11/20/2012	Town of Riverhead	\$50,000.00	10/6/2020	Town of Pleasant Valley	\$1,312.03
8/29/2013	Village of Nyack	\$8,000.00	11/3/2020	City of Troy	\$215,896.00
10/21/2013	Town of Lewiston	\$43,264.00	11/24/2020	Town of North Hempstead	\$30,000.00
10/24/2013	Town of West Seneca	\$67,821.00	2/22/2021	City of Gloversville	\$71,401.27
1/5/2015	Town of Salina	\$113,831.00	6/29/2021	City of Ithaca	\$46,606.00
7/22/2015	Village of Haverstraw	\$5,000.00	9/24/2021	Town of Poughkeepsie	\$90,000.00
9/24/2015	Town of Dewitt	\$261,232.76	11/9/2021	Town of East Hampton	\$150,000.00
1/18/2016	Town of Cheektowaga	\$420,956.00	1/27/2022	Town of Southeast	\$10,555.23
2/17/2016	Town of Greece	\$118,866.00	2/2/2022	Village of Kenmore	\$18,275.53
2/17/2016	Town of Elbridge	\$33,520.00	4/13/2022	City of Troy	\$215,896.00
2/17/2016	Town of Newburgh	\$65,504.00	5/13/2022	Town of Shawangunk	\$55,593.00
2/23/2016	Town of Vestal	\$3,435.00	5/18/2023	Town of Parma	\$56,000.00
3/8/2016	Town of Niskayuna	\$91,639.72	7/15/2022	Town of Vestal	\$21,154.00
7/20/2017	Town of Camillus	\$159,043.00	7/20/2022	Town of Highlands	\$20,700.00
8/10/2017	Town of Webster	\$44,000.00	8/30/2022	Town of Thompson	\$21,100.00
9/27/2017	Town of Cortlandville	\$64,887.00	10/14/2022	Town of Farmington	\$44,400.00
4/10/2018	Town of Tonawanda	\$54,980.00	10/14/2022	Town of Van Buren	\$9,380.00
5/1/2018	Town of Ogden	\$42,964.82	11/2/2022	Town of Newburgh	\$6,400.00
5/15/2018	Town of Gates	\$58,021.00	12/15/2022	Town of Goshen	\$37,700.00
10/8/2018	Town of Malta	\$51,000.00	3/9/2023	Town of Geneva	\$52,141.91
1/3/2019	Town of LaGrange	\$36,157.00			
TOTAL		\$5,378,899.98			

April 5, 2023



Town Hall • 100 Main Street
Huntington, NY 11743-6991

Phone: (631) 351-3042
Fax: (631) 351-3032
NCiappetta@HuntingtonNY.gov

NICHOLAS R. CIAPPETTA, ESQ.
Town Attorney/Deputy Supervisor

September 4, 2019

To Whom It May Concern

Please be advised that the Town of Huntington retained the services of Troy and Banks to audit the Franchise Agreement the Town has with Altice. We were pleased with their attention to detail, their courtesy and professionalism.

The audit resulted in a payment to the Town from Altice in the amount of \$750,000.

We would recommend the firm of Troy and Banks for your auditing needs.

Very truly yours,



Nicholas R. Ciappetta

NRC/klc



Litigation papers are NOT to be served by FAX except by express prior written permission



FINANCE DEPARTMENT

City Hall, 210 Lottie Street
Bellingham, Washington 98225
Telephone: (360) 676-6900 Fax: (360) 738-7500
Therese Holm, Finance Director

March 15, 2007

Thomas T. Ranallo, Manager
Troy & Banks Consultants, LLC
Snyder Professional Center
4536 Main Street, Suite 102
Buffalo, New York 14226

Dear Mr. Lewis,

Enclosed please find City of Bellingham check for \$40,000.00 which represents 50% of the final settlement payment of \$80,000.000 received from Comcast Cable on March 14, 2007. This payment is in accordance with the June 2002 agreement between the City of Bellingham and Troy & Banks in which the City agreed that compensation to your company would be 50% of payments recovered as a result of your audit of the City's cable television franchise.

Also enclosed is a copy of the settlement agreement dated February 28, 2007 between Comcast and the City of Bellingham which states that the payment of \$80,000.00 from Comcast fully resolves all claims with regard to the independent audit performed by Troy & Banks.

On behalf of the City of Bellingham, we would like to thank Scott Lewis for his work on this audit and assistance in helping us resolve the outstanding audit issues. We are pleased this outstanding matter has been resolved.

Sincerely,

Therese Holm, Finance Director
City of Bellingham

C: Jeff Capell, Assistant City Attorney
Marty Mulholland, Information Technology Director
Stuart Rice, Tax Representative
Scott Lewis, Troy & Banks

Abilene Housing Authority	Mr.	Gene	Reed	Executive Director	1149 East South 11th Street	Abilene	TX
Alan Rosenthal	Mr.	Alan	Rosenthal	Director of Operations	6331 Dawnridge Road	Houston	TX
Allen Central Market Allen, Tx. L.P.	Mr.	Alan	Ripley	Director	204-210 Central Expressway	Allen	TX
Amarillo Cataract & Eye Surgery Ctr.	Ms.	Carol	Pearson	Logistics Manager	7310 Fleming	Amarillo	TX
Americana Foods	Mr.	Carlton	Tidwell	Associate Administrator	3333 Dan Morton Drive	Dallas	TX
Angleton Danbury General Hospital	Mr.	William	Garwood	Superintendent	132 Hospital Drive	Angleton	TX
Archer City ISD	Mr.	C.D.	Knobloch	Associate Administrator	PO Box 926, 600 South Ash	Archer City	TX
Atlanta Memorial Hospital	Mr.	Jeff	Davis	National Facilities Director	1007 South William, P.O. Box	Atlanta	TX
Camden Development	Mr.	Michael	Archer	VP/Treasurer	11 Greenway Plaza, Suite 2	Houston	TX
Century Golf Partners Management	Ms.	Brenda	Gray	Regional Finance Manager	5080 Spectrum Drive, Suite 410	Houston	TX
ChemCentral Southwest, LP	Mr.	Raymond	Heinen	Finance	3404 Conway St.	Dallas	TX
Christ for the Nations, Inc.	Ms.	Jamie	Bianchini	Controller	3404 Conway Street	Dallas	TX
Christ for the Nations, Inc.	Mr.	Kenneth	Pursell	CFO	801 Maint St.	Beaumont	TX
City of Beaumont	Mr.	Todd	Simoneaux	Sr. Buyer Purchasing	326 W Main Street PO Box	Grand Prairie	TX
City of Grand Prairie	Ms.	Angi	Mize	City Manager	Purchasing Division, 2963 N La	Porte	TX
City of La Porte	Mr.	Ron	Bottoms	Purchasing Manager	151 West Church Street	Lewisville	TX
City of Lewisville	Ms.	Tracey	Ogurek	Managing Director of	1600 Smith Street	Houston	TX
Continental Airlines Inc.	Mr.	Kirk	Rummel	Contracting Officer	1401 Pacific Avenue	Dallas	TX
Dallas Area Rapid Transit	Mr.	John	Rhone	Interim Asst. Supt.	for 601 Camp Craft Road	Austin	TX
Eanes Independent School District	Mr.	Thomas	Zimmerer	Controller	1016 Ritchey	Gainesville	TX
Gainesville Memorial Hospital	Ms.	Glenda	Liedtke	CFO	200 South McGee Street	Borger	TX
Golden Plains Community Hospital	Mr.	Willy	Haave	Accounts Payable Manager	PO Box 217	Lewisville	TX
Lewisville Independent School District	Ms.	Barbara	Leigh	District Administrator	1115 Avenue G	Bay City	TX
Matagorda General Hospital	Mr.	W.H.	Baker	CFO	1900 South D Street	McAllen	TX
MedCath of McAllen, L.P./Heart Hospital	Mr.	Paul	Selivanoff	Facilities Manager	605 North Maple - P.O. Box	Muenster	TX
Muenster Memorial Hospital	Ms.	Julie	Garrison	Plant Operations	1900 Main Street	Houston	TX
New Metro	Mr.	Miguel	Zavala	Administrator	4632 NorthEast Stallings Dr	Nacogdoches	TX
Pinelands Hospital	Mr.	Charles	Young	Deputy Executive Director	PO Box 1894, 4845 US Highway	Mt. Pleasant	TX
Prime Logistics, Inc.	Mr.	Noe	Garcia	General Manager	3007 North Richmond Road	Wharton	TX
Region 8 Education Service Center	Ms.	Jason	McCullough	Director of Energy and	141 Lavaca St.	San Antonio	TX
Riceland Regional Mental Health Authority	Ms.	Cathy	Gonzales	Director	141 Lavaca Street	San Antonio	TX
Royal Oaks Country Club	Mr.	Craig	Schaner	Contracting & Purchasing	2800 U.S. Hwy 281 North	San Antonio	TX
San Antonio Independent School District	Mr.	Aaron	Stien	CFO	900 North Ellis Street	Groesbeck	TX
San Antonio Independent School District	Ms.	Pamela	Morrison	Associate V.P.	3001 S. Congress Ave.	Austin	TX
San Antonio Water Authority	Ms.	Gina	Cappa	Associate V.P.	3001 S. Congress Ave.	Austin	TX
South Limestone Hospital/Med. Ctr.	Mr.	Terry	Sharp	Director, Engineering	1919 LaBranch Street	Houston	TX
St. Edwards University	Mr.	Jim	Morris	Controller/Business Manager	2603 Timmons Lane	Houston	TX
St. Edwards University	Mr.	Jim	Morris	CFO	815 Eighth Avenue	Fort Worth	TX
St. Joseph Hospital	Mr.	John	Larsen	CFO	1900 W. 7th Street	Plainview	TX
The Briar Club	Mr.	Asif	Ehsan	Treasurer	7823 Ludington Drive	Houston	TX
Vencor Hospital - Fort Worth West	Mr.	Mark	Doyle				
Wayland Baptist University	Mr.	Jim	Smith				
Young Israel of Houston	Mr.	Alan	Rosenthal				

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Discussion and Consideration to Award RFB NO. 23-014-08-03 City of San Juan Tierra De Palmas Water Service Upgrades and Authorize the City Manager to Execute all Related Documents as Needed to the Most Responsible. [Lori A. Maldonado, Purchasing Agent]

STAFF COMMENTS AND RECOMMENDATIONS:

On July 19, 2023 and July 26, 2023 Staff Advertised in the Advance News Journal to Solicit Sealed Proposals for RFB NO. 23-014-08-03 City of San Juan Tierra De Palmas Subdivision Water Service Upgrades. On July 26, 2023 a Pre-Bid Conference was held and a Bid Opening was held on August 3, 2023. Bids were submitted by the following:

1. SAENZ UTILITY CONTRACTOR
2. OMT UTILITIES
3. MJA CONSTRUCTION, LLC
4. RGV INDUSTRIAL MACHINE SHOP & PUMPS
5. MCALLEN MULTI SERVICE
6. RDH SITE & CONCRETE
7. REYA CONSTRUCTION

RECOMMENDATION:

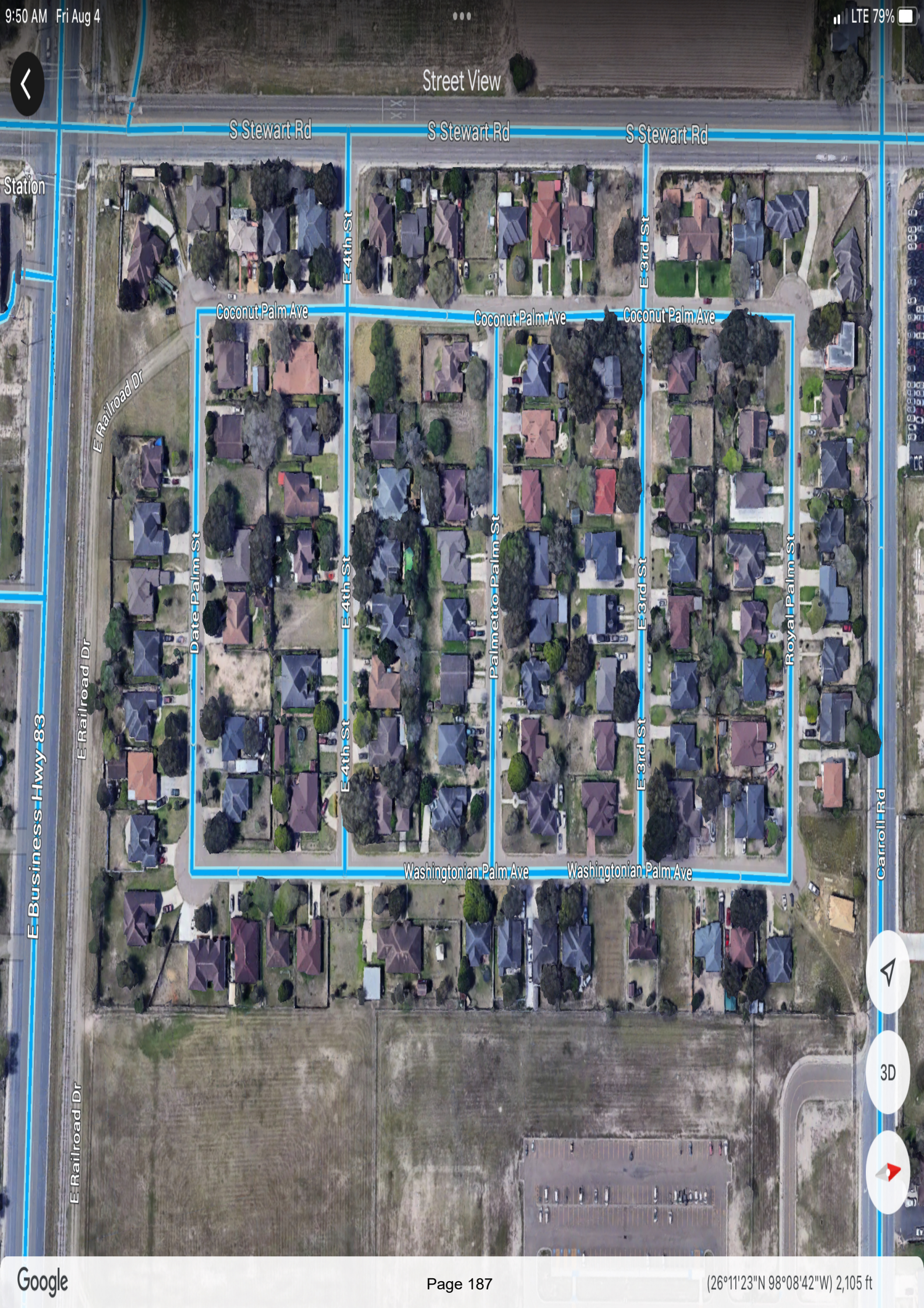
Consider the Recommendation from TRIMAD Consultants L.L.C. to Award RFB NO. 23-014-08-03 City of San Juan Tierra De Palmas Water Service Upgrades to OMT Utilities and Authorize the City Manager to Enter into a Contract and Execute all Related Documents.

PREPARED BY:

Lori Maldonado,
Purchasing Agent

APPROVED BY:

Benjamin Arjona, City
Manager



Street View

S Stewart Rd

S Stewart Rd

S Stewart Rd

Station

Coconut Palm Ave

Coconut Palm Ave

Coconut Palm Ave

E Railroad Dr

Date Palm St

E 4th St

Palmetto Palm St

E 3rd St

Royal Palm St

E Business Hwy 83

E Railroad Dr

E 4th St

E 3rd St

Carroll Rd

Washingtonian Palm Ave

Washingtonian Palm Ave

E Railroad Dr



BID TABULATION
CITY OF SAN JUAN TIERRA DE PALMAS SUBDIVISION
WATER SERVICE UPGRADES



BID NO.

RFB No. 23-014-08-03

PROJECT ENGINEER:

Ricardo Salazar, P.E.

PROJECT

ENG.23.010

PREPARED BY:

Fredy Carmona

DATE PREPARED

8/3/2023

					SAENZ UTILITY CONTRACTOR		OMT UTILITIES		MJA CONSTRUCTION, LLC		RGV INDUSTRIAL MACHINE SHOP & PUMPS	
ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT BID PRICE	AMOUNT BID	UNIT BID PRICE	AMOUNT BID	UNIT BID PRICE	AMOUNT BID	UNIT BID PRICE	AMOUNT BID
1	02511	1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box	EA	9	\$ 1,200.00	\$ 10,800.00	\$ 1,616.00	\$ 14,544.00	\$ 950.00	\$ 8,550.00	\$ 800.00	\$ 7,200.00
2	02511	1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch and Meter Box	EA	24	\$ 1,500.00	\$ 36,000.00	\$ 1,816.00	\$ 43,584.00	\$ 1,597.00	\$ 38,328.00	\$ 700.00	\$ 16,800.00
3	02221	Saw Cut, Removal of Long Water Service and Dispose	EA	33	\$ 120.00	\$ 3,960.00	\$ 294.00	\$ 9,702.00	\$ 365.00	\$ 12,045.00	\$ 800.00	\$ 26,400.00
4	02320	Trench Repair (10" Caliche, 10" Subgrade)	EA	33	\$ 700.00	\$ 23,100.00	\$ 294.00	\$ 9,702.00	\$ 390.00	\$ 12,870.00	\$ 300.00	\$ 9,900.00
5	01577	Sediment Control Hay Bail	EA	9	\$ 100.00	\$ 900.00	\$ 275.00	\$ 2,475.00	\$ 165.00	\$ 1,485.00	\$ 200.00	\$ 1,800.00
6	01555	Traffic Control	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00	\$ 1,500.00	\$ 7,000.00	\$ 7,000.00
7	-	Concrete Repair	EA	5	\$ 300.00	\$ 1,500.00	\$ 416.00	\$ 2,080.00	\$ 500.00	\$ 2,500.00	\$ 1,600.00	\$ 8,000.00
8	-	1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation Adjustment, and Sodding	EA	33	\$ 150.00	\$ 4,950.00	\$ 200.00	\$ 6,600.00	\$ 475.00	\$ 15,675.00	\$ 600.00	\$ 19,800.00
TOTAL BID AMOUNT					84,210.00		91,687.00		92,953.00		96,900.00	

*SAENZ UTILITIES DID NOT SUBMIT A
 BID BOND

					MCALLEN MULTI SERVICE		RDH SITE & CONCRETE		REYA CONSTRUCTION	
ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT BID PRICE	AMOUNT BID	UNIT BID PRICE	AMOUNT BID	UNIT BID PRICE	AMOUNT BID
1	02511	1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box	EA	9	\$ 900.00	\$ 8,100.00	\$ 1,100.00	\$ 9,900.00	\$ 2,500.00	\$ 22,500.00
2	02511	1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch and Meter Box	EA	24	\$ 1,200.00	\$ 28,800.00	\$ 1,500.00	\$ 36,000.00	\$ 2,500.00	\$ 60,000.00
3	02221	Saw Cut, Removal of Long Water Service and Dispose	EA	33	\$ 25.00	\$ 825.00	\$ 500.00	\$ 16,500.00	\$ 1,000.00	\$ 33,000.00
4	02320	Trench Repair (10" Caliche, 10" Subgrade)	EA	33	\$ 750.00	\$ 24,750.00	\$ 300.00	\$ 9,900.00	\$ 800.00	\$ 26,400.00
5	01577	Sediment Control Hay Bail	EA	9	\$ 1,000.00	\$ 9,000.00	\$ 150.00	\$ 1,350.00	\$ 200.00	\$ 1,800.00
6	01555	Traffic Control	LS	1	\$ 12,500.00	\$ 12,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
7	-	Concrete Repair	EA	5	\$ 2,500.00	\$ 12,500.00	\$ 250.00	\$ 1,250.00	\$ 1,200.00	\$ 6,000.00
8	-	1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation Adjustment, and Sodding	EA	33	\$ 25.00	\$ 825.00	\$ 1,000.00	\$ 33,000.00	\$ 500.00	\$ 16,500.00
TOTAL BID AMOUNT					97,300.00		110,400.00		168,700.00	



Ricardo Salazar, P.E.
 Project Engineer

8/4/2023
 Date

**SECTION 00300
BID PROPOSAL FORM**

**CITY OF SAN JUAN
TIERRA DE PALMAS WATER SERVICE UPGRADES
PROJECT NO. 23-014-08-03**

BID OPENING: August 3, 2023 AT 3:00 P.M.

TO: OWNER (CITY OF SAN JUAN)

The undersigned, as bidders, declares that the only person or parties interested in this proposal as principals are those named herein, that this proposal is made without collusion with any other person, firm or corporation; that he has carefully examined the form of contract, Notice of Contractors, specifications and plans thereon referred to, and has carefully examined the plans, specifications, locations, and conditions and classes of materials of the proposed work; and agrees that he will provide all the necessary labor, machinery, tools, and apparatus, and other incidental to construction, and will do all the work and furnish all the materials called for in the contract and specifications in the manner prescribed therein and according to the requirements of the Engineer/Architect as therein set forth.

It is further agreed that quantities of work to be done at unit prices and materials to be furnished may be increased or diminished as may be considered necessary, in the opinion of the Engineer, to complete the contemplated, and that quantities of work, whether increased or decreased are to be performed at the unit price set forth below or as provided in the Specifications.

It is further agreed that the lump sum prices may be increased to cover additional work ordered by the Engineer and approved by the Owner, but not shown on the Plans or required by the Specifications, in accordance with the provisions of the General Conditions. Similarly, they may be decreased to cover deletion of work so ordered.

It is understood that the Owner reserves the right to reject any and all bids.

Bidders are advised that Formal Sealed Bids are to be submitted at the Purchasing Department of San Juan City Hall. As previously instructed via Invitation, Notice to Bidders, Instructions to Bidders, and at the Pre-Bid Conference, Bidders can go online to the City of San Juan website address: www.sjtx.us to download any and all related project documents, or may contain copies of same by contacting the office of Lori Maldonado, Purchasing Agent. Located at 709 S Nebraska Ave, San Juan, Texas 78589 or by calling (956) 223-2204 or by emailing your request to lmaldonado@sjtx.us. Kindly submit your Bid Submittal at the Purchasing Department of San Juan City Hall on or before the Bid Opening date and time.

Accompanying this proposal is a certified or cashier's check or bid bond payable to the City of San Juan.

CITY OF SAN JUAN
TIERRA DE PALMAS WATER SERVICE UPGRADES
00300-1
BID PROPOSAL FORM

BID PROPOSAL

The bid security accompanying shall be returned to the bidder, unless in case of the acceptance of the proposal, the bidder shall fail to execute a Contract and file a performance and payment bond within ten (10) days after its acceptance, in which case the bid security shall become the property of the City of San Juan and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the bidder.

ENGINEER'S/ARCHITECT ESTIMATE OF QUANTITIES – APPROXIMATELY ONLY

Bidder agrees to perform all work described in the specifications and shown on the plans, for the following price or prices:

TABLE 1 BID ITEM:

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
1	02511	1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box	EA	9	\$1,200	\$10,800
2	02511	1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch and Meter Box	EA	24	\$1,500	\$36,000
3	02221	Saw Cut, Removal of Long Water Service and Dispose	EA	33	\$120	\$3,960
4	02320	Trench Repair (10" Caliche, 10" Subgrade)	EA	33	\$700	\$23,100
5	01577	Sediment Control Hay Bail	EA	9	\$100	\$900
6	01555	Traffic Control	LS	1	\$3,000	\$3,000
7	-	Concrete Repair	EA	5	\$300	\$1,500
8	-	1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation Adjustment, and Sodding	EA	33	\$150	\$4,950

BID ITEMS (1-8) – BASE BID: \$ 84,210 (IN FIGURES)

SUMMARY BID TABULATION

TABLE 1 – BID ITEM

TOTAL AMOUNT OF BID (ITEMS 1-8)	\$84,210
TOTAL AMOUNT OF BID (ITEMS 1-8 WRITTEN)	\$ Eighty-four thousand two hundred ten

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for performed labor performed and materials furnished in the fulfillment of this Contract. The proposed work to be done shall be accepted when fully completed and finished in accordance with the Plan and Specifications to the satisfaction of the Engineer.

The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) days after the scheduled closing for receiving bids.

Unit and lump sum prices must be shown in figures for each item listed in the Bid Proposal form. Should bid prices on any item be omitted, the right is reserved to apply to the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject formalities.

The undersigned agrees, unless hereinafter stated otherwise to furnish all materials as shown on the Specification and Detail sheets.

Bidder hereby agrees to commence work under this contract within **ten (10) days** after the Notice to Proceed is issued and complete work within **Sixty (60) Calendar Days**.

Receipt is hereby acknowledged of the following agenda to the Contract Document.

Addendum No. 1 dated: <u>August 1 2023</u>	Received: <u>August 1 2023</u>
Addendum No. 2 dated: _____	Received: _____
Addendum No. 3 dated: _____	Received: _____
Addendum No. 4 dated: _____	Received: _____
Addendum No. 5 dated: _____	Received: _____

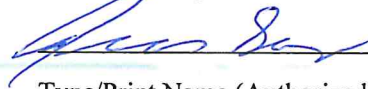
CITY OF SAN JUAN
TIERRA DE PALMAS WATER SERVICE UPGRADES
00300-3
BID PROPOSAL FORM

Bidder agrees that the Owner has the right to accept or reject any or all bids to waive any or all formalities.

Date: 8/3/2023

Respectfully submitted:
Saenz Utility Contractors LLC

Authorized Signor:



Type/Print Name (Authorized Signor):
Juan Saenz

Title:
Member

Legal Company Name:
Saenz Utility Contractors LLC

Address:
22290 N FM 88

City, State and Zip Code:
Edcouch TX 78538

Business Phone:
956-262-8506

Cell Number:

(Seal – If bidder is a corporation)

956-227-0904

Email Address:

juan@saenzutility.com

BIDDERS QUALIFICATIONS

BIDDER'S EXPERIENCE

In order to make a responsible Bid, the Bidder or the Bidder's Subcontractor, must provide evidence of a minimum of four (4) successful projects completed in the last five (5) years for each of the criteria listed below:

- **History of working with the City of San Juan**
- **History of working with Water Systems**

As provided in the space below, indicate the project name, owner contact name and telephone number, date completed, and attributes of the project. All questions must be answered comprehensively.

Attach additional sheets, as necessary and include in the Bid Package.

- **History of working with Water Systems within the last five (5) years:**

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description

1)

Project name: Arroyo Colorado Subdivision- Waterline Replacement

Owner: Cameron County

Contact: Raul Garcia and Lillian Blanchard. Phone: 956-544-0828

Completion Date: 03/30/2023

Replace Waterline Services and Meter Boxes

2)

Project Name: Bid No. 22-101 SWSC Mile 6 Waterline Relocation from Ware Rd to Bentsen Rd North

Project Owner: Sharyland Water Supply Corporation

Project Manager: Joe Guzman Phone: 956-585-6081

Completion Date: 03/16/2023

Remove water line, Bores, Cut and restore asphalt, Tie in exist waterline, Install 8800 LF 12" PVC C-900

3)

Project Name: Highland Oaks Subdivision

Owner: Domain Development

Project manager: David Del Rio Melden & Hunt, Inc Phone: 956-381-0981

Completion Date: 10/14/2020

Waterline, Sewerline and Drainage improvements

4)

Project Name: Ensenada at Tres Lagos Subdivision

Owner: Tres Lagos Public Improvements

Project Manager: Melden & Hunt, Inc. Phone: 956-381-0981

Completion Date: 8/1/2018

Waterline, Storm Drainage, Sanitary Sewer

• **History of working with the City of San Juan within the last five (5) years:**

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description:

1)

2)

3)

4)



**CITY OF SAN JUAN
TIERRA DE PALMAS SUBDIVISION
WATER SERVICE UPGRADES
RFB NO. 23-014-08-03**

ADDENDUM NO. 1

Addendum Date: August 1, 2023

Notice to Bidders:

The Request for Bid (RFB) is modified as set forth in this Addendum. The Original RFB documents and any previously issued Addenda remain in effect. This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder under no circumstances relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

Revision To The RFB: Specifications

1. Section 00300: Remove and Replace Entire Section.
 - a. Revision to Table 1 Revised Bid Item No. 1 – *1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box*
 - b. Revision to Table 1 Added Bid Item No. 2 – *1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch, and Meter Box*
 - c. Revision to Table 1 Revised Bid Item No. 3 – *Saw Cut, Removal of Long Water Service and Dispose*
 - d. Revision to Table 1 Revised Bid Item No. 4 – *Trench Repair (10" Caliche, 10" Subgrade)*
 - e. Revision to Table 1 Added Bid Item No. 7 – *Concrete Repair*
 - f. Revision to Table 1 Added Bid Item No. 8 – *1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation and Adjustment, and Sodding*

Revision To The RFB: Plans

1. Revision to Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
2. Revision to Royal Palm St & Third St Drawing Number C2 Plan Sheet Number 5.
3. Revision to Palmetto Palm St & Fourth St Drawing Number C3 Plan Sheet Number 6.
4. Revision to Date Palm St & Water Details Drawing Number C4 Plan Sheet Number 7.

Questions:

1. Will empty lots along Date Palm require service connections?
Yes. Empty Lots that have a long service will require service connection. See Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
2. There are a few lots that have water meters in concrete. Will a bid item be added for concrete repair?
Yes, a bid item for Concrete Repairs will be added.
3. There a few lots with grass, shrubs and trees where proposed water meters are to be installed. Will a bid item be added for this?
Yes, a line item for adjusting the meter and sodding will be added.
4. What is the engineers estimate on this project?
\$90,000.00

Clarification:

1. 2 extra single service connections and 5 extra dual services added to total of service connections for unforeseen circumstances. May or may not be used. Extra connections may be paid for only if needed.

Acknowledgement by Respondent:

Respondents shall acknowledge receipt of this Addendum No. 1. Submit Completed Addendum with Statement of Bid. Failure to acknowledge receipt of this addendum may render your bid "Incomplete".



Ricardo Salazar

Trimad Consultants, L.L.C.
Texas Firm No. 18526

[Signature]
Signature of Respondent

8/1/2023
Date

END OF ADDENDUM



Company Certificates



Disadvantaged Business Enterprise Program

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

Saenz Utility Contractors, LLC (VN: 27006)

This Certificate is subject to suspension or revocation, and DBE information verification annually, upon the anniversary month. Current certification information will be listed in the Texas Unified Certification Program (TUCP) Directory located at <https://txdot.txdotms.com>

August 26, 2016

Date Issued

Michael D. Bryant
Director
Civil Rights Division

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

Saenz Utility Contractors, LLC

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

Small Business Enterprise (SBE)

Certified NAICS Codes:

NAICS 237110: DISTRIBUTION LINE, SEWER AND WATER, CONSTRUCTION
NAICS 237210: LAND DEVELOPERS (I.E., SUBDIVIDING AND INSTALLING INFRASTRUCTURE)
NAICS 237310: REPAIR, HIGHWAY, ROAD, STREET, BRIDGE OR AIRPORT RUNWAY
NAICS 237990: OTHER HEAVY AND CIVIL ENGINEERING CONSTRUCTION
NAICS 238110: CONCRETE POURING
NAICS 238910: SITE PREPARATION CONTRACTORS
NAICS 484220: GRAVEL HAULING, LOCAL
NAICS 484220: LOG HAULING, LOCAL
NAICS 484220: TOP-SOIL HAULING, LOCAL

Certification Number: 1720
Effective Date: April 12, 2021
Expiration Date: April 12, 2024

Thomas C. Lahbert
President & Chief Executive Officer



Karen Hudson
Deputy Chief Procurement Officer

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



AGC

THE CONSTRUCTION
ASSOCIATION

Certificate of Membership

The Associated General Contractors of America

This certifies that:

Saenz Utility Contractors, LLC

is a proud member of

The Associated General Contractors of America

The Construction Association is dedicated to the belief that a thriving and successful construction industry is the essential foundation for America's continued economic prosperity, security and well-being.

On behalf of the entire association,

Stephen E. Sandherr

Chief Executive Officer

The Texas Comptroller of Public Accounts (CPA) administers the Statewide Historically Underutilized Business (HUB) Program for the State of Texas, which includes certifying minority, woman, and service disabled veteran-owned businesses as HUBs and facilitates the use of HUBs in state procurement and provides them with information on the state's procurement process.

We are pleased to inform you that your application for certification/re-certification as a HUB has been approved. Your company's profile is listed in the State of Texas HUB Directory and may be viewed online at <https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp>. Provided that your company continues to meet HUB eligibility requirements, the attached HUB certificate is valid for the time period specified.

You must notify the HUB Program in writing of any changes affecting your company's compliance with the HUB eligibility requirements, including changes in ownership, day-to-day management, control and/or principal place of business. *Note: Any changes made to your company's information may require the HUB Program to re-evaluate your company's eligibility.*

Please visit our website at <http://comptroller.texas.gov/procurement/prog/hub/> and reference our publications (i.e. Grow Your Business pamphlet, HUB Brochure and Vendor Guide) providing additional information on state procurement resources that can increase your company's chances of doing business with the state.

Thank you for your participation in the HUB Program! If you have any questions, you may contact a HUB Program representative at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

Texas Historically Underutilized Business (HUB) Certificate



Certificate/VID Number:	1465682609700
File/Vendor Number:	487463
Approval Date:	25-SEP-2018
Scheduled Expiration Date:	25-SEP-2022

The Texas Comptroller of Public Accounts (CPA), hereby certifies that
SAENZ UTILITY CONTRACTORS, LLC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed 28-SEP-2018, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, business location) provided in the submission of the business' application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

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

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

Rev. 06/16



Company Resume



-Over 30 years of underground utility experience-

Expertise

Founded in 2002 by Juan Sáenz, Saenz Utility Contractors, LLC is in the underground utility construction industry, committed to improving the underground utilities across the Rio Grande Valley. We strive to always provide the highest value to our owner, customers, and community with a critical eye towards safety, quality, and service. We will continue to diversify our skill to distinguish us from our competition and foster loyal customers as we improve the underground utility construction that enhance the quality of life in the Rio Grande Valley. At Saenz Utility Contractors, we are committed to value integrity, safety, quality, teamwork, respect, and passion to create the best working ambience.

Services

Saenz Utility Contractors, LLC offers a comprehensive set of General Construction and Commercial Underground Utility Services that include:

- ❖ Rehabilitation and Installation of:
 - Water
 - Sanitary Sewer
 - Storm Drainage
 - Lift Stations
- ❖ Design & Build Consultants
- ❖ TxDOT Highway and Street Maintenance
- ❖ Site Preparation
- ❖ Land Subdivision
- ❖ Material Hauling
- ❖ Miscellaneous Highway and Street Construction
- ❖ Drain Ditch Excavations

Equipment

Saenz Utility Contractors, LLC leases out their equipment from their sister company, Saenz Rentals. The following is a list of equipment and trench boxes(for various depths):

- ❖ 325 Excavator
- ❖ 330 C Excavator
- ❖ 420 D Backhoe
- ❖ D4GXL Dozer
- ❖ 938 G Loader
- ❖ 420 F Backhoe
- ❖ 321 Excavator
- ❖ P35K4B Roller
- ❖ Belly Dump Truck
- ❖ Dump Trucks
- ❖ Bucket Truck
- ❖ 8'x20', 10'x24', 12'x 12', 6'x 20', 8'x 16', 8'x12', 8'x 24' Trench boxes.

Certificates

Historically Underutilized Business (HUB)
Disadvantage Business Enterprise (DBE)

October 2014- Present
August 2016- Present

Juan Pérez

22290 N FM 88
Edcouch, TX 78538

(956) 262-8506

Construction Foreman

Project Manager experienced in leading all phases of successful construction projects. Consistently leading projects to on-time completion while maintaining quality control and cleanliness. Competent in leading field tasks, and following safety regulations. Offer an expertise in the following core areas of business construction operations:

- ♦ Project Management ♦ Personnel Acquisition & Training ♦
- ♦ Team Management ♦ Multi-Site Management ♦
- ♦ Supply Management ♦

WORK

Saenz Utility Contractors, LLC, Edcouch, TX

June 2013 - Present

Construction Foreman

- Supervise crew's work
- Ensure safe working practices
- Create daily reports, job hazard analysis, and safety meetings
- Coordinate with Project Engineers and Inspectors
- Successfully manage multiple projects at once
- Complete projects on or under budget
- Ensure successful operation of business. including labor cost control
- Coordinate with suppliers and subcontractors for project operations

Saenz Utility Contractors, LLC, Edcouch, TX

March 2009 - June 2013

Operator

- Operate heavy equipment in a safe and effective manner in order to minimize the risk of injury, property damage, or loss of life.
- Perform daily safety and maintenance checks
- Clean heavy equipment as scheduled and/or required
- Operated a variety of machines dependent on the job on hand
- Excavated slopes and grading as per plans
- Ensured safe work practices
- Efficiently completed projects before deadline

LANGUAGES

Fluent in Spanish, Proficient in English

CERTIFICATIONS

Heavy Equipment Operator Safety Training

Maribel Sáenz

22290 N FM 88
Edcouch, TX 78538

(956) 262-8506
maribel@saenzutility.com

Project Estimator

Heavy construction estimator with years of achievement. Adept at estimating, bidding on, and securing profitable construction projects worth over \$1M. Effectively manage all project aspects including change orders, engineering support, and technology correspondence. Plan and schedule construction, materials procurement, fabrication, and delivery sequences. Offer an expertise in the following core areas of business construction operations:

- ◆ Bidding & Estimating ◆ Project Management ◆
- ◆ Team Management ◆ Multi-Site Management ◆
- ◆ Supply Management ◆ Complex Problem Solving◆

WORK

Saenz Utility Contractors, LLC, Edcouch, TX

July 2013 - Present

Project Estimator

- Implement OSHA regulations on site
- Develop Project Take-Offs
- Site visit inspections
- Budget project construction costs
- Prepare all Storm Water Pollution Prevention Plans (SWPPP)
- Develop competitive project estimates
- Develop time frame for projects
- Competent on terminology of construction plans created by engineer
- Seek project opportunities for company
- Coordinate with Project Engineers and Inspectors
- Coordinate with suppliers and subcontractors for project operations

Monte Alto ISD, Monte Alto, TX

November 2011 - July 2013

Secondary Mathematics Educator

- Developed and implemented lesson plans for three different math courses
- Curriculum writer for Math Department
- Setup curriculum plan with TEA for section 3 students

EDUCATION

University of Texas Pan American, Edinburg, TX

B.S. Applied Mathematics

Minor: Spanish

South Texas College, McAllen, TX

A.S. Mathematics

Texas A&M University, College Station, TX

Completed 20 credits of Civil Engineering classes

CERTIFICATIONS OSHA 10 Training

LANGUAGES Fluent in English and Spanish

Juan Sáenz

22290 N FM 88
Edcouch, TX 78538

(956) 227-0904
juan@saenzutility.com

Construction and Project Management Specialist

-Over 30 years of underground utility experience-

Professional with an accomplished career in underground utility construction. Successful business owner with a record of achievement for founding a well-respected, competitive underground utility construction company. History of concurrently directing multiple projects to successful completion through effective management and team collaboration. Continually strive to produce high quality work while adhering to a tight schedule and budget. Advanced understanding of customer needs and diligent attention to detail results in superior customer service and high levels of client satisfaction. Offer an expertise in the following core areas of business construction operations:

♦ Project Management ♦ Budget & Finances ♦ Personnel Acquisition & Training ♦
♦ Team Management ♦ Customer Relations ♦ Multi-Site Management ♦ New Business Development ♦
♦ Safety Specialist ♦ Supply Management ♦

WORK

Saenz Utility Contractors, LLC, Edcouch, TX

April 2002-Present

Owner/Founding Member

- Gain clients by demonstrating quality work performance
- Manage all aspects of construction projects from initial planning, creating a budget, scheduling construction, overseeing field operations
- Supervise crew's work
- Ensure safe working practices
- Manage staff and provide safety training
- Successfully manage multiple projects at once
- Complete projects on or under budget
- Ensure successful operation of business. including labor cost control
- Control purchasing and inventory for timely job acquisition
- Coordinate with project engineers and subcontractors for project operations
- Communicate with customers to ensure customer satisfaction
- Oversee and manage office operations

Pate & Pate Enterprises, Inc., The Woodlands, TX

November 1985 - July 2002

Project Supervisor

- Managed a crew and project site
- Oversaw daily job operations
- Created daily reports and safety meetings
- Coordinated with project engineers
- Ensured safe work practices
- Efficiently completed projects before deadline

LANGUAGES Fluent in Spanish, Proficient in English

Moore Land Surveying, LLC

14216 Palis Drive
La Feria, TX 78559

(956)245-0988
(956)245-4651

TBPLS Firm No. 10194186
TBPE Firm No. 19190

Saenz Utility Contractors
22290 FM 88
Edcouch, TX 78538

November 30, 2018

RE: LETTER OF RECOMMENDATION ICO SAENZ UTILITY CONTRACTORS

To Whom It May Concern:

I would like to provide my greatest recommendation in support of Saenz Utility Contractors. They are a company of the highest integrity and I would not hesitate to award any contract to them.

I have worked with Saenz Utility Contractor on various projects over the past 5 years. These projects have ranged from \$5,000.00 sewer taps to \$500,000.00 pumps structures and every project was completed with the same level of attention and priority.

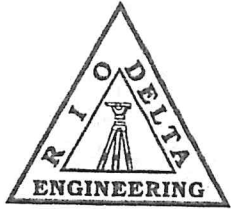
Every job I have completed with them was completed on time, on budget, and without incident and completed with the highest quality of workmanship. I've worked with them on projects in many different cities and their reputation always precedes them at each location. They are a company I look forward to seeing on a bidder's list and highly recommend to any engineer, city or client.

Thank you for the opportunity to write this letter on behalf of Saenz Utility Contractors. If you have any questions, please do not hesitate to call me at 956-245-4651.

Respectfully,



Dustin Moore, PE, CFM
Moore Land Surveying Owner



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

November 19, 2018

To Whom It May Concern:

Please accept this letter as a positive recommendation for Saenz Utility Contractors, LLC.

Over the last 4 years, Saenz Utility Contractors, LLC has worked on, and completed, several projects that we have been associated with. Two projects in particular were the North Alamo WSC Donna/Weslaco Water Line Improvements, which included approximately 11,700 L.F. of transmission lines (8" and 10") and related appurtenances, and the North Alamo WSC Lift Station "C" Collection System, which included approximately 3,900 L.F. of 10" gravity collection lines, 3,900 L.F. of 8" sanitary sewer force main, and related appurtenances.

We were the design engineers on both projects and provided project inspection on behalf of NAWSC. Saenz Utility Contractors, LLC was promptly on the projects once notice to proceed was given. Both projects were completed within the contract times allowed and as per the plans and specifications.

I would recommend Saenz Utility Contractors, LLC for any type of paving, drainage, and utility work that they might be considered for. I find Mr. Juan Saenz and his staff to be professional and very competent in their field.

Please accept this letter as my recommendation for Saenz Utility contractors, LLC. I would gladly work with them again on any project.

Sincerely,

Ivan Garcia, P.E., R.P.L.S., C.F.M.



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO REYNA

November 7, 2018

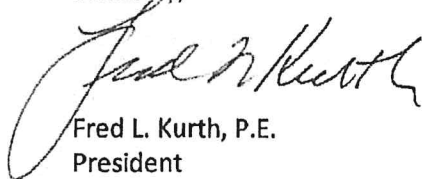
RE: SAENZ UTILITY CONTRACTORS
22290 NORTH FM 88
Edcouch, TX 78538

To Whom It May Concern:

This letter is to inform you that we have worked with Saenz Utility Contractors on numerous utility construction projects. Mr. Juan Saenz and his staff have always been responsive to our requests, readily providing us with any necessary certificates, warranties, or documentation. Their pricing is fair and I have been quite satisfied with the quality of their work. I highly recommend them for any utility or pipeline project.

If we may be of further assistance, please contact us at 956/381-0981.

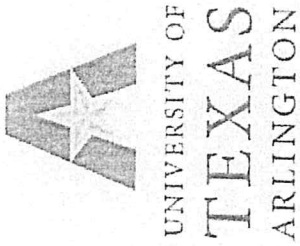
Sincerely,



Fred L. Kurth, P.E.
President



Company Safety



Certificate of Completion

Transportation Training & Services certifies that

Maribel Saenz

Has successfully demonstrated proficiency and met all requirements
as required by the Texas Department of Transportation for

Construction Site Safety in Work Zones - OSHA 10-HOUR



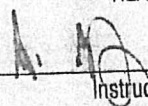
Rafael Llera
Instructor: Rafael Llera

March 13, 2015
Issue Date

American Safety Consulting

JUAN SAENZ

has completed training in
HEAVY EQUIPMENT OPERATOR


Instructor

9-7-10

Date

American Safety Consu

Abel (956) 244-600

Eli (956) 244-627

American Safety Consulting

DANIEL PEREZ

has completed training in

* HEAVY EQUIPMENT OPERATOR

[Signature]
Instructor

MAR 29 2018
Date

* BACK-HOE, LOADER, WATER TRUCK

American Safety Consulting

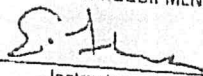
Abel (956) 244-6003

Eli (956) 244-6275

American Safety Consulting

JUAN G. PEREZ

has completed training in
HEAVY EQUIPMENT OPERATOR



Instructor

MAR 29 2018
Date

✧ EXCAVATOR, BOILER, JACK-HOE LOADER

American Safety Consulting

Abel (956) 244-6003

Eli (956) 244-6275

BID PROPOSAL

The bid security accompanying shall be returned to the bidder, unless in case of the acceptance of the proposal, the bidder shall fail to execute a Contract and file a performance and payment bond within ten (10) days after its acceptance, in which case the bid security shall become the property of the City of San Juan and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the bidder.

ENGINEER'S/ARCHITECT ESTIMATE OF QUANTITIES – APPROXIMATELY ONLY

Bidder agrees to perform all work described in the specifications and shown on the plans, for the following price or prices:

TABLE 1 BID ITEM:

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
1	02511	1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box	EA	9	\$1,616. ⁰⁰	\$14,544. ⁰⁰
2	02511	1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch and Meter Box	EA	24	\$1,816. ⁰⁰	\$43,584. ⁰⁰
3	02221	Saw Cut, Removal of Long Water Service and Dispose	EA	33	\$294. ⁰⁰	\$9,702. ⁰⁰
4	02320	Trench Repair (10" Caliche, 10" Subgrade)	EA	33	\$294. ⁰⁰	\$9,702. ⁰⁰
5	01577	Sediment Control Hay Bail	EA	9	\$275. ⁰⁰	\$2,475. ⁰⁰
6	01555	Traffic Control	LS	1	\$3,000. ⁰⁰	\$3,000. ⁰⁰
7	-	Concrete Repair	EA	5	\$416. ⁰⁰	\$2,080. ⁰⁰
8	-	1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation Adjustment, and Sodding	EA	33	\$1200. ⁰⁰	\$6600. ⁰⁰

BID ITEMS (1-8) – BASE BID: \$ 91,687.⁰⁰ (IN FIGURES)

SUMMARY BID TABULATION

TABLE 1 – BID ITEM

TOTAL AMOUNT OF BID (ITEMS 1-8) \$91,687⁰⁰
TOTAL AMOUNT OF BID (ITEMS 1-8 WRITTEN) \$ ninety one thousand Six
hundred + eighty Seven dollars

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for performed labor performed and materials furnished in the fulfillment of this Contract. The proposed work to be done shall be accepted when fully completed and finished in accordance with the Plan and Specifications to the satisfaction of the Engineer.

The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) days after the scheduled closing for receiving bids.

Unit and lump sum prices must be shown in figures for each item listed in the Bid Proposal form. Should bid prices on any item be omitted, the right is reserved to apply to the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject formalities.

The undersigned agrees, unless hereinafter stated otherwise to furnish all materials as shown on the Specification and Detail sheets.

Bidder hereby agrees to commence work under this contract within ten (10) days after the Notice to Proceed is issued and complete work within Sixty (60) Calendar Days.

Receipt is hereby acknowledged of the following agenda to the Contract Document.

Addendum No. 1 dated: 8/2/23

Received: 

Addendum No. 2 dated: _____

Received: _____

Addendum No. 3 dated: _____

Received: _____

Addendum No. 4 dated: _____

Received: _____

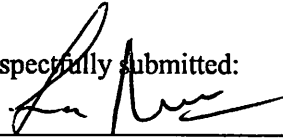
Addendum No. 5 dated: _____

Received: _____

Bidder agrees that the Owner has the right to accept or reject any or all bids to waive any or all formalities.

Date: 8-2/23

Respectfully submitted:



Authorized Signor:

Luis Reyes III

Type/Print Name (Authorized Signor):

Luis Reyes III

Title:

Owner

Legal Company Name:

O.m.T. Utilities

Address:

1910 S. Pleasantview

City, State and Zip Code:

Weslaco TX. 78596

Business Phone:

956-778-0140

Cell Number:

(Seal – If bidder is a corporation)

Email Address:

LuisReyes034@yahoo.com



**CITY OF SAN JUAN
TIERRA DE PALMAS SUBDIVISION
WATER SERVICE UPGRADES
RFB NO. 23-014-08-03
ADDENDUM NO. 1**

Addendum Date: August 1, 2023

Notice to Bidders:

The Request for Bid (RFB) is modified as set forth in this Addendum. The Original RFB documents and any previously issued Addenda remain in effect. This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder under no circumstances relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

Revision To The RFB: Specifications

1. Section 00300: Remove and Replace Entire Section.
 - a. Revision to Table 1 Revised Bid Item No. 1 – *1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box*
 - b. Revision to Table 1 Added Bid Item No. 2 – *1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch, and Meter Box*
 - c. Revision to Table 1 Revised Bid Item No. 3 – *Saw Cut, Removal of Long Water Service and Dispose*
 - d. Revision to Table 1 Revised Bid Item No. 4 – *Trench Repair (10" Caliche, 10" Subgrade)*
 - e. Revision to Table 1 Added Bid Item No. 7 – *Concrete Repair*
 - f. Revision to Table 1 Added Bid Item No. 8 – *1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation and Adjustment, and Sodding*

Revision To The RFB: Plans

1. Revision to Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
2. Revision to Royal Palm St & Third St Drawing Number C2 Plan Sheet Number 5.
3. Revision to Palmetto Palm St & Fourth St Drawing Number C3 Plan Sheet Number 6.
4. Revision to Date Palm St & Water Details Drawing Number C4 Plan Sheet Number 7.

Questions:

1. Will empty lots along Date Palm require service connections?
Yes. Empty Lots that have a long service will require service connection. See Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
 2. There are a few lots that have water meters in concrete. Will a bid item be added for concrete repair?
Yes, a bid item for Concrete Repairs will be added.
 3. There a few lots with grass, shrubs and trees where proposed water meters are to be installed. Will a bid item be added for this?
Yes, a line item for adjusting the meter and sodding will be added.
 4. What is the engineers estimate on this project?
\$90,000.00
-

Clarification:

1. 2 extra single service connections and 5 extra dual services added to total of service connections for unforeseen circumstances. May or may not be used. Extra connections may be paid for only if needed.

Acknowledgement by Respondent:

Respondents shall acknowledge receipt of this Addendum No. 1. Submit Completed Addendum with Statement of Bid. Failure to acknowledge receipt of this addendum may render your bid "Incomplete".



Ricardo Salazar

Trimad Consultants, L.L.C.
Texas Firm No. 18526

[Signature]
Signature of Respondent

8/2/23
Date

END OF ADDENDUM

BID BOND

THE MAIN STREET AMERICA GROUP

**CONTRACTOR:** (Name, legal status and address)

OMT
1906 S. Pleasantview
Weslaco, TX 78596

SURETY: (Name, legal status and principal place of business)

NGM Insurance Company
55 West Street
+ Keene, NH 03431

OWNER: (Name, legal status and address)

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

+

BOND AMOUNT: 5% Greatest Amount Bid**PROJECT:** (Name, location or address, and Project number, if any)

City of San Juan Tierra De Palmas Subdivision Water Service Upgrades

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 1st day of August, 2023.

OMT

(Principal)
Luis Reyes, owner
(Title)

(Seal)

(Witness)

NGM Insurance Company

(Surety)

(Seal)

Andy Alvarez
(Title)

Attorney-in-Fact

(Witness)



KNOW ALL MEN BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"Article IV, Section 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them. "

does hereby make, constitute and appoint **Andy Alvarez, Phil Young, Dillon Minns** -----

its true and lawful Attorneys-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, undertakings, recognizances, contracts of indemnity, or other writings obligatory in nature of a bond subject to the following limitation:

1. No one bond to exceed Twenty Million Dollars (\$20,000,000.00)

and to bind NGM Insurance Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of NGM Insurance Company; the acts of said Attorney are hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

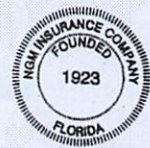
Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such office and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Vice President, General Counsel and Secretary and its corporate seal to be hereto affixed this 7th day of January, 2020.

NGM INSURANCE COMPANY By:

Kimberly K. Law

Kimberly K. Law
Vice President, General
Counsel and Secretary



State of Florida,
County of Duval.

On this 7th day of January, 2020, before the subscriber a Notary Public of State of Florida in and for the County of Duval duly commissioned and qualified, came Kimberly K. Law of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Jacksonville, Florida this 7th day of January, 2020.

Lisa K. Penton



I, Nancy Giordano-Ramos, Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Jacksonville, Florida this 1st day of August, 2023.

Nancy Giordano-Ramos

WARNING: Any unauthorized reproduction or alteration of this document is prohibited.
TO CONFIRM VALIDITY of the attached bond please call 1-603-354-5281.
TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431
Attn: Bond Claim Dept. or call our Bond Claim Dept. at 1-603-358-1437.



• History of working with Water Systems within the last five (5) years:

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description

1)

City of Weslaco Numerous waterline & sewer line projects. Including manholes, service connections, main line installations etc. / water main lines, service connections, TAPS, Fire Hydrants etc. / Contact public works MARCELO COSME 956-532-8342

2)

City of Alamo water/sewer improvements Hidalgo Urban County Program
5021-05-0310-5000-0000 UCP - EP
Completed in MARCH 2023
Public works JUAN ORNELAS 956-249-3294

3)

City of Weslaco Manhole & sewer line replacement at Chelsea Park Project.
RFB 22-23-15
Completed JUNE 2023
Public works MARCELO COSME 956-532-8342

4)

Southern Trenchless Numerous Projects around the Valley
Contact MARIO
956-245-1998

History of working with the City of San Juan within the last five (5) years:

**SECTION 00300
BID PROPOSAL FORM**

**CITY OF SAN JUAN
TIERRA DE PALMAS WATER SERVICE UPGRADES
PROJECT NO. 23-014-08-03**

BID OPENING: August 3, 2023 AT 3:00 P.M.

TO: OWNER (CITY OF SAN JUAN)

The undersigned, as bidders, declares that the only person or parties interested in this proposal as principals are those named herein, that this proposal is made without collusion with any other person, firm or corporation; that he has carefully examined the form of contract, Notice of Contractors, specifications and plans thereon referred to, and has carefully examined the plans, specifications, locations, and conditions and classes of materials of the proposed work; and agrees that he will provide all the necessary labor, machinery, tools, and apparatus, and other incidental to construction, and will do all the work and furnish all the materials called for in the contract and specifications in the manner prescribed therein and according to the requirements of the Engineer/Architect as therein set forth.

It is further agreed that quantities of work to be done at unit prices and materials to be furnished may be increased or diminished as may be considered necessary, in the opinion of the Engineer, to complete the contemplated, and that quantities of work, whether increased or decreased are to be performed at the unit price set forth below or as provided in the Specifications.

It is further agreed that the lump sum prices may be increased to cover additional work ordered by the Engineer and approved by the Owner, but not shown on the Plans or required by the Specifications, in accordance with the provisions of the General Conditions. Similarly, they may be decreased to cover deletion of work so ordered.

It is understood that the Owner reserves the right to reject any and all bids.

Bidders are advised that Formal Sealed Bids are to be submitted at the Purchasing Department of San Juan City Hall. As previously instructed via Invitation, Notice to Bidders, Instructions to Bidders, and at the Pre-Bid Conference, Bidders can go online to the City of San Juan website address: www.sjtx.us to download any and all related project documents, or may contain copies of same by contacting the office of Lori Maldonado, Purchasing Agent. Located at 709 S Nebraska Ave, San Juan, Texas 78589 or by calling (956) 223-2204 or by emailing your request to lmaldonado@sjtx.us. Kindly submit your Bid Submittal at the Purchasing Department of San Juan City Hall on or before the Bid Opening date and time.

Accompanying this proposal is a certified or cashier's check or bid bond payable to the City of San Juan.

BID PROPOSAL

The bid security accompanying shall be returned to the bidder, unless in case of the acceptance of the proposal, the bidder shall fail to execute a Contract and file a performance and payment bond within ten (10) days after its acceptance, in which case the bid security shall become the property of the City of San Juan and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the bidder.

ENGINEER'S/ARCHITECT ESTIMATE OF QUANTITIES – APPROXIMATELY ONLY

Bidder agrees to perform all work described in the specifications and shown on the plans, for the following price or prices:

TABLE 1 BID ITEM:

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
1	02511	1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box	EA	9	\$950.00	\$8,550.00
2	02511	1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch and Meter Box	EA	24	\$1,597.00	\$38,328.00
3	02221	Saw Cut, Removal of Long Water Service and Dispose	EA	33	\$365.00	\$12,045.00
4	02320	Trench Repair (10" Caliche, 10" Subgrade)	EA	33	\$390.00	\$12,870.00
5	01577	Sediment Control Hay Bail	EA	9	\$165.00	\$1,485.00
6	01555	Traffic Control	LS	1	\$1,500.00	\$1,500.00
7	-	Concrete Repair	EA	5	\$500.00	\$2,500.00
8	-	1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation Adjustment, and Sodding	EA	33	\$475.00	\$15,675.00

BID ITEMS (1-8) – BASE BID: \$ 92,953.00 (IN FIGURES)

SUMMARY BID TABULATION

TABLE 1 – BID ITEM

TOTAL AMOUNT OF BID (ITEMS 1-8) \$92,953.00

TOTAL AMOUNT OF BID (ITEMS 1-8 WRITTEN) \$ Ninety Two Thousand Nine Hundred
Fifty Three Dollars and No Cents

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for performed labor performed and materials furnished in the fulfillment of this Contract. The proposed work to be done shall be accepted when fully completed and finished in accordance with the Plan and Specifications to the satisfaction of the Engineer.

The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) days after the scheduled closing for receiving bids.

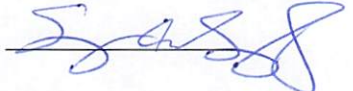
Unit and lump sum prices must be shown in figures for each item listed in the Bid Proposal form. Should bid prices on any item be omitted, the right is reserved to apply to the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject formalities.

The undersigned agrees, unless hereinafter stated otherwise to furnish all materials as shown on the Specification and Detail sheets.

Bidder hereby agrees to commence work under this contract within ten (10) days after the Notice to Proceed is issued and complete work within Sixty (60) Calendar Days.

Receipt is hereby acknowledged of the following agenda to the Contract Document.

Addendum No. 1 dated: 08/01/2023

Received: 

Addendum No. 2 dated: _____

Received: _____

Addendum No. 3 dated: _____

Received: _____

Addendum No. 4 dated: _____

Received: _____

Addendum No. 5 dated: _____

Received: _____

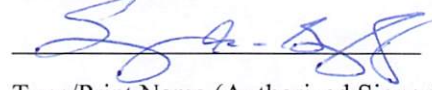
Bidder agrees that the Owner has the right to accept or reject any or all bids to waive any or all formalities.

Date: 08/03/2023

Respectfully submitted:

M.J.A. Construction, LLC

Authorized Signor:



Type/Print Name (Authorized Signor):

Sonya A. Gonzalez

Title:

General Member

Legal Company Name:

M.J.A. Construction, LLC

Address:

3100 Hackberry Ave.

City, State and Zip Code:

Mission, Texas, 78574

Business Phone:

956-279-6610

Cell Number:

956-279-6610

(Seal – If bidder is a corporation)

Email Address:

SGA6610@gmail.com

BIDDERS QUALIFICATIONS

BIDDER'S EXPERIENCE

In order to make a responsible Bid, the Bidder or the Bidder's Subcontractor, must provide evidence of a minimum of four (4) successful projects completed in the last five (5) years for each of the criteria listed below:

- **History of working with the City of San Juan**
- **History of working with Water Systems**

As provided in the space below, indicate the project name, owner contact name and telephone number, date completed, and attributes of the project. All questions must be answered comprehensively.

Attach additional sheets, as necessary and include in the Bid Package.

- **History of working with the City of San Juan within the last five (5) years:**

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description:

1)

City of San Juan Sanitary Sewer Improvements Project

City of San Juan, completed 01/20/2023

Rick Salazar, P.E. 956-688-8860

Installed 8" SS line, installed manhole, made connection and removed existing manhole.

Connected sewer service and cleanout. Repaired subgrade, caliche and asphalt.

2)

City of San Juan Paving Reconstruction Improvements PH 3 No. 087-08-19

City of San Juan, completed 11/13/2020

Ronnie Cruz, P.E. 956-682-5022

Reworked existing roads with caliche, compacted and paved. Installed curb & gutter, valley gutters and concrete manhole collars.

3)

4)

• **History of working with Water Systems within the last five (5) years:**

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description

1)

City of McAllen PUB Southeast Waterline and Sewerline Improvements

City of McAllen Erika Gomez P.E. 956-681-1771 completed 06/09/2021

Installed 12" Waterline (open trench and bore), installed 12" fusible waterline, installed 8" SS line (open trench and bore), installed 8" fusible ss line, manholes, conncections and gate valves.

2)

Central Materials II Subdivision

Alejandro Barrera 956-289-3919 completion 07/07/2023

Installed sanitary sewer line and services with the City of Pharr, installed 8" waterline gate valves and fire hydrants with North Alamo Water Supply.

3)

21ST AND LINDBERG WATERLINE IMPROVEMENTS (CDBG FUNDED) No. 11-20-C03-566

City of McAllen Erika Gomez P.E. 956-681-1771 completed 06/15/2021

Installed 8" waterline, 1" single long water services and water plumbing yard lines.

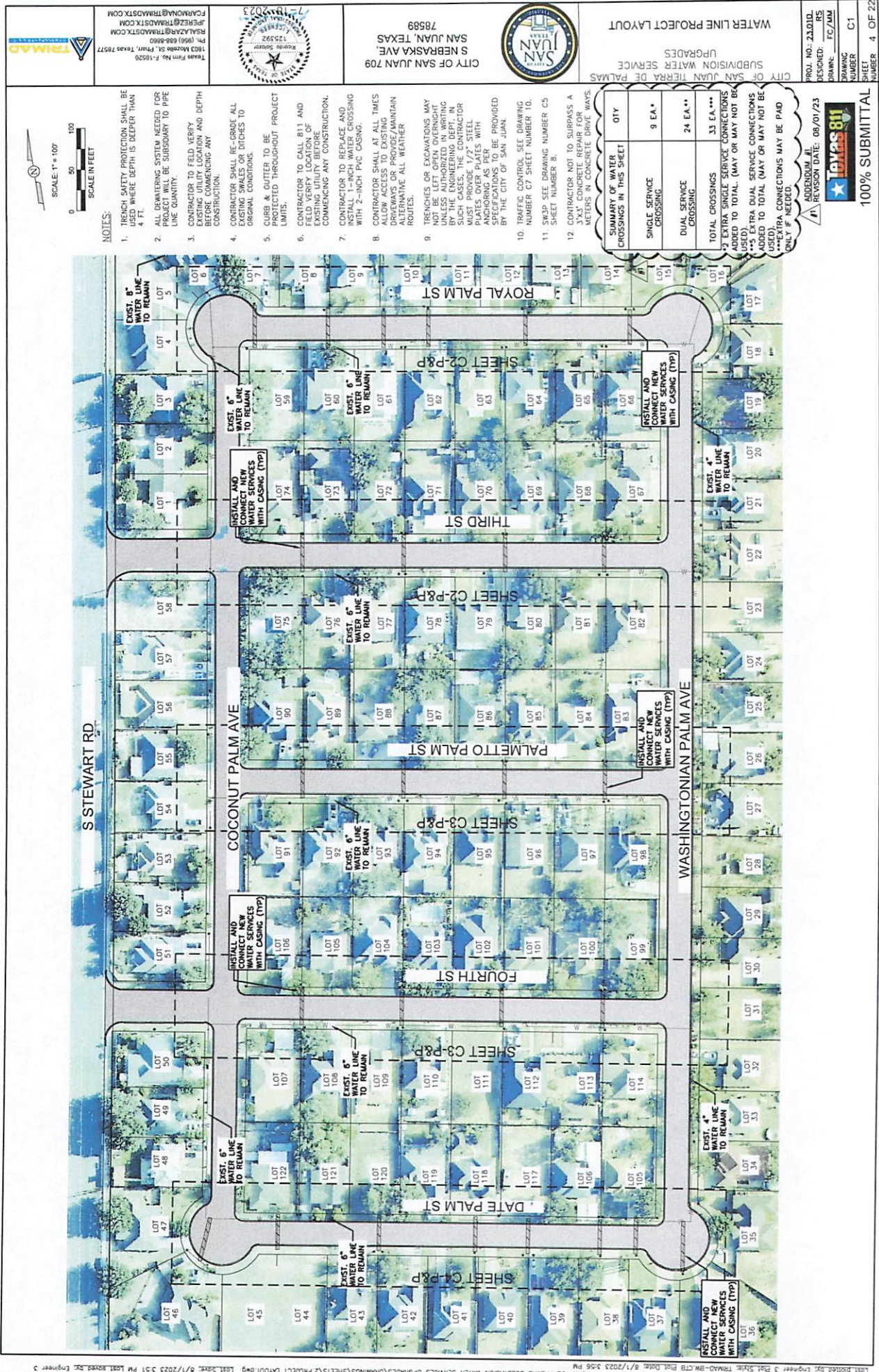
Installed 8" gate valve and asphalt repair.

4)

GROUP E DRAINAGE IMPROVEMENT PROJECTS PROJECT NO. 08-19-C37-326 2018 BOND

City of McAllen Mario Cruz P.E. 956-681-1771 completed 09/20/2020

Replaced asbestos water line with 8" C-900 waterline, installed gate valves, manholes, RCP storm sewer pipe, subgrade, caliche and asphalt installation.



PROJ. NO: 23.010
DESIGNED: RS
DRAWN: FC/AM
SHEET NUMBER: C1
SHEET NUMBER: 4 OF 22

CITY OF SAN JUAN TIERRA DE PALMAS
SUBDIVISION WATER SERVICE
UPGRADES
WATER LINE PROJECT LAYOUT

100% SUBMITTAL

NOTES:

1. TRENCH SAFETY PROTECTION SHALL BE USED WHERE DEPTH IS DEEPER THAN 4 FT.
2. ALL DOWNSIDE SYSTEMS KEPT FOR PROJECT WILL BE SUBORDINARY TO PIPE LINE QUANTITY.
3. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATION AND DEPTH BEFORE ANY CONSTRUCTION.
4. CONTRACTOR SHALL RE-CORRE ALL EXISTING UTILITY LOCATIONS TO ORIGINAL CONDITIONS.
5. SUBURBAN GUTTER TO BE PLACED THROUGHOUT PROJECT LIMITS.
6. CONTRACTOR TO CALL 811 AND FOLLOW ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR EXISTING UTILITY BEFORE COMMENCING ANY CONSTRUCTION.
7. CONTRACTOR TO REPLACE AND INSTALL 1-INCH WATER CROSSING WITH 2-INCH PVC CASING.
8. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
9. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS THEY ARE PROTECTED BY THE ENGINEERING DEPT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATE OR EQUIVALENT WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF SAN JUAN.
10. TRAFFIC CONTROL SEE DRAWING NUMBER C7 SHEET NUMBER 10.
11. SWAP SEE DRAWING NUMBER C5 SHEET NUMBER 8.
12. CONTRACTOR NOT TO SURPASS A 1/2" CONCRETE REPAIR OR VETERANS IN CONCRETE DRIVEWAYS.

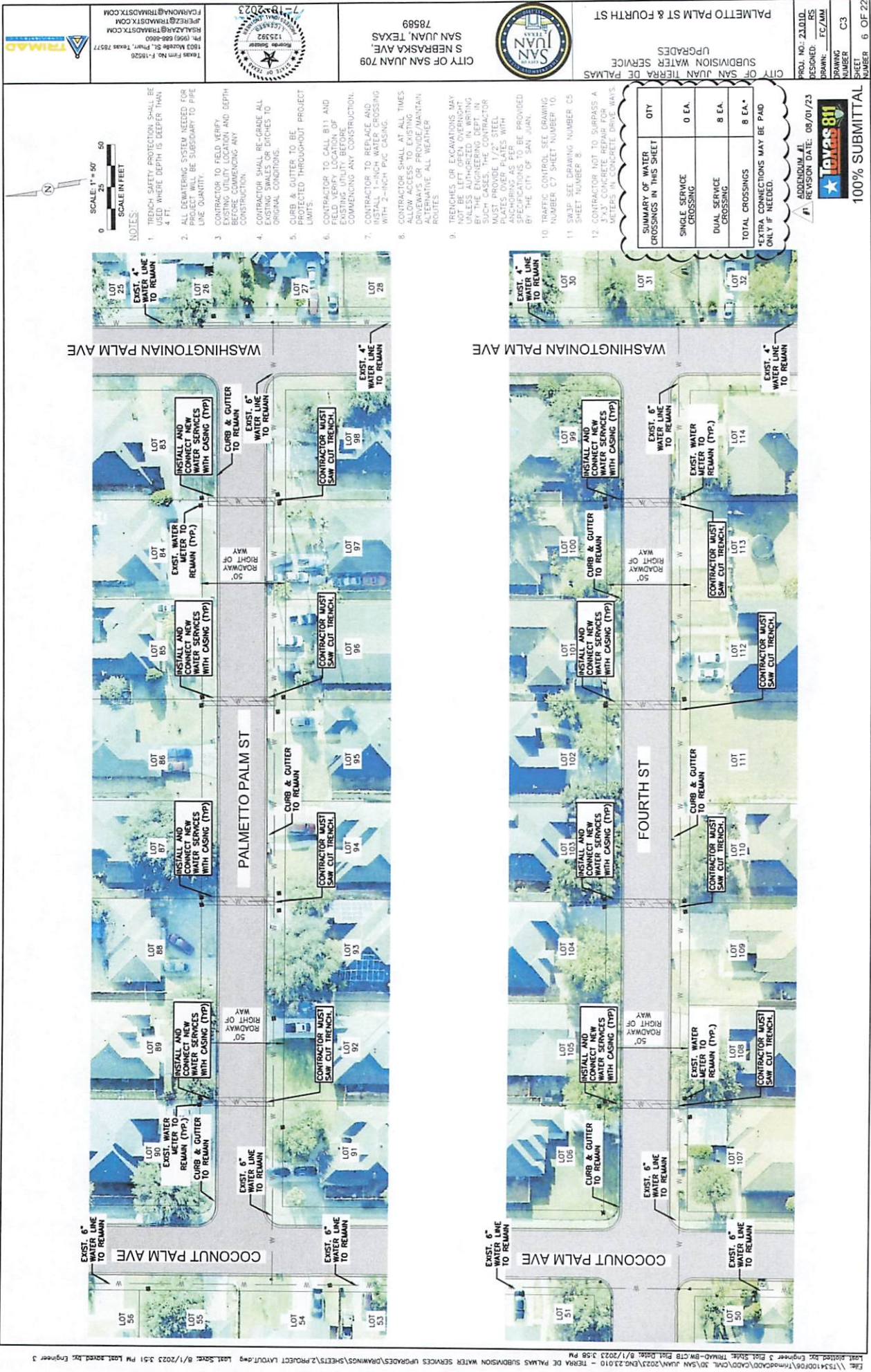
SUMMARY OF WATER CROSSINGS IN THIS SHEET	QTY
SINGLE SERVICE CROSSING	9 EA*
DUAL SERVICE CROSSING	24 EA**
TOTAL CROSSINGS	33 EA***

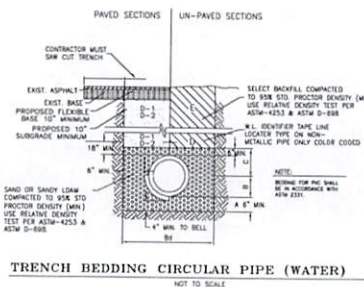
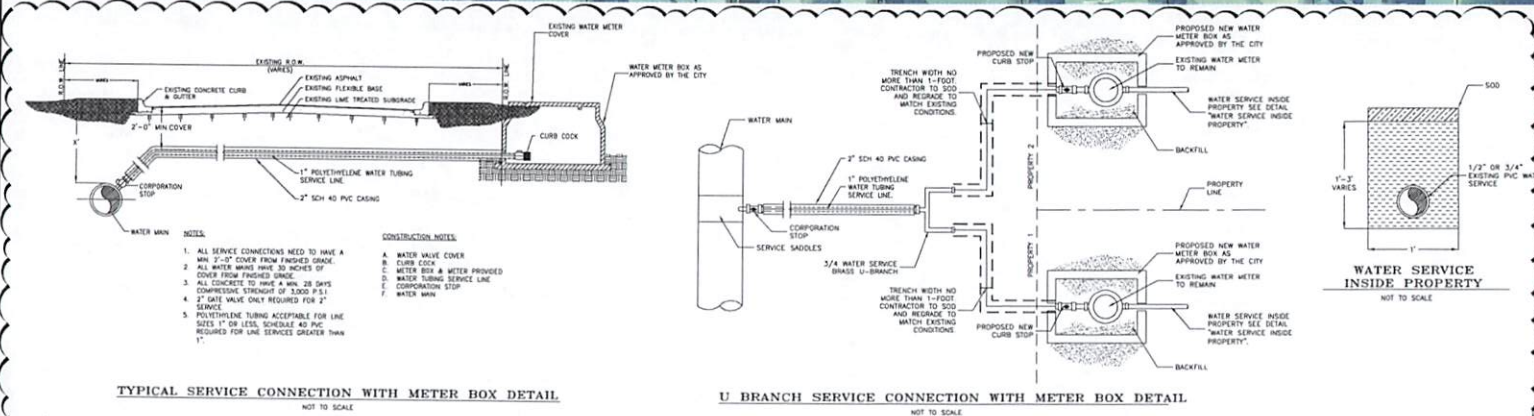
* 2 EXTRA SINGLE SERVICE CONNECTIONS ADDED TO TOTAL (MAY OR MAY NOT BE USED).

** 5 EXTRA DUAL SERVICE CONNECTIONS ADDED TO TOTAL (MAY OR MAY NOT BE USED).

*** TOTAL CONNECTIONS MAY BE PAID ONLY IF NEEDED.

ADDENDUM #1
REVISION DATE: 08/01/23





- A. SAND OR LOESS (LOW RISE) RECES PLACES BEFORE SPRING LOSS IS LAID UP TO
FLOW LINE (SEE THICKNESS) 5'-8"
- B. SAND OR SANDY LOESS (RECES PLACES) AFTER PILE IS LAID FROM
TOE OF PILE TO 10' ABOVE TOE OF PILE (8" LATE, HAND TAUGHT)
RECES THROU HOLE WITH PIPE C.D. 12" - 12" OR IN ACCORDANCE WITH
ASD 213 PILE
- C. SAND OR SANDY LOESS (RECES PLACES) FROM SPRING LOSS TO
8" ABOVE TOE OF PIPE (8" LATE, HAND TAUGHT)
- D-1. JOINT STRIPS, PAVING AREA, SLEET EXCAVATED BACKFILL
CONFINED TO SAND 50% (8" LATE, MEDICAL CONNECTION)
- D-2. SLEET (STANDARD) RIGOROUSLY COMPACTED SANDFILL STABILIZED
TO 95% (8" LATE, MEDICAL CONNECTION) FOR ALL PILE
- D-4. 4253 AND ASD D-685
- E. SELECTED AT RIGOROUSLY COMPACTED TO 90% STANDARD PROCTOR
TEST (8" LATE, MEDICAL CONNECTION) FOR ALL PILE
WELLPOINTS, DRAIN, OR CRACK STABILIZATION, OR APPROVED
METHODS (8" LATE, MEDICAL CONNECTION)
- F. BUTTRESS OF UNDESIRABLE BACKFILLING AT STRUCTURES SHALL BE
EXCAVATED AND REPLACED WITH SAND OR SANDY LOESS (8" LATE, MEDICAL
CONNECTION) AND COMPACTED TO 90% STANDARD
PROCTOR TEST (8" LATE, MEDICAL CONNECTION) FOR ALL PILE
D-4253 AND ASD D-685. THE THICKNESS OF EACH LOOSE LAYER SHALL
EXCEED 8" STRUCTURE BACKFILL SHALL BE SAND, APPROVED

1. CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING UTILITIES. CONTRACTOR'S WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: (1) ALL UTILITIES (E.G., WATER, GAS, ELECTRIC, CABLE, TELEPHONE, ETC.) DEPT. RECORDS, (2) THE MANHOLE DATA, (3) EXAMINATION SYSTEM RECORDS.

2. CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.

3. ALL EXISTING CITY UTILITIES (WATERS/SEWERS) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.

4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OF PROVIDE/MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

6. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE CITY ENGINEER. CONTRACTOR SHALL PROVIDE LEFT PLANT MATERIALS TO REMAIN OVER PLANT TYPES WITH ANCHORAGE AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF PEARL.

7. ANY DAMAGE TO FENCES, WALLS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT ALL TIMES.

8. IF IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT AN ADDITIONAL EXTENSE TO THE OWNER.

9. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS THROUGH THE CITY'S DESIGN FIELD REPRESENTATIVE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS THROUGH THE CONTRACTOR FOR ADHERING CLOSELY TO THE SCHEDULE AND THE CITY OF PEARL.

SUMMARY OF WATER CROSSINGS IN THIS SHEET	QTY
SINGLE SERVICE CROSSING	4 EA.
DUAL SERVICE CROSSING	4 EA.
TOTAL CROSSINGS	8 EA.*

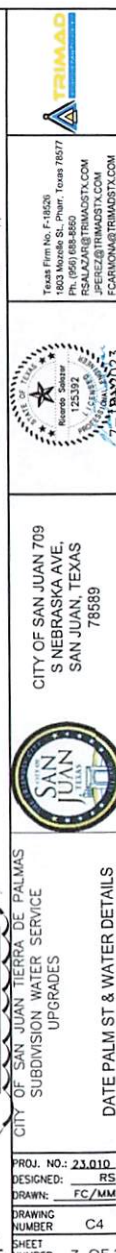
*EXTRA CONNECTIONS MAY BE PAID ONLY IF NEEDED.

#1 **ADDENDUM #1**
REVISION DATE: 08/01/23



100% SUBMITTAL

1. TRENCH SAFETY PROTECTION SHALL BE USED WHERE DEPTH IS DEEPER THAN 4 FT.
2. ALL Dewatering SYSTEM NEEDED FOR PROJECT WILL BE SUBSIDIARY TO PIPE LINE QUANTITY.
3. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATION AND DEPTH BEFORE COMMENCING ANY CONSTRUCTION.
4. CONTRACTOR SHALL RE-GRADE ALL EXISTING SWALES OR DITCHES TO ORIGINAL CONDITIONS.
5. CURB & GUTTER TO BE PROTECTED THROUGHOUT PROJECT LIMITS.
6. CONTRACTOR TO CALL B11 AND FIELD VERIFY LOCATION OF EXISTING UTILITY BEFORE COMMENCING ANY CONSTRUCTION.
7. CONTRACTOR TO REPLACE AND INSTALL 1-INCH WATER CROSSING WITH 2-INCH PVC CASING.
8. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
9. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF SAN JUAN.
10. TRAFFIC CONTROL SEE DRAWING NUMBER C7 SHEET NUMBER 10.
11. SW3P SEE DRAWING NUMBER C5 SHEET NUMBER 8.
12. CONTRACTOR NOT TO SURPASS A 3'X3' CONCRETE REPAIR FOR METERS IN CONCRETE DRIVE WAY





**CITY OF SAN JUAN
TIERRA DE PALMAS SUBDIVISION
WATER SERVICE UPGRADES
RFB NO. 23-014-08-03**

ADDENDUM NO. 1

Addendum Date: August 1, 2023

Notice to Bidders:

The Request for Bid (RFB) is modified as set forth in this Addendum. The Original RFB documents and any previously issued Addenda remain in effect. This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder under no circumstances relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

Revision To The RFB: Specifications

1. Section 00300: Remove and Replace Entire Section.
 - a. Revision to Table 1 Revised Bid Item No. 1 – *1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box*
 - b. Revision to Table 1 Added Bid Item No. 2 – *1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch, and Meter Box*
 - c. Revision to Table 1 Revised Bid Item No. 3 – *Saw Cut, Removal of Long Water Service and Dispose*
 - d. Revision to Table 1 Revised Bid Item No. 4 – *Trench Repair (10" Caliche, 10" Subgrade)*
 - e. Revision to Table 1 Added Bid Item No. 7 – *Concrete Repair*
 - f. Revision to Table 1 Added Bid Item No. 8 – *1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation and Adjustment, and Sodding*

Revision To The RFB: Plans

1. Revision to Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
2. Revision to Royal Palm St & Third St Drawing Number C2 Plan Sheet Number 5.
3. Revision to Palmetto Palm St & Fourth St Drawing Number C3 Plan Sheet Number 6.
4. Revision to Date Palm St & Water Details Drawing Number C4 Plan Sheet Number 7.

Questions:

1. Will empty lots along Date Palm require service connections?
Yes. Empty Lots that have a long service will require service connection. See Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
 2. There are a few lots that have water meters in concrete. Will a bid item be added for concrete repair?
Yes, a bid item for Concrete Repairs will be added.
 3. There are a few lots with grass, shrubs and trees where proposed water meters are to be installed. Will a bid item be added for this?
Yes, a line item for adjusting the meter and sodding will be added.
 4. What is the engineer's estimate on this project?
\$90,000.00
-

Clarification:

1. 2 extra single service connections and 5 extra dual services added to total of service connections for unforeseen circumstances. May or may not be used. Extra connections may be paid for only if needed.

Acknowledgement by Respondent:

Respondents shall acknowledge receipt of this Addendum No. 1. Submit Completed Addendum with Statement of Bid. Failure to acknowledge receipt of this addendum may render your bid "Incomplete".



Trimad Consultants, L.L.C.
Texas Firm No. 18526


Signature of Respondent

08/01/2023
Date

END OF ADDENDUM

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned MJA Construction LLC as Principal, and Lexington National Insurance Corporation, are hereby held and firmly bound unto the CITY OF SAN JUAN as OWNER in the penal sum of (5% of bid amount) for the payment of which sum, well and truly to be made, we hereby jointly and severally bind ourselves, successors, and assigns.

Signed, this 3 day of August, 2023.
(day) (month)

The Condition of the above obligation is such that whereas the Principal has submitted to **CITY OF SAN JUAN** a certain BID, attached hereto and hereby made a part hereof to enter a contract in writing for the construction:

**CITY OF SAN JUAN
TIERRA DE PALMAS WATER SERVICE UPGRADES
PROJECT NO. 23-014-08-03**

NOW, THEREFORE,

- A) If said BID shall be rejected, or in the alternate
- B) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith and shall in all other respects perform the agreement created by the acceptance of said BID then this obligation shall be void, otherwise the same shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder, shall in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulated, and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by an extension of time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

MJA Construction LLC

(Principal)

[Signature] General Managing Member

(Title)

Lexington National Insurance Corporation

(Surety)

[Signature]
(By: Attorney-in-Fact) James K Swindle

[Signature]

(Witness)

[Signature]

(Witness)

IMPORTANT – Surety companies executing BONDS must be authorized to transact business in the State where the project is located.

CITY OF SAN JUAN
TIERRA DE PALMAS WATER SERVICE UPGRADES
00450-2
BID BOND

POWER OF ATTORNEY

Lexington National Insurance Corporation

Lexington National Insurance Corporation, a corporation duly organized under the laws of the State of Florida and having its principal administrative office in Baltimore County, Maryland, does hereby make, constitute and appoint:

James K. Swindle

as its true and lawful attorney-in-fact, each in their separate capacity, with full power and authority to execute, acknowledge, seal and deliver on its behalf as surety any bond or undertaking of \$1,500,000 or less. This Power of Attorney is void if used for any bond over that amount.

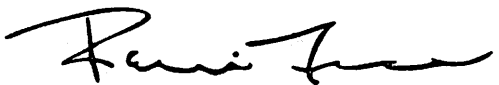
This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Company on February 15, 2018:

Be it Resolved, that the President or any Vice-President shall be and is hereby vested with full power and authority to appoint suitable persons as Attorney-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on the behalf of the Company, to execute, acknowledge and deliver any and all bonds, contracts, or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any all notices and documents cancelling or terminating the Company's liability thereunder and any such instruments so executed by any Attorney-in Fact shall be binding upon the Company as if signed by the President and sealed by the Corporate Secretary.

RESOLVED further, that the signature of the President or any Vice-President of LEXINGTON NATIONAL INSURANCE CORPORATION may be affixed by facsimile to any power of attorney, and the signature of the Secretary or any Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of such power, or any such power or certificate bearing such facsimile signature or seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed with respect to any bond to which it is attached continue to be valid and binding upon the Company.

IN WITNESS WHEREOF, the Company have caused this instrument to be signed and their corporate seal to be hereto affixed.



Ronald A. Frank, President



State of Maryland
County of Harford County, SS:

Before me, a notary public, personally appeared, Ronald A. Frank, President of Lexington National Insurance Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the PENALTY of PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

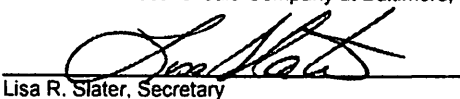
Commission Expires: 05/23/24

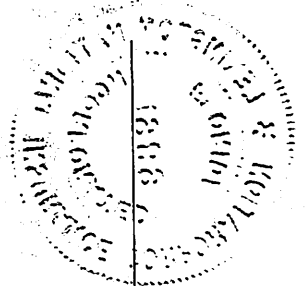

Notary

I, Lisa R. Slater, Secretary of Lexington National Insurance Corporation, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said company, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Company at Baltimore, Maryland this 3 day of AUGUST, 2023

Corporate Seal:


Lisa R. Slater, Secretary



**SECTION 00300
BID PROPOSAL FORM**

**CITY OF SAN JUAN
TIERRA DE PALMAS WATER SERVICE UPGRADES
PROJECT NO. 23-014-08-03**

BID OPENING: August 3, 2023 AT 3:00 P.M.

TO: OWNER (CITY OF SAN JUAN)

The undersigned, as bidders, declares that the only person or parties interested in this proposal as principals are those named herein, that this proposal is made without collusion with any other person, firm or corporation; that he has carefully examined the form of contract, Notice of Contractors, specifications and plans thereon referred to, and has carefully examined the plans, specifications, locations, and conditions and classes of materials of the proposed work; and agrees that he will provide all the necessary labor, machinery, tools, and apparatus, and other incidental to construction, and will do all the work and furnish all the materials called for in the contract and specifications in the manner prescribed therein and according to the requirements of the Engineer/Architect as therein set forth.

It is further agreed that quantities of work to be done at unit prices and materials to be furnished may be increased or diminished as may be considered necessary, in the opinion of the Engineer, to complete the contemplated, and that quantities of work, whether increased or decreased are to be performed at the unit price set forth below or as provided in the Specifications.

It is further agreed that the lump sum prices may be increased to cover additional work ordered by the Engineer and approved by the Owner, but not shown on the Plans or required by the Specifications, in accordance with the provisions of the General Conditions. Similarly, they may be decreased to cover deletion of work so ordered.

It is understood that the Owner reserves the right to reject any and all bids.

Bidders are advised that Formal Sealed Bids are to be submitted at the Purchasing Department of San Juan City Hall. As previously instructed via Invitation, Notice to Bidders, Instructions to Bidders, and at the Pre-Bid Conference, Bidders can go online to the City of San Juan website address: www.sjtx.us to download any and all related project documents, or may contain copies of same by contacting the office of Lori Maldonado, Purchasing Agent. Located at 709 S Nebraska Ave, San Juan, Texas 78589 or by calling (956) 223-2204 or by emailing your request to lmaldonado@sjtx.us. Kindly submit your Bid Submittal at the Purchasing Department of San Juan City Hall on or before the Bid Opening date and time.

Accompanying this proposal is a certified or cashier's check or bid bond payable to the City of San Juan.

BID PROPOSAL

The bid security accompanying shall be returned to the bidder, unless in case of the acceptance of the proposal, the bidder shall fail to execute a Contract and file a performance and payment bond within ten (10) days after its acceptance, in which case the bid security shall become the property of the City of San Juan and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the bidder.

ENGINEER'S/ARCHITECT ESTIMATE OF QUANTITIES – APPROXIMATELY ONLY

Bidder agrees to perform all work described in the specifications and shown on the plans, for the following price or prices:

TABLE 1 BID ITEM:

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
1	02511	1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box	EA	9	800.00	7,200.00
2	02511	1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch and Meter Box	EA	24	700.00	16,800.00
3	02221	Saw Cut, Removal of Long Water Service and Dispose	EA	33	800.00	26,400.00
4	02320	Trench Repair (10" Caliche, 10" Subgrade)	EA	33	300.00	9,900.00
5	01577	Sediment Control Hay Bail	EA	9	200.00	1,800.00
6	01555	Traffic Control	LS	1	7,000.00	7,000.00
7	-	Concrete Repair	EA	5	1,600.00	8,000.00
8	-	1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation Adjustment, and Sodding	EA	33	600.00	19,800.00

BID ITEMS (1-8) – BASE BID: \$ 96,900.00 (IN FIGURES)

SUMMARY BID TABULATION

TABLE 1 – BID ITEM

TOTAL AMOUNT OF BID (ITEMS 1-8) \$ 96,900.00

TOTAL AMOUNT OF BID (ITEMS 1-8 WRITTEN) \$ Ninety six thousand nine hundred 00/100
dollars

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for performed labor performed and materials furnished in the fulfillment of this Contract. The proposed work to be done shall be accepted when fully completed and finished in accordance with the Plan and Specifications to the satisfaction of the Engineer.

The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) days after the scheduled closing for receiving bids.

Unit and lump sum prices must be shown in figures for each item listed in the Bid Proposal form. Should bid prices on any item be omitted, the right is reserved to apply to the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject formalities.

The undersigned agrees, unless hereinafter stated otherwise to furnish all materials as shown on the Specification and Detail sheets.

Bidder hereby agrees to commence work under this contract within ten (10) days after the Notice to Proceed is issued and complete work within Sixty (60) Calendar Days.

Receipt is hereby acknowledged of the following agenda to the Contract Document.

Addendum No. 1 dated: August 1, 2023

Received: August 1, 2023

Addendum No. 2 dated: _____

Received: _____

Addendum No. 3 dated: _____

Received: _____

Addendum No. 4 dated: _____

Received: _____

Addendum No. 5 dated: _____

Received: _____

Bidder agrees that the Owner has the right to accept or reject any or all bids to waive any or all formalities.

Date: 08/03/2023

Respectfully submitted:

08/03/2023

Authorized Signor:



Type/Print Name (Authorized Signor):

Gerardo Trevino

Title:

Owner

Legal Company Name:

Rio Grande Valley Industrial
Machine Shop and Pumps, LLC

Address:

200 E. Hwy 107 (PO Box 39)

City, State and Zip Code:

Elsa, TX 78543

Business Phone:

(956) 262-6977

Cell Number: (956) 207-7060

(Seal – If bidder is a corporation)

Email Address:

industrialmsp@yahoo.com

BIDDERS QUALIFICATIONS

BIDDER'S EXPERIENCE

In order to make a responsible Bid, the Bidder or the Bidder's Subcontractor, must provide evidence of a minimum of four (4) successful projects completed in the last five (5) years for each of the criteria listed below:

- **History of working with the City of San Juan**
- **History of working with Water Systems**

As provided in the space below, indicate the project name, owner contact name and telephone number, date completed, and attributes of the project. All questions must be answered comprehensively.

Attach additional sheets, as necessary and include in the Bid Package.

• **History of working with the City of San Juan within the last five (5) years:**

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description:

1)

Magnetic Flowmeter Improvements Project RFB No. 23-009-02-16

City of San Juan

Fredy Carmona

(956) 688-8860

Current

2)

3)

4)

- **History of working with Water Systems within the last five (5) years:**

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description

1)

Sanitary Sewer System Improvements 12" Sanitary Sewer Line Replacement

City of Dilley

Armando Guerra - Premier Engineering Surveying (956) 717-1199

July 20, 2023

Sanitary Sewer System Improvements 12" Sanitary Sewer Line Replacement at West Leona St. (Hwy 85)

2)

Clarifier Tank & Aeration Basin Recoating at Wastewater Treatment Facility

Spencer Road Public Utility District - Houston TX

Mark Cervantes - Vogler and Spencer Engineering, Inc. (713) 782-0042

June 21, 2023

Clarifier Tank & Aeration Basin Sandblast & Recoating at Wastewater Treatment Facility

3)

Proposed Improvements to Lift Station No. 7 "El Toro"

City of Lyford

Jose Reyes - SWG Engineering (956) 789-4143

April 30, 2023

Improvements to Lift Station No. 7 "El Toro"

4)

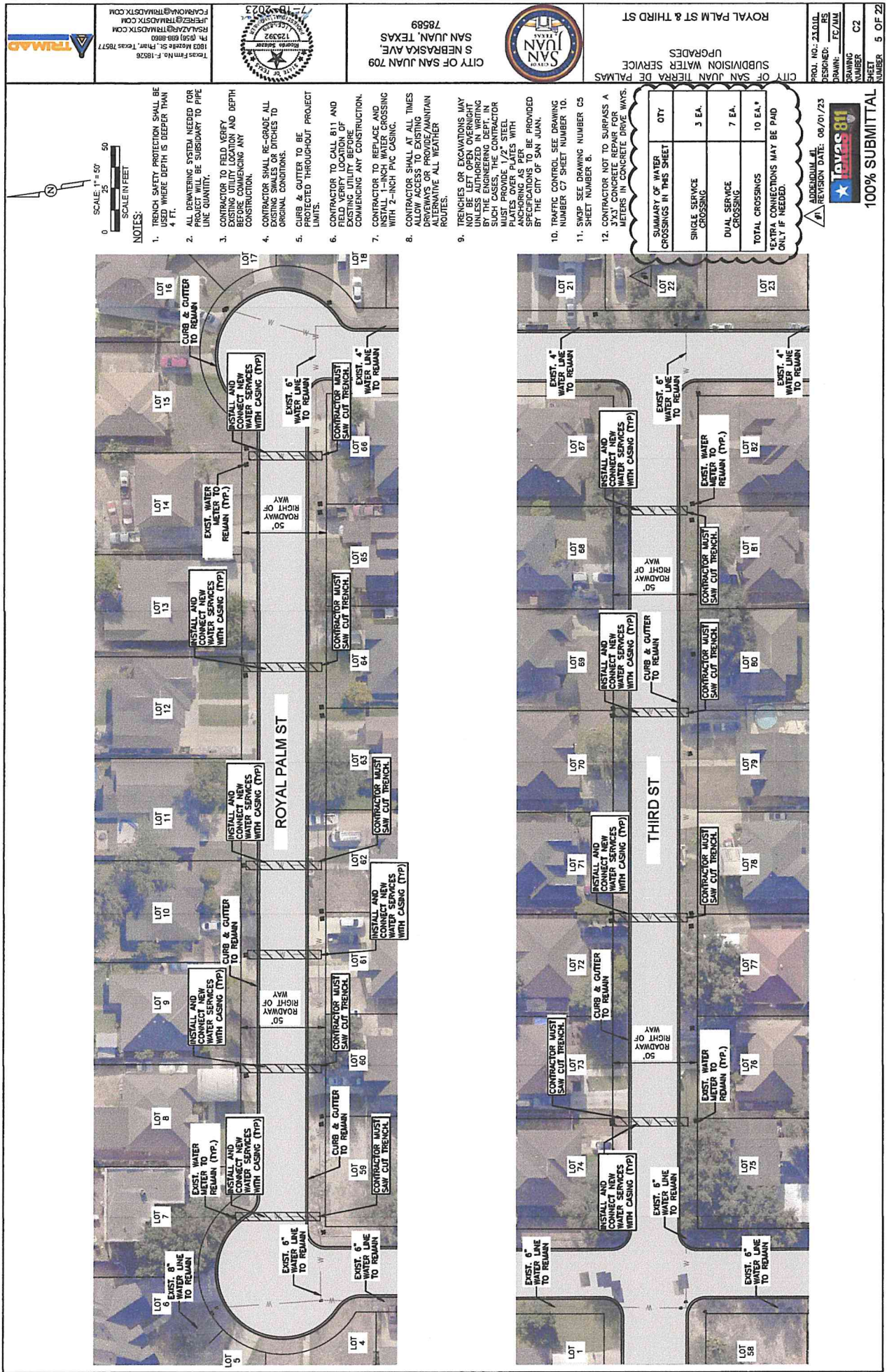
Wastewater Treatment Plant Improvements

City of Falfurrias

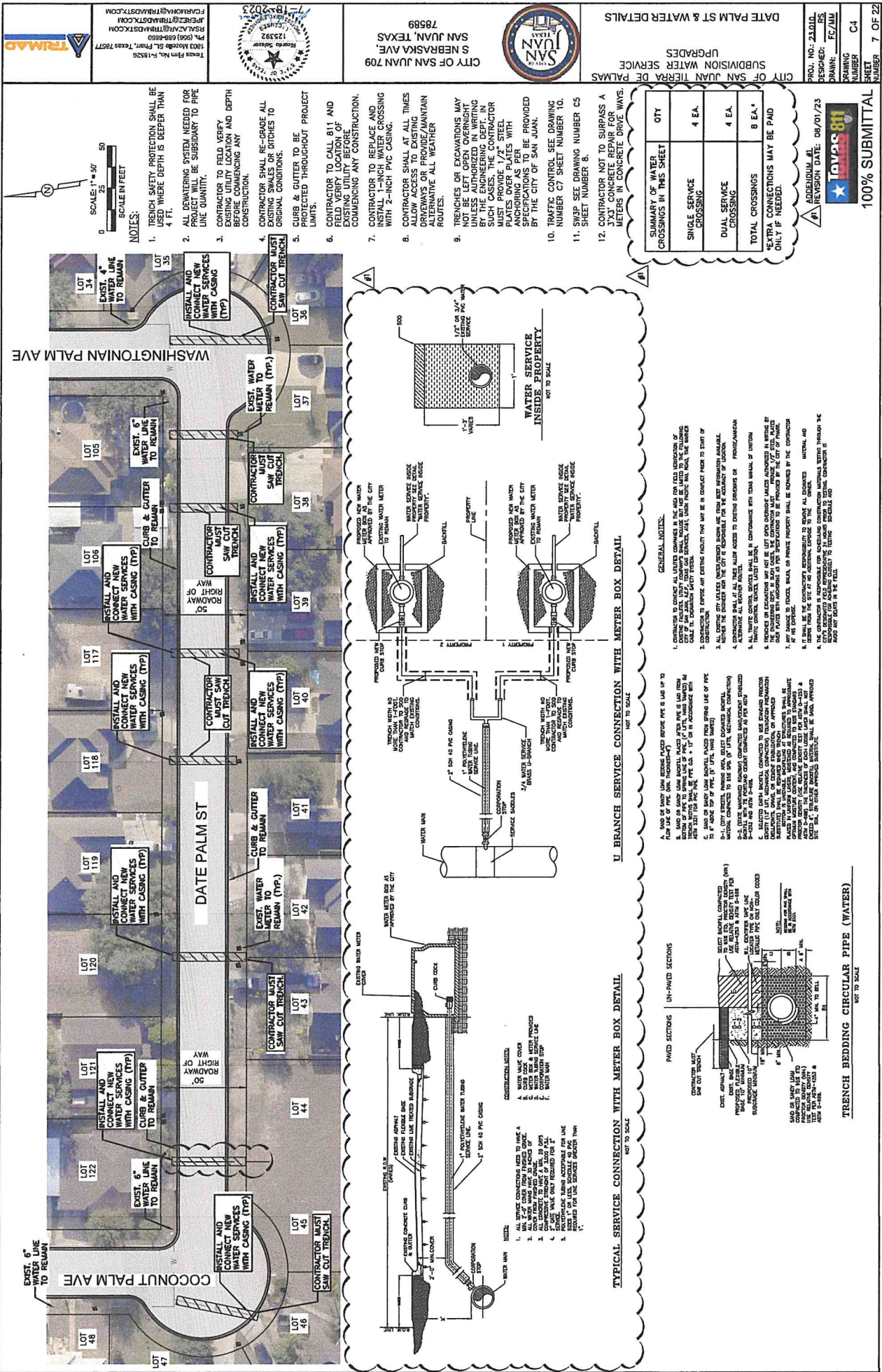
Orlando Cruz - Cruz-Hogan Consultants Inc (956) 854-4227

December 22, 2021

Wastewater Treatment Plant Improvements







**SECTION 00180
BIDDER'S QUALIFICATIONS**

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. This section contains the bidder's qualifications for the project.

1.02 DEFINITIONS

- A. Refer to Section 00700

1.03 BIDDER'S EXPERIENCE

- A. Bidder shall have experience, human resources, and access to equipment necessary for performing the project work. In addition, it is required that a minimum of 60% of the project be completed by the bidder's own workforce.
- B. Bidder shall have performed substantially the same type of work as is required in the project in its prior work performance.
- C. The successful bidder shall appoint a "competent person" of the company to be full time supervisor or superintendent at the site. The competent person must be available at all times during the pendency of the project and must be available during "off-hours".

1.04 STATEMENT OF QUALIFICATIONS AND OWNER'S REVIEW

- A. Bidder shall submit on the form furnished in this section for that purpose, a Statement of Bidder's Qualifications. The Owner shall have the right to take such steps or perform such investigations as it deems necessary to determine the ability of the bidder to perform the obligations under this Contract, and the bidder shall furnish any and all information or data requested for this purpose. The Owner reserves the right to reject any bid if the evidence submitted by or investigation of such bidder fails to satisfy the owner such bidder is properly qualified to carry out the obligations of the contract and complete the work contemplated therein. Conditional bids will not be accepted.

1.05 STATEMENT OF QUALIFICATIONS FORM

Date: August 03, 2023

Proposal of RGV Industrial Machine Shop and Pumps, LLC (hereinafter called "Bidder" a LLC (Corporation, Partnership, LLC, LLP, etc.) organized and existing under the laws of the State of Texas.

To the City of San Juan (hereinafter called "Owner")

Gentlemen:

The Bidder is in compliance with Bidder's Qualifications Section(s) of the specifications for the **City of San Juan Tierra De Palmas Water Service Upgrades**, having examined the plans and specifications with related documents and the site of the proposed work, and being familiar with all conditions surrounding the construction of the proposed project, hereby submits the following:

1.06 STATEMENT OF QUALIFICATIONS

- A. Years of experience in similar types of projects
- B. Work on similar types of projects: Provide a minimum of four (4) similar types of projects within the following information: Project Name, Location, Type or Description of Work, Construction Cost, Reference Name and Phone Number
- C. Name and full time superintendent and experience resume
- D. Number of employees of the bidder that will be working on the project
- E. Name of Subcontractors: Provide names of subcontractors for this project with the following information: Name, Location and Experience.
- F. Provide information of available equipment.

PART 2 – PRODUCTS - NOT USED

PART 3 – EXECUTION - NOT USED

END OF SECTION

**SECTION 00300
BID PROPOSAL FORM**

**CITY OF SAN JUAN
TIERRA DE PALMAS WATER SERVICE UPGRADES
PROJECT NO. 23-014-08-03**

BID OPENING: August 3, 2023 AT 3:00 P.M.

TO: OWNER (CITY OF SAN JUAN)

The undersigned, as bidders, declares that the only person or parties interested in this proposal as principals are those named herein, that this proposal is made without collusion with any other person, firm or corporation; that he has carefully examined the form of contract, Notice of Contractors, specifications and plans thereon referred to, and has carefully examined the plans, specifications, locations, and conditions and classes of materials of the proposed work; and agrees that he will provide all the necessary labor, machinery, tools, and apparatus, and other incidental to construction, and will do all the work and furnish all the materials called for in the contract and specifications in the manner prescribed therein and according to the requirements of the Engineer/Architect as therein set forth.

It is further agreed that quantities of work to be done at unit prices and materials to be furnished may be increased or diminished as may be considered necessary, in the opinion of the Engineer, to complete the contemplated, and that quantities of work, whether increased or decreased are to be performed at the unit price set forth below or as provided in the Specifications.

It is further agreed that the lump sum prices may be increased to cover additional work ordered by the Engineer and approved by the Owner, but not shown on the Plans or required by the Specifications, in accordance with the provisions of the General Conditions. Similarly, they may be decreased to cover deletion of work so ordered.

It is understood that the Owner reserves the right to reject any and all bids.

Bidders are advised that Formal Sealed Bids are to be submitted at the Purchasing Department of San Juan City Hall. As previously instructed via Invitation, Notice to Bidders, Instructions to Bidders, and at the Pre-Bid Conference, Bidders can go online to the City of San Juan website address: www.sjtx.us to download any and all related project documents, or may contain copies of same by contacting the office of Lori Maldonado, Purchasing Agent. Located at 709 S Nebraska Ave, San Juan, Texas 78589 or by calling (956) 223-2204 or by emailing your request to lmaldonado@sjtx.us. Kindly submit your Bid Submittal at the Purchasing Department of San Juan City Hall on or before the Bid Opening date and time.

Accompanying this proposal is a certified or cashier's check or bid bond payable to the City of San Juan.

BID PROPOSAL

The bid security accompanying shall be returned to the bidder, unless in case of the acceptance of the proposal, the bidder shall fail to execute a Contract and file a performance and payment bond within ten (10) days after its acceptance, in which case the bid security shall become the property of the City of San Juan and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the bidder.

ENGINEER'S/ARCHITECT ESTIMATE OF QUANTITIES – APPROXIMATELY ONLY

Bidder agrees to perform all work described in the specifications and shown on the plans, for the following price or prices:

TABLE 1 BID ITEM:

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
1	02511	1-inch Long Water Service w/ 2-inch PVC Casing Complete in Place	EA	31		
2	02221	Saw Cut, Removal of Long Water Service and Dispose	EA	31		
3	02320	Trench Repair (10" Caliche, 10" Subgrade)	EA	31		
4	01577	Sediment Control Hay Bail	EA	9		
5	01555	Traffic Control	LS	1		

BID ITEMS (1-5) – BASE BID: \$ _____ (IN FIGURES)

SUMMARY BID TABULATION

TABLE 1 – BID ITEM

TOTAL AMOUNT OF BID (ITEMS 1-5) _____

TOTAL AMOUNT OF BID (ITEMS 1-5 WRITTEN) \$ _____

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for performed labor performed and materials furnished in the fulfillment of this Contract. The proposed work to be done shall be accepted when fully completed and finished in accordance with the Plan and Specifications to the satisfaction of the Engineer.

The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) days after the scheduled closing for receiving bids.

Unit and lump sum prices must be shown in figures for each item listed in the Bid Proposal form. Should bid prices on any item be omitted, the right is reserved to apply to the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject formalities.

The undersigned agrees, unless hereinafter stated otherwise to furnish all materials as shown on the Specification and Detail sheets.

Bidder hereby agrees to commence work under this contract within ten (10) days after the Notice to Proceed is issued and complete work within Sixty (60) Calendar Days.

Receipt is hereby acknowledged of the following agenda to the Contract Document.

Addendum No. 1 dated: <u>August 1, 2023</u>	Received: <u>August 1, 2023</u>
Addendum No. 2 dated: _____	Received: _____
Addendum No. 3 dated: _____	Received: _____
Addendum No. 4 dated: _____	Received: _____
Addendum No. 5 dated: _____	Received: _____

Bidder agrees that the Owner has the right to accept or reject any or all bids to waive any or all formalities.

Date: 08/03/2023

Respectfully submitted:

08/03/2023

Authorized Signor:

Gerardo Trevino

Type/Print Name (Authorized Signor):

Gerardo Trevino

Title:

Owner

Legal Company Name:

Rio Grande Valley Industrial
Machine Shop and Pumps, LLC

Address:

200 E Hwy 107

City, State and Zip Code:

Elsa, TX 78543

Business Phone:

(956) 262-6977

Cell Number:

(956) 207-7060

Email Address:

industrialmsp@yahoo.com

(Seal – If bidder is a corporation)

BIDDERS QUALIFICATIONS

BIDDER'S EXPERIENCE

In order to make a responsible Bid, the Bidder or the Bidder's Subcontractor, must provide evidence of a minimum of four (4) successful projects completed in the last five (5) years for each of the criteria listed below:

- **History of working with the City of San Juan**
- **History of working with Water Systems**

As provided in the space below, indicate the project name, owner contact name and telephone number, date completed, and attributes of the project. All questions must be answered comprehensively.

Attach additional sheets, as necessary and include in the Bid Package.

• **History of working with the City of San Juan within the last five (5) years:**

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description:

1)

Magnetic Flowmeter Improvements Project RFB No. 23-009-02-16

City of San Juan

Fredy Carmona

(956) 688-8860

Current

2)

3)

4)

- **History of working with Water Systems within the last five (5) years:**

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description

1)

Sanitary Sewer System Improvements 12" Sanitary Sewer Line Replacement

City of Dilley

Armando Guerra - Premier Engineering Surveying (956) 717-1199

July 20, 2023

Sanitary Sewer System Improvements 12" Sanitary Sewer Line Replacement at West Leona St. (Hwy 85)

2)

Clarifier Tank & Aeration Basin Recoating at Wastewater Treatment Facility

Spencer Road Public Utility District - Houston TX

Mark Cervantes - Vogler and Spencer Engineering, Inc. (713) 782-0042

June 21, 2023

Clarifier Tank & Aeration Basin Sandblast & Recoating at Wastewater Treatment Facility

3)

Proposed Improvements to Lift Station No. 7 "El Toro"

City of Lyford

Jose Reyes - SWG Engineering (956) 789-4143

April 30, 2023

Improvements to Lift Station No. 7 "El Toro"

4)

Wastewater Treatment Plant Improvements

City of Falfurrias

Orlando Cruz - Cruz-Hogan Consultants Inc (956) 854-4227

December 22, 2021

Wastewater Treatment Plant Improvements

BID BOND



THE MAIN STREET AMERICA GROUP



CONTRACTOR: (Name, legal status and address)

RGV Industrial Machine Shop & Pumps LLC
200 E. Hwy 107
Elsa, TX 78543

SURETY: (Name, legal status and principal place of business)

NGM Insurance Company
55 West Street
Keene, NH 03431

OWNER: (Name, legal status and address)

CITY OF SAN JUAN
709 S. NEBRASKA A VENUE
SAN JUAN, TEXAS 78589-2649

BOND AMOUNT: 5% Greatest Amount Bid

PROJECT: (Name, location or address, and Project number, if any)

City of San Juan Tierra de Palmas Subdivision Water Service Upgrades RFB No. 23-014-08-03

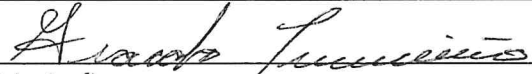
The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

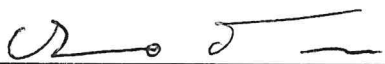
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 3rd day of August, 2023.

RGV Industrial Machine Shop & Pumps LLC


(Principal) (Seal)
Gerardo Trevino, President
(Title)


(Witness)


(Witness)

NGM Insurance Company


(Surety) (Seal)
Dillon Minns
(Title) Attorney-in-Fact



KNOW ALL MEN BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"Article IV, Section 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them. "

does hereby make, constitute and appoint **Andy Alvarez, Phil Young, Dillon Minns** -----

its true and lawful Attorneys-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, undertakings, recognizances, contracts of indemnity, or other writings obligatory in nature of a bond subject to the following limitation:

1. No one bond to exceed Twenty Million Dollars (\$20,000,000.00)

and to bind NGM Insurance Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of NGM Insurance Company; the acts of said Attorney are hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such office and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Vice President, General Counsel and Secretary and its corporate seal to be hereto affixed this 7th day of January, 2020.

NGM INSURANCE COMPANY By:

Kimberly K. Law

Kimberly K. Law
Vice President, General
Counsel and Secretary



State of Florida,
County of Duval.

On this 7th day of January, 2020, before the subscriber a Notary Public of State of Florida in and for the County of Duval duly commissioned and qualified, came Kimberly K. Law of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Jacksonville, Florida this 7th day of January, 2020.

Lisa K. Penton



I, Nancy Giordano-Ramos, Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Jacksonville, Florida this

3rd day of August, 2023.

Nancy Giordano-Ramos





**CITY OF SAN JUAN
TIERRA DE PALMAS SUBDIVISION
WATER SERVICE UPGRADES
RFB NO. 23-014-08-03
ADDENDUM NO. 1**

Addendum Date: August 1, 2023

Notice to Bidders:

The Request for Bid (RFB) is modified as set forth in this Addendum. The Original RFB documents and any previously issued Addenda remain in effect. This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder under no circumstances relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

Revision To The RFB: Specifications

1. Section 00300: Remove and Replace Entire Section.
 - a. Revision to Table 1 Revised Bid Item No. 1 – *1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box*
 - b. Revision to Table 1 Added Bid Item No. 2 – *1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch, and Meter Box*
 - c. Revision to Table 1 Revised Bid Item No. 3 – *Saw Cut, Removal of Long Water Service and Dispose*
 - d. Revision to Table 1 Revised Bid Item No. 4 – *Trench Repair (10" Caliche, 10" Subgrade)*
 - e. Revision to Table 1 Added Bid Item No. 7 – *Concrete Repair*
 - f. Revision to Table 1 Added Bid Item No. 8 – *1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation and Adjustment, and Sodding*

Revision To The RFB: Plans

1. Revision to Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
2. Revision to Royal Palm St & Third St Drawing Number C2 Plan Sheet Number 5.
3. Revision to Palmetto Palm St & Fourth St Drawing Number C3 Plan Sheet Number 6.
4. Revision to Date Palm St & Water Details Drawing Number C4 Plan Sheet Number 7.

Questions:

1. Will empty lots along Date Palm require service connections?
Yes. Empty Lots that have a long service will require service connection. See Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
 2. There are a few lots that have water meters in concrete. Will a bid item be added for concrete repair?
Yes, a bid item for Concrete Repairs will be added.
 3. There are a few lots with grass, shrubs and trees where proposed water meters are to be installed. Will a bid item be added for this?
Yes, a line item for adjusting the meter and sodding will be added.
 4. What is the engineer's estimate on this project?
\$90,000.00
-

Clarification:

1. 2 extra single service connections and 5 extra dual services added to total of service connections for unforeseen circumstances. May or may not be used. Extra connections may be paid for only if needed.

Acknowledgement by Respondent:

Respondents shall acknowledge receipt of this Addendum No. 1. Submit Completed Addendum with Statement of Bid. Failure to acknowledge receipt of this addendum may render your bid "Incomplete".



Ricardo Salazar

Trimad Consultants, L.L.C.
Texas Firm No. 18526

Guillermo Luviano
Signature of Respondent

08/01/2023
Date

END OF ADDENDUM

**SECTION 00300
BID PROPOSAL FORM**

**CITY OF SAN JUAN
TIERRA DE PALMAS WATER SERVICE UPGRADES
PROJECT NO. 23-014-08-03**

BID OPENING: August 3, 2023 AT 3:00 P.M.

TO: OWNER (CITY OF SAN JUAN)

The undersigned, as bidders, declares that the only person or parties interested in this proposal as principals are those named herein, that this proposal is made without collusion with any other person, firm or corporation; that he has carefully examined the form of contract, Notice of Contractors, specifications and plans thereon referred to, and has carefully examined the plans, specifications, locations, and conditions and classes of materials of the proposed work; and agrees that he will provide all the necessary labor, machinery, tools, and apparatus, and other incidental to construction, and will do all the work and furnish all the materials called for in the contract and specifications in the manner prescribed therein and according to the requirements of the Engineer/Architect as therein set forth.

It is further agreed that quantities of work to be done at unit prices and materials to be furnished may be increased or diminished as may be considered necessary, in the opinion of the Engineer, to complete the contemplated, and that quantities of work, whether increased or decreased are to be performed at the unit price set forth below or as provided in the Specifications.

It is further agreed that the lump sum prices may be increased to cover additional work ordered by the Engineer and approved by the Owner, but not shown on the Plans or required by the Specifications, in accordance with the provisions of the General Conditions. Similarly, they may be decreased to cover deletion of work so ordered.

It is understood that the Owner reserves the right to reject any and all bids.

Bidders are advised that Formal Sealed Bids are to be submitted at the Purchasing Department of San Juan City Hall. As previously instructed via Invitation, Notice to Bidders, Instructions to Bidders, and at the Pre-Bid Conference, Bidders can go online to the City of San Juan website address: www.sjtx.us to download any and all related project documents, or may contain copies of same by contacting the office of Lori Maldonado, Purchasing Agent. Located at 709 S Nebraska Ave, San Juan, Texas 78589 or by calling (956) 223-2204 or by emailing your request to lmaldonado@sjtx.us. Kindly submit your Bid Submittal at the Purchasing Department of San Juan City Hall on or before the Bid Opening date and time.

Accompanying this proposal is a certified or cashier's check or bid bond payable to the City of San Juan.

BID PROPOSAL

The bid security accompanying shall be returned to the bidder, unless in case of the acceptance of the proposal, the bidder shall fail to execute a Contract and file a performance and payment bond within ten (10) days after its acceptance, in which case the bid security shall become the property of the City of San Juan and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the bidder.

ENGINEER'S/ARCHITECT ESTIMATE OF QUANTITIES – APPROXIMATELY ONLY

Bidder agrees to perform all work described in the specifications and shown on the plans, for the following price or prices:

TABLE 1 BID ITEM:

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
1	02511	1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box	EA	9	900.00	8,100.00
2	02511	1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch and Meter Box	EA	24	1,200.00	28,800.00
3	02221	Saw Cut, Removal of Long Water Service and Dispose	EA	33	25.00	825.00
4	02320	Trench Repair (10" Caliche, 10" Subgrade)	EA	33	750.00	24,750.00
5	01577	Sediment Control Hay Bail	EA	9	1,000.00	9,000.00
6	01555	Traffic Control	LS	1	12,500.00	12,500.00
7	-	Concrete Repair	EA	5	2,500.00	12,500.00
8	-	1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation Adjustment, and Sodding	EA	33	25.00	825.00

BID ITEMS (1-8) – BASE BID: \$ 97,300.00 (IN FIGURES)

SUMMARY BID TABULATION

TABLE 1 – BID ITEM

TOTAL AMOUNT OF BID (ITEMS 1-8) \$ 97,300.00
TOTAL AMOUNT OF BID (ITEMS 1-8 WRITTEN) \$ Ninety seven thousand three
hundred dollars - zero cents

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for performed labor performed and materials furnished in the fulfillment of this Contract. The proposed work to be done shall be accepted when fully completed and finished in accordance with the Plan and Specifications to the satisfaction of the Engineer.

The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) days after the scheduled closing for receiving bids.

Unit and lump sum prices must be shown in figures for each item listed in the Bid Proposal form. Should bid prices on any item be omitted, the right is reserved to apply to the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject formalities.

The undersigned agrees, unless hereinafter stated otherwise to furnish all materials as shown on the Specification and Detail sheets.

Bidder hereby agrees to commence work under this contract within ten (10) days after the Notice to Proceed is issued and complete work within Sixty (60) Calendar Days.

Receipt is hereby acknowledged of the following agenda to the Contract Document.

Addendum No. 1 dated: 8-1-2023 Received: 9C

Addendum No. 2 dated: _____ Received: _____

Addendum No. 3 dated: _____ Received: _____

Addendum No. 4 dated: _____ Received: _____

Addendum No. 5 dated: _____ Received: _____

Bidder agrees that the Owner has the right to accept or reject any or all bids to waive any or all formalities.

Date: 8-3-2023

Respectfully submitted:



Authorized Signor:

Gabriel Carriko

Type/Print Name (Authorized Signor):

G. M.

Title:

McAllen Multi Service

Legal Company Name:

P.O. Box 4428

Address:

McAllen, TX 78502

City, State and Zip Code:

956-322-9777

Business Phone:

Cell Number:

(Seal – If bidder is a corporation)



Email Address:



CITY OF SAN JUAN
TIERRA DE PALMAS SUBDIVISION
WATER SERVICE UPGRADES
RFB NO. 23-014-08-03
ADDENDUM NO. 1

Addendum Date: August 1, 2023

Notice to Bidders:

The Request for Bid (RFB) is modified as set forth in this Addendum. The Original RFB documents and any previously issued Addenda remain in effect. This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder under no circumstances relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

Revision To The RFB: Specifications

1. Section 00300: Remove and Replace Entire Section.
 - a. Revision to Table 1 Revised Bid Item No. 1 – *1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box*
 - b. Revision to Table 1 Added Bid Item No. 2 – *1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch, and Meter Box*
 - c. Revision to Table 1 Revised Bid Item No. 3 – *Saw Cut, Removal of Long Water Service and Dispose*
 - d. Revision to Table 1 Revised Bid Item No. 4 – *Trench Repair (10" Caliche, 10" Subgrade)*
 - e. Revision to Table 1 Added Bid Item No. 7 – *Concrete Repair*
 - f. Revision to Table 1 Added Bid Item No. 8 – *1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation and Adjustment, and Sodding*

Revision To The RFB: Plans

1. Revision to Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
2. Revision to Royal Palm St & Third St Drawing Number C2 Plan Sheet Number 5.
3. Revision to Palmetto Palm St & Fourth St Drawing Number C3 Plan Sheet Number 6.
4. Revision to Date Palm St & Water Details Drawing Number C4 Plan Sheet Number 7.

Questions:

1. Will empty lots along Date Palm require service connections?
Yes. Empty Lots that have a long service will require service connection. See Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
 2. There are a few lots that have water meters in concrete. Will a bid item be added for concrete repair?
Yes, a bid item for Concrete Repairs will be added.
 3. There a few lots with grass, shrubs and trees where proposed water meters are to be installed. Will a bid item be added for this?
Yes, a line item for adjusting the meter and sodding will be added.
 4. What is the engineers estimate on this project?
\$90,000.00
-

Clarification:

1. 2 extra single service connections and 5 extra dual services added to total of service connections for unforeseen circumstances. May or may not be used. Extra connections may be paid for only if needed.

Acknowledgement by Respondent:

Respondents shall acknowledge receipt of this Addendum No. 1. Submit Completed Addendum with Statement of Bid. Failure to acknowledge receipt of this addendum may render your bid "Incomplete".



Ricardo Salazar

Trimad Consultants, L.L.C.
Texas Firm No. 18526

[Signature]

Signature of Respondent

8-2-2023

Date

END OF ADDENDUM

1.05 STATEMENT OF QUALIFICATIONS FORM

Date: 8-3, 2023

Proposal of Mc Ann Multi Service (hereinafter called
"Bidder" a _____ (Corporation, Partnership, LLC, LLP, etc.)
organized and existing under the laws of the State of Texas.

To the City of San Juan (hereinafter called "Owner")

Gentlemen:

The Bidder is in compliance with Bidder's Qualifications Section(s) of the specifications for the **City of San Juan Tierra De Palmas Water Service Upgrades**, having examined the plans and specifications with related documents and the site of the proposed work, and being familiar with all conditions surrounding the construction of the proposed project, hereby submits the following:

1.06 STATEMENT OF QUALIFICATIONS

- A. Years of experience in similar types of projects
- B. Work on similar types of projects: Provide a minimum of four (4) similar types of projects within the following information: Project Name, Location, Type or Description of Work, Construction Cost, Reference Name and Phone Number
- C. Name and full time superintendent and experience resume
- D. Number of employees of the bidder that will be working on the project
- E. Name of Subcontractors: Provide names of subcontractors for this project with the following information: Name, Location and Experience.
- F. Provide information of available equipment.

PART 2 – PRODUCTS - NOT USED

PART 3 – EXECUTION - NOT USED

END OF SECTION

McAllen Multi-Service
P.O. Box 4428
McAllen, Texas 78502

Project Name:	Stonewood Estates Subdivision
Description:	Installation of RCP, domestic waterline, and HMAC
General Contractor:	McAllen Multi Service P.O. Box 4428 McAllen Multi Service
Engineer:	Altex Engineering Juan Alonzo, Jr., P.E.
Contract Amount:	\$ 1,136,740.90
Completion Date:	April, 2023
Project Name:	City of San Juan Force Main Package B
Description:	Installation of FM, bores, and HMAC repairs for The City of San Juan
General Contractor:	McAllen Multi Service P.O. Box 4428 McAllen Multi Service
Engineer:	Cruz-Hogan Consultants Marcus Cruz, P.E.
Contract Amount:	\$ 754,700.00
Completion Date:	October, 2022
Project Name:	Northwood Trails Subdivision
Description:	Installation of water, sanitary sewer and storm sewer for new Northwood Trails Subdiviison in McAllen, Texas.
General Contractor:	United Contracting 4616 North Conway Mission, Texas
Contact:	Andy Sanchez 956-519-3246
Contract Amount:	\$ 617,693.00
Completion Date:	March, 2022
Project Name:	South Texas College RCPSE Drainage Improvements
Description:	Installation of storm sewer system along with an irrigation system
General Contractor:	McAllen Multi Service P.O. Box 4428 McAllen, Texas 78502
Engineer	Perez Consulting Engineers David Perez, P.E.
Contract Amount:	\$ 113,500.00
Completion Date:	November, 2021
Project Name:	City of Brownsville CIP Street Improvements Project
Description:	Installation of gravity sanitary sewer, manholes and service connections Installation of waterline, fire hydrants and service connections
General Contractor:	G&T Paving 2005 Mercedes Road Brownsville, Texas
Contact:	Roel Juarez 956-546-3633
Contract Amount:	\$ 667,360.00
Completion Date:	July, 2021

McAllen Multi-Service, LLO, P.O. Box 4428, McAllen, Texas 78502

Project Name: VMUD No. 1 Sanitary Sewer and Waterline Improvements Project (Bolivar Avenue)
Description: Installation of 12" and 18" gravity sewer with service connections and manholes.
Installation of 8" and 4" waterline with service connections and fire hydrants.
General Contractor: R.M. Walsdorf
10155 Old SH 48
Brownsville, Texas
Contact: Richard Ocañas
956-831-3984
Contract Amount: \$ 155,364.00
Completion Date: August, 2020

Project Name: South Texas College Mid Valley Campus Drainage and Asphalt Project
Description: Drainage System with Asphalt Repair and Asphalt Resurfacing
General Contractor: McAllen Multi-Servicce
P.O. Box 4428
McAllen, Texas 78502
Engineer: Perez Consulting Engineers
David Perez, P.E.
Contract Amount: \$ 522,279.50
Completion Date: August, 2020

Project Name: Westway Subdivision, Phase 2
Description: Installation of 12" gravity sanitary sewer system
General Contractor: Jimmy Closner & Sons
2171 FM 491
Mercedes, Texas 78570
Engineer: JCS Engineering
Bobby Closner, P.E.
Contract Amount: \$ 86,000.00
Completion Date: May, 2020

Project Name: Palm Valley Drainage Improvements
Description: Installation of 36" and 18" RCP, Manholes, Inlets
General Contractor: McAllen Multi-Service, LLC
P.O. Box 4428
McAllen, Texas 78502
Engineer: Ferris, Flinn & Medina
David Flinn, P.E.
Contract Amount: \$ 145,000.00
Completion Date: February, 2020

Project Name: 2018 Raymondville Drainage Improvements
Description: Installation of 36", 30" and 18" RCP, Manholes, Inlets
General Contractor: Clore Construction, LLC
21220 FM 1420
Harlingen, Texas
Contact: Geoff Clore
956-748-4713
Contract Amount: \$ 68,045.00
Completion Date: November, 2019

Project Name: VMUD No. 1 Sanitary Sewer and Waterline Improvements Project (Rancho Viejo)
Description: Installation of 12" and 10" gravity sewer with service connections and manholes.
Installation of 8" and 6" waterline with service connections and fire hydrants.
General Contractor: R.M. Walsdorf
10155 Old SH 48
Brownsville, Texas
McAllen Multi-Service, LLC, P.O. Box 4428, McAllen, Texas 78502

Contact: Richard Ocañas
956-831-3984
Contract Amount: \$ 525,008.00
Completion Date: August, 2019

Project Name: Palmview Collection System, Lift Stations A2, F, G, & G7
Description: Installation of pumps, piping, guard rails inside fiberglass wetwell. Pouring of concrete top slab with all ductile iron piping and fittings. Pipe sizes ranged from 12" to 20". Depth of fiberglass wetwells ranged from 29' to 35'.

General Contractor: Jimmy Closner & Sons
2171 FM 491
Mercedes, Texas

Contact: Bobby Closner, P.E.
956-565-2688

Contract Amount: \$ 341,050.00
Completion Date: May, 2019

Project Name: Harlingen Water Works System (HWWS) 20 Inch Water Transmission Main
Description: Installation of 9,800 LF of 20" PVC waterline with ductile iron fittings and valves. 24" steel encasement bore under railroad tracks - 38' in depth and 720' in length. 30" fusible PVC encasement bore under Exp. 77 - 38' in depth and 740' in length.

General Contractor: G&G Contractors
711 E. Wisconsin Road
Edinburg, Texas

Contact: Rene Garza
956-283-7040

Contract Amount: \$ 1,713,784.00
Completion Date: December, 2018

References:	CASA Engineering Juan V. Garcia, P.E. 956-428-7900	Ferris, Flinn & Medina, LLC David Flinn, P.E. 956-364-2236	Perez Consulting Engineers David Perez, P.E. 956-631-4482
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BID BOND

THE MAIN STREET AMERICA GROUP

**CONTRACTOR:** (Name, legal status and address)

McAllen Multi-Service
2316 North 34th St.
McAllen, TX 78502

SURETY: (Name, legal status and principal place of business)

NGM Insurance Company
55 West Street
+ Keene, NH 03431

OWNER: (Name, legal status and address)

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

BOND AMOUNT: 5% Greatest Amount Bid**PROJECT:** (Name, location or address, and Project number, if any)

San Juan Tierra de Palmas Subdivision Water Service Upgrades RFB No. 23-014-08-03

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 1st day of August, 2023.

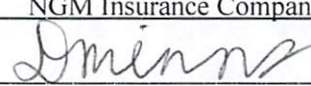
McAllen Multi-Service


(Principal)
Luis Carrillo, President
(Title)

(Seal)

(Witness)

NGM Insurance Company


(Surety)

(Seal)

Dillon Minns
(Title)

Attorney-in-Fact

(Witness)



KNOW ALL MEN BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"Article IV, Section 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them. "

does hereby make, constitute and appoint **Andy Alvarez, Phil Young, Dillon Minns** -----

its true and lawful Attorneys-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, undertakings, recognizances, contracts of indemnity, or other writings obligatory in nature of a bond subject to the following limitation:

1. No one bond to exceed Twenty Million Dollars (\$20,000,000.00)

and to bind NGM Insurance Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of NGM Insurance Company; the acts of said Attorney are hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such office and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Vice President, General Counsel and Secretary and its corporate seal to be hereto affixed this 7th day of January, 2020.

NGM INSURANCE COMPANY By:

Kimberly K. Law

Kimberly K. Law
Vice President, General
Counsel and Secretary



State of Florida,
County of Duval.

On this 7th day of January, 2020, before the subscriber a Notary Public of State of Florida in and for the County of Duval duly commissioned and qualified, came Kimberly K. Law of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Jacksonville, Florida this 7th day of January, 2020.

Lisa K. Penton



I, Nancy Giordano-Ramos, Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Jacksonville, Florida this 1st day of August, 2023.

Nancy Giordano-Ramos

WARNING: Any unauthorized reproduction or alteration of this document is prohibited.
TO CONFIRM VALIDITY of the attached bond please call 1-603-354-5281.
TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431
Attn: Bond Claim Dept. or call our Bond Claim Dept. at 1-603-358-1437.

**SECTION 00300
BID PROPOSAL FORM**

**CITY OF SAN JUAN
TIERRA DE PALMAS WATER SERVICE UPGRADES
PROJECT NO. 23-014-08-03**

BID OPENING: August 3, 2023 AT 3:00 P.M.

TO: OWNER (CITY OF SAN JUAN)

The undersigned, as bidders, declares that the only person or parties interested in this proposal as principals are those named herein, that this proposal is made without collusion with any other person, firm or corporation; that he has carefully examined the form of contract, Notice of Contractors, specifications and plans thereon referred to, and has carefully examined the plans, specifications, locations, and conditions and classes of materials of the proposed work; and agrees that he will provide all the necessary labor, machinery, tools, and apparatus, and other incidental to construction, and will do all the work and furnish all the materials called for in the contract and specifications in the manner prescribed therein and according to the requirements of the Engineer/Architect as therein set forth.

It is further agreed that quantities of work to be done at unit prices and materials to be furnished may be increased or diminished as may be considered necessary, in the opinion of the Engineer, to complete the contemplated, and that quantities of work, whether increased or decreased are to be performed at the unit price set forth below or as provided in the Specifications.

It is further agreed that the lump sum prices may be increased to cover additional work ordered by the Engineer and approved by the Owner, but not shown on the Plans or required by the Specifications, in accordance with the provisions of the General Conditions. Similarly, they may be decreased to cover deletion of work so ordered.

It is understood that the Owner reserves the right to reject any and all bids.

Bidders are advised that Formal Sealed Bids are to be submitted at the Purchasing Department of San Juan City Hall. As previously instructed via Invitation, Notice to Bidders, Instructions to Bidders, and at the Pre-Bid Conference, Bidders can go online to the City of San Juan website address: www.sjtx.us to download any and all related project documents, or may contain copies of same by contacting the office of Lori Maldonado, Purchasing Agent. Located at 709 S Nebraska Ave, San Juan, Texas 78589 or by calling (956) 223-2204 or by emailing your request to lmaldonado@sjtx.us. Kindly submit your Bid Submittal at the Purchasing Department of San Juan City Hall on or before the Bid Opening date and time.

Accompanying this proposal is a certified or cashier's check or bid bond payable to the City of San Juan.

BID PROPOSAL

The bid security accompanying shall be returned to the bidder, unless in case of the acceptance of the proposal, the bidder shall fail to execute a Contract and file a performance and payment bond within ten (10) days after its acceptance, in which case the bid security shall become the property of the City of San Juan and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the bidder.

ENGINEER'S/ARCHITECT ESTIMATE OF QUANTITIES – APPROXIMATELY ONLY

Bidder agrees to perform all work described in the specifications and shown on the plans, for the following price or prices:

TABLE 1 BID ITEM:

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
1	02511	1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box	EA	9	1,100.00	9,900.00
2	02511	1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch and Meter Box	EA	24	1,500.00	36,000.00
3	02221	Saw Cut, Removal of Long Water Service and Dispose	EA	33	500.00	16,500.00
4	02320	Trench Repair (10" Caliche, 10" Subgrade)	EA	33	300.00	9,900.00
5	01577	Sediment Control Hay Bail	EA	9	150.00	1,350.00
6	01555	Traffic Control	LS	1	2,500.00	2,500.00
7	-	Concrete Repair	EA	5	250.00	1,250.00
8	-	1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation Adjustment, and Sodding	EA	33	1,000.00	33,000.00

BID ITEMS (1-8) – BASE BID: \$ **110,400.00** (IN FIGURES)

SUMMARY BID TABULATION

TABLE 1 – BID ITEM

TOTAL AMOUNT OF BID (ITEMS 1-8) \$ 110,400.00
TOTAL AMOUNT OF BID (ITEMS 1-8 WRITTEN) \$ One Hundred Ten Thousand
Four Hundred Dollars and Zero Cents.

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for performed labor performed and materials furnished in the fulfillment of this Contract. The proposed work to be done shall be accepted when fully completed and finished in accordance with the Plan and Specifications to the satisfaction of the Engineer.

The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) days after the scheduled closing for receiving bids.

Unit and lump sum prices must be shown in figures for each item listed in the Bid Proposal form. Should bid prices on any item be omitted, the right is reserved to apply to the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject formalities.

The undersigned agrees, unless hereinafter stated otherwise to furnish all materials as shown on the Specification and Detail sheets.

Bidder hereby agrees to commence work under this contract within ten (10) days after the Notice to Proceed is issued and complete work within Sixty (60) Calendar Days.

Receipt is hereby acknowledged of the following agenda to the Contract Document.

Addendum No. 1 dated: 08/01/2023

Received: 

Addendum No. 2 dated: _____

Received: _____

Addendum No. 3 dated: _____

Received: _____

Addendum No. 4 dated: _____

Received: _____

Addendum No. 5 dated: _____

Received: _____

CITY OF SAN JUAN
TIERRA DE PALMAS WATER SERVICE UPGRADES
00300-3
BID PROPOSAL FORM

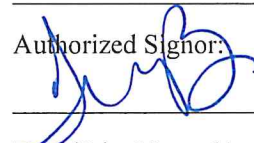
Bidder agrees that the Owner has the right to accept or reject any or all bids to waive any or all formalities.

Date: 08/03/2023

Respectfully submitted:

RDH Site and Concrete, LLC

Authorized Signor:



Type/Print Name (Authorized Signor):

Teresa Puente

Title:

Controller

Legal Company Name:

RDH Site and Concrete, LLC

Address:

3809 Clavel St. Suite D

City, State and Zip Code:

Palmview, Texas 78572

Business Phone:

956-502-5426

Cell Number:

(Seal – If bidder is a corporation)

956-279-0494

Email Address:

teri@rdhcompany.com

BIDDERS QUALIFICATIONS

BIDDER'S EXPERIENCE

In order to make a responsible Bid, the Bidder or the Bidder's Subcontractor, must provide evidence of a minimum of four (4) successful projects completed in the last five (5) years for each of the criteria listed below:

- **History of working with the City of San Juan** **SEE EXHIBIT A & B - 1**
- **History of working with Water Systems** **SEE EXHIBIT A & B - 2**

As provided in the space below, indicate the project name, owner contact name and telephone number, date completed, and attributes of the project. All questions must be answered comprehensively.

Attach additional sheets, as necessary and include in the Bid Package.

• **History of working with the City of San Juan within the last five (5) years:**

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description:

1)

****SEE EXHIBIT A & B - 1****

2)

3)

4)

• **History of working with Water Systems within the last five (5) years:**

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description

1)

****SEE EXHIBIT A & B - 2****

2)

3)

4)

**SECTION 00180
BIDDER'S QUALIFICATIONS**

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. This section contains the bidder's qualifications for the project.

1.02 DEFINITIONS

- A. Refer to Section 00700

1.03 BIDDER'S EXPERIENCE

- A. Bidder shall have experience, human resources, and access to equipment necessary for performing the project work. In addition, it is required that a minimum of 60% of the project be completed by the bidder's own workforce.
- B. Bidder shall have performed substantially the same type of work as is required in the project in its prior work performance.
- C. The successful bidder shall appoint a "competent person" of the company to be full time supervisor or superintendent at the site. The competent person must be available at all times during the pendency of the project and must be available during "off-hours".

1.04 STATEMENT OF QUALIFICATIONS AND OWNER'S REVIEW

- A. Bidder shall submit on the form furnished in this section for that purpose, a Statement of Bidder's Qualifications. The Owner shall have the right to take such steps or perform such investigations as it deems necessary to determine the ability of the bidder to perform the obligations under this Contract, and the bidder shall furnish any and all information or data requested for this purpose. The Owner reserves the right to reject any bid if the evidence submitted by or investigation of such bidder fails to satisfy the owner such bidder is properly qualified to carry out the obligations of the contract and complete the work contemplated therein. Conditional bids will not be accepted.

1.05 STATEMENT OF QUALIFICATIONS FORM

Date: August, 03, 2023

Proposal of RDH Site and Concrete (hereinafter called "Bidder" a LLC (Corporation, Partnership, LLC, LLP, etc.) organized and existing under the laws of the State of Texas.

To the City of San Juan (hereinafter called "Owner")

Gentlemen:

The Bidder is in compliance with Bidder's Qualifications Section(s) of the specifications for the **City of San Juan Tierra De Palmas Water Service Upgrades**, having examined the plans and specifications with related documents and the site of the proposed work, and being familiar with all conditions surrounding the construction of the proposed project, hereby submits the following:

1.06 STATEMENT OF QUALIFICATIONS

- A. Years of experience in similar types of projects ****SEE EXHIBIT A & B****
- B. Work on similar types of projects: Provide a minimum of four (4) similar types of projects within the following information: Project Name, Location, Type or Description of Work, Construction Cost, Reference Name and Phone Number
****SEE EXHIBIT A & B****
- C. Name and full time superintendent and experience resume ****SEE EXHIBIT R-1****
- D. Number of employees of the bidder that will be working on the project
15 - 20 +/-
- E. Name of Subcontractors: Provide names of subcontractors for this project with the following information: Name, Location and Experience. **N/A**
- F. Provide information of available equipment. ****SEE EXHIBIT E****

PART 2 – PRODUCTS - NOT USED

PART 3 – EXECUTION - NOT USED

END OF SECTION



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/19/2023

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

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

PRODUCER Shepard Insurance Group 5801 N 10th St Suite 600 McAllen TX 78504	CONTACT NAME: Vicky DeLeon PHONE (A/C, No, Ext): (956) 302-2159 E-MAIL ADDRESS: vicky.deleon@relationinsurance.com FAX (A/C, No): (956) 682-5650
INSURED RDH Site & Concrete, LLC RDH Hauling Services, LLC 3809 Clavel St., Suite D Palmview TX 78572	INSURER(S) AFFORDING COVERAGE INSURER A: Champlain Specialty Insurance Company INSURER B: Progressive County Mutual INSURER C: Texas Mutual Insurance Company INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: CL2352563606

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			CSARCGL000184901	02/15/2023	02/15/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Damage to Premises \$ 100,000
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			969349975	05/02/2023	05/02/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Uninsured/Underinsured \$ 1,000,000
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			CSARCEL000185101	02/15/2023	02/15/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	0001314476	10/20/2022	10/20/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

The General Liability, Auto Liability policies include an automatic additional insured endorsement that provides additional insured status to the certificate holder as required by written contract.
General Liability, Auto Liability and Workers compensation policies include a automatic waiver of subrogation endorsement as required by written contract.

CERTIFICATE HOLDER

CANCELLATION

County of Hidalgo, Texas 2802 Business Hwy 281 Edinburg TX 78539	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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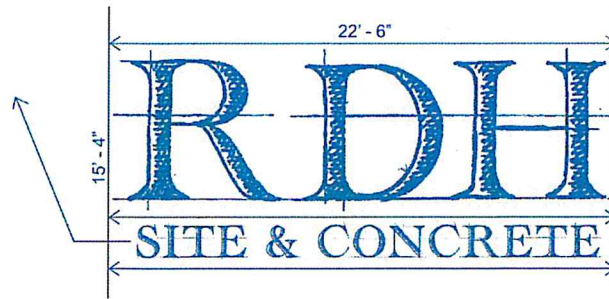
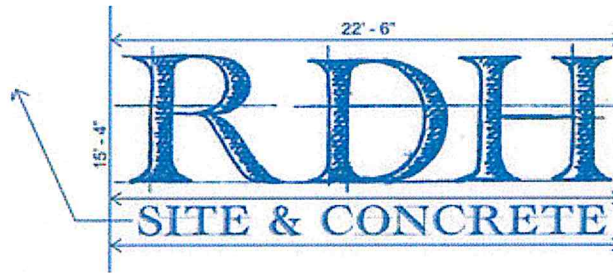


EXHIBIT E



LIST OF THE MAJOR EQUIPMENT

HEAVY MACHINERY	CONDITION	ACQUIRED VALUE
TR575 - Asphalt Distr MC-30	Good	23,325.00
Carlson Asphalt Elev. WP810	Good	37,399.45
Lay-Mar Sweeper 3 Tire	Good	5,676.00
2007 Ingersoll-Vibr Dbl Drum	Good	36,805.00
1997 Kenco Smooth Drum Roller	Good	3,650.00
1987 Hyster Pneumatic Roller	Good	12,000.00
2005 Dynapac Padfoot CA121PD	Good	13,155.00
2005 Komatsu Excavator PC300LC	Good	42,552.68
2010 John Deere Excavator 350D	Good	50,783.93
2012 Komatsu Excavator PC200LC-	Good	51,881.43
Yanmar Mini Excavator	Good	14,000.00
2009 Cat Paver	Good	61,702.50
2010 John Deere Backhoe 310J	Good	43,300.00
2013 JD Loader/Backhoe 4x4 310K	Good	29,618.58
2014 JD Loader/Backho 4x4 310EK	Good	31,896.94
2007 John Deere Loader 544J	Good	65,000.00
2009 JD Wheel Loader 624K	Good	59,801.25
2013 S510 Bobcat Skid Steer	Good	18,000.00
2005 JD Motorgrader 770D	Good	65,809.99
John Deere AG Tractor-4230	Good	26,886.25
2012 TEXA Utility Trailer	Good	1,500.00
2018 J-IV Utility Trailer	Good	5,814.10
1995 Ford Water Truck	Good	13,000.00
1989 Water Truck	Good	7,500.00
2000 Ford F750 Water Truck	Good	11,920.25
8" Dewatering Pump Equipment	Good	30,000.00
Concrete Hydraulic Screed	Good	11,355.43
Crack Seal Machine	Good	1,674.79
Hydroseeding Machine	Good	4,503.20
MC-30 STORAGE TANK	Good	5,500.00
Pipe Lazer	Good	6,234.63
Set 2 Light Towers Magnum 4060	Good	3,267.82
Trench Boxes	Good	6,800.00
Utility Bore Hammerhead	Good	6,470.90
Further Machinery Upon Request		



EXHIBIT R-1

ROGELIO (ROY) DE HOYOS

CONTACT

1401 Pecina Rd
Alamo, Tx 78516

956-335-8200

roy@rdhcompany.com

School

Diploma
Valley View ISD
2000

Certificate

Blueprint Reading
Associated of General Contractors
2012

Skills & Abilities

Concrete Finisher
American Concrete Institute
2013

- Overseen all activities and functions assigned to the construction project from start to finish
- Experience with small to large scale Government Projects
- Solid knowledge of construction Earthwork, Underground Utilities, Drainage, Concrete, Road and Highway Improvement
- Familiarity with federal, state, and local safety regulations pertaining to job sites and locations
- Ability to read and interpret plans and specifications
- Ability to achieve compliance with the contract plans and specifications
- Ability to analyze and evaluate sales opportunities
- Ability to prepare cost breakdown, bidding documents and close contracts
- Supervised construction and reviewed construction schedule and guided the Engineer/Owner on delaying conditions
- Coordinated with the Engineers office and Owner
- Formulated documentation and written record on a daily basis with regard to the progress
- OSHA compliant documentation

Communication

Excellent communication between office and field employees to implement work performance at it best.

Experience

Owner/President
RDH Site and Concrete, LLC
2011 – Present

Superintendent
Manuel's Concrete
1999 – 2011

As-built drawings preparation, employee management, material estimating, safety plan monitoring, vendor relations, traffic control, construction meeting, OSHA regulations, daily reports, and etc.

AIA[®] Document A310[™] – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

RDH Site & Concrete, LLC
3809 Clavel Street, Suite D
Palmview, TX 78572

SURETY:

(Name, legal status and principal place of business)

American Alternative Insurance Corporation
555 College Road East
Princeton, NJ 08543

OWNER:

(Name, legal status and address)

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

P.O. Box 5421

Princeton, NJ 08543

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of the Greatest Amount Bid (5% G.A.B.)

PROJECT:

(Name, location or address, and Project number, if any)

Tierra De Palmas Subdivision Water Service Upgrades
RFB No. 23-014-08-03

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

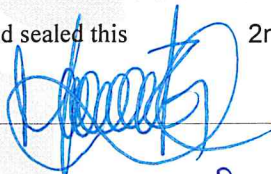
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this _____ 2nd day of _____

August, 2023

(Witness)



RDH Site & Concrete, LLC

(Principal)

(Seal)

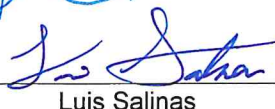
(Title)

American Alternative Insurance Corporation

(Surety)

(Seal)

(Witness)


Luis Salinas

(Title)

Russ Frenzel,

Attorney-in-Fact

Init.

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Bond Verification

Should you wish to verify the authenticity of this bond, please send your request, including a copy of the bond, via email to:

essuretyuwsupport@munichre.com

Bond Claims or Notices

Should you wish to file any notices to the Surety for this American Alternative Insurance Corporation bond(s) they should be sent via email, including all pertinent correspondence or information to:

essuretyuwsupport@munichre.com

or

Mail to: Munich Re Specialty Insurance
437 Madison Avenue, 26th Floor
New York, NY 10022
Attn: Surety Bond Claims

CERTIFIED COPY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the AMERICAN ALTERNATIVE INSURANCE CORPORATION, a corporation organized and existing by virtue of the laws of the State of Delaware ("Corporation") with offices at 555 College Road East, Princeton, N.J. 08543, has made, constituted and appointed, and by these presents, does make, constitute and appoint:

Russ Frenzel; Blaine Allen; Brady K. Cox; William D. Baldwin; Brent Baldwin; Michael B. Hill; Keith Rogers; Drew Green; Sam Freireich; Brock Anglin; Cindy Alford; and Yamillec Ramos

its true and lawful Attorneys-in-Fact, at Princeton, in the State of New Jersey, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety or Co-surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate said Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars (\$100,000,000)**.

Such bonds and undertakings for said purposes, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

This appointment is made under and by authority of a certain Resolution adopted at a meeting of the Board of Directors of said Company duly held on the 27th day of August, 1975, a copy of which appears below.

IN WITNESS WHEREOF, the AMERICAN ALTERNATIVE INSURANCE CORPORATION has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 24th day of September, 2021.



By:

Michael G. Kerner

**Michael G. Kerner
President**

Attest:

Ignacio Rivera
Sep 24, 2021 16:06 EDT

**Ignacio Rivera
Deputy General Counsel & Secretary**

STATE OF NEW JERSEY, COUNTY OF SOMERSET

The foregoing instrument was acknowledged before me by means of online notarization this 24th day of September, 2021, by Michael G. Kerner and Ignacio Rivera, who are personally known to me.



Jillian Sanfilippo
Jillian Sanfilippo, Notary Public
State of New Jersey
My Commission Expires February 8, 2026

SECRETARY'S CERTIFICATE

The undersigned, Ignacio Rivera, hereby certifies:

1. That the undersigned is Secretary of American Alternative Insurance Corporation, a corporation of the State of Delaware;
2. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of said Corporation on the day of its date, and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with said original power of attorney, and that the same is a true and correct copy of said original power of attorney and of the whole thereof;
3. That the original resolution of which the following is a copy was duly adopted at, and recorded in the minutes of, a regular meeting of the Board of Directors of said Corporation duly held on August 4, 1998, and has not since been revoked, amended or modified.

RESOLVED, that each of the following officers of this Corporation, namely, the President, the Executive Vice President, the Senior Vice Presidents, and the Vice Presidents, be, and they hereby are, authorized, from time to time in their discretion, to appoint such agent or agents or attorney or attorneys-in-fact as deemed by them necessary or desirable for the purpose of carrying on this Corporation's business, and to empower such agent or agents or attorney or attorneys-in-fact to execute and deliver, in this Corporation's name and on its behalf, and under its seal or otherwise, surety bonds, surety undertakings or surety contracts made by this Corporation as surety thereon.

RESOLVED, that the signature of any authorized officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney and revocation of any power of attorney or certificate of either given for the execution of any surety bond, surety undertaking, or surety contract, such signature and seal, when so used being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed.

FURTHER RESOLVED, that any prior appointments by the Corporation of MGAs are, in all respects, hereby ratified, confirmed and approved.

FURTHER RESOLVED, that the Secretary or any Assistant Secretary of this Corporation is hereby authorized to certify and deliver to any person to whom such certification and delivery may be deemed necessary and desirable in the opinion of such Secretary or Assistant Secretary, a true copy of the foregoing resolution.

4. The undersigned has compared the foregoing copies of said original resolutions as so recorded, and they are the same true and correct copies of said original resolutions as so recorded and of the whole thereof.

Witness the hand of the undersigned and the seal of said Corporation this 2nd day of August, 20 23.



AMERICAN ALTERNATIVE INSURANCE CORPORATION

Ignacio Rivera
Sep 24, 2021 16:06 EDT

**Ignacio Rivera
Deputy General Counsel & Secretary**

TRS-1001-1



**CITY OF SAN JUAN
TIERRA DE PALMAS SUBDIVISION
WATER SERVICE UPGRADES
RFB NO. 23-014-08-03
ADDENDUM NO. 1**

Addendum Date: August 1, 2023

Notice to Bidders:

The Request for Bid (RFB) is modified as set forth in this Addendum. The Original RFB documents and any previously issued Addenda remain in effect. This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder under no circumstances relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

Revision To The RFB: Specifications

1. Section 00300: Remove and Replace Entire Section.
 - a. Revision to Table 1 Revised Bid Item No. 1 – *1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box*
 - b. Revision to Table 1 Added Bid Item No. 2 – *1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch, and Meter Box*
 - c. Revision to Table 1 Revised Bid Item No. 3 – *Saw Cut, Removal of Long Water Service and Dispose*
 - d. Revision to Table 1 Revised Bid Item No. 4 – *Trench Repair (10" Caliche, 10" Subgrade)*
 - e. Revision to Table 1 Added Bid Item No. 7 – *Concrete Repair*
 - f. Revision to Table 1 Added Bid Item No. 8 – *1/2" or 3/4" Service Line Extension, Inside Property Only, Water Meter Relocation and Adjustment, and Sodding*

Revision To The RFB: Plans

1. Revision to Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
2. Revision to Royal Palm St & Third St Drawing Number C2 Plan Sheet Number 5.
3. Revision to Palmetto Palm St & Fourth St Drawing Number C3 Plan Sheet Number 6.
4. Revision to Date Palm St & Water Details Drawing Number C4 Plan Sheet Number 7.

Questions:

1. Will empty lots along Date Palm require service connections?
Yes. Empty Lots that have a long service will require service connection. See Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
 2. There are a few lots that have water meters in concrete. Will a bid item be added for concrete repair?
Yes, a bid item for Concrete Repairs will be added.
 3. There are a few lots with grass, shrubs and trees where proposed water meters are to be installed. Will a bid item be added for this?
Yes, a line item for adjusting the meter and sodding will be added.
 4. What is the engineer's estimate on this project?
\$90,000.00
-

Clarification:

1. 2 extra single service connections and 5 extra dual services added to total of service connections for unforeseen circumstances. May or may not be used. Extra connections may be paid for only if needed.

Acknowledgement by Respondent:

Respondents shall acknowledge receipt of this Addendum No. 1. Submit Completed Addendum with Statement of Bid. Failure to acknowledge receipt of this addendum may render your bid "Incomplete".



Ricardo Salazar

Trimad Consultants, L.L.C.
Texas Firm No. 18526

[Signature]

Signature of Respondent

08/02/2023

Date

END OF ADDENDUM



EXHIBIT A & B PROJECT INFORMATION SHEET

Project	Owner	Address	Phone #	Bid # / Contract #	Contract Amount	Engineer	Engineer Phone	% of Completion	Status
2017	Hidalgo County Precinct No. 1	2803 S. Business Hwy. 281 Edinburg, Tx 78539	956-688-8713	C-162-77-08-09	\$ 1,097,337.27	LeFevre Engineering & Management Consulting, LLC.	956-687-5363	100%	Complete
	City of Westlake Waterline Improvements	127 E. Duranta Ave. 1107 Abilene, Tx	956-787-8127	5015-80-0310-5000-8000-UCP	\$ 277,270.50	Cruz-Hogan Consultants, Inc.	956-682-5022	100%	Complete
	Discount Auto Parts	N/A	956-524-1447	N/A	\$ 6,400.00	N/A	956-782-2557	100%	Complete
	City of Donna	307 E. 8th St. Donna, Tx 78537	956-464-3314	2016-001	\$ 358,977.85	R. Gutierrez Engineering Corporation	956-688-1588	100%	Complete
	City of Mission	1201 E. 8th St. Mission, Tx 78572	956-880-8650	017-128-03-07	\$ 59,070.00	Javier Hinojosa Engineering / Consulting Engineers	956-681-1130	100%	Complete
	City of McAllen	PO Box 2120 McAllen, Tx 78505	956-683-2286	0317-020233	\$ 49,000.00	N/A	N/A	100%	Complete
	City of Hidalgo	704 Ramon Ayala Dr. Hidalgo, Tx	956-880-8650	N/A	\$ 549,620.00	City of McAllen	956-580-8650	100%	Complete
	City of Mission	1201 E. 8th St. Mission, Tx 78572	956-787-8127	17-140-03-23	\$ 102,132.00	City of Mission	N/A	100%	Complete
	Hidalgo County Urban County Program	1227 E. Duranta Ave. 1107 Abilene, Tx	956-688-8713	5016-25-0311-5000-2500-UCP	\$ 29,093.50	City of McAllen	956-681-1130	100%	Complete
	City of San Juan	709 S. Nebraska St. San Juan, Tx 78589	956-223-2700	09-17-PQ52-485	\$ 3,359,781.12	Quintanilla, Headley & Associates	956-381-6480	100%	Complete
2018	City of McAllen	PO Box 2120 McAllen, Tx 78505	956-681-4000						
	City of El Paso	420 N. Tower Rd. El Paso, Tx 79916	956-787-0006	2017	\$ 252,316.00	Quintanilla, Headley & Associates	956-381-6480	100%	Complete
	City of San Antonio	14168 7th Street, San Antonio, Tx 78250	956-248-5725	7216-401	\$ 145,342.25	Feltrum Consulting Services	956-797-3411	100%	Complete
	City of San Juan	709 S. Nebraska St. San Juan, Tx 78589	956-223-2700	10-441	\$ 1,433,301.00	Cruz-Hogan Consultants, Inc.	956-682-5022	100%	Complete
	City of Mission	1201 E. 8th St. Mission, Tx 78572	956-880-8650	18-130-02-07	\$ 458,040.00	Javier Hinojosa Engineering / Consulting Engineers	956-688-1588	100%	Complete
	Brooks County	625 N. St. Mary's St. Edinburg, Tx 78535	956-425-7131	04521-0031	\$ 99,050.50	LW Engineers	361-883-1984	100%	Complete
	Town of Combes	21616 Hand Road Combes, Texas 78535	956-425-7131	04521-0031	\$ 99,050.50	LW Engineers	361-883-1984	100%	Complete
	City of Edinburg	415 W. University Dr. Edinburg, Tx 78541	956-388-8211	2018-19	\$ 45,026.00	City of Edinburg	956-388-8211	100%	Complete
	City of Brownsville	1001 Elizabeth St. Brownsville, Tx 78521	956-548-6997	FD-42-0618	\$ 17,877.50	Javier Hinojosa Engineering / Consulting Engineers	956-550-9359	100%	Complete
	Hidalgo County Precinct No. 3	3902 Joe Stephens Ave. Ste. 101 Westlake, Tx 78599	956-968-8713	CA-15-168-06-27-955	\$ 33,950.00	LeFevre Engineering & Management Consulting, LLC.	956-687-5363	100%	Complete
2019	City of McAllen	118 Tyler Ave. Edinburg, Tx 78535	956-216-5000	2018-08	\$ 463,540.00	Javier Hinojosa Engineering / Consulting Engineers	956-688-1588	100%	Complete
	City of Mission	1201 E. 8th St. Mission, Tx 78572	956-880-8650	18-260-08-03	\$ 4,088,133.25				
	Cameron County	1100 Monroe St. Brownsville, Tx 78520	956-544-0871	18-0802	\$ 262,150.00	Brownsville PUB	956-544-0871	100%	Complete
	City of El Paso	509 S. Alton Blvd. El Paso, Tx 79901	956-432-0760	P221	\$ 179,028.90	LeFevre Engineering & Management Consulting, LLC.	956-687-5363	100%	Complete
	City of Brownsville	400 S. Ohio Ave. Brownsville, Tx 78520	956-565-3114	P105-038	\$ 1,163,116.50	LeFevre Engineering & Management Consulting, LLC.	956-687-5363	100%	Complete
	City of Pharr	1001 Elizabeth St. Brownsville, Tx 78521	956-548-6997	P64-07-1119	\$ 60,000.00	City of Brownsville	956-548-6997	100%	Complete
	Hidalgo County Drainage District 1	118 S. Cape Blvd. Pharr, Tx 78577	956-402-4000	18-965-110-03-030	\$ 70,100.00	Hidalgo County Drainage District 1	956-402-4000	100%	Complete
	City of McAllen	1300 Houston Ave. McAllen, Tx 78501	956-681-1130	07-19-03-233	\$ 669,506.00	City of McAllen, Engineering Department	956-681-1130	100%	Complete
	City of Mercedes	400 S. Ohio Ave. Mercedes, Tx 78570	956-565-3114	P224-008	\$ 641,160.25	LeFevre Engineering & Management Consulting, LLC.	956-687-5363	100%	Complete
	City of Edinburg	415 W. University Drive, Edinburg, Tx 78539	956-388-8211	18-0802	\$ 3,406,748.65				
2020	City of Edinburg	1300 Houston Ave. McAllen, Tx 78501	956-681-1130	11-19-04-64	\$ 1,480,775.50	City of Edinburg, Engineering Department	956-388-8211	100%	Complete
	City of Pharr	118 S. Cape Blvd. Pharr, Tx 78577	956-402-4000	19-01-1-083-004-289	\$ 332,810.50	City of McAllen, Engineering / Consulting Engineers	956-681-1130	100%	Complete
	City of McAllen	1300 Houston Ave. McAllen, Tx 78501	956-681-1130	02-20-012-344	\$ 679,820.00	City of McAllen, Engineering Department	956-681-1130	100%	Complete
	City of Edinburg	415 W. University Drive, Edinburg, Tx 78539	956-388-8211	N/A	\$ 341,227.45	City of Edinburg, Engineering Department	956-388-8211	100%	Complete
	City of McAllen	1300 Houston Ave. McAllen, Tx 78501	956-681-1130	02-20-011-361	\$ 1,787,627.52	City of McAllen, Engineering Department	956-681-1130	100%	Complete
	City of Edinburg	415 W. University Drive, Edinburg, Tx 78539	956-388-8211	N/A	\$ 5,649,398.37				
	City of Edinburg	22893 Stuart Place Rd. Harlingen, Tx 78552	956-423-9654	2020-0098	\$ 15,427.00	City of Edinburg, Engineering Department	956-388-8211	100%	Complete
	Aqua Special Utility District	3120 North Abram Rd. Pharr, Tx 78572	956-885-2459	P030	\$ 704,131.65	Mc Engineering, P.L.C.	956-550-9359	100%	Complete
	City of Pharr	118 S. Cape Blvd. Pharr, Tx 78577	956-402-4000	2021-01-538-001-374	\$ 165,331.50	City of Pharr, Engineering Department	956-402-4000	100%	Complete
	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-292-7080	CP No. HCD01-19-04-06-11-4V	\$ 160,071.00	Hidalgo County Drainage District 1	956-292-7080	100%	Complete
2021	City of Edinburg	415 W. University Drive, Edinburg, Tx 78539	956-388-8211	N/A	\$ 2,037,439.90				
	City of Edinburg	22893 Stuart Place Rd. Harlingen, Tx 78552	956-423-9654	2020-0098	\$ 15,427.00	City of Edinburg, Engineering Department	956-388-8211	100%	Complete
	City of Edinburg	3120 North Abram Rd. Pharr, Tx 78572	956-885-2459	P030	\$ 704,131.65	Mc Engineering, P.L.C.	956-550-9359	100%	Complete
	City of Pharr	118 S. Cape Blvd. Pharr, Tx 78577	956-402-4000	2021-01-538-001-374	\$ 165,331.50	City of Pharr, Engineering Department	956-402-4000	100%	Complete
	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-292-7080	CP No. HCD01-19-04-06-11-4V	\$ 160,071.00	Hidalgo County Drainage District 1	956-292-7080	100%	Complete
	City of Edinburg	415 W. University Drive, Edinburg, Tx 78539	956-388-8211	N/A	\$ 2,037,439.90				
	City of Edinburg	22893 Stuart Place Rd. Harlingen, Tx 78552	956-423-9654	2020-0098	\$ 15,427.00	City of Edinburg, Engineering Department	956-388-8211	100%	Complete
	City of Edinburg	3120 North Abram Rd. Pharr, Tx 78572	956-885-2459	P030	\$ 704,131.65	Mc Engineering, P.L.C.	956-550-9359	100%	Complete
	City of Pharr	118 S. Cape Blvd. Pharr, Tx 78577	956-402-4000	2021-01-538-001-374	\$ 165,331.50	City of Pharr, Engineering Department	956-402-4000	100%	Complete
	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-292-7080	CP No. HCD01-19-04-06-11-4V	\$ 160,071.00	Hidalgo County Drainage District 1	956-292-7080	100%	Complete
2022	City of Edinburg	415 W. University Drive, Edinburg, Tx 78539	956-388-8211	N/A	\$ 2,037,439.90				
	City of Edinburg	22893 Stuart Place Rd. Harlingen, Tx 78552	956-423-9654	2020-0098	\$ 15,427.00	City of Edinburg, Engineering Department	956-388-8211	100%	Complete
	City of Edinburg	3120 North Abram Rd. Pharr, Tx 78572	956-885-2459	P030	\$ 704,131.65	Mc Engineering, P.L.C.	956-550-9359	100%	Complete
	City of Pharr	118 S. Cape Blvd. Pharr, Tx 78577	956-402-4000	2021-01-538-001-374	\$ 165,331.50	City of Pharr, Engineering Department	956-402-4000	100%	Complete
	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-292-7080	CP No. HCD01-19-04-06-11-4V	\$ 160,071.00	Hidalgo County Drainage District 1	956-292-7080	100%	Complete
	City of Edinburg	415 W. University Drive, Edinburg, Tx 78539	956-388-8211	N/A	\$ 2,037,439.90				
	City of Edinburg	22893 Stuart Place Rd. Harlingen, Tx 78552	956-423-9654	2020-0098	\$ 15,427.00	City of Edinburg, Engineering Department	956-388-8211	100%	Complete
	City of Edinburg	3120 North Abram Rd. Pharr, Tx 78572	956-885-2459	P030	\$ 704,131.65	Mc Engineering, P.L.C.	956-550-9359	100%	Complete
	City of Pharr	118 S. Cape Blvd. Pharr, Tx 78577	956-402-4000	2021-01-538-001-374	\$ 165,331.50	City of Pharr, Engineering Department	956-402-4000	100%	Complete
	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-292-7080	CP No. HCD01-19-04-06-11-4V	\$ 160,071.00	Hidalgo County Drainage District 1	956-292-7080	100%	Complete
2023	City of Edinburg	415 W. University Drive, Edinburg, Tx 78539	956-388-8211	N/A	\$ 2,037,439.90				
	City of Edinburg	22893 Stuart Place Rd. Harlingen, Tx 78552	956-423-9654	2020-0098	\$ 15,427.00	City of Edinburg, Engineering Department	956-388-8211	100%	Complete
	City of Edinburg	3120 North Abram Rd. Pharr, Tx 78572	956-885-2459	P030	\$ 704,131.65	Mc Engineering, P.L.C.	956-550-9359	100%	Complete
	City of Pharr	118 S. Cape Blvd. Pharr, Tx 78577	956-402-4000	2021-01-538-001-374	\$ 165,331.50	City of Pharr, Engineering Department	956-402-4000	100%	Complete
	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-292-7080	CP No. HCD01-19-04-06-11-4V	\$ 160,071.00	Hidalgo County Drainage District 1	956-292-7080	100%	Complete
	City of Edinburg	415 W. University Drive, Edinburg, Tx 78539	956-388-8211	N/A	\$ 2,037,439.90				
	City of Edinburg	22893 Stuart Place Rd. Harlingen, Tx 78552	956-423-9654	2020-0098	\$ 15,427.00	City of Edinburg, Engineering Department	956-388-8211	100%	Complete
	City of Edinburg	3120 North Abram Rd. Pharr, Tx 78572	956-885-2459	P030	\$ 704,131.65	Mc Engineering, P.L.C.	956-550-9359	100%	Complete
	City of Pharr	118 S. Cape Blvd. Pharr, Tx 78577	956-402-4000	2021-01-538-001-374	\$ 165,331.50	City of Pharr, Engineering Department	956-402-4000	100%	Complete
	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-292-7080	CP No. HCD01-19-04-06-11-4V	\$ 160,071.00	Hidalgo County Drainage District 1	956-292-7080	100%	Complete

Milano Estates Phase I Subdivision	A & M Management	5121 W State Highway 107 Edinburg, Tx 78539	956-386-1434	N/A	\$	218,980.00	No Delta Engineering	956-380-5152	100%	Complete
Bentley Palm Development Sewer Improvements	City of Mission	1201 E. 8th St., Mission, Tx 78572	956-580-8650	848 - 22-269-03-09	\$	4,182,776.84	Incident & Hunt, Inc	956-381-0981	100%	Complete
2023										
HCDD1 - Faysville Drain Improvements - 2018 Bond Referendum Project 11A	Hidalgo County Drainage District 1	603 N. Doolittle Rd. Edinburg, Tx 78542	956-392-7080	HCDD1 - 21-047-09-24-0V	\$	476,716.64	KCI Technologies Inc	956-271-6696	30%	In Progress
Fire Station Sewer Line Replacement	City of San Juan	769 S. 10th St. San Juan, Tx 78581	956-732-7200	Bid No. 23-003-10-20	\$	190,258.50	SAMES Engineering	956-702-8860	100%	Complete
La Jara Ave. Reconstruction Project	City of San Juan	411 6th St. Santa Rosa, Texas 78583	956-636-1133	TXC085 Contract No. CDV21-4	\$	260,335.00	R. E. Garcia & Associates	956-381-1001	35%	In Progress
Liberty Road Widening Water Line Relocations Project	Agua Special Utility District	3120 North Abram Rd. Palmview, Tx 78572	956-585-2459	P-045	\$	221,925.00	M2 Engineering, PLLC	956-600-6628	100%	Complete
San Antonio Ave. Waterline	Genie Properties, LP	5121 W State Highway 107 Edinburg, Texas 78539	956-458-8153	N/A	\$	149,700.00	N/A	956-458-8153	100%	Complete
San Antonio Ave. & 18 S St. Waterline	City of Mc Allen	1300 Houston Ave. Mc Allen, Tx 78501	956-681-1130	02-33-019-428	\$	604,877.50	City of McAllen, Engineering Department	956-681-1130		Awarded
HCDD1 - Jackson Rd. Drain Phase II - 2018 Bond Referendum Project # 16	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-392-7080		\$	439,395.00	Quintanilla Headley & Associates	956-381-6480		Awarded
					\$	2,333,208.64				



EXHIBIT A & B - 2
PROJECT INFORMATION SHEET
WATERLINE PROJECTS

Project	Owner	Address	Phone #	Bid # / Contract #	Contract Amount	Engineer	Engineer Phone	% of Completion	Status
2017 City of Westlake Waterline Improvements	Hidalgo County Urban County Program	427 E. Duranta Ave. # 107 Alamo, Tx	956-787-8127	5012-80-0310-5000-3000-UCP	\$ 277,270.50	Cruz-Hogan Consultants, Inc.	956-682-5022	100%	Complete
2021 Mile 3 Road Widening Water Line Relocations Project	Agua Special Utility District	3120 North Abram Rd. Palmview, Tx 78572	956-585-2459	8050	\$ 704,231.65	M2 Engineering, PLLC	956-600-8628	100%	Complete
2023 Liberty Road Widening Water Line Relocations Project Newport Ave & 19.5 St. Waterline	Agua Special Utility District City of McAllen	3120 North Abram Rd. Palmview, Tx 78572 1309 Houston Ave. Mc Allen, Tx 78501	956-585-2459 956-681-1130	8045 00-23-C19-428	\$ 221,975.00 \$ 604,877.50	M2 Engineering, PLLC City of McAllen, Engineering Department	956-600-8628 956-681-1130		In Progress Awarded



EXHIBIT A & B - 1
PROJECT INFORMATION SHEET
PROJECTS WITH THE CITY OF SAN JUAN

Project	Owner	Address	Phone #	Bid # / Contract #	Contract Amount	Engineer	Engineer Phone	% of Completion	Status
2017									
Nebraska & 1st Sidewalks	City of San Juan	709 S. Nebraska St. San Juan, Tx. 78589	956-223-2200					100% Complete	
2018									
First Time Sewer and Home Yardline Connections Project	City of San Juan	709 S. Nebraska St. San Juan, Tx. 78589	956-223-2200	10441	\$ 1,433,301.00	Cruz-Hogan Consultants, Inc.	956-682-5022	100% Complete	
2023									
Driveway at 613 W Eldora	City of San Juan	709 S. Nebraska St. San Juan, Tx. 78589	956-223-2200			City of San Juan Engineering Dep.	956-682-5022	100% Complete	
Fire Station Sewer Line Replacement	City of San Juan	709 S. Nebraska Ave. San Juan, Texas 78589	956-223-2200	Bid No. 23-003-10-20	\$ 190,259.50	SAVES Engineering	956-722-8880	100% Complete	
					\$				

CITY OF SAN JUAN

CODE ENFORCEMENT DEPARTMENT

INSPECTION REQUEST

M3199-00-000-0080-00

PLANAM CONSTRUCTION
3900 N 10TH ST STE 1010
MCALLEN, TX 78503

Date Inspection Desired: 08/03/2023

Time Inspection Desired: 12:00

Location 1116 MATTHEW DRIVE

BUILDING	ELECTRICAL	MECHANICAL	PLUMBING	MISCELLANEOUS
☐ SET BACKS	☐ T-POLE	☐ A/C ROUGH-IN	☐ ROUGH PLUMBING	☐ Fr. Hme Insp(Move)
☐ ROUGH-IN	☐ ROUGH WIRING	☐ FINAL	☐ TAP OUT	☐ Mbl Hme Insp(Move)
☐ FOUNDATION	☐ FIXTURES		☐ VENTS/PIPES	☐ Business Insp (Co)
☐ FRAMING	☐ METER		☒ SEWER	☐ Fire Inspection
☐ INSULATION	☐ FINAL		☐ GAS	
☐ INFILTRATION			☐ LANDSCAPING SPRINKLERS	
☐ WINDSTORM RESISTANCE			☐ BACKFLOW	
☐ POLY SEAL			☐ FINAL	
☐ DRIVEWAYS				
☐ SIDEWALKS				
☐ FINAL				

Clerk Comments

SEWER
ZM

INSPECTOR'S NOTES

Inspector
ISMAEL CANO

City of San Juan Tierra De Palmas Water Service Upgrades

San Juan, Texas 78589

**City of San Juan
Mr. Benjamin Arjona, City Manager
% Mrs. Lori Maldonado**

Project Number: 23-014-08-03

Designed by: Trimad Consultants,L.L.C.

Respectfully Submitted By:

Reya Construction

Noe Cavazos

(956) 472-9112

noe.reyaconstruction@gmail.com

noe1reyaconstruction@gmail.com

Instruction to Bidders

(Section 00210)

SECTION 00210
INSTRUCTIONS TO BIDDERS

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. This section contains the instructions to bidders for the project.

1.02 DEFINITIONS

- A. Refer to Section 00700

1.03 DOCUMENTS:

- A. Contract documents, including Drawings and Specifications are on file online at the City of San Juan website address: www.sjtx.us and at the Purchasing Department of San Juan City Hall located at 709 S Nebraska Ave., San Juan, Texas 78589.
- B. Bidder should thoroughly examine and become familiar with the Bid Solicitation/Contract Documents, including, but not limited to, the plans, specifications, and any issued addendum(s). By execution of the Contract, the Bidder (Contractor) shall be responsible for any and all obligations under the Contract and failure by Contractor to become acquainted with the Contract Documents will not relieve Contractor from such obligations.

1.04 ADDENDA AND INTERPRETATIONS:

- A. No interpretations of the meaning of plans, specifications, or other bid solicitation documents will be made orally to any bidder. Every request for such interpretation should be emailed to lmaldonado@sjtx.us and must be received at least five (5) days prior to the date fixed for opening of bids to be given consideration. Any and all such interpretations and any supplemental information will be in the form of written addenda to the specifications which, if issued, will be sent via facsimile, mailed by regular mail, and/or emailed. All addenda shall be posted on our website and emailed to the respective bidder no later than two (2) days prior to the date fixed for the opening of bids. Failure of any bidder to receive any such addenda or interpretation shall not relieve such bidder from any obligation under this bid as submitted. All addenda so issued shall become part of the contract documents.

1.05 NOTICES:

- A. The City of San Juan (Owner) reserves the right to accept or reject bids submitted waive formalities in bidding, accept the bid deemed most advantageous to the City of San Juan.
- B. Bids may be held by the Owner for a period not to exceed ninety (90) days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualifications prior to the contract award.
- C. The Owner is an Affirmative Action and Equal Opportunity Employer.
- D. Small and Minority Firms are encouraged to submit bids for this project.

1.06 PREPARATION OF BID AND USE OF SEPARATE BID FORMS:

- A. These Contract and Specifications includes a complete set of bidding forms which are for the convenience of the bidders. Bid forms furnished in this document shall be copied by the bidder and should be filled in and submitted with all values completed in ink.
- B. The use of Subcontractors is allowed; however, the bidder is specifically advised that any person, firm, or other party to whom it is to award a subcontract under this contract must be acceptable to the owner.

1.07 MODIFICATION

- A. Bidder shall modify bid by fax or other method at any time prior to the scheduled closing time for receipt of bids.

1.08 METHOD OF BIDDING (UNIT PRICES) WHERE APPLICABLE:

- A. The unit prices for each of the several items in the proposal of each bidder shall include its pro-rata share of overhead so that the sum of the products obtained by multiplying the quantity shown for each item by the unit price bid represents the total bid. Any bid not conforming to the requirement may be rejected as informal. The special attention of all bidders is called to this provision, for should conditions make it necessary to revise the quantities, no limit will be fixed for such increases or decreases in quantities, nor extra compensation allowed, provided the monetary value of all such additive and subtractive changes in quantities of such items for work (i.e. difference in cost) shall not increase or decrease the original contract price by more than twenty-five (25%) percent, except for work not covered in the drawings and technical specifications and Standard General Conditions for Construction Contract of agreement.

1.09 AWARDING OF CONTRACT

- A. This project will be awarded to the best qualified contractor that provides the lowest responsible base bid including alternated selected to be within budget.
- B. Bidders must include all deductive and alternative bid pricing, as specified.
- C. Incomplete Bids will not be considered.
- D. If there is discrepancy between price quoted by written words or figures, the price quoted by words will govern.

1.10 SELECTION

- A. Selection shall be based on the responsible offeror whose proposal is determined to be the most advantageous to the City of San Juan considering the relative importance of evaluation factors included in this RFP.
- B. The City shall select the offeror the best value for the City based on the published section criteria and on its ranking evaluation. The City shall first attempt to negotiate the contract with the selected offeror. The City and its engineer or architect may discuss with the selected offeror options for a scope or time modification and any price change associated with the modification.

If the City is unable to negotiate a contract with the selected offeror, the City shall, formally and in writing, end negotiations with that offeror and proceed to the next offeror in the order of the selection ranking until contract is reached or all proposals are rejected.

- C. In determining the best value for the City, the City is not restricted to considering the price alone but may consider any other factor stated in the selected criteria.
- D. Bidders must include all allowances, deductive, add, and/or alternative bid pricing as specified.
- E. A Proposal will be subject to being considered irregular and may be rejected if it shows omissions, alterations of form, conditional alternate proposals, additions, or alternates in lieu of the items specified, if the unit prices are obviously unbalanced (either in excess of or below reasonable expected values), or irregularities of any kind.

1.11 BID SECURITY

- A. Each bidder shall furnish a bid guarantee equivalent to five (5) percent (%) of the bid price (Water Code 17.183) by certified check, certified cashier's check, or a bid bond. If a bid bond is provided, the Contractor shall utilize a surety company which is authorized to do business in Texas in accordance with Surety Bonds and Related Instruments, Chapter 3503 of the Insurance Code.
- B. Such certified checks, cashier's checks, or bid bonds will be returned to all except the three lowest bidders within five (5) days after the opening of the bids, and the remaining certified checks, cashier's checks, and bid bonds will be returned promptly after the Owner and the accepted bidder have executed the contract or if no award has been made, within ninety (90) days after the date of the opening of the bids, upon demand of the bidder at any time thereafter, so long as he has not been notified of the acceptance of his bid.
- C. Liquidated damages for failure to enter this contract: The successful bidder, upon his failure or refusal to execute and deliver the contract and insurance certificates required within ten (10) days after he has received notice of the acceptance of his bid, shall forfeit to the Owner, as liquidated damages for such failure or refusal, the security deposited with his bid.

1.12 PROJECT BONDING

- A. On all contracts that will equal to or exceed \$100,000.00, the performance bond and the payment bond must be provided from a surety that is licensed in the State of Texas.
- B. In the event that the contract amount total(s) \$50,000 or less, the successful contractor has the option to enter into a single payment with the City of San Juan in lieu of a Performance Bond, provided that no money shall be paid to the contractor until completion of the work by the contractor and acceptance of same by the City of San Juan. In the event that the total amount bid is \$25,000 or less, the successful contractor has the option to enter into a single payment contract with the City of San Juan in lieu of a Payment and Performance Bond(s).
- C. Required performance bond must be written in the amount of 100% of the Contract amount.

- D. Required payment bond must be written in the amount of 100% of the Contract amount.
- E. All project(s) stemming from this contract will require a warranty on maintenance and defects to begin at acceptance of the project(s) and for the duration of a minimum of one (1) year unless otherwise noted for a longer term.

1.13 TIME OF COMPLETION AND LIQUIDATED DAMAGES:

- A. Bidder must agree to commence work within ten (10) days of the written "Notice to Proceed" from the Owner and to complete the project within Sixty (60) calendar days thereafter.
- B. Bidder must agree also to pay as liquidated damages the sum of Five Hundred and Fifty (\$550.00) dollars per day for each consecutive calendar day thereafter as provided in the general conditions.

1.14 CONDITIONS OF WORK:

- A. Each bidder must inform himself fully of the conditions relating to the construction of the project and the employment of labor thereon. Failure to do so will not relieve a successful bidder of his obligation to furnish all material and labor necessary to carry out the provisions of his contract. Insofar as possible, the Contractor, in carrying out his work, must employ such methods or means as will not cause any interruption of, or interference with, the work of any other Contractor.

1.15 INSPECTION OF SITE:

- A. Bidder should visit the site(s) of the proposed work and become fully acquainted with the existing conditions of the site and facilities involved, with a special consideration to the difficulties and restrictions attending the performance of the Contract.

1.16 PAYMENT REQUESTS

- A. Contractor shall be expected to invoice the City of San Juan, at the awarded unit price(s), on a per project basis for completed items. All invoices shall reflect appropriate Purchase Order Number(s) as designated by the Purchasing Department.
 - a. Contractor shall be expected to state on the request for payment (invoice) the Purchase Order Number, Project Number, Title of Project, the date(s) work was performed, the proper address where the work was performed, the type of work performed (line-item descriptions), the quantity of work as per unit of measure, the unit price, and extended cost.

1.17 CHAPTER 2252.12 TEXAS GOVERNMENT CODE

TEXAS GOVERNMENT CODE CHAPTER 2252.152 CONTRACTS WITH COMPANIES ENGAGED IN BUSINESS IN IRAN, SUDAN, OR FOREIGN TERRORIST ORGANIZATION PROHIBITED

- A. In accordance with Chapter 2252.152 of the Texas Government Code, Bidder is to acknowledge that Bidder does not engage in business with Iran, Sudan or any foreign terrorist organization and Bidder is not listed by the Texas Comptroller as a terrorist organization.

1.18 CHAPTER 2270 TEXAS GOVERNMENT CODE

TEXAS GOVERNMENT CODE CHAPTER 2270 PROHIBITION ON CONTRACTS WITH COMPANIES BOYCOTTING ISRAEL

- A. "In accordance with Chapter 2270, Texas Government Code, a government entity may not enter into a contract with a company for goods and services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of this contract.

Sample wording: "Bidder hereby Acknowledges the Prohibition of Contracts with Foreign Terrorist Organizations and with the Boycotting of Israel. The signatory executing this contract of behalf of the company hereby verifies that the company is not on the Texas Comptroller's list of terrorist organizations, is not engaged in the business with Iran, Sudan or any foreign terrorist organization and will not boycott Israel throughout the term of this contract." (To be submitted on company letterhead with authorized signor(s) signature(s)).

END OF SECTION

Addendums

(Section 00300)

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for performed labor performed and materials furnished in the fulfillment of this Contract. The proposed work to be done shall be accepted when fully completed and finished in accordance with the Plan and Specifications to the satisfaction of the Engineer.

The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) days after the scheduled closing for receiving bids.

Unit and lump sum prices must be shown in figures for each item listed in the Bid Proposal form. Should bid prices on any item be omitted, the right is reserved to apply to the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject formalities.

The undersigned agrees, unless hereinafter stated otherwise to furnish all materials as shown on the Specification and Detail sheets.

Bidder hereby agrees to commence work under this contract within ten (10) days after the Notice to Proceed is issued and complete work within Sixty (60) Calendar Days.

Receipt is hereby acknowledged of the following agenda to the Contract Document.

Addendum No. 1 dated: 8/1/23

Received: 8/1/23

Addendum No. 2 dated: _____

Received: _____

Addendum No. 3 dated: _____

Received: _____

Addendum No. 4 dated: _____

Received: _____

Addendum No. 5 dated: _____

Received: _____

Bidder agrees that the Owner has the right to accept or reject any or all bids to waive any or all formalities.

Date: 8-3-23

Respectfully submitted:





CITY OF SAN JUAN
TIERRA DE PALMAS SUBDIVISION
WATER SERVICE UPGRADES
RFB NO. 23-014-08-03
ADDENDUM NO. 1

Addendum Date: August 1, 2023

Notice to Bidders:

The Request for Bid (RFB) is modified as set forth in this Addendum. The Original RFB documents and any previously issued Addenda remain in effect. This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder under no circumstances relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

Revision To The RFB: Specifications

1. Section 00300: Remove and Replace Entire Section.
 - a. Revision to Table 1 Revised Bid Item No. 1 – *1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box*
 - b. Revision to Table 1 Added Bid Item No. 2 – *1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch, and Meter Box*
 - c. Revision to Table 1 Revised Bid Item No. 3 – *Saw Cut, Removal of Long Water Service and Dispose*
 - d. Revision to Table 1 Revised Bid Item No. 4 – *Trench Repair (10" Caliche, 10" Subgrade)*
 - e. Revision to Table 1 Added Bid Item No. 7 – *Concrete Repair*
 - f. Revision to Table 1 Added Bid Item No. 8 – *1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation and Adjustment, and Sodding*

Revision To The RFB: Plans

1. Revision to Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
2. Revision to Royal Palm St & Third St Drawing Number C2 Plan Sheet Number 5.
3. Revision to Palmetto Palm St & Fourth St Drawing Number C3 Plan Sheet Number 6.
4. Revision to Date Palm St & Water Details Drawing Number C4 Plan Sheet Number 7.

Questions:

1. Will empty lots along Date Palm require service connections?
Yes. Empty Lots that have a long service will require service connection. See Water Line Project Layout Drawing Number C1 Plan Sheet Number 4.
 2. There are a few lots that have water meters in concrete. Will a bid item be added for concrete repair?
Yes, a bid item for Concrete Repairs will be added.
 3. There are a few lots with grass, shrubs and trees where proposed water meters are to be installed. Will a bid item be added for this?
Yes, a line item for adjusting the meter and sodding will be added.
 4. What is the engineer's estimate on this project?
\$90,000.00
-

Clarification:

1. 2 extra single service connections and 5 extra dual services added to total of service connections for unforeseen circumstances. May or may not be used. Extra connections may be paid for only if needed.

Acknowledgement by Respondent:

Respondents shall acknowledge receipt of this Addendum No. 1. Submit Completed Addendum with Statement of Bid. Failure to acknowledge receipt of this addendum may render your bid "Incomplete".



Ricardo Salazar

Trimad Consultants, L.L.C.
Texas Firm No. 18526

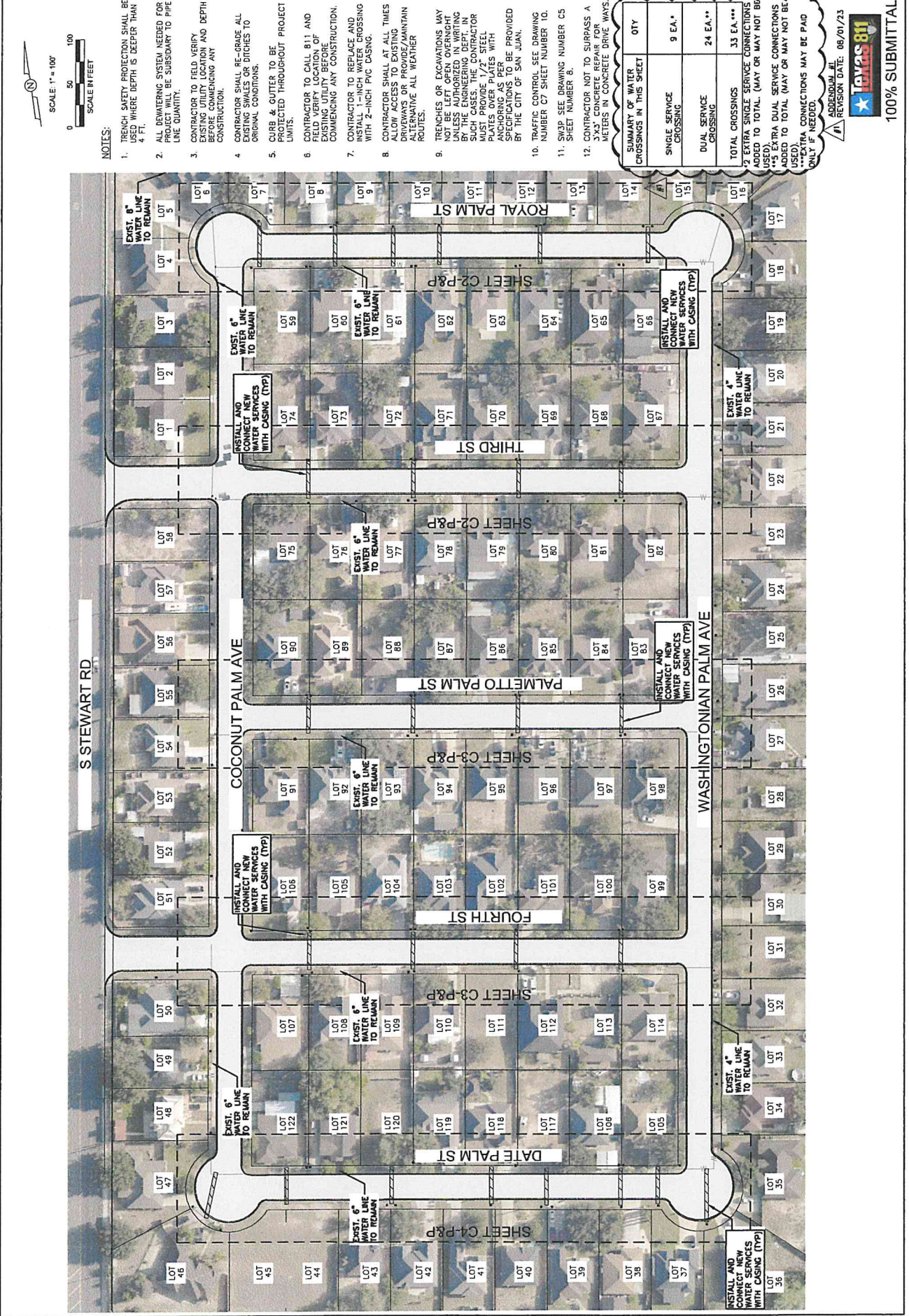
[Handwritten Signature]

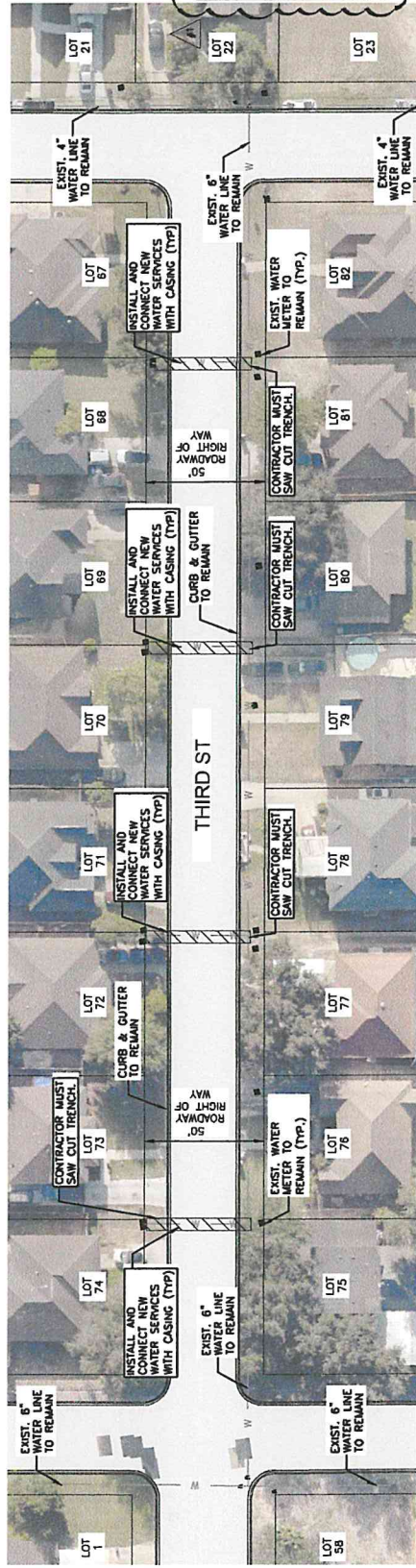
Signature of Respondent

8-1-23

Date

END OF ADDENDUM



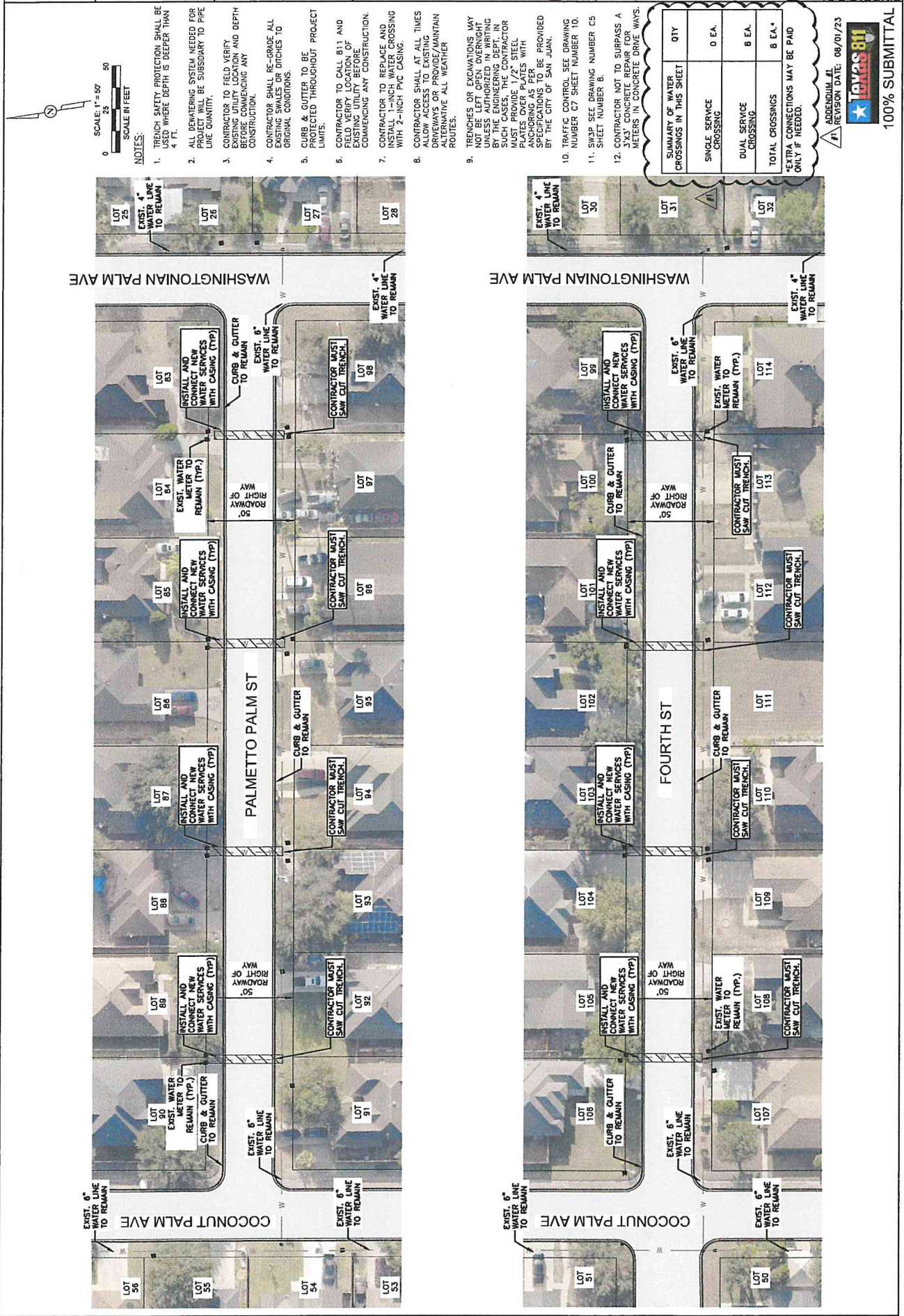


1. TRENCH SAFETY PROTECTION SHALL BE USED WHERE DEPTH IS GREATER THAN 4 FT.
2. ALL DEMOLITION SYSTEM NEEDED FOR THE PROJECT WILL BE SUBORDINARY TO PIPELINE QUANTITY.
3. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATION AND DEPTH PRIOR TO COMMENCING ANY CONSTRUCTION.
4. CONTRACTOR SHALL RE-GRADE ALL EXISTING SWALES OR DITCHES TO ORIGINAL CONDITIONS.
5. CURB & GUTTER TO BE PROTECTED THROUGHOUT PROJECT LIMITS.
6. CONTRACTOR TO CALL B1 AND FIELD VERIFY LOCATION OF EXISTING UTILITY BEFORE COMMENCING ANY CONSTRUCTION.
7. CONTRACTOR TO REPLACE AND INSTALL 1-INCH WATER CROSSING WITH 2-INCH PVC CASING.
8. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRAINWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
9. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE CITY OF SAN JUAN. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER PROVIDED BY THE CITY OF SAN JUAN.
10. TRAFFIC CONTROL SEE DRAWING NUMBER C7 SHEET NUMBER 10.
11. SW3P SEE DRAWING NUMBER C5 SHEET NUMBER 8.
12. CONTRACTOR NOT TO SUPPRESS A 301T CONCRETE REPAIR FOR 14 DAYS IN CONCRETE DRIVEWAYS.

SUMMARY OF WATER CROSSINGS IN THIS SHEET	QTY
SINGLE SERVICE CROSSING	3 EA.
DUAL SERVICE CROSSING	7 EA.
TOTAL CROSSINGS	10 EA.*

*EXTRA CONNECTIONS MAY BE PAID ONLY IF NEEDED.


 ADDENDUM #1
 REVISION DATE: 08/01/23
 100% SUBMITTAL





Bid Bond

(5% Bid Bond as Required)

BID BOND

U.S. Specialty Insurance Company
801 S. Figueroa Street, Suite 700, Los Angeles, CA 90017

CONTRACTOR:

(Name, legal status and address)

Reya Construction
P.O. Box 470
Weslaco, TX 78596

OWNER:

(Name, legal status and address)

Harlingen Waterworks System
114 North "L" Street
Harlingen, TX 78550

SURETY:

(Name, legal status and principal place of business)

U.S. Specialty Insurance Company
801 S. Figueroa Street, Suite 700
Los Angeles, CA 90017

BOND AMOUNT: Five Percent (5%) Of The Total Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

Miscellaneous Water Interconnects
Bid Number 22-013

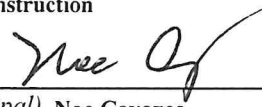
The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 14th day of July, 2023.

Reya Construction

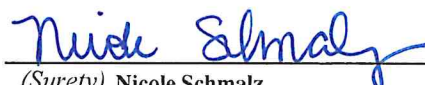

(Principal) Noe Cavazos

(Seal)

Owner

(Title)

U.S. Specialty Insurance Company


(Surety) Nicole Schmalz

(Seal)

Attorney-In-Fact

(Title)


(Witness)


(Witness)



TOKIO MARINE
HCC

POWER OF ATTORNEY

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Eric Schmalz or Nicole Schmalz of Liberty Hill, Texas

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed** *****Ten Million***** Dollars (***\$10,000,000.00***). This Power of Attorney shall expire without further action on January 31st, 2024. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 23rd day of September, 2021.

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

State of California

County of Los Angeles



By: 

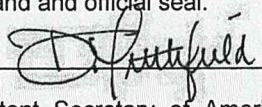
Daniel P. Aguilar, Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

On this 23rd day of September, 2021, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 14th day of July, 2023.

Corporate Seals

Bond No. Bid Bond

Agency No. 700144




Kio Lo, Assistant Secretary

U.S. Specialty Insurance Company

TEXAS COMPLAINT NOTICE

IMPORTANT NOTICE

1. To obtain information or make a complaint:
2. You may contact your agent.
3. You may call the company's toll free telephone number for information or to make a complaint at:

1-800-486-6695

4. You may also write to the company at:

801 S. Figueroa Street, Suite 700
Los Angeles, CA 90017

5. You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

6. You may write to the Texas Department of Insurance at:

Consumer Protection (111-1A)
P.O. Box 149091
Austin, TX 78714-9091
Fax No. (512) 490-1007
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

7. **PREMIUM OR CLAIM DISPUTES:**

Should you have a dispute concerning your premium or about a claim you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8. **ATTACH THIS NOTICE TO YOUR POLICY**

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con su agente.

Usted puede llamar al numero de telefono gratis de la compania's para informacion o para someter una queja al:

1-800-486-6695

Usted tambien puede escribir a la compa ia:

801 S. Figueroa Street, Suite 700
Los Angeles, CA 90017

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos, o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas al:

Consumer Protection (111-1A)
P.O. Box 149091
Austin, TX 78714-9091
Fax No. (512) 490-1007
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA

Esta aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

Bid Proposal

(Section 0300)

**SECTION 00300
BID PROPOSAL FORM**

**CITY OF SAN JUAN
TIERRA DE PALMAS WATER SERVICE UPGRADES
PROJECT NO. 23-014-08-03**

BID OPENING: August 3, 2023 AT 3:00 P.M.

TO: OWNER (CITY OF SAN JUAN)

The undersigned, as bidders, declares that the only person or parties interested in this proposal as principals are those named herein, that this proposal is made without collusion with any other person, firm or corporation; that he has carefully examined the form of contract, Notice of Contractors, specifications and plans thereon referred to, and has carefully examined the plans, specifications, locations, and conditions and classes of materials of the proposed work; and agrees that he will provide all the necessary labor, machinery, tools, and apparatus, and other incidental to construction, and will do all the work and furnish all the materials called for in the contract and specifications in the manner prescribed therein and according to the requirements of the Engineer/Architect as therein set forth.

It is further agreed that quantities of work to be done at unit prices and materials to be furnished may be increased or diminished as may be considered necessary, in the opinion of the Engineer, to complete the contemplated, and that quantities of work, whether increased or decreased are to be performed at the unit price set forth below or as provided in the Specifications.

It is further agreed that the lump sum prices may be increased to cover additional work ordered by the Engineer and approved by the Owner, but not shown on the Plans or required by the Specifications, in accordance with the provisions of the General Conditions. Similarly, they may be decreased to cover deletion of work so ordered.

It is understood that the Owner reserves the right to reject any and all bids.

Bidders are advised that Formal Sealed Bids are to be submitted at the Purchasing Department of San Juan City Hall. As previously instructed via Invitation, Notice to Bidders, Instructions to Bidders, and at the Pre-Bid Conference, Bidders can go online to the City of San Juan website address: www.sjtx.us to download any and all related project documents, or may contain copies of same by contacting the office of Lori Maldonado, Purchasing Agent. Located at 709 S Nebraska Ave, San Juan, Texas 78589 or by calling (956) 223-2204 or by emailing your request to lmaldonado@sjtx.us. Kindly submit your Bid Submittal at the Purchasing Department of San Juan City Hall on or before the Bid Opening date and time.

Accompanying this proposal is a certified or cashier's check or bid bond payable to the City of San Juan.

BID PROPOSAL

The bid security accompanying shall be returned to the bidder, unless in case of the acceptance of the proposal, the bidder shall fail to execute a Contract and file a performance and payment bond within ten (10) days after its acceptance, in which case the bid security shall become the property of the City of San Juan and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the bidder.

ENGINEER'S/ARCHITECT ESTIMATE OF QUANTITIES – APPROXIMATELY ONLY

Bidder agrees to perform all work described in the specifications and shown on the plans, for the following price or prices:

TABLE 1 BID ITEM:

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
1	02511	1-inch Single Long Water Service w/ 2-inch PVC Casing Complete in Place, and Meter Box	EA	9	\$2,500.00	\$22,500.00
2	02511	1-inch Dual Long Water Service w/ 2-inch PVC Casing Complete in Place, 3/4-inch U-Branch and Meter Box	EA	24	\$2,500.00	\$60,000.00
3	02221	Saw Cut, Removal of Long Water Service and Dispose	EA	33	\$1,000.00	\$33,000.00
4	02320	Trench Repair (10" Caliche, 10" Subgrade)	EA	33	\$800.00	\$26,400.00
5	01577	Sediment Control Hay Bail	EA	9	\$200.00	\$1,800.00
6	01555	Traffic Control	LS	1	\$2,500.00	\$2,500.00
7	-	Concrete Repair	EA	5	\$1,200.00	\$6,000.00
8	-	1/2" or 3/4" Service Line Extension Inside Property Only, Water Meter Relocation Adjustment, and Sodding	EA	33	\$500.00	\$16,500.00

BID ITEMS (1-8) – BASE BID: \$ 168,700.00 (IN FIGURES)

SUMMARY BID TABULATION

TABLE 1 – BID ITEM

TOTAL AMOUNT OF BID (ITEMS 1-8) \$168,700.00
TOTAL AMOUNT OF BID (ITEMS 1-8 WRITTEN) \$ One hundred sixty-eight
thousand seven hundred dollar
xx/00

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for performed labor performed and materials furnished in the fulfillment of this Contract. The proposed work to be done shall be accepted when fully completed and finished in accordance with the Plan and Specifications to the satisfaction of the Engineer.

The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) days after the scheduled closing for receiving bids.

Unit and lump sum prices must be shown in figures for each item listed in the Bid Proposal form. Should bid prices on any item be omitted, the right is reserved to apply to the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject formalities.

The undersigned agrees, unless hereinafter stated otherwise to furnish all materials as shown on the Specification and Detail sheets.

Bidder hereby agrees to commence work under this contract within ten (10) days after the Notice to Proceed is issued and complete work within Sixty (60) Calendar Days.

Receipt is hereby acknowledged of the following agenda to the Contract Document.

Addendum No. 1 dated: <u>8/1/23</u>	Received: <u>8/1/23</u>
Addendum No. 2 dated: _____	Received: _____
Addendum No. 3 dated: _____	Received: _____
Addendum No. 4 dated: _____	Received: _____
Addendum No. 5 dated: _____	Received: _____

Bidder agrees that the Owner has the right to accept or reject any or all bids to waive any or all formalities.

Date: 8/3/23

Respectfully submitted:

Reya Construction

Authorized Signor:

28

Type/Print Name (Authorized Signor):

Noe Cavazos

Title:

Owner

Legal Company Name:

Reya Construction

Address:

P.O. Box 470

City, State and Zip Code:

Weslaco, TX 78599

Business Phone:

(956) 472 - 9112

Cell Number:

(Seal – If bidder is a corporation)

(956) 472 - 9112

Email Address:

noe1reyaconstruction@gmail.com

Bidders Qualifications

(Section 00210)

SECTION 00180
BIDDER'S QUALIFICATIONS

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. This section contains the bidder's qualifications for the project.

1.02 DEFINITIONS

- A. Refer to Section 00700

1.03 BIDDER'S EXPERIENCE

- A. Bidder shall have experience, human resources, and access to equipment necessary for performing the project work. In addition, it is required that a minimum of 60% of the project be completed by the bidder's own workforce.
- B. Bidder shall have performed substantially the same type of work as is required in the project in its prior work performance.
- C. The successful bidder shall appoint a "competent person" of the company to be full time supervisor or superintendent at the site. The competent person must be available at all times during the pendency of the project and must be available during "off-hours".

1.04 STATEMENT OF QUALIFICATIONS AND OWNER'S REVIEW

- A. Bidder shall submit on the form furnished in this section for that purpose, a Statement of Bidder's Qualifications. The Owner shall have the right to take such steps or perform such investigations as it deems necessary to determine the ability of the bidder to perform the obligations under this Contract, and the bidder shall furnish any and all information or data requested for this purpose. The Owner reserves the right to reject any bid if the evidence submitted by or investigation of such bidder fails to satisfy the owner such bidder is properly qualified to carry out the obligations of the contract and complete the work contemplated therein. Conditional bids will not be accepted.

1.05 STATEMENT OF QUALIFICATIONS FORM

Date: August 3, 2023

Proposal of Reya Construction (hereinafter called
"Bidder" a Sole Proprietor (Corporation, Partnership, LLC, LLP, etc.)
organized and existing under the laws of the State of Texas.

To the City of San Juan (hereinafter called "Owner")

Gentlemen:

The Bidder is in compliance with Bidder's Qualifications Section(s) of the specifications for the **City of San Juan Tierra De Palmas Water Service Upgrades**, having examined the plans and specifications with related documents and the site of the proposed work, and being familiar with all conditions surrounding the construction of the proposed project, hereby submits the following:

1.06 STATEMENT OF QUALIFICATIONS

- A. Years of experience in similar types of projects
- B. Work on similar types of projects: Provide a minimum of four (4) similar types of projects within the following information: Project Name, Location, Type or Description of Work, Construction Cost, Reference Name and Phone Number
- C. Name and full time superintendent and experience resume
- D. Number of employees of the bidder that will be working on the project
- E. Name of Subcontractors: Provide names of subcontractors for this project with the following information: Name, Location and Experience.
- F. Provide information of available equipment.

PART 2 – PRODUCTS - NOT USED

PART 3 – EXECUTION - NOT USED

END OF SECTION

BIDDERS QUALIFICATIONS

BIDDER'S EXPERIENCE

In order to make a responsible Bid, the Bidder or the Bidder's Subcontractor, must provide evidence of a minimum of four (4) successful projects completed in the last five (5) years for each of the criteria listed below:

- **History of working with the City of San Juan**
- **History of working with Water Systems**

As provided in the space below, indicate the project name, owner contact name and telephone number, date completed, and attributes of the project. All questions must be answered comprehensively.

Attach additional sheets, as necessary and include in the Bid Package.

• **History of working with the City of San Juan within the last five (5) years:**

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description:

1)

Southern Trenchless emergency
Manhole Repair.
(952) 245-1998
year 2021

2)

3)

4)

• History of working with Water Systems within the last five (5) years:

Project Name / Owner / Contact and Phone No. / Completion Date / Project Description

1)

City of La Grulla 125,000
Gallon storage tank and 12 inch
water line connections
(956) 487-3341
12-~~2020~~ 2019

2)

City of La Villa Subdivision
water and sewer lines. Install services
for water and sewer
(956) 262-2122
07-2020

3)

City of Laredo/Southern Trenchless
10,000 LF of water and sewer
Installation.
(956) 206-8626
12-2020

4)

City of Hidalgo
Install 15,000 LF of water and
sewer line. Lift Station and Forcemain
(956) 843-2286
12-2022

Insurances

(Work Comp & GL)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/01/2023

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

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

PRODUCER Texas Security General Insurance Agency, LLC 18545 Sigma Rd San Antonio TX 78258		CONTACT NAME: Salinas Insurance Agency PHONE (A/C, No, Ext): (956) 351-5819 FAX (A/C, No): (956) 351-5902 E-MAIL ADDRESS: rsalinas.insurance@yahoo.com	
INSURED Reya Construction LLC PO Box 470 Weslaco TX 78599		INSURER(S) AFFORDING COVERAGE INSURER A: Evanston Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 35378	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR	Y Y	3AA670140	05/14/2023	05/14/2024	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000					
	MED EXP (Any one person) \$ 5,000					
	PERSONAL & ADV INJURY \$ 1,000,000					
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:					GENERAL AGGREGATE \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS					PRODUCTS - COM/OP AGG \$ 2,000,000
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$					Deductible BI/PD \$ 500
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N N/A				COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER**CANCELLATION**City of San Juan
709 S Nebraska Ave

San Juan

TX 78589

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

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/24/2023

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

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

PRODUCER Rogelio Salinas Salinas Insurance Agency 406 S. Gray Lane Ave Weslaco, Texas 78596	CONTACT NAME: Rogelio Salinas PHONE (A/C, No, Ext): 956-351-5819 FAX (A/C, No): 956-351-5902 E-MAIL ADDRESS: rsalinas.insurance@yahoo.com														
INSURED Reya Construction LLC P.O. BOX 470 Weslaco, Texas 78596	<table border="1"><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td></td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D: TEXAS MUTUAL</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A:		INSURER B:		INSURER C:		INSURER D: TEXAS MUTUAL		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A:															
INSURER B:															
INSURER C:															
INSURER D: TEXAS MUTUAL															
INSURER E:															
INSURER F:															

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

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY ☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐	N/A		0002047790	05/16/2023	05/16/2024	WC STATU-TORY LIMITS ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ 500,000.00 E.L. DISEASE - EA EMPLOYEE \$ 500,000.00 E.L. DISEASE - POLICY LIMIT \$ 500,000.00

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

CERTIFICATE HOLDER**CANCELLATION**Reya Constuction LLC
P.O. BOX 470
Weslaco, Texas 78599

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

AUTHORIZED REPRESENTATIVE

ACORD 25 (2010/05)

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AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Consideration and Action Regarding Resolution in Support of the Lower Rio Grande Valley Development Council for Mexico to Comply with the Terms of the 1944 Treaty.

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of a resolution supporting the efforts of the Lower Rio Grande Valley Development Council for Mexico to comply with the terms of the 1944 Treaty.

RECOMMENDATION:

Staff recommends approval of resolution.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO. 2023-24

WHEREAS, the Rio Grande is the only source of fresh water for the Rio Grande Valley of Texas; and,

WHEREAS, the Rio Grande flows are greatly dependent on inflows from Mexican tributaries that flow into the Rio Grande above Amistad and Falcon Reservoirs; and,

WHEREAS, the 1944 Treaty between the United States and Mexico allots to the United States one-third of the tributary inflow from six-named tributaries that flow into the Rio Grande above the international reservoirs and this one-third shall not be less than 350,000 acre-feet as an annual average over a cycle of five consecutive years; and,

WHEREAS, the only exception to the annual delivery of this water is if Mexico is experiencing extraordinary drought or has experienced serious accident to the hydraulic systems on the six-named tributaries; and,

WHEREAS, Mexico has accumulated over 2.9-million-acre feet of water in the reservoirs on the six-named tributaries since August 2022, and is an indication that Mexico is not in an extraordinary drought and there have been no reports of any accidents to their hydraulic systems; and,

WHEREAS, the current five-year Treaty Delivery Cycle commenced October 25, 2020, and Mexico is behind in their deliveries to the United States by over 550,000-acre feet of water; and,

WHEREAS, the United States ownership of water in the Amistad/Falcon Reservoir System is slightly less than one years' supply of water; and,

WHEREAS, Mexico has sufficient water in storage in the tributaries that the United States is entitled to receive water from and could release this water as called for by the 1944 Treaty.

NOW, THEREFORE, BE IT RESOLVED THAT the City of San Juan City Commission strongly urges Mexico to comply with the terms of the 1944 Treaty and release the water due to the United States.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS on this 8th day of August 2023.

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Consideration and Action Regarding Resolution in Support of the Rio Grande Valley Partnership "One Region, One Voice " Initiative for Regional Partnerships and Marketing Efforts.

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of the resolution supporting the Rio Grande Valley Partnership "One Region, One Voice" initiative that will allow the City of San Juan to benefit from its expertise, resources, and established networks, boosting the city's economic growth.

RECOMMENDATION:

Staff recommends approval of resolution.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION NO. 2023-25

WHEREAS, the prosperity and economic development of the City of San Juan are intrinsically linked to the success and growth of the entire Rio Grande Valley region; and

WHEREAS, fostering collaboration and cooperation among cities and entities within the region is essential to maximize economic potential, attract investments, and promote sustainable growth; and

WHEREAS, regional economic development marketing efforts can create a unified voice that showcases the collective strengths and advantages of the Rio Grande Valley, thereby attracting businesses, industries, and tourists to the area; and

WHEREAS, the Rio Grande Valley Partnership has proven to be a competent and effective regional economic development marketing entity with a successful track record in promoting the region and attracting investments; and

WHEREAS, supporting the Rio Grande Valley Partnership will allow the City of San Juan to benefit from their expertise, resources, and established networks, amplifying the city's economic development efforts; and

NOW, THEREFORE, BE IT RESOLVED THAT:

Section 1: Support for Regional Partnerships the City of San Juan recognizes the importance of regional partnerships and commits to actively collaborating with other cities and entities within the Rio Grande Valley to foster economic growth, job creation, and community development.

Section 2: Regional Marketing Efforts the City of San Juan acknowledges that regional economic development marketing efforts are vital to present a unified and compelling image of the Rio Grande Valley. The city/county will actively participate in and support joint marketing initiatives aimed at showcasing the diverse opportunities and resources the region offers.

Section 3: Support for the Rio Grande Valley Partnership the City of San Juan officially endorses the Rio Grande Valley Partnership as the designated regional economic development marketing entity. The city pledges to provide financial and logistical support to the Partnership when possible, as well as engage in collaborative efforts to maximize the impact of their initiatives.

Section 4: Collaborative Initiatives the City of San Juan will actively engage with the Rio Grande Valley Partnership and other regional partners to identify and pursue joint initiatives, including but not limited to infrastructure development, workforce training programs, business retention and expansion efforts, and promotional campaigns to attract investments and tourists to the region.

Section 5: Effective Date This resolution shall take effect immediately upon approval and shall remain in force until modified or rescinded by subsequent resolution.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS on this 8th day of August 2023.

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Consideration to Approve the Interlocal Agreement Between the City of San Juan and the City of Weslaco for Animal Control Operations and Impoundment Services and Authorize the Mayor to Execute any Related Documents. [Leandro Sifuentes, Interim Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider approving the Renewal Interlocal Agreement between the City of Weslaco and the City of San Juan for animal control operations and impoundment.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

SERVICE CONTRACT §

RECITALS

SECTION I CONTRACT AGREEMENT

- Citizens of San Juan may drop off animals at the shelter from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 11:00 a.m. Saturdays and Sundays.

SECTION II
CALL NOTIFICATION / REPRESENTATIVE

Each party will have a designated representative to receive any notices under this agreement and to act on their behalf as follows:

i)CITY OF SAN JUAN
Benjamin Arjona, City Manager
709 S Nebraska Avenue
San Juan, Texas 78589

ii) CITY OF WESLACO
Jose Angel Pedraza, Health Official.
255 S. Kansas Avenue
Weslaco, Texas 78596

No other representative from SAN JUAN may request services from CITY.

All notices required or permitted herein must be in writing and shall be forwarded by United States Mail, by Registered or Certified Mail, Return Receipt Requested, Postage Prepaid, to the party whom notice is to be given at the address set forth above or to such address as either party hereto may designate to the other by notice from time to time for the purpose. Notices shall be deemed given upon deposit in a receptacle of the United States Postal Service.

SECTION III
PAYMENTS AND FEES

SAN JUAN agrees to pay CITY for services contracted herein as follows:

- A. SAN JUAN shall pay CITY \$150.00 per animal impounded at CITY'S shelter.
- B. SAN JUAN shall pay CITY \$85.00 per deceased animal taken to CITY'S shelter.
- C. SAN JUAN citizens seeking to reclaim animals shall pay fees as set by CITY.
- D. SAN JUAN citizens who drop off animals at the Weslaco Animal Care Facility will not be assessed a fee.
- E. SAN JUAN shall pay CITY \$150.00 to tranquilize or euthanize an animal on site
- F. SAN JUAN shall pay CITY \$250.00 to quarantine an animal.

Invoicing shall be completed in accordance with CITY'S Finance Department regulations and an activity log will be provided with SAN JUAN'S invoice.

SAN JUAN will approve all work submitted and authorize all payments made for services within 30 days from receipt of CITY'S invoice.

SECTION IV CHOICE OF LAW

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction shall lie in Hidalgo County, Texas.

SECTION V TERM OF AGREEMENT AND TERMINATION

- A. This Agreement shall be for an initial term of one year, effective _____, 2023 and shall continue in full-force and effect through October 1, 2024.
- B. Either party to this Agreement shall have the right to terminate this Contract at any time without cause after 30 days written notice and upon payment to CITY for services rendered and obligations incurred to date.

SECTION VI NON-APPROPRIATIONS

If SAN JUAN cannot appropriate sufficient funding to fulfill its contractual obligations under this agreement, then CITY has the right to terminate this contract by providing ten (10) days written notice to SAN JUAN.

SECTION VII MEDIATION

It is the intent of the parties that litigation be avoided, and in order to allow for the quick resolution of any and all disputes, if any, the parties hereby agree that any claims, demands or disputes that cannot be amicably resolved between the parties upon written request by either party shall be submitted within two (2) weeks to a neutral, trained third party for assistance in dispute resolution by means of non-binding mediation. The parties agree to share cost of mediation equally.

SECTION VIII HOLD HARMLESS

To the extent permitted under the Constitution and laws of the State of Texas City Of San Juan agrees to indemnify and hold harmless and defend City, its agents, employees and officers from

and against any claim, loss, damage, liability and expense, including reasonable attorney's fees, incurred or suffered by it, by reason of any and all claims, demands or causes of action asserted or that may be asserted, against any or all of the above named parties, whether alleging intentional or negligent acts or omissions, and whether seeking compensatory or punitive damages, and involving, arising out of, or in any manner related to this agreement.

IN WITNESS WHEREOF, CITY and SAN JUAN have executed three (3) copies of this Agreement as of the date set forth above.

CITY OF WESLACO

BY: _____
David Suarez, Mayor

255 S Kansas
Weslaco, Texas 78596
Phone: 956.968.3181
Fax: 956.973.3128

ATTEST:

BY: _____
Norma Cantu, City Secretary

APPROVED AS TO FORM ONLY:

Juan E. Gonzalez
Attorney at Law

City Attorney

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

City Of San Juan
709 N Nebraska

San Juan, Texas 78589
956-223-2200

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM ONLY:

Ricardo Palacios and Cricelda Palacios, City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Consider Approval of the Investment Report for the Quarter Ending June 30, 2023. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Investment Report for the Quarter Ending of June 30, 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 June 30, 2023

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	Lone Star Bank
Solid Waste	772,413.22	687.78	569,948.98	201,776.46
Parks Development	513,270.02	412.27	311,081.28	201,776.47
Debt Service	1,853,305.44	1,219.12	1,852,086.32	-
Utility Fund	5,193,767.62	1,263.14	5,192,504.48	-
General Fund	5,907,233.27	1,855.33	5,400,878.02	504,499.92
Capital Projects-City Hall/Parks	-	-	-	-
Federal Forfeiture	-	-	-	-
CO Series 2017 BOND	352,969.44	-	352,969.44	-
CIP Street Bond 2015 Fund	312,772.94		312,772.94	-
Certificate of OB Series 2018	2,073,167.99		2,073,167.99	-
Bond 2020	0.01		0.01	-
Utility I & S Fund	156,089.02		156,089.02	-
Bond 2014 Fund	260,205.17		260,205.17	-
Water & Sewer Reserve Fund	643,593.10		643,593.10	-
Developers Escrow Fund	208,514.40		208,514.40	-
Capital Projects-Fire Station	2,579,856.18		2,579,856.18	-
Fund 51-TDEM	7,660,213.43		7,660,213.43	-
Sub-total	\$ 28,487,371.25	\$ 5,437.64	\$ 27,573,880.76	\$ 908,052.85
EDC-Sales Tax Fund	1,757,830.56	1,490.51	1,756,340.05	-
EDC Revolving Fund	881.14	881.14	-	-
Total	\$ 30,246,082.95	\$ 7,809.29	\$ 29,330,220.81	\$ 908,052.85

Quarter End Results by Investment Category:

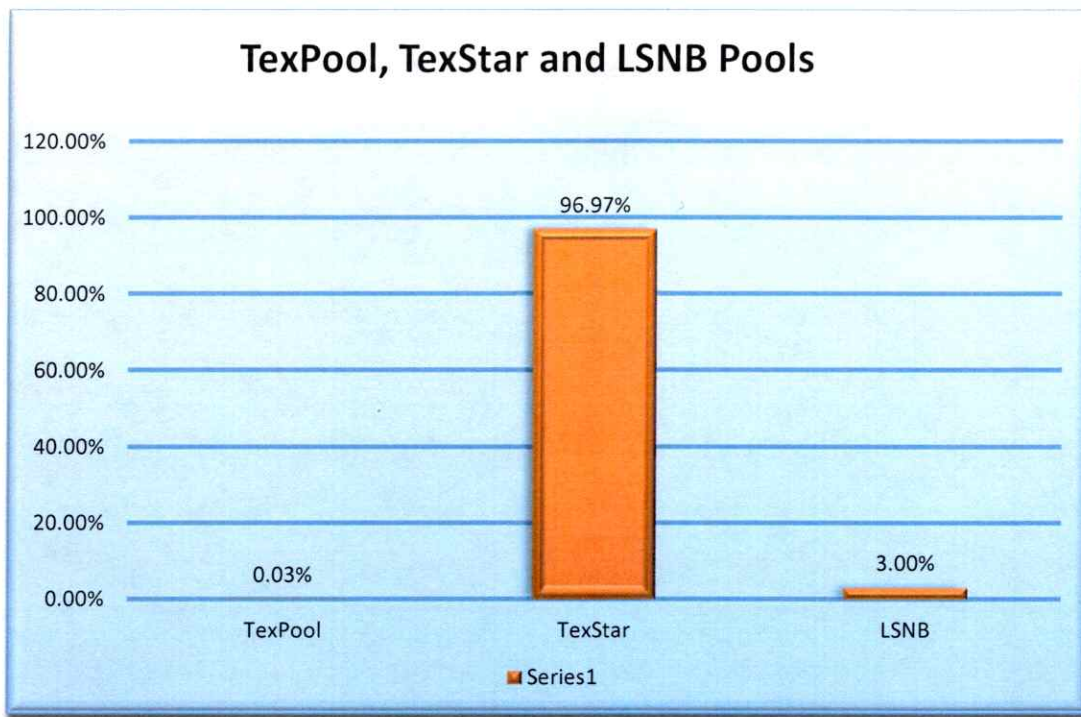
Asset Type	Ave. Yield	Mar-23		Jun-23	
		Book Value	Market Value	Book Value	Market Value
Local Governmental Pools	0.00%	29,055,341.66	29,055,341.66	29,338,030.10	29,338,030.10
CD's/Securities	0.000%	-	-	-	-
Quarterly Interest Income		\$ 299,029.57			
YTD Interest		\$ 1,146,961.82			

Book Value Comparison

Description	Coupon/ Discount	Settlement Date	Mar-23		Purchase at Cost	Sales Maturities	Jun-23	
			Original Face\ Par Value	Book Value			Original Face\ Per Value	Book Value
PCB Wealth Management Pools	0.000% 0.00%	6/30/2021	29,404,292.54	29,404,292.54	-	-	908,052.85 29,338,030.10	- 29,338,030.10
Total			\$ 29,404,292.54	\$ 29,404,292.54			\$ 30,246,082.95	\$ 29,338,030.10

Market Value Comparison

Description	Coupon/ Discount	Mar-23		Qtr-to Qtr change	Jun-23	
		Original Face\ Par Value	Market Price		Original Face\ Per Value	Market Price
PCB Wealth Management Pools	0.00%	- 29,404,292.54	1.00 1.00	-	- 29,338,030.10	1.00 1.00
Total		\$ 29,404,292.54	\$ 29,404,292.54		\$ 29,338,030.10	\$ 29,338,030.10



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Consider Approval of the Budget Expenditure Report for the Month of June 30, 2023. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Budget Expenditure Report for the Month of June 30, 2023.

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



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

Memorandum

To: Benjamin Arjona , City Manager
From: Leroy Gonzales, Director of Finance
Date: July 17, 2023
Subject: Budget Expenditure Report – June 30, 2023

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,- Marco “Markie” Villegas

Commissioners:- Leonardo “Lenny” Sanchez

Ernesto “Neto” Guajardo

Adina “Dina” Santillan

City of San Juan, Texas
Budget Expenditures Report
June 30, 2023

							Budget Target 75%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	7,735,948	7,408,478	-	(327,470)	107,803	87,968	95.77
SALES TAX REVENUE	4,692,480	3,199,412	-	(1,493,068)	455,606	381,207	68.18
FRANCHISE TAX	1,046,500	765,060	-	(281,440)	91,061	41,749	73.11
LICENSES & PERMITS	729,525	700,158	-	(29,367)	60,611	67,682	95.97
FEES & FINES	228,107	172,611	-	(55,496)	28,707	19,463	75.67
INTERGOVERNMENTAL REVENUE	974,258	590,416	-	(383,842)	61,194	60,042	60.60
OTHER REVENUE	471,800	600,319	-	128,519	60,891	75,603	127.24
Transfer Inn	-	11,235	-	11,235	-	11,235	-
TOTAL REVENUES	15,878,618	13,447,688	-	(2,430,930)	865,873	744,950	84.69
EXPENDITURE SUMMARY							
LEGISLATIVE							
PUR PROP SRVS & OTH SRVS	26,500	18,582	878	7,040	3,356	306	73.44
SUPPLIES	5,900	2,993	553	2,354	440	354	60.11
MISCELLANEOUS	147,537	137,537	197	9,803	5,072	167	93.36
LEGISLATIVE	179,937	159,112	1,628	19,196	8,867	827	89.33
CITY MANAGER							
SALARIES & WAGES/BENEFIT	222,189	157,220		64,969	16,670	24,319	70.76
PURCHASED PROF/TECH SRVS	156,000	132,986	338	22,676	29,279	13,000	85.46
PUR PROP SRVS & OTH SRVS	6,750	2,997	205	3,548	392	-	47.44
SUPPLIES	2,440	779	25	1,636	33	625	32.93
CAPITAL OUTLAY	107,217	50,650	-	56,567	-	-	47.24
MISCELLANEOUS	630	325	-	305	-	-	51.66
CITY MANAGER	495,226	344,958	567	149,701	46,373	37,943	69.77
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	211,485	104,489		106,996	11,745	16,735	49.41
PURCHASED PROF/TECH SRVS	15,000	9,458	-	5,542	-	732	63.05
PUR PROP SRVS & OTH SRVS	10,950	6,894	237	3,819	561	10	65.12
SUPPLIES	3,560	1,147	414	1,998	459	244	43.87
MISCELLANEOUS	45,529	283	89	45,157	-	25	0.82
CITY SECRETARY	286,524	122,271	740	163,513	12,765	17,746	42.93
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	223,822	162,112		61,710	17,350	25,070	72.43
PURCHASED PROF/TECH SRVS	64,984	37,070	27,533	380	4,746	4,784	99.41
PUR PROP SRVS & OTH SRVS	11,614	4,263	200	7,151	488	752	38.43
SUPPLIES	4,962	2,604	63	2,295	864	243	53.74
MISCELLANEOUS	1,755	55	-	1,700	-	-	3.13
MUNICIPAL COURT	307,137	206,104	27,796	73,237	23,449	30,848	76.16

City of San Juan, Texas
Budget Expenditures Report
June 30, 2023

							Budget Target 75%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	469,173	305,708	-	163,465	32,781	47,425	65.16
PURCHASED PROF/TECH SRVS	3,500	-	-	3,500	-	-	-
PUR PROP SRVS & OTH SRVS	23,880	16,967	3,882	3,031	3,274	586	87.31
SUPPLIES	4,510	3,797	199	514	91	396	88.61
MISCELLANEOUS	13,855	5,375	105	8,375	1,328	220	39.55
FINANCE	514,918	331,848	4,186	178,885	37,474	48,627	65.26
PLANNING							
SALARIES & WAGES/BENEFIT	589,555	391,504		198,051	40,960	60,347	66.41
PURCHASED PROF/TECH SRVS	25,206	18,589	2,899	3,718	3,456	701	85.25
PUR PROP SRVS & OTH SRVS	18,000	8,886	1,570	7,544	747	1,382	58.09
SUPPLIES	24,753	12,645	2,257	9,851	1,153	1,026	60.20
CAPITAL OUTLAY	15,072	72	-	15,000	-	-	0.48
MISCELLANEOUS	18,369	1,728	-	16,641	670	-	9.41
PLANNING	690,955	433,423	6,726	250,806	46,986	63,456	63.70
POLICE							
SALARIES & WAGES/BENEFIT	4,210,582	2,592,191	-	1,618,391	270,767	419,620	61.56
PURCHASED PROF/TECH SRVS	47,400	38,806	2,412	6,182	1,114	1,275	86.96
PUR PROP SRVS & OTH SRVS	91,037	71,760	5,984	13,294	781	6,821	85.40
SUPPLIES	217,495	149,058	40,061	28,376	15,405	10,907	86.95
CAPITAL OUTLAY	5,208	-	5,208	-	-	-	100.00
DEBT SERVICE	333,457	-	-	333,457	-	-	-
MISCELLANEOUS	46,098	39,651	1,600	4,847	80	515	89.49
POLICE	4,951,277	2,891,466	55,264	2,004,546	288,147	439,138	59.51
FIRE							
SALARIES & WAGES/BENEFIT	2,088,193	1,316,565		771,628	135,338	196,160	63.05
PURCHASED PROF/TECH SRVS	503,552	268,276	2,628	232,648	72,379	73,247	53.80
PUR PROP SRVS & OTH SRVS	91,810	34,243	3,658	53,909	5,209	5,496	41.28
SUPPLIES	128,157	90,155	7,557	30,445	11,830	3,668	76.24
CAPITAL OUTLAY	411,161	244,301	122,542	44,318	-	69,065	89.22
DEBT SERVICE	122,979	119,378	-	3,601	-	-	97.07
MISCELLANEOUS	10,455	2,435	-	8,020	-	560	23.29
FIRE	3,356,307	2,075,352	136,385	1,144,569	224,756	348,196	65.90
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	374,873	258,553	-	116,320	34,063	40,541	68.97
PUR PROP SRVS & OTH SRVS	365,000	308,392	749	55,859	30,658	45,683	84.70
SUPPLIES	111,071	77,011	6,187	27,873	9,624	10,842	74.91
CAPITAL OUTLAY	46,200	46,170	-	30	-	-	99.94
MISCELLANEOUS	7,400	77	-	7,323	-	-	1.04
STREETS, ALLEY, OTHER	904,544	690,203	6,936	207,405	74,345	97,067	77.07

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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED	Budget Target 75%
CENTRAL GARAGE								
SALARIES & WAGES/BENEFIT	217,431	128,255		89,176	14,571	18,321	58.99	
PURCHASED PROF/TECH SRVS	5,500	5,500	-	-	-	-	100.00	
PUR PROP SRVS & OTH SRVS	5,700	2,366	-	3,334	127	267	41.51	
SUPPLIES	27,315	10,561	(177)	16,932	808	1,378	38.01	
CENTRAL GARAGE	255,946	146,682	(177)	109,442	15,506	19,965	57.24	
PARKS								
SALARIES & WAGES/BENEFIT	1,045,092	692,355		352,737	71,419	116,533	66.25	
PURCHASED PROF/TECH SRVS	2,500	3,125		(625)	276	305	125.01	
PUR PROP SRVS & OTH SRVS	128,660	97,900	1,938	28,822	11,061	11,503	77.60	
SUPPLIES	59,723	46,125	2,373	11,224	4,226	3,830	81.21	
CAPITAL OUTLAY	7,250	7,191	-	59	-	-	99.19	
DEBT SERVICE	58,394	58,393		1	-	-	100.00	
MISCELLANEOUS	399,020	445,319	11,081	(57,380)	35,567	52,230	114.38	
PARKS	1,700,639	1,350,409	15,392	334,838	122,548	184,402	80.31	
BUILDING MAINTENANCE								
SALARIES & WAGES/BENEFIT	349,087	237,755	-	111,332	26,202	36,385	68.11	
PURCHASED PROF/TECH SRVS	2,500	-	-	2,500	-	-	-	
PUR PROP SRVS & OTH SRVS	108,000	36,041	17,204	54,755	3,736	1,453	49.30	
SUPPLIES	43,977	38,434	2,054	3,489	5,715	3,081	92.07	
BUILDING MAINTENANCE	503,564	312,230	19,258	172,076	35,653	40,918	65.83	
LIBRARY								
SALARIES & WAGES/BENEFIT	312,376	225,556	-	86,820	24,094	34,589	72.21	
PURCHASED PROF/TECH SRVS	2,600	1,329	-	1,271	62	73	51.10	
PUR PROP SRVS & OTH SRVS	22,150	13,353	-	8,797	1,677	284	60.29	
SUPPLIES	2,950	2,251	-	699	-	1,436	76.30	
MISCELLANEOUS	10,350	3,054	809	6,487	789	1,396	37.32	
LIBRARY	350,426	245,543	809	104,074	26,622	37,779	70.30	

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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75%
							% RECEIV. EXPENDED
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	443,951	341,570	26,126	76,255	8,318	64,862	82.82
PUR PROP SRVS & OTH SRVS	251,635	189,485	15	62,135	25,280	20,253	75.31
SUPPLIES	8,189	1,507	-	6,682	79	70	18.40
DEBT SERVICE	191,570	148,141	-	43,429	10,822	9,902	77.33
MISCELLANEOUS	29,700	169,784	-	(140,084)	-	-	571.66
ADMINISTRATION	925,045	850,487	26,141	48,417	44,500	95,086	94.77
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	277,989	173,325	-	104,664	18,429	26,669	62.35
PURCHASED PROF/TECH SRVS	14,900	7,378	2,716	4,806	-	5,425	67.74
PUR PROP SRVS & OTH SRVS	9,900	4,799	98	5,004	89	518	49.46
SUPPLIES	8,510	3,822	2,659	2,029	430	1,584	76.16
MISCELLANEOUS	875	763	-	112	-	-	87.20
HUMAN RESOURCES	312,174	190,086	5,473	116,615	18,947	34,197	62.64
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	532,819	399,777	-	133,042	41,827	60,549	75.03
PURCHASED PROF/TECH SRVS	66,198	65,402	200	596	-	200	99.10
PUR PROP SRVS & OTH SRVS	189,918	161,774	1,160	26,984	11,455	29,687	85.79
SUPPLIES	18,950	17,318	-	1,632	2,062	127	91.39
CAPITAL OUTLAY	39,500	19,867	7,231	12,402	-	-	68.60
MISCELLANEOUS	168,492	144,474	-	24,018	2,991	4,474	85.75
INFORMATION TECHNOLOGY	1,015,877	808,612	8,591	198,674	58,335	95,037	80.44

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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75% % RECEIV. EXPENDED
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	9,500	-	-	9,500	-	-	-
PUR PROP SRVS & OTH SRVS	5,800	1,041	1,567	3,192	800	41	44.97
SUPPLIES	16,750	163,167	88,416	(234,833)	137,999	25,168	1,501.99
CAPITAL OUTLAY	50,500	29,039	21,404	57	-	29,039	99.89
EMERGENCY MANAGEMENT	82,550	193,246	111,387	(222,083)	138,799	54,247	369.03
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	84,570	54,903		29,667	3,592	8,125	64.92
PURCHASED PROF/TECH SRVS	4,500	1,414	-	3,086	-	769	31.43
SUPPLIES	11,550	5,731	-	5,819	456	591	49.62
CAPITAL OUTLAY	16,000	-	15,960	40	-	-	99.75
MISCELLANEOUS	101,560	96,885	10,685	(6,010)	8,680	9,450	105.92
ANIMAL CONTROL	218,180	158,934	26,645	32,602	12,728	18,936	85.06
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	17,051,226	11,510,966	453,748	5,086,511	1,236,802	1,664,415	70.17
=====							
REVENUES OVER/(UNDER) EXPENDITURES	(1,172,608)	1,936,722	(453,748)	2,655,582	(370,930)	(919,465)	(126.47)
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City of San Juan, Texas
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							Budget Target 75%
22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,969,760	2,665,843	-	(1,303,917)	360,410	345,553	67.15
OTHER REVENUE	46,105	258,680	-	212,575	8,736	8,379	561.07
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	4,015,865	2,924,523	-	(1,091,342)	369,146	353,932	72.82
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,375,892	876,857	-	499,035	110,340	124,469	63.73
PUR PROF/TECH SRVS	3,000	1,745	-	1,255	47	1,442	58.17
PUR PROP SRVS & OTH SRVS	372,400	255,395	4,541	112,464	30,393	27,120	69.80
SUPPLIES	681,398	508,648	36,279	136,471	32,079	28,231	79.97
CAPITAL OUTLAY	131,008	481,249	-	(350,241)	-	-	367.34
MISCELLANEOUS	870,772	432,486	657	437,629	3,586	171,133	49.74
SANITATION	3,434,470	2,556,380	41,477	836,613	176,445	352,394	75.64
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	82,000	55,026	-	26,974	6,217	6,496	67.10
PUR PROP SRVS & OTH SRVS	56,157	42,562	-	13,595	4,582	4,582	75.79
DEBT SERVICE	319,817	305,524	-	14,293	-	-	95.53
MISCELLANEOUS	212,630	159,593	-	53,037	17,619	17,619	75.06
ORGANIZATIONAL	670,604	562,704	-	107,900	28,419	28,697	83.91
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,105,074	3,119,084	41,477	944,512	204,864	381,091	76.99
REVENUES OVER/(UNDER) EXPENDITURES	(89,209)	(194,561)	(41,477)	(146,830)	164,282	(27,159)	264.59

City of San Juan, Texas
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							Budget Target 75%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,815,750	1,827,951	-	(987,799)	217,134	219,763	64.92
SEWER SYSTEMS	3,103,000	2,036,433	-	(1,066,567)	274,326	249,923	65.63
OTHER REVENUES	-	48	-	48	-	(0)	-
INTERGOV'T REVENUE		1,554,880	-	1,554,880	-	954,128	-
OTHER REVENUES	74,400	279,593	-	205,193	26,086	25,996	375.80
OTHER	(1,664,037)	(1,570,460)	-	93,577	(31,192)	(31,192)	94.38
TOTAL REVENUES	4,329,113	4,128,445	-	(200,668)	486,354	1,418,618	95.36
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	335,126	191,399	-	143,727	23,571	32,727	57.11
PURCHASED PROF/TECH SRVS	26,908	25,962	488	458	-	488	98.30
PUR PROP SRVS & OTH SRVS	86,484	86,875	22	(413)	14,260	6,290	100.48
SUPPLIES	22,956	16,758	957	5,241	1,467	1,685	77.17
MISCELLANEOUS	51,468	55,509	768	(4,809)	(110)	8,925	109.34
UTILITY BILLING & COLLEC	522,942	376,502	2,235	144,205	39,189	50,115	72.42
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	237,394	72,702	-	164,692	7,797	11,812	30.63
PURCHASED PROF/TECH SRVS	12,000	-	-	12,000	-	-	-
PUR PROP SRVS & OTH SRVS	22,900	12,445	-	10,455	14	5,994	54.34
SUPPLIES	9,787	11,344	1,088	(2,645)	969	1,072	127.02
MISCELLANEOUS	870	312	-	558	-	-	35.86
UTILITY ADMINISTRATION	282,951	96,802	1,088	185,061	8,780	18,878	34.60
WATER PLANT							
SALARIES & WAGES/BENEFIT	520,218	369,051	-	151,167	41,349	52,315	70.94
PURCHASED PROF/TECH SRVS	35,000	14,775	1,290	18,936	1,209	1,475	45.90
PUR PROP SRVS & OTH SRVS	410,112	360,212	4,594	45,306	198,058	12,209	88.95
SUPPLIES	447,740	298,403	20,424	128,913	59,146	28,024	71.21
CAPITAL OUTLAY	61,152	22,200	31,152	7,800	22,200	(7,648)	87.24
MISCELLANEOUS	43,500	26,979	(8,304)	24,825	561	2,805	42.93
WATER PLANT	1,517,722	1,091,620	49,155	376,947	322,524	89,179	75.16
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	333,252	207,328	-	125,924	24,216	33,184	62.21
PUR PROP SRVS & OTH SRVS	17,480	8,201	816	8,462	1,511	1,035	51.59
SUPPLIES	111,448	63,121	3,283	45,045	5,022	6,595	59.58
MISCELLANEOUS	2,842	1,485	-	1,357	111	-	52.25
WATER DISTRIBUTION	465,022	280,135	4,099	180,788	30,861	40,815	61.12
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	380,331	217,782	-	162,549	26,443	37,800	57.26
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
PUR PROP SRVS & OTH SRVS	496,599	198,269	177,274	121,056	15,689	93,317	75.62
SUPPLIES	90,542	93,786	2,862	(6,106)	12,726	15,589	106.74
CAPITAL OUTLAY	15,000	14,767	-	233	-	-	98.45
MISCELLANEOUS	1,771	729	-	1,042	-	-	41.16
SEWER COLLECTION	989,243	525,334	180,136	283,773	54,858	146,706	71.31

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56 -UTILITY FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED	Budget Target 75%	
SEWER PLANT									
SALARIES & WAGES/BENEFIT	282,972	178,819	-	104,153	18,817	23,971	63.19		
PURCHASED PROF/TECH SRVS	35,000	17,148	3,890	13,962	1,752	2,160	60.11		
PUR PROP SRVS & OTH SRVS	297,828	208,037	8,229	81,562	22,556	37,878	72.61		
SUPPLIES	194,444	119,246	8,751	66,447	40,139	787	65.83		
CAPITAL OUTLAY	30,000	-	-	30,000	-	-	-		
MISCELLANEOUS	146,592	119,846	-	26,746	9,537	21,318	81.75		
SEWER PLANT	986,836	643,096	20,870	322,870	92,800	86,114	67.28		
ORGANIZATIONAL									
PURCHASED PROF/TECH SRVS	82,683	48,619	-	34,064	4,141	4,439	58.80		
PUR PROP SRVS & OTH SRVS	123,977	92,528	-	31,449	10,116	10,116	74.63		
DEBT SERVICE	1,000	-	-	1,000	-	-	-		
MISCELLANEOUS	411,800	307,005	-	104,795	33,985	33,985	74.55		
ORGANIZATIONAL	619,460	448,152	-	171,308	48,242	48,541	72.35		
TOTAL EXPENDITURES	5,384,175	3,461,641	257,582	1,664,952	597,253	480,348	69.08		
	=====	=====	=====	=====	=====	=====	=====		
REVENUES OVER/(UNDER) EXPENDITURES	(1,055,062)	666,804	(257,582)	1,464,284	(110,899)	938,270	-		
TRANSFER IN	-	-	-	-	-	-	-		
TRANSFER OUT	-	-	-	-	-	-	-		
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(1,055,062)	666,804	(257,582)	1,464,284	-	938,270	(38.79)		
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60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,602,660	1,530,417		(72,243)	26,890	26,832	95.49
TOTAL REVENUES	1,602,660	1,530,417	-	(72,243)	26,890	26,832	95.49
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,609,666	1,545,532	-	64,134	-	127,827	96.02
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	1,609,666	1,545,532	-	64,134	-	127,827	96.02
TOTAL EXPENDITURES	1,609,666	1,545,532	-	64,134	-	127,827	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(7,006)	(15,115)	-	(8,109)	-	(100,995)	215.74
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(7,006)	(15,115)	-	(8,109)	-	(100,995)	215.74
	=====	=====	=====	=====	=====	=====	=====

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61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	61,376	66,337	-	4,961	7,850	7,789	108.08
TOTAL REVENUES	61,376	66,337	-	4,961	7,850	7,789	108.08
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	61,376	66,337	-	4,961	-	7,789	108.08
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	66,337	-	4,961	-	7,789	108.08
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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Budget Target 75%

18 -LOCAL TRUANCY PREVENTION &
DIVERSION FUND
FINANCIAL SUMMARY

	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES	5,000	4,418	-	(582)	710	564	88.36
TOTAL REVENUES	5,000	4,418	-	(582)	710	564	88.36
	=====	=====	=====	=====	=====	=====	=====

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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES	150	88	-	(62)	14	11	58.97
TOTAL REVENUES	150	88	-	(62)	14	11	-
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City of San Juan, Texas
Budget Expenditures Report
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20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,500	5,063	-	(437)	762	760	92.06
TOTAL REVENUES	5,500	5,063	-	(437)	762	760	92.06
	=====	=====	=====	=====	=====	=====	=====
SUPPLIES	-	38	-	(38)	38	-	-
MUNICIPAL COURT	-	37.98	-	(38)	38	-	-
TOTAL EXPENDITURES	-	37.98	-	(38)	38	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	5,500	5,025	-	(475)	-	760	91.37

City of San Juan, Texas
Budget Expenditures Report
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Budget Target 75%

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	4,161	-	(1,839)	616	622	69.36
TOTAL REVENUES	6,000	4,161	-	(1,839)	616	622	69.36
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES		30		(30)	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MUNICIPAL COURT	-	30	-	(30)	-	-	-
TOTAL EXPENDITURES	-	30	-	(30)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	6,000	4,131	-	(1,869)	-	622	68.86

City of San Juan, Texas
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Budget Target 75%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	28	-	28	4	4	-
TOTAL REVENUES	-	28	-	28	4	4	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	28	-	28	4	4	-

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Budget Target 75%

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	1,936	-	936	191	86	193.61
TOTAL REVENUES	1,000	1,936	-	936	191	86	193.61
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	1,000	1,936	-	936		-	193.61

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							Budget Target 75%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER INCOME	25,070	233,204	-	208,134	5,533	11,287	930.21
TOTAL REVENUES	25,070	233,204	-	208,134	5,533	11,287	930.21
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	-	233,204	-	233,204	-	11,287	-

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Budget Target 75% % RECEIV. EXPENDED
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27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	
REVENUE SUMMARY							
OTHER REVENUE	9,000	14,710	-	5,710	1,655	-	163.44
TOTAL REVENUES	9,000	14,710	-	5,710	1,655	-	163.44
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	5,000	1,200	-	3,800	-	-	24.00
PUR PROP SRVS & OTH SRVS	500	120	-	380	-	-	24.00
SUPPLIES	5,000	2,617	854	1,529	-	705	69.42
MISCELLANEOUS	10,000	10,057	-	(57)	-	-	100.57
ADMINISTRATION	20,500	13,994	854	5,652	-	705	72.43
TOTAL EXPENDITURES	20,500	13,994	854	5,652	-	705	72.43
REVENUES OVER/(UNDER) EXPENDITURES	(11,500)	716	(854)	11,362	-	(705)	1.20

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28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75%
							% 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	8,382	-	118	2,014	-	98.62
POLICE	15,000	8,447	-	6,553	2,014	-	56.31
TOTAL EXPENDITURES	15,000	8,447	-	6,553	2,014	-	56.31
REVENUES OVER/(UNDER) EXPENDITURES	(12,900)	(8,447)	-	4,453	-	-	65.48

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							Budget Target 75%
30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	282,447	161,713	-	(120,734)	56,835	5,940	57.25
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	282,447	161,713	-	(120,734)	56,835	5,940	57.25
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	66,575	133,558	-	(66,983)	14,599	26,746	200.61
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	20,618	20,618	-	-	-	-	100.00
CAPITAL OUTLAY	180,476	90,476	89,385	616	-	-	99.66
POLICE	267,669	244,652	89,385	(66,367)	14,599	26,746	124.79
LIBRARY							
PURCHASED PROF/TECH SRVS	2,458	960	-	1,498	-	-	39.06
PUR PROP SRVS & OTH SRVS	9,500	9,472	-	28	1,291	390.00	99.71
SUPPLIES	1,497	1,197	-	300	-	-	79.96
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	3,478	-	-	3,478	-	-	-
LIBRARY	16,933	11,629	-	5,304	1,291	390	68.68
TOTAL EXPENDITURES	284,602.10	256,281	89,385	(61,064)	15,890	27,136	121.46
REVENUES OVER/(UNDER) EXPENDITUR	(2,155)	(94,568)	(89,385)	(181,797)	-	(21,196)	8,535.68

City of San Juan, Texas
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Budget Target 75% % RECEIV. EXPENDED
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32 -CRIME VICTIMS LIAISON GRT FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% 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 75% % RECEIV. EXPENDED
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33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	18,500	11,367	-	(7,133)	1,640	-	61.44
FINES & FEES	150	1,200	-	1,050	300	-	800.00
OTHER REVENUE	-	-	-	-	-	-	-
TOTAL REVENUES	18,650	12,567	-	(6,083)	1,940	-	67.38
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	-	12,567	-	12,567	1,940	-	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	-	-	-	-	-	-

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Budget Target 75%

35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	112	39,494	-	39,382	953	758	35,262.70
FORFEIT FEDERAL	71,000	165,162	-	94,162	-	-	232.62
TOTAL REVENUES	71,112	204,656	-	133,544	953	758	287.79
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	32,000	5,468	6,840	19,693	4,455	713	38.46
SUPPLIES	57,500	13,798	12,746	30,956	911	3,141	46.16
CAPITAL OUTLAY	122,504	112,004	2,447	8,053	112,004	-	93.43
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	212,004	131,270	22,032	58,702	117,370	3,854	72.31
TOTAL EXPENDITURES	212,004	131,270	22,032	58,702	117,370	3,854	72.31
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(140,892.00)	73,386	(22,032)	192,246	-	(3,096)	(36.45)

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							Budget Target 75%
55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	305,000	200,605	-	(104,395)	25,111	25,185	65.77
TOTAL REVENUES	305,000	200,605	-	(104,395)	25,111	25,185	65.77
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	258,163	148,709	-	109,454	18,910	21,594	57.60
PUR PROP SRVS & OTH SRVS	11,080	4,375	152	6,553	1,296	890	40.86
SUPPLIES	23,478	12,612	1,682	9,185	1,355	2,739	60.88
CAPITAL OUTLAY	23,824	1,100	-	22,724	-	-	4.62
MISCELLANEOUS	6,000	177	-	5,823	-	-	2.95
STORM WATER	322,545	166,972	1,833	153,739	21,561	25,223	52.34
TOTAL EXPENDITURES	322,545	166,972	1,833	153,739	21,561	25,223	52.34
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(17,545)	33,632	(1,833)	49,344	-	(38)	(181.25)

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							Budget Target 75%
36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	2,634,333	2,541,392	-	(92,941)	35,894	29,701	96.47
OTHER REVENUE	500	45,009	-	44,509	7,878	7,701	9,001.80
TOTAL REVENUES	2,634,833	2,586,401	-	(48,432)	43,771	37,402	98.16
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	2,399,750	1,985,803	-	413,947	-	-	82.75
MISCELLANEOUS	-	7,655	-	(7,655)	-	7,655	-
ORGANIZATIONAL EXPENSE	2,399,750	1,993,458	-	406,292	-	7,655	83.07
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	2,399,750	1,993,458	-	406,292	-	7,655	83.07
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	235,083	592,943	-	357,860	43,771	29,747	252.23
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	235,083	592,943	-	357,860	-	29,747	252.23
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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							Budget Target 75%
41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	774	-	774	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	774	-	774	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
CITY MANAGER							
CAPITAL OUTLAY	195,652	2,286,114	2,003,561	(4,094,024)	177,412	344,156	2,192.50
CITY MANAGER	195,652	2,286,114	2,003,561	(4,094,024)	177,412	344,156	2,192.50
PARK AND RECREATION	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
PARK	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	195,652	2,286,114	2,003,561	(4,094,024)	-	344,156	2,192.50
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(195,652)	(2,285,340)	(2,003,561)	(4,093,249)	-	(344,156)	2,192.10

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42- BOND SERIES 2019 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	217,891	-	217,891	29,509	32,049	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	217,891	-	217,891	29,509	32,049	-
	=====	=====	=====	=====	=====	=====	=====
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	-	217,891	(179,000)	38,891	-	32,049	-

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							Budget Target 75%
43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	34,681	-	34,681	4,194	4,052.79	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	34,681	-	34,681	4,194	4,053	-
	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT							
PURCHASED PROF/TECH SRVS	-	793,124	378,861	(1,171,984)	146,326	178,601	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	793,124	378,861	(1,171,984)	146,326	178,601	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(758,442)	(378,861)	(1,137,303)	-	(174,548)	-

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44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	9,867	-	9,867	1,329	1,300	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	9,867	-	9,867	1,329	1,300	-
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS	71,738	-	-	71,738	-	-	-
DEBT	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
LIBRARY	71,738	-	-	71,738	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	71,738	-	-	71,738	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	(71,738)	9,867	-	81,605	-	1,300	(13.75)

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45-CAPITAL PROJECTS FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
LIBRARY	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	-	-	-	-	-

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							Budget Target 75%
46-2018 CONSTRUCTION FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% 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
June 30, 2023

47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	65,402	-	65,402	8,812	8,614	-
TOTAL REVENUES	-	65,402	-	65,402	8,812	8,614	-
DEBT SERVICE							
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
CERT. OF OBLIG. - SERIES 2018	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	65,402	-	65,402		8,614	-

City of San Juan, Texas
Budget Expenditures Report
June 30, 2023

48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER FINANCING SOURCES	-	13,705	-	13,705	1,500	1,467	-
TOTAL REVENUES	-	13,705	-	13,705	1,500	1,467	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
NEW CITY HALL							
PROF/TECH SRVS	-	-	10,534	(10,534)	-	-	-
CAPITAL OUTLAY	1,009,264	1,234	307,224	700,806	-	-	30.56
NEW CITY HALL	1,009,264	1,234	317,758	690,272	-	-	-
TOTAL EXPENDITURES	1,009,264	1,234	317,758	690,272	-	-	31.61
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(1,009,264)	12,471	(317,758)	703,977	-	1,467	30.25

City of San Juan, Texas
Budget Expenditures Report
June 30, 2023

49 - 2020 BOND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75%
							% 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
June 30, 2023

							Budget Target 75%
51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	-	290,325	-	290,325	37,157	35,247	-
TOTAL REVENUES	-	290,325	-	290,325	-	35,247	-
ADMINISTRATION							
PURCHASED PROF/TECH SRVS		15,000	-	(15,000)	-	-	-
ADMINISTRATION	-	15,000	-	(15,000)	-	-	-
WATER PLANT							
CAPITAL OUTLAY	95,817	58,757	32,975	4,085	-	-	95.74
WATER PLANT	95,817	58,757	32,975	4,085	-	-	95.74
SEWER COLLECTION							
CAPITAL OUTLAY	2,478,662	-	1,902,173	576,489	-	-	76.74
SEWER COLLECTION	2,478,662	-	1,902,173	576,489	-	-	76.74
Transfer Out	-	976	-	(976)	-	-	-
TOTAL EXPENDITURES	2,574,479	74,733	1,935,149	564,597	-	-	78.07
REVENUES OVER/(UNDER) EXPENDITURES	(2,574,479)	215,592	(1,935,149)	854,922	-	35,247	66.79

City of San Juan, Texas
Budget Expenditures Report
June 30, 2023

52- Certificate of Obligation FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75% % 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
June 30, 2023

53 - CAPITAL PROJECTS FIRESTATION FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	122,026	-	122,026	13,519	12,630	-
TOTAL REVENUES	-	122,026	-	122,026	13,519	12,630	-
EXPENDITURE SUMMARY							
FIRE							
CAPITAL OUTLAY	1,950,066	800,127	2,909,944	(1,760,004)	109,179	311,889	190.25
FIRE	1,950,066	800,127	2,909,944	(1,760,004)	109,179	311,889	190.25
STREETS & ALLEYS							
CAPITAL OUTLAY	414,746	249,075	-	165,671	-	-	60.05
STREETS & ALLEYS	414,746	249,075	-	165,671	-	-	60.05
PARKS & RECREATION							
CAPITAL OUTLAY	986,530	472,970	2,442,968	(1,929,408)	53,978	126,351	295.58
PARKS & RECREATION	986,530	472,970	2,442,968	(1,929,408)	53,978	126,351	295.58
SANITATION							
CAPITAL OUTLAY	952,957	125,152	-	827,805	-	-	13.13
SANITATION	952,957	125,152	-	827,805	-	-	13.13
ADMINISTRATION							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
ADMINISTRAION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,304,299	1,647,324	5,352,911	(2,695,936)	-	438,240	162.63
REVENUES OVER/(UNDER) EXPENDITURES	(4,304,299)	(1,525,298)	(5,352,911)	(2,573,910)	-	(425,610)	159.80

City of San Juan, Texas
Budget Expenditures Report
June 30, 2023

54-2014 BOND FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	8,209	-	8,209	1,106	1,081	-
TOTAL REVENUES	-	8,209	-	8,209	1,106	1,081	-
=====							
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
=====							
REVENUES OVER/(UNDER) EXPENDITURES	-	8,209	-	8,209	-	1,081	-

City of San Juan, Texas
Budget Expenditures Report
June 30, 2023

							Budget Target 75%
57-2022 BOND - FIRE TRUCK FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% 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
Budget Expenditures Report
June 30, 2023

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	Budget Target 75%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,537,643	1,061,987	-	(475,656)	151,275	126,284	69.07
OTHER REVENUE	1,300	59,319	-	58,019	8,441	8,190	4,562.97
OTHR FINANCING SOURCES/U	(104,593)	(78,300)	-	26,293	(8,802)	(8,802)	74.86
TOTAL REVENUES	1,434,350	1,043,006	-	(391,344)	150,914	125,673	(72.72)
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	172,537	133,175	-	39,362	13,783	19,083	77.19
PURCHASED PROF/TECH SRVS	208,677	159,308	-	49,369	30,510	9,000	76.34
PUR PROP SRVS & OTH SRVS	96,284	77,623	-	18,661	11,554	6,167	80.62
SUPPLIES	24,800	11,431	-	13,369	1,460	525	46.09
CAPITAL OUTLAY	10,000	1,580	-	8,420	53	53	15.80
DEBT SERVICE	217,850	182,625	-	35,225	-	-	83.83
MISCELLANEOUS	704,202	287,838	-	416,364	107,632	20,342	40.87
SAN JUAN ECONOMIC DEV	1,434,350	853,580	-	580,770	164,992	55,170	59.51
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,434,350	853,580	-	580,770	164,992	55,170	59.51
REVENUES OVER/(UNDER) EXPENDITURES	-	189,426	-	189,426	-	70,502	-

City of San Juan, Texas
Budget Expenditures Report
June 30, 2023

							Budget Target 75%
29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2022-2023	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	May-23	Jun-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	60	827	-	767	73	90	1,377.65
OTHR FINANCING SOURCES/U	104,827	78,300	-	(26,527)	8,802	8,802	74.69
TOTAL REVENUES	104,887	79,126	-	(25,760)	8,874	8,892	75.44
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	102,022	89,212	-	12,809	-	-	87.44
ORGANIZATIONAL EXPENSES	102,022	89,212	-	12,809	-	-	87.44
TOTAL EXPENDITURES	102,022	89,212	-	12,809	-	-	87.44
REVENUES OVER/(UNDER) EXPENDITURES	2,865	(10,086)	-	(12,951)	-	8,892	(352.03)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Consider Approval of the Tax Collection Report for the Month of June 2023. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Tax Collection report for the Month of June 2023.

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



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

To: Benjamin Arjona, City Manager
From: Leroy Gonzales, Director of Finance
Date: July 19, 2023
Subject: Monthly Collection Report – June, 2023

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

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

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

Tax Year	SUMMARY OF TAX LEVY COLLECTIONS				
	2022	2021	2020	2019	2018
Tax Levy	10,077,461.55	9,088,383.56	8,178,632.33	7,793,728.78	7,286,363.64
Adjustment to date	66,873.30	65,817.85	267,480.56	(31,767.84)	(16,319.15)
Adjusted Tax Levy	10,144,334.85	9,154,201.41	8,446,112.79	7,761,960.94	7,270,044.49
Collections to date	9,524,638.55	8,834,000.89	8,133,995.20	7,396,436.76	6,913,739.06
Percentage Collected	93.89%	96.50%	95.30%	95.29%	95.10%

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

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

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

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

**PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
JUNE 2023**

COMPARATIVE RATE OF COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2022/2023	COLLECTED 2021/2022
2022 TAX ROLL	10,077,461.55	9,524,638.55		66,873.30	619,696.30	93.89%	95.13%
2021 & PRIOR YRS	1,238,990.29	238,599.26		(19,205.01)	981,186.02	19.56%	23.54%
ROLLBACK	12,542.85	29,390.58		21,262.94	4,415.21	86.94%	74.69%
TOTALS	11,328,994.69	9,792,628.39	-	68,931.23	1,605,297.53		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF JUNE 2023

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	83,829.45	(195.00) CURRENT
CURRENT YEAR-P&I	11,237.76	
PRIOR YEARS-BASE TAX	14,278.75	(166.05) PRIOR
PRIOR YEARS-P&I	8,323.33	
ROLLBACK		- ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	3,163.77	- PURGED
TOTAL COLLECTIONS	120,833.06	(361.05)
LESS TRANSFERRED	72,319.41	
LESS IN TRANSIT	44,957.22	
LESS DUE TO HCAD COMM. FEE	12.43	
LESS DUE TO CO TREASURER	3,544.00	
BALANCE	-	

*****AFFIDAVIT*****

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF JUNE 2023 IS CORRECT.

Pablo (Paul) Villarreal Jr.
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS 12TH DAY OF JULY 2023 A.D.

Mark A. Martinez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF JUNE 2023

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2022-2023</u>	<u>2021-2022</u>	<u>DIFFERENCE</u>
<u>2022 CURRENT</u>			
ORIGINAL LEVY	10,077,461.55	9,088,383.56	989,077.99
MODIFICATIONS	66,873.30	70,491.94	(3,618.64)
CURRENT LEVY	10,144,334.85	9,158,875.50	985,459.35
CURRENT COLLECTIONS THIS MONTH	83,829.45	75,082.50	8,746.95
CURRENT COLLECTIONS TO DATE	9,524,638.55	8,712,788.24	811,850.31
OUTSTANDING TO DATE	619,696.30	446,087.26	173,609.04
PERCENT COLLECTED/ORIGINAL	94.51%	95.87%	-1.36%
PERCENT COLLECTED/MODIFIED	93.89%	95.13%	-1.24%
 TOTAL COLLECTIONS FISCAL YEAR	 9,524,638.55	 8,712,788.24	
 <u>DELINQUENT</u>			
ORIGINAL LEVY	1,238,990.29	1,310,937.78	(71,947.49)
MODIFICATIONS	(19,205.01)	(18,158.22)	(1,046.79)
DELINQUENT LEVY	1,219,785.28	1,292,779.56	(72,994.28)
DELINQUENT COLLECTIONS THIS MONTH	14,278.75	24,113.99	(9,835.24)
DELINQUENT COLLECTIONS TO DATE	238,599.26	304,258.37	(65,659.11)
OUTSTANDING TO DATE	981,186.02	988,521.19	(7,335.17)
PERCENT COLLECTED/ORIGINAL	19.26%	23.21%	-3.95%
PERCENT COLLECTED/MODIFIED	19.56%	23.54%	-3.98%
 TOTAL COLLECTIONS FISCAL YEAR	 238,599.26	 304,258.37	
 <u>ROLLBACK</u>			
ORIGINAL LEVY	12,542.85	8,033.72	4,509.13
MODIFICATIONS	21,262.94	11,264.86	9,998.08
ROLLBACK LEVY	33,805.79	19,298.58	14,507.21
ROLLBACK COLLECTIONS THIS MONTH	0.00	7,206.82	(7,206.82)
ROLLBACK COLLECTIONS TO DATE	29,390.58	14,414.64	14,975.94
OUTSTANDING TO DATE	4,415.21	4,883.94	(468.73)
PERCENT COLLECTED/ORIGINAL	234.32%	179.43%	54.89%
PERCENT COLLECTED/MODIFIED	86.94%	74.69%	12.25%
 TOTAL COLLECTIONS FISCAL YEAR	 29,390.58	 14,414.64	

PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN
TAX COLLECTIONS FOR MONTH OF: JUNE 2023

37 - CS4 REPORT DATE	CURR BASE	CURR P&I	CURR RB	CURR RB P&I	PRIOR BASE	PRIOR P&I	PRIOR RB	ATTY FEES	ATTY RBFEES	TOTAL	TOTAL TRANSF	DIFF.	DATE OF TRANSF.
1-Jun	6,742.96	830.42			817.25	553.74		198.57		9,142.94		9,142.94	
2-Jun	1,491.95	160.17			212.39	67.53		40.38		1,972.42		1,972.42	
5-Jun	3,873.59	320.20			1,382.74	2,386.70		460.54		8,423.77		8,423.77	
6-Jun	6,959.40	868.23			511.61	203.37		112.22		8,654.83		8,654.83	
7-Jun	1,238.56	167.03			1,082.45	435.72		243.06		3,166.82		3,166.82	
8-Jun	1,675.76	228.24			136.28	39.52		35.88		2,115.68		2,115.68	
9-Jun	3,601.34	453.11			1,437.66	595.02		230.52		6,317.65	36,250.11	(29,932.46)	20-Jun
10-Jun	(261.88)	-			(166.05)	(3.10)		-		(431.03)		(431.03)	
12-Jun	2,898.19	367.03			399.52	283.95		84.40		4,033.09		4,033.09	
13-Jun	1,511.57	181.24			141.35	60.08		45.40		1,939.64		1,939.64	
14-Jun	2,720.45	408.07			158.26	207.65		54.89		3,549.32	9,091.02	(5,541.70)	22-Jun
15-Jun	3,604.08	492.99			89.64	36.76		18.96		4,242.43	4,242.43	-	23-Jun
16-Jun	677.59	61.86			131.22	65.94		29.58		966.19		966.19	
20-Jun	4,120.08	574.01			349.23	137.15		72.95		5,253.42	6,219.61	(966.19)	27-Jun
21-Jun	4,922.04	686.75			1,142.32	727.88		280.54		7,759.53	7,759.53	-	28-Jun
22-Jun	2,075.02	269.85			398.44	206.43		64.24		3,013.98	3,013.98	(0.00)	29-Jun
23-Jun	4,413.92	651.80			387.48	201.22		88.31		5,742.73	5,742.73	0.00	30-Jun
26-Jun	2,270.22	313.27			979.71	325.73		193.78		4,082.71	4,082.71	-	3-Jul
27-Jun	5,723.08	846.81			460.24	162.73		32.92		7,225.78	7,225.78	(0.00)	5-Jul
28-Jun	4,982.32	693.69			2,026.41	671.44		400.30		8,774.16	8,774.16	-	6-Jul
29-Jun	8,266.40	1,229.86			870.13	278.41		172.28		10,817.08	10,817.08	-	7-Jul
30-Jun	10,322.81	1,433.13			1,330.47	679.46		304.05		14,069.92	14,057.49	12.43	12-Jul
TTL	83,829.45	11,237.76	0.00	0.00	14,278.75	8,323.33	0.00	3,163.77	0.00	120,833.06	117,276.63	3,556.43	

OVERALL TOTAL	120,833.06
LESS REFUNDS	0.00
LESS HCAD COMM FEES	12.43
LESS COMM/COST	3,544.00
BALANCE	117,276.63
LESS TRANSFERRED	72,319.41
LESS TRANSF IN TRANSIT	44,957.22
BALANCE PENDING	0.00

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

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS		
CURRENT YEAR	1,537,667,138	11,229,197	1,548,896,335	00.676500	10,144,334.85	12,212		
YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2022	10,077,461.55	195.00-	66,873.30	83,829.45	9,524,638.55	619,696.30	93.89	0.00
2021	320,200.52	131.42-	17,153.89-	8,082.23	131,486.42	191,660.21	43.36	0.00
2020	134,486.85	24.63-	1,443.84-	1,897.50	37,167.92	95,875.09	37.94	0.00
2019	95,105.83	.00	214.08-	810.71	17,584.53	77,307.22	18.53	0.00
2018	74,157.05	.00	138.35-	345.56	13,307.33	60,711.37	17.98	0.00
2017	59,165.82	.00	254.85-	243.41	7,454.79	51,446.18	12.67	0.00
2016	53,419.08	.00	0.00	390.20	4,576.64	48,842.44	8.57	0.00
2015	50,079.67	.00	0.00	292.50	3,060.34	47,019.33	6.11	0.00
2014	44,118.74	.00	0.00	170.80	2,729.24	41,389.50	6.19	0.00
2013	41,794.16	.00	0.00	82.89	2,831.17	38,962.99	6.77	0.00
2012	40,257.50	.00	0.00	354.99	3,153.61	37,103.89	7.83	0.00
2011	51,672.62	.00	0.00	92.36	2,041.80	49,630.82	3.95	0.00
2010	36,688.72	.00	0.00	128.62	2,565.16	34,123.56	6.99	0.00
2009	36,853.00	.00	0.00	137.08	1,730.10	35,122.90	4.69	0.00
2008	30,500.98	.00	0.00	128.22	2,216.47	28,284.51	7.27	0.00
2007	27,360.14	.00	0.00	57.64	941.24	26,368.90	3.62	0.00
2006	23,796.93	.00	0.00	13.20	702.53	23,094.40	2.95	0.00
2005	20,302.93	.00	0.00	26.28	424.55	19,878.38	2.09	0.00
2004	14,812.52	.00	0.00	0.00	162.78	14,649.74	1.10	0.00
2003	15,315.78	.00	0.00	13.52	389.73	14,946.05	2.54	0.00
2002	12,750.47	.00	0.00	216.51	745.49	12,003.98	5.85	0.00
2001	56,130.99	.00	0.00	795.13	3,366.42	52,764.56	6.00	0.00
***	11,316,451.84	361.05-	47,668.29	98,108.20	9,763,237.81	1,600,882.32		0.00
CURR	10,077,461.55	195.00-	66,873.30	83,829.45	9,524,638.55	619,696.30		0.00
DELO	1,238,990.29	166.05-	19,205.01-	14,276.75	238,599.26	981,196.02		0.00

CITY OF SAN JUAN, TEXAS
AS OF: June, 2023

Levy 2022 (22-23 YR)

10,077,461.55	OCT 2022	99,593.52	NOV 2022	96,837.99	DEC 2022	97,275.55	JAN 2023	83,331.89	FEB 2023	72,687.63	MAR 2023	67,971.89	APR 2023	68,311.03	MAY 2023	67,068.30	JUN 2023	66,873.30	JUL 2023	10,077,461.55	AUG 2023	-	SEPT 2023
Adjustments		10,177,055.07	10,174,299.54	10,174,299.54	10,174,299.54	10,174,299.54	10,160,793.44	10,160,793.44	10,150,149.18	10,145,433.44	10,145,433.44	10,145,433.44	10,145,433.44	10,145,433.44	10,145,433.44	10,145,433.44	10,145,433.44	10,145,433.44	10,145,433.44	10,077,461.55	-	-	
Adjusted Levy		72,408.80	797,569.82	797,569.82	797,569.82	797,569.82	8,210,592.37	8,210,592.37	8,210,592.37	8,854,048.72	9,231,430.81	9,231,430.81	9,343,762.57	9,343,762.57	9,440,809.10	9,440,809.10	9,524,638.55	9,524,638.55	10,077,461.55	-	-	10,077,461.55	
Collections																							
Percentage	0.71		7.84		46.29		80.81		87.23		90.99		92.10		93.06		93.89				-	-	

Levy 2021 (21-22 YR)

9,088,383.56	OCT 2021	103,468.54	NOV 2021	102,204.24	DEC 2021	96,189.28	JAN 2022	92,010.27	FEB 2022	86,694.75	MAR 2022	74,038.53	APR 2022	73,011.86	MAY 2022	71,058.66	JUN 2022	70,491.94	JUL 2022	70,491.94	AUG 2022	65,817.85	SEPT 2022	65,817.85
Adjustments		9,191,852.10	9,190,587.80	9,184,572.84	9,180,393.83	9,175,078.31	9,162,422.09	9,161,395.42	9,159,442.22	9,158,875.50	9,158,875.50	9,158,875.50	9,158,875.50	9,154,201.41	9,154,201.41	9,154,201.41	9,154,201.41	9,154,201.41	9,154,201.41	9,154,201.41	9,154,201.41	9,154,201.41	9,154,201.41	
Adjusted Levy		117,479.56	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	889,430.88	
Collections																								
Percentage	1.28		9.68		52.46		80.60		88.38		91.67		93.23		94.30		95.13		95.82		96.19		96.50	

Levy 2020 (20-21 YR)

8,178,632.23	OCT 2020	286,189.51	NOV 2020	287,603.92	DEC 2020	287,434.23	JAN 2021	281,486.41	FEB 2021	277,644.91	MAR 2021	269,697.34	APR 2021	268,515.32	MAY 2021	267,796.38	JUN 2021	267,796.38	JUL 2021	267,480.56	AUG 2021	267,480.56	SEPT 2021	267,480.56
Adjustments		8,464,821.74	8,466,236.15	8,466,236.15	8,466,066.46	8,460,118.64	8,460,118.64	8,456,277.14	8,456,277.14	8,448,329.57	8,448,329.57	8,448,329.57	8,447,147.75	8,447,147.75	8,446,877.37	8,446,428.61	8,446,428.61	8,446,428.61	8,446,428.61	8,446,112.79	8,446,112.79	8,446,112.79	8,446,112.79	
Adjusted Levy		130,555.94	684,177.98	3,953,871.77	6,761,511.71	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	7,363,117.19	
Collections																								
Percentage	1.54	8.08	46.70	79.92	87.07	91.51	93.32	94.22	95.18	95.77	96.05	96.30	96.30	96.30	96.30	96.30	96.30	96.30	96.30	96.30	96.30	96.30	96.30	

Levy 2019 (19-20 YR)

7,793,728.78	OCT 2019	2,881.85	NOV 2019	2,881.85	DEC 2019	2,881.85	JAN 2020	2,881.85	FEB 2020	2,881.85	MAR 2020	2,881.85	APR 2020	2,881.85	MAY 2020	2,881.85	JUN 2020	2,881.85	JUL 2020	2,881.85	AUG 2020	2,881.85	SEPT 2020
Adjustments		7,790,846.93	7,785,221.25	7,785,221.25	7,785,221.25	7,785,221.25	7,781,384.53	7,781,384.53	7,785,267.30	7,785,267.30	7,769,522.93	7,769,522.93	7,769,522.93	7,769,522.93	7,767,153.34	7,767,153.34	7,767,231.94	7,767,231.94	7,762,123.71	7,762,123.71	7,762,123.71	7,761,960.94	
Adjusted Levy		175,292.78	640,774.22	640,774.22	3,552,655.97	6,112,934.56	6,112,934.56	6,653,965.90	6,935,008.58	7,038,803.16	7,269,120.58	7,334,802.90	7,369,890.49	7,396,486.76	7,396,486.76	7,396,486.76	7,396,486.76	7,396,486.76	7,396,486.76	7,396,486.76	7,396,486.76	7,396,486.76	
Collections																							
Percentage	2.25		8.23		45.64		78.56		85.47		89.26		90.60		92.23		93.59		94.49		94.95		95.29
evy 2018 (18-19 YR)																							

Levy 2018 (18-19 YR)

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Levy 2017 (17-18 YR)

7,112,363.88	OCT 2017	10,342.19	NOV 2017	10,342.19	DEC 2017	10,342.19	JAN 2018	10,342.19	FEB 2018	10,342.19	MAR 2018	10,342.19	APR 2018	10,342.19	MAY 2018	10,342.19	JUN 2018	10,342.19	JUL 2018	10,342.19	AUG 2018	10,342.19	SEPT 2018	10,342.19
Adjustments		7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	7,112,363.88	
Adjusted Levy		39,756.60	482,899.51	482,899.51	482,899.51	482,899.51	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	5,537,376.14	
Collections																								
Percentage	0.56		6.78		44.86		77.69		85.26		89.11		90.92		92.30		93.40		94.16		94.74		95.00	

Levy 2016 (16-17 YR)																								
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Levy 2016 (16-17 YR)

Adjustments	6,636,033.45	6,634,855.28	6,630,519.81	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26	6,627,364.26
Adjusted Levy	38,038.02	484,217.14	2,932,614.30	5,130,709.37	5,593,914.24	5,874,412.22	5,981,376.95	6,063,246.26	6,135,073.86	6,173,392.85	6,211,806.10	6,232,308.32	6,232,308.32	6,232,308.32	6,232,308.32	6,232,308.32	6,232,308.32	6,232,308.32	6,232,308.32	6,232,308.32	6,232,308.32	6,232,308.32	6,232,308.32
Collections																							
Percentage	0.57	7.30	44.23	77.42	84.41	88.69	90.32	91.56	92.65	93.23	93.81	94.16	94.16	94.16	94.16	94.16	94.16	94.16	94.16	94.16	94.16	94.16	94.16

Levy 2015 (15-16 YR)												
6,363,985.51	OCT 2015	NOV 2015	DEC 2015	JAN 2016	FEB 2016	MAR 2016	APR 2016	MAY 2016	JUN 2016	JUL 2016	AUG 2016	SEPT 2016
Adjustments	16,923.38	16,343.86	15,174.33	12,248.13	3,359.23	2,743.56	3,689.88	3,682.88	3,643.08	3,453.65	3,453.65	2,492.92
Adjusted Levy	6,380,908.89	6,360,329.37	6,379,159.84	6,376,233.64	6,367,444.74	6,366,729.07	6,367,675.39	6,367,675.39	6,367,675.39	6,367,439.16	6,367,439.16	6,366,478.43
Collections	30,228.48	473,930.57	2,957,041.48	4,868,335.42	5,383,897.22	5,636,678.33	5,759,686.01	5,836,094.81	5,909,114.77	5,945,053.31	5,978,898.45	6,006,559.85
Percentage	0.47	7.43	46.35	76.35	84.55	88.53	90.45	91.65	92.80	93.37	93.90	94.35
Levy 2014 (14-15 YR)												
6,062,874.30	OCT 2014	NOV 2014	DEC 2014	JAN 2015	FEB 2015	MAR 2015	APR 2015	MAY 2015	JUN 2015	JUL 2015	AUG 2015	SEPT 2015
Adjustments	60,733.51	60,140.93	56,698.99	53,665.41	34,516.60	24,796.93	23,579.34	27,488.04	24,224.31	23,656.24	22,138.85	22,138.85
Adjusted Levy	6,123,607.81	6,123,015.23	6,119,573.29	6,116,539.71	6,097,390.90	6,087,671.23	6,086,453.64	6,090,362.34	6,087,098.61	6,086,530.54	6,085,013.15	6,085,013.15
Collections	16,215.04	492,588.40	2,645,528.79	4,602,715.11	5,106,457.36	5,336,845.78	5,422,212.16	5,505,371.53	5,593,139.34	5,669,786.37	5,702,816.66	5,720,270.90
Percentage	0.26	8.04	43.23	75.25	83.75	87.67	89.09	90.39	91.89	93.15	93.72	94.01
Levy 2013 (13-14 YR)												
6,026,969.81	OCT 2013	NOV 2013	DEC 2013	JAN 2014	FEB 2014	MAR 2014	APR 2014	MAY 2014	JUN 2014	JUL 2014	AUG 2014	SEPT 2014
Adjustments	(34.83)	4,339.90	2,590.79	(5,378.19)	(6,015.81)	(8,260.56)	(11,819.73)	(8,375.80)	(12,883.52)	(15,059.23)	(15,348.77)	(16,498.87)
Adjusted Levy	6,026,934.98	6,031,309.71	6,029,560.60	6,021,591.62	6,020,954.00	6,018,709.25	6,015,150.08	6,018,594.01	6,014,086.29	6,011,910.58	6,011,621.04	6,010,470.94
Collections	32,279.62	601,876.01	2,596,943.90	4,373,398.17	4,986,813.44	5,265,476.99	5,363,199.71	5,431,795.38	5,510,781.54	5,573,532.08	5,598,332.25	5,620,809.41
Percentage	0.54	9.98	43.07	72.63	82.82	87.49	89.16	90.25	91.63	92.71	93.13	93.52
Levy 2012 (12-13 YR)												
5,863,668.66	OCT 2012	NOV 2012	DEC 2012	JAN 2013	FEB 2013	MAR 2013	APR 2013	MAY 2013	JUN 2013	JUL 2013	AUG 2013	SEP 2013
Adjustments	-	-	7,624.63	8,071.65	6,337.14	25,567.07	(6,855.00)	(7,107.30)	(13,669.36)	(13,669.36)	(14,510.29)	(15,355.04)
Adjusted Levy	5,863,668.66	5,863,668.66	5,871,293.29	5,871,740.31	5,870,005.80	5,889,235.73	5,856,813.66	5,856,561.36	5,849,999.30	5,849,999.30	5,849,158.37	5,848,313.62
Collections	2,857.95	394,574.30	2,403,399.43	4,142,161.70	4,771,528.55	5,056,363.27	5,208,931.41	5,298,704.35	5,376,134.09	5,421,008.00	5,450,025.91	5,464,167.23
Percentage	0.05	6.73	40.93	70.54	81.29	85.86	88.94	90.47	91.90	92.67	93.18	93.43
Levy 2011 (FY 11-12)												
5,807,342.89	Oct 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12	JUL 2012	AUG 2012	Sept 12
Adjustments	(434.68)	9,757.00	7,191.02	6,935.04	6,744.28	2,616.92	1,327.13	(8,800.15)	(8,800.15)	(8,800.15)	(8,800.15)	(16,234.68)
Adjusted Levy	5,806,908.21	5,817,099.89	5,814,533.91	5,814,277.93	5,814,087.17	5,809,959.81	5,808,670.02	5,798,542.74	5,798,542.74	5,798,542.74	5,798,542.74	5,791,108.21
Collections	25,371.26	392,871.83	2,396,193.95	4,155,865.79	4,708,746.12	4,965,341.54	5,065,102.65	5,150,088.82	5,222,129.74	5,277,964.33	5,311,263.11	5,330,189.09
Percentage	0.44	6.75	41.21	71.48	80.99	85.46	87.20	88.82	90.06	91.02	91.60	92.04
Levy 2010 (FY 10-11)												
5,689,359.60	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul 11	Aug 11	Sept 11
Adjustments	(369.63)	(2,132.72)	(365.30)	(4,388.62)	(4,901.42)	(5,178.87)	(6,706.32)	(2,962.02)	(4,237.62)	(11,079.53)	(11,173.60)	(11,810.88)
Adjusted Levy	5,688,989.97	5,687,226.88	5,688,994.30	5,684,970.98	5,684,458.18	5,684,180.73	5,682,653.08	5,686,397.58	5,685,101.98	5,678,280.07	5,678,186.00	5,677,548.72
Collections	11,208.32	303,322.85	2,229,933.43	3,961,301.50	4,493,973.39	4,795,345.18	4,910,935.95	5,002,794.49	5,110,911.55	5,160,040.97	5,182,936.93	5,202,931.77
Percentage	0.20	5.33	39.20	69.68	79.06	84.36	86.42	87.98	89.90	90.87	91.28	91.64

Levy 2009 (FY 09-10)

5,701,885.79	OCT 09	NOV 09	DEC 09	JAN 10	FEB 10	MAR 10	APR 10	MAY 10	JUN 10	JUL 10	AUG 10	SEP 10
Adjustments	-	7,424.84	16,530.13	14,684.93	14,684.93	(14,062.27)	(15,130.69)	(14,892.39)	(21,523.95)	(22,109.34)	(23,755.08)	(24,108.71)
Adjusted Levy	5,701,885.79	5,709,310.63	5,718,415.92	5,716,570.72	5,716,570.72	5,687,823.52	5,686,755.10	5,686,993.40	5,680,361.84	5,679,776.45	5,678,130.71	5,677,777.08
Collections	20,202.08	312,328.39	2,062,388.58	3,825,229.28	4,409,951.58	4,628,745.47	4,740,932.15	4,854,551.44	4,950,637.34	5,007,393.58	5,051,197.80	5,080,118.00
Percentage	0.35	5.47	36.07	66.91	77.14	81.38	83.37	85.36	87.15	88.16	88.96	89.47

Levy 2008 (FY 08-09)

5,024,376.42	OCT 08	NOV 08	DEC 08	JAN 09	FEB 09	MAR 09	APR 09	MAY 09	JUN 09	JUL 09	AUG 09	SEP 09
Adjustments	2,627.82	36,019.13	60,676.90	60,676.30	52,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,055.80	23,047.86	22,638.15
Adjusted Levy	5,027,004.24	5,060,395.55	5,085,053.32	5,085,053.32	5,076,499.89	5,053,553.53	5,051,531.92	5,048,240.58	5,047,432.22	5,047,432.22	5,047,424.28	5,047,014.57
Collections	58,594.96	304,883.37	1,731,394.12	3,322,372.84	3,910,956.49	4,110,332.08	4,204,850.46	4,313,453.83	4,404,354.93	4,469,283.70	4,497,381.41	4,525,948.61
Percentage	1.17	6.02	34.05	65.34	77.04	81.34	83.24	85.44	87.26	88.55	89.10	89.68

Levy 2007 (FY 07-08)

4,465,732.01	OCT 07	NOV 07	DEC 07	JAN 08	FEB 08	MAR 08	APR 08	MAY 08	JUN 08	JUL 08	AUG 08	SEP 08
Adjustments	5,634.29	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	70,208.10	75,527.65	75,857.78	75,857.78	71,443.44
Adjusted Levy	4,471,366.30	4,491,382.42	4,492,200.56	4,492,049.39	4,489,644.92	4,519,717.04	4,536,608.86	4,535,940.11	4,541,259.66	4,541,589.79	4,541,589.79	4,537,175.45
Collections	-	174,014.26	1,414,513.24	2,700,830.81	3,404,823.73	3,610,562.37	3,725,312.50	3,818,853.23	3,956,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.19	86.67	88.00	89.11	90.01

Levy 2006 (FY 06-07)

3,969,895.75	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjustments	652.70	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4,476.77	4,476.77	4,196.49	3,820.62	3,820.62
Adjusted Levy	3,970,548.45	3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37
Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,256.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18

Levy 2005 (FY 05-06)

3,624,334.79	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
Adjustments	11,601.05	27,324.77	27,418.24	26,296.99	25,427.27	25,748.58	25,804.16	25,728.96	25,963.46	25,963.46	25,282.63	24,069.10
Adjusted Levy	3,635,935.84	3,651,659.56	3,651,753.03	3,650,631.78	3,649,762.06	3,650,083.37	3,650,138.95	3,650,063.75	3,650,298.25	3,650,298.25	3,649,617.42	3,648,403.89
Collections	235,068.44	1,216,067.43	1,485,867.17	2,145,921.90	2,680,117.58	2,859,160.58	2,942,344.67	3,001,789.83	3,069,943.94	3,123,142.83	3,160,234.59	3,184,175.39
Percentage	6.47	33.30	40.69	58.78	73.43	78.33	80.61	82.24	84.10	85.56	86.59	87.28

PREPARED BY: Leroy Gonzales

July 19, 2023

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 8, 2023

Consider Approval of City Commission Meeting Minutes:

- June 27, 2023

- July 11, 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 27, 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
Marco “Markie” Villegas, Mayor Pro-Tempore
Ernesto “Neto” Guajardo, Commissioner
Adina “Dina” Santillan, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Leandro Sifuentes, Interim Chief of Police
Maria Beltran, Assistant Director of Finance
Adelaida Cordero, Director of Human Resources
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
Ruben Guajardo, Assistant Director of Parks & Recreation. PAL Director.

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:** Lupe Chavez addressed several concerns brought to his attention, including audits, spending patterns, and inflation, all of which are producing systemic failures. Trenchless Solutions' Mario Salazar presented the city with a window-frame image collage showcasing their efforts, expressing gratitude for being given the opportunity to work with the city. This organization, according to City Manager Benjamin Arjona, is highly trustworthy and skilled in its job.

Jose A. Ortega, who resides at 215 E. 18th Street in the Las Flores Subdivision, asked the City Commission to look into the cart port requirement. Mayor Mario Garza stated that he informed Mr.

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Arjona of the situation and that someone will go out to his location tomorrow to investigate. He went on to clarify that they would handle the situation case by case.

V. PRESENTATIONS

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

DISCUSSION: Commissioner Adina "Dina" Santillan inquired of Patrick Willingham, Director of Parks and Recreation, about the broken lighting at San Juan Municipal Park. Mr. Willingham stated that they had previously repaired the blown fuses and that they were now operational. Mayor Pro Tem Marco "Markie" Villegas asked Court Administrator Mary Enriquez how many judges the city has, to which Ms. Enriquez replied four, two of whom are volunteers. Mayor Pro Tem Villegas inquired about the quantity of court cases assigned to each judge. Ms. Enriquez stated that since COVID 19, every judge has done their arraignments independently. Mayor Mario Garza asked Interim Chief of Police Leandro Sifuentes whether they were already looking at National Night Out, to which Chief Sifuentes answered that he and Ruben Guajardo will be meeting to begin preparing the National Night Out. Mayor Garza suggested scheduling the event tours at the end of August, towards the start of the school year, so that other communities may join us.

VI. PUBLIC HEARING/ ORDINANCES

A. Hold a Public Hearing to Obtain Public Comment on the Proposed "Northside" Park Located off West Sioux Rd and Veterans Blvd, next to the City of San Juan Water Plant, to be Funded in Conjunction with the Texas Parks and Wildlife Local Parks Grant.

DISCUSSION: The following is the first of two public hearings required for Phase II of the Northside Park in conjunction with an application to the Texas Parks and Wildlife Local Parks Grant, according to Patrick Willingham, Director of Parks and Recreation. Mayor Mario Garza inquired whether this public hearing was for Phases I and II, to which Mr. Willingham responded that it was for Phase II because Phase I was already underway.

Mayor Mario Garza opened the public hearing at 6:20 p.m.

According to Lupe Chavez of South Pharr-Las Milpas, a grant for the Texas Wildlife Department, like state and federal programs, has stipulations that need a public hearing, which Mr. Willingham, Director of Parks and Recreation, completed today. Mr. Chavez stated that he is concerned about how the city allows the public to participate and that he has regularly requested a meeting with the City Manager and staff to discuss what he deems key issues. Mr. Chavez further stated that if he is unable to contact staff members owing to his position as a non-citizen, non-resident of the city, and vendor, he has a non-profit organization that will help them. Mr. Chavez indicated that he researched the municipal charter and believes he discovered that the city did not adhere to the city rules. A move to enable the individual to speak might have been made, but he believes the meeting minutes will be invalid since the city did not follow proper process. Furthermore, he added that the corporation that gave the city a gift, which he regarded illegal, Ricardo Palacios, the City Attorney, advised Mr. Chavez to limit his comments on the public hearing to a minimum, to which Mr. Chavez answered that his comments were about federal financing and whether the city was following its own processes. Mr. Palacios requested, for the second time, that his comments be kept for the agenda item, to which Mr. Chavez stated that when he contacts the state, he would inform them that the city broke their own charter in open meetings at the public hearing. Mr. Palacios asked Mr. Chavez if he had any other comments on the agenda item, to which Mr. Chavez responded that he was against due to the city's organizational structure. Mr. Chavez proceeded by mentioning the Pharr-San Juan-Alamo Independent School District partnership and information exchange. For the third time, Mr. Palacios asked Mr. Chavez to limit his comments to the item "Public Hearing Regarding Northside Park Located off West Sioux Rd. and Veterans

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Blvd. between the City of San Juan Water Plant Funded in Collaboration with Texas Parks and Wildlife." Mr. Chavez went on to add that if the process is not followed correctly, the city may lose funds. Mr. Palacios

informed Mr. Chavez that if he did not limit his comments to the agenda issue, he would request that he be removed from the meeting with the assistance of the Police Chief. Mr. Chavez stated that he would depart because of a misunderstanding.

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

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion Passed (4-0).

- B. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision No. 5, 6 and 7; Tract 1: being a 36.99-acre tract of land out of Lots 14 and 15, Stewarts Addition to the Conway Garden Subdivision and Tract 2: being a 3.03-acre tract of land out of Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by Esponjas Development, LTD.**

DISCUSSION: The planning department is reviewing a residential development at the southeast corner of Stewart and Hall Acres Road, according to Daniel Tijerina, Director of Planning. Furthermore, the City has a policy of annexing subdivisions that are reviewed and accepted within the city's ETJ. The City Commission passed Resolution 2023-20 on June 13, 2023, recognizing the petition for voluntary annexation and setting dates and times for public hearings. Mr. Tijerina noted that staff proposes that the first public hearing be approved.

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

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

Mayor Pro Tem Marco "Markie" Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (4-0).

- C. Hold a Public Hearing for the Voluntary Annexation Petition of the Proposed La Cantera Subdivision, being a 33.774-acre tract of land out of Lots 34, 37 and 38, San Juan Hacienda Estates Unit No. 1, located at the Northeast corner of Nebraska and Hall Acres Road, as Requested by Espino Construction, LLC.**

DISCUSSION: The planning department is pursuing a residential development at the northeast corner of Nebraska and Hall Acres Road, according to Daniel Tijerina, Director of Planning. The City's policy is to annex subdivisions that have been reviewed and authorized within the city's ETJ. The City Commission passed Resolution 2023-17 on April 25, 2023, recognizing the petition for voluntary annexation, and setting dates and times for public hearings. He indicated that the first public hearing was held on June 13, 2023, and that this would be the second public hearing for the above-mentioned voluntary annexation.

Mayor Mario Garza opened the public hearing at 6:28 p.m.

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

Commissioner Ernesto "Neto" Guajardo made motion to approved and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion Passed (4-0).

- D. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from General Business District (C-2) to the Multi-Family Residence District (R-MF) of a 1.21-acre tract**

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of land out of Lot 11, Block 6, John Clonser Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza.

Mayor Mario Garza made motion to untabled the item and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passes (4-0).

DISCUSSION: Daniel Tijerina, Director of Planning stated that he was on receipt of an email where the requestor is asking to withdraw his application.

No Action

- E. 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 a 4.87-acre tract of land out of Lot 11, Block 6, John Clonser Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza.**

Mayor Mario Garza made motion to untabled the item and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (4-0).

DISCUSSION: Daniel Tijerina, Director of Planning, stated this land lies behind the applicant's purchase of a 6.36-acre plot along FM 495 to the west of the Rio Bank. The plan seeks to change the zoning of the property's back half from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF). Staff mailed a notice of the public hearing before the Planning and Zoning Commission to forty-eight (48) property owners within a 200-foot radius, and the Planning Commission convened a public hearing. Mr. Tijerina indicated that while staff recommended approval, the Planning and Zoning Commission recommended denial.

Mayor Mario Garza opened the public hearing at 6:31 p.m.

The applicant, Rafael Mendoza, stated that the decision to withdraw the original request was based on a study of the business route. Mr. Mendoza indicated that staff recommended approval since the project would provide significant tax income for the city. Because this project will have access to the major route, 495 FM, it will not affect traffic in the adjacent areas. The goal is to establish a full community in urban planning. The commercial portion would allow local firms to expand, while the residential properties would help these businesses grow. He added that the proposal is now only for rezoning and reminded them that this is a modest 13-lot development designed for a gated, one-story home high-end fourplex. Commissioner Adina “Dina” Santillan asked about the accessibility for the back residents. Mr. Tijerina stated that he presumes is an internal street coming off 495.

Mayor Mario Garza closed the public hearing at 6:37 p.m.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (4-0).

- F. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Manufacture Home District (R-MH) to a Multi-Family Residence District (R-MF) of a 54.72-acre tract of land out of Lot 1, Block 47, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of Owassa and Raul Longoria Road, as Requested by Mario Salinas.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this property is located at the southwest corner of Owassa and Raul Longoria Road, a total of 54.72 acres currently zoned Manufactured Home

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District (R-MH). The request is to rezone to a Multi-Family Residence District (R-MF). A public hearing was held before the planning and zoning commission. Staff mailed a notice of the public hearing before the Planning and Zoning Commission to forty-nine (49) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Mr. Tijerina stated that staff and the Planning and Zoning Commission recommended approval of the request.

Mayor Mario Garza opened the public hearing at 6:39 p.m.

Mayor Mario Garza closed the public hearing at 6:39 p.m.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (4-0).

VII. APPOINTMENTS

A. Consider Appointment of One (1) Board Member to the San Juan Noche de Paz Pageant Board.

DISCUSSION: Brenda Escalante, City Secretary, stated that the San Juan Noche de Paz Pageant Board received five (5) new members at the City Commission meeting on May 31, 2023. Staff recommended that one (1) new member be nominated to replace recently appointed Rachel Molina, who declined the position.

Commissioner Adina “Dina” Santillan made motion to nominate Maribel Martinez and was seconded by Mayor Pro-Tem Marco “Markie” Villegas. Motion Passed (4-0).

B. Consider Removal and Appointment of Board Members to the San Juan Housing Authority Board.

DISCUSSION: Mayor Mario Garza thank former Commissioner Fred Rodriguez and announce his resignation to the board. And as Mayoral appointment Mayor Garza appointed Juan Cadena Jr. to the San Juan Housing Authority.

VIII. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS

A. Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 5, being a 7.51-acre tract of land out of Lot 14, Stewarts Addition, located at the Southeast corner of Stewart and Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning, stated this item is for Valley Ranch No. 5, located at the Southeast corner of Stewart and Hall Acres Road. He is proposing a six-acre residential subdivision. The request was presented to the Planning and Zoning Commission. Water service will be provided by the Military Highway Water Supply Corporation. Sewer service will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet from the existing fire hydrant. Water lines shall be looped to the 8-inch water line, as per San Juan Fire Department requirements. Mr. Tijerina stated staff recommended approval, and the Planning and Zoning Commission recommended approval with a (4-0-1).

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (4-0).

B. Preliminary and Final Plat Approval of the Valley Ranch Subdivision No. 6, being a 21.07-acre tract of land out of Lot 14, Stewarts Addition, located at the Southeast corner of Stewart and Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc.

No Action

IX. CONTRACTUALS

- A. Discussion and Consideration to Approve an Agreement with Troy & Banks for Audit Services, Examine Relevant Accounting Data on Franchise/Tax from our Local Cable Provider.

No Action

X. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer’s Permit) at Guadalajara Express Restaurant located at 205 W. Nolana Avenue Suite 8, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Guadalajara Express Restaurant, LLC.
- B. Consider Second and Final Reading of an Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of Lots 5, 6 and 7, Block 1, Granada Village Subdivision, as Requested by Camarillo Construction, LLC.
- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Operate a Drive-Thru Business at 902 W. IH 2, legally described as Lot 3A, Re-plat of Lots 3 and 4, Texas National Subdivision, as Requested by Whataburger Restaurant.
- D. Consider Approval of the Budget Expenditure Report for the Month of May 2023.
- E. Consider Approval of the Tax Collection Report for the Month of May, 2023.
- F. Consider Approval of City Commission Meeting Minutes:
- October 12, 2021
- January 17, 2023

Mayor Pro Tem Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (4-0).

XI. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551 et seq., and 551.071 Consultation with Attorney.
1. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for Event to be held on September 30, 2023, Hosted by Keep San Juan Beautiful Board.

Commissioner Adina “Dina” Santillan made motion to enter into executive session at 6:49 p.m. and was seconded Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (4-0).

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 27, 2023
XII. RECONVENE**

Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 7:11 p.m. and was seconded by Commissioner Adina “Dina” Santillan. 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, 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 Event to be held on September 30, 2023, Hosted by Keep San Juan Beautiful Board.**

Mayor Mario Garza made motion to approve as discussed under executive session and was seconded by Commissioner Ernesto “Neto” Guajardo (4-0).

XIII. ADJOURNMENT

Commissioner Ernesto “Neto” Guajardo made motion to adjourn at 7:11 p.m. and was seconded by Commissioner Adina “Dina” Santillan. 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 11, 2023

TIME: 12:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Marco “Markie” Villegas, Mayor Pro-Tempore
Ernesto “Neto” Guajardo, Commissioner
Adina “Dina” Santillan, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Leandro Sifuentes, Interim Chief of Police
Maria Beltran, Assistant Director of Finance
Veronica Hernandez, HR Generalist
Armandina Sesin, Library Director
Patrick Willingham, Director of Parks & Recreation
Monica Gomez, Assist. 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
Ruben Guajardo, Assistant Director of Parks & Recreation. PAL Director.

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 12:00p.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:**
There were no comments.
- V. 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 the property legally described as 9.59-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates, as Requested by Mario Anaya.**

No Action

- B. Hold a Second and Final Public Hearing to Obtain Public Comment on the Proposed "Northside" Park Located of West Sioux Rd and Veterans Blvd, next to the City of San Juan Water Plant, to be Funded in Conjunction with the Texas Parks and Wildlife Local Parks Grant.**

Mayor Mario Garza open the public hearing at 12:02 p.m.

DISCUSSION: Patrick Willingham, Director of Parks and Recreation, responded to Mayor Mario Garza's request for an update on the park stating that brush and debris had been removed and the area had been cleaned.

Mayor Mario Garza closed the public hearing at 12:03 p.m.

Mayor Pro Tem Marco "Markie" Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (4-0).

VI. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS

- A. Discussion and consideration to Award RFB NO. 23-012-06-16 City of San Juan, Alta Vista Subdivision Water Line & Sanitary Sewer Improvements Project and Authorize the City Manage to Execute all Related Documents as Needed to the Most Responsible Bidder.**

DISCUSSION: Lori Maldonado stated that on May 31, 2023, and June 7, 2023, staff advertised in the Advance Newspaper to Solicit Bid Proposals for RFB NO. 23-012-06-16 City of San Juan Alta Vista Water Line and Sanitary Sewer Improvements Project. On June 6, 2023, a Pre-Bid Conference was held, and a Bid Opening was held on June 20, 2023. Bids were submitted by the following:

1. RBM CONTRACTORS
2. M.J.A. CONSTRUCTION, LLC
3. RDH SITE AND CONCRETE, LLC
4. MOR-WIL, LLC
5. MCALLEN MULTI SERVICE
6. SAENZ UTILITY CONTRACTORS

Mrs. Maldonado stated that TRIMAD Consultants LLC recommended awarding RFB NO. 23-012-06-16, City of San Juan Alta Vista Water Line and Sanitary Sewer Improvements Project, to RBM Contractors, L.L.C. as they were the lowest bidder.

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

VII. RESOLUTIONS

- A. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for the 2022 Operation Stonegarden-Hidalgo County Application to the Office of the Governor, Homeland Security Grants Division for the City of San Juan.**

DISCUSSION: Leandro Sifuentes, Police Chief explained that the purpose of this resolution was to submit a grant request for a \$150,000 grant to the Office of the Governor. According to Chief Sifuentes, these money will be used to cover the cost of the operation's equipment as well as the overtime hours spent by the officers and dispatchers. This project has no matching resources.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JULY 11, 2023**

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (4-0).

VIII. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 4.87-acre tract of land out of Lot 11, Block 6, John Closner Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza.**
- B. Consider Second and Final Reading of an Ordinance for a Rezoning Request from Manufacture Home District (R-MH) to a Multi-Family Residence District (R-MF) of a 54.72-acre tract of land out of Lot 1, Block 47, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of Owassa and Raul Longoria Road, as Requested by Mario Salinas.**

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0).

IX. EXECUTIVE SESSION

Mayor Mario Garza stated that the San Juan City Commission will not convene in 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 et seq., and 551.071 Consultation with Attorney.**
 - 1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning TXDOT Proposed Street Modifications.**

X. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting, 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 TXDOT Proposed Street Modifications.**

XI. ADJOURNMENT

Mayor Pro Tem Marco “Markie” Villegas made motion to adjourn at 12:08 p.m. and was seconded by Mayor Mario Garza. Motion Passed (4-0).

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JULY 11, 2023**

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary