



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

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

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Tuesday, January 23, 2024

REGULAR MEETING AGENDA 6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. Presentation on a Proclamation Honoring the Memory of José Luis Santillán.

B. Presentation on the Upcoming 2024 Friendly City 5K. [Ruben Guajardo, Interim Director of Parks and Recreation]

C. Presentation on Departmental Reports: Department of Parks and Recreation, Department of Finance, and Department of Utilities.

1. Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Interim Director of Parks and Recreation]

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

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

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from a Single-Family Residence District (R-S) to Heavy Commercial District (C-3) of a 1.12-Acre Tract of Land out of Lot 13, Block 43, Alamo Land and Sugar Company's Subdivision, Located at the Northwest Corner of Sioux and Cesar Chavez Road, as Requested by Raul Calera. [Daniel Tijerina, Director of Planning]**
- B. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to Operate a Drive-Thru Business and the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer's Permit) for Off-Premise Consumption at "Iced Iced Baby" Drive-Thru Located at 912 E. Business 83, Legally Described as Lot 1, Mireles Subdivision, as Requested by Iced Iced Baby, LLC. [Daniel Tijerina, Director of Planning]**
- C. 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 "Los 3 Pachines" Restaurant Located at 111 W. Nolana Avenue, Suites 1-2, Legally Described as Lot 2, Circle K #9123 Subdivision, as Requested by Los 3 Pachines, LLC. [Daniel Tijerina, Director of Planning]**
- D. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to Operate "Yuri's Event Center" at 2003 N. Veterans Boulevard, Suites 1-2, Legally Described as Porciones Center Lot 1, Requested by Yuridia B. Sandoval. [Daniel Tijerina, Director of Planning]**
- E. 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 "El Mezquite Pollos Asados" Located at 205 W. Nolana Avenue Suites 5-6, Legally Described as Lot 1, San Juan Plaza Subdivision, as Requested by Javier and Idalia Hernandez. [Daniel Tijerina, Director of Planning]**

VII. RESOLUTIONS

- A. Consideration and Action to Adopt a Resolution to Approve the Final Workplan and Budget for Fiscal Year 37 (2024) for the Hidalgo County Urban County Program. [Daniel Tijerina, Director of Planning]**
- B. Consideration and Action on a Resolution to Approve the Waterline Access Agreement between the North Alamo Water Supply Corporation, the City of San Juan and Lubin Properties, LLC.**

[Daniel Tijerina, Director of Planning]

- C. Consideration and Action on a Resolution Authorizing the City of San Juan to Submit and Accept an Award from the US Department of Justice COPS Grant. [Chief of Police, Leandro Sifuentes]
- D. Consideration and Action on a Resolution Authorizing the City of San Juan to Submit and Accept a Body Worn Camera Grant Award from the (OOG) Office of the Governor. [Leandro Sifuentes, Chief of Police]

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

- A. Preliminary and Final Plat Approval of The Heights at Raul Longoria Being a 9.61-Acre Tract of Land out of Lots 1, 2 and 3, Los Acres Subdivision, Located Approximately a Quarter of a Mile North of Nolana Avenue, Along the East Side of Raul Longoria Road, as Requested by Pablo Soto, Jr. [Daniel Tijerina, Director of Planning]
- B. Preliminary and Final Plat Approval of the Monaco Estates Subdivision Being a 6.368-Acre Tract of Land out of Lot 11, Block 6, John Closner Subdivision, Located Approximately a Half a Mile West of Raul Longoria Road, along the North Side of FM 495, as Requested by Garza-Garza Consulting Engineers. [Daniel Tijerina, Director of Planning]
- C. Discussion and Possible Action on the San Juan Municipal Court Amnesty Program Beginning February 5, 2024. [Mary Enriquez, Court Administrator]
- D. Consider Approval of a Budget Amendment in the Amount of \$145,386.96 to Increase the Line Items for Revenue (Other Financing Sources) and Expenditures (Building-Repair & Maintenance) for General Fund, Sanitation Fund and Utility Fund Payment Received From TML Risk Pool (Insurance). [Leroy Gonzales, Director of Finance]
- E. Consider Authorizing the City Manager to Declare Vehicles as Salvage and Surplus Property. [Ruben Guajardo, Interim Director of Parks and Recreation]
- F. Discussion and Possible Action to Accept a Proposal for the Preliminary Design of the San Juan Police Department Building Expansion in the Amount of \$25,000.
- G. Discussion and Possible Action to Accept a Proposal for the Preliminary Design of the New Downtown Conference Center in the Amount of \$40,000.

IX. CONSENT AGENDA

- A. Consider Approval of the Tax Collection Report for the Month of October 2023. [Leroy

Gonzales, Director of Finance]

B. Consider Approval of the Tax Collection Report for the Month of November 2023. [Leroy Gonzales, Director of Finance]

C. Consider Approval of City Commission Meeting Minutes:

- August 8, 2023
- August 22, 2023
- January 9, 2024

X. EXECUTIVE SESSION

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

1. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action on Legal Issues Relating to Administrative Policies and/or Procedures for Department of Sanitation Accounts and Department of Utilities Accounts.

XI. RECONVENE

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

1. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action on Legal Issues Relating to Administrative Policies and/or Procedures for Department of Sanitation Accounts and Department of Utilities Accounts.

XII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 19th day of January 2024 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 _____, 2024.

OFFICE OF THE CITY SECRETARY



PROCLAMATION

José Luis Santillán

WHEREAS, family and friends will forever treasure their memories of José Luis Santillán of San Juan, who passed away on February 19, 2022, at the age of 72; and

WHEREAS, a lifelong resident of San Juan, José Luis Santillán was born on July 21, 1949, to Gilberto and María Leal Santillán, who raised him along with his 10 siblings; his father instilled in him a strong work ethic, while his mother inspired his deep religious faith; he earned a master's degree from Pan American University and went on to pursue a career in education; after eventually retiring as an assistant superintendent for Valley View ISD, he continued working as a consultant for the Texas Education Agency; and

WHEREAS, deeply devoted to his community, Mr. Santillán successfully ran for the first of three consecutive terms as a San Juan City Commissioner in 1996; he also served as Vice President for the San Juan Economic Development Corporation and gave of his time as a volunteer youth coach for many years with football, basketball, and baseball; and

WHEREAS, Mr. Santillán's loving family included his wife of 48 years, Rachel Santillán, his daughters, Dina, Jennifer, and Ellie, and his grandchildren, Taylor, Andrew, Sara, and Ryan; he embraced "Sí se puede" as his personal mantra, inspiring everyone who knew him through his perseverance and dedication in his daily life and medical battles; and

WHEREAS, although José Santillán is deeply missed, he will forever be remembered with extreme praise, admiration, and deep affection by his cherished family and by the countless other individuals whose lives he touched.

NOW, THEREFORE, Be It Resolved that I, Mario Garza, by the power vested in me as Mayor of the City of San Juan, along with Mayor Pro-Tempore Marco "Markie" Villegas, Commissioner Adina "Dina" Santillan, Commissioner Ernesto "Neto" Guajardo, and Commissioner Leonardo "Lenny" Sanchez do hereby issue this 23rd day of January, 2024, this proclamation to pay tribute to the memory of José Luis Santillán and to his wife, Rachel Santillán; to his daughters, Dina Santillán, Jennifer Vasquez, and Ellie Santillán; to his grandchildren, Taylor Santillán (Daisy Gonzalez), Andrew Vasquez, Sara Vasquez, and Ryan Drew Gongora; to his siblings, Esperanza Stockwell, Irma, Fernando, Francisco, Gracie, and Maricela Santillán, Gilberto Santillán Jr., María Elena McDonald, Rosario Mancha, and Criselda Ortega; to his half-sisters, San Juana Fonseca and Enedelia Fonseca; and to his many other relatives and friends.

IN WITNES WHEREOF, I have hereunto set my hand and caused the seal of the City of San Juan to be affixed on this 23rd day of January 2024.



CITY OF SAN JUAN, TEXAS

ATTEST:

Mario Garza, Mayor

Brenda Escalante, City Secretary



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

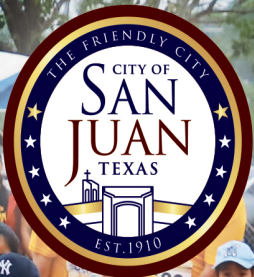
MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Ruben Guajardo, Asst Parks Director

DATE: 01/18/2024

SUBJECT: Presentation on the Upcoming 2024 Friendly City 5K. [Ruben Guajardo, Interim Director of Parks and Recreation]



*SHIRT
DEADLINE
1/28/24

SHIRT



MEDAL

REGISTRATION FEES

\$15

BIKE RIDE
5 MILES WITH
POLICE BIKE PATROL
SHIRT & MEDAL

\$25

5K RUN
SHIRT & MEDAL

\$10

FUN RUN
1 MILE
MEDAL ONLY

SATURDAY - FEBRUARY 17, 2024

FUN RUN - 8 A.M. • 5K - 8:30 A.M. • BIKE RIDE - 9:30 A.M.

REGISTER TODAY! - SJTX.US

SAN JUAN SPORTS COMPLEX

1419 S. SAN ANTONIO AVE., SAN JUAN, TX 78589

REGISTRATION FOR THE BIKE RIDE WILL BE HELD AT THE SAN JUAN
PARKS AND RECREATION OFFICE AND ON-SITE THE DAY OF THE EVENT.

PROCEEDS TO BENEFIT THE SAN JUAN POLICE ATHLETIC LEAGUE



SAN JUAN PARKS & RECREATION OFFICE
316 E. 8TH ST., SAN JUAN, TX 78589 - 956.223.2350



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Ruben Guajardo, Asst Parks Director

DATE: 01/18/2024

SUBJECT: Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Interim Director of Parks and Recreation]

For December 2023, we have the following to report:

Parks Division - Staff continues to maintain the grounds of our city parks and departmental buildings as needed. During the month of December 2023, our staff addressed the following areas.

- Parks staff has continued to maintain our athletic fields by watering and grooming them in preparation for the Winter Tournaments and leagues our city will be hosting.
- Staff prepared and coordinated the assembly of all Christmas decorations, lighting, and construction of our city Christmas tree.
- Staff also assisted the city secretary with setting up and take-down for our annual Christmas Party.
- Staff assisted with our Noche de Paz event by preparing items needed for our festivity and assisting with street closures for our Christmas parade and clean up.

Recreation Division-

WINTER LEAGUES:

- Girls Basketball, Boys Soccer, and Winter Baseball League teams were created, coaches/parents were notified, schedules developed and officials scheduled. Practices and games did begin. There is a total of 15 Girls Basketball teams playing in four divisions: Kinder-1st, 2nd-3rd, 4th-5th grades, and 6th grade, with games played at Garza-Pena, Raul Yzaguirre

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MS, Austin MS and Murphy MS.

- Winter Baseball has two divisions, 6U & 8U, with a total of 6 teams with games played at Municipal Park.
- The Boys Soccer league has 29 teams playing in four divisions: Kinder-1st, 2nd-3rd, 4th-5th, and 6th grade with games played at Municipal Park, and 6th grade will play games in San Juan or Pharr. Games did begin the week of December 13.
- Due to the holiday season and PSJA ISD school closure, we will pause scheduled play for the remainder of December and resume play on Tuesday, January 9th.

Noche de Paz 2023-

- Noche de Paz 2023, our entire department assisted with the Noche de Paz event. From the set-up and the teardown, it was an amazing and successful event. It was a total team effort by all City of San Juan departments.

Building Maintenance Division-

- Staff has continued their daily and weekly cleaning, repairing, and maintaining all city buildings. Along with coordinating the Amigo del Valle Rentals and Library set-ups for weekly meetings as needed.
- Staff also assisted with our Noche de Paz event by keeping areas clean and maintained during the event.

San Juan Parks Board-

- Due to a lack of quorum, a December meeting was not held.

San Juan Police Athletic League (PAL)-

- San Juan PAL held its 3rd Annual Shop with a First Responder event on December 12th, 2023. In collaboration with the PSJA Special Education Department, students from San Juan schools were joined by First Responders from the City of San Juan, PSJA ISD, and our constable's office for a fun morning of shopping and a luncheon. Through donations from local businesses, San Juan PAL was able to provide 27 students with WALMART gift cards to help brighten their Christmas Holiday.
- Due to a lack of quorum, a December meeting was not held.

UPCOMING EVENTS-

- February 17, 2024 – Friendly City 5K Fun Run/Walk and Bike Ride.



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Adina “Dina” Santillan

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Leroy Gonzales, Director of Finance

DATE: 01/12/2024

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

8 STAFF MEMBERS

Maintained 26 funds, assisted 24 departments and posted 511 journal entries, issued 1,043 disbursement checks, 155 Bank Drafts and processed 1,918 payroll checks and direct deposits, through the months of December, 2023.

October Sales Tax 8.59% Increase of \$41,304 Compared to last year.

Audit FY 2022/2023 Started on November 21, 2023

Reconciled 11 Bank Accounts

Budget Adjustments (7)

Budget Amendments (0)

Internal Budget Amendments (0)

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Manage a 32.8 million budget

- General Fund Budget of 17.6 million
- Utility & Sanitation Fund 4.8 million
- Stormwater Fund 305 thousand
- Debt Service Fund 3.8 million
- Sanitation Fund 3.9 million
- Other Funds 2.7 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 7,250 water, 10,663 sewer and Brush 9,995 accounts.
- North Alamo Water Supply Corporation service 3,413 sewer accounts and Garbage and Brush 2,888 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 (52)

Service Orders

1. Connects	68
2. Meter information	15
3. Disconnect	30
4. Dead Meters Change	02
5. Past Due Notice	1,911
6. Cut List/11th	193
7. Cut List Register	39

Payments are made by

48 % paid in person
1 % juniors
45 % online
4 % bank drafts
2 % other locations

- Staff of 9 Employees

Purchasing Division

Purchasing Description

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

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

Activity through December 2023.

• Purchase Orders Issued	1,387
• Purchase Order Changes/Voids	34
• Bid Openings	4
• Public Auction	0



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Adina “Dina” Santillan

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Juan Martinez

DATE: 01/16/2024

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

Texas Drought Outlook

- 39% of Texas is in a drought (01/01/2024)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 21.65%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,511
- Sewer Connections – 10,252 (3,357 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 72,636 MG
- Combined Gallons Produced: 66,589 MG

Water Treatment Facility No. 1

- 0.183 MG treated
- 30.283 MG delivered
- 27.83 MG Transferred from WTF No. 2
- 0.0 MG RAW (Reservoir)
- 0.072 MG Backwash
- 0 MG Well

Water Treatment Facility No. 2

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

- 72.453 Treated
- 36.306 MG Delivered
- 27.83 MG Transferred to WTF No. 1
- 64.35 MG RAW (Reservoir)
- 1.77 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 – 02
- Taps – 03
- Locates - 20

Water Loss

- Reported – 92,500 gals
- Unreported – 25,200 gals

Hydrants

- Flushed – 17
- Repaired/Replaced – 2
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 09
- Repaired/Replaced – 0

Utility Billing

- Work Orders –03

We Continue Our Hydrant and Valve Maintenance

Wastewater Treatment Facility

- Treated – 69.707 MG
- Wetland –3.011 MG
- 380 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

Work orders - 37

- Sewer Main Repaired – 0
- Sewer Backups Reported –12
- Sewer Backups Cleared – 12
- Odor Complaints – 02
- Locates –21
- Replaced Manhole covers – 02
- Unauthorized Discharges - 0

Administration

Financials

- Administration – 81.79 %
- Water Treatment – 66.30 %
- Distribution: – 85.14 %
- Sewer Collection – 74.96 %
- Wastewater Treatment – 76.12 %

Projects

- WTF No. 2 Pending TWDB Budget Approval
- WWTF Rehab Design – 100% Complete (CHC) Pending Constructability Review
- LS 13 – Construction of Lift Station 13 at 80%.
- Alta Vista Subdivision Waterline Improvement Project RBM Contractors, LLC. at 39%.
- Alta Vista Subdivision Sanitary Sewer Improvement Project RBM Contractors, LLC at 63%.
- SGT Leonel Trevino Sanitary Sewer Improvement Project Completed 12/11/2023 O.M.T UTILITIES.
- SGT Leonel Trevino Reservoir Magnetic Flow Meter Project Completed 12/13/2023, RGV Industrial Machine Shop & Pumps, LLC.

Certification

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

-

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from a Single-Family Residence District (R-S) to Heavy Commercial District (C-3) of a 1.12-Acre Tract of Land out of Lot 13, Block 43, Alamo Land and Sugar Company's Subdivision, Located at the Northwest Corner of Sioux and Cesar Chavez Road, as Requested by Raul Calera. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is trying to rezone a 1.12-acre tract located at the Northwest corner of Sioux and Cesar Chavez Road, from residential to heavy commercial district.

The Comprehensive Plan establishes this property as a retail/commercial/office, which includes all types of businesses, from small shops to restaurants to large stores, to car dealerships.

The surrounding properties consist of a mixture of single-family uses along Sioux Road and commercial uses along Cesar Chavez Road. A subdivision plat will be required in order to make any improvements to the property.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to four (4) property owners within a two hundred (200) foot radius and received no comments in favor or against this application.

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 – 11/16/2023
CITY COMMISSION – 01/23/2024
DATE PREPARED – 01/16/2024

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Rezoning Request from Single-Family Residence District (R-S) to Heavy Commercial District (C-3)
APPLICANT:	Raul Calera
AGENT:	N/A
LEGAL:	Being a 1.12- acre tract of land out of Lot 13, Block 43, Alamo Land and Sugar Company's Subdivision
LOCATION:	The property is located at the Northwest corner of Sioux and Cesar Chavez Road
LOT/TRACT SIZE:	1.12-acre
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Heavy Commercial District (C-3)
EXISTING ZONING:	Single-Family Residence District (R-S)
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Residential; Single-Family Residence District (R-S) <i>South</i> – Church; Single-Family Residence District (R-S) <i>East</i> – Outside City Limits <i>West</i> – Vacant; Single-Family Residence District (R-S)
ACCESS AND CIRCULATION:	This property has access along Sioux and Cesar Chavez Road.
PUBLIC SERVICES:	Water service will be provided by the North Alamo Water Supply Corporation; sewer will be provided by the city.
RECOMMENDATION:	Staff recommends denial of the rezoning request.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is trying to rezone a 1.12-acre tract located at the Northwest corner of Sioux and Cesar Chavez Road, from residential to heavy commercial district.

The Comprehensive Plan establishes this property as retail/commercial/office, which includes all types of businesses from small shops to restaurants to large stores, to car dealerships.

The surrounding properties consist of mixture of single-family uses along Sioux Road and commercial uses along Cesar Chavez Road. A subdivision plat will be required in order to do any improvements to the property.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to four (4) property owners within a two hundred (200) foot radius and received no comments in favor or against this application.

ATTACHMENTS:

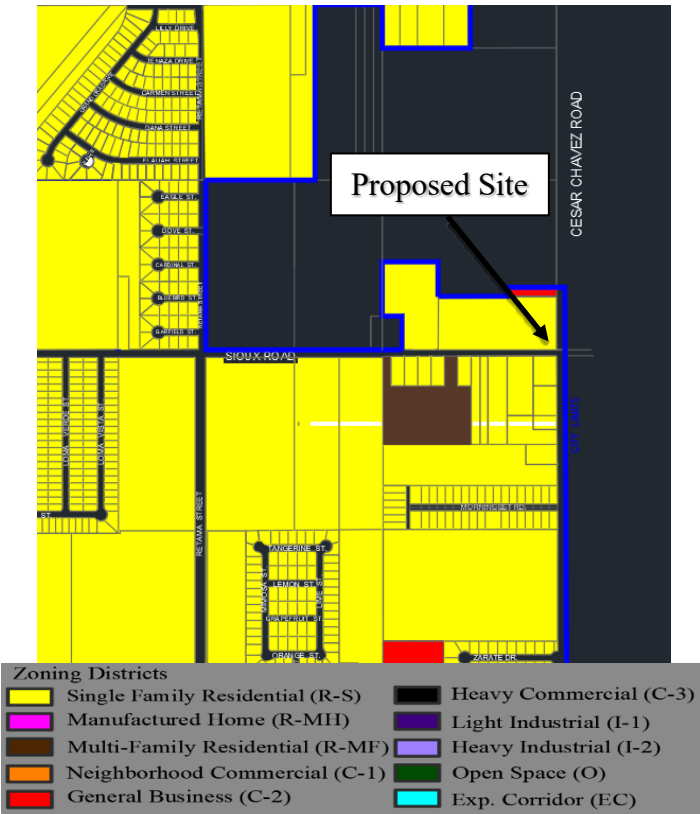
Location Map
Aerial Photo
Zoning Map
Survey of property
List of neighboring property owners receiving notice
Ordinance



Proposed Site



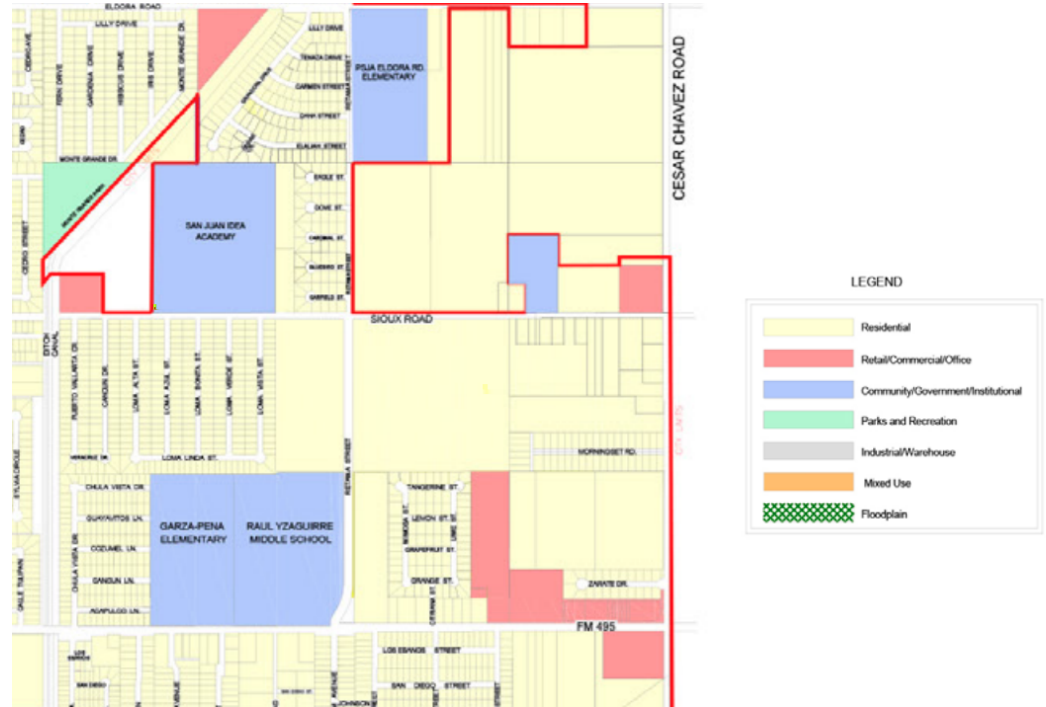
Proposed Site



Zoning Map

**REZONING REQUEST
RAUL CALERA
JANUARY 23, 2024**

PAGE 4



Comprehensive Plan



ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE NO. 98-006, THE ZONING ORDINANCE OF THE CITY OF SAN JUAN, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO HEAVY COMMERCIAL DISTRICT (R-MF) FOR A PROPERTY LEGALLY DESCRIBED AS A 1.12-ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 43, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, LOCATED AT THE NORTHWEST CORNER OF SIOUX AND CESAR CHAVEZ ROAD, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

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

The zoning district of the property legally described as 1-12-acre tract of land out of Lot 13, Block 43, Alamo Land and Sugar Company Subdivision, located at the Northwest corner of Sioux and Cesar Chavez Road, shall be changed to Heavy Commercial District (C-3) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 23rd day of January, 2024.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2024.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Metes and Bounds

Exhibit A

A 1.12 acre tract of land out of Lot 13, Block 43, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas, said 1.12 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of Lot 13, Block 43, Alamo Land and Sugar Company's Subdivision, Thence North 81 degrees 28 minutes 09 seconds West, with the South line of Lot 13, Block 43, Alamo Land and Sugar Company's Subdivision, a distance of 50.00 feet, Thence North 08 degrees 31 minutes 51 seconds East, a distance of 40.00 feet to a half (1/2) inch iron rod with a yellow cap stamped Melden and Hunt (cap) found at the intersection of the North right of way line of Sioux Road and the West right of way line Cesar Chavez Road for the Southeast corner of this tract of land;

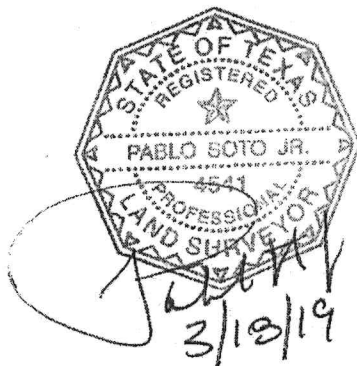
THENCE North 81 degrees 28 minutes 09 seconds West, with the North right of way line of said Sioux Road, a distance of 289.00 feet to a half (1/2) inch iron rod with cap found for the Southwest corner of this tract of land;

THENCE North 08 degrees 31 minutes 51 seconds East, a distance of 168.71 feet to a half (1/2) inch iron rod with cap found for the Northwest corner of this tract of land;

THENCE South 81 degrees 28 minutes 09 seconds East, a distance of 289.00 feet to a half (1/2) inch iron rod with cap found at the West right of way line of said Cesar Chavez Road for the Northeast corner of this tract of land;

THENCE South 08 degrees 31 minutes 51 seconds West, with the West right of way line of said Cesar Chavez Road, a distance of 168.71 feet to the POINT OF BEGINNING, containing 1.12 acres, more or less.

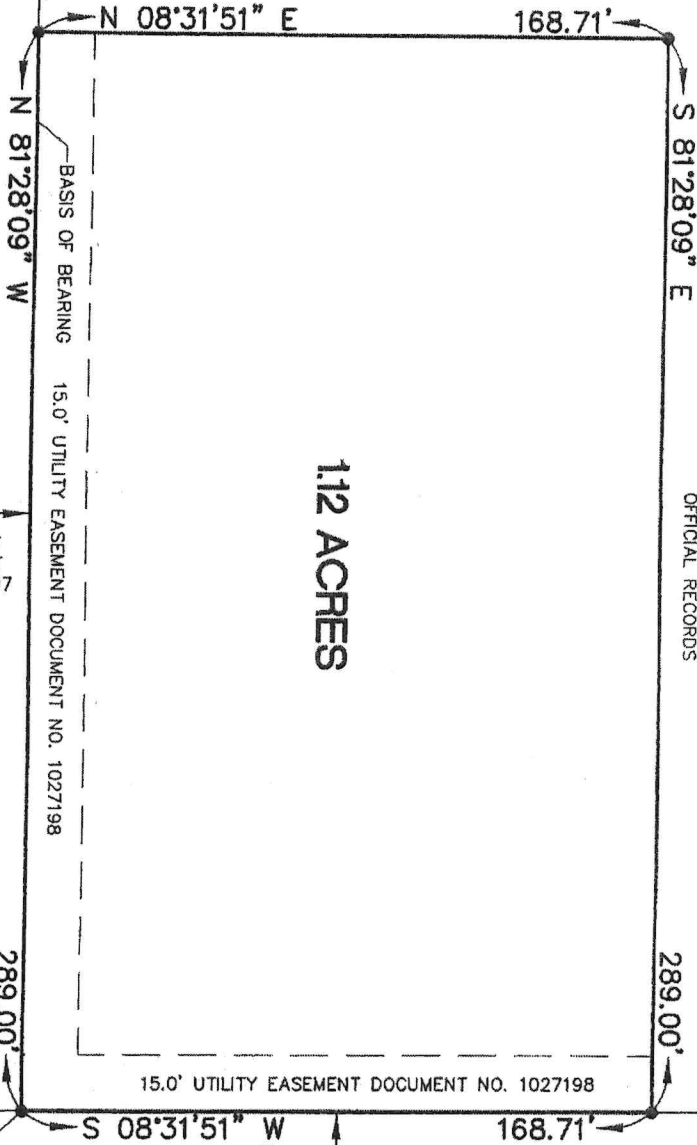
I, Pablo Soto, Jr., hereby state that the above metes and bounds are true and is the result of an actual survey performed on the ground under my direction.



RAUL CALERA
GENERAL WARRANTY DEED
DOCUMENT NO. 2711198
OFFICIAL RECORDS

RAUL CALERA
GENERAL WARRANTY DEED
DOCUMENT NO. 2711198
OFFICIAL RECORDS

1.12 ACRES



SIoux ROAD

CESAR CHAVEZ ROAD

JOB NUMBER
SUR 19 021

LEGEND
• FD. 1/2" IRON ROD W/ YELLOW
CAP STAMPED MELODEN & HUNT



POC
SOUTHEAST CORNER
LOT 13, BLOCK 43

PABLO SOTO JR., P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

1208 S. IRONWOOD ST.
PHARR, TEXAS 78577
TEL. (361) 460-1065

PLAT SHOWING

A 1.12 ACRE TRACT OF LAND OUT OF LOT 13,
BLOCK 43, ALAMO LAND AND SUGAR COMPANY'S
SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER
MAP RECORDED IN VOLUME 1, PAGES 24-26,
MAP RECORDS OF HIDALGO COUNTY, TEXAS.

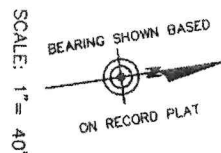
SURVEYED: MARCH 15, 2019

REQUESTED BY: RAUL CALERA

FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

I, PABLO SOTO JR., CERTIFY
THAT THE ABOVE PLAT IS AN ACTUAL
SURVEY MADE ON THE GROUND UNDER
MY SUPERVISION AND THAT THERE ARE NO
VISIBLE EASEMENTS OR ENCROACHMENTS
EXCEPT AS SHOWN AND THAT ALL CORNERS
HAVE BEEN LOCATED AS INDICATED.

PABLO SOTO JR., DATE



Rezoning Request from Single- Family Residence District (R-S) to Heavy Commercial District (C-3) of a 1.12-acre tract of land out of Lot 13, Block 43, Alamo Land and Sugar Company's Subdivision, located at the Northwest corner of Sioux and Cesar Chavez Road, as Requested by Raul Calera.

Raul Calera
2110 N. Cesar Chavez Rd.
San Juan, Tx 78589

Rio Grande Valley Apostolic
Church
2021 N. Cesar Chavez Rd.
San Juan, Tx 78589

Cruz Pablo Alegria & Berenice
Gonzalez
1301 E. Sioux rd.
San Juan, Tx 78589

Ester Alicia Salazar
123 Amy Dr.
San Juan, Tx 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to Operate a Drive-Thru Business and the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) for Off-Premise Consumption at “Iced Iced Baby” Drive-Thru Located at 912 E. Business 83, Legally Described as Lot 1, Mireles Subdivision, as Requested by Iced Iced Baby, LLC. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit to Operate a Drive-Thru Business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption. He is taking over El Grullo Drive-Thru, which was approved by the city in February 2023.

The proposed days and hours of operation are Monday to Sunday, from 10:00 a.m. to 10:00 p.m.

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

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to five (5) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

RECOMMENDATION:

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

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/22/2024
CITY COMMISSION – 01/23/2024
DATE PREPARED – 01/12/2024

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit to Operate a Drive-Thru Business and the Sale of Alcoholic Beverages (BG - Wine and Malt Beverage Retailer's Permit) for Off-Premise Consumption at "Iced Iced Baby" Drive-Thru

APPLICANT: Iced Iced Baby, LLC.

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 1, Mireles Subdivision

LOCATION: 912 E. Business 83

EXISTING ZONING: *North* – Residential; Single-Family Residence District (R-S) /
ADJACENT ZONING: Neighborhood Commercial District (R-MF)
South – Commercial; Heavy Commercial District (C-3)
East – Commercial; Heavy Commercial District (C-3)
West – Commercial; General Business District (C-2)

ACCESS AND CIRCULATION: This property has access along Business 83

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

RECOMMENDATION: Staff recommends approval subject to compliance with the list of requirements on the attached report.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting a Conditional Use Permit to Operate a Drive-Thru Business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption. He is taking over El Grullo Drive-Thru that was approved by the city on February 2023.

The proposed days and hours of operation are Monday thru Sunday from 10:00 a.m. to 10:00 p.m.

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

The following are the list of requirements:

1. The applicant must comply with the City's *Security Cameras Ordinance*.
2. 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.
3. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer within the residential uses.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city's noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to five (5) property owners within a two hundred (200) foot radius and received no comments in favor or against this request.

ATTACHMENTS:

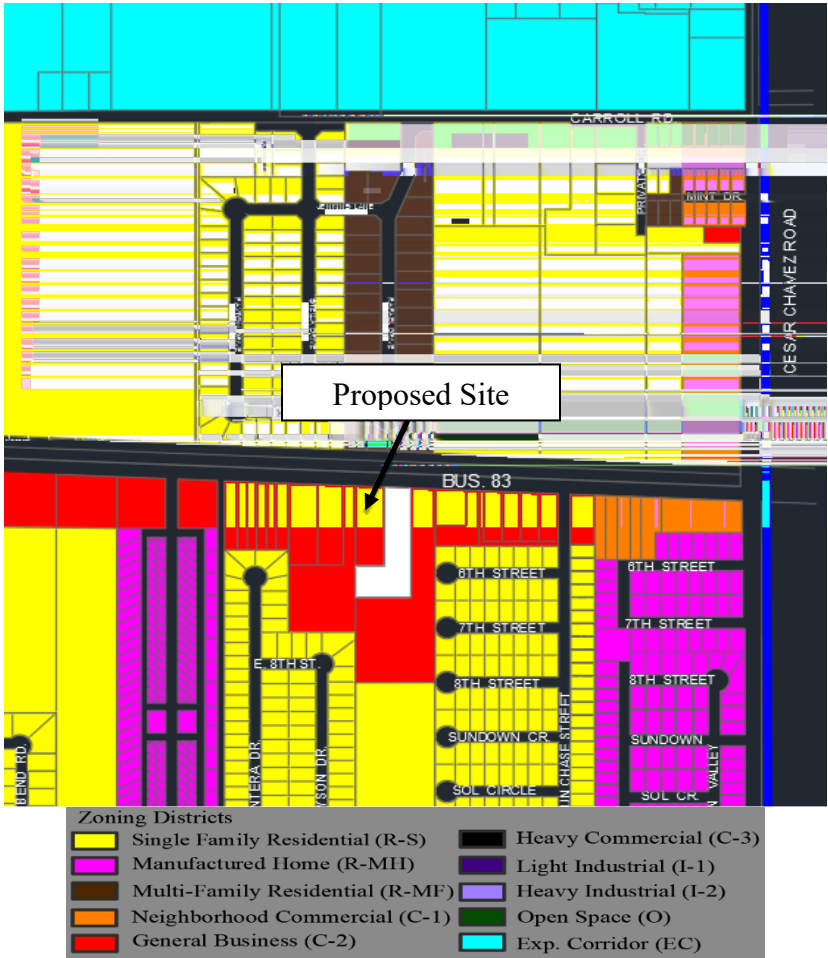
Proposed Site
Location Map
Base Map
Zoning map
List of neighboring property owners receiving notice
Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO OPERATE A DRIVE-THRU BUSINESS AND THE SALE OF ALCOHOLIC BEVERAGES (BG-WINE AND MALT BEVERAGES RETAILER'S PERMIT) FOR OFF-PREMISE CONSUMPTION AT "ICED ICED BABY" LOCATED AT 912 E. BUSINESS 83, LEGALLY DESCRIBED AS LOT 1, MIRELES 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, Iced Iced Baby, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for to allow a Drive-Thru Business and the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at "Iced Iced Baby" at 912 E. Business 83.

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 Iced Iced Baby, LLC. has applied for a Conditional Use Permit to operate a Drive-Thru Business and the Sale of Alcoholic Beverages for Off-Premise Consumption at "Iced Iced Baby" located at 912 E. Business 83, subject to the following conditions:

1. The applicant must comply with the City's *Security Cameras Ordinance*.
2. 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.
3. No loading or unloading of merchandise in a public street.
4. Must maintain the buffer within the residential uses.
5. There shall be no smoking inside the premises at any time.
6. The business must comply with the city's noise ordinance.

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 23rd day of January, 2024.

PASSED and APPROVED on second and final reading on the ____ day of _____, 2024.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

**BRENDA ESCALANTE
CITY SECRETARY**

CITY ATTORNEY

Conditional Use Permit to operate a Drive-Thru Business and the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer's Permit) for Off-Premise Consumption at "Iced Iced Baby" Drive-Thru located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Iced Iced Baby, LLC.

Venegas, Raul
Iced Iced Baby, LLC.
515 S. Sugar Road Apt. #221
Edinburg, TX 78539

Phillips, Thomas F.
1312 Bluebird Avenue
McAllen, Texas 78504

Castro, Edgar & Maria Dávila
2304 E. 28th Street
Mission, Texas 78574

Mireles, Armando & Elizabeth
1201 Houston Way
San Juan, Texas 78589

TDL Properties, LLC.
Agent : Dulce Hernandez
120 W. Jonquil Avenue
McAllen, TX 78501

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

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 "Los 3 Pachines" Restaurant Located at 111 W. Nolana Avenue, Suites 1-2, Legally Described as Lot 2, Circle K #9123 Subdivision, as Requested by Los 3 Pachines, LLC. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is applying for a conditional use permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Los 3 Pachines Restaurant" located at the commercial plaza at the Southwest corner of Raul Longoria Road and Nolana Avenue, West of the Stripes. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The applicant is proposing to sell alcohol Monday to Friday from 7:00 a.m. to midnight, Saturday from 7:00 a.m. to 1:00 a.m., and Sunday from 7:00 a.m. to midnight. He must agree to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to ten (10) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

Staff recommends approval subject to compliance with the list of requirements in the attached report. As well as compliance with TABC hours of Sale of Alcohol.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/22/2024
CITY COMMISSION – 01/23/2024
DATE PREPARED – 01/12/2024

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retailer’s Permit) for On-Premise Consumption at “Los 3 Pachines” Restaurant

APPLICANT: Los 3 Pachines, LLC.

SURVEYOR/ENGINEER: N/A

LEGAL: Lot 2, Circle K #9123 Subdivision

LOCATION: 111 W. Nolana Avenue Suites 1 - 2
Located at the Southwest corner of Nolana Avenue and Raul Longoria Road

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

ACCESS AND CIRCULATION: This property has access along Nolana Avenue.

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

RECOMMENDATION: Staff recommends approval subject to compliance with the list of requirements in the attached report. As well as compliance with TABC hours of Sale of Alcohol.

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is applying for a conditional use permit for the Sale of Alcoholic Beverages for On-Premise Consumption at “Los 3 Pachines Restaurant” located at the commercial plaza at the Southwest corner of Raul Longoria Road and Nolana Avenue, West of the Stripes. The applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements.

The applicant is proposing to sell alcohol Monday to Friday from 7:00 a.m. to midnight, Saturday from 7:00 a.m. to 1:00 a.m., and Sunday from 7:00 a.m. to midnight. He must agree to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.

The following is the list of requirements:

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 business 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 applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements

CONDITIONAL USE PERMIT
“LOS 3 PACHINES”
JANUARY 23, 2024

PAGE 3

9. The business must comply with the city’s noise ordinance.
10. The business must comply with the City’s Security Cameras Ordinance.
11. The business must comply with the city to maintain the alcohol license, conditional use, occupational license and health permits.
12. There shall be no smoking inside the premises at any time.
13. No loading or unloading of merchandise in a public street.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to ten (10) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

ATTACHMENTS:

- Location Map
- Aerial Photo
- Zoning Map
- Site Plan
- Subdivision Plat
- List of neighboring property owners receiving notice
- Ordinance



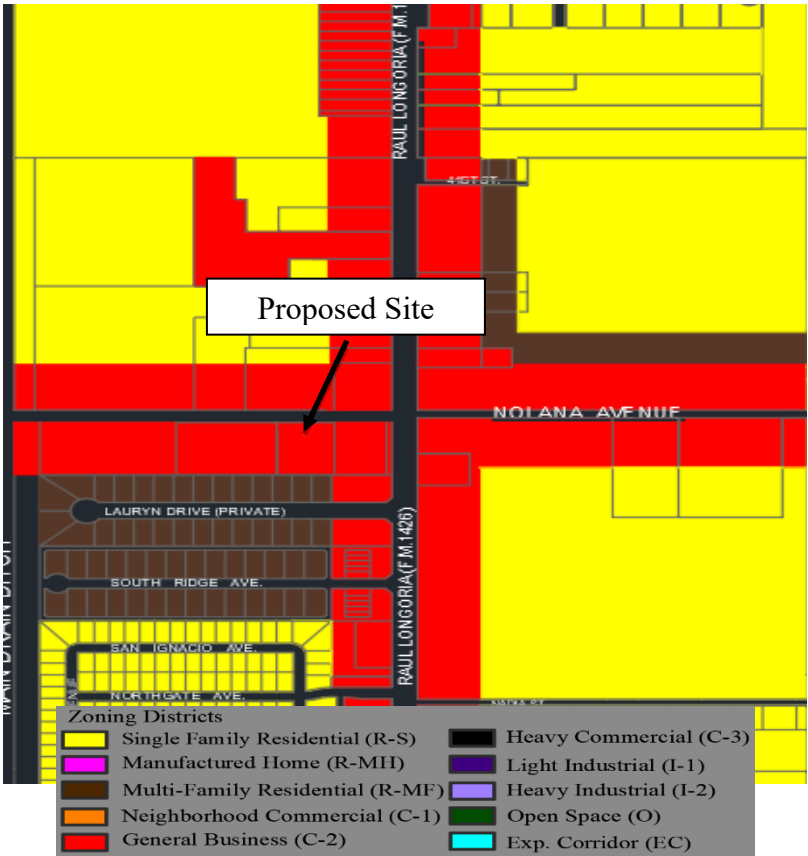
Proposed Site



Los 3 Pachines Restaurant



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO OPERATE A DRIVE-THRU BUSINESS AND THE SALE OF ALCOHOLIC BEVERAGES (BG-WINE AND MALT BEVERAGES RETAILER'S PERMIT) FOR ON-PREMISE CONSUMPTION AT "LOS 3 PACHINES" LOCATED AT 111 W. NOLANA AVENUE SUITES 1-2, LEGALLY DESCRIBED AS LOT 2, CIRCLE K #9123 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, Los 3 Pachines, LLC. 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 (wine and beer) for On-Premise Consumption at "Los 3 Pachines" Restaurant at 111 W Nolana Avenue, Suites 1-2.

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 Los 3 Pachines, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Los 3 Pachines" Restaurant located at 111 W. Nolana Avenue, Suites 1-2, 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.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent business 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 applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements
9. The business must comply with the city's noise ordinance.
10. The business must comply with the City's Security Cameras Ordinance.
11. The business must comply with the city to maintain the alcohol license, conditional use, occupational license and health permits.
12. There shall be no smoking inside the premises at any time.
13. No loading or unloading of merchandise in a public street.

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 23rd day of January, 2024.

PASSED and APPROVED on second and final reading on the ____ day of _____, 2024.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Los 3 Pachines LLC d/b/a Los 3 Pachines

111 W Nolana Loop, Suites 1 & 2

San Juan, Texas 78589

(956) 666-9046

Los 3 Pachines LLC d/b/a Los 3 Pachines will be operated by Stephanie M. Carrillo, the LLC Member to be located at 111 W Nolana Loop, Suites 1 & 2 San Juan, Hidalgo County, Texas 78589

Los 3 Pachines LLC wishes to operate a Restaurant

Our Businesses will operate daily as needed seven days a week especially on weekends Primarily during the following hours:

Monday - Friday 7:00 AM to 12:00 AM

Saturday 7:00 AM to 1:00 AM

Sunday 7:00 AM to 12:00 AM

We will employ approximately 8 employees including a Manager, Bartender, Wait Staff, and janitorial services. We have over 20 years' experience in the BAR & restaurant industry.

We will operate a legal, safe, and Friendly Mexican restaurant including serving beer & wine and provide a comfortable atmosphere resulting in a positive experience, for families, friends and guests who can enjoy and relax in a comfortable setting for socializing with Friends and Family. We will provide food for our hungry customers.

We have a small bar offering domestic and imported Beers, Wine and setups including our homemade Micheladas. We plan to operate under a Wine and Beer Retailer's Permit which authorized the sale of Beer and Wine for On Premise Consumption. We will comply with all City of San Juan Regulations and or Recommendations.

We will have live music, live Mariachi, and Karaoke when requested by certain events.

We have a large and adequate parking area as well as additional parking in our neighbors' parking lot in case of over- crowding.

Stephanie M. Carrillo - Member

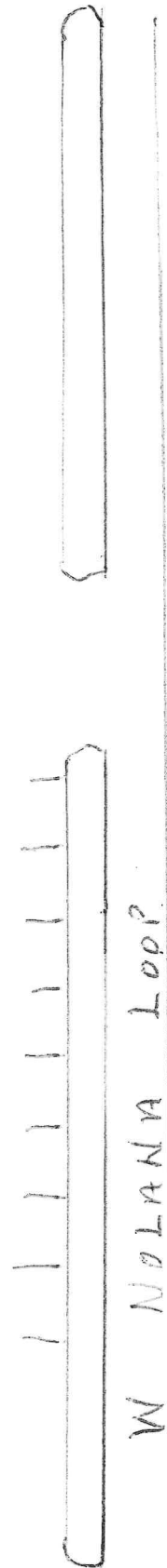
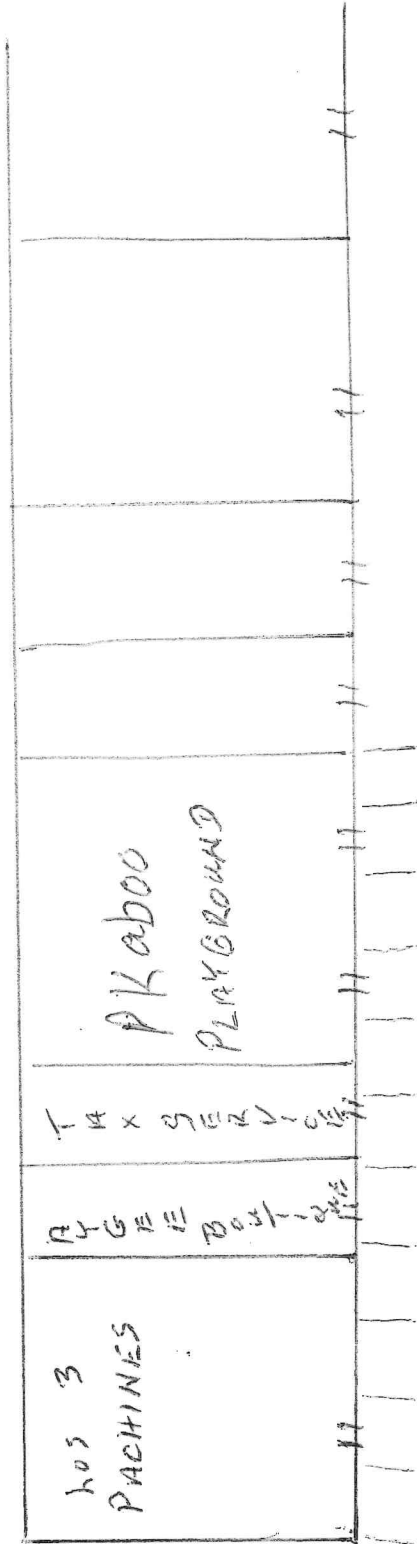
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S
E-W
N

LOS 3 PACHINES

SITE PLAN

111 W NOLANA LOOP SUITE 102



Conditional Use Permit for the Sale of Alcoholic Beverages at "Los 3 Pachines" located at 111 W. Nolana Loop Suites 1 & 2, legally described as Circle K #9123 Subdivision, as requested by Los 3 Pachines LLC.

LOS 3 PACHINES, LLC
111 W. NOLANA LOOP, SUITE
1&2
SAN JUAN, TX 78589

MONARCA INVESTMENTS
GROUP LTD
4101 PALMETTO PALM DR
MISSION, TX 78573

LUBIN PROPERTIES LLC
PO BOX 2978
MCALLEN, TX 78502

GARZA LEASING
PO BOX 658
SAN JUAN, TX 78589

JAVIER HECTOR GARZA &
ARMANDINA GARZA
3818 S. RAUL LONGORIA
EDINBURG, TX 78542

NATIONAL RETAIL
PROPERTIES INC
430 S. ORANGE AVE STE. 900
ORLANDO, FL 32801

MARIA OLGA MARTINEZ
3510 N. RAUL LONGORIA RD
SAN JUAN, TX 78589

ZAMBRANO INVESTMENT
GROUP LLC
408 LION CT.
SAN JUAN, TX 78589

TRIPLE J & A INVESTMENTS
LLC
214 W CANO ST.
EDINBURG, TX 78539

RONNIE CANTU
CONSTRUCTION
2912 S. JACKSON RD
MCALLEN, TX 78503

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to Operate “Yuri’s Event Center” at 2003 N. Veterans Boulevard, Suites 1-2, Legally Described as Porciones Center Lot 1, Requested by Yuridia B. Sandoval. [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 has six (6) suites in total, with a 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 Tuesday thru Thursday 10:00 a.m. to 9:00 p.m. and Friday to Sunday from 10:00 a.m. to 1:00 a.m., closed on Mondays.

It is noted that on August 2023, Ruby’s Event Center, was approved at the same location and is now changing owners and business name.

Staff mailed a notice of the public hearing to twenty-nine (29) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

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 – 01/22/2024
CITY COMMISSION – 01/23/2024
DATE PREPARED – 01/12/2024

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit to operate “Yuri’s Event Center” in a commercial area.
APPLICANT:	Yuridia B. Sandoval
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 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 Tuesday thru Thursday 10:00 a.m. to 9:00 p.m. and Friday to Sunday from 10:00 a.m. to 1:00 a.m., closed on Mondays.

It is noted that on August 2023, Ruby’s Event Center, 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.

**CONDITIONAL USE PERMIT
“YURI’S EVENT CENTER”
JANUARY 23, 2024**

PAGE 3

8. The business must comply with the city’s noise ordinance.
9. The business must comply with the City’s *Security Cameras Ordinance*.
10. Owner agrees to pay an annual fee to the City of San Juan to maintain the Occupational License and Conditional Use Permit thru the City.
11. There shall be no smoking inside the premises at any time.

Staff mailed a notice of the public hearing to twenty-nine (29) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

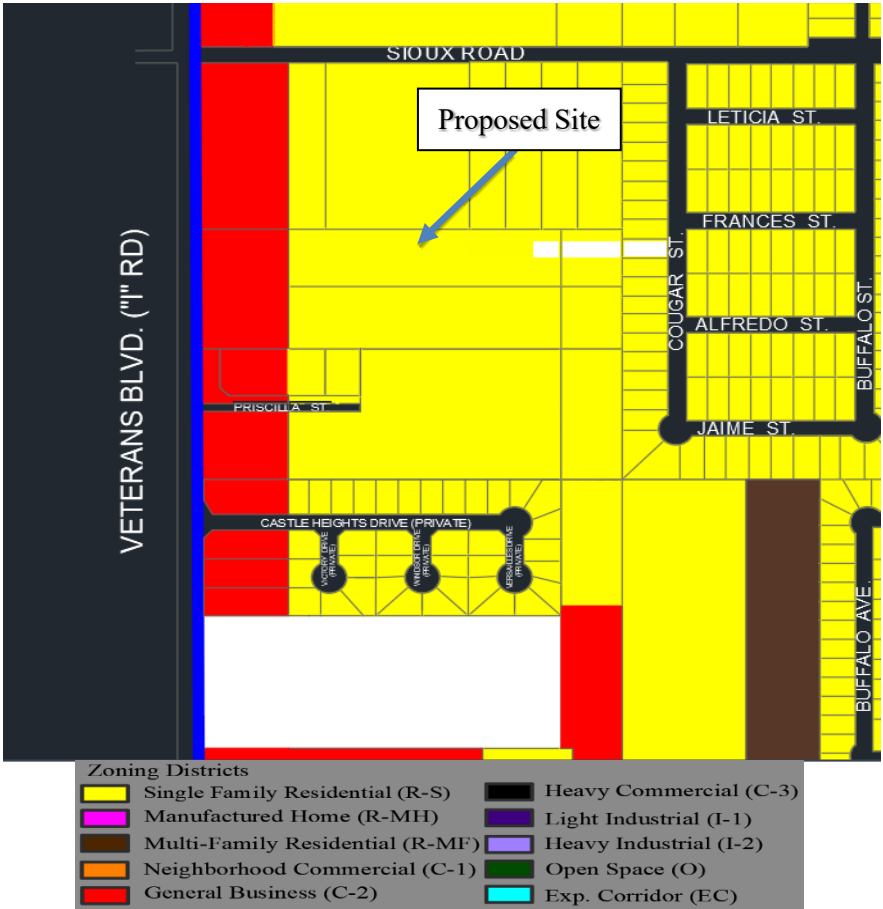
ATTACHMENTS: Proposed Site
 Location Map
 Zoning Map
 List of neighboring property owners receiving notice
 Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW “YURI’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, Yuridia B. Sandoval has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan to allow “Yuri’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 Yuridia B Sandoval has applied for a Conditional Use Permit to operate “Yuri’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.
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 23rd day of January, 2024.

PASSED and APPROVED on second and final reading on the ____ day of _____, 2024.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Days and hours of operation.

Monday closed

Tuesday 10:00 am - 9:00 pm

Wednesday 10 am 9 pm

Thursday 10 am 9 pm

Friday 10 am 1 am

Saturday 10 am 1 am

Sunday 10 am 1 am

Event Center

2003 N Veterans Blvd, San Juan
TX 78589

Number of employees

living in home 2 Yuridia Sandval

Brianda Pantoya

Not reside in home Haydee Sandval delopez

Narrative of Proposal

Birthday Party

Wedding

Quinceañeras

Baby Shower

Posadas

Graduaciones

Despedida de Solteras

Sweet 16th

Bautizos

Any type of event



Conditional Use Permit to operate "Yuri's Event Center" at 2003 N. Veteran's Boulevard, Suites 1 and 2, legally described as Lot 1, Porciones Center Subdivision, as Requested by Yuridia Sandoval.

Yuridia B. Sandoval
822 Sabrina Dr.
Alamo, Tx 78516

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

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

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

Maria Franco
428 S. 15th St.
Alamo, Tx 78516

Lourdes Ordonez Gonzalez
2004 Cougar St.
San Juan, Tx 78589

Rubaldino, Adela
2006 Cougar Street
San Juan, Texas 78589

Castillo, Minerva
605 Francis Street
San Juan, Texas 78589

Mateo Caudillo Jr.
1508 Ivy St.
Medford, OR 97501

Hernandez, Consuelo
606 Francis Street
San Juan, Texas 78589

Martinez, Juan
1920 Cougar Street
San Juan, Texas 78589

Isabel Fuentes
801 E. Solar Dr.
Mission, Tx 78574

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
JANUARY 23, 2024

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 "El Mezquite Pollos Asados" Located at 205 W. Nolana Avenue Suites 5-6, Legally Described as Lot 1, San Juan Plaza Subdivision, as Requested by Javier and Idalia Hernandez. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Conditional Use Permit is to sell Alcoholic Beverages for On-Premise Consumption at the commercial plaza located in front of Delias Tamales. The business is a restaurant that will be selling wine and beer to compliment the food being served. The property has two entrances along Nolana Avenue and parking area is available for customers.

The operation hours for this restaurant will be Monday to Sunday from 10:00 a.m. to 12:00 a.m.

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

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

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 – 01/22/2024
CITY COMMISSION – 01/23/2024
DATE PREPARED – 01/12/2024

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Conditional Use Permit for the Sale of Alcoholic Beverages (BG -Wine and Beer Retailer’s Permit) for On-Premise Consumption at “El Mezquite Pollos Asados”
APPLICANT:	Javier and Idalia Hernandez
AGENT:	N/A
LEGAL:	Lot 1, San Juan Plaza Subdivision
LOCATION:	205 W. Nolana Avenue, Suites 5-6.
CURRENT USE OF PROPERTY:	Commercial Plaza
EXISTING LAND USE/ ADJACENT ZONING:	<i>North</i> – Commercial; General Business District (C-2) <i>South</i> – Apartments; Multi-Family Residence District (R-MF) <i>East</i> – Commercial; General Business District (C-2) <i>West</i> – Residence; General Business District (C-2)
ACCESS AND CIRCULATION:	The property has access along Nolana Avenue.
PUBLIC SERVICES:	Water is provided by North Alamo Water Supply Corporation; Sewer service provided by 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

The Conditional Use Permit is to sell Alcoholic Beverages for On-Premise Consumption at the commercial plaza located in front of Delias Tamales. The business is a restaurant that will be selling wine and beer to compliment the food being served. The property has two entrances along Nolana Avenue and parking area is available for customers.

The operation hours for this restaurant will be Monday to Sunday from 10:00 a.m. to 12:00 a.m.

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

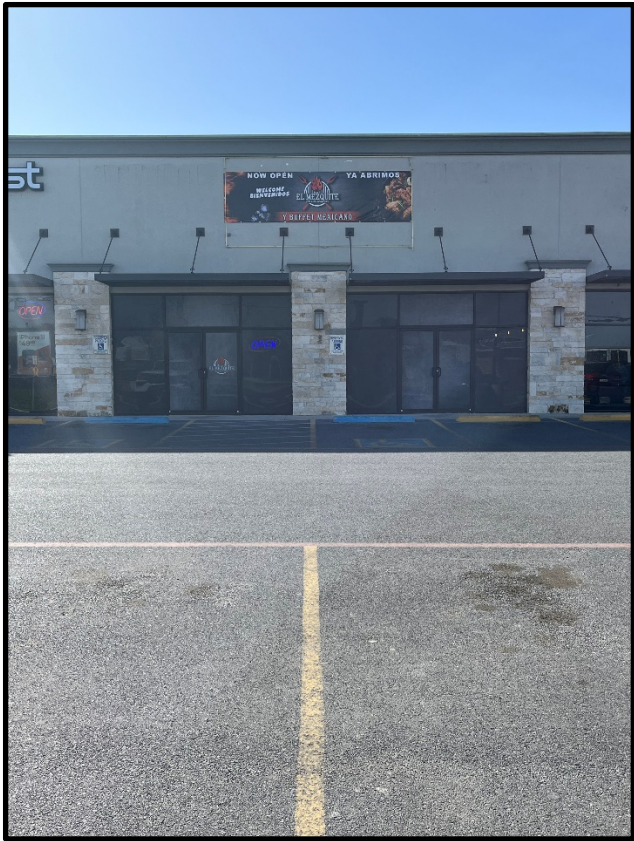
The following are the list of requirements:

1. The applicant must comply with the City’s Security Cameras Ordinance.
2. 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.
3. No loading or unloading of merchandise in a public street.
4. There shall be no smoking inside the premises at any time.
5. The business must comply with the city’s noise ordinance.

Staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

ATTACHMENTS:

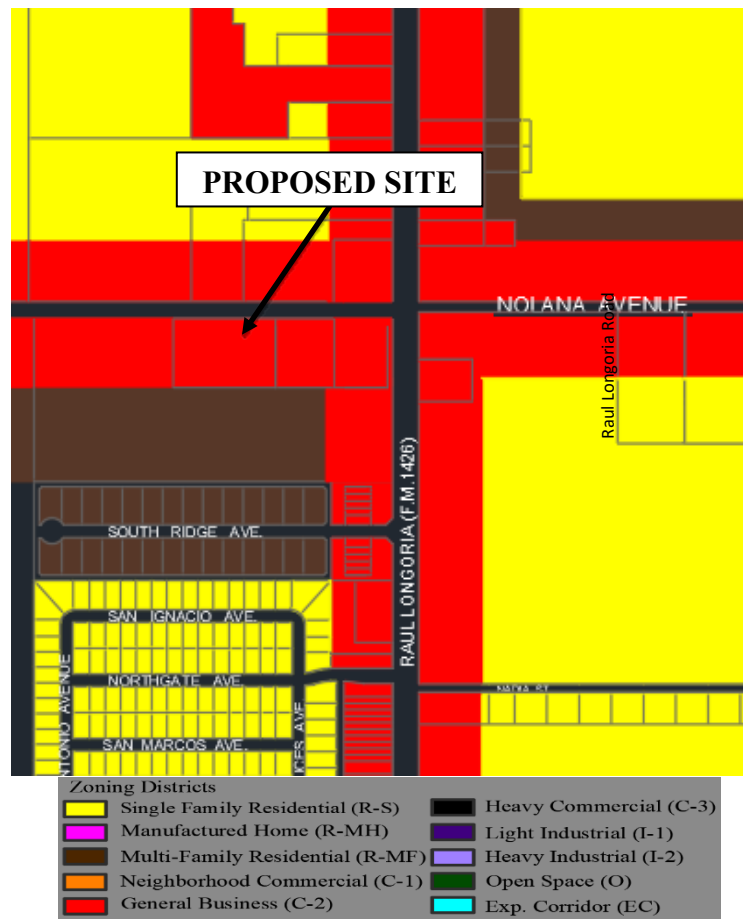
Location Map
Aerial Photo
Zoning Map
Site Plan
List of neighboring property owners receiving notice
Ordinance



Proposed Site



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES (BG-WINE AND MALT BEVERAGES RETAILER'S PERMIT) FOR ON-PREMISE CONSUMPTION AT "EL MEZQUITE POLLOS ASADOS" LOCATED AT 205 W. NOLANA AVENUE SUITES 5-6, LEGALLY DESCRIBED AS LOT 1, SAN JUAN PLAZA 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, Javier and Idalia Hernandez 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 (wine and beer) for On-Premise Consumption at "El Mezquite Pollos Asados" Restaurant at 205 W. Nolana Avenue, Suites 5-6.

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 Javier and Idalia Hernandez has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "El Mezquite Pollos Asados" Restaurant located at 205 W. Nolana Avenue, Suites 5-6, 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 business 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 applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) requirements
9. The business must comply with the city's noise ordinance.
10. The business must comply with the City's Security Cameras Ordinance.
11. The business must comply with the city to maintain the alcohol license, conditional use, occupational license and health permits.
12. There shall be no smoking inside the premises at any time.
13. No loading or unloading of merchandise in a public street.

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 23rd day of January, 2024.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2024.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Conditional Use Permit for the Sale of Alcoholic Beverages for On- Premise Consumption at "El Mezquite Pollos Asados: located at 205 W. Nolana Ave. Suites 5-6, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Javier and Idalia Hernandez

JAVIER AND IDALIA
HERNANDEZ
5357 ESCONDIDO PASS
MCALLEN, TX 78504

SERSA HOME BUILDER, LLC
809 DORSETT DRIVE
SAN JUAN, TX 78589

MONARCA INVESTMENTS
GROUP LTD
4101 PALMETTO PALM DR
MISSION, TX 78573

CHRISTIAN DEL ROSARIO
RAMOS
700 S. LINA ST. APT 1
ALTON, TX 78573

LUBIN PROPERTIES LLC
PO BOX 2978
MCALLEN, TX 78502

HORTENCIA S. & HERIBERTO
PEREZ
1013 VANESSA AVE.
MCALLEN, TX 78503

GARZA LEASING
PO BOX 658
SAN JUAN, TX 78589

JAQUELINE ADILENE PANA
4224 N. MCOLL RD APT# 4106
MCALLEN, TX 78504

NATIONAL RETAIL
PROPERTIES INC
430 S. ORANGE AVE STE. 900
ORLANDO, FL 32801

RICARDO VILLARREAL
2918 S. JACKSON
MCALLEN, TX 78504

MARIBEL VILLESAS
111 W. NOLANA
SAN JUAN, TX 78589

IVAN GUAJARDO
2918 S. JACKSON
MCALLEN, TX 78504

RONNIE CANTU
CONSTRUCTION LLC
2912 S. JACKSON RD
MCALLEN, TX 78503

TRIPLE J & A INVESTMENTS
LLC
214 W. CANO ST.
EDINBURG, TX 78589

ZAMBRANO INVESTMENT
GROUP LLC
408 LION CT.
SAN JUAN, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Consideration and Action to Adopt a Resolution to Approve the Final Workplan and Budget for Fiscal Year 37 (2024) for the Hidalgo County Urban County Program. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Enclosed please find a Final Workplan for the Hidalgo County Urban County Program for Fiscal Year 37 (2024) for Street Improvements and Health Services in the amount of \$294,597.00.

General Administration funds shall be used for CDBG expenses including advertisements, postings and coordinating project activities in the amount of \$3,000.00

Street Improvements covers materials and engineering/geotechnical expenses for the repaving and curb and gutter of Coconut Palm Avenue and Washingtonia Palm Avenue, at Tierra de Palmas Subdivision, to the amount of \$284,597.00.

Health Services for Nuestra Clinica del Valle that covers all medical, dental and support services, pharmacy, radiology and laboratory for the low income and uninsured residents in San Juan for the amount of \$7,000.00.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

CITY OF SAN JUAN
WORKPLAN PROJECT SHEET
FISCAL YEAR 37 (2024)

Project Name: General Program Administration

Proposed Budget: \$3,000.00

Matrix Code: LMA

National Objective: 21A

(Check One)

X

Benefits Low/Moderate Income

Prevention/Elimination of Slum & Blight

Meets an Urgent Need

Project Description:

Funds shall be used for expenses related to compliance with CDBG requirements
including but not limited to advertisements, postings and coordinating eligible projects.

Project Location: 512 S. Nebraska Avenue, San Juan, TX 78589

SECTION II

Primary Purpose: (Check One)

<u>Help the Homeless</u>	<u>Helps Persons with HIV/AIDS</u>
<u>Help persons with Disabilities</u>	<u>Address Public Housing Needs</u>
<u>X</u> <u>Not Applicable</u>	

Priority Need Category: (Check One)

<u>Rental Housing</u>	<u>Public Facility</u>
<u>Owner Occupied Housing</u>	<u>Infrastructure</u>
<u>Economic Development</u>	<u>Public Service</u>
<u>X</u> <u>Planning/Administration</u>	<u>Other</u>

If Public Services: (Number of Beneficiaries)

<u>Youth</u>	<u>N/A</u> <u>People (General)</u>
<u>Elderly</u>	

If Housing- No. of Units: _____

If Facilities No. of Facilities: _____

SECTION III

Specific Objectives: (Check all that apply)

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

Proposed Outcome: Funds shall be used for expenses related to compliance with CDBG requirements including but not limited to advertisements, postings and coordinating project activities and related eligible activities.

Will CDBG funds be leveraged?

Yes

X

No

If yes... List all funding sources and amounts

1	Amount:
2	Amount:
3	Amount:
4	Amount:

SECTION IV (MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

Public Service (Sub-recipients)

City Map	Sub Recipient Agency Letter
Flood Zone Map	Beneficiary Count
Project Site Photos	List of Minor Equip./Supplies

SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

X

YES

NO

COMPLETED BY: Benjamin Arjona

TITLE: City Manager

City of San Juan
WORKPLAN PROJECT SHEET
FY 37 (2024)

Project Name: Street Improvements

Proposed Budget: \$284,597.00

National Objective: LMA

Matrix Code: 21A

(Check One)

X

Benefits low/moderate income

Prevention/elimination of slum & blight

Meets an urgent need

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

Project Location: Washingtonia Palm Avenue (from Royal Palm and Date Palm Street)
Coconut Palm Avenue (from Royal Palm and Date Palm Street)

SECTION II

Primary Purpose: (Check One)

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

Priority Need Category: (Check One)

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

If Public Services: (Number of Beneficiaries)

<u> </u> Youth	<u> </u> 1380	<u> </u> People (General)
<u> </u> Elderly		

SECTION III

Specific Objectives: (Check all that apply)

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

Proposed Outcome: Project will provide much needed street improvements for better transportation travel for the residents, school buses and emergency vehicles throughout the City of San Juan.

Will CDBG funds be leveraged?

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

SECTION IV MUST INCLUDE WITH WORKPLAN

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

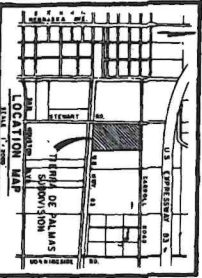
SECTION V CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

☒ **YES** ☐ **NO**

COMPLETED BY: Benjamin Arjona TITLE: City Manager

TIERRA DE PALMAS SUBDIVISION



CENTRAL ANGLE

2012

2152
IS 10 ABOVE TOP OF CURB.

Mayor, City of San Juan

Mayor, City of San Juan

K.P.S. 13772

actual survey on the property made under my supervision.

Notary Public in and for Hidalgo County, Texas

—

...and the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to it.

STATE OF TEXAS
COUNTY OF HIDALGO

streets, alleys, parks, water courses, drains, easements, and all public thoroughfares, and the same shall be shown for the purpose and considered as such.

COURTY OF HIDALGO

THENCE, along

South 81° 31' 45" West a distance of 1,418.26 ft., to a point for the southeast corner of this subdivision.

northwest corner of Lot 10;

The Yacaré del Paraná



Date: December 14, 2023
Location: City of San Juan, Texas

**OPINION OF PROBABLE CONSTRUCTION COST ESTIMATE
CITY OF SAN JUAN 2024 STREET IMPROVEMENTS
PRELIMINARY**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
Miscellaneous					
1	MOBILIZATION	1	LS	\$ 15,000.00	\$ 15,000.00
2	BARRICADES, SIGNS, & TRAFFIC HANDLING	1	LS	\$ 5,000.00	\$ 5,000.00
				Subtotal	\$ 20,000.00
Cocununt Ave. ± 1155 LF					
2	MILL EXIST. ROADWAY (ASPH)(2")	3,593	SY	\$ 12.00	\$ 43,120.00
3	PRIME COAT (MC-30)(0.2 GAL/SY)	719	GAL	\$ 8.00	\$ 5,749.33
4	2" HMAC TYPE D	3,593	SY	\$ 19.00	\$ 68,273.33
5	BASE REPAIR WITH FLEXIBLE BASE (8" DEPTH)	1,797	SY	\$ 18.00	\$ 32,340.00
6	LEVEL-UP WITH HMAC (DEPTH VARIES)	359	SY	\$ 19.00	\$ 6,827.33
7	CURB AND GUTTER REPLACEMENT	231	LF	\$ 25.00	\$ 5,775.00
8	CONC. COLLAR (SANITARY SEWER MANHOLE)	2	EA	\$ 600.00	\$ 1,200.00
				Subtotal	\$ 163,285.00
Washingtonia Palm Ave. ± 1155 LF					
9	MILL EXIST. ROADWAY (ASPH)(2")	3,593	SY	\$ 12.00	\$ 43,120.00
10	PRIME COAT (MC-30)(0.2 GAL/SY)	719	GAL	\$ 8.00	\$ 5,749.33
11	2" HMAC TYPE D	3,593	SY	\$ 19.00	\$ 68,273.33
12	BASE REPAIR WITH FLEXIBLE BASE (8" DEPTH)	1,797	SY	\$ 18.00	\$ 32,340.00
13	LEVEL-UP WITH HMAC (DEPTH VARIES)	359	SY	\$ 19.00	\$ 6,827.33
14	CURB AND GUTTER REPLACEMENT	231	LF	\$ 25.00	\$ 5,775.00
15	CONC. COLLAR (SANITARY SEWER MANHOLE)	1	EA	\$ 600.00	\$ 600.00
				Subtotal	\$ 162,685.00
CIVIL CONSTRUCTION TOTAL					\$ 345,970.00

Total Estimated Construction Cost (Base Bid):

Civil Construction Total: \$ 345,970.00
10% Contingency Total: \$ 34,597.00
Project Construction Total: \$ 380,567.00

Professional Services

Surveying Services (2%): \$ 6,919.40
Basic Engineering Services (10%): \$ 34,597.00
Total Engineering: \$ 41,516.40

ESTIMATED PROJECT TOTAL: \$ 422,083.40 GRAND TOTAL

The engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgement as a design professional familiar with the construction industry. The engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

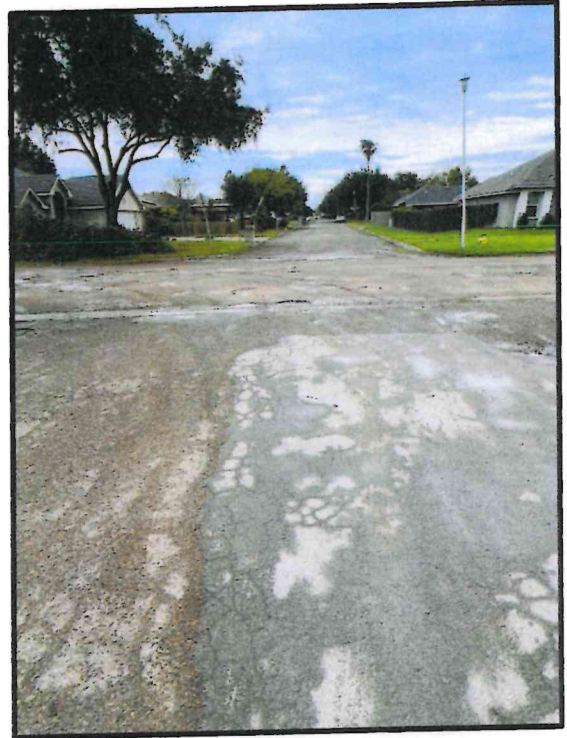
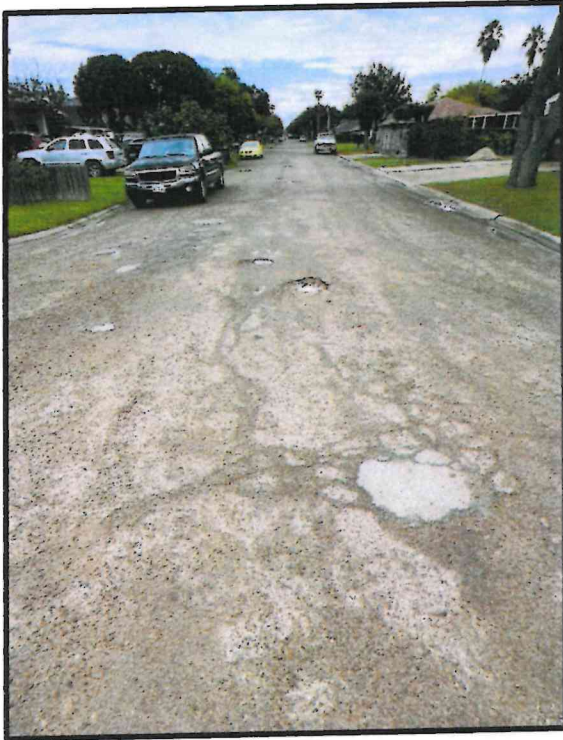


TIERRA DE PALMAS SUBDIVISION
Street Improvements Project
FY 37 (2024)



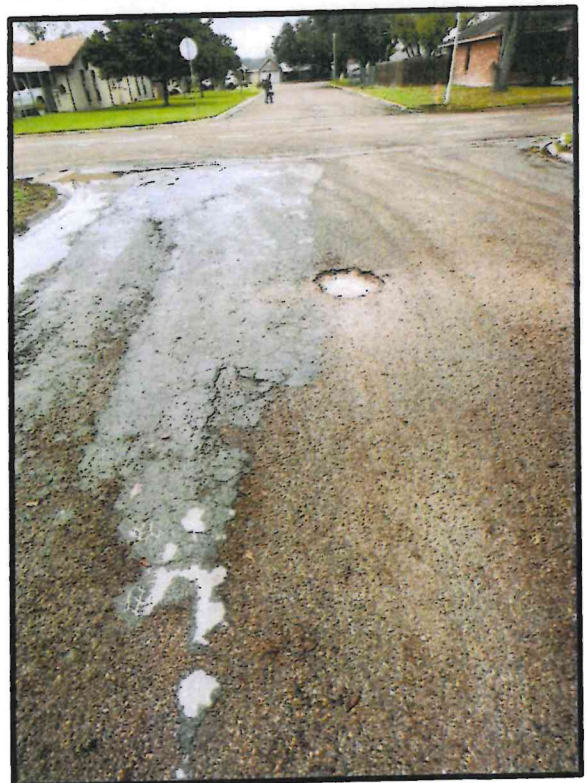
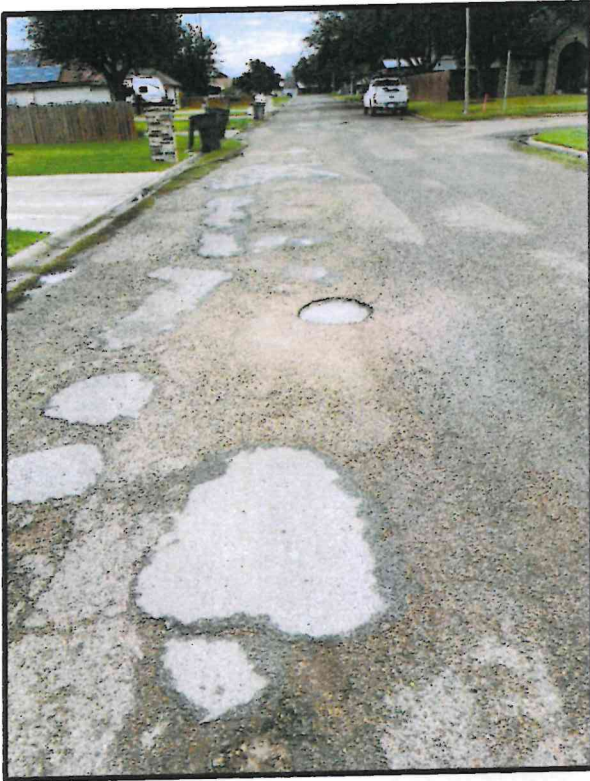


TIERRA DE PALMAS SUBDIVISION
Street Improvements Project FY 37 (2024)
Coconut Palm Avenue



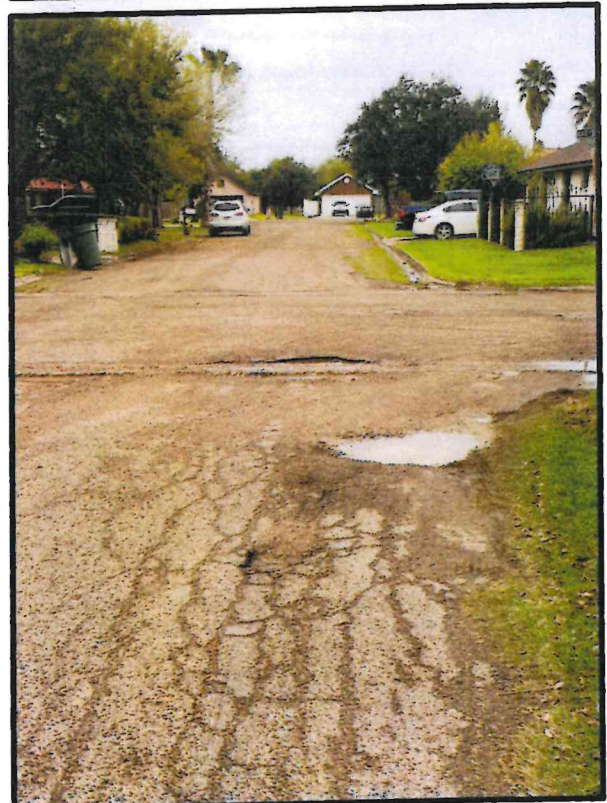
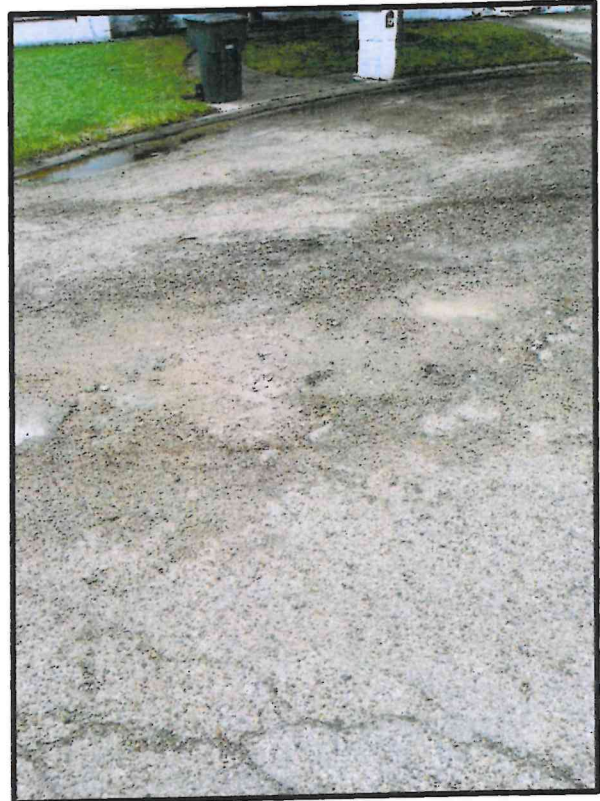


TIERRA DE PALMAS SUBDIVISION
Street Improvements Project FY 37 (2024)
Coconut Palm Avenue



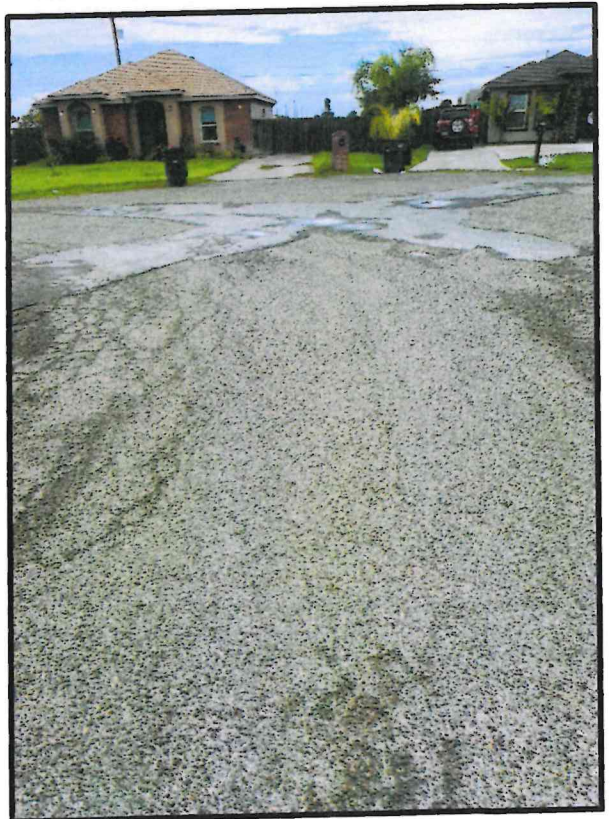
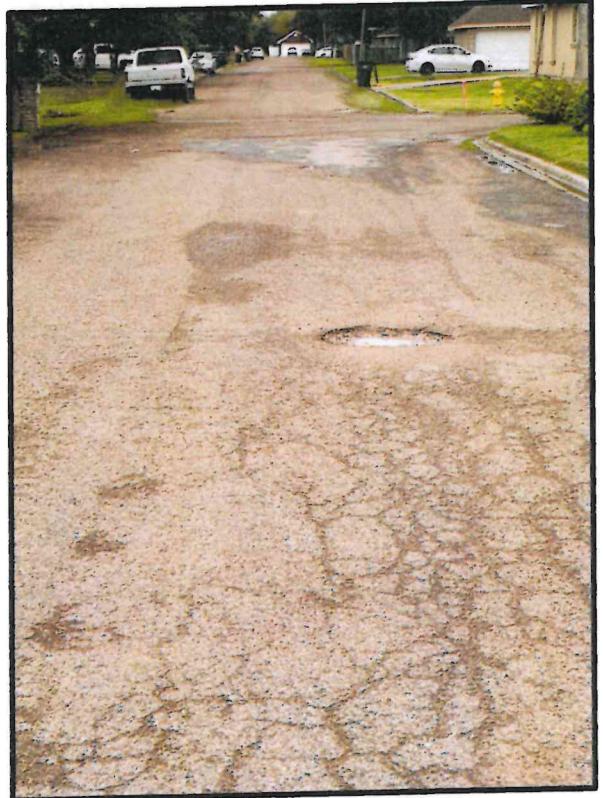


TIERRA DE PALMAS SUBDIVISION
Street Improvements Project FY 37 (2024)
Washintonia Palm Avenue





TIERRA DE PALMAS SUBDIVISION
Street Improvements Project FY 37 (2024)
Washintonia Palm Avenue





HIDALGO COUNTY FEMA MAP
COMMUNITY PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**HIDALGO
COUNTY,
TEXAS**

(UNINCORPORATED AREA)

PANEL 425 OF 525

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0425 C

MAP REVISED:
NOVEMBER 16, 1982



federal emergency management agency

"E" FRAME

KEY TO MAP

500-Year Flood Boundary	—————	ZONE B
100-Year Flood Boundary	—————	
Zone Designations* With Date of Identification e.g., 12/2/74		ZONE B
100-Year Flood Boundary	—————	
500-Year Flood Boundary	—————	
Base Flood Elevation Line With Elevation In Feet**		————— 513 —————
Base Flood Elevation in Feet Where Uniform Within Zone**		(EL 987)
Elevation Reference Mark		RM7 X
River Mile		• M1.5

** Referenced to the National Geodetic Vertical Datum of 1929

* EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	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. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

City of San Juan
WORKPLAN PROJECT SHEET
FY 37 (2024)

Project Name: Nuestra Clinica Del Valle

Proposed Budget: \$7,000.00

National Objective: LMC

Matrix Code: 05M

(Check One)

X Benefits low/moderate income

 Prevention/elimination of slum & blight

 Meets an urgent need

Project Description: Project expenditures include providing medical, dental and behavioral services to uninsured, economically disadvantaged residents in the City of San Juan. NCDV will provide medical , dental, and behavioral services to 75 adults and children who would otherwise have no access to these services.

Project Location: 801 W. 1st Street, San Juan, TX 78589

P.O. Box 1689, Pharr, Texas 78577

SECTION II

Primary Purpose: (Check One)

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

Priority Need Category: (Check One)

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

If Public Services: (Number of Beneficiaries)

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

SECTION III

Specific Objectives: (Check all that apply)

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

Proposed Outcome: Project will provide medical, dental and behavioral services to 75 adults and children who would otherwise have no access to these services.

Will CDBG funds be leveraged?

Will CBDG funds be leveraged? X No

If yes... list all funding sources and amounts

1	Amount:
2	Amount:
3	Amount:
4	Amount:

SECTION IV

(MUST INCLUDE WITH WORKPLAN)

Infrastructure Projects

_____ City map
_____ Flood Zone map
_____ Project site photos

Public Service (Sub-recipients)

X	Sub recipient agency letter
X	Beneficiary count
	List of minor equip./supplies

SECTION V

CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

X YES NO

COMPLETED BY: Benjamin Arjona

TITLE: City Manager

NUESTRA CLINICA DEL VALLE, INC.

ADMINISTRATIVE OFFICES
P.O. BOX 1688 PHARR, TEXAS 78577
956-787-8316

October 9, 2023

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

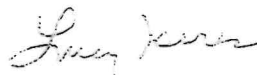
Dear Mayor Garza:

Please accept this as Nuestra Clinica del Valle's letter of intent to seek funds in the amount of \$10,000 from Urban County/CDBG funds for program year 37 (2024-2025).

Nuestra Clinica del Valle, Inc. (NCDV) will provide medical, dental and behavioral services to uninsured, economically disadvantaged residents in the City of San Juan. NCDV will provide medical, dental and behavioral services to 75 adults and children who would otherwise have no access to these services.

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

Sincerely,



Lucy Torres
Chief Executive Officer

1516 E. Santa Rosa Ave.
Edcouch, TX 78538
956-252-1363

1500 First Street
Mercedes, TX 78570
956-665-3191

811 N. Bryan Rd.
Mission, TX 78572
956-630-3303

105 South 10th Street
Donna, TX 78537
956-464-5909

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

201 S. Los Ebanos
Alton, TX 78574

300 N. 36th St.
San Carlos, TX 78589
956-667-8887

600 N. Garza, Suite A
RGD, Tex. 78582
956-667-8887

2891 E. Grant St.
Roma, Texas 78584
956-846-2100

2900 Raul Longoria
San Juan, TX 78589
956-781-8077

806 W. 3rd St
San Juan, Texas 78589
956-787-0787



RESOLUTION NO.

A RESOLUTION ADOPTING THE WORK PLAN AND BUDGET FOR YEAR 37 (2024) URBAN COUNTY PROGRAM

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

WHEREAS, the City of San Juan, Texas conducted a Public Hearing on Tuesday, October 26, 2023 at 6:00 p.m. at the San Juan City Hall, EOC Conference Room #204 located at 510 S. Nebraska Avenue to solicit public input on community needs in compliance with CDBG requirements;

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

The Urban County work plan and budget for Fiscal Year 37 (2024) is hereby adopted as follows:

Year 34

<u>PROGRAM ACTIVITY</u>	<u>BUDGET</u>
General Administration	\$ 3,000.00
Street Improvements	\$ 284,597.00
Health Services - Nuestra Clinica del Valle	\$ 7,000.00

READ, CONSIDERED and APPROVED this the 23rd day of January, 2024.

Mario Garza, Mayor
San Juan, Texas

ATTEST:

Brenda Escalante, City Secretary
San Juan, Texas

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Consideration and Action on a Resolution to Approve the Waterline Access Agreement between the North Alamo Water Supply Corporation, the City of San Juan and Lubin Properties, LLC.
[Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The proposed property is within the North Alamo Water Supply Corporation (NAWSC) water service area. The NAWSC requires an agreement between the corporation, the City of San Juan and the property owner to be signed and executed before the corporation allows the installation of fire hydrants and water lines.

The format of the agreement is consistent with previous agreements approved by the City Commission in the past years.

RECOMMENDATION:

Staff recommends approval of the Waterline Access Agreement as presented.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

Richard W. Fryer,
J.D., P.E., LEED AP

FRYER & HANSEN, PLLC

Law Firm
1352 W. Pecan Blvd.
McAllen, Texas 78501

Telephone 956-686-6606
Telefax 956-686-6601
email@FryerandHansen.com

January 12, 2024

Benjamin Arjona, City Manager
City of San Juan
709 S. Nebraska Avenue
San Juan, Texas 78589

Via U.S. Postal Service

RE: Waterline Access Agreement - North Alamo Water Supply Corporation, City of San Juan and Lupen Properties, LLC - West View IV Subdivision

Dear Mr. Arjona:

Enclosed please find four (4) original **Waterline Access Agreements** ("**Agreement**") for the West View IV Subdivision for signature on behalf of the City of San Juan ("**City**"). Please review the Agreement documents, cause them to be executed on behalf of the City in the areas indicated, and also provide a City Commissioners' Resolution and/or certified Minutes approving the Agreement.

Once the documents have been signed on behalf of the City, please forward the documents (signed Agreements and Resolution and/or Minutes reflecting City's approval of the Agreement) back to this office in the self-addressed stamped envelope provided herein for your convenience for signatures by North Alamo Water Supply Corporation.

When the documents have been signed on behalf of the City and returned to this office along with the City's Resolution and/or certified Minutes, we will review the documents and then forward them to North Alamo Water Supply Corporation for further execution. After the documents have been fully-signed by all parties, we will distribute a fully-executed document to each party.

If you have any questions regarding this matter or the documents enclosed, please contact us. Thank you for your attention to this matter.

Respectfully,

/S/ Richard W. Fryer
Richard W. Fryer

RWF/kb
Enclosure

STATE OF TEXAS

COUNTY OF HIDALGO

§
§
§
§
§

BETWEEN:

NORTH ALAMO WATER SUPPLY
CORPORATION AND CITY OF SAN
JUAN

**WATERLINE ACCESS AGREEMENT
(with City)**

WHEREAS, North Alamo Water Supply Corporation ("NAWSC") has a water distribution system which was designed for potable water distribution to rural communities; and

WHEREAS, such system was not designated specifically with the intent of providing water for fire protection purposes; and

WHEREAS, the City of San Juan ("City") through its own forces or through the forces of those subject to a contract to provide services, may provide fire protection services to its citizens, some of which fall within the area of the Certificate of Convenience and Necessity granted to NAWSC; and

WHEREAS, City, a governmental entity of the State of Texas, may provide fire protection services to its constituents; and

WHEREAS, Section 67.0105 of the Texas Water Code authorizes water supply corporations to contract with governmental entities like the City to supply water for use in fire suppression, and further provides that the act of supplying such water by water supply corporations such as NAWSC, is an essential governmental function. It also provides that the contract for supplying such water must be to the mutual benefit to the contracting parties; and

WHEREAS, pursuant to Section 67.0105, a corporation that provides a governmental entity with a water supply or equipment to carry out the governmental function as described herein may be liable for damages resulting therefrom only to the extent that the governmental entity would be liable if the governmental entity were performing the governmental function directly; and

WHEREAS, NAWSC and City are mindful of the benefits that can be received by the citizens of the City and the members of NAWSC with the availability of water for use in controlling fires and thereby for the protection of life and property; and

WHEREAS, Lupin Properties, LLC ("Owner") is constructing a subdivision on the property described in **Exhibit "A"**, West View IV Subdivision (the "**Subdivision**") and the City requires fire protection for the Subdivision as part of the Subdivision process.

THEREFORE, in exchange for the recitals herein made, the consideration exchanged

and the goodwill generated, NAWSC and City agree as follows:

1. This agreement pertains only to those areas in the Subdivision which also are within the boundaries of the Certificate of Convenience and Necessity granted to NAWSC in HIDALGO County, Texas and only **with respect to those areas specifically listed in Exhibit "A"**. No other parts of NAWSC lines shall be affected by this agreement unless specifically set forth in writing by the parties and adopted by official acts of their respective governing bodies.
2. City shall have access to NAWSC lines with no less than six inches (6") in diameter for the purpose of operating and maintaining a fire hydrant system in accordance with industry standards and all federal, state and local codes and as shown in **Exhibit "B" ("Fire Hydrants")**. Such Fire Hydrants to be used solely for the governmental purpose of fire-fighting filling stations. No other use of water shall be made under this agreement. City shall determine if the pressure and volume available on such lines are suitable and sufficient. NAWSC shall gratuitously furnish to City's designated engineer, such waterline modeling information as it may have to the extent such information affects the lines and hydrants shown in Exhibit "A"; such information does not constitute any representation or warranty of any condition and is subject to all limitations, disclaimers, etc. found in this agreement.
3. Except as otherwise provided in this paragraph, all City fire hydrants on NAWSC waterlines or any part of NAWSC's system, shall be used for the governmental purposes of fire-fighting filling stations and shall be painted black with a white bonnet (cap) so as to be designated that they may be available for that limited use in a fire emergency and shall be operated by City such that a positive pressure of no less than 30 p.s.i. is maintained in NAWSC's water line at the point of connection between the water line and the fire hydrant. Should City perform annual testing of each hydrants subject to this agreement so as to determine the color coding attributable to each hydrant under City's fire hydrant coding scheme, City may paint the tested hydrants the appropriate color under that color coding scheme for a period of one (1) year following the test, after which a new test must be done or the hydrant shall be painted black with a white bonnet (cap) until the appropriate test is done. Should a tested and color coded hydrant's condition change after being tested and its condition be such that a different color code is appropriate, City will immediately repaint the hydrant accordingly or should a year expire without a hydrant being re-tested, City will immediately paint it black with a white bonnet (cap) and if City fails to so test and paint City's fire hydrants, NAWSC may (but is not required to) do so at City's expense, such expense to be paid by City to NAWSC upon demand. By allowing a hydrant subject to this agreement to be painted any color other than black with a white bonnet (cap), NAWSC is not representing or warranting that the hydrant is available and suitable for use in a fire emergency.
4. The Fire Hydrants will be constructed by Owner and owned and maintained by City as set out in Exhibit "B." If concrete is used for additional stability, the hydrant weep holes should not be covered.

5. All water used from NAWSC system will be reported monthly to NAWSC by City. This report will state the estimated amount of water used, the date of use, the location of use and any problems encountered with the Fire Hydrants. Forms will be provided by City.
6. There may be an annual charge by NAWSC for water used in fire protection. Such charge will be established annually by the Board of Directors. However, in no case will water be used for any domestic use, equipment wash-downs or construction purposes or any other purpose other than the actual use in controlling fires and maintaining the Fire Hydrants.
7. Because NAWSC is a rural system that cannot patrol all locations daily, a problem may arise as to the abuse of Fire Hydrants by the taking of water for uses other than fire protection. If this becomes a problem, NAWSC reserves the right to install security devices on all hydrants at the cost of City. Sufficient special wrenches, or keys, will be provided to NAWSC by City at no cost to NAWSC. Should City fail to install the required security devices, NAWSC may install such devices as it deems appropriate at a cost to the City.
8. All Fire Hydrants maintenance, inspection and flushing will be done by City personnel, or those under contract to City, for which City will retain responsibility. A schedule will be set up by City to perform flushing no less frequently than once every six (6) months; maintenance, inspection and testing according to National Fire Protection Association 291 shall be performed by City no less frequently than every twelve (12) months. Such schedule shall be provided to NAWSC in writing no later than thirty (30) days prior to any date shown on the schedule. City will maintain the Fire Hydrants such that they may be used as a temporary water sales point and as a flush valve by NAWSC and if City fails to so maintain the Fire Hydrants, NAWSC may (but is not required to) do so at City's expense, such expense to be paid by City to NAWSC upon demand. NAWSC may use the Fire Hydrants as temporary water sales point and as flush valves in order to assure the sanitary conditions of the potable water. In order to assure the integrity of its system and to maintain the sanitary conditions of the potable water, NAWSC personnel will be present at the times of Fire Hydrants maintenance, inspection and flushing and no such activity will occur without such presence. All Fire Hydrants maintenance, inspection and flushing will be done at City's expense. NAWSC may require such maintenance, inspection, and/or flushing to be made at any time, and after notice of such is given to City, such will be conducted as soon as reasonably possible.
9. All installation and replacement of Fire Hydrants and appurtenances will be performed by those personnel approved by NAWSC and under City's authority and responsibility, but only under NAWSC's inspection for defects in construction that may affect water quality. No installation or replacement of Fire Hydrants and appurtenances may occur without the presence of NAWSC personnel. All expenses involved in the installation and replacement of Fire Hydrants and appurtenances will be borne by City, including a reasonable fee for the presence and administration of NAWSC's personnel.

10. CITY ACKNOWLEDGES AND AGREES THAT NAWSC, BY ALLOWING ACCESS TO ITS SYSTEM, ASSUMES A DUTY TO NOT INJURE A PERSON EMPLOYED BY OR OTHERWISE AUTHORIZED BY CITY TO USE, ACCESS, OR IN ANY WAY BENEFIT FROM THE FIRE HYDRANTS, THE WATER THEREIN OR ANY APPURTENANCES THERETO (THE "USER") BY WILLFUL OR WANTON CONDUCT OR BY GROSS NEGLIGENCE, AND THAT NAWSC ASSUMES NO OTHER DUTY OR STANDARD OF CARE. CITY UNDERSTANDS THAT THE STANDARD OF CARE ASSUMED UNDER THIS AGREEMENT DOES NOT REQUIRE NAWSC TO WARN THE USER OF AN UNSAFE CONDITION OR TO MAKE AN UNSAFE CONDITION SAFE SHOULD NAWSC BECOME AWARE, EITHER ACTUALLY OR CONSTRUCTIVELY, OF A CONDITION WHICH RESULTS IN AN UNREASONABLE RISK TO THE USER. FURTHER, CITY UNDERSTANDS THAT NAWSC MAY CHANGE THE CONDITION OF ITS SYSTEM IN A MANNER THAT MIGHT RENDER THE SYSTEM UNSAFE FOR A USER WITHOUT INCURRING LIABILITY FOR SUBSEQUENT INJURY TO USER BY THE NEW DANGER. CITY AGREES TO USE THE WATER AND SYSTEM AT ITS OWN RISK AND AS IT IS FOUND. NAWSC, WITHOUT ACCEPTING ANY DUTY, GRATUITOUSLY WILL ENDEAVOR TO NOTIFY CITY OF ANY CONDITION THAT MIGHT RENDER THE SYSTEM UNSAFE FOR USE BY CITY SHOULD ITS MANAGER BECOME CONSCIOUSLY AWARE OF SUCH A CONDITION. NAWSC HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY, OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (A) THE NATURE AND CONDITION OF THE SYSTEM INCLUDING, WITHOUT LIMITATION, THE PIPELINES, HYDRANTS, FLUSH VALVES, APPURTENANCES, WATER AND REAL PROPERTY, THE SUITABILITY THEREOF FOR ANY AND ALL ACTIVITIES AND USES WHICH CITY MAY ELECT TO CONDUCT OR THE EXISTENCE OF ANY HAZARD OR CONDITION; (B) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (C) THE COMPLIANCE OF THE SYSTEM OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL ENTITY OR BODY. CITY ACKNOWLEDGES BY USE OF THE SYSTEM THAT IT HAS AND WILL INSPECT THE SYSTEM AND CITY WILL RELY SOLELY ON ITS OWN INVESTIGATION OF THE SYSTEM AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF NAWSC. CITY FURTHER ACKNOWLEDGES THAT THE INFORMATION PROVIDED AND TO BE PROVIDED WITH RESPECT TO THE SYSTEM WAS OBTAINED WITHOUT CONSIDERATION BEING GIVEN AND NAWSC (1) HAS NOT MADE ANY INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; (2) DOES NOT MAKE ANY REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. ACCESS TO THE SYSTEM IS ALLOWED ON AN "AS IS", "WHERE IS", AND "WITH ALL FAULTS" BASIS, AND CITY EXPRESSLY ACKNOWLEDGES THAT, IN CONSIDERATION OF THIS ACCESS, NAWSC MAKES NO WARRANTY OR REPRESENTATION,

EXPRESSED OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION OR FITNESS FOR PARTICULAR PURPOSE WITH RESPECT TO THE SYSTEM OR ANY PORTION THEREOF.

CITY AGREES BY ITS USE OF THE SYSTEM, DIRECTLY OR THROUGH OTHERS, THAT NAWSC SHALL NOT BE RESPONSIBLE OR LIABLE TO THE CITY FOR ANY DEFECT, ERRORS, OMISSIONS, OR ON ACCOUNT OF ANY OTHER CONDITIONS AFFECTING THE SUBDIVISION, AS CITY MAKES USE OF THE SYSTEM "AS-IS", "WHERE-IS", AND "WITH ALL FAULTS". CITY OR ANYONE CLAIMING BY, THROUGH, OR UNDER CITY, HEREBY FULLY RELEASES NAWSC, ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEY AND AGENTS FROM ANY COST, LOSS LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION ARISING FROM OR RELATED TO ANY DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS AFFECTING THE SYSTEM. CITY BY THEIR USE OF THE SYSTEM, FURTHER ACKNOWLEDGES AND AGREES THAT THIS RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT ACCORDING TO EACH OF THE EXPRESSED TERMS AND PROVISIONS.

TO THE EXTENT APPLICABLE AND PERMITTED BY LAW, CITY, IN CONSIDERATION FOR USING THE SYSTEM AND AS A MATERIAL INDUCEMENT TO NAWSC FOR ALLOWING SUCH USE, WAIVES THE PROVISIONS OF THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, AS WELL AS ALL OTHER STATUTORY PROVISIONS WHICH MIGHT CREATE A CLAIM AGAINST NAWSC AS A RESULT OF THE USE OF NAWSC'S SYSTEM. ACCORDINGLY, CITY BY AND THROUGH THE BELOW SIGNING REPRESENTATIVES WHO HAVE BEEN GIVEN THE APPROPRIATE AUTHORITY BY THEIR GOVERNING BODIES STATE:

I WAIVE MY RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES CONSUMER PROTECTION ACT, SECTION 17.41 ET SEQ, BUSINESS AND COMMERCE CODE, A LAW THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS. AFTER CONSULTATION WITH AN ATTORNEY OF MY OWN SELECTION, I VOLUNTARILY CONSENT TO THIS WAIVER.

TO THE EXTENT APPLICABLE AND PERMITTED BY LAW, CITY, BY ITS USE OF THE SYSTEM, DIRECTLY OR THROUGH OTHERS, AGREES TO INDEMNIFY, PROTECT, DEFEND, SAVE AND HOLD HARMLESS NAWSC, ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FROM AND AGAINST ANY AND ALL DEBTS, DUTIES, OBLIGATIONS, LIABILITIES, SUITS, CLAIMS, DEMANDS, CAUSES OF ACTION, LOSSES, COST AND EXPENSES AND TO PAY ALL EXPERTS' AND ATTORNEYS' FEES AND EXPENSES AND COURT COSTS ASSERTED OR INCURRED BY NAWSC AT

ANY TIME AND IN ANY WAY RELATING TO, CONNECTED WITH, OR ARISING OUT OF THE CONDITION OF NAWSC'S SYSTEM AND THE USE OF THE FIRE HYDRANTS OR THE OPERATION, MAINTENANCE AND MANAGEMENT THEREOF, INCLUDING ANY CLAIMS, SUITS, OR CAUSES OF ACTION ARISING FROM ANY NEGLIGENCE, INCLUDING GROSS NEGLIGENCE OF NAWSC AND ITS AGENTS, OFFICERS AND EMPLOYEES AS THEY RELATE TO THE PROVISION OF WATER AND ACCESS TO NAWSC'S SYSTEM UNDER THIS AGREEMENT.

IT IS THE EXPRESS INTENTION OF THE PARTIES THAT THE INDEMNITY PROVIDED FOR IN THIS AGREEMENT IS TO INDEMNIFY AND PROTECT NAWSC FROM THE CONSEQUENCES OF ITS OWN NEGLIGENCE AND GROSS NEGLIGENCE, EVEN WHEN THAT NEGLIGENCE AND GROSS NEGLIGENCE IS FOUND TO BE THE SOLE CAUSE OF THE INJURY, DEATH OR DAMAGES. CITY ALSO WAIVES ALL RIGHTS TO SUBROGATION AGAINST NAWSC.

11. This Agreement is intended to provide NAWSC with all the protections and limitations from liability allowed by the laws as they exist and will exist, including, but not limited to, Texas Water Code §67.0105, and the common law and all the terms and conditions hereof shall be liberally construed to effectuate this purpose and to sustain the validity of this Agreement. The parties agree that this Agreement shall not be construed in favor of or against either party on the basis that the party did or did not author the Agreement. This Agreement constitutes the entire agreement between the parties.
12. This agreement is effective upon execution by the parties and the recordation of Exhibit "A", with the official records of Hidalgo County and continues until terminated by either party in writing, such termination to occur only after written notice by the terminating party at least two (2) months prior to the termination date. All parties may terminate in the event of a default if such default is left uncured for 30 days after giving written notice.
13. Each person, signing below, warrants and represents to the parties to this Agreement, that he has been given full authority to execute this Agreement, such that it binds the party for which he signs to fully fulfill the terms of this Agreement.
14. This Agreement is not executed for the benefit of any third party and its terms shall not be enforceable by or in favor of any person or entity other than the express parties to the Agreement.
15. NAWSC shall have the right to locate the pipe and accessories necessary to provide water for the Fire Hydrants on the Subdivision at a point to be chosen by NAWSC, and shall have access to the Subdivision and equipment constructed by Owner and/or City at all reasonable and necessary times for any purpose with or in the furtherance of its business operations, and upon discontinuance of service, NAWSC shall have the right to remove any of its equipment from the Subdivision. NAWSC may inspect its valves,

pipng, and appurtenances to the supply line as well as the Fire Hydrants on an annual basis for a reasonable fee to be set by NAWSC (initially \$200.00), which may be increased based on future costs increases to provide this service. Where applicable, and upon notice, City shall have personnel present as necessary to assist in the inspection. NAWSC shall also have access to the Subdivision for purpose of inspecting for possible illegal connections, cross-connections, potential contamination hazards, and illegal lead materials, and City agrees to annual inspections of its own facilities for these conditions.

16. City shall enforce the following restrictions to ensure the public health and welfare. The following undesirable practices are prohibited by State regulations and by this Agreement:
 - a. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contaminations shall be isolated from the Fire Hydrants by an air gap or an appropriate backflow prevention assembly in accordance with state regulations.
 - b. No cross-connection between the Fire Hydrants and a private water system is permitted. Potential threats to the public drinking water supply shall be eliminated at the service connection by the proper installation of an air gap or an appropriate backflow prevention assembly. Backflow assemblies require annual inspections and testing by a certified backflow prevention assembly tester and documentation of the inspections reflecting proper installation, maintenance, and operation must be provided to NAWSC no later than 30 days after the inspection.
 - c. No connection which allows condensing, cooling, industrial process water, or any water of unknown quality to be returned to the Fire Hydrants or the public drinking water supply is permitted.
 - d. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of the plumbing in the Fire Hydrants.
 - e. No solder or flux which contains more than 0.2% lead may be used for the installation or repair of the plumbing in the Fire Hydrants.
17. NAWSC may notify City, as applicable, of any cross-connection or other undesirable practices which have been identified during the initial or subsequent inspection. City shall immediately correct any undesirable practice on the Subdivision. City shall, at its expense, properly install, test and maintain any backflow prevention device required by NAWSC. Copies of all testing and maintenance records shall be provided to NAWSC. Failure to comply with the terms of this Agreement shall cause NAWSC to terminate services or to install, test, and maintain an appropriate backflow prevention device at the service connection at the sole expense of City. Any expenses associated with the enforcement of this Agreement shall be paid to NAWSC upon presentation to City, as applicable.

18. City agrees that the maximum amount of liability to City that may be incurred by NAWSC by virtue of any noncompliance with the terms of this Agreement is limited to the amount of fees paid by City to NAWSC for services provided under this Agreement during the calendar year in which the noncompliance occurs.
19. Any expenses associated with the enforcement of the Agreement shall be paid to NAWSC upon presentation to City, and in compliance with the Texas Prompt Payment Act.
20. Should any amounts to be paid by any party hereto, remain unpaid after the date the payment is due, such unpaid amount shall accrue interest in compliance with the Texas Prompt Payment Act.
21. In the event any litigation arises out of this Agreement between the parties hereto, the non-prevailing party shall pay the prevailing party all reasonable and necessary attorney's fees, expert fees, expenses and costs of court expended or incurred in connection with the litigation pursuant to Section 271.153 of the Texas Local Government Code or similar authority effective at the time of the execution of this Agreement.
22. If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or enforceability shall not affect the validity of any other part, term, or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of this Agreement.
23. The Agreement may be supplemented, amended, or modified only by the mutual agreement of the parties. No supplement, amendment, or modification of this Agreement shall be binding unless it is in writing and signed by all parties.

By signing and delivering this Agreement to the appropriate official of NAWSC, the City authorizes completion of this Agreement by filling in the Effective Date below.

IN WITNESS WHEREOF, EXECUTED by NAWSC and City, acting under the authority of their respective governing bodies in multiple originals effective as of the _____ day of _____, 20____.

ATTEST:

THE CITY OF SAN JUAN
709 S. Nebraska Ave.
San Juan, Texas 78589

By: _____,
Brenda Escalante, City Secretary

By: _____,
Benjamin Arjona, City Manager

APPROVED AS TO FORM:

By: _____,
Rick Palacios, City Attorney

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Benjamin Arjona, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is Manager of City of San Juan, that he executed the same as the act of City of San Juan for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

NORTH ALAMO WATER SUPPLY
CORPORATION
420 S. Doolittle Road
Edinburg, Texas 78542
956-383-1618 (phone)
956-383-1372 (fax)

By: _____
Steven P. Sanchez, General Manager

APPROVED AS TO FORM:

By: _____
Richard W. Fryer,
Attorney for North Alamo
Water Supply Corporation

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Steven P. Sanchez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is General Manager of North Alamo Water Supply Corporation, that he executed the same as the act of North Alamo Water Supply Corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____
_____, 20____.

Notary Public in and for the State of Texas

EXHIBIT "A"

A 19.892 Acre Tract of Land lying in the M. Dominguez Grant, Abstract 7, Hidalgo County, Texas, same being all of a 21.09 acre tract described to Lubin Properties, LLC recorded under Document No. 2633967 of the Official Records of Hidalgo County, Texas, save and except that 1.198 Acre Tract of Land described in deed to the County of Hidalgo, recorded under Documents No. 2355878 of the Official Records of Hidalgo County, Texas, same being out of Lot 2, Block 47, ALAMO LAND & SUGAR COMPANY SUBDIVISION, recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas.

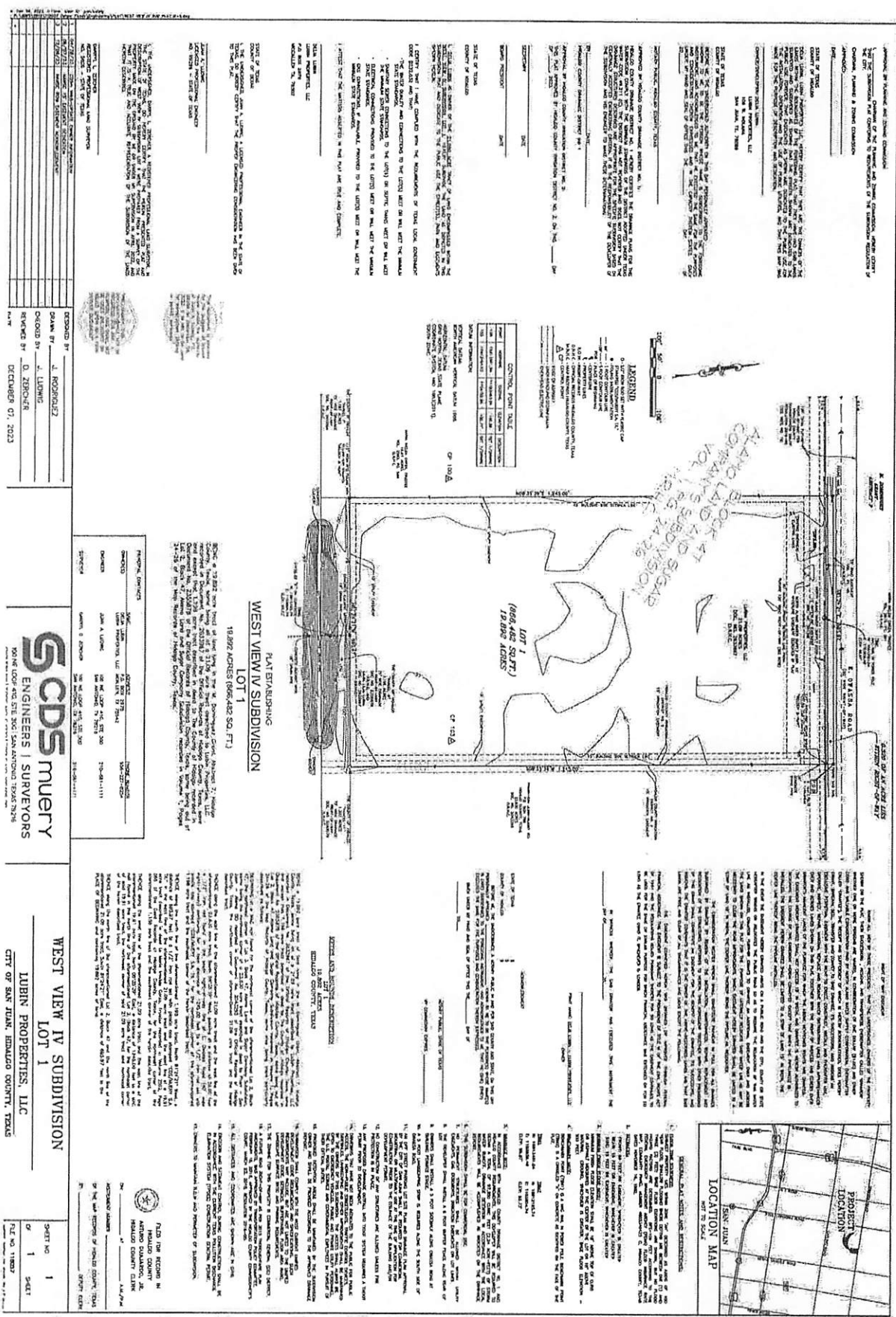
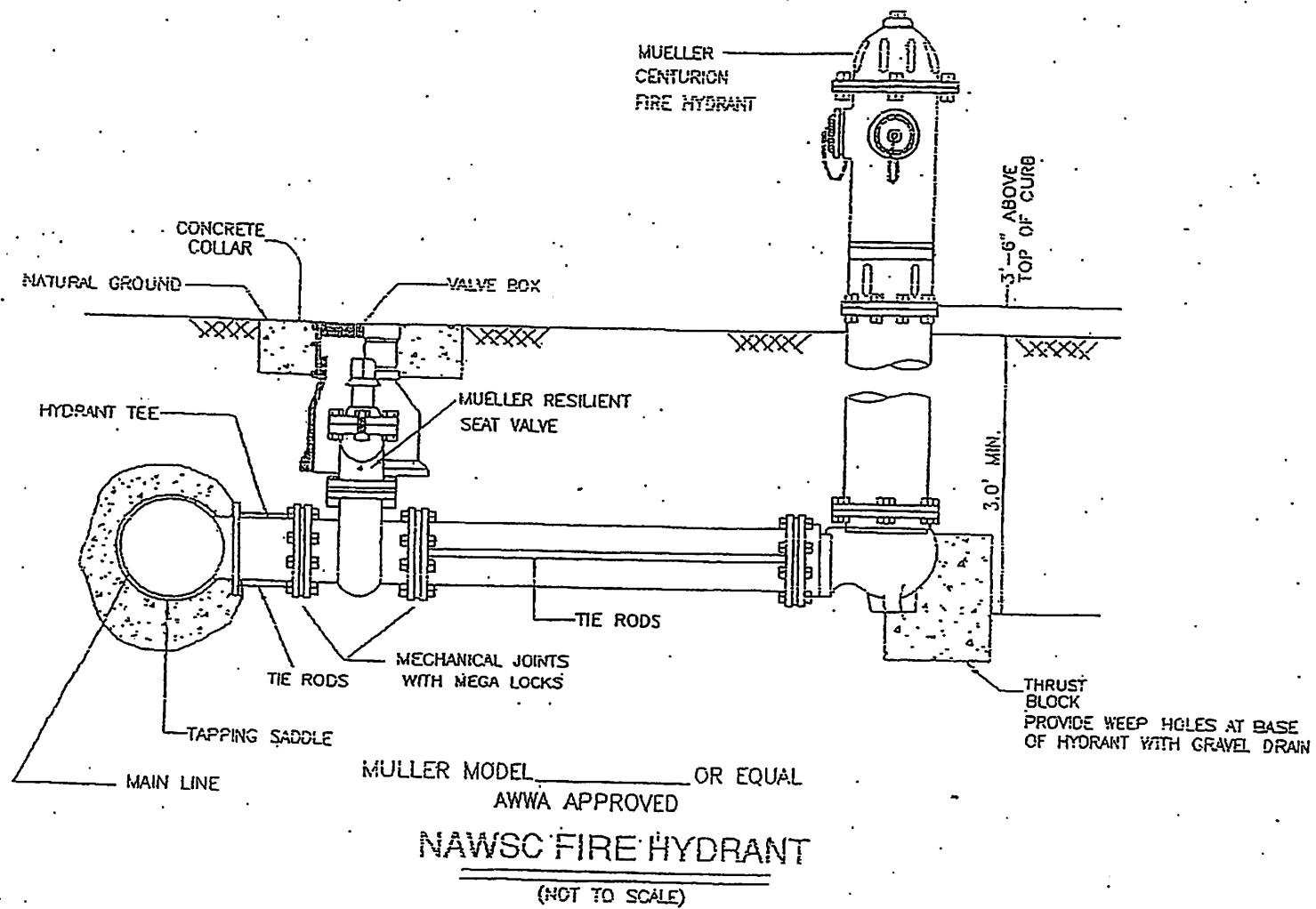


EXHIBIT "B"

Fire Hydrant Installation

Each fire hydrant run-out shall be equipped with a 6" flanged mechanical joint resilient seated gate valve. This valve may be located adjacent to the mainline or between the mainline and the hydrant. Each fitting (Branch Tee, Gate Valve & Hydrant) shall be separately supported by a concrete thrust block including anchor rods. Care must be taken that the hydrant drain be kept clear when pouring concrete. Mainline Tees shall have mechanical joint, flanged fittings. Mega lugs shall also be used at all mechanical joint fittings.





RESOLUTION NO.

A RESOLUTION OF THE CITY OF SAN JUAN, TEXAS TO APPROVE A WATERLINE ACCESS AGREEMENT BETWEEN THE NORTH ALAMO WATER SUPPLY CORPORATION, THE CITY OF SAN JUAN AND LUBIN PROPERTIES, LLC.

WHEREAS, it is in the best interest of the citizens of San Juan to provide the proper infrastructure for adequate fire protection for all new commercial and residential development; and

WHEREAS, the proposed property is located within the service area of the North Alamo Water Supply Corporation and within the City of San Juan city limits; and

WHEREAS, the North Alamo Water Supply Corporation has adequate-sized water lines to support fire hydrants in the area and requires an agreement be entered between the Corporation, the property owner and the City of San Juan before such installation is allowed.

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

1. The City of San Juan, Texas approves the agreement as shown on **ATTACHMENT A**.

READ, CONSIDERED and APPROVED this the 23rd day of January, 2024.

CITY OF SAN JUAN

MARIO GARZA
Mayor

ATTEST:

BRENDA ESCALANTE
City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Consideration and Action on a Resolution Authorizing the City of San Juan to Submit and Accept an Award from the US Department of Justice COPS Grant. [Chief of Police, Leandro Sifuentes]

STAFF COMMENTS AND RECOMMENDATIONS:

recommends approval

RECOMMENDATION:

PREPARED BY:

Leandro Sifuentes,
Chief of Police

APPROVED BY:

Benjamin Arjona, City
Manager



Resolution no. 2024-_____

WHEREAS, The City of San Juan Governing Body has received notification that is has been awarded a COPS Hiring Program (CHP) Grant in the amount of \$342,062 to fund two (2) police officer position for three (3) years; and

WHEREAS, the City of San Juan is obligated to retain all sworn officer positions awarded under the CHP grant for a minimum of 12 months following the 36-month federal funding period; and

WHEREAS, it is proposed that the City of San Juan accept the grant

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves acceptance of the grant award for the COPS CHP and order:

1. The above recitals are true and correct.
2. The City Manager or designee is hereby authorized to execute all required documents.

PASSED and **APPROVED** this _____ of January, 2024.

CITY OF SAN JUAN

Mario Garza, MAYOR

ATTEST:

Brenda Escalante, City Secretary
Grant Number: **15JCOPS-23-GG-04795-UHPX**



Fact Sheet

cops.usdoj.gov

2023 COPS Hiring Program

Advancing Community Policing by Hiring Officers

The COPS Hiring Program (CHP) is designed to reduce crime and advance public safety through community policing by providing direct support to state, local, and tribal law enforcement agencies nationwide. CHP funding supports the hiring of career law enforcement officers to increase an agency's community policing capacity and crime prevention efforts. The FY 2023 CHP award program was an open solicitation. All local, state, and tribal law enforcement agencies having primary law enforcement authority were eligible to apply. The award selection process was highly competitive and based on a variety of factors including problem focus area, local crime data, agencies' commitment to community policing, agencies' demonstrated financial need, and statutory formulas.

The COPS Office received 654 CHP applications during the open solicitation period from law enforcement agencies in nearly every state and U.S. territory. After careful review of all applications, the COPS Office made FY 2023 CHP awards to 394 state, local, and tribal law enforcement agencies totaling \$216,809,571 to support the hiring of 1,730 full-time officers and deputies. These awards represent an important investment in our nation's safety and law enforcement communities.

Supporting Local Law Enforcement

Twenty-nine years after the Violent Crime Control and Law Enforcement Act of 1994 was signed into law, the COPS Office continues to support the efforts of law enforcement agencies across the country as they develop creative and innovative ways to deal with long-standing community crime problems and public safety issues. To date, the COPS Office has invested more than \$14 billion, including grants to more than 15,703 state, local, and tribal law enforcement agencies, to reduce crime by advancing community policing. In all, COPS Office funding has supported the hiring of more than 135,973 law enforcement officers in agencies large and small across the nation.

CHP is the COPS Office's flagship program with a long history of promoting police-community partnerships for the express purpose of crime reduction through effective community policing. Through CHP, the COPS Office is

supporting our nation's front-line heroes by providing them with needed resources and expertise to enhance local community policing strategies and tactics.

Problem Focus Areas

All proposed plans and focus areas were eligible for funding; however, additional consideration was given to agencies selecting one of the following priority focus areas:

- **Building Legitimacy and Trust**
- **Violent Crime** - with additional consideration for community violence intervention (CVI) approaches in areas of high gun violence
- **Police-Based Response to Persons in Crisis**
- **Combating Hate and Domestic Extremism**

Highlights of CHP FY 2023 Funding

- The demand for CHP funding remains extremely high among law enforcement agencies nationwide. The COPS Office received 654 applications, approximately 60 percent of which received awards.
- One hundred eighty-one of the awardees will use the funding to focus on building legitimacy and trust, 43 will seek to address high rates of gun violence, 80 will focus on other areas of violent crime, and 49 will focus CHP resources on police-based response to persons in crisis.

Program Funding Provisions

CHP awards provide up to 75 percent of the approved entry-level salaries and fringe benefits of full-time officers for 36 months, with a minimum 25 percent local cash match requirement and a maximum federal share of \$125,000 per officer position. Awards are five years long to allow time for recruitment and hiring before the 36 months of salary funding begins.

Any additional costs for salaries and fringe benefits higher than entry level are the responsibility of the recipient agency. The COPS Office granted waivers of some or all of an applicant's local cash match based on a demonstration of severe fiscal distress.

CHP award funds may not be used to supplant (replace) local funds that agencies otherwise would have devoted to sworn officer hiring. The hiring of officers under CHP must be in addition to, and not in lieu of, officers who otherwise would have been hired with state or local funds.

At the conclusion of 36 months of federal funding, recipients must retain all sworn officer positions awarded under the CHP award for a minimum of 12 months. The retained CHP-funded position(s) should be added to the recipient's law enforcement budget with state or local funds, over and above the number of locally funded positions that would have existed in the absence of the award.

Contact the COPS Office

For more information about COPS Office programs and resources, please contact the COPS Office Response Center at AskCOPSRC@usdoj.gov or 800-421-6770 or visit the COPS Office website at <https://cops.usdoj.gov>.

Resources

The following are select resources to support state, local, and tribal law enforcement officers.

Lessons to Advance Community Policing

Case studies of COPS Office microgrant projects, highlighting successful community policing strategies that may be used in other agencies across the country.

<https://portal.cops.usdoj.gov/resourcecenter/RIC/ric.php?page=detail&id=COPS-W0880>.

Officer Safety and Wellness: Promoting Positive Coping Strategies

Identifying ways in which officers may struggle to manage the stress of the job in order to develop programs and services that can provide them with the skills, tools, and positive coping strategies that will enable them to build their own resilience and not merely survive but flourish.

<https://portal.cops.usdoj.gov/resourcecenter/RIC/ric.php?page=detail&id=COPS-P375>.

Law Enforcement Best Practices: Lessons from the Field

Examines key areas for community policing. These areas include de-escalation; crisis intervention; first-line supervisors; early intervention systems; internal affairs; recruitment, hiring, promotion, and retention; and data systems.

<https://portal.cops.usdoj.gov/resourcecenter/RIC/ric.php?page=detail&id=COPS-W0875>.

Discover Policing

This website offers first-hand descriptions of law enforcement work and provides opportunities for potential recruits and agencies to connect.

www.discoverpolicing.org.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Consideration and Action on a Resolution Authorizing the City of San Juan to Submit and Accept a Body Worn Camera Grant Award from the (OOG) Office of the Governor. [Leandro Sifuentes, Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

Staff Recommends approval

RECOMMENDATION:

PREPARED BY:

Leandro Sifuentes,
Chief of Police

APPROVED BY:

Benjamin Arjona, City
Manager



Resolution no. 2024-_____

WHEREAS, The City of San Juan finds it in the best interest of the citizens of San Juan, that the **BODY WORN CAMERAS** be operated for the 2023-2024 ; and

WHEREAS, City of San Juan agrees to provide applicable matching funds for the said project as required by the Texas OOG grant application; and

WHEREAS, City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City of San Juan designates the City Manager of San Juan as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves submission of the grant application for the **BODY WORN CAMERAS** to the Office of the Governor.

PASSED and **APPROVED** this _____ of January, 2024.

CITY OF SAN JUAN

Mario Garza, MAYOR

ATTEST:

Brenda Escalante, City Secretary
Grant Number: 4383302

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Preliminary and Final Plat Approval of The Heights at Raul Longoria Being a 9.61-Acre Tract of Land out of Lots 1, 2 and 3, Los Acres Subdivision, Located Approximately a Quarter of a Mile North of Nolana Avenue, Along the East Side of Raul Longoria Road, as Requested by Pablo Soto, Jr. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing a private subdivision with forty-three (43) residential lots and two (2) commercial lots facing Raul Longoria Road. The subdivision will have an entrance/exit along Raul Longoria Road.

The subdivision is located in a flood zone “AH” areas of 100-year shallow flooding where depths are between one and three feet. A letter of Map Revision is required to be provided by the Developer.

Water service will be provided by the North Alamo Water Supply Corporation and sewer by the City of San Juan. Water lines shall be looped to an 8-inch water line as per San Juan Fire Department requirements. Additional fire hydrants shall be located every 500 feet of the existing fire hydrant. All entrances/exit must be 26 feet wide.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/22/2024
CITY COMMISSION – 01/23/2024
DATE PREPARED – 01/12/2024

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of The Heights at Raul Longoria
APPLICANT:	JES Construction
AGENT:	Pablo Soto Jr.
LEGAL:	A 9.61-acre tract, being 1.07-acres out of Lots 1, 2 and 3, Los Acres Subdivision and 8.54-acre tract out of the North 10.00 acres of the North 21.85 acres of Lot 10, Block 8, John Closner Subdivision
LOCATION:	The property is located approximately a quarter of a mile North of Nolana Avenue, along the East side of Raul Longoria Road
LOT/TRACT SIZE:	9.61-acre tract
CURRENT USE OF PROPERTY:	Commercial / Car Dealership
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) / General Business District (C-2) <u>South</u> – Residential; Single-Family Residence District (R-S) / General Business District (C-2) <u>East</u> – Residential; Single-Family Residence District (R-S) <u>West</u> – Commercial; General Business District (C-2)
PUBLIC SERVICES:	Water service will be provided by the North Alamo Water Supply Corporation; sewer by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of Preliminary and Final Plat.

EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing a private subdivision with forty-three (43) residential lots and two (2) commercial lots facing Raul Longoria Road. The subdivision will have an entrance/exit along Raul Longoria Road.

The subdivision is located in a flood zone “AH” areas of 100-year shallow flooding where depths are between one and three feet. A letter of Map Revision is required to be provided by the Developer.

Water service will be provided by the North Alamo Water Supply Corporation and sewer by the City of San Juan. Water lines shall be looped to an 8-inch water line as per San Juan Fire Department requirements. Additional fire hydrants shall be located every 500 feet of the existing fire hydrant. All entrances/exit must be 26 feet wide.

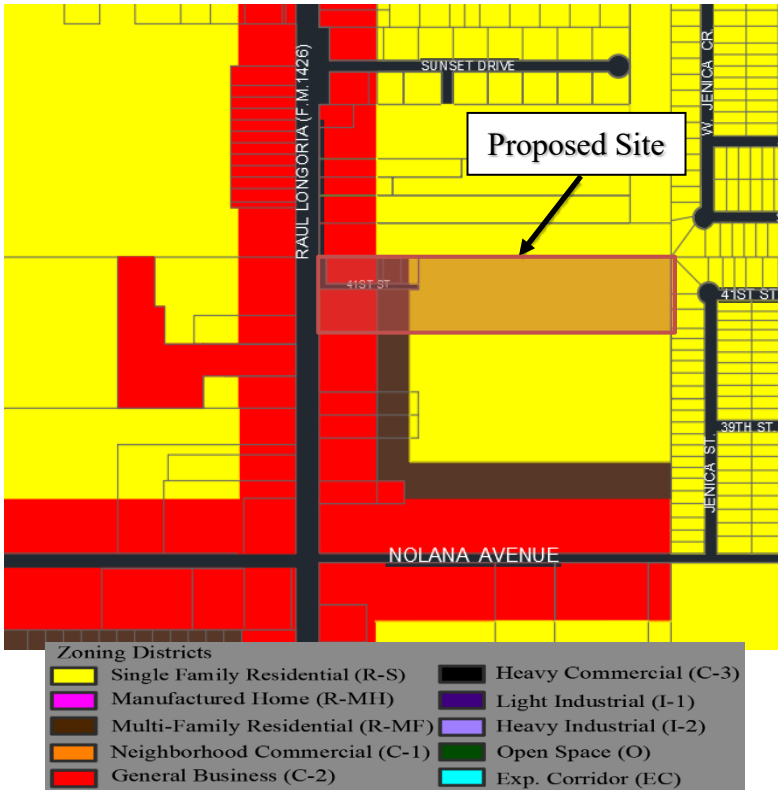
ATTACHMENTS: Location Map
 Aerial Photo
 Zoning Map
 Comments from City Engineer, Fire and Utilities Departments
 Subdivision Plat



Proposed Site



Location Map



Zoning Map



“The Heights At Raul Longoria” Engineering Review

Trimad Consultants, LLC (TRIMAD) prepared this engineering review report for The City of San Juan Planning Department. Below is a list of recommendations from errors TRIMAD found while reviewing the current proposed plans.

Plat & Utilities Layout Plan:

1. Provide information on existing storm drainage lines along Raul Longoria Rd.
2. Based on San Juan requirements, the water line requires to have a loop.

Estimate:

1. Revise cost estimate as it shows that some items don't reflect current unit prices.

RECEIVED

JAN 17 2023

PLANNING DEPARTMENT



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

To: Director of Planning & Zoning, Daniel Tijerina
From: Israel Garza Director of Public Works Department
Date: January 18 ,2023
Subject: The Heights at Raul Longoria

Department of Public Works Department reviewed the plans

- 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
- Detention Ponds must have 6foot cedar fence or chain link fence with 2 12ft gates
- Asphalt speed bumps up to standard (Qty3) painted yellow (NO Exceptions No Variance)
- Both detention ponds will have cement safety ends with bull rock for sediment control
- Both detention ponds will have hydro seeding for erosion control NO EXCEPTIONS
- All storm drain covers will have City of San Juan logo
- Sidewalk must be connected to curb with NO green area in between

RECEIVED

JAN 18 2023

PLANNING DEPARTMENT



BUILDING PLAN REVIEW COMMENTS

Building Plan Name: The Heights of Raul Longoria
Address: _____
Date Reviewed: 1/17/2024

Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Derek Cantu,
Fire Marshall

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. All entrance and exits must be 26 feet.
6. Should there be an island in the entrances there shall be 20 feet from entrance and 20 feet from the exit.
7. The street name must continue the name of existing streets on adjoining plats to maintain street name continuity.

RECEIVED

JAN 17 2023

PLANNING DEPARTMENT

Station #1

707 S. Nebraska
San Juan, TX 78589

Station #2

N. Raul Longoria Rd.
San Juan, TX 78589

h: (956) 223-2470

ax: (956) 783-3441



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: Director of Utilities, Juan Carlos Martinez
Date: January 16, 2024
Subject: The Heights at Raul Longoria Subdivision

Department of Utilities reviewed the plans for The Heights at Raul Longoria Subdivision, comments are as follow:

Water Distribution

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

Collection System

All Previous Requests Have Been Updated on Plans.

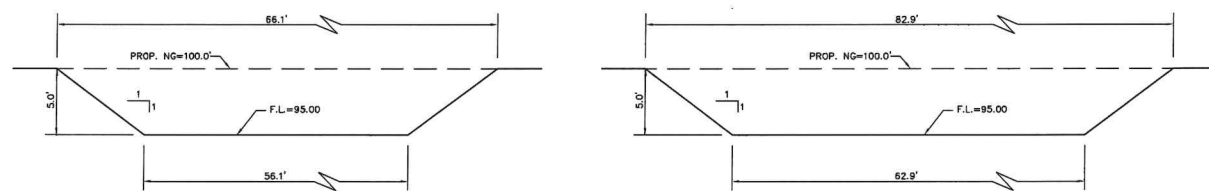
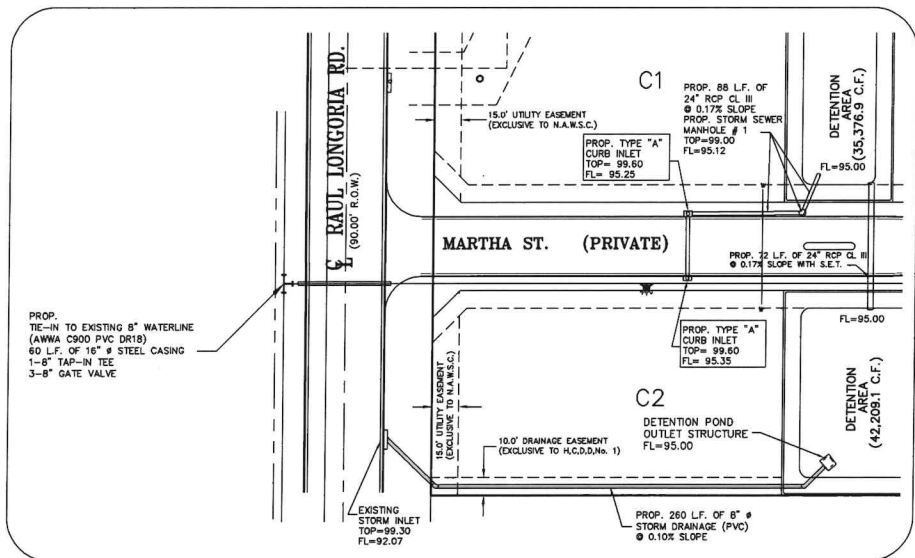
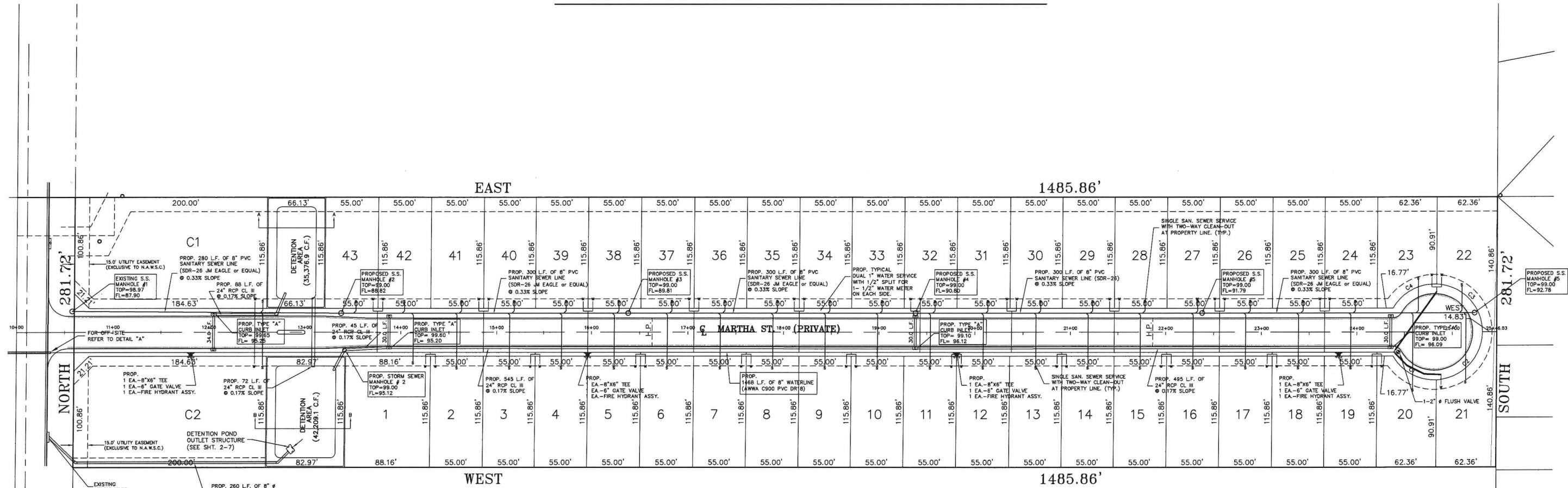
Sanitary Sewer Manholes must be pre-manufactured fiberglass to include bottom base.
Every Sewer service must have a 2-way cleanout at property line.
Manhole covers must be Composite with City Logo.
Sanitary Sewer lines must be SDR26 JM Eagle or approved equal.
Additional comments may be provided at the time of Construction Plan Review.

Additional Comments may be provided at time of construction.

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

SCALE: 1"=50'

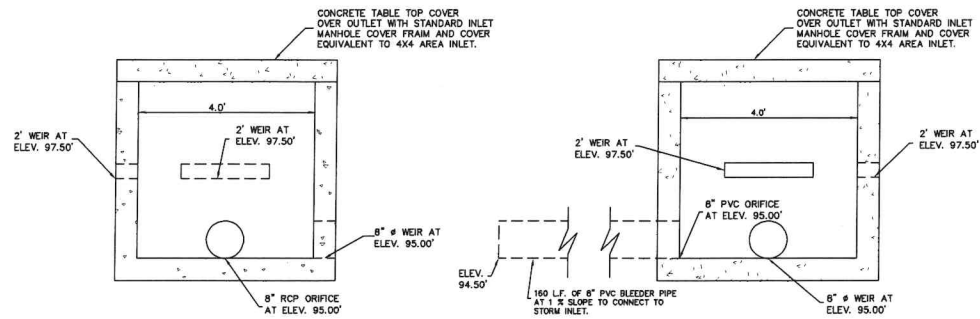
SUBDIVISION PLAT OF
THE HEIGHTS AT RAUL LONGORIA



$A = b \times h = 55.1 \text{ FT} \times 66.1 \text{ FT} \times 5.0 \text{ FT} = 305.5 \text{ FT}^3$
 $C = 305.5 \text{ FT}^3 \times \text{LENGTH} = 305.5 \text{ FT}^3 \times 115.8 \text{ FT} = 35,376.9 \text{ cf}$
CROSS-SECTION A-A

$A = b \times h = 82.9 \text{ FT} \times 82.9 \text{ FT} \times 5.0 \text{ FT} = 364.5 \text{ FT}^3$
 $C = 364.5 \text{ FT}^3 \times \text{LENGTH} = 364.5 \text{ FT}^3 \times 115.8 \text{ FT} = 42,208.1 \text{ cf}$
CROSS-SECTION B-B

TOTAL ON-SITE DETENTION: 77,586.0
NOT TO SCALE



PRINCIPAL CONTACTS:

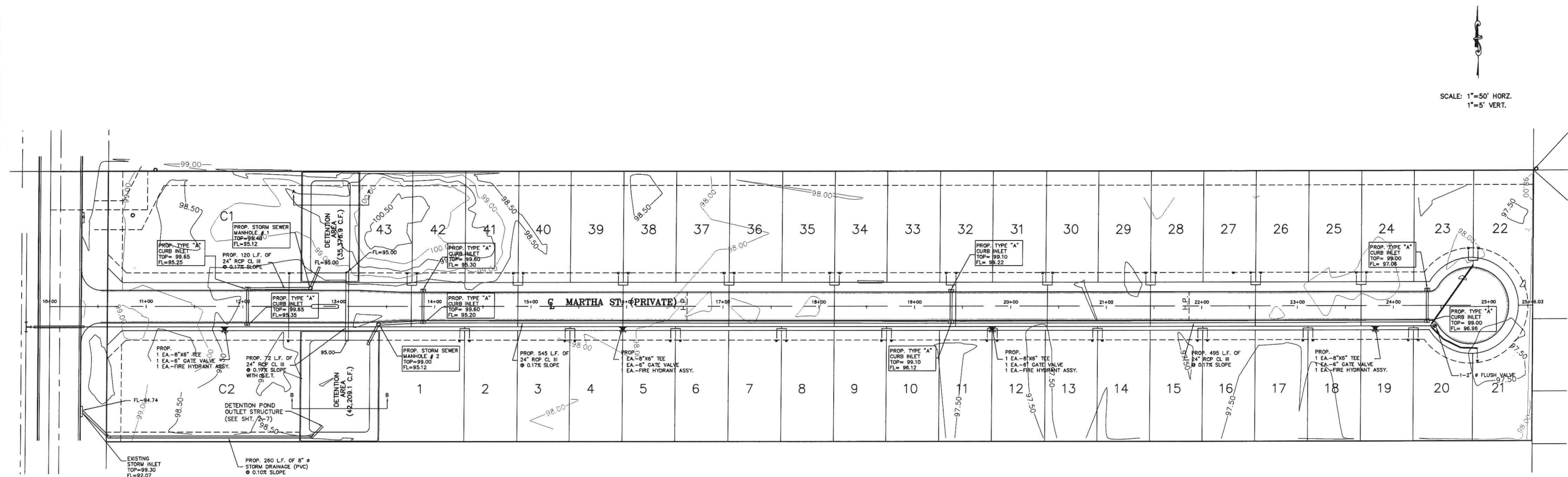
NAME	ADDRESS	PHONE & EMAIL
OWNERS: RICARDO RAMOS	X	(956)
ENGINEER: PABLO SOTO, JR., P.E.	1208 S. IRONWOOD PHARR, TX - 78577	(956) 460-1605 pablosotoj34@yahoo.com
SURVEYOR: PABLO SOTO, JR., R.P.L.S.	1208 S. IRONWOOD PHARR, TX - 78577	(956) 460-1605 pablosotoj34@yahoo.com

PABLO SOTO, JR. P.E.
CIVIL ENGINEER & LAND SURVEYOR
1208 S. IRONWOOD, PHARR, TEXAS - 78577
(TEL) 956-460-1605 (FAX) 956-782-8277

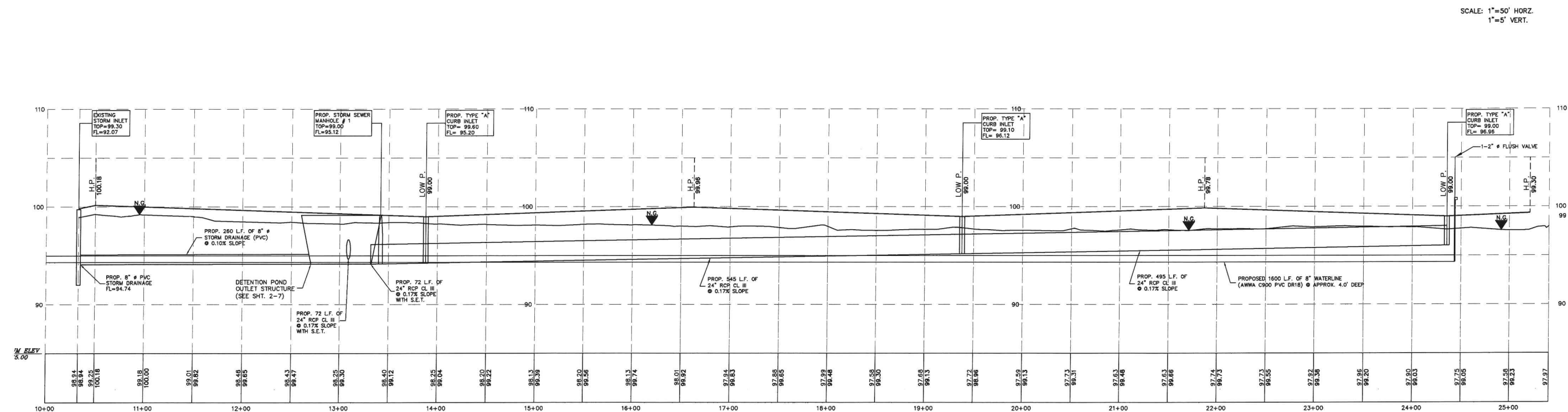
THE HEIGHTS AT RAUL LONGORIA
OVERALL UTILITY LAYOUT
SAN JUAN, TEXAS.



DESIGN: PABLO SOTO, JR.
SCALE: AS NOTED
DATE: JANUARY 09, 2024
SHEET



SCALE: 1"=50' HORZ.
1"=5' VERT.



SCALE: 1"=50' HORZ.
1"=5' VERT.

THE HEIGHTS AT RAUL LONGORIA
WATER & STORM DRAINAGE PLAN & PROFILE
SAN JUAN, TEXAS.

PABLO SOTO, JR. P.E.
CIVIL ENGINEER & LAND SURVEYOR
1208 S. IRONWOOD, PHARR, TEXAS - 78577
(TEL) 956-460-1605 (FAX) 956-782-8277



DESIGN:
PABLO SOTO, JR.
SCALE:
AS NOTED
DATE:
JANUARY 09, 2024

SHEET

3 OF 7

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Preliminary and Final Plat Approval of the Monaco Estates Subdivision Being a 6.368-Acre Tract of Land out of Lot 11, Block 6, John Closner Subdivision, Located Approximately a Half a Mile West of Raul Longoria Road, along the North Side of FM 495, as Requested by Garza-Garza Consulting Engineers. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing a private subdivision with fourteen (14) lots, with entrance/exit along FM 495. One (1) commercial lot will be located along FM 495 and thirteen (13) multi-family lots to the North side. A common area is proposed in between the multi-family and commercial areas for detention.

The subdivision is located in a flood zone “B”, areas between limits of the 100-year flood and the 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 map, according to the FEMA Map.

Water service will be provided by the North Alamo Water Supply Corporation and sewer by the City of San Juan. Water lines shall be looped to an 8-inch water line as per San Juan Fire Department requirements. Additional fire hydrants shall be located every 500 feet of the existing fire hydrant. All entrances/exits must be 26 feet wide.

RECOMMENDATION:

Staff recommends approval.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

MEETING DATES:
PLANNING AND ZONING COMMISSION – 01/22/2024
CITY COMMISSION – 01/23/2024
DATE PREPARED – 01/16/2024

PAGE 1

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Preliminary and Final Plat Approval of the Monaco Estates
APPLICANT:	Iris Elizabeth Rojas
AGENT:	Garza-Garza Consulting Engineers
LEGAL:	Being a 6.368-acre tract of land out of Lot 11, Block 6, John Closner Subdivision
LOCATION:	The property is located approximately half of a mile West of Raul Longoria Road along the North side of FM 495
LOT/TRACT SIZE:	6.368-acre tract
CURRENT USE OF PROPERTY:	Vacant
EXISTING LAND USE/ ADJACENT ZONING:	<u>North</u> – Residential; Single-Family Residence District (R-S) <u>South</u> – Commercial; Neighborhood Commercial District (C-1) <u>East</u> – Residential/Commercial; Single-Family Residence District (R-S) / General Business District (C-2) <u>West</u> – Vacant; Single-Family Residence District (R-S) / General Business District (C-2)
PUBLIC SERVICES:	Water service will be provided by the North Alamo Water Supply Corporation; sewer by the City of San Juan.
RECOMMENDATION:	Staff recommends approval of Preliminary and Final Plat.

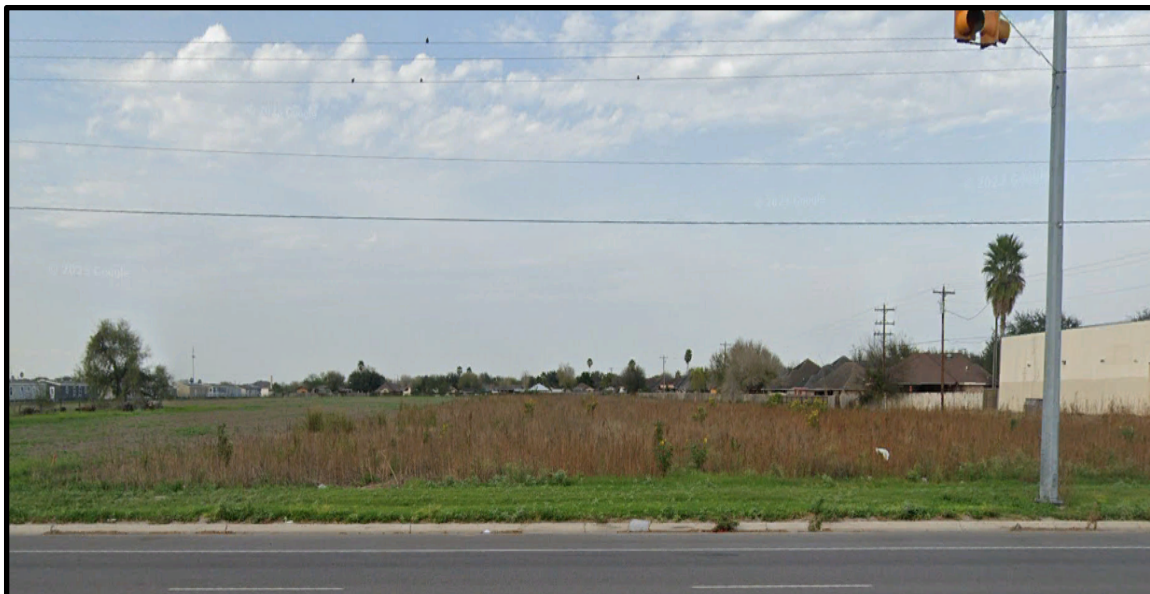
EVALUATION AND CONDITIONS FOR APPROVAL

The developer is proposing a private subdivision with fourteen (14) lots, with entrance/exit along FM 495. One (1) commercial lot will be located along FM 495 and thirteen (13) multi-family lots to the North side. A common area is proposed in between the multi-family and commercial areas for detention.

The subdivision is located in a flood zone “B” 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 map, according to the FEMA Map.

Water service will be provided by the North Alamo Water Supply Corporation and sewer by the City of San Juan. Water lines shall be looped to an 8-inch water line as per San Juan Fire Department requirements. Additional fire hydrants shall be located every 500 feet of the existing fire hydrant. All entrances/exit must be 26 feet wide.

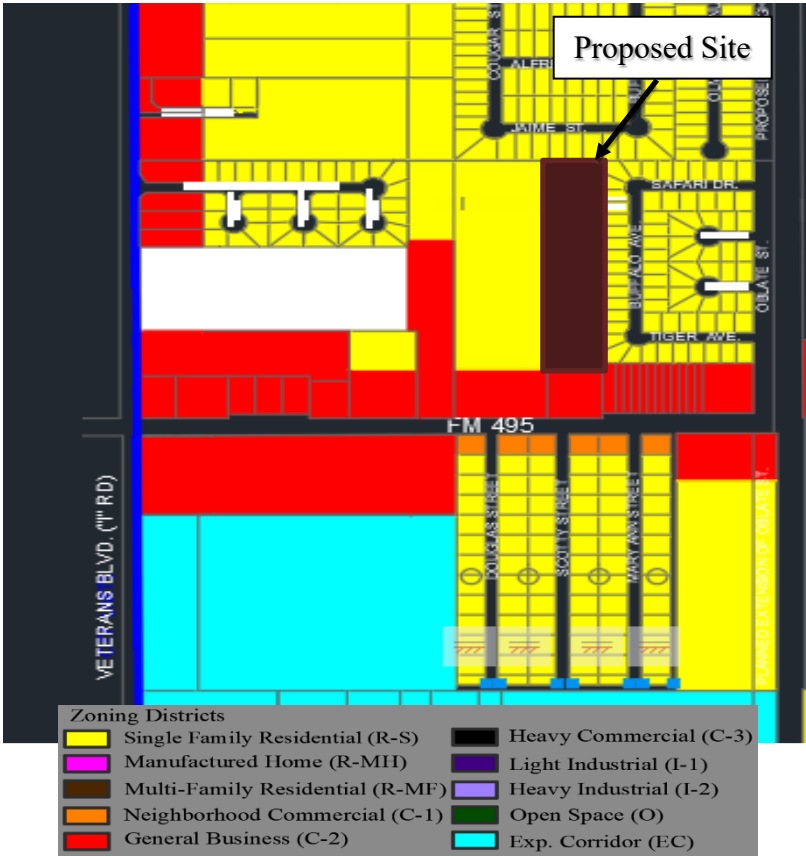
ATTACHMENTS: Location Map
 Aerial Photo
 Zoning Map
 Comments from City Engineer, Fire and Utilities Departments
 Subdivision Plat



Proposed Site



Location Map



Zoning Map



"Monaco Estates Subdivision" Engineering Review

Trimad Consultants, LLC (TRIMAD) prepared this engineering review report for The City of San Juan Planning Department. Below is a list of recommendations from errors TRIMAD found while reviewing the current proposed plans.

Plat & Utilities Layout Plan:

1. As per the City of San Juan, fence is required on detention ponds 3-ft or deeper.
2. Temporary sediment control fence must be around the whole property.
3. Provide information on the method that will be used for the waterline crossing between the two property.



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

To: Director of Planning & Zoning, Daniel Tijerina
From: Israel Garza Director of Public Works Department
Date: January 10, 2024
Subject: Monaco Subdivision

Department of Public Works Department reviewed the plans for Monaco 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 or Cement
- Detention Ponds must have 6foot cedar fence or chain link fence with 2 12ft gates
- Asphalt speed bumps up to standard (Qty4) painted yellow (NO Exceptions No Variance)
- detention ponds will have cement safety ends with bull rock or cement canal for sediment control
- detention ponds will have hydro seeding for erosion control NO EXCEPTIONS
- All storm drain covers will have City of San Juan logo
- Sidewalk must be connected to curb with NO green area in between

RECEIVED

JAN 10 2023

PLANNING DEPARTMENT

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



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: Director of Utilities, Juan Carlos Martinez
Date: January 08, 2024
Subject: Monaco Estates Subdivision

Department of Utilities reviewed the plans for Monaco Estates Subdivision, comments are as follow:

Water Distribution

- All Mechanical Joints must be Restrained with Mega Lugs or Approved Equal.
- MJ X Flange Tee and valve for Fire Hydrants.
- Every service must have it's own pvc casing.
- Additional comments may be provided at the time of Construction Plan Review.

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.
- Additional comments will be provided at the time of Construction Plan Review.

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



Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Monaco Estates Subdivision

Address:

Date Reviewed: 1/8/2024

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. All entrance and exits must be 26 feet.
6. Should there be an island in the entrances there shall be 20 feet from entrance and 20 feet from the exit.
7. The street name must continue the name of existing streets on adjoining plats to maintain street name continuity. (Scotty St.)

Station #1

707 S. Nebraska
San Juan, TX 78589

Station #2

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

Ph: (956) 223-2470

Fax: (956) 783-3441

METES AND BOUNDS DESCRIPTION

A 6.368-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF LOT 11, BLOCK 6, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED ALONG THE NORTH SIDE OF HIGHWAY FM 495 APPROXIMATELY 1,444 FEET EAST OF NORTH VETERANS BOULEVARD ("I" ROAD), IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND AT AN EXISTING CEDAR FENCE CORNER FOR THE APPARENT NORTHWEST CORNER OF DEERFIELD ESTATES, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 42, PAGE 101, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID 6.368-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 6.368-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 33 MINUTES 36 SECONDS WEST, ALONG AN EXISTING CEDAR FENCE JUST TO THE LEFT OF, AND WITH THE APPARENT EAST LOT LINE OF SAID 6.368-ACRE TRACT, A DISTANCE OF 1,260.00 FEET PASSED A NO. 4 REBAR FOUND ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY FM 495, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT ON THE APPARENT EXISTING 120-FOOT RIGHT-OF-WAY CENTERLINE OF SAID HIGHWAY FM 495 FOR THE APPARENT SOUTHEAST CORNER OF SAID 6.368-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 33 MINUTES 36 SECONDS WEST, WITH THE SAID HIGHWAY FM 495 EXISTING 120-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT SOUTH LOT LINE OF SAID 6.368-ACRE TRACT, A DISTANCE OF 210.16 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID 6.368-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 33 MINUTES 36 SECONDS EAST, WITH THE APPARENT WEST LOT LINE OF SAID 6.368-ACRE TRACT, A DISTANCE OF 60.00 FEET PASSED A NO. 4 REBAR FOUND ON THE SAID HIGHWAY FM 495 EXISTING NORTH RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID 6.368-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 26 MINUTES 24 SECONDS EAST, ALONG AN EXISTING CEDAR FENCE JUST TO THE LEFT OF, AND WITH THE APPARENT NORTH LOT LINE OF SAID 6.368-ACRE TRACT, A DISTANCE OF 210.16 FEET TO SAID NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF SAID 6.368-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 6.368 ACRES OF LAND, OF WHICH 0.1453 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY EASEMENT, SAVE AND EXCEPT 0.1447 OF AN ACRE ACQUIRED BY THE STATE OF TEXAS FOR ADDITIONAL RIGHT-OF-WAY (DEED RECORDED BY DOCUMENT NO. 597134 ON MAY 07, 1997, HIDALGO COUNTY CLERK'S OFFICE, HIDALGO COUNTY, TEXAS), 0.07 OF AN ACRE LIES IN EXISTING TxDOT DRAINAGE EASEMENT (RECORDED VIA DOCUMENT NO. 597135, HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), FOR A NET OF 6.008 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR 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 (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER 480334 D425 C EFFECTIVE DATE: NOVEMBER 16, 1982.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.
- MINIMUM BUILDING SETBACK LINES:

COMMERCIAL LOT (LOT 1)	FRONT (FM 495): 50.00 FEET	APARTMENT LOTS (LOTS 3 - 15)	FRONT: 20.00 FEET
	REAR: 10.00 FEET		FRONT: 15.00 FEET
	SIDES: 10.00 FEET		REAR: 10.00 FEET
(OR TO EASEMENT, WHICHEVER IS GREATER)			SIDES: 5.00 FEET
			(OR TO EASEMENT, WHICHEVER IS GREATER)
- LOT 1 IS FOR COMMERCIAL USE AND LOTS 2-14 ARE FOR MULTIFAMILY USE.
- A 6.0' HIGH BUFFER FENCE WILL BE REQUIRED BETWEEN COMMERCIAL AND MULTI-FAMILY LOTS. FENCE SHALL BE BUILT BY DEVELOPER AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF SAN JUAN REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 26,103 CUBIC-FEET OR 0.613 ACRE-Feet OF STORM WATER RUNOFF. DETENTION WILL BE PROVIDED BY A PROP. DETENTION POND WITHIN COMMON AREA, WHICH WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- BENCHMARK (B.M.): ELEVATION=103.25, N.A.V.D. 83; DESCRIPTION: SQUARE CUT ON TOP OF CURB, APPROXIMATELY 19.85 FEET SOUTH AND 133.97 FEET WEST FROM THE SOUTHWEST CORNER OF LOT 13, RIO NATIONAL BANK SUBDIVISION. NORTHING: 1095828.47 / EASTING: 16601398.67
- A 4.00 FOOT SIDEWALK WILL BE REQUIRED ALONG THE FRONT OF THE LOTS OF INTERIOR STREET AND A 5.00 FOOT SIDEWALK WITH ADA RAMPS ALONG FM 495 WILL BE REQUIRED AT BUILDING PERMIT STAGE.
- THE HOMEOWNERS' ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREET, STREET SIGNS, DRAINAGE SYSTEM IMPROVEMENTS INCLUDING DETENTION POND, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
- THE OWNERS OF LOTS SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE ACCESS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND THE RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF SAN JUAN.
- UTILITY PROVIDERS:

SANITARY SEWER:	CITY OF SAN JUAN
POTABLE WATER:	CITY OF SAN JUAN
ELECTRICITY:	MAGIC VALLEY ELECTRIC CORP. (M.V.E.C.)
- THE OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE BUILDING PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- TOTAL PARK LAND FEES PER LOT IS \$675.00 / DWELLING UNITS PER LOT IS \$ 2,700. 50% OF THIS AMOUNT, TOTALING \$ 1,350.00/LOT WILL BE PAID DURING THE SUBDIVISION PROCESS BY DEVELOPER AND THE REMAINING 50% OF THE PARKLAND FEES, TOTALING \$ 1,350.00/LOT TO BE PAID AT TIME OF THE BUILDING PERMIT STAGE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS REQUIRED BY TCEQ.
- LOT 1 SHALL HAVE NO DIRECT ACCESS TO FM 495, ACCESS VIA PROP. SCOTTY ST. ONLY.
- EXISTING 15.00' HIDALGO COUNTY IRRIGATION DISTRICT No. 2 EASEMENT WITHIN THIS PROPERTY, ALONG AND ADJACENT NORTH TO THE EXISTING FM 495 ROAD RIGHT-OF-WAY, HAS BEEN ABANDONED BY DOCUMENT #_____, HIDALGO COUNTY OFFICIAL RECORDS.

N. VETERANS BLVD. ("I" ROAD)

SCALE: 1"=60'

SCOTTY ST.

PROPOSED SCOTTY ST. (PRIVATE)

LEGEND

- FOUND No. 4 REBAR
- SET 1/2" IRON ROD
- FOUND 60-D NAIL
- SET 60-D NAIL
- FOUND OPS
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- GAS MARKER
- ELECTRICAL BOX
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN GRATED INLET
- IRRIGATION STAND PIPE
- IRRIGATION GATE VALVE
- SIGN
- FENCE
- DRAINAGE NATURAL FLOW

ABBREVIATIONS

- H.C. - HANDICAPPED
- R.O.W. - RIGHT-OF-WAY
- R - RADIUS
- L.F. - LINEAR FEET
- S.F. - SQUARE FEET
- C.F. - CUBIC FEET
- FF - FINISH FLOOR
- FL - FLOW LINE
- UGC - UNDERGROUND CABLE
- TOC - TOP OF CURB
- TOW - TOP OF WALK
- TOA - TOP OF ASPHALT
- G - GUTTER
- RSD - ROAD SIDE DITCH

PRELIMINARY ONLY

AREA MAP - SCALE: 1"=1,000'

SUBDIVISION PLAT OF MONACO ESTATES

A 6.368-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF LOT 11, BLOCK 6, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED ALONG THE NORTH SIDE OF HIGHWAY FM 495 APPROXIMATELY 1,444 FEET EAST OF NORTH VETERANS BOULEVARD ("I" ROAD).

DATE OF PREPARATION: DECEMBER 9, 2023

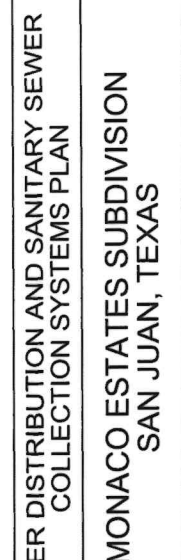
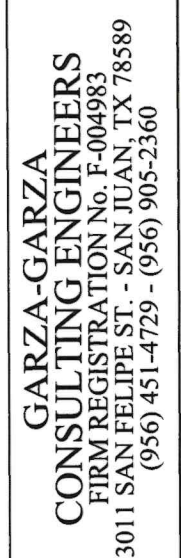
GARZA-GARZA CONSULTING ENGINEERS

FIRM REGISTRATION No. F-004983

3011 SAN FELIPE ST. - SAN JUAN, TX 78589

(956) 451-4729 OR (956) 905-2360

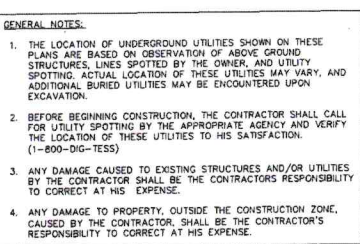
CITY OF SAN JUAN - HIDALGO COUNTY PAGE: 1 OF 1



LEGEND

●	- FOUND 1/2" IRON ROD
○	- SET 1/2" IRON ROD
●	- FOUND 60-D NAIL
○	- SET 60-D NAIL
▲	- FOUND CPS
⚡	- POWER POLE
+	- GUY WIRE
☎	- TELEPHONE PEDESTAL
☒	- GAS MARKER
☒	- ELECTRICAL BOX
☒	- WATER VALVE
☒	- WATER METER
☒	- FIRE HYDRANT
☒	- SANITARY SEWER MANHOLE
☒	- STORM DRAIN MANHOLE
☒	- STORM DRAIN INLET
☒	- STORM DRAIN GRATED INLET
☒	- IRRIGATION STAND PIPE
☒	- IRRIGATION GATE VALVE
+	- SIGN
—X—X—	- FENCE
—X—X—	- DRAINAGE NATURAL FLOW

ELEVATIONS	•••••	- NATURAL GROUND
	•••••	- EDGE OF PAVEMENT (TOP)
	•••••	- TOP OF ASPHALT



-
- The diagram illustrates a fire lane striping detail. At the top, a fire hydrant is shown with a label "MUELLER SAFETY YELLOW BARREL WITHOUT ANTI-THEFT FIRE HYDRANT". Below the hydrant, a vertical line represents the fire lane striping. This line is divided into three sections: a top section labeled "PROP. 6\" RED STRIPE ON CURB OR PAVEMENT", a middle section labeled "PROP. 3\" WHITE LETTERING", and a bottom section labeled "NO PARKING". The bottom section is further divided into two sub-sections, each labeled "NO PARKING". The total length of the striping is indicated as "15.00'". Below the striping, the text "FIRE LANE STRIPING DETAIL" is written in large, bold, capital letters, followed by "N.T.S." (Not To Scale).

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Discussion and Possible Action on the San Juan Municipal Court Amnesty Program Beginning February 5, 2024. [Mary Enriquez, Court Administrator]

STAFF COMMENTS AND RECOMMENDATIONS:

The Municipal Court is having their Amnesty Program starting February 5 through April 30, 2024. Individuals with outstanding warrants are urged to make arrangements with the courts to solve their delinquent fines. During the amnesty program, the failure to appear will be waived on each warrant.

RECOMMENDATION:

Approval of the Municipal Court Amnesty Program for outstanding warrants. Citizens can pay their outstanding warrants without being arrested.

PREPARED BY:

Mary Enriquez, Court
Administrator

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Consider Approval of a Budget Amendment in the Amount of \$145,386.96 to Increase the Line Items for Revenue (Other Financing Sources) and Expenditures (Building-Repair & Maintenance) for General Fund, Sanitation Fund and Utility Fund Payment Received From TML Risk Pool (Insurance). [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of a Budget Amendment to Increase the Line Items for Revenues (Other Financing Sources) and Expenditures (Building-Repair & Maintenance) for General Fund, Sanitation Fund and Utility Fund Payment Received From TML Risk Pool (Insurance).

RECOMMENDATION:

Approve the Budget Amendment in the Amount of \$145,386.96 to Increase Amounts in FY 23-2024 Budget to Cover Expenditures.

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager

**CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2023-2024**

Budget Amendment No. _____

(Assigned by Fin. Dept)

Fund Name: Gen Fund, Sanitation & Utilities

Dept. Name: Various Departments

Account Number	Description	Original Budget	Amended Budget	Increase	Decrease	Amended Budget Amt
REVENUES						
10-3900.0000	Other Financing Sources			\$34,643.20		\$34,643.20
22-3900.0000	Other Financing Sources			\$4,304.56		\$4,304.56
56-3900.0000	Other Financing Sources			\$106,439.20		\$106,439.20
TOTAL REVENUES				\$145,386.96		\$145,386.96

EXPENDITURES						
10-520.4610	Buildings - Repair & Maintenance	\$10,000.00	\$8,305.00	\$6,704.37		\$15,009.37
10-500.4640	Repair & Maintenance	\$29,500.00	\$29,420.00	\$12,951.83		\$42,371.83
10-470.4640	Repair & Maintenance	\$65,000.00	\$65,000.00	\$14,987.00		\$79,987.00
22-700.4610	Buildings - Repair & Maintenance			\$4,304.56		\$4,304.56
56-600.4640	Repair & Maintenance	\$75,000.00	\$75,000.00	\$35,985.69		\$110,985.69
56-630.4640	Repair & Maintenance	\$60,000.00	\$60,000.00	\$70,453.51		\$130,453.51
TOTALS EXPEDITURES		\$239,500.00	\$237,725.00	\$145,386.96		\$383,111.96

JUSTIFICATION:

Increase budget amounts in FY23-24 to account for the remaining Insurance proceeds received for Storm Damage (4/29/23) repairs. Ref. TML Cks #09081432, #09082523 & #09085743

Leroy Gonzales

REQUESTED BY DATE
1/12/24
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Consider Authorizing the City Manager to Declare Vehicles as Salvage and Surplus Property.
[Ruben Guajardo, Interim Director of Parks and Recreation]

STAFF COMMENTS AND RECOMMENDATIONS:

As per Texas Local Government Code, Chapter 2175, (4) "Salvage property" means personal property that, through use, time, or accident, is so damaged, used, or consumed that it has no value for the purpose for which it was originally intended. (5) "Surplus property" means personal property that exceeds a state agency's needs and is not required for the agency's foreseeable needs. The term includes used or new property that retains some usefulness for the purpose for which it was intended or for another purpose.

The surplus and salvage property consists of four (4) Parks & Recreation vehicles described as follows:

Unit No. PK315

Unit No. PK316

Unit No. PK331

Unit No. PK305

RECOMMENDATION:

Authorize the City Manager to Declare Listed Vehicles as Salvage and Surplus Property.

PREPARED BY:

Ruben Guajardo,
Asst Parks Director

APPROVED BY:

Benjamin Arjona, City
Manager

City of San Juan

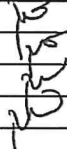
FIXED ASSET DISPOSAL / TRANSFER REQUEST FORM

Date	Name of Director	Department
9/5/2023	Patrick Willingham	Parks & Recreation

Please Check One:

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

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

Asset Tag #	Unit #	Description & VIN	Current Location	Transfer to Department	Director Initials
2971	Pk315	Ford Expedition 1FMFU16597LA34921	301 E Hall Acres San Juan TX		
2966	Pk316	Ford Expedition 1FMFU16507LA34919	301 E Hall Acres San Juan TX		
AD106	Pk331	Chevrolet Tahoe 1GNEC030X9R122549	302 E Hall Acres San Juan TX		
3563	Pk305	Chevrolet Silverado 1GCHK23K28F216303	303 E Hall Acres San Juan TX		

FIXED ASSET CONTROL USE ONLY:

Director Department (Print Name)

Patrick Willingham

Accountant Finance Department (Print Name)

Aaron M. Martinez

Risk Management Department (Print Name)

Lori Maldonado

Signature

Signature

Signature

FIXED ASSET DISPOSAL/TRANSFER REQUEST FORM

1. Fill in the required information at the top of the request.
2. Check which status change you are requesting
3. Indicate the asset tag number, the unit number, description such as make model and the year of asset
Indicate the current location current location(if the asset is being transferred fill in the transfer to department) Use additional forms and staple them together if necessary.
4. Obtain Department's Director signature on the completed form. *Note that this form will be returned to you if the applicable Director's signature is missing.
Each item disposed/transferred should be initialed by the Department Director
5. Return this form to Accountant at Finance Department
6. The completed Form will be forward to the Risk Management Department for the finalized process of transferred/disposed asset(s).

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Discussion and Possible Action to Accept a Proposal for the Preliminary Design of the San Juan Police Department Building Expansion in the Amount of \$25,000.

STAFF COMMENTS AND RECOMMENDATIONS:

ERO Architects is providing a proposal for a Service Agreement to the City of San Juan for the development of a Preliminary Design Report for San Juan Police Department Building Expansion and Additions. The project will include the expansion of the PD building adding to the building a sally port, two more detention spaces for juveniles (male and female), municipal court with lobby and offices, payment center and more secure parking (Project Phase 2).

RECOMMENDATION:

Approve as Recommended by the City Manager

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

December 31, 2023



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

sent via email: barjona@sjtx.us

Re: Proposal for the Preliminary Design of the San Juan Police Department Building Expansion

Dear Mr. Arjona:

ERO Architects (ERO) is pleased to provide our proposal for a Services Agreement to the City of San Juan (City) for the development of a Preliminary Design Report for San Juan Police Department Building Expansion and Additions. The project will include the expansion of the PD building adding to the building a sally port, two more detention spaces for juveniles (male and female), municipal court with lobby and offices, payment center and more secure parking (Project). We understand this Preliminary Design Report (Phase 1) will provide your office, staff and the City Commission with information, data and images to assist with plans and decisions to proceed with the final design, construction drawings and construction in the near future of the PD facility expansion (Phase 2).

SCOPE OF WORK

Preliminary Design Report Deliverables

- Review pertinent information of the site and plans for expansion and addition.
- Meet with staff to determine and address programmatic requirements.
- Site the locations and determine site suitability for the expansion.
- Produce program of space requirements and square footages.
- Develop bubble layout diagram of new spaces and adjacencies.
- Develop site layouts with bubble model, building orientation and parking.
- Produce a total project cost estimate. Results of the cost estimate is based on the regional construction market data and using RSMeans. ERO has no control over construction cost market conditions.
- Determine and address construction problems that may impact the cost of construction.
- Produce a project schedule for design and construction (for Phase 2).
- Produce an exterior render.

EXCLUSIONS AND CLARIFICATIONS

- Surveys required to provide by the City.
- Architecture, engineering, interior design, and construction adminservices are not included (for Phase 2)
- MEP/S/F/IT, structural and civil engineering consultants are not included (for Phase 2).
- Revit models and elevations of exteriors and detailed floor plans are not included (for Phase 2)
- Information technology system, security and fire suppression design are not included (for Phase 2).
- Interior design and FF&E programming and design layout services are not included (for Phase 2).
- Landscape and irrigation design services are not included (for Phase 2).
- Generator design services are not included (for Phase 2).
- Geotechnical, materials testing, all inspections and commissioning are required by the City (for Phase 2)
- Value management is not included (for Phase 2).

- Professional fees included in this Agreement only apply to items specifically listed in this Services Agreement. No additional items are assumed or included unless requested in writing prior and are designated as Additional Services.

COMPENSATION AND SCHEDULE

ERO proposes to perform the consulting efforts described above for the fixed fee of \$25,000. This fee rate indicates a level of professional service which is consistent with our past work on similar preliminary design reports with the City. ERO can invoice the City in two equal amounts of \$12,500 each. ERO expects the schedule of the final report not to exceed ninety (90) once ERO receives an official approval by the City with a signature, formal Notice to Proceed (NTP) and survey of the site provided by the City.

ADDITIONAL SERVICES

Additional Services, if required, include: work beyond the scope described in this proposal; items specifically identified as Additional Services; revisions in ERO's work due to a change with instructions or approvals given by the City; or official interpretations which necessitate changes in ERO's work; and/or changes in scope.

REIMBURSABLE EXPENSES

Reimbursable expenses include reproduction of documents beyond an initial set of copies of the Construction Documents. Travel, lodging and meal expenses are not reimbursable.

INSURANCE

ERO carries professional liability, general liability and workers compensation insurance policies in accordance with what we have found are generally acceptable requirements.

STANDARD OF CARE

ERO will perform the Project in a manner consistent with the degree of competency, care and skill ordinarily exercised by similarly licensed professionals currently practicing under similar circumstances at the same time and in the same or similar locales.

INDEMNIFICATION AND LIABILITY

ERO shall indemnify and hold harmless the City, its consultants and employees, from and against those liabilities, damages, and costs that the City is legally obligated to pay all damages to the extent they are caused by negligent acts or omissions of ERO. ERO will reimburse the City for reasonable defense costs for claims arising out of ERO's professional negligence and is in the aggregate, limited to an amount no greater than the fee earned under this Agreement. The foregoing hold harmless and indemnity obligations shall only apply to any such causes of action, damages, costs, expenses or other obligations which are covered and recoverable from ERO's insurance. The City agrees to indemnify and hold harmless ERO, its officers, principals, consultants and employees against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by negligent acts or omissions in connection with the Project and this Agreement committed by the City, its agents and consultants or anyone engaged by the City is legally liable.

TERMINATION

Either the City or ERO may terminate this Agreement with or without cause by giving fourteen (14) days' written notice to the other party. In such event the City shall pay ERO in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Agreement shall be terminated upon completion of all applicable requirements.

If acceptable, please sign and return one copy of this Services Agreement to ERO. We appreciate the opportunity to provide this Agreement and look forward to working with the City of San Juan and the Police Department Building Expansion and Addition as we develop together the Preliminary Design Report. Feel free to contact me should you have any questions or comments regarding this Agreement. Thank you for the opportunity.

Respectfully submitted,



Brian Godinez, Principal
ERO Architects

City of San Juan Approval and Agreement:

Signature

Date

Ben Arjona, City Manager for San Juan

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Discussion and Possible Action to Accept a Proposal for the Preliminary Design of the New Downtown Conference Center in the Amount of \$40,000.

STAFF COMMENTS AND RECOMMENDATIONS:

ERO Architects (ERO) is pleased to provide a proposal for a Services Agreement to the City of San Juan (City) for the development of a Preliminary Design Report for the New Downtown Conference Center. The project will be located by the new City Hall at the site of the old San Juan Hotel on Business 83. The Downtown Conference Center will be a multipurpose conference center and includes a large events room that can be used for community events and as the new location for City Commission meetings. The large events room will require a small conference room for executive session meetings, restroom and warming kitchen area. The center may include two smaller event rooms and an additional warming kitchen area, with a front lobby and public restrooms, as well as ample parking.

RECOMMENDATION:

Approve as Recommended by the City Commission.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

December 31, 2023



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

sent via email: barjona@sjtx.us

Re: Proposal for the Preliminary Design of the New Downtown Conference Center

Dear Mr. Arjona:

ERO Architects (ERO) is pleased to provide our proposal for a Services Agreement to the City of San Juan (City) for the development of a Preliminary Design Report for the New Downtown Conference Center. The project will be located by the new City Hall at the site of the old San Juan Hotel on Business 83. The Downtown Conference Center will be a multipurpose conference center and includes a large events room that can be used for community events and as the new location for City Commission meetings. The large events room will require a small conference room for executive session meetings, restroom and warming kitchen area. The center may include two smaller event rooms and an additional warming kitchen area, with a front lobby and public restrooms, as well as ample parking (Project).

We understand the facility will require new furniture, fixtures, technology, media and security equipment. The new building will possibly contain repurposed materials from the old San Juan Hotel. This Preliminary Design Report (Phase 1) will provide your office, staff and the City Commission with information, data and images to assist with plans and decisions to proceed with the final design, construction drawings and construction in the near future of the PD facility expansion (Phase 2).

SCOPE OF WORK

Preliminary Design Report Deliverables

- Review pertinent information of the site and plans for the new facility.
- Meet with staff to determine and address programmatic requirements.
- Site the location and determine site suitability for the new facility.
- Produce program of space requirements and square footages.
- Develop bubble layout diagram of spaces and adjacencies.
- Develop site layout with bubble building model, building orientation and parking.
- Produce a total project cost estimate. Results of the cost estimate is based on the regional construction market data and using RSMeans. ERO has no control over construction cost market conditions.
- Determine and address construction problems that may impact the cost of construction.
- Produce a project schedule for design and construction (for Phase 2).
- Produce exterior renders.

EXCLUSIONS AND CLARIFICATIONS

- Surveys required to provide by the City.
- Architecture, engineering, interior design, and construction adminservices are not included (for Phase 2)
- MEP/S/F/IT, structural and civil engineering consultants are not included (for Phase 2).
- Revit models and elevations of exteriors and detailed floor plans are not included (for Phase 2)
- Information technology system, security and fire suppression design are not included (for Phase 2).

ERO Architects | PO Box 720428 | McAllen, Texas | 78504 | goero.com | 956-655-4655

- Interior design and FF&E programming and design layout services are not included (for Phase 2).
- Landscape and irrigation design services are not included (for Phase 2).
- Generator design services are not included (for Phase 2).
- Geotechnical, materials testing, all inspections and commissioning are required by the City (for Phase 2)
- Value management is not included (for Phase 2).
- Professional fees included in this Agreement only apply to items specifically listed in this Services Agreement. No additional items are assumed or included unless requested in writing prior and are designated as Additional Services.

COMPENSATION AND SCHEDULE

ERO proposes to perform the consulting efforts described above for the fixed fee of \$40,000. This fee rate indicates a level of professional service which is consistent with our past work on similar preliminary design reports with the City. ERO can invoice the City in two equal amounts of \$20,000 each. ERO expects the schedule of the final report not to exceed ninety (90) once ERO receives an official approval by the City with a signature, formal Notice to Proceed (NTP) and survey of the site provided by the City.

ADDITIONAL SERVICES

Additional Services, if required, include: work beyond the scope described in this proposal; items specifically identified as Additional Services; revisions in ERO's work due to a change with instructions or approvals given by the City; or official interpretations which necessitate changes in ERO's work; and/or changes in scope.

REIMBURSABLE EXPENSES

Reimbursable expenses include reproduction of documents beyond an initial set of copies of the Construction Documents. Travel, lodging and meal expenses are not reimbursable.

INSURANCE

ERO carries professional liability, general liability and workers compensation insurance policies in accordance with what we have found are generally acceptable requirements.

STANDARD OF CARE

ERO will perform the Project in a manner consistent with the degree of competency, care and skill ordinarily exercised by similarly licensed professionals currently practicing under similar circumstances at the same time and in the same or similar locales.

INDEMNIFICATION AND LIABILITY

ERO shall indemnify and hold harmless the City, its consultants and employees, from and against those liabilities, damages, and costs that the City is legally obligated to pay all damages to the extent they are caused by negligent acts or omissions of ERO. ERO will reimburse the City for reasonable defense costs for claims arising out of ERO's professional negligence and is in the aggregate, limited to an amount no greater than the fee earned under this Agreement. The foregoing hold harmless and indemnity obligations shall only apply to any such causes of action, damages, costs, expenses or other obligations which are covered and recoverable from ERO's insurance. The City agrees to indemnify and hold harmless ERO, its officers, principals, consultants and employees against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by negligent acts or omissions in connection with the Project and this Agreement committed by the City, its agents and consultants or anyone engaged by the City is legally liable.

TERMINATION

Either the City or ERO may terminate this Agreement with or without cause by giving fourteen (14) days' written notice to the other party. In such event the City shall pay ERO in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Agreement shall be terminated upon completion of all applicable requirements.

If acceptable, please sign and return one copy of this Services Agreement to ERO. We appreciate the opportunity to provide this Agreement and look forward to working with the City of San Juan and the New Downtown Conference Center as we develop together the Preliminary Design Report. Feel free to contact me should you have any questions or comments regarding this Agreement. Thank you for the opportunity.

Respectfully submitted,



Brian Godinez, Principal
ERO Architects

City of San Juan Approval and Agreement:

Signature

Date

Ben Arjona, City Manager for San Juan

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Consider Approval of the Tax Collection Report for the Month of October 2023. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Tax Collection Report for the Month of October 2023.

RECOMMENDATION:

Approval 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: January 12, 2023
Subject: Monthly Collection Report – October, 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				
	2023	2022	2021	2020	2019
Tax Levy	11,550,566.23	10,077,461.55	9,088,383.56	8,178,632.23	7,793,728.78
Adjustment to date	0.00	64,974.17	65,817.85	267,480.56	(31,767.84)
Adjusted Tax Levy	11,550,566.23	10,142,435.72	9,154,201.41	8,446,112.79	7,761,960.94
Collections to date	18,217.82	9,673,448.14	8,834,000.89	8,133,995.20	7,396,436.76
Percentage Collected	0.16%	95.38%	96.50%	96.30%	95.29%

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, Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Leonardo "Lenny" Sanchez
Adina "Dina" Santillan

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

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PREPARED BY: CHRISTIAN GARZA

PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
OCTOBER 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 2023/2024	COLLECTED 2022/2023
2023 TAX ROLL	11,550,566.23	18,217.82	-	-	11,532,348.41	0.16%	0.71%
2022 & PRIOR YRS	1,389,590.98	35,403.01	-	-	1,354,187.97	2.55%	3.30%
ROLLBACK	2,012.36	1,188.68	0	-	823.68	59.07%	18.40%
TOTALS	12,942,169.57	54,809.51	-	-	12,887,360.06		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF OCTOBER 2023

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	18,217.82	- CURRENT
CURRENT YEAR-P&I	-	
PRIOR YEARS-BASE TAX	35,403.01	- PRIOR
PRIOR YEARS-P&I	9,580.94	
ROLLBACK	1,188.68	- ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	6,193.96	- PURGED
TOTAL COLLECTIONS	70,584.41	-
LESS TRANSFERRED	33,542.54	
LESS IN TRANSIT	33,487.82	
LESS DUE TO HCAD COMM. FEE	10.05	
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 OCTOBER 2023 IS CORRECT.

Pablo Villarreal Jr.
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS 13TH DAY OF NOVEMBER 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 OCTOBER 2023

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2023-2024</u>	<u>2022-2023</u>	<u>DIFFERENCE</u>
<u>2023 CURRENT</u>			
ORIGINAL LEVY	11,550,566.23	10,077,461.55	1,473,104.68
MODIFICATIONS	0.00	99,593.52	(99,593.52)
CURRENT LEVY	11,550,566.23	10,177,055.07	1,373,511.16
CURRENT COLLECTIONS THIS MONTH	18,217.82	72,408.80	(54,190.98)
CURRENT COLLECTIONS TO DATE	18,217.82	72,408.80	(54,190.98)
OUTSTANDING TO DATE	11,532,348.41	10,104,646.27	1,427,702.14
PERCENT COLLECTED/ORIGINAL	0.16%	0.72%	-0.56%
PERCENT COLLECTED/MODIFIED	0.16%	0.71%	-0.55%
TOTAL COLLECTIONS FISCAL YEAR	18,217.82	72,408.80	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,389,590.98	1,238,990.29	150,600.69
MODIFICATIONS	0.00	(5,534.49)	5,534.49
DELINQUENT LEVY	1,389,590.98	1,233,455.80	156,135.18
DELINQUENT COLLECTIONS THIS MONTH	35,403.01	40,678.26	(5,275.25)
DELINQUENT COLLECTIONS TO DATE	35,403.01	40,678.26	(5,275.25)
OUTSTANDING TO DATE	1,354,187.97	1,192,777.54	161,410.43
PERCENT COLLECTED/ORIGINAL	2.55%	3.28%	-0.73%
PERCENT COLLECTED/MODIFIED	2.55%	3.30%	-0.75%
TOTAL COLLECTIONS FISCAL YEAR	35,403.01	40,678.26	
<u>ROLLBACK</u>			
ORIGINAL LEVY	2,012.36	12,542.85	(10,530.49)
MODIFICATIONS	0.00	0.00	0.00
ROLLBACK LEVY	2,012.36	12,542.85	(10,530.49)
ROLLBACK COLLECTIONS THIS MONTH	1,188.68	2,307.96	(1,119.28)
ROLLBACK COLLECTIONS TO DATE	1,188.68	2,307.96	(1,119.28)
OUTSTANDING TO DATE	823.68	10,234.89	(9,411.21)
PERCENT COLLECTED/ORIGINAL	59.07%	18.40%	40.67%
PERCENT COLLECTED/MODIFIED	59.07%	18.40%	40.67%
TOTAL COLLECTIONS FISCAL YEAR	1,188.68	2,307.96	

PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN
TAX COLLECTIONS FOR MONTH OF: OCTOBER 2023

37 - CSJ

REPORT DATE	CURR BASE	CURR P&I	CURR RB	CURR RB P&I	PRIOR BASE	PRIOR P&I	PRIOR RB	PRIOR RB P&I	ATTY FEES	ATTY RBFEES	TOTAL	TOTAL TRANSF	DIFF.	DATE OF TRANSF.
3-Oct	-	-	-	-	666.87	156.21	1,188.68	108.52	-	-	931.60	-	931.60	12-Oct
3-Oct	-	-	-	-	1,940.55	606.44	287.70	287.70	-	-	1,188.68	1,188.68	-	12-Oct
4-Oct	-	-	-	-	1,138.62	342.81	219.10	219.10	-	-	2,834.69	-	2,834.69	12-Oct
5-Oct	-	-	-	-	4,596.51	1,117.47	812.08	812.08	-	-	1,700.53	1,922.82	(222.29)	12-Oct
6-Oct	-	-	-	-	1,582.46	387.25	258.52	258.52	-	-	6,526.06	6,526.06	-	13-Oct
10-Oct	-	-	-	-	173.67	36.81	27.84	27.84	-	-	2,228.23	2,228.23	-	16-Oct
11-Oct	-	-	-	-	3,358.65	753.34	522.35	522.35	-	-	238.32	238.32	0.00	17-Oct
12-Oct	-	-	-	-	1,556.90	513.10	305.96	305.96	-	-	4,634.34	4,634.34	-	18-Oct
13-Oct	-	-	-	-	3,395.16	823.75	624.84	624.84	-	-	2,375.96	2,375.96	-	19-Oct
16-Oct	-	-	-	-	160.65	33.24	14.28	14.28	-	-	4,843.75	4,843.75	-	20-Oct
17-Oct	-	-	-	-	1,657.80	471.32	299.65	299.65	-	-	208.17	208.17	-	23-Oct
18-Oct	-	-	-	-	988.75	263.75	187.86	187.86	-	-	2,428.77	2,428.77	0.00	24-Oct
19-Oct	-	-	-	-	1,580.88	795.33	278.53	278.53	-	-	1,440.36	1,440.36	0.00	25-Oct
20-Oct	-	-	-	-	1,884.02	647.94	320.38	320.38	-	-	2,654.74	2,654.74	-	26-Oct
23-Oct	-	-	-	-	844.50	331.61	200.06	200.06	-	-	2,852.34	2,852.34	-	27-Oct
24-Oct	-	-	-	-	1,475.40	286.94	213.58	213.58	-	-	1,376.17	1,376.17	-	1-Nov
25-Oct	-	-	-	-	880.57	208.78	163.40	163.40	-	-	1,975.92	1,975.92	-	2-Nov
26-Oct	1,101.62	-	-	-	1,795.82	413.65	313.70	313.70	-	-	2,354.37	2,354.37	0.00	1-Nov
27-Oct	8,471.83	-	-	-	2,963.15	646.15	541.40	541.40	-	-	10,995.00	10,995.00	-	2-Nov
30-Oct	3,062.69	-	-	-	2,762.08	745.05	494.21	494.21	-	-	7,213.39	7,213.39	(0.00)	3-Nov
31-Oct	5,581.68	-	-	-	-	-	-	-	-	-	9,572.97	9,572.97	10.05	8-Nov
TTL	18,217.82	0.00	0.00	0.00	35,403.01	9,580.94	1,188.68	6,193.96	0.00	0.00	70,584.41	67,030.36	3,554.05	

OVERALL TOTAL	70,584.41
LESS REFUNDS	0.00
LESS HCAD COMM FEES	10.05
LESS COMM/COST	3,544.00
BALANCE	67,030.36
LESS TRANSFERRED	33,542.54
LESS TRANSF IN TRANSIT	33,487.82
BALANCE PENDING	0.00

FISCAL START: 10/01/2023 END: 09/30/2024 JURISDICTION: 0037 CITY OF SAN JUAN

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL.
2023	11,550,566.23	.00	0.00	18,217.82	18,217.82	11,532,348.41	.16	0.00
2022	468,987.58	.00	0.00	27,684.42	27,684.42	441,303.16	5.90	0.00
2021	148,352.26	.00	0.00	4,157.79	4,157.79	144,194.47	2.80	0.00
2020	87,276.37	.00	0.00	1,664.58	1,664.58	85,611.79	1.91	0.00
2019	72,621.33	.00	0.00	659.42	659.42	71,961.91	.91	0.00
2018	51,930.94	.00	0.00	27.37	27.37	51,903.57	.05	0.00
2017	50,224.14	.00	0.00	82.57	82.57	50,141.57	.16	0.00
2016	47,655.14	.00	0.00	87.49	87.49	47,567.65	.18	0.00
2015	45,558.33	.00	0.00	99.31	99.31	45,459.02	.22	0.00
2014	40,458.76	.00	0.00	104.60	104.60	40,354.16	.26	0.00
2013	37,741.32	.00	0.00	19.92	19.92	37,721.40	.05	0.00
2012	36,472.85	.00	0.00	9.97	9.97	36,462.88	.03	0.00
2011	49,114.50	.00	0.00	0.00	0.00	49,114.50	.43	0.00
2010	33,392.25	.00	0.00	145.08	145.08	33,247.17	.43	0.00
2009	34,658.92	.00	0.00	0.00	0.00	34,658.92	.29	0.00
2008	27,955.35	.00	0.00	79.81	79.81	27,875.54	.29	0.00
2007	25,894.23	.00	0.00	0.00	0.00	25,894.23	.00	0.00
2006	22,629.12	.00	0.00	0.00	0.00	22,629.12	.00	0.00
2005	19,401.46	.00	0.00	396.22	396.22	19,005.24	2.04	0.00
2004	13,913.56	.00	0.00	95.08	95.08	13,818.48	.68	0.00
2003	13,919.30	.00	0.00	36.31	36.31	13,882.99	.26	0.00
2002	61,433.27	.00	0.00	53.07	53.07	61,380.20	.09	0.00
****	12,940,157.21	.00	0.00	53,620.83	53,620.83	12,886,536.38		0.00
CURR	11,550,566.23	.00	0.00	18,217.82	18,217.82	11,532,348.41		0.00
DELQ	1,389,590.98	.00	0.00	35,403.01	35,403.01	1,354,187.97		0.00

CITY OF SAN JUAN, TEXAS
AS OF October 2023

Levy 2023 (23-24 YR)												
11,550,566.23	OCT 2023	NOV 2023	DEC 2023	JAN 2024	FEB 2024	MAR 2024	APR 2024	MAY 2024	JUN 2024	JUL 2024	AUG 2024	SEPT 2024
Adjustments	-	-	-	-	-	-	-	-	-	-	-	-
Adjaid Levy	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23
Collections	18,217.82	-	-	-	-	-	-	-	-	-	-	-
Percentage	0.16	-	-	-	-	-	-	-	-	-	-	-
Levy 2022 (22-23 YR)												
10,077,461.55	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEPT 2023
Adjustments	99,593.52	96,837.99	97,275.55	83,331.89	72,687.63	67,971.89	68,311.03	67,068.30	66,873.30	65,004.35	64,974.17	64,974.17
Adjaid Levy	10,177,055.07	10,174,299.54	10,174,737.10	10,160,793.44	10,150,149.18	10,145,433.44	10,145,772.58	10,144,529.85	10,144,334.85	10,142,465.90	10,142,435.72	10,142,435.72
Collections	72,408.80	797,569.82	4,710,294.63	8,210,592.37	8,854,048.72	9,231,430.81	9,343,762.57	9,440,809.10	9,524,638.55	9,593,986.04	9,635,837.70	9,673,448.14
Percentage	0.71	7.84	46.29	80.81	87.23	90.99	92.10	93.06	93.89	94.59	95.01	95.38
Levy 2021 (21-22 YR)												
9,088,383.56	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEPT 2022
Adjustments	103,468.54	102,204.24	96,189.28	92,010.27	86,694.75	74,038.53	73,011.86	71,058.66	70,491.94	70,491.94	65,817.85	65,817.85
Adjaid Levy	9,191,852.10	9,190,587.80	9,184,572.84	9,180,393.83	9,175,078.31	9,162,422.09	9,161,395.42	9,159,442.22	9,158,875.50	9,158,875.50	9,154,201.41	9,154,201.41
Collections	117,479.56	889,430.88	4,817,789.68	7,399,067.11	8,108,720.86	8,399,334.17	8,541,246.35	8,637,705.74	8,712,788.24	8,776,259.67	8,805,648.29	8,834,000.89
Percentage	1.28	9.68	52.46	80.60	88.38	91.67	93.23	94.30	95.13	95.82	96.19	96.50
Levy 2020 (20-21 YR)												
8,178,632.23	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEPT 2021
Adjustments	286,189.51	287,603.92	287,434.23	281,486.41	277,644.91	269,697.34	268,515.52	268,245.14	267,796.38	267,796.38	267,480.56	267,480.56
Adjaid Levy	8,464,821.74	8,466,236.15	8,466,066.46	8,460,118.64	8,456,277.14	8,448,329.57	8,447,147.75	8,446,877.37	8,446,428.61	8,446,428.61	8,446,112.79	8,446,112.79
Collections	130,555.94	684,177.98	3,953,871.77	6,761,511.71	7,363,117.19	7,730,743.55	7,883,151.58	7,958,400.88	8,038,910.70	8,088,931.19	8,112,398.19	8,133,995.20
Percentage	1.54	8.08	46.70	79.92	87.07	91.51	93.32	94.22	95.18	95.77	96.05	96.30
Levy 2019 (19-20 YR)												
7,793,728.78	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEPT 2020
Adjustments	(2,881.85)	(8,507.53)	(10,226.02)	(12,344.25)	(8,461.48)	(24,205.85)	(24,205.85)	(26,575.44)	(26,496.84)	(31,605.07)	(31,605.07)	(31,767.84)
Adjaid Levy	7,790,846.93	7,785,221.25	7,783,502.76	7,781,384.53	7,785,267.30	7,769,522.93	7,769,522.93	7,767,153.34	7,767,231.94	7,762,123.71	7,762,123.71	7,761,960.94
Collections	175,292.78	640,774.22	3,552,655.97	6,112,934.56	6,653,965.90	6,935,008.58	7,038,803.16	7,163,810.26	7,269,120.58	7,334,802.90	7,369,890.49	7,396,486.76
Percentage	2.25	8.23	45.64	78.56	85.47	89.26	90.60	92.23	93.59	94.49	94.95	95.29
Levy 2018 (18-19 YR)												
7,286,363.64	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEPT 2019
Adjustments	(1,478.12)	(296.36)	(1,465.69)	(6,625.78)	(9,052.85)	(11,708.08)	(13,529.11)	(14,311.16)	(14,818.41)	(14,818.41)	(14,818.41)	(16,319.15)
Adjaid Levy	7,286,363.64	7,286,067.28	7,284,897.95	7,279,737.86	7,277,310.79	7,274,655.56	7,272,834.53	7,272,052.48	7,271,545.23	7,271,545.23	7,271,545.23	7,270,044.49
Collections	40,446.92	465,847.78	3,420,804.86	5,752,692.83	6,215,142.89	6,505,324.90	6,627,411.69	6,726,104.39	6,801,180.60	6,848,618.95	6,886,059.71	6,913,739.06
Percentage	0.56	6.39	46.96	79.02	85.40	89.42	91.13	92.49	93.53	94.18	94.70	95.10
Levy 2017 (17-18 YR)												
7,112,363.88	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
Adjustments	10,342.19	7,030.81	19,613.03	15,576.11	6,300.15	5,051.36	(822.12)	(3,285.89)	(3,543.48)	(3,543.48)	(4,428.76)	(4,985.64)
Adjaid Levy	7,122,706.07	7,119,394.69	7,131,976.91	7,127,939.99	7,118,664.03	7,117,415.24	7,111,541.76	7,109,077.99	7,108,820.40	7,108,820.40	7,107,935.12	7,107,378.24

Collections	39,756.60	482,899.51	3,199,539.87	5,537,376.14	6,069,205.04	6,342,559.09	6,465,719.48	6,561,382.23	6,639,410.61	6,693,744.82	6,734,386.80	6,751,777.82
Percentage	0.56	6.78	44.86	77.69	85.26	89.11	90.92	92.30	93.40	94.16	94.74	95.00
Levy 2016 (16-17 YR)												
6,638,277.98												
Adjustments	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEPT 2017
	(2,244.53)	(3,422.70)	(7,758.17)	(10,913.72)	(10,913.72)	(15,052.40)	(16,154.85)	(15,889.62)	(16,537.42)	(16,537.42)	(16,537.42)	(19,259.27)
Adjaid Levy	6,636,033.45	6,634,855.28	6,630,519.81	6,627,364.26	6,627,364.26	6,623,225.58	6,622,123.13	6,622,388.36	6,621,740.56	6,621,740.56	6,621,740.56	6,619,018.71

Collections	38,038.02	484,217.14	2,932,614.30	5,130,709.37	5,593,914.24	5,874,412.22	5,981,376.95	6,063,246.26	6,135,073.86	6,173,392.85	6,211,806.10	6,232,308.52
Percentage	0.57	7.30	44.23	77.42	84.41	88.69	90.32	91.56	92.65	93.23	93.81	94.16
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	3,689.88	3,643.08	3,453.65	3,453.65	2,492.92
Adjaid Levy	6,380,908.89	6,380,329.37	6,379,159.84	6,376,233.64	6,367,344.74	6,366,729.07	6,367,675.39	6,367,675.39	6,367,628.59	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
Adjaid 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 13	DEC 13	JAN 14	FEB 14	MAR 14	APR 14	MAY 14	JUN 14	JUL 2014	AUG 2014	SEPT 14
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)
Adjaid 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 12	DEC 12	JAN 13	FEB 13	MAR 13	APR 13	MAY 13	JUN 13	JUL 2013	AUG 2013	SEP 13
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)
Adjaid 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)
Adjaid 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)	(6,706.52)	(2,962.02)	(4,257.62)	(11,079.53)	(11,173.60)	(11,810.88)
Adjaid 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	5,685,397.58	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	60,676.90	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	3,936,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.19	86.67	88.00	89.11	90.01
Levy 2006 (FY 06-07)												
3,969,895.75	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjustments	652.70	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4,476.77	4,476.77	4,196.49	3,820.62	3,820.62
Adjusted Levy	3,970,548.45	3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37
Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,256.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18
Levy 2005 (FY 05-06)												
3,624,334.79	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
Adjustments	11,601.05	27,324.77	27,418.24	26,296.99	25,427.27	25,748.58	25,804.16	25,728.96	25,963.46	25,963.46	25,282.63	24,069.10
Adjusted Levy	3,635,935.84	3,651,659.56	3,651,753.03	3,650,631.78	3,649,762.06	3,650,083.37	3,650,138.95	3,650,063.75	3,650,298.25	3,650,298.25	3,649,617.42	3,648,403.89
Collections	235,068.44	1,216,067.43	1,485,867.17	2,145,921.90	2,680,117.58	2,859,160.58	2,942,344.67	3,001,789.83	3,069,943.94	3,123,142.83	3,160,234.59	3,184,175.39
Percentage	6.47	33.30	40.69	58.78	73.43	78.33	80.61	82.24	84.10	85.56	86.59	87.28
PREPARED BY: Leroy Gonzales												January 17, 2024

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Consider Approval of the Tax Collection Report for the Month of November 2023. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Tax Collection Report for the Month of November 2023.

RECOMMENDATION:

Approval 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: January 12, 2023
Subject: Monthly Collection Report – November, 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				
	2023	2022	2021	2020	2019
Tax Levy	11,550,566.23	10,077,461.55	9,088,383.56	8,178,632.23	7,793,728.78
Adjustment to date	0.00	64,974.17	65,817.85	267,480.56	(31,767.84)
Adjusted Tax Levy	11,550,566.23	10,142,435.72	9,154,201.41	8,446,112.79	7,761,960.94
Collections to date	649,045.38	9,673,448.14	8,834,000.89	8,133,995.20	7,396,436.76
Percentage Collected	5.62%	95.38%	96.50%	96.30%	95.29%

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, Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Leonardo "Lenny" Sanchez
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:
NOVEMBER 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 2023/2024	COLLECTED 2022/2023
2023 TAX ROLL	11,550,566.23	649,045.38	-	-	10,901,520.85	5.62%	7.84%
2022 & PRIOR YRS	1,389,590.98	75,969.96	-	-	1,313,621.02	5.47%	4.82%
ROLLBACK	2,012.36	1,188.68	-	-	823.68	59.07%	18.40%
TOTALS	12,942,169.57	726,204.02	-	-	12,215,965.55		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF NOVEMBER 2023		
	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	630,827.56	- CURRENT
CURRENT YEAR-P&I	-	
PRIOR YEARS-BASE TAX	40,566.95	- PRIOR
PRIOR YEARS-P&I	12,421.75	
ROLLBACK	-	- ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	6,754.78	- PURGED
TOTAL COLLECTIONS	690,571.04	
LESS TRANSFERRED	422,808.27	
LESS IN TRANSIT	264,197.25	
LESS DUE TO HCAD COMM. FEE	21.52	
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 NOVEMBER 2023 IS CORRECT.

Pablo (Paul) Villarreal Jr.
ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS 13TH DAY OF DECEMBER 2023 A.D.

Jose E. Garza
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



**PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF NOVEMBER 2023**

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2023-2024</u>	<u>2022-2023</u>	<u>DIFFERENCE</u>
<u>2023 CURRENT</u>			
ORIGINAL LEVY	11,550,566.23	10,077,461.55	1,473,104.68
MODIFICATIONS	0.00	96,837.99	(96,837.99)
CURRENT LEVY	11,550,566.23	10,174,299.54	1,376,266.69
CURRENT COLLECTIONS THIS MONTH	630,827.56	725,161.02	(94,333.46)
CURRENT COLLECTIONS TO DATE	649,045.38	797,569.82	(148,524.44)
OUTSTANDING TO DATE	10,901,520.85	9,376,729.72	1,524,791.13
PERCENT COLLECTED/ORIGINAL	5.62%	7.91%	-2.29%
PERCENT COLLECTED/MODIFIED	5.62%	7.84%	-2.22%
TOTAL COLLECTIONS FISCAL YEAR	649,045.38	889,430.88	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,389,590.98	1,238,990.29	150,600.69
MODIFICATIONS	0.00	(12,258.66)	12,258.66
DELINQUENT LEVY	1,389,590.98	1,226,731.63	162,859.35
DELINQUENT COLLECTIONS THIS MONTH	40,566.95	18,458.42	22,108.53
DELINQUENT COLLECTIONS TO DATE	75,969.96	59,136.68	16,833.28
OUTSTANDING TO DATE	1,313,621.02	1,167,594.95	146,026.07
PERCENT COLLECTED/ORIGINAL	5.47%	4.77%	0.70%
PERCENT COLLECTED/MODIFIED	5.47%	4.82%	0.65%
TOTAL COLLECTIONS FISCAL YEAR	75,969.96	76,160.79	
<u>ROLLBACK</u>			
ORIGINAL LEVY	2,012.36	12,542.85	(10,530.49)
MODIFICATIONS	0.00	0.00	0.00
ROLLBACK LEVY	2,012.36	12,542.85	(10,530.49)
ROLLBACK COLLECTIONS THIS MONTH	0.00	0.00	0.00
ROLLBACK COLLECTIONS TO DATE	1,188.68	2,307.96	(1,119.28)
OUTSTANDING TO DATE	823.68	10,234.89	(9,411.21)
PERCENT COLLECTED/ORIGINAL	59.07%	18.40%	40.67%
PERCENT COLLECTED/MODIFIED	59.07%	18.40%	40.67%
TOTAL COLLECTIONS FISCAL YEAR	1,188.68	0.00	

PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN
TAX COLLECTIONS FOR MONTH OF: NOVEMBER 2023

37 - CSJ

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-Nov	4,772.51	-	-	-	7,236.13	1,383.90	-	986.25	-	14,358.79	14,358.79	(0.00)	16-Nov
2-Nov	4,675.11	-	-	-	2,725.15	710.12	-	515.28	-	8,625.66	8,625.66	-	16-Nov
3-Nov	19,891.98	-	-	-	627.29	269.13	-	87.00	-	20,875.40	20,875.40	-	16-Nov
6-Nov	66,974.40	-	-	-	489.50	107.48	-	89.58	-	67,660.96	67,660.96	(0.00)	16-Nov
7-Nov	32,071.74	-	-	-	4,681.07	1,281.13	-	888.86	-	38,922.80	38,922.80	(0.00)	16-Nov
8-Nov	21,324.97	-	-	-	719.50	474.75	-	37.61	-	22,556.83	19,012.83	3,544.00	16-Nov
9-Nov	25,025.28	-	-	-	1,135.44	281.15	-	205.54	-	26,847.41	26,847.41	-	17-Nov
13-Nov	74,092.60	-	-	-	711.44	177.64	-	131.15	-	75,112.83	75,112.83	-	17-Nov
14-Nov	21,114.09	-	-	-	2,194.69	606.32	-	377.80	-	24,292.90	24,292.90	(0.00)	22-Nov
15-Nov	27,643.95	-	-	-	158.51	38.92	-	23.52	-	27,864.90	27,864.90	(0.00)	22-Nov
16-Nov	18,023.97	-	-	-	2,955.93	736.72	-	484.08	-	22,200.70	22,200.70	0.00	24-Nov
17-Nov	33,527.53	-	-	-	798.20	266.66	-	142.66	-	34,735.05	34,735.05	-	28-Nov
20-Nov	31,069.33	-	-	-	6,223.11	3,836.47	-	1,369.13	-	42,498.04	42,498.04	-	28-Nov
21-Nov	44,003.45	-	-	-	341.51	208.87	-	82.55	-	44,636.38	44,636.38	0.00	1-Dec
22-Nov	26,481.89	-	-	-	1,433.29	332.15	-	253.49	-	28,500.82	28,500.82	0.00	1-Dec
27-Nov	47,424.90	-	-	-	3,270.14	679.46	-	407.94	-	51,782.44	51,782.44	-	1-Dec
28-Nov	27,041.17	-	-	-	924.37	242.16	-	172.72	-	28,380.42	28,380.42	-	4-Dec
29-Nov	29,657.96	-	-	-	982.86	244.67	-	184.15	-	31,069.74	31,069.74	(0.00)	5-Dec
30-Nov	76,010.73	-	-	-	2,958.72	544.05	-	335.47	-	79,848.97	79,827.45	21.52	
TTL	630,827.56	0.00	0.00	0.00	40,566.95	12,421.75	0.00	6,754.78	0.00	690,571.04	687,005.52	3,565.52	

OVERALL TOTAL	690,571.04
LESS REFUNDS	0.00
LESS HCAD COMM FEES	21.52
LESS COMM/COST	3,544.00
BALANCE	687,005.52
LESS TRANSFERRED	422,808.27
LESS TRANSF IN TRANSIT	264,197.25
BALANCE PENDING	0.00

FISCAL START: 10/01/2023 END: 09/30/2024 JURISDICTION: 0037 CITY OF SAN JUAN

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE COLL \$	YTD UNCOLL
2023	11,550,566.23	.00	0.00	630,827.56	649,045.38	10,901,520.85	0.00
2022	468,987.58	.00	0.00	30,769.63	58,454.05	410,533.53	0.00
2021	148,352.26	.00	0.00	4,364.49	8,522.28	139,829.98	0.00
2020	87,276.37	.00	0.00	1,732.49	3,397.07	83,879.30	0.00
2019	72,621.33	.00	0.00	250.98	910.40	71,710.93	0.00
2018	51,930.94	.00	0.00	197.24	224.61	51,706.33	0.00
2017	50,224.14	.00	0.00	0.00	82.57	50,141.57	0.00
2016	47,655.14	.00	0.00	71.88	159.37	47,495.77	0.00
2015	45,558.33	.00	0.00	610.17	709.48	44,848.85	0.00
2014	40,458.76	.00	0.00	588.15	692.75	39,766.01	0.00
2013	37,741.32	.00	0.00	348.63	368.55	37,372.77	0.00
2012	36,472.85	.00	0.00	201.47	211.44	36,261.41	0.00
2011	49,114.50	.00	0.00	591.07	591.07	48,523.43	0.00
2010	33,392.25	.00	0.00	599.20	744.28	32,647.97	0.00
2009	34,658.92	.00	0.00	0.00	0.00	34,658.92	0.00
2008	27,955.35	.00	0.00	54.62	134.43	27,820.92	0.00
2007	25,894.23	.00	0.00	0.00	0.00	25,894.23	0.00
2006	22,629.12	.00	0.00	0.00	0.00	22,629.12	0.00
2005	19,401.46	.00	0.00	21.57	417.79	18,983.67	0.00
2004	13,913.56	.00	0.00	75.08	170.16	13,743.40	0.00
2003	13,919.30	.00	0.00	36.21	72.52	13,846.78	0.00
2002	61,433.27	.00	0.00	54.07	107.14	61,326.13	0.00
***	12,940,157.21	.00	0.00	671,394.51	725,015.34	12,215,141.87	0.00
CURR	11,550,566.23	.00	0.00	630,827.56	649,045.38	10,901,520.85	0.00
DELTQ	1,389,590.98	.00	0.00	40,566.95	75,969.96	1,313,621.02	0.00

CITY OF SAN JUAN, TEXAS
AS OF November 2023

Levy 2023 (23-24 YR)												
11,550,566.23	OCT 2023	NOV 2023	DEC 2023	JAN 2024	FEB 2024	MAR 2024	APR 2024	MAY 2024	JUN 2024	JUL 2024	AUG 2024	SEPT 2024
Adjustments	-	-	-	-	-	-	-	-	-	-	-	-
Adjstld Levy	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23	11,550,566.23
Collections	18,217.82	649,045.38	-	-	-	-	-	-	-	-	-	-
Percentage	0.16	5.62	-	-	-	-	-	-	-	-	-	-
Levy 2022 (22-23 YR)												
10,077,461.55	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEPT 2023
Adjustments	99,593.52	96,837.99	97,275.55	83,331.89	72,687.63	67,971.89	68,311.03	67,068.30	66,873.30	65,004.35	64,974.17	64,974.17
Adjstld Levy	10,177,055.07	10,174,299.54	10,174,737.10	10,160,793.44	10,150,149.18	10,145,433.44	10,145,772.58	10,144,529.85	10,144,334.85	10,142,465.90	10,142,435.72	10,142,435.72
Collections	72,408.80	797,569.82	4,710,294.63	8,210,592.37	8,854,048.72	9,231,430.81	9,343,762.57	9,440,809.10	9,524,638.55	9,593,986.04	9,635,837.70	9,673,448.14
Percentage	0.71	7.84	46.29	80.81	87.23	90.99	92.10	93.06	93.89	94.59	95.01	95.38
Levy 2021 (21-22 YR)												
9,088,383.56	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEPT 2022
Adjustments	103,468.54	102,204.24	96,189.28	92,010.27	86,694.75	74,038.53	73,011.86	71,058.66	70,491.94	70,491.94	65,817.85	65,817.85
Adjstld Levy	9,191,852.10	9,190,587.80	9,184,572.84	9,180,393.83	9,175,078.31	9,162,422.09	9,161,395.42	9,159,442.22	9,158,875.50	9,158,875.50	9,154,201.41	9,154,201.41
Collections	117,479.56	889,430.88	4,817,789.68	7,399,067.11	8,108,720.86	8,399,334.17	8,541,246.35	8,637,705.74	8,712,788.24	8,776,259.67	8,805,648.29	8,834,000.89
Percentage	1.28	9.68	52.46	80.60	88.38	91.67	93.23	94.30	95.13	95.82	96.19	96.50
Levy 2020 (20-21 YR)												
8,178,632.23	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEPT 2021
Adjustments	286,189.51	287,603.92	287,434.23	281,486.41	277,644.91	269,697.34	268,515.52	268,245.14	267,796.38	267,796.38	267,480.56	267,480.56
Adjstld Levy	8,464,821.74	8,466,236.15	8,466,066.46	8,460,118.64	8,456,277.14	8,448,329.57	8,447,147.75	8,446,877.37	8,446,428.61	8,446,428.61	8,446,112.79	8,446,112.79
Collections	130,555.94	684,177.98	3,953,871.77	6,761,511.71	7,363,117.19	7,730,743.55	7,883,151.58	7,958,400.88	8,038,910.70	8,088,931.19	8,112,398.19	8,133,995.20
Percentage	1.54	8.08	46.70	79.92	87.07	91.51	93.32	94.22	95.18	95.77	96.05	96.30
Levy 2019 (19-20 YR)												
7,793,728.78	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEPT 2020
Adjustments	(2,881.85)	(8,507.53)	(10,226.02)	(12,344.25)	(8,461.48)	(24,205.85)	(24,205.85)	(26,575.44)	(26,496.84)	(31,605.07)	(31,605.07)	(31,767.84)
Adjstld Levy	7,790,846.93	7,785,221.25	7,783,502.76	7,781,384.53	7,785,267.30	7,769,522.93	7,769,522.93	7,767,153.34	7,767,231.94	7,762,123.71	7,762,123.71	7,761,960.94
Collections	175,292.78	640,774.22	3,552,655.97	6,112,934.56	6,653,965.90	6,935,008.58	7,038,803.16	7,163,810.26	7,269,120.58	7,334,802.90	7,369,890.49	7,396,486.76
Percentage	2.25	8.23	45.64	78.56	85.47	89.26	90.60	92.23	93.59	94.49	94.95	95.29
Levy 2018 (18-19 YR)												
7,286,363.64	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEPT 2019
Adjustments	(1,478.12)	(296.36)	(1,465.69)	(6,625.78)	(9,052.85)	(11,708.08)	(13,529.11)	(14,311.16)	(14,818.41)	(14,818.41)	(14,818.41)	(16,319.15)
Adjstld Levy	7,286,363.64	7,286,067.28	7,284,897.95	7,279,737.86	7,277,310.79	7,274,655.56	7,272,834.53	7,272,052.48	7,271,545.23	7,271,545.23	7,271,545.23	7,270,044.49
Collections	40,446.92	465,847.78	3,420,804.86	5,752,692.83	6,215,142.89	6,505,324.90	6,627,411.69	6,726,104.39	6,801,180.60	6,848,618.95	6,886,059.71	6,913,739.06
Percentage	0.56	6.39	46.96	79.02	85.40	89.42	91.13	92.49	93.53	94.18	94.70	95.10
Levy 2017 (17-18 YR)												
7,112,363.88	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
Adjustments	10,342.19	7,030.81	19,613.03	15,576.11	6,300.15	5,051.36	(822.12)	(3,285.89)	(3,543.48)	(3,543.48)	(4,428.76)	(4,985.64)
Adjstld Levy	7,122,706.07	7,119,394.69	7,131,976.91	7,127,939.99	7,118,664.03	7,117,415.24	7,111,541.76	7,109,077.99	7,108,820.40	7,108,820.40	7,107,935.12	7,107,378.24

Collections	39,756.60	482,899.51	3,199,539.87	5,537,376.14	6,069,205.04	6,342,559.09	6,465,719.48	6,561,382.23	6,639,410.61	6,693,744.82	6,734,386.80	6,751,777.82
Percentage	0.56	6.78	44.86	77.69	85.26	89.11	90.92	92.30	93.40	94.16	94.74	95.00
Levy 2016 (16-17 YR)												
6,638,277.98												
Adjustments	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEPT 2017
	(2,244.53)	(3,422.70)	(7,758.17)	(10,913.72)	(10,913.72)	(15,052.40)	(16,154.85)	(15,889.62)	(16,537.42)	(16,537.42)	(16,537.42)	(19,259.27)
Adjstd Levy	6,636,033.45	6,634,855.28	6,630,519.81	6,627,364.26	6,627,364.26	6,623,225.58	6,622,123.13	6,622,388.36	6,621,740.56	6,621,740.56	6,621,740.56	6,619,018.71

Collections	38,038.02	484,217.14	2,932,614.30	5,130,709.37	5,593,914.24	5,874,412.22	5,981,376.95	6,063,246.26	6,135,073.86	6,173,392.85	6,211,806.10	6,232,308.52
Percentage	0.57	7.30	44.23	77.42	84.41	88.69	90.32	91.56	92.65	93.23	93.81	94.16
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	3,689.88	3,643.08	3,453.65	3,453.65	2,492.92
Adjaid Levy	6,380,908.89	6,380,329.37	6,379,159.84	6,376,233.64	6,367,344.74	6,366,729.07	6,367,675.39	6,367,675.39	6,367,628.59	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
Adjaid 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 13	DEC 13	JAN 14	FEB 14	MAR 14	APR 14	MAY 14	JUN 14	JUL 2014	AUG 2014	SEPT 14
Adjustments	(34.83)	4,339.90	2,590.79	(5,378.19)	(6,015.81)	(8,260.50)	(11,819.73)	(8,375.80)	(12,883.52)	(15,059.23)	(15,348.77)	(16,498.87)
Adjaid 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 12	DEC 12	JAN 13	FEB 13	MAR 13	APR 13	MAY 13	JUN 13	JUL 2013	AUG 2013	SEP 13
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)
Adjaid 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)
Adjaid 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)	(4,388.02)	(4,901.42)	(5,178.87)	(6,706.52)	(2,962.02)	(4,257.62)	(1,079.53)	(11,173.60)	(11,810.88)
Adjaid 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	2,637.82	36,019.13	60,676.90	60,676.90	52,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,055.80	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	3,936,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.19	86.67	88.00	89.11	90.01

Levy 2006 (FY 06-07)

3,969,895.75	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjustments	652.70	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4,476.77	4,476.77	4,196.49	3,820.62	3,820.62
Adjusted Levy	3,970,548.45	3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37
Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,256.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18

Levy 2005 (FY 05-06)

3,624,334.79	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
Adjustments	11,601.05	27,324.77	27,418.24	26,296.99	25,427.27	25,748.58	25,804.16	25,728.96	25,963.46	25,963.46	25,282.63	24,069.10
Adjusted Levy	3,635,935.84	3,651,659.56	3,651,753.03	3,650,631.78	3,649,762.06	3,650,083.37	3,650,138.95	3,650,063.75	3,650,298.25	3,650,298.25	3,649,617.42	3,648,403.89
Collections	235,068.44	1,216,067.43	1,485,867.17	2,145,921.90	2,680,117.58	2,859,160.58	2,942,344.67	3,001,789.83	3,069,943.94	3,123,142.83	3,160,234.59	3,184,175.39
Percentage	6.47	33.30	40.69	58.78	73.43	78.33	80.61	82.24	84.10	85.56	86.59	87.28

PREPARED BY: Leroy Gonzales

January 17, 2024

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 23, 2024

Consider Approval of City Commission Meeting Minutes:

- August 8, 2023
 - August 22, 2023
 - January 9, 2024
-

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, August 8, 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
Leonardo “Lenny” Sanchez, 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 6:00 p.m.
- II. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- III. PUBLIC COMMENTS:** Luis Pena believes the city lacks leadership. Agapito and Sofia Reyes addressed concerns concerning the front entrance and carport regulations. Juan Posada handled a complaint about the semi-truck ordinance. Cassandra Silguero, a new homeowner, requested a carport. Mimi Reyes represented the No Kill RGV Coalition, who provided information of their services as they wanted to collaborate with the city to provide spay and neuter support. Commissioner Ernesto "Neto" Guajardo suggested that an ordinance relating to submitting topics for the City Commission agenda be considered.

IV. PRESENTATIONS

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

- 1. Department of Planning and Zoning Monthly Report
June 2023 Monthly Report
July 2023 Monthly Report**
- 2. Department of Parks and Recreation Monthly Report.
June 2023 Monthly Report
July 2023 Monthly Report**
- 3. Department of Sanitation Monthly Report
June 2023 Monthly Report
July 2023 Monthly Report**
- 4. San Juan Memorial Library Monthly Report.
June 2023 Monthly Report.
July 2023 Monthly Report.**
- 5. Department of Finance Monthly Report.**
- 6. Fire Department Monthly Report.**
- 7. Police Department Monthly Report.**
- 8. Municipal Court Monthly Report.**
- 9. Department of Utilities Monthly Report.**

DISCUSSION: Commissioner Adina "Dina" Santillan thanked and commended the staff for their effort to the Fourth of July Festival. Mayor Pro Tem Marco "Markie" Villegas inquired about the City of San Juan's National Night Out initiative. Ruben Guajardo, PAL Director, stated that they are prepared for the occasion. Commissioner Santillan questioned Israel Garza, Director of Sanitation, on what can be placed in landfills. Mr. Garza said that while household trash, waste, and brushes are okay, mattresses, beds, and furniture are not. Commissioner Ernesto "Neto" Guajardo inquired as to what the public may dispose of once payment is received. In response, Mr. Garza stated that everyone is allowed to dispose of anything as long as certain standards are followed. Mayor Pro Tem Villegas inquired about an update on the trash on Stewart. Commissioner Santillan asked Patrick Willingham, Parks and Recreation Director, about the status of vandalism and light fixture repairs at Mayfield Park. In response, Mr. Willingham indicated that the lights had been replaced and repairs had been done. Commissioner Guajardo inquired about games held at the public park. In response, Mr. Willingham stated that, while softball leagues prefer to avoid the heat, some games do run late. Mayor Pro-Tem Villegas asked Chief Tirso Garza for an update on the skate park next to the fire station. In response, Chief Garza stated that the park has been closed since the Fire Department's groundbreaking.

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.**

DISCUSSION: Daniel Tijerina, Director of Planning claimed that this item was brought to the City Commission in June. The Commission directed the applicant to meet with the residents, and it was his understanding that the meeting had already occurred. Furthermore, he added that he had the chance to meet with the applicant, realtor, and city attorney to discuss fresh information received from the future land use map in terms of development. Mr. Tijerina added that the Planning Commission advised denying the proposal.

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

Ernie Garza of Coldwell Banker indicated that he met with the neighbors a few weeks ago with a PowerPoint presentation and that it was "for" since it generated tax income for the city, county, and school district. Carlos Puente, a San Juan resident "against," requested if they would move back 25 feet, and they rejected. Rafael Mendoza, who represents the property's buyer, was unable to attend the meeting; nonetheless, they have visited with neighbors and are working to resolve any complaints. Sandra Orta, a San Juan resident, claims to be "against" crime because her main concern is crime and the fact that it occurs in apartments with renters coming in and out rather than homes with homeowners. Roy Ibanez attempted to consider all options and was open to talk more about the 25-foot barrier. Director of Planning and Zoning Daniel Tijerina advised a denial on June 1st, citing the need for a forfeit vote after reviewing the charter and regulations. Mayor Mario Garza understood that Mr. Ibanez had visited with the Planning and Zoning Department. Mr. Daniel Tijerina answers that he met with Mr. Ibanez, Mr. Garza, and Monica Gomez, Assistant Director of Planning and Zoning, and they reviewed the future land use map, which shows that just one color covers residential when specific requirements are satisfied. According to Mayor Pro-Tem Marco "Markie" Villegas, once the flats are authorized, they will require a gate code to enter and exit. Mayor Mario Garza inquired whether the barrier will be 8 feet. Mr. Ibanez says that they will meet the city's buffer and setback regulations. Mr. Ibanez is requesting rezoning at the present. Commissioner Adina "Dina" Santillan asked about the setback for the ordinances, and Mr. Daniel Tijerina, Director of Planning and Zoning Department, says that they have yet to view the lot layout, but it is 20% of the lot debt. Mr. Ernie Garza of Coldwell Banker goes up and shows Mayor Mario Garza and Mayor Pro-Tem Marco "Markie" Villegas the future plans for Col-de-Sac, stating that if it is 25 feet, he is OK with it. Mayor Mario Garza inquires with Mr. Ernie Garza of Caldwell Banker about the type of fence that will be erected from the beginning of the residence.

Mayor Mario Garza closed the public hearing at 6:48 p.m.

Commissioner Leonardo "Lenny Sanchez made motion to approve and was seconded by Mayor Pro-Tem Marco "Markie" Villegas. Motion Passed (5-0).

- 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.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this is the first reading of the voluntary annexation ordinance, and staff recommends approval of the first reading.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, AUGUST 8, 2023**

Mayor Mario Garza opened the public hearing at 6:48 p.m.

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

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

- 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.**

DISCUSSION: Daniel Tijerina, Director of Planning stated that this is the second public hearing of the voluntary public annexation petition for this development and staff recommends approval of the second public hearing.

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

Mayor Mario Garza closed the Public Hearing at 6:50 p.m.

Mayor Pro Tem Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (5-0).

- 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.**

DISCUSSION: Daniel Tijerina, Director of Planning, indicated that this is a food truck park with an existing license for selling alcohol "to go." However, the applicant, Francisco Gortarez, wishes to sell alcohol on the premises from a food truck that he would station on-site. Furthermore, the Planning and Zoning Department has recommended approval. The applicant must comply with the Texas Alcoholic Beverages Commission (TABC) and local regulations for alcohol sales at the subject site.

Mayor Mario Garza opened the public hearing at 6:51 p.m.

Mayor Mario Garza closed the Public Hearing at 6:52 p.m.

Commissioner Ernesto “Neto” Guajardo made motion to approve the item and was seconded by Mayor Pro-Tem Marco “Markie” Villegas. Motion Passes (5-0).

- 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.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this is a conditional use permit that was brought up to the Planning and Zoning Commission on Thursday, August 3, 2023. Furthermore, notices were sent out to residents within a 200-foot radius; no comments were in favor of or against the request, and there was no opposition at the planning commission hearing. The Planning and Zoning Department is

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, AUGUST 8, 2023**

recommending approval of the conditional use permit; however, the applicant will need to comply with the Texas Alcoholic Beverages Commission (TABC) and city requirements for alcohol sales at the subject location.

Mayor Mario Garza opened the public hearing at 6:53 p.m.

Mayor Mario Garza closed the public hearing at 6:53 p.m.

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

F. 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.

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this was a request for a mobile food court, and in their packets, they would find the definition. 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. Furthermore, on February 28, 2023, the San Juan City Commission approved Ordinance 2023-04, which only allows food trucks inside of a mobile food court through a conditional use permit. The Planning Commission unanimously recommended the approval of the food court, and staff is recommending approval subject to compliance with all the conditions listed in the staff report.

Mayor Mario Garza opened the public hearing at 6:55 p.m.

Mayor Mario Garza closed the public hearing at 6:55 p.m.

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

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.

DISCUSSION: Daniel Tijerina, Director of Planning, claimed that this would be an event center for weddings and quinceaneras, which was submitted to the Planning Commission on Thursday, August 3, 2023. In addition, there was no opposition during the planning commission hearing, and the planning and zoning commission recommended acceptance of the proposal. The Planning and Zoning Department recommends approval, subject to the application complying with the ordinance.

Mayor Mario Garza opened the public hearing at 6:56 p.m.

Mayor Mario Garza closed the public hearing at 6:56 p.m.

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

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.

DISCUSSION: Daniel Tijerina, Director of Planning, stated that it is noted that on July 20, 2022, Sweet Events was approved at the same location and is now changing owners and business name. The Planning and Zoning Commission unanimously recommends approval, subject to the conditions outlined in the staff report.

Mayor Mario Garza opened the public hearing at 6:57 p.m.

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Mayor Mario Garza closed the public hearing at 6:57 p.m.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (5-0)

- 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.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that Mr. Raul Cantu is applying for a rezoning from the 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 for commercial use. The item was presented to the Planning Commission on July 20, 2023, at the Planning and Zoning Commission meeting, and staff is recommending approval.

Mayor Mario Garza opened the public hearing at 6:58 p.m.

Commissioner Adina “Dina” Santillan asked Mr. Tijerina what the difference was between a rezoning from the Neighborhood Commercial District (C-1) to the General Business District (C-2). Mr. Daniel Tijerina, Director of Planning and Zoning, stated that the Neighborhood Commercial District (C-1) is more like offices and businesses that have office hours closing at around 6:00 p.m., while the General Business District (C-2) is more like restaurants and businesses that have more traffic and stay open later.

Mayor Mario Garza closed the public hearing at 6:59 p.m.

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

VI. APPOINTMENTS

- A. Consider Removal and Appointment of Board Member(s) to the Keep San Juan Beautiful Board.**

DISCUSSION: Brenda Escalante, City Secretary, stated that 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.

Mayor Pro-Tem Marco “Markie” Villegas motioned to fill those two spots one of them being Jenna Ramirez and the other one being Carlos Puente and to Carry on Motion from Mayor Pro-Tem Marco “Markie” Villegas to remove Javier Moreno and replace with Janette Martinez was seconded by Commissioner Leonardo “Lenny” Sanchez. Mayor Mario Garza opposed the removing of Javier Moreno. Motion Passed (4-1).

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.**

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning, stated the developer is proposing a 31-lot subdivision just north of Dollar General along Raul Longoria Rd. The first lot would be commercial, and the second would be private and gated to have internal streets. Furthermore, the applicant has complied with the engineers and city staff requirements. Mr. Tijerina stated that the applicant is requesting some variances.

The developer is requesting the following variances:

- To reduce the fifteen (15) foot utility easement to be reduced to ten (10) feet along the boundary of the proposed subdivision.
- 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.
- To allow proposed lots 25-30 for parking to back up onto the proposed street.

Mr. Tijerina noted that Lift Station No. 6 currently has no capacity. He stated that the Planning Commission and staff recommended approval of the plat and variances. Commissioner Adina “Dina” Santillan asked Mr. Tijerina if, by the time the development was finished, the lift station would be up and running to be able to service the area. Mr. Daniel Tijerina replied that he believes so and that he spoke to Miguel Gracia and Juan Carlos Martinez from utilities. Juan Carlos Martinez, Interim Director of Utilities, confirmed that by the time the development was completed, the lift station would be able to hold the capacity.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Mayor Pro Tem Marco “Markie” Villegas Motion Passed (5-0).

- 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.**

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning, stated this item is for Valley Ranch No. 6, located at the southeast corner of Stewart and Hall Acres Road, as requested by Quintanilla, Headley, and Associates, Inc. The developer is proposing to subdivide a 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 an entrance and exit along Hall Acres Road. The subdivision is located in a flood zone “B”—areas between the 100-year and 500-year limits, 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, and 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. Eddie Cantu states that they forgot to include a couple of variances: to the south, there will never be developments due to it being a levy; to the east, they own the property and will bring a future residential property; to the north, there is vacant land on Moore Rd. and Stewart as a buffer. Mr. Eddie Cantu is asking, as a variance is a back setback, and the utility setback of 10 feet and a 5-foot setback is what they have at Cristian Estates, so they have done it before. Alfonso Quintanilla from Quintanilla Headley and Associates states that “Zone B” is actually a no-hazard flood zone, and it’s not of concern.

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

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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.

DISCUSSION: Brenda Escalante, City Secretary, stated that Hidalgo County Elections Department is requesting the use of the San Juan Memorial Library for the early voting and election day of the upcoming November 7th Constitutional Amendment Election. Early voting will be on October 23rd through November 3rd with election day of November 7th, 2023.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (5-0).

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.

DISCUSSION: Benjamin Arjona, City Manager, stated we are recommending not changing the tax rate. The percentage recommended will allow us bigger opportunities for future bonds. Leroy Gonzalez, Finance Director, stated that according to the property tax rate, a proposed tax rate of 0.6765 exceeds the unused increment rate of 0.7676, a record vote must be taken, and one public hearing should be scheduled. The public hearing will be scheduled for Tuesday, August 22nd, at 6:00 p.m. at the San Juan Memorial Library, Multipurpose Meeting Room.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0).

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.

DISCUSSION: Leroy Gonzalez, Finance Director stated this agreement is for Troy & Banks to do an audit for our cable company to determine future take and other monies owed to the members that previously got counted. Basically, they are just going to make sure that the active addresses within the members boundaries that were included in the franchise fees remittance. Mr. Gonzalez added if there's findings, we will pay them 40 percent but if there's no findings, there no fee.

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

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.

DISCUSSION: Leroy Gonzalez, Finance Director stated 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

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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.

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

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.**

DISCUSSION: Benjamin Arjona, City Manager stated this is a standard resolution brought back every two years.

Mayor Pro Tem Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed. (5-0).

- 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.**

DISCUSSION: Benjamin Arjona, City Manager stated that this is an initiative for regional collaborations and marketing initiatives, as they were waiting for the governor to sign the petition. They were invited to attend the “One Region, One Voice” on Thursday, August 17th from 10:00 a.m. to 12:00 p.m.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

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.**

DISCUSSION: Benjamin Arjona, City Manager stated this is an annual contract and this year there is a slight increase. Mr. Arjona remarked that he thinks Weslaco is less expensive than other shelters.

Mayor Pro Tem Marco “Markie” made motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (5-0).

X. CONSENT AGENDA

- A. Consider Approval of the Investment Report for the Quarter Ending June 30, 2023**
- B. Consider Approval of the Budget Expenditure Report for the Month of June 30, 2023**
- C. Consider Approval of the Tax Collection Report for the Month of June 2023.**
- D. Consider Approval of City Commission Meeting Minutes:**
- June 27, 2023**
 - July 11, 2023**

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

XI. EXECUTIVE SESSION

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- 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 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.**

Commissioner Ernesto “Neto” Guajardo made motion to enter into executive session at 7:20p.m. and was seconded by Mayor Garza. Motion Passed. (5-0)

XII. RECONVENE

Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 9:59 p.m. and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (5-0).

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

Mayor Mario Garza made motion as discussed under executive session and was seconded by Mayor Pro Tem Marco “Markie” Villescas. Motion Passed (5-0).

- 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.**

Mayor Mario Garza made motion as discussed under executive session and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed. (5-0).

- 3. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Agreement with Pharr Emergency Ambulance Services.**

No Action

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4. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding City Real Estate Properties.

Mayor Mario Garza made motion as discussed under executive session and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (5-0).

XIII. ADJOURNMENT

Mayor Pro Tem Marco “Markie” Villgas made motion to adjourn at 10:00 p.m. and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (5-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, August 22, 2023

TIME: 6:00 p.m.

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

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

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Segin, Library Director
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Juan Carlos Martinez, Interim Director of Utilities
Melissa Sanchez, Administrative Assistant III
Pat Karr, Director of Information Technology
Ruben Guajardo, Assistant Director of Parks & Recreation. PAL

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:** There were no Public Comments
- V. PROCLAMATIONS**
 - A. Presentation on a Proclamation Proclaiming the Month of September 2023 as Ovarian Cancer Awareness Month.**

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DISCUSSION: DHR staff members gave a brief presentation recognizing September as Ovarian Cancer Awareness month and informed the community about the deadliest gynecological disease. Staff thanked the

City of San Juan for allowing them to spread the awareness and encouraging women to take proper screening measurements as recommended by their physicians. Mayor Mario Garza read proclamation proclaiming the Month of September 2023 as Ovarian Cancer Awareness Month.

VI. PRESENTATIONS

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

DISCUSSION: Commissioner Ernesto "Neto" Guajardo indicated that he got calls from the public requesting sandbags due to the tropical storm, but was informed that the sandbags were on hold and not required. Chief Tirso Garza added that they were keeping close check on the radar. Mayor Pro Tem Marco "Markie" Villegas reiterated and complimented the staff for keeping a close eye on the storm.

VII. PUBLIC HEARING/ ORDINANCES

A. Consider an Ordinance for a 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: Daniel Tijerina, Director of Planning, stated that on August 8, 2023, the Commission held its second public hearing, so this is just for the approval of the ordinance for the voluntary annexation since staff is recommending approval.

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

B. Hold a Public Hearing and Consider an Ordinance Regarding the Rezoning Request from Neighborhood Commercial District (C-1) to the Multi-Family Residence District (R-MF) of Lots 21 thru 24, Block 32, San Juan Original Townsite, located at the Southwest corner of Lincoln and 6th Street, as Requested by Alberto Treviño.

DISCUSSION: Daniel Tijerina, Director of Planning stated this is a rezoning request from C-1 to a multi-family, they are four lots that are 25 feet wide by 140 feet long with a total of 100 feet frontage by 140 feet in depth. Mr. Tijerina indicated that on August 17, 2023, this proposal was brought to the Planning and Zoning Commission, who recommended approval, as did staff.

Mayor Mario Garza opened the public hearing at 6:13 p.m.

Commissioner Adina "Dina" Santillan asked Mr. Tijerina if they were any oppositions to which Mr. Tijerina responded no, the Planning and Zoning Commission were all in favor.

Mayor Mario Garza closed the Public Hearing at 6:13 p.m.

Mayor Pro Tem Marco "Markie" Villegas made motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion Passed (5-0).

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- C. Hold a Public Hearing and Consider an Ordinance Regarding the Conditional Use Permit to operate “The Party Factory” at 1208 N. Raul Longoria Road Suites 7-8, legally described as Lot 1, Gutierrez- Duncan Subdivision, as Requested by Carolina Sandoval.**

DISCUSSION: Daniel Tijerina, Director of Planning, noted that this is a conditional use permit for a kid event center at the new Gutierrez Duncan Subdivision North on Raul Longoria Road. Mr. Tijerina indicated that this proposal was brought to the Planning and Zoning Commission on August 17, 2023, and staff is recommending approval subject to the criteria outlined in the staff report. He stated that they sent letters to 49 property owners within a 200-foot radius and received no feedback, either positive or negative.

Mayor Mario Garza opened the public hearing at 6:15 p.m.

Adina "Dina" Santillan inquired if the owner agreed with the outlined conditions, to which Mr. Tijerina answered yes.

Mayor Mario Garza closed the Public Hearing at 6:15 p.m.

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

- D. Consider the Adoption of an Ordinance in First Reading Amending the Code of Ordinances under Appendix A. Unified Development Code, Chapter 2. Zoning Regulations, Article IV. District Use and Area Regulations, Section 1.00 "R-S" Single Family Residential District, Item (j) to Allow Non-enclosed Metal Carports within the Front Setback in Single Family Residential Districts in Subdivisions Recorded before 2015; Providing for Publication; Providing for Codification; Providing for a Severability Clause; Providing for a Repealer Clause; and Ordaining other Provisions Related to the Subject Matter Hereof.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that on August 11, 2015, the City Commission passed Ordinance 15-10, which allowed for the amendment of zoning ordinance item J, such as open, non-enclosed metal carports within the front setback in single-family residential districts and subdivisions recorded before 1990, so this is a proposal to amend the ordinance. Mr. Tijerina noted that the staff recommends approval. Mayor Mario Garza noted that it is an excellent idea because we are experiencing high temperatures and our citizens have expressed a need for a carport to shield their vehicles from the heat. Mayor Pro Tem Marco "Markie" Villegas commended Mr. Tijerina for working on this amendment in a timely manner. Mr. Arjona mentioned that one of the things that they are going to be bringing back, will be the actual setbacks of the carport.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (5-0).

- E. Hold Public Hearing on Adopting the Proposed Tax Rate and Levy for the City of San Juan, Texas for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024.**

DISCUSSION: Mr. Leroy Gonzalez, Finance Director stated on August 8, 2023 the City Commission voted and approved proposed tax rate of 0.6765 for the fiscal year October 1, 2023 through September 30, 2024 and scheduled one required public hearing on August 22nd 2023.

Mayor Mario Garza opened the public hearing at 6:19 p.m.

Mayor Mario Garza closed the Public Hearing at 6:19 p.m.

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

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- F. Considering Adoption of an Ordinance in First Reading Amending Chapter 1 General Provisions, Article 1.02 Administration, Division 1 Generally, Section 1.02.004 Agenda Items of the Code of Ordinances of the City of San Juan, Texas, to Modify the Procedures for Placing Agenda Items for Consideration by the City Commission; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.**

DISCUSSION: Benjamin Arjona, City Manager, stated that Commissioner Ernesto "Neto" Guajardo approached him about having this item on the agenda so that two Commissioners might send an email to the City Manager's Office requesting that an item be placed on the agenda. Mayor Mario Garza inquired as to how things were before, to which Mr. Arjona said that they would send the items along, but you had the ultimate decision on what was placed on the agenda. Mayor Mario Garza confirmed for the record that he has never denied anyone from submitting items on the agenda.

Mayor Pro Tem Marco "Markie" Villegas made motion to approve and was seconded by Commissioner Leonardo "Lenny" Sanchez. Motion Passed (5-0).

- G. Consideration and Action of an Ordinance Authorizing the Issuance of "City of San Juan, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2023"; Providing for the Payment of said Certificates by the Levy of an Ad Valorem Tax upon all Taxable Property within the City; and Resolving other Matters Incident and Related to the Issuance, Payment, Security, Sale, and Delivery of said Certificates.**

DISCUSSION: Bobby Villarreal, together with Estrada Hinojosa, a financial advisor, indicated that they went to the bond market while maintaining the same tax rate. He indicated that when they originally presented, we were looking at 8.9 million dollars, or approximately 9 million dollars, and we estimated that the interest cost would be around 4.7 percent of the time, with a total interest cost to the city of about 6.1 million. Working with personnel entailed regulating the tax rate. When we looked at this financial plan, we had a system in place to reduce payments throughout the first ten years. Mr. Villarreal said, "With the new valuations that came in, we were able to structure this in such a way that we made a level and a larger payment this coming year while maintaining the overall tax rate." He noted that they don't yet receive the \$195,000 sanitation payment, but if they do, it will provide the city greater flexibility and capability. He reviewed the scores and indicated that we have to continue going forward and following the regulations. Mr. Arjona praised the FA. Bobby Villarreal, Mr. Magallanes, and Dr. De Los Santos for their key contributions, as well as their guidance and assistance in achieving an A+ grade. Commissioner Adina "Dina" Santillan stated regarding the utility rates that Mr. Villarreal mentioned that we needed to do the water study, which is not something that anyone wants to do, but in the future, with all of the growth that we have and the water development board looking at that for future projects, Commissioner Santillan thanked the staff for all of the guidance and work that they did to make this possible.

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Commissioner Leonardo "Lenny" Sanchez. Motion Passed (5-0).

VIII. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS

- A. Consider Preliminary and Final Plat Approval of the Keystone Plaza Subdivision being a 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 US Business 83 and Cesar Chavez Road, as Requested by Salinas Engineering and Associates.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated this is a one-lot site near the crossroads of Cesar Chavez and Business 83. In addition, Mr. Tijerina stated that they are requesting a variance, which has previously been sought, to reduce the 15-foot utility easement around the perimeter to 10 feet, which they have no objections to because the water and sewer are located off Cesar Chavez. Furthermore, on August 17, 2023, the plat and variances were submitted to the Planning Commission, and staff recommends that both the subdivision plat and the deviation be approved.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0).

- B. Consideration and Action regarding a Planned Unit Development at Stewart Coves Subdivision being a 37.258-acre tract of land out of Lots 1 and 6, Stewart's Addition to the Conway Gardens, located at the Northwest Corner of Moore and Stewart Road, as Requested by Melden & Hunt, Inc.**

DISCUSSION: Daniel Tijerina, Director of Planning, noted that this was given to the City Commission prior to the new development concept; however, it was amended to increase the number of lots from 181 to 184. He also added that they brought the request and recommendations to the Planning Commission, who recommended approval following evaluation. The staff also recommends that this PUD amendment be approved.

Mayor Pro Tem Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (5-0)

- C. Consideration and Action on the Variance Request to the Subdivision Ordinance at the Proposed Valley Ranch Subdivision No.6 being a 21.07-acre tract of land out of Lot 14, Stewarts Addition, as Requested by Quintanilla, Headley and Associates, Inc.**

DISCUSSION: Daniel Tijerina, Director of Planning, indicated that this is a formal request for variances for Valley Ranch Subdivision No. 6, and staff recommended approval.

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

- D. Consideration and Action to Allow a Haunted House at the Old San Juan Hotel located at 125 W. US Business 83, legally described as lots 1 thru 6, Block 28, San Juan Original Townsie, as Requested by ZAEFF, LLC.**

DISCUSSION: Daniel Tijerina, Director of Planning, noted that the applicant was seeking to renew the permit; earlier, they were granted an ordinance with conditions, and staff recommended approval. Mayor Mario Garza inquired about who conducts the walk-through to ensure that everything is secure. Mr. Tijerina stated that last year, we worked together with the Health Department, Building Inspections, Fire Department, and Public Works to assure everyone's safety. Mayor Garza inquired if the city had received a letter from Mr. Gus, owner of the building, to which Mr. Tijerina replied yes.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (5-0).

- E. Consideration and Action to Review the Conditional Use Permit Granted to "El Grullo Drive-Thru" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that on March 28, 2023, the City Commission adopted ordinance 23-08, which allowed El Grullo to drive through and the sell alcoholic drinks for off-premise use at 912 East Business 83. Mr. Tijerina reported that the Code Enforcement Department visited the business after receiving a complaint about employees' dress, which violates the City Ordinance; as a result, Code Enforcement closed the place of business to the public on August 11, 2023. Furthermore, it was said that they had spoken with the owner, Mr. Ismael Morin, whom the owner now recruited and granted power of attorney to. Staff advised the business all city regulations must be complied. Mr. Morin stated on behalf of Mr. Lara and the manager, Mayra Martinez, that they did not intend to operate a sexually oriented business in San Juan. Mr. Lara acknowledged that things went out of control, that they had no idea they were breaking the law, and that he accepts full responsibility for what occurred. Mayra Martinez requested another opportunity from the City Commission, stating that she had updated the girls' uniform and was now more

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presentable. She also stated that she has concerns with one of her neighbors and is requesting that the City Commission take action to prevent him from invading her business. Ms. Martinez is concerned because of the amount of money that she spent in the business and is frightened that it will be closed again. Mayor Mario Garza questioned Mr. Morin whether Mr. Lara knew what a conditional use permit is since they plainly know why they are here today, which is to address a citizen's complaint, and what they observed was inappropriate. Mayor Garza remarked that we do not want it to happen again since there are schools and children nearby, and he should understand that the city has the authority to revoke the permit at any moment.

Mayor Pro Tem Marco “Markie” Villegas made a motion to approve as long as they followed the city code, and was seconded by Mayor Mario Garza. Motion Passed (5-0).

F. Discussion and Possible Action to Approve \$1,898,984.00 in Rehabilitation Work Needed at the Wastewater Treatment Plant Lift Station by Buy-Board Vendor Southern Trenchless Solutions. Funding is available through American Rescue Plan (ARP) Funds.

DISCUSSION: Juan Carlos Martinez, Interim Director of Utilities, stated the Wastewater Treatment Plant Lift Station requires rehabilitation and expansion for the city's future growth. Mr. Martinez also mentioned that rehabilitation will consist of relining existing concrete wet well pump system upgrades and replacing internal wet well piping and electrical upgrades.

Mayor Pro Tem Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

G. Discussion and Possible Action on Stewart Road Safety Concerns.

DISCUSSION: Mayor Mario Garza indicated that he requested that this item be placed on the agenda due to safety concerns involving heavy traffic trucks on Stewart Road. Mayor Garza mentioned that he wants to see if we can work with TXDOT to reduce the speed limit. Rex Costley with the Texas Department of Transportation notified me that they completed a traffic analysis that indicated the need for a traffic light, and they are now designing the junction of 2557 and Hall Acres and providing an ETA for when construction would begin. Mr. Costley added that there are various demands that must be warranted, but because this intersection did not satisfy the justification, it encourages them to move forward and begin the design process and construction. Mr. Costley added that they conduct traffic studies and reevaluate them every 3 to 5 years, and as a resident of San Juan and TXDOT advocate, he believes that the International Bridge Trade Quarter project will alleviate a lot of truck traffic from the ports of entry straight to the interstate, which should relieve some commercial traffic. Mr. Costley mentioned that he will work with Benjamin Arjona to provide an ETA for design completion and construction.

IX. CONTRACTUALS

A. Consideration and Approval of an Interlocal Agreement Between Hidalgo County and the City of San Juan (San Juan I Head Start Center), Located at 200 North Cougar, San Juan, TX.

DISCUSSION: Benjamin Arjona, City Manager stated this is a contract that we usually get on a yearly basis for approval and consideration.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

B. Consideration and Action of an Interlocal Agreement for the 2023-2024 Fiscal Year with the Hidalgo County Urban County Program.

DISCUSSION: Daniel Tijerina, Director of Planning stated this is a Interlocal Agreement for the 2023-2024 Fiscal Year to set our basic administrative understanding for the expenditures of the CDBG funds to be carried out in the city's jurisdiction, we were allocated \$294,597 through this program.

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Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (5-0).

X. 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 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.**
- B. Consider Second and Final Reading of 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.**
- C. Consider Second and Final Reading of 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.**
- D. Consider Second and Final Reading of 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.**
- E. Consider Second and Final Reading of 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.**
- F. Consider Second and Final Reading of 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.**
- G. Consider Second and Final Reading of 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.**
- H. Consider Second and Final Reading of 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.**
- I. Consider Approval of the Tax Collection Report for the Month of July 2023.**

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

XI. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 et seq. and §551.071 Consultation with Attorney.
1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Possible Legal Issues Concerning TXDOT Future Raised Median Project.
 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment for 2023 Noche De Paz.
 3. Pursuant to Section §551.071 Consultation with Attorney and Section 551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding City Real Estate Properties.
 4. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Agreement with Pharr Emergency Ambulance Services.

Commissioner Ernest “Neto” Guajardo made motion to enter executive session at 6:56 p.m. and was seconded by Mayor Mario Garza. Motion Passed (5-0).

XII. RECONVENE

Mayor Pro Tem Marco “Markie” Villegas made motion to reconvene at 8:33 p.m. and a second vote was not made.

- 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 Possible Legal Issues Concerning TXDOT Future Raised Median Project.

No Action
 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Entertainment for 2023 Noche De Paz.

No Action
 3. Pursuant to Section §551.071 Consultation with Attorney and Section 551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding City Real Estate Properties.

Commissioner Adina “Dina” Santillan made motion to proceed as recommended by staff and city manager under executive session, was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0).

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4. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Agreement with Pharr Emergency Ambulance Services.

Commissioner Adina “Dina” Santillan made motion to proceed as recommended by staff and city manager under executive session, was seconded by Commissioner Ernesto “Neto” Guajardo. Commissioner Leonardo “Lenny” Sanchez opposed due needing additional information regarding the item. Motion Passed (3-1).

XIII. ADJOURNMENT

Commissioner Adina “Dina” Santillan made motion to adjourn at 8:34 p.m. and was seconded by Commissioner Leonardo “Lenny” Sanchez. 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, January 9, 2024

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Adina “Dina” Santillan, Commissioner
Criselda Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Christina Perez, Interim Library Director
Daniel Tijerina, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Juan Carlos Martinez, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology
Ruben Guajardo, Interim Director of Parks & Recreation. PAL Director

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00 P.M.
- II. INVOCATION:**
Benjamin Arjona, City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- IV. PUBLIC COMMENTS:** There were no public comments.

Mayor Mario Garza wished everyone a Happy New Year and thanked everyone for their hard work. He stated that he’s excited for all the things that will be coming in 2024 and appreciates what everyone does for the community.

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V. 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.

November 2023 Report.
December 2023 Report.

2. Department of Parks and Recreation Monthly Report.

November 2023 Report.

3. Department of Sanitation Monthly Report.

November 2023 Report.
December 2023 Report.

4. San Juan Memorial Library Monthly Report.

November 2023 Report.
December 2023 Report.

5. Department of Finance Monthly Report.

November 2023 Report.

6. Fire Department Monthly Report.

November 2023 Report.
December 2023 Report.

7. Police Department Monthly Report.

November 2023 Report.
December 2023 Report.

8. Municipal Court Monthly Report.

November 2023 Report.
December 2023 Report.

9. Department of Utilities Monthly Report.

November 2023 Report.

DISCUSSION: Mayor Mario Garza asked Benjamin Arjon, City Manager to add an agenda item under executive session during the upcoming City Commission Meeting to discuss the delinquent accounts from the Sanitation Department and review them with Israel Garza, Director of Sanitation/Public Works and Leroy Gonzales, Finance Director.

VI. APPOINTMENTS

A. Consider the Nomination and Appointment of Board Member(s) Related to the San Juan Library Advisory Board.

DISCUSSION: Brenda Escalante, City Secretary, stated staff is recommending the appointment of three (3) board members to the San Juan Library Advisory Board. The following members were no longer active: Celina Hoglund, Jorge Rodea, and Nadia Baughman. Ms. Escalante stated the acceptance of applications was advertised on the city's website and social media, but no applications had been received.

Commissioner Adina “Dina” Santillan made motion to appoint Sara Guerra, Ellie Santillan and Janella Pena to the San Juan Library Advisory Board and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0)

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

A. Discussion and Possible Action Regarding Hidalgo County Elections Department's Request for Early Voting/Election Day Polling Location of the San Juan Fire Station No. 2 for the 2024 Election Cycle.

DISCUSSION: Brenda Escalante, City Secretary, stated the Hidalgo County Elections Department is requesting the use of San Juan Fire Station No. 2 for early voting and election day for the upcoming 2024 election cycle. The Elections Department is working on maintaining a consistent list of locations based on what was used in the 2022 election cycle. Staff recommended authorizing the use of the facility.

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Adina “Dina” Santillan. Motion Passed (4-0).

VIII. RESOLUTIONS

A. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Operation Lonestar-FY2024 for the City of San Juan.

DISCUSSION: Leandro Sifuentes, Chief of Police, stated this is a resolution authorizing the City of San Juan to submit and accept an application for funding to the Office of the Governor, Operation Lonestar, FY2024 for the City of San Juan. Chief Sifuentes stated that the city will get \$128,152.18, with which it would like to purchase a self-sufficient surveillance mobile tower.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (4-0).

B. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Local Border Security Program (LBSP) for the City of San Juan.

DISCUSSION: Leandro Sifuentes, Chief of Police, indicated that this is a resolution authorizing the City of San Juan to submit and accept an application for funds from the Office of the Governor's Local Border Security Program (LBSP). Chief Sifuentes claimed that the \$20,000 will be used to pay overtime for police officers and dispatchers. Furthermore, with these funding, the department will be able to effectively target crime by increasing the number of officers patrolling this jurisdiction during each shift, focusing on problem areas, and discouraging future crime by a visible police presence. Chief Sifuentes claimed that they will engage with local, state, and federal law enforcement authorities to combat illegal activities.

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Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (4-0).

IX. CONSENT AGENDA

- A. Consider Approval of the Budget Expenditure Report for the Months October and November 2023.**

Commissioner Adina “Dina” Santillan made motion and approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (4-0).

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).**

- 1. Pursuant to Section §551.074 PERSONNEL MATTERS: Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Interim Director of Parks and Recreation).**
- 2. Pursuant to Section §551.0714 PERSONNEL MATTERS: Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Interim Director of Library Services).**
- 3. Pursuant to Section §551.071 Consultation with Attorney Regarding Legal Issues on Consulting Services Assisting the Interim Parks and Recreation Director.**

Mayor Mario Garza asked Christina Perez and Ruben Guajardo for their consent to discuss items 1 and 2 publicly, to which they both agreed.

XI. RECONVENE

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

DISCUSSION: Benjamin Arjona, City Manager, announced that Patrick Willingham, Director of Parks and Recreation, resigned last week; as a result, he would want to appoint Ruben Guajardo as Interim Director of Parks and Recreation. He would want to appoint Christina Perez as interim director of library services in lieu of Ms. Armandina Sesin, who retired. Mayor Mario Garza remarked that he intended to ensure that they were rewarded if these proposals were adopted by the panel, and that Mr. Arjona speak with them directly.

- 1. Pursuant Pursuant to Section §551.074 PERSONNEL MATTERS: Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Interim Director of Parks and Recreation).**

Mayor Mario Garza made motion to appoint Ruben Guajardo as Interim of Parks and Recreation Director and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (4-0).

- 2. Pursuant to Section §551.0714 PERSONNEL MATTERS: Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Interim Director of Library Services).**

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Commissioner Ernesto “Neto” Guajardo made motion to appoint Ms. Christina Perez as Interim Director of Library Services and was seconded by Mayor Mario Garza. Motion Passed (4-0).

- 3. Pursuant to Section §551.071 Consultation with Attorney Regarding Legal Issues on Consulting Services Assisting the Interim Parks and Recreation Director.**

No action

XII. ADJOURNMENT

Commissioner Leonardo “Lenny” Sanchez made motion to adjourn at 6:16 p.m. and was seconded by Mayor Mario Garza. Motion Passed (4-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary