



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, February 13, 2024

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. Update on City Projects

B. San Juan Municipal Court Outstanding Warrants. [Mary Enriquez, Court Administrator]

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

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

2. San Juan Memorial Library Monthly Report. [Christina Perez, Interim Library Director]

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

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

VI. RESOLUTIONS

- A. Consideration and Action on a Resolution to Accept the Voluntary Annexation Petition of the 6.21-Acre Tract of Land Out of Lot 12, Stewart's Addition to the Conway Gardens, Located Approximately 300 feet North of Hall Acres Road, Along the West side of Stewart Road, as Requested by XLH Investments, LLC. [Daniel Tijerina, Director of Planning]
- B. Consideration and Action on a Resolution to Amend the Final Workplan and Budget for Fiscal Year 37 (2024) for the Hidalgo County Urban County Program. [Daniel Tijerina, Director of Planning]

VII. CONTRACTUALS

- A. Consider Authorizing the City Mayor to Enter Into a Bi-Annual Interlocal Agreement Between the Rio Grande Valley 9-1-1 and the City of San Juan Police Department for 911 Services. [Leandro Sifuentes, Chief of Police]

VIII. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance Regarding the 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]
- B. Consider Second and Final Reading of the Ordinance Regarding the 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]
- C. Consider Second and Final Reading of the Ordinance Regarding the 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]

- D. Consider Approval of the Tax Collection Report for the Month of December 2023. [Leroy Gonzales, Director of Finance]
- E. Consider Approval of the Budget Expenditure Report for the Month of December 2023. [Leroy Gonzales, Director of Finance]
- F. Consider Approval of City Commission Meeting Minutes:
 - June 13, 2023
 - September 26, 2023

IX. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).
 - 1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for Event to be held on March 30, 2024, Hosted by Walls and Bridges Production LLC.
 - 2. Pursuant to Section §551.071 Consultation with Attorney and Section §551.072, Real Estate Matters; Consideration and Action Regarding an Ordinance Authorizing the Mayor to Execute a Commercial Real Estate Contract and Related Documents for the Purchase of Real Property Legally Described as Lot 9, Block 6, John Closner W165'-E463' Lot 9 Block 6 5.0AC and Situated at 504 Sioux Rd. in San Juan, Hidalgo County, Texas.
 - 3. Pursuant to Section §551.071 Consultation with Attorney and Section 551.072, Real Estate Matters; Consideration and Action Regarding Downtown Parking Issues.
 - 4. Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (City Manager).

X. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.
 - 1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Entertainment Agreement for Event to be held on March 30, 2024, Hosted by Walls and Bridges Production LLC.

2. Pursuant to Section §551.071 Consultation with Attorney and Section §551.072, Real Estate Matters; Consideration and Action Regarding an Ordinance Authorizing the Mayor to Execute a Commercial Real Estate Contract and Related Documents for the Purchase of Real Property Legally Described as Lot 9, Block 6, John Closner W165'-E463' Lot 9 Block 6 5.0AC and Situated at 504 Sioux Rd. in San Juan, Hidalgo County, Texas.
3. Pursuant to Section §551.071 Consultation with Attorney and Section 551.072, Real Estate Matters; Consideration and Action Regarding Downtown Parking Issues.
4. Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (City Manager).

XI. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 9th day of February 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



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

MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 02/06/2024

SUBJECT: San Juan Municipal Court Outstanding Warrants. [Mary Enriquez, Court Administrator]

The amount outstanding on Warrants for Class C Misdemeanor Offenses, which range from violations of the Traffic Code and City Ordinances, is \$ 2,228,825.89. This amount is dated January 1, 1999 to January 25, 2024.

Amnesty Collected 2023
February through April
\$ 25,940.90

Amnesty Collected 2023
June through September
\$ 24,262.30



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Daniel Tijerina, Planning Director

DATE: 01/24/2024

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

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

- 58 building permits were issued during the month of January with a \$3,496,386.00 in total valuation.
- 101 garage sale permits were issued \$1,515.00 in total valuation.
- Provide customer service and support to 714 people and handled approximately 1,162 calls.
- The building inspectors made approximately 463 inspections.
- 18 building permits were issued for new houses \$2,847,123.00 in total valuation.

HEALTH DEPARTMENT

City Inspectors continue visiting all the businesses to check if occupational license and health permits were up-to-date. A total of twenty-five (25) letters were sent out to existing businesses to renew their licenses. A total of forty-four (44) business permits were renewed for \$2,200.00 in total revenue and twenty (20) health inspections were issued during the month of January with \$2,000.00 in total valuation.

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

- AK INSURANCE SOLUTIONS, LLC. at 4810 N. Raul Longoria Road
- PAMPERED PAWS PET SALON & SPA at 502 S. Nebraska Avenue
- SWEET MIX at 504 S. Nebraska Avenue
- ANA’S NOVELTIES at 1811 N. Raul Longoria Road, Suite B

CODE ENFORCEMENT

Code Enforcement Inspectors issued, one (1) garage sale without a permit, nine (9) rubbish, six (6) building without a building permit, thirty-six (36) certified letters were sent out, two (2) people conducting business in a residence, fourteen (14) towed, abandoned & junked vehicles, one (1) tree obstructing traffic, one (1) illegal dumping, one (1) Commercial, abandoned and junk vehicles, and thirty-three (33) weedy lots violations were issued.

SUBDIVISIONS IN PROCESS

- Shops at Chavez, Lot 6
- Parks and Recreation Center Subdivision
- Royal Heights
- Twin Subdivision
- Giants Subdivision
- Mosa Multi-Family Subdivision
- Oakland Properties
- Westview IV Subdivision
- Oakridge Estates
- Starlite Subdivision
- Paraiso Subdivision
- Espana Subdivision
- La Cantera Subdivision
- Stewart Coves Phase 1 Subdivision
- Santa Anna Subdivision
- Keystone Plaza Subdivision
- Valley Ranch Phase 6
- Paradise Estates
- Mesquite Acres Lot 16A and 16B
- DG Veterans Subdivision
- Monaco Estates
- San Juan Subdivision Re-Plat
- The Heights at Raul Longoria
- Minnesota Vegas Ranches Phase 2

SUBDIVISIONS RECORDED IN JANUARY:

- Valley Ranch No. 5 Subdivision
- Re-plat of Lot 2, Gutierrez-Duncan Subdivision
- San Juan Oaks
- La Paloma Subdivision

PLANNING AND ZONING MEETINGS:

- January 22, 2024



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Armandina Sesin, Director of Library

DATE: 02/05/2024

SUBJECT: San Juan Memorial Library Monthly Report. [Christina Perez, Interim Library Director]

Enclosed is the January Monthly Report including statistics and programs:

For the month of January, we had, 1,551 visitors. Out of those visitors, 545 were here for computer use only. The library checked out a total of 698 physical items both adult and children. We had 25 in-house circulation items. We requested and received thirty-five (35) Interlibrary Loans (ILL). We had 53 new patrons added to our circulation system. We helped the public with an estimated 284 reference/informational questions. We had 32 fax transactions. The monthly amount deposited was \$787.19 both fines and fees.

Please see the attached statistical report.

During the month of January

- Attended, with Jaime. the HCLS meeting at the Mayor Joe V. Sanchez Library
- Attended opening of Elsa Public Library's Book Walk
- Attended demonstrations of both Polaris and Insignia Library Systems
- Applied for hotspots from Verizon
- Held children's programming
- Visited Palmview Library to assist them with cataloging practices
- Held Book Fair
- Received H-E-B donations
- Attended the City Commission meetings
- Attended the Directors' meetings
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in February 2024

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

Multipurpose Room

United Way Meeting, February 2nd

Lion's Club, February 3rd

EDC, February 6th and 20th

Library Board, February 7th

City Commission, February 13th and 27th

Planning and Zoning, February 15th

Children's Driscoll Hospital Meeting, February 20th, 21st, 22nd, and 23rd

Border Patrol Meeting, February 26th

Training Room:

Eating Smart Classes, February 1st, 8th, 15th, and 22nd

Children's Driscoll Hospital Meeting, February 26th

**San Juan Memorial Library
January 2024 Statistics**

Statistics	
Total Visitors	1,551
Computer Users	545
Total Checkouts	698
In-House Use	25
Inter-Library Loans	35
New Patrons	53
Reference\ Informational Questions	284
FAX transactions	32
Children's Programs	5
Attendance	25

Multipurpose Room Reservations	Attendance
4th UMOs Staff Development Training	40
9th City Commission	46
10th TSTEM BPA Club Meeting	16
20th Avance FCCP Training	14
22nd P&Z Special Call Meeting	17
23rd City Commission	33
25th Polaris ILS Demo	3
30th United Way Meeting	38
31st United Way Meeting	42
Total	249

Training Room Reservations	Attendance
4th Eating Smart Class	6
10th Verizon Meeting	3
11th Eating Smart Class	6
22nd Insignia ILS Demo	2
22nd Polaris ILS Demo	2
23rd Insignia ILS Demo	2
23rd Polaris ILS Demo	3
24th Insignia ILS Demo	3
24th Polaris ILS Demo	3
25th Polaris ILS Demo	3
26th Insignia ILS Demo	3
31st Keeping San Juan Beautiful Meeting	8
Total	44

Checkouts	
DVDs	127
Books Juvenile	379
Books Adult	192
Total	698

WiFi Usage	
LibGuest	1,675
LibStaff	598
Total	2,273

Study Room Attendance	
Study Rooms	99

Facebook Page	
Likes	10
Visitors	4,674

SJML Homepage	
Visitors	12,510

Deposits	
Fines	\$ 100.95
Copies	\$ 685.87
Surcharges	\$ 0.37
Total	\$786.82
Total + Surcharges	\$787.19

Youth & Children's Programs/Attendance

Date	Program	Attendance
Thursday, January 4, 2024	Play-doh Time	8
Thursday, January 11, 2024	Game Night	3
Thursday, January 18, 2024	Play-doh Time	3
Monday, January 22, 2024	Puzzle Time	3
Tuesday, January 30, 2024	Crafts & Snacks	8
Total	5	25



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Ruben Guajardo, Asst Parks Director

DATE: 02/06/2024

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

Parks Division- Staff continues to maintain the grounds of our city parks and departmental buildings as needed. During the month of January 2024, 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 Youth & Adult Leagues our city will be hosting.
- Staff has removed Christmas decorations from the city light poles and is preparing to remove the Christmas tree on Thursday, February 15.
- Staff also assisted in moving to the new Parks & Recreation Office at old city hall.
- Staff has removed brush and grass at wetlands
- Staff is preparing for the Friendly 5K Run, Fun Run and Bike Ride
- Staff has been marking and cleaning baseball fields during the weekends when this a rental for a Baseball/Softball Tournament.

Recreation Division-

WINTER LEAGUES:

- Girls Basketball league finished on Tuesday, January 31. The league consisted of four divisions Kinder-1st, 2nd-3rd, 4th-5th grades and 6th grade and games were played at Garza-Pena, Raul Yzaguirre MS, Austin MS and Murphy MS. A total of 15 girls basketball teams competed. Winter Baseball finished on Tuesday, January 23 and consisted of two divisions 6U & 8U with a total of 9 teams with games played at Municipal Park; Boys Soccer league finished Wednesday, January 31. Teams played in four divisions Kinder-1st, 2nd-3rd, 4th-5th

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- and 6th grade with games played at Municipal Park and 6th grade will play games in Pharr.
- Boys Basketball league will start the week of February 5. The league consists of 28 teams and grade levels of Kinder-1st, 2nd-3rd, 4th-5th and 6th. Girls Soccer will also start the week of February 5 with 16 teams and grade levels Kinder-1st, 2nd-3rd, 4th-5th and 6th.
 - Registration for Adult Men's Softball is ongoing for Class E Softball League and Co-Ed Softball. Softball games will commence Thursday, February 15 and Friday, February 16 respectively. All softball games will be played at Municipal Park.
 - Ramiro Moreno attended the Regional PONY Meeting on Saturday, January 6 in Pharr, Texas from 9 am – 11 am. He was able to secure Mid-Season, All-Star Invitational Tournaments and All-Star Sectional Tournaments to be hosted in San Juan. Registration is ongoing PONY Baseball and Softball Leagues. Preparations are ongoing for the upcoming PONY Baseball/Softball season.
 - Alex Lopez and Ramiro Moreno attended the PSJA ISD PE Coaches meeting on Monday, January 8, 2024 at PSJA Southwest gym. They handed out winter league registration forms PONY Baseball/Softball registration forms and forms for the 4th-5th grade softball tournament.
 - Ramiro Moreno currently serves as TAAF Region 2 Director and TAAF Executive Board Member. He organized and conducted the TAAF Region 2 Meeting held in Brownsville, TX on January 10, 2024 at 12 pm at the Brownsville Sports Park. I discussed and coordinated this summer Region 2 meet schedules for track, swim and tennis. Alex Lopez gave a report on the San Juan Parks & Recreation programs & events that are ongoing and upcoming.
 - Ramiro Moreno was able to register the City of San Juan to be a member city of the Texas Community Challenge. The Texas Community Challenge is to promote a healthy eating and encourage the communities & school districts to be more active. The Texas Community Challenge is from January 8 to March 4.
 - On Tuesday, January 30, 2024, staff assisted with PSJA ISD Elementary Cross Country Meet at Murphy Middle School.

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, EOC set-ups and Library set-ups for weekly meetings as needed.

San Juan Parks Board-

- The San Juan Parks Board met on Wednesday, January 24 at 6 pm. I introduce myself as the Interim Director of Parks & Recreation, stated there will be monthly meetings, will keep the Board informed/involved in City & Department Events and updated on the new Park & Recreation park and building. I invited the Parks Board to attend the Friendly City 5K Event scheduled for February 17, 2024.

San Juan Police Athletic League (PAL)-

- San Juan PAL Board met on January 24 at 7 pm. Topics discussed were the Golden Gloves Regional Qualifier set March 8-10, 2024, invited the Board to the Friendly City 5K and elections were held for the vacancy for the Vice President.

UPCOMING EVENTS-

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



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MEMORANDUM

TO: Benjamin Arjona, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 02/07/2024

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

Jan 2024 Report
Sanitation Department (Jan. 2024)

- ☐ Solid Waste Collection ran on schedule all month
- ☐ Brush Pickup ran on schedule all month
- ☐ Drop off Site: 885 Residents
- ☐ Residential: 1,167.76 Tons
- ☐ Commercial: 802.49 Tons
- ☐ Roll-Off Containers: 169.75 Tons/35 loads
- ☐ Brush: 935.64 Tons/234 loads of brush

Central Garage (Jan. 2024)

- ☐ Tickets Open: 39
- ☐ Tickets Closed: 26
- ☐ 5 Residential Side Loaders operating
- ☐ 1 Commercial Side Loaders operating
- ☐ 1 Side Loader Commercial Operators
- ☐ 2 Commercial Front Loaders operating
- ☐ 3 Brush Truck operating
- ☐ 1 Brush Tractor (grapple) operating
- ☐ 3 Brush Grapple Truck operating
- ☐ 1 Roll- Offs Trucks operating

Recycling (Jan.2024)

- ☐ Cardboard : 12.0 tons/\$989.

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- ☐ Books : 0.8 tons/\$16.00
- ☐ Curbside 8.74 tons/\$0.00

- ☐ Total Tons/Revenue: 21.22 tons/\$1,005.75
- ☐ Savings of \$431.00
- ☐ Walk-Ins: 158

Code Enforcements (Jan. 2024)

- ☐ Esteban Garcia
- ☐ Violation Notice Issued: 16
- ☐ Illegal Dumping: 15
- ☐ Contact People: 60
- ☐ Construction Material: 10
- ☐ Tires: 120

Code Enforcement (Jan. 2024)

- ☐ Ruben Navarro
- ☐ Violation Notice Issued : 2
- ☐ Illegal Dumping: 3
- ☐ Contact People: 23
- ☐ Construction Material : 1
- ☐ Tires: 0

MEMORANDUM OF AGREEMENT
by and between
CITY OF SAN JUAN
and
The LRGV TPDES Stormwater Task Force Partnership, Inc.
for preparation of Texas Water Development Board Flood Infrastructure Fund
Program Grant applications
MOA #R-RGV-TF-2024

This Memorandum of Agreement (hereafter termed “**MOA**”) is entered into by and between the **CITY OF SAN JUAN** (hereafter referred to as “**CITY**”) a political subdivision of the State of Texas, and the **LOWER RIO GRANDE VALLEY TPDES STORMWATER TASK FORCE PARTNERSHIP, INC.** (hereafter referred to as “**TASK FORCE**”), a 501(c)(3) Not-for-Profit formed to promote and coordinate the collaborative and cooperative use of technology by and among colleges, high schools, community school districts, public and school libraries, health care facilities, government offices, businesses, health and educational professionals, other educational and community service organizations, and community residents for the benefit of the collaborating organizations, their clients, and community residents.

SECTION 1
PURPOSE

- 1.01 CITY and TASK FORCE** agree to enter into this **Agreement** as a manner by which **CITY** and **TASK FORCE** can actively collaborate in: 1) the development of two (2) project strategies detailed in the Region 15 Flood Report of the TWDB Flood Infrastructure Fund program; and 2) the development of separate grant applications for each strategy to be submitted to the TWDB FIF program during the program’s 2nd funding cycle tentatively due March 15, 2024. The **CITY** and **TASK FORCE** will partner with Hidalgo County, the City of Weslaco, City of Alamo and the City of Donna as part of a regional coalition on these projects.
- 1.02 CITY and TASK FORCE** agree to identify the two (2) strategies as follows: 1) Strategy 1 is the development of a holistic HUC flood protection study targeting a region identified as Cluster 2 in Figure 1. Cluster 2 consists of Hidalgo County, the City of San Juan, City of Weslaco, City of Alamo, and the City of Donna. As part of the on-going Lower Rio Grande Valley Development Council (LRGVDC) Planning study funded by the TWDB FIF (1st funding cycle), the Task Force local governments were divided into seven (7) Clusters. This will allow complementing holistic flood protection projects to develop urban hydrologic models for each strategic Cluster; and 2) Strategy 2 is the development of a flood warning system. The flood warning system will be networked with each Cluster. This strategy will develop a flood warning system that will be networked with the Valley-wide system, currently being developed by the aforementioned on-going LRGVDC Planning study.

- 1.03** **TASK FORCE** and **CITY** in the development of these strategies will work with Hidalgo County, the City of Weslaco, City of Alamo and the City of Donna, Texas A&M University – Kingsville (TAMUK), University of Texas-Rio Grande Valley (UTRGV), and Research, Applied Technology, Education and Service, Inc. Other partners will be engaged if during the process of the development of the scope of work, the need is presented.
- 1.04** **TASK FORCE** and **CITY** **seek** to establish and expand the Task Force coalition by working together, sharing resources, and by collectively establishing a state-wide network of partners. The coalition’s local research topics have primarily focused on urban water issues, but the coalition has expanded its mission to include regional watershed topics, rural and agricultural water issues, and coastal projects.
- 1.05** The **CITY** desires to participate in the development of this project strategy because the **CITY**’s service region is currently growing rapidly, and presented with numerous environmental challenges, thus, the need for a highly skilled professionals to assist the **CITY** with water quality, watershed and non-point source (NPS) pollution programs is paramount.
- 1.06** **TASK FORCE** and **CITY** desire to participate in this partnership because such participation will provide **TASK FORCE** and **CITY** with an avenue to offer educational opportunities for students or researchers to gain:
- A. knowledge and experience in the process and procedures of governmental environmental regulation, rulemaking, and committee process.
 - B. supervisory, organizational, and executive skills through the participation in **CITY** initiatives, participatory research opportunities, and creation and submission of **CITY** agenda items, and budget creation; and,
 - C. exposure to communication and interaction between federal agencies, state agencies, and local governments, thus aiding the students in speaking publicly, presenting issues, and expounding opinions.
- 1.07** **TASK FORCE** and **CITY** further desire to participate in this partnership because such participation will provide **TASK FORCE** and **CITY** with another avenue to offer opportunities for researchers, staff and faculty affiliates to render or gain:
- A. educational, training, and community service in furtherance of the **TASK FORCE**’s and **CITY**’s published vision and mission to forge a path to a better life and to engage with coastal communities so that they prosper economically through thoughtful innovations and impactful programs.
 - B. supervisory, organizational, and governmental skills through the participation in **CITY** initiatives, participatory research opportunities, and budget management; and,
 - C. experience about the interfacing, communication, and interaction between federal

agencies, state agencies, and local governments; thus, actively participating in master planning, regional development, engineering innovations, environmental mitigation, and grant development.

SECTION 2 TERM

- 2.01** *Fixed Term:* This MOA commences on **2/01/24** and will be effective for exactly one (1) calendar year, and will terminate **1/31/25** (the “Fixed Term”), unless extended according to section 2.02 of this MOA.
- 2.02** *Extension:* Upon written, mutual consent of **CITY** and **TASK FORCE** this MOA may be extended for a subsequent one (1) year performance period (an “Extension Term”).
- 2.03** *Cancellation:* This MOA may be cancelled prior to the expiration of the Fixed Term or any Extension Term, upon thirty (30) calendar days written notice to the other party, sent to the address indicated in Section 5.01 of this MOA.

SECTION 3 CONSIDERATION

- 3.01** *Fee:* There is no fee for the development of the two (2) grant applications.

SECTION 4 RIGHTS AND DUTIES

- 4.01** The following rights and duties will be held or performed by **CITY**:
- A. **CITY** will provide one representative to the **grant team**. The individual appointed to the grant team is Israel Garza, City staff.
 - B. The **CITY**’s representative will act as the liaison between the **CITY** and the Grant team, apprising each entity of the other’s objectives. The representative will brief the **CITY** leadership as warranted.
 - C. The **CITY** representative may make recommendations to the **grant team** on behalf of the city.
 - D. **TASK FORCE** and its partners will assign representation to the **grant team**.
 - E. **TASK FORCE** will manage the administration, including meetings, and efforts pertaining to the methods and approaches for development of the grant applications.
 - F. During the development of the two (2) grant applications, the planning team will determine the fiscal agent for the Cluster 2 grant submittals. The selection will be determined by evidence that provides the grant projects with the best opportunity for funding. Any additional authorizations required by the partners will be adhered to.

- G. The Cluster 2 partnership will submit the TWDB Abridged Grant application by March 15, 2024. If the deadline changes, the partnership will meet the new deadline. If the abridged grant application is selected by the TWDB, the Cluster 2 partnership will develop the full proposal pursuant to guidance from the TWDB award team and pursuant to this MOA.

SECTION 5 MISCELLANEOUS

- 5.01** *Addresses:* Notices required under this MOA may be sent by United States Postal Service regular surface mail, certified mail, registered mail, overnight delivery, or hand delivery. Written notice delivery is deemed made when the notice is deposited into a USPS mail receptacle, or deposited with an overnight carrier, or hand delivered. A party can change the notice address by sending to the other parties' written indication of the new address. Notices should be addressed as follows:

CITY OF SAN JUAN

City of San Juan – City of San Juan City Hall
Israel Garza
512 S. Nebraska Ave.
San Juan, Texas 78589
(956) 223.2200
igarza@sjtx.us

TASK FORCE: LRGV TPDES STORMWATER TASK FORCE PARTNERSHIP, INC.
C/O Javier Guerrero
P.O. Box 557
Elsa, TX 78543
jguerrerpo@office.ratesresearch.org
956-929-7189 (cell)

- 5.02** Force Majeure: Any and all duties, obligations, and covenants of this MOA will be suspended during time of natural disaster, war, acts of terrorism, or other “Acts of God”, which prevent a party from fulfilling any and all duties, obligations, and/or covenants of this MOA. If a party is prevented from fulfilling a duty, obligation, and/or covenant of this MOA, due to Force Majeure, the party prevented from fulfilling will notify the other parties in writing, sent pursuant to Section 5.01 of this MOA, within fourteen (14) business days of the Force Majeure event.
- 5.03** Parties Relationship: Nothing in the MOA should be construed as creating a partnership, joint venture, agency relationship, or any other relationship other than that of independent contractors, between the parties. None of the parties may bind one or both of the others or otherwise act in any way as the representative of the others, unless specifically authorized, in advance and in writing, to do so, and then only for the limited purpose stated in such authorization. This MOA is not intended to make employees of any party into employees

of the others; nor is it intended to make the employees of any party entitled or eligible to participate in any benefits or privileges given or extended by any other party to its employees.

- 5.04** Applicable Law: This MOA is construed under and in accordance with the laws of the State of Texas.
- 5.05** Cumulative Rights: All rights, options, and remedies contained in this MOA and held by each party are cumulative and the exercising of one will not exclude exercising another. Each party has the right to pursue any remedy or relief which may be provided by law, in equity, or by the stipulations of this MOA.
- 5.06** Non-waiver: A waiver by any or all of the parties of any obligation, duty, or covenant of this MOA will not constitute a waiver of any other breach of any obligation, duty, or covenant of this MOA.
- 5.07** Counterparts: This MOA can be executed in multiple counterparts, each of which is declared an original.
- 5.08** Severability: If any clause or provision of this MOA is illegal, invalid or unenforceable under present or future law, the parties intend that the remaining clauses or provisions of this MOA will not be affected and will remain in full force and effect if the essential terms of this MOA remain valid, legal, and enforceable.
- 5.09** Entire MOA: This MOA contains the final and entire agreement between the parties, and will not be amended, explained, or superseded by any oral or written communications; unless done so in a subsequent, written, and mutually agreed upon amendment.
- 5.10** Assignment: This MOA is assignable only with the written consent of the other parties. Any purported transfer without such consent will be void
- 5.11** Successors and Assigns: All the obligations, duties, covenants, and rights contained in this MOA and performable by any of the parties will be applicable and binding upon respective successors and assigns, including any successor by merger or consolidation; however, nothing in this provision shall be construed to be consent of assignment of this MOA.
- 5.12** Nondiscrimination: The parties, and their agents or employees, are prohibited from discriminating on the basis of race, color, sex, age, religion, national origin, disability, citizenship status, veteran status, sexual orientation, gender identity, or genetic information in the performance of the terms, conditions, covenants and obligations of this MOA.
- 5.13** Immunities: Nothing in this Agreement is intended to, and **TASK FORCE** and **CITY** does not hereby waive, release or relinquish any right to assert any of the defenses **TASK FORCE** or **CITY** enjoys by virtue of the state or federal constitution, laws, rules or regulations, and any sovereign, official or qualified immunity available to **TASK FORCE** or **CITY** as to any claim or action of any person, entity, or individual against **TASK FORCE** or **CITY**.
- 5.14** Commitment of Current Revenues Only: In the event that, during any term hereof, the

Commissioners Court does not appropriate sufficient funds to meet the obligations of **CITY** under this MOA, **CITY** may terminate this MOA upon ninety (90) days written notice to **TASK FORCE**. **CITY** agrees, however, to use reasonable efforts to secure funds necessary for the continued performance of this MOA. The parties intend this provision to be a continuing right to terminate this MOA at the expiration of each budget period of **CITY**. Agreements for the acquisition, including lease of real or personal property under Tex.Local.Govt. In the event that, during any term hereof, the Commissioner's Court does not appropriate sufficient funds to meet the obligations of **CITY** under this MOA, **CITY** may terminate this MOA upon ninety (90) days written notice to the other parties, **CITY** agrees, however, to use a best effort attempt to obtain and appropriate funds for payment of the MOA. The parties intend this provision, if applicable, to be a continuing right to terminate this MOA at the expiration of each budget period of **CITY** in accordance with Tex Local Govt. Code §271.903.

EXECUTED the _____ day of _____, 2024, by **CITY**, by its duly authorized agent, as evidenced by the authorization by the **CITY COUNCIL**.

"CITY"
CITY OF SAN JUAN

By: _____
Mario Garza
Mayor

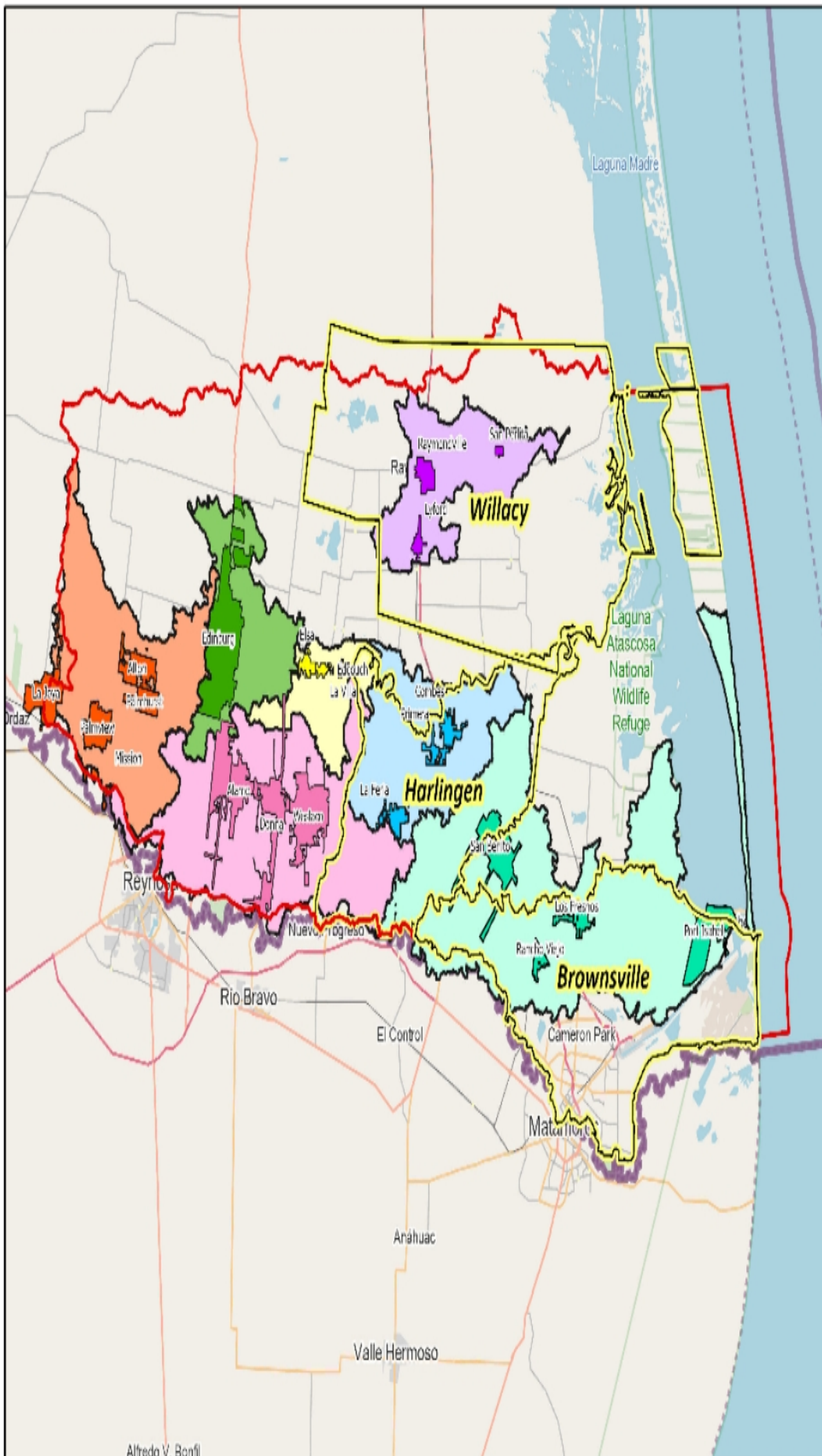
ATTEST:

By: _____
Brenda Escalante
City Secretary

EXECUTED the _____ day of _____, 2024 by **TASK FORCE**, by its duly authorized officer.

"TASK FORCE"

By:  _____
Javier Guerrero
Executive Director



TITLE:

LRGV Water Studies

OTHER DETAILS:

- Category 1 FIF Projects
- LRGV Category 1 FIF
- Clustershed 1
- Clustershed 2
- Clustershed 3
- Clustershed 4
- Clustershed 5
- Clustershed 4
- Clustershed 2
- Clustershed 6
- Clustershed 7

N



0 4.5 9 13.5
Miles



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2024

Consideration and Action on a Resolution to Accept the Voluntary Annexation Petition of the 6.21-Acre Tract of Land Out of Lot 12, Stewart's Addition to the Conway Gardens, Located Approximately 300 feet North of Hall Acres Road, Along the West side of Stewart Road, as Requested by XLH Investments, LLC. [Daniel Tijerina, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning and Zoning Department is proposing to adopt a Resolution for a Voluntary Annexation Petition, Setting Dates and Times of the Public Hearing of the property legally described as the 6.21-acre tract of land out of the West 820 feet of the North 10.0-acre of the South 20.0-acres out of Lot 12, Stewart's Addition to the Conway Gardens.

The property owner of the subject property has submitted a petition for voluntary annexation to the City of San Juan. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Staff recommends approval of the Resolution as presented.

PREPARED BY:

Daniel Tijerina,
Planning Director

APPROVED BY:

Benjamin Arjona, City
Manager

PETITION FOR VOLUNTARY ANNEXATION

into the City Limits of the
City of San Juan

Local Government Code Chapter 43, Subchapter C – 3, provides the statutory rules for voluntary annexations in Texas. Legal property owners of land located within the City's Extraterritorial Jurisdiction may voluntarily petition for annexation into the City limits. This form may be used to make a formal request to the San Juan City Manager for your property to be incorporated, but a letter containing the same with the information in this form is acceptable.

Legal Description: BEING A 6.21 ACRE TRACT OF LAND OUT OF LOT 12, STEWARTS ADDITION TO CONWAY GARDENS

Name of Property Owner(s) (please list all owners with interest in the property):

XLH INVESTMENTS, LLC.

HECTOR ESPINO, MANAGING MEMBER

RECEIVED

JAN 18 2023

PLANNING DEPARTMENT

Property Address

<u>N/A</u>	<u>S. STEWART ROAD</u>	<u>SAN JUAN</u>	<u>TX</u>	<u>78577</u>
Street Number	Street Name	City	ST	Zip

Parcel ID No.: 541098

I, the undersigned property owner of the aforementioned real property, and on behalf of any and all other property owners with interest in such property, do hereby execute and submit this Petition for Annexation for the express purpose of requesting that the City of San Juan incorporate my aforementioned property into the corporate boundaries of the City of San Juan hereby certify and attest that I have the authority to do so, and have been provided such authority by others that have ownership interest in the property subject to this request/petition.

I, the undersigned, also understand that a "metes and bounds" legal description/survey of the land applicable to this petition shall be provided as an attachment to this request in order for the City to take action on this request.

Hector Espino JV
Printed Name

Signature

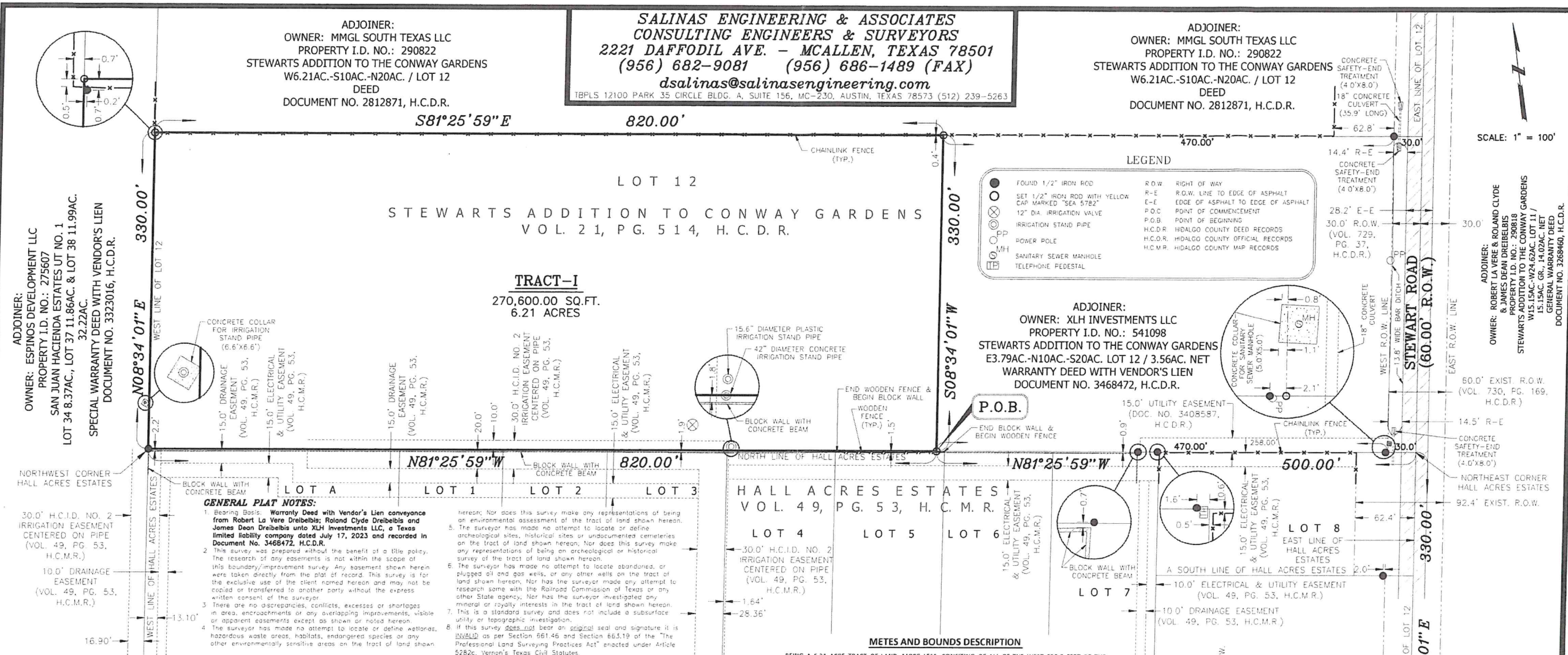
Date

01/17/2024



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE**

Subject Property	Being a 6.21-acre tract of land out of the West 820 feet of the North 10.0-acre of the South 20.0-acres out of Lot 12, Stewart's Addition to the Conway Gardens.
Monday, January 22, 2024	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Monday, January 22, 2024	Negotiate written service agreement with property owner and City.
Tuesday, February 13, 2024	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, February 14, 2024	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, February 27, 2024	City Commission holds public hearing on Voluntary Annexation.
Wednesday, February 28, 2024	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, March 12, 2024	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, March 26, 2024	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, April 9, 2024	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.



This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in HIDALGO COUNTY, Texas, described as follows:

(SEE METES AND BOUNDS DESCRIPTION)

Lot 12, Block -, of STEWARTS ADDITION TO CONWAY GARDENS, HIDALGO CO. Texas, according to the plat recorded in Volume 21, Page 514, of the DEED Records of Hidalgo County, Texas. I further certify that this property lies in Zone "B" as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480334

A.E.
DRN. BY
JANUARY 12, 2024
DATE

S-24-26095A
JOB NO.

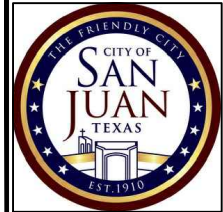
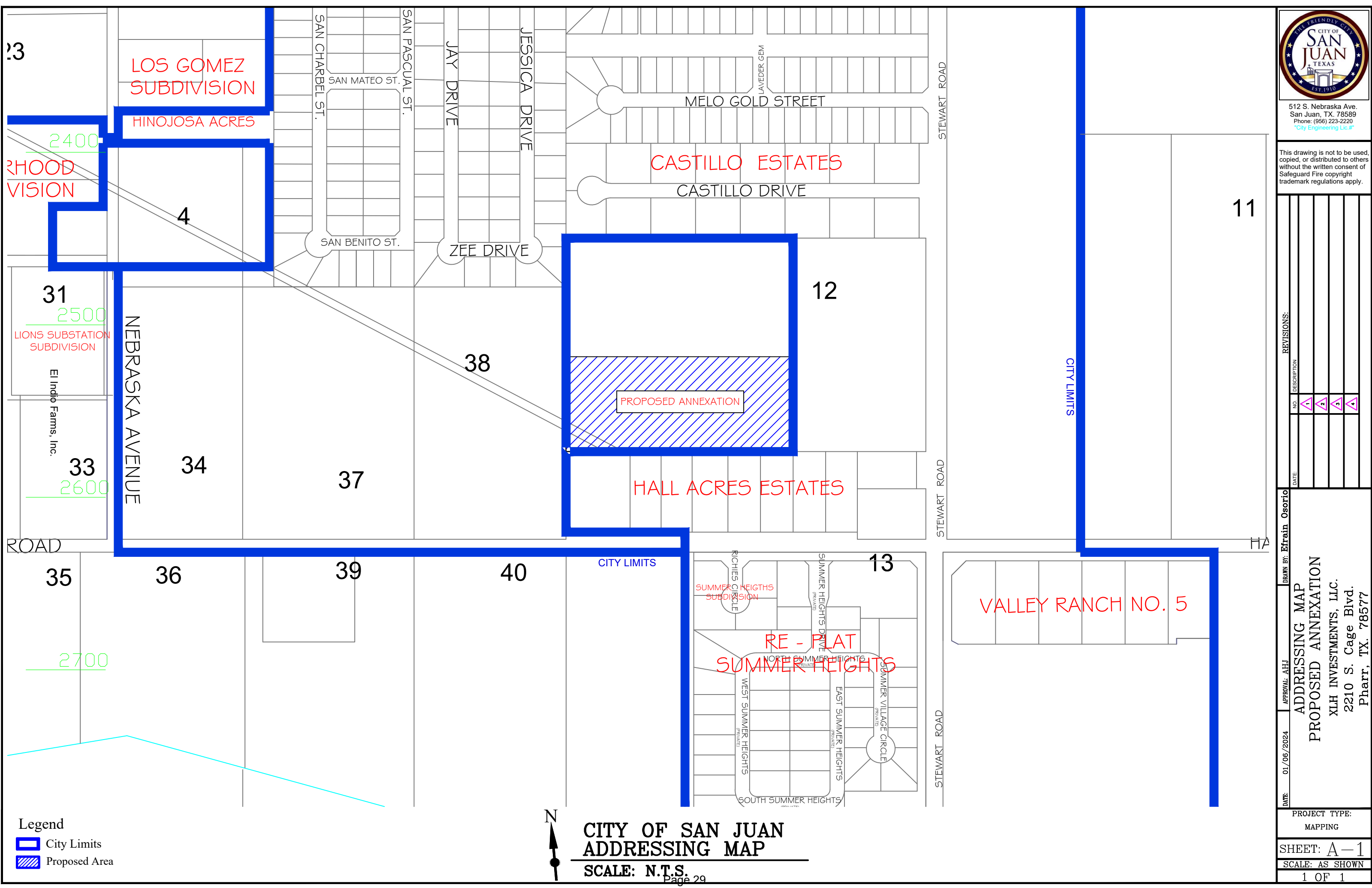
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782



RECEIVED

JAN 18 2023

PLANNING DEPARTMENT



512 S. Nebraska Ave.
San Juan, TX. 78589
Phone: (956) 223-2220
"City Engineering LLC."

This drawing is not to be used, copied, or distributed to others without the written consent of Safeguard Fire copyright trademark regulations apply.

REVISIONS:	
NO.	DESCRIPTION
1	
2	
3	
4	
DATE:	

DRAWN BY: **Efrain Osorio**

PROJECT TYPE:
MAPPING

DATE: 01/06/2024
APPROVAL: AHJ

ADDRESSING MAP
PROPOSED ANNEXATION
XLH INVESTMENTS, LLC.
2210 S. Cage Blvd.
Pharr, TX. 78577

SHEET: **A-1**
SCALE: AS SHOWN

1 OF 1

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2024

Consideration and Action on a Resolution to Amend 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, posting and coordinating project activities in the amount of \$3,000.00.

Street improvements cover material and engineering/geotechnical expenses for the repaving of Gardenia Drive and San Martin Street, in Bar No. 4 Subdivision, to the amount of \$284,597.00.

Health Services for Nuestra Clinica del Valle 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

AVAILABLE FUNDS: \$ 294,597.00

MATRIX	PROJECT NAME	ESTIMATED
CODE	BRIEF DISCRIPTION (INCLUDE AGENCY NAME)	AMOUNT
21A	General Administration	\$ 3,000.00
03K	Street Improvements	\$ 284,597.00
05M	HEALTH SERVICES - Nuestra Clinica Del Valle	\$ 7,000.00
		\$ -
	TOTAL:	\$ 294,597.00

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:	<u>Funds shall be used for expenses related to compliance with CDBG requirements including but not limited to advertisements, postings and coordinating eligible projects.</u>
Project Location:	512 S. Nebraska Avenue, San Juan, TX 78589

Page 32

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

_____	City Map
_____	Flood Zone Map
_____	Project Site Photos

Public Service (Sub-recipients)

_____	Sub Recipient Agency Letter
_____	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 _____

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)	
☒	Benefits low/moderate income
☐	Prevention/elimination of slum & blight
☐	Meets an urgent need
Project Description:	<u>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.</u>
Project Location:	<u>Gardenia Drive (from San Martin Street to Eldora Road)</u> <u>San Martin Drive (from Gardenia Drive to the Irrigation District Canal)</u>

SECTION II

Primary Purpose: (Check One)

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

Priority Need Category: (Check One)

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

If Public Services: (Number of Beneficiaries)

☐	Youth	☐	1380	☐	People (General)
☐	Elderly				

SECTION III

Specific Objectives: (Check all that apply)

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

Proposed Outcome: Project will provide 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

☒	City map
☒	Flood Zone map
☒	Project site photos

Public Service (Sub-recipients)

_____	Sub recipient agency letter
_____	Beneficiary count
_____	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



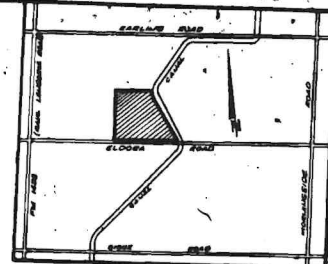
BAR SUBDIVISION UNIT NO. 4



PROJECT LOCATION

IE - IRRIGATION EASEMENT
UE - UTILITY EASEMENT
DE - DRAINAGE EASEMENT

MINIMUM FINISHED FLOOR ELEVATIONS
LOT 1 thru 23 - Elev. 108.00
LOT 24 thru 33 - Elev. 108.75
LOT 34 thru 35 - Elev. 109.00
LOT 36 thru 38 - Elev. 109.25



LOCATION MAP

75253

FILED
JUL 16 1984

JUL 16 1984

Recorded in Book 24 Page 34B
of the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.
County Surveyors

APPROVED FOR RECORDING

BY

COMMISSIONER'S COURT

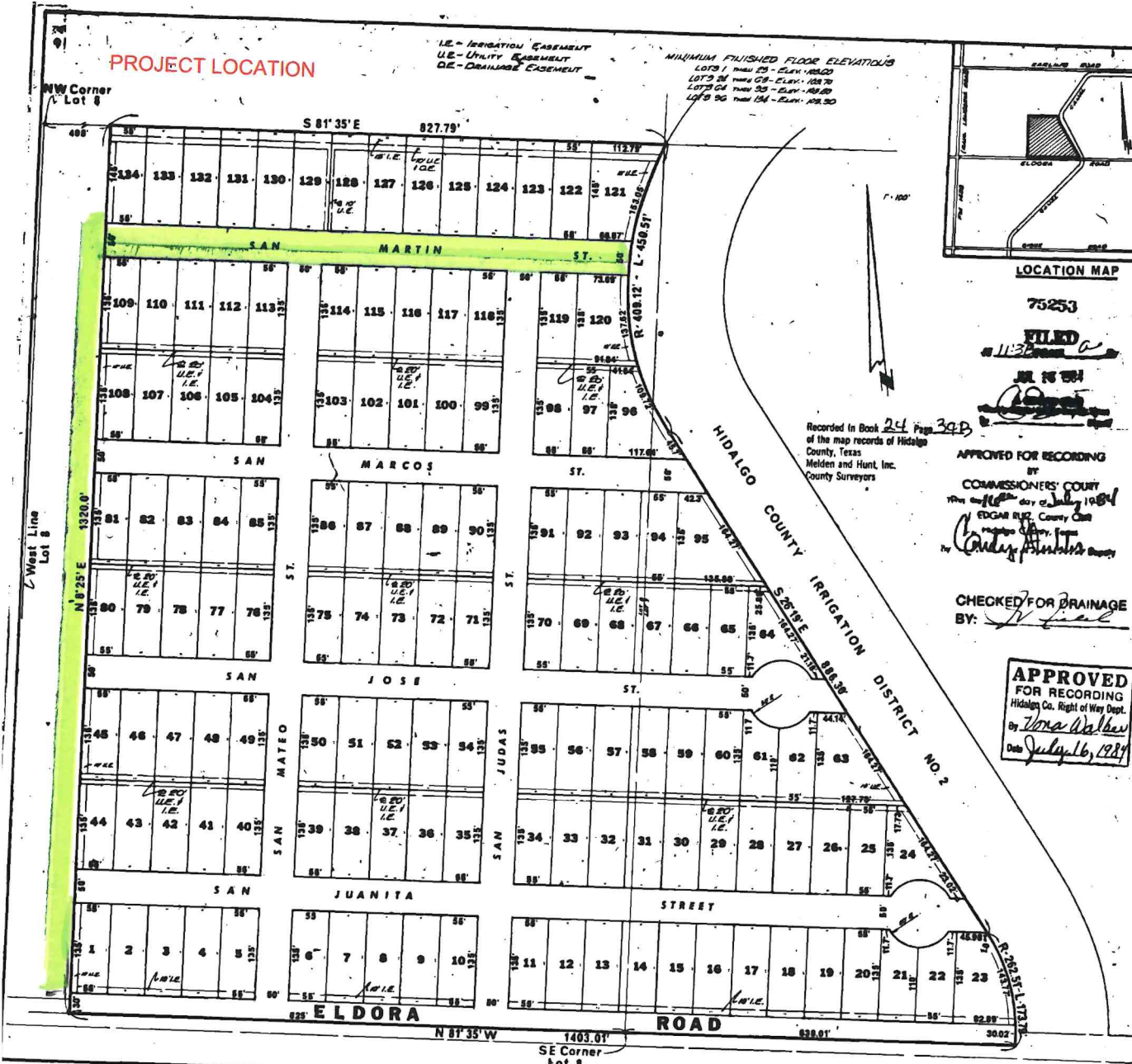
10th and 11th day of July 1984

EDGAR RUIZ, County Clerk

Carley H. Smith, Deputy

CHECKED FOR DRAINAGE
BY: *[Signature]*

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By: *[Signature]*
Date: July 16, 1984



I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY, WHEREIN MY APPROVAL IS REQUIRED.

5-29-84 *[Signature]*
DATE CHAIRMAN, PLANNING COMMISSION

**BAR SUBDIVISION
UNIT NO. 4**
HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF THE EAST 28.00 ACRES OF LOT 8 AND 6.1 ACRES OUT OF LOT 7, BLOCK 43, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS

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

5/31/84 *[Signature]*
DATE MAYOR, CITY OF SAN JUAN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "BAR SUBDIVISION UNIT NO. 4", HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, WATER COURSES, DRAIN, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

4/24/83 *[Signature]*
DATE OWNER

I, THE UNDERSIGNED, A REGISTERED ENGINEER AND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

[Signature]
REG. PROFESSIONAL ENGINEER #24164
REG. PUBLIC SURVEYOR #2909

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

April 1983

[Signature]
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRICT POTABLE WATER. THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTION FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPELINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY, DATED THIS THE 24th DAY OF November 1982.

ATTEST: *[Signature]* BY: *[Signature]*
SECRETARY HIDALGO COUNTY IRRIGATION DISTRICT 2

**BAR SUBDIVISION UNIT NO. 4
CITY OF SAN JUAN 2024 STREET IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST**

DATE: 1/31/24

LOCATION: CITY OF SAN JUAN

GARDENIA DR STREET REHAB

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Mill Exist. Roadway (Asph)(2-IN)	SY	5200	\$ 8.00	\$ 41,600.00
2	2" HMAC TYPE D	SY	5200	\$ 24.00	\$ 124,800.00
3	MC-30 Prime Coat (0.25 Gal/SY)	GAL	1300	\$ 8.00	\$ 10,400.00
4	Sediment Control (Install and Remove)	EA	3	\$ 100.00	\$ 300.00
5	Sprinkling (Dust Control) 8MG/STA	LS	1	\$ 5,000.00	\$ 5,000.00
6	Mobilization	LS	1	\$ 8,000.00	\$ 8,000.00
7	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00
TOTAL					\$ 194,100.00

SAN MARTIN STREET REHAB

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Mill Exist. Roadway (Asph)(2-IN)	SY	2400	\$ 8.00	\$ 19,200.00
2	2" HMAC TYPE D	SY	2400	\$ 24.00	\$ 57,600.00
3	MC-30 Prime Coat (0.25 Gal/SY)	GAL	600	\$ 8.00	\$ 4,800.00
4	Silt Fence (Install and Remove)	LF	50	\$ 6.00	\$ 300.00
5	Sprinkling (Dust Control) 8MG/STA	LS	1	\$ 3,000.00	\$ 3,000.00
6	Mobilization	LS	1	\$ 3,000.00	\$ 3,000.00
7	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00
TOTAL					\$ 89,900.00

TOTAL					\$ 284,000.00
10% CONTINGENCY					\$ 28,400.00
PROJECT CONSTRUCTION TOTAL					\$ 312,400.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET

TASK #	DESCRIPTION	FEE
1	Data Collection and Topography, research, and review of relevant information/ site visits (30%)	\$ 8,520.00
2	Design Phase (60%)	\$ 17,040.00
3	Construction Phase (10%)	\$ 2,840.00
ENGINEERING SERVICES GRAND TOTAL (10%)		\$ 28,400.00

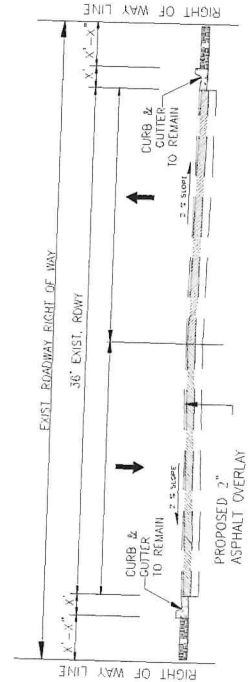
GRAND TOTAL		\$ 340,800.00
--------------------	--	----------------------



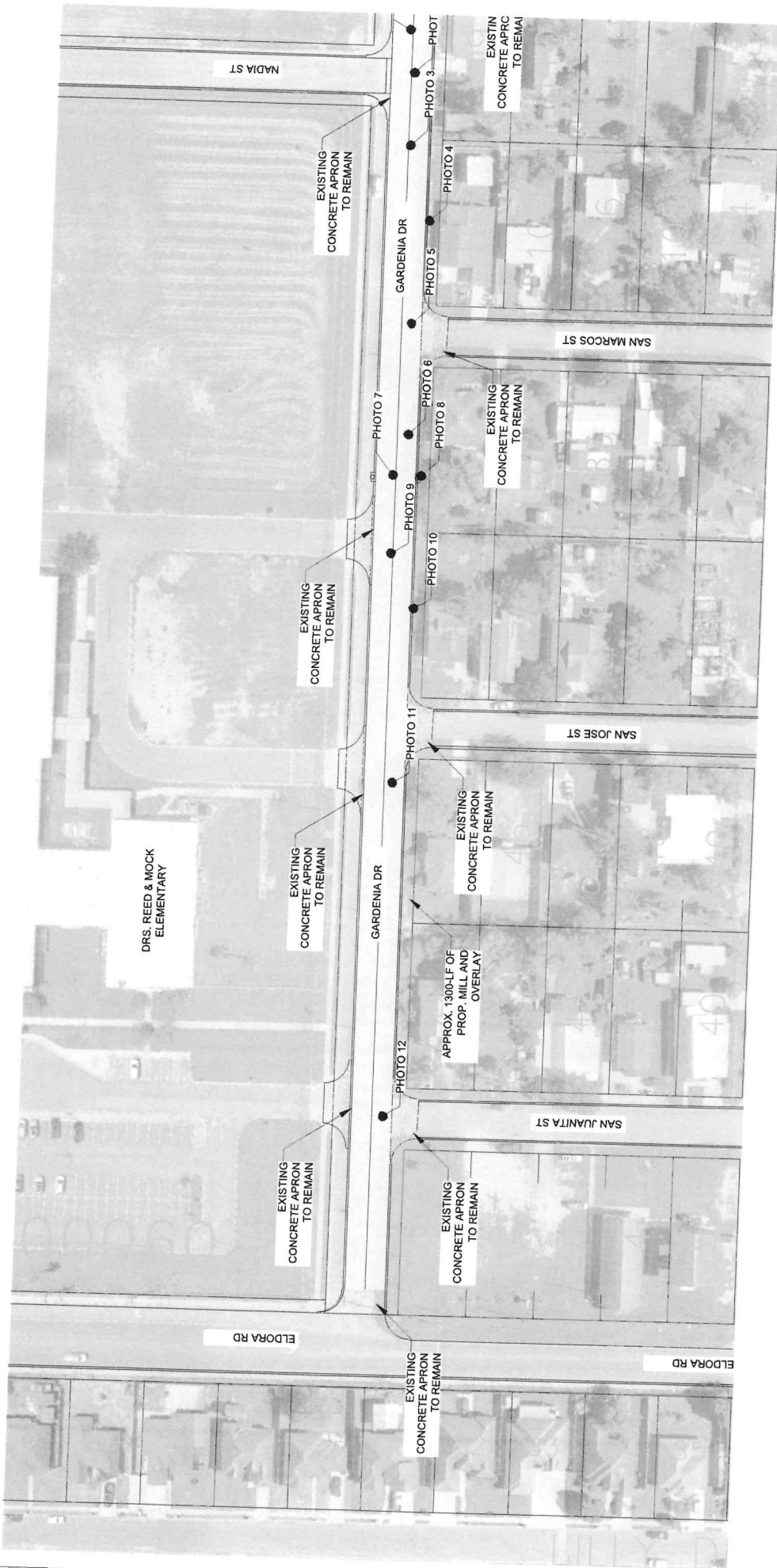
Ricardo Salazar, P.E.
Project Engineer

1/31/2024
Date

TYPICAL SECTION



MILL AND OVERLAY QUANTITIES		
ROADWAY	LENGTH (FT)	WIDTH (FT)
GARDENIA DR	1300	36



HIDALGO COUNTY URBAN COUNTY PROGRAM
GARDENIA DR
STREET IMPROVEMENTS



Photo 1



Photo 2



Photo 3

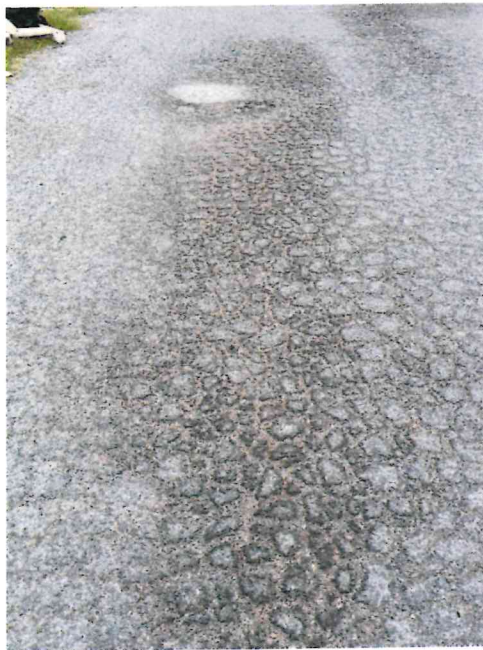


Photo 4

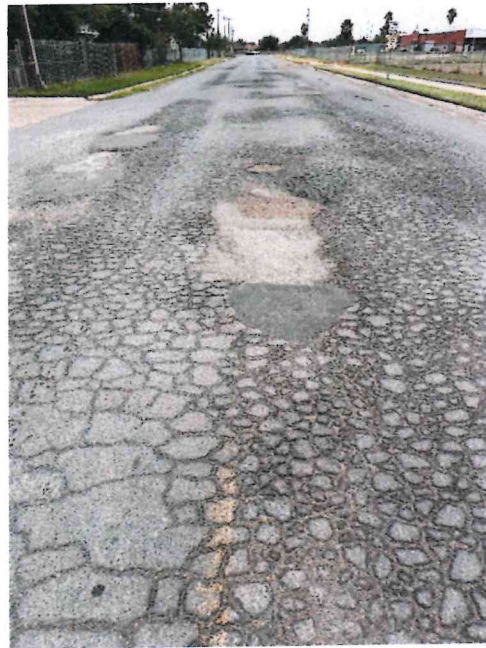


Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



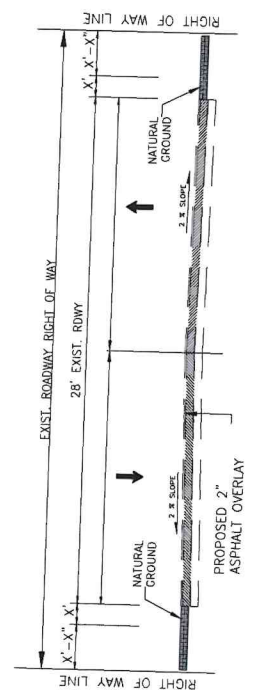
Photo 11



Photo 12



MILL AND OVERLAY QUANTITIES		
ROADWAY	LENGTH (FT)	WIDTH (FT)
SAN MARTIN	770	28



TYPICAL SECTION



HIDALGO COUNTY URBAN COUNTY PROGRAM
SAN MARTIN ST.
STREET IMPROVEMENTS



Photo 1



Photo 2



Photo 3



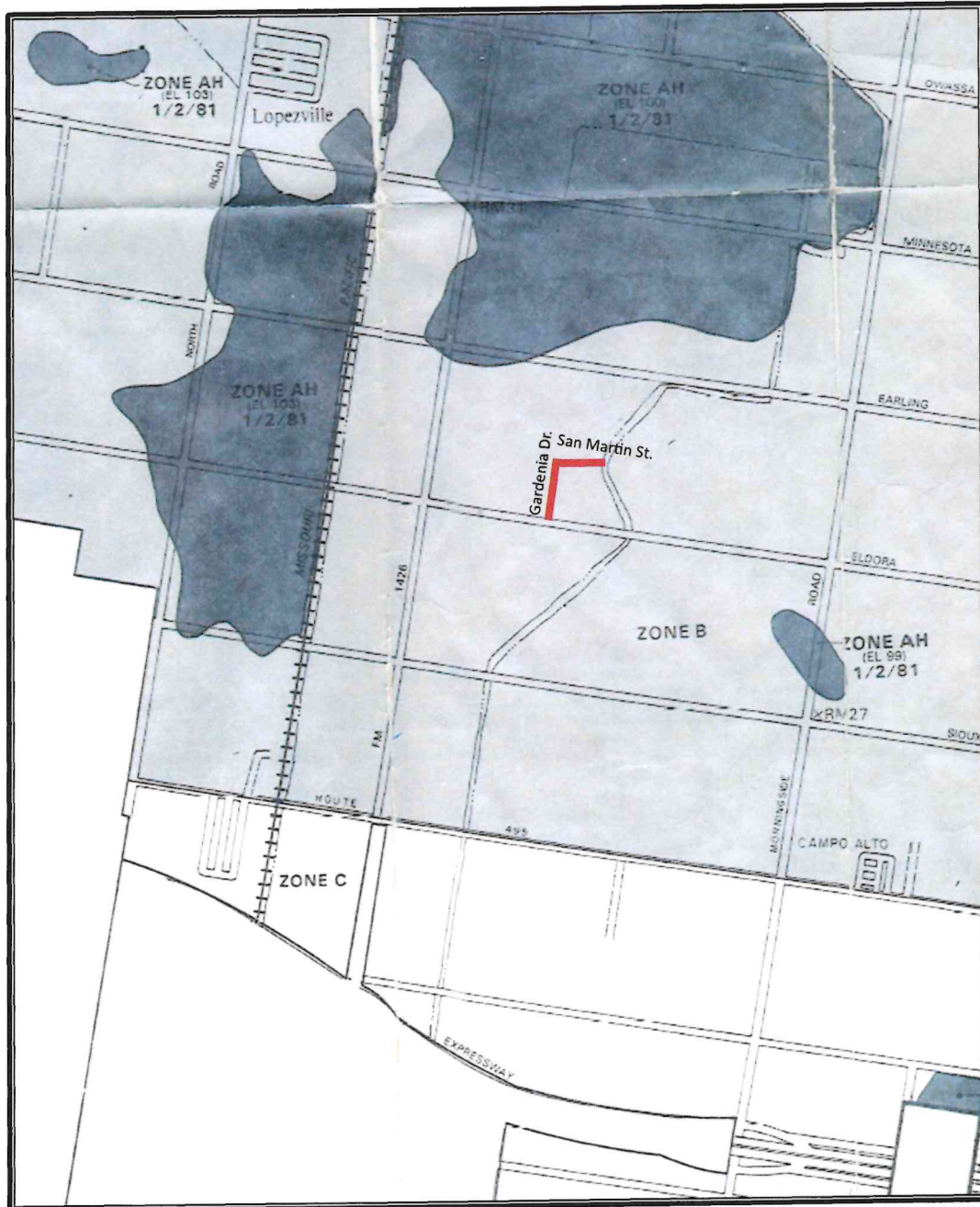
Photo 4



Photo 5



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

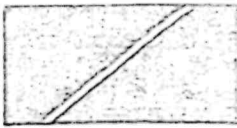
MAP REVISED:
NOVEMBER 16, 1982



federal emergency management agency

"C" FRAME

KEY TO MAP

100-Year Flood Boundary	—————
100-Year Flood Boundary	—————
Zone Designations* With Date of Identification e.g., 12/2/74	
100-Year Flood Boundary	—————
100-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)

☒ 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)

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

Priority Need Category: (Check One)

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

If Public Services: (Number of Beneficiaries)

☒	Youth		People (General)
☒	Elderly		

SECTION III

Specific Objectives: (Check all that apply)

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

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

Will CDBG funds be leveraged?

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

SECTION IV

(MUST INCLUDE WITH WORKPLAN)

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

SECTION V

CERTIFICATION OF COMPLETION

DOES THE PROPOSED PROJECT MEET A NATIONAL OBJECTIVE?

☒ YES ☐ NO

COMPLETED BY: Benjamin Arjona

TITLE: City Manager

NUESTRA CLINICA DEL VALLE, INC.

ADMINISTRATIVE OFFICES
P.O. BOX 1668 PHARR, TEXAS 78677
956-767-8915

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

18 E. Santa Rosa Ave.
Edcouch, TX 78538
956-252-1663

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

511 N. Bryan Rd.
Mission, TX 78572
956-550-3303

105 South 10th Street
Donna, TX 78537
956-464-5609

801 W. 1st Street
San Juan, TX 78589
956-767-0767

1 S. Los Ebanos
Don, TX 78574
956-416-1600

300 N. 36th St.
San Carlos, TX 78589
956-287-3350

800 N. Garza, Suite A
RGD, Tex. 78582
956-437-0347

2691 E. Grant St.
Roma, Texas 78564
956-948-2100

2900 Raul Longoria
San Juan, TX 78589
956-767-8077

808 W. 3rd St.
San Juan, Texas 78589
956-767-0767



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 512 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 13th day of February, 2024.

Mario Garza, Mayor
San Juan, Texas

ATTEST:

Brenda Escalante, City Secretary
San Juan, Texas

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2024

Consider Authorizing the City Mayor to Enter Into a Bi-Annual Interlocal Agreement Between the Rio Grande Valley 9-1-1 and the City of San Juan Police Department for 911 Services.
[Leandro Sifuentes, Chief of Police]

STAFF COMMENTS AND RECOMMENDATIONS:

The Rio Grande Valley 9-1-1 has referred the attached interlocal agreement to the city for review and approval. This agreement is crucial in order to ensure the continuation of seamless and effective emergency communication services for our community.

The interlocal agreement with Rio Grande Valley 9-1-1 covers 911 service design, development, operation, and provision, as well as the usage of wireline and wireless 911 fees and equalization surcharges. The city is responsible for managing, maintaining, and insuring the system at its expense.

RECOMMENDATION:

Authorize the City Mayor to enter into an Interlocal Agreement with the Rio Grande Valley 9-1-1 to include the provision of 9-1-1 services.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager



Rio Grande Valley Emergency Communication District

Mayor Gilbert Gonzales, Raymondville..... President
Mayor Pro-Tem Joaquin "J.J." Zamora, McAllen Vice President
Judge Aurelio "Keeter" Guerra, Willacy County..... Secretary
Ramiro Garza Jr., Mayor, Edinburg..... Treasurer

RGV9-1-1 BOARD OF MANAGERS

Gilbert Gonzales
Mayor, Raymondville

Joaquin "J.J." Zamora
Mayor Pro Tem, McAllen

Aurelio "Keeter" Guerra
Judge, Willacy County

Ramiro Garza Jr.
Mayor, Edinburg

Arturo Galvan Jr.
Mayor Pro Tem, Alton

Alonso "AL" Perez Jr
Mayor, Elsa

Yvette Cabrera
Mayor, Granjeno

Oscar D. Montoya
Mayor, Mercedes

Ramiro Loya
Mayor, Penitas

Alma D. Salinas
Mayor, Sullivan City

Adrian Gonzalez
Mayor, Weslaco

Sheriff J. E. "Eddie" Guerra
Hidalgo County

STAFF:

EXECUTIVE DIRECTOR
Manuel "Manny" Cruz

February 5, 2024

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

Subject: Interlocal Agreement 2024-2026 - City of San Juan Police Department and
RGV9-1-1

Dear Mayor Garza,

Enclosed, please find a copy of the Interlocal Agreement 2024-2026, an agreement
between the Rio Grande Valley Emergency Communication District (referred to as
"RGV9-1-1") and the City of San Juan Police Department.

The RGV9-1-1 District Board of Managers convened on **Wednesday, January 24, 2024**,
and approved the attached agreement. This agreement, subject to renewal every two
years, is a crucial document governing the provision of 9-1-1 services, ensuring
seamless and effective emergency communication services for our community. The
Interlocal Agreement outlines the specific duties and responsibilities assigned to both
the Public Safety Answering Point (PSAP) and the RGV911 Communication District. We
must have all renewals signed no later than **Wednesday, February 28th, 2024**.

Should you require any further information, have questions, or need clarification on
any aspect of the agreement, please do not hesitate to reach out to Mr. Dennis Moreno,
Assistant Director, at (956) 578-2888 (dmoreno@rgv911.org) or me at (956) 279-4130
(mcruz@lrgvdc.org).

Thank you for your attention to this matter.

Sincerely,

Manuel Cruz
Executive Director
Rio Grande Valley Emergency Communication District

CC: Leandro Sifuentes, Jr., Chief of Police

**INTERLOCAL AGREEMENT 2024-2026 BETWEEN
THE RIO GRANDE VALLEY EMERGENCY COMMUNICATION DISTRICT 9-1-1 AND
THE CITY OF SAN JUAN POLICE DEPARTMENT
FOR 9-1-1 SERVICE**

SECTION 1: PARTIES AND PURPOSE

- 1.1 The Rio Grande Valley Emergency Communication District 9-1-1 (known as "RGV 9-1-1") is a regional emergency communications authority and a political subdivision of the State of Texas organized under the Texas Health and Safety Code, Chapter 772, Subchapter H, through the passage of resolutions by County Commissioners Courts and City Councils within the District's service area encompassing Hidalgo and Willacy Counties.
- 1.2 *The City of San Juan (hereinafter "Public Agency")* is a local government that operates a Public Safety Answering Point ("PSAP") that participates in the RGV 9-1-1.
- 1.3 This Interlocal Agreement is entered into between the Rio Grande Valley Emergency Communication District 9-1-1 and Public Agency under Texas Government Code Chapter 791 so that the Rio Grande Valley Emergency Communication District 9-1-1 can operate and maintain the system utilized for the provision of 9-1-1 emergency communication services. For purposes of carrying out the Rio Grande Valley Emergency Communication District 9-1-1 duties and obligations under this agreement, the parties understand and agree that references to the Rio Grande Valley Emergency Communication District 9-1-1 include its employees, telecommunicators, directors, officers, agents, and their representatives individually, officially, and collectively.

SECTION 2: RIGHTS AND DUTIES OF THE PUBLIC AGENCY

The Public Agency that operates Public Safety Answering Points (PSAP) agree:

2.1 FINANCIAL/INSURANCE

- 2.1.1 The Public Agency shall reimburse the Rio Grande Valley Emergency Communication District 9-1-1 for damage to 9-1-1 equipment caused by intentional misconduct, abuse, misuse, or negligence by Public Agency employees or other persons granted access to the PSAP. This provision does not include ordinary wear and tear of day-to-day use of the equipment.
- 2.1.2 The Rio Grande Valley Emergency Communication District 9-1-1 may seek reimbursement of 9-1-1 funds if 9-1-1 funding were used in noncompliance with Applicable Law.
- 2.1.3 Such reimbursement of 9-1-1 Funds to the Rio Grande Valley Emergency Communication District 9-1-1, as applicable, shall be made by the Public Agency within 60 days after demand by the Rio Grande Valley Emergency Communication District 9-1-1 unless an alternative repayment plan is approved by the Rio Grande Valley Emergency Communication District 9-1-1.

2.2 EQUIPMENT AND INVENTORY

- 2.2.1 The Rio Grande Valley Emergency Communication District 9-1-1 shall maintain a current inventory of all 9-1-1 equipment consistent with Applicable Law and shall provide a copy to the Public Agency for insurance purposes (refer to Attachment A).
- 2.2.2 The Rio Grande Valley Emergency Communication District 9-1-1 will be responsible for tagging and identification labels for all 9-1-1 equipment.
- 2.2.3 Public Agency shall report any lost, stolen, or nonfunctioning equipment in writing to the Rio Grande Valley Emergency Communication District 9-1-1 immediately upon discovery.
- 2.2.4 Public Agency shall notify the Rio Grande Valley Emergency Communication District 9-1-1 in writing 30 days in advance of disposition of equipment due to obsolescence, failure, or other planned replacement.
- 2.2.5 Public Agency must meet minimum requirements for average call volumes in order to maintain/add additional call taking positions (Refer to Attachment B.)

2.3 SECURITY

- 2.3.1 The Public Agency shall protect Rio Grande Valley Emergency Communication District 9-1-1 provided equipment by implementing measures that secure the premises (including equipment/back room) of its PSAP against unauthorized entrance or use.
- 2.3.2 The Public Agency shall operate within local standard operating procedures and take appropriate security measures as may be necessary to ensure that non-approved third-party software applications cannot be integrated into the PSAPs Call Handling Equipment or workstations.
- 2.3.3 The Public Agency shall refrain from attaching or integrating any hardware device (i.e., external storage devices) or software application without the prior written approval of the Rio Grande Valley Emergency Communication District 9-1-1. Further, no unauthorized person shall configure, manipulate, or modify any hardware device or software application. Such authority can only be granted by the Rio Grande Valley Emergency Communication District 9-1-1.
- 2.3.4 The Rio Grande Valley Emergency Communication District 9-1-1 and the Public Agency agree to adhere to Health and Safety Code, Section 772.002(C), Confidentiality of Information.
- 2.3.5 The Rio Grande Valley Emergency Communication District 9-1-1 ensures section 5.2 CJIS Security Awareness Training requirements in the CJIS Security Policy are met. The Rio Grande Valley Emergency Communication District 9-1-1 Administrators shall document, maintain, and keep current a Level Four Security. These personnel have unescorted access to a physically secure location. <https://www.fbi.gov/services/cjis/cjis-security-policy-resource-center>. Rio Grande Valley Emergency Communication District 9-1-1 shall adhere to any background checks requested by the Public Agency or provide the Public Agency with current CJIS certification documents.
- 2.3.6 The Public Agency shall allow 24-hour access to the 9-1-1 equipment for audits, repairs, and maintenance services, as required or needed by the Rio Grande Valley Emergency Communication District 9-1-1 Administrators.

- 2.3.7 The Public Agency shall provide (2) two access cards OR (1) one physical key to maintaining the 24-hour access compliance. Failure to do so may result in ineligibility by the Rio Grande Valley Emergency Communication District 9-1-1.

2.4 MAINTENANCE

- 2.4.1 Rio Grande Valley Emergency Communication District 9-1-1 and the Public Agency shall ensure areas, where the Rio Grande Valley Emergency Communication District 9-1-1 equipment is installed are clean, clear of clutter, and allows for unobstructed access by the Rio Grande Valley Emergency Communication District 9-1-1 Administrators.
- 2.4.2 Public Agency must provide a minimum of two-weeks notice in writing to the Rio Grande Valley Emergency Communication District 9-1-1 regarding any maintenance that could adversely affect 9-1-1 operations.
- 2.4.3 The Public Agency must provide at least a 48-hour notice in writing to Rio Grande Valley Emergency Communication District 9-1-1 before work commences on any scheduled maintenance regarding commercial power backup generators. Failure to do so will result in ineligibility by the Rio Grande Valley Emergency Communication District 9-1-1.
- 2.4.4 The Public Agency must notify the Rio Grande Valley Emergency Communication District 9-1-1 of technical issues immediately upon discovery. The Public Agency will utilize one of the following methods:
- a. Via telephone by calling (956) 682-3481 Ext. 174 and/or email to helpdesk@rgv911.org
 - b. Calling WSC (800) 414-2738 and/or email support@[wscicom.com](mailto:support@wscicom.com)
- 2.4.5 The Rio Grande Valley Emergency Communication District 9-1-1 shall perform generator function tests automatically every month and conduct a load test at least once a year, to ensure that all the Rio Grande Valley Emergency Communication District 9-1-1 equipment remains functional under 9-1-1 generator power..

2.5 TRAINING

- 2.5.1 The Rio Grande Valley Emergency Communication District 9-1-1 shall provide telecommunicators access to emergency communications equipment training as approved by the Rio Grande Valley Emergency Communication District 9-1-1 training staff, or as determined by the Public Agency.
- 2.5.2 The Public Agency shall notify the Rio Grande Valley Emergency Communication District 9-1-1 in writing or email of any new 9-1-1 telecommunicator by listing their full name, date of hire, and PID#. The following link shall be used for PSAP staff changes:
<https://www.rgv911.org/pages/request>
- 2.5.3 The Public Agency shall ensure new telecommunicators are scheduled a Power 9-1-1 training within 120 days of their hire date. If a PSAP chooses to train its personnel, a copy of the agency's approved Learning Objectives and Lesson Plan must be provided to the Rio Grande Valley Emergency Communication District 9-1-1.

- 2.5.4 The Public Agency shall ensure that 9-1-1 telecommunicators meet minimum training requirements as listed in the Telecommunicators Proficiency Chart from TCOLE and abide by the TCOLE mandated rules and regulations for telecommunicator certification and/or licensing requirements..
- 2.5.5 Ensure that all telecommunicators abide by the TCOLE mandated rules and regulations for telecommunicator certification and/or licensing requirements.
- 2.5.6 Schedule telecommunicators to receive 9-1-1 equipment training within 120 days of his/her hire date.
- 2.5.7 The Public Agency shall ensure that 9-1-1 PSAP Supervisors/Managers (or designee) attend the Board of Managers Meetings. The Rio Grande Valley Emergency Communication District 9-1-1 offers at least four quarterly meetings per year and a minimum attendance of three meetings per year are required for each PSAP.
- 2.5.8 The Public Agency shall ensure PSAP Telecommunicators, Training Coordinators, Supervisors/Managers, and other essential personnel identified by the Supervisor/Manager attend mandatory training associated with the implementation of new technology. This training is generally scheduled for specific dates and times.
- 2.5.9 The Public Agency shall ensure that all telecommunicators attend a 9-1-1 equipment and technology training refresher course every two years.

2.6 FACILITIES

- 2.6.1 The Public Agency shall meet prescribed equipment room requirements (Attachment A). Any expenses associated with this requirement are the responsibility of the Public Agency.
- 2.6.2 The Public Agency shall meet minimum site requirements for backroom equipment. Most expenses associated with this are the responsibility of the Public Agency.
- 2.6.3 The Public Agency shall ensure areas with 9-1-1 equipment maintain a temperature between 65-78 degrees Fahrenheit.
- 2.6.4 The Public Agency shall ensure the 9-1-1 equipment room and communications area comply with the Americans with Disabilities Act of 1990. <https://www.ada.gov/law-and-regs/ada/>
- 2.6.5 The Public Agency shall provide access to the Rio Grande Valley Emergency Communication District 9-1-1 staff and contracted vendors that meet CJIS requirements on a 24/7/365 basis without prior notice.

2.7 MONITORING/REPORTING

- 2.7.1 The Rio Grande Valley Emergency Communication District 9-1-1 reserve the right to perform on-site monitoring of the PSAP(s) for compliance with Applicable Law and the performance of the deliverables specified in this Agreement.

- 2.7.2 The Public Agency shall cooperate fully with all reasonable monitoring requests from the Rio Grande Valley Emergency Communication District 9-1-1 to assess and evaluate Public Agency's performance under this Agreement.

2.8 MEDIA RELATION

- 2.8.1 The Public Agency must make every effort to communicate complete and accurate information in social media posts and/or interaction with the media, specifically as it relates to the Rio Grande Valley Emergency Communication District 9-1-1. Public Agencies must first coordinate with the Rio Grande Valley Emergency Communication District 9-1-1 before making comments on social media and/or speaking to the media regarding 9-1-1 technology and service or issues with the 9-1-1 service providers.

2.9 OPERATIONS

- 2.9.1 The Public Agency must sign and submit the contingent PSAP agreement, any changes to contingent PSAPs must be approved by the Rio Grande Valley Emergency Communication District 9-1-1.
- 2.9.2 The Public Agency shall provide a minimum of 90 days prior notice of any facility moves, adds, or changes that affect the 9-1-1 system at helpdesk@rgv911.org or by calling (956) 682-3481 Ext. 174. Failure to do so may result in ineligibility by the Rio Grande Valley Emergency Communication District 9-1-1.
- 2.9.3 The Public Agency at a minimum, provide dedicated 9-1-1 Licensed Telecommunicator(s) (TCs) to answer 9-1-1 calls 24/7/365, however, the required minimum number of TCs is based on the following:
- PSAP with one to three 9-1-1 workstations, at a minimum, must provide one TC.
 - PSAP with four to seven 9-1-1 workstations, at a minimum, must provide three TCs.
- 2.9.4 The Rio Grande Valley Emergency Communication District 9-1-1 recommends logging all TDD/TTY calls and test calls. Training and Testing of TDD/TTY will be the sole responsibility of the Public Agency.
- 2.9.5 The Public Agency shall notify the Rio Grande Valley Emergency Communication District 9-1-1 in writing at least 30 days prior to changing emergency services providers including medical, law enforcement, and fire.
- 2.9.6 The Public Agency shall report discrepancies with mapping to Rio Grande Valley Emergency Communication District 9-1-1 utilizing the tools in the dispatch mapping solution within 72 hours to the Rio Grande Valley Emergency Communication District 9-1-1.
- 2.9.7 The Public Agency shall ensure that all telecommunicators log into the 9-1-1 software at the beginning of his/her shift and logout at the end of his/her shift.

- 2.9.8 In accordance with Texas Health and Safety Code 772.619 (c), the 9-1-1 database information is not available for public inspection and cannot be released to the public. If a Public Information request specifies 9-1-1 database information, the Rio Grande Valley Emergency Communication District 9-1-1 must be notified within three (3) business days of the Public Agency receiving the request.
- 2.9.9 Rio Grande Valley Emergency Communication District 9-1-1 call recordings are a supplemental service that is provided to the Public Agency. The Rio Grande Valley Emergency Communication District 9-1-1 maintains a 365-day retention period for 9-1-1 call recordings.
- 2.9.10 9-1-1 calls are deemed a matter of public record, The Public Information Act (PIA) makes these records available to the public. Requests for copies of such calls should be directed to the agency that took the call. (i.e Police Department)
<https://www.texasattorneygeneral.gov/open-government/members-public/overview-public-information-act>
- 2.9.11 It is the responsibility of the Public Agency to maintain their present emergency dispatch services. The Rio Grande Valley Emergency Communication District 9-1-1 encourages the public agency to enhance its public safety call taking capabilities by encompassing all emergency services (Police, Fire, and Emergency Medical Services.)

SECTION 3: RIGHTS AND DUTIES OF THE RIO GRANDE VALLEY EMERGENCY COMMUNICATION DISTRICT 9-1-1

3.1 FINANCIAL

- 3.1.1 Develop a budget and strategic plan to meet Public Agency needs for the establishment and operation of 9-1-1 services throughout the Rio Grande Valley Emergency Communication District 9-1-1 region, according to standards established and approved by the Rio Grande Valley Emergency Communication District 9-1-1 Board of Managers.
- 3.1.2 Provide 9-1-1 service to include 9-1-1 equipment, software, services, and other items described in the current the Rio Grande Valley Emergency Communication District 9-1-1 Strategic Plan, throughout the region as funded by emergency service fees.

3.2 EQUIPMENT AND INVENTORY

- 3.2.1 Allow Public Agency the opportunity to participate in the planning, implementation, and operation of 9-1-1 equipment.
- 3.2.2 Conduct a physical inventory of critical hardware annually and reconcile inventory periodically.

3.3 TRAINING

- 3.3.1 Offer Call Handling Equipment (CHE) training to all new telecommunicators and refresher training every two years.
- 3.3.2 Offer to license training through the Regional Telecommunicator Academy that meets or exceeds Texas Commission on Law Enforcement (TCOLE) rules and regulations.

- 3.3.3 Offer continuing education training for Intermediate, Advanced, and Master Telecommunicator Certifications as budget allows.

3.4 MAINTENANCE

- 3.4.1 Practice preventative maintenance on all the Rio Grande Valley Emergency Communication District 9-1-1 owned or leased Call Handling Equipment (CHE), software, and databases including, at a minimum, backing up data, as necessary. The Rio Grande Valley Emergency Communication District 9-1-1 shall be responsible for any maintenance costs on the Rio Grande Valley Emergency Communication District 9-1-1 owned or leased equipment.

3.5 OPERATIONS

- 3.5.1 Inspect contingent PSAP agreements periodically.
- 3.5.2 Implement upgrades of PSAP equipment and software, as authorized in the current annual budget, through the Rio Grande Valley Emergency Communication District 9-1-1 processes for the purchase of new equipment and software.

3.6 CRISIS COMMUNICATIONS

- 3.6.1 The Rio Grande Valley Emergency Communication District will make every effort to communicate complete and accurate information to the Public Agency in a timely manner about 9-1-1 technology and services during 9-1-1 service interruptions.

SECTION 4: EFFECTIVE DATE AND TERM OF AGREEMENT

- 4.1.1 This Agreement shall take effect February 1, 2024, and shall continue until January 31, 2026, unless earlier terminated under 8.1 Early Termination of Agreement.

SECTION 5: OWNERSHIP, TRANSFERENCE, AND DISPOSITION EQUIPMENT

- 5.1.1 The Rio Grande Valley Emergency Communication District 9-1-1 may purchase, lease, or otherwise procure, on Public Agency's behalf, the 9-1-1 equipment, software, services, and other items as described in The Rio Grande Valley Communication District 9-1-1 Strategic Plan.
- 5.1.2 The Rio Grande Valley Emergency Communication District 9-1-1 shall establish ownership of all 9-1-1 equipment procured with 9-1-1 funds as defined herein and located within the Public Agency's jurisdiction. The Rio Grande Valley Emergency Communication District 9-1-1 may maintain ownership, or it may transfer ownership to Public Agency. Before any such transfer of ownership, The Rio Grande Valley Emergency Communication District 9-1-1 will evaluate the adequacy of controls of Public Agency to ensure that sufficient controls and security exist by which to protect and safeguard the equipment procured with 9-1-1 funds for the purpose of delivery of 9-1-1 calls. It is understood that the equipment may or may not be procured by The Rio Grande Valley Emergency Communication District 9-1-1 on behalf of the Public Agency, according to The Rio Grande Valley Emergency Communication District 9-1-1 Strategic Plan.

5.1.3 The basic 9-1-1 equipment categories are:

- Call Handling Equipment (CHE) – telephone equipment located at the PSAP which may include telephones, integrated workstations, servers, software, monitors, gateways, routers, and any other equipment necessary for 9-1-1 call delivery to the PSAP.
- Telecommunications Device for the Deaf (TDD)/Teletypewriter (TTY)
- Uninterruptable Power Supply (UPS)

5.1.4 Transfer-of-ownership documents shall be prepared by the Rio Grande Valley Communication District 9-1-1 and signed by both parties upon the transference of ownership of any 9-1-1 provided equipment. The Rio Grande Valley Communication District 9-1-1 shall maintain ownership of 9-1-1 call handling equipment.

SECTION 6: RELATIONSHIP BETWEEN THE PARTIES, ASSIGNMENT, AND SUBCONTRACTING

- 6.1.1 It is understood and agreed that the relationship described in this Agreement between the Parties is contractual and is not to be construed to create a partnership or joint venture or agency relationship between the parties.
- 6.1.2 This Agreement may not be assigned by either Party without the prior written consent of the other Party. Any attempted assignment in violation of this agreement is void.
- 6.1.3 The Public Agency may not subcontract its duties under this Agreement without the prior written consent of the Rio Grande Valley Communication District 9-1-1. Any subcontract shall be subject to all terms and conditions contained in this Agreement and Public Agency agrees to furnish a copy of this Agreement to its subcontractor(s).

SECTION 7: RECORDS AND MONITORING

- 7.1.1 The Rio Grande Valley Communication District 9-1-1 is entitled to inspect and copy, on a 24/7/365 basis, at Public Agency's office, the records maintained under this Agreement for as long as they are maintained.
- 7.1.2 The Rio Grande Valley Communication District 9-1-1 is entitled to visit Public Agency's offices, talk to its personnel, and audit its applicable 9-1-1 records during normal business hours to assist in evaluating its performance under the Agreement.

SECTION 8: EARLY TERMINATION OF AGREEMENT

- 8.1.1 The Rio Grande Valley Communication District 9-1-1 reserves the right to terminate this Agreement in whole or in part upon default by Public Agency. Notice of termination shall be provided to Public Agency in writing, shall set forth the reason(s) for termination, and provide for a minimum of thirty (30) days to cure the defect(s). Termination is effective only in the event Public Agency fails to cure the defect(s) within the period stated in the notice subject to any written extensions. If the Agreement is terminated, Public Agency shall cooperate with the Rio Grande Valley Communication District 9-1-1 to ensure an orderly transition of services. Further, all equipment shall be returned to the Rio Grande Valley Communication District 9-1-1 in working condition and the Rio Grande Valley Communication District shall only be liable for payment for services rendered before the effective date of termination. Either Party may terminate this Agreement for convenience upon 180 days

written notice to the other Party. Certain reporting requirements in the Agreement shall survive termination.

SECTION 9: NOTICE TO PARTIES

9.1.1 Notice under this contract must be in writing and received by the party or his/her representative or replacement, to which the notice is addressed. Notice is considered received by a party when it is:

- Delivered to the party personally;
- On the date shown on the return receipt if mailed by registered or certified mail, return receipt requested, to the party's address as specified in paragraph 9.2.1 and signed on behalf of the party; or
- Three business days after its deposit in the United States Mail, with first-class postage affixed addressed to the party's address specified in paragraph 9.2.1.

9.1.2 Notices shall be sent to the following address for each party:

If to RGV 9-1-1 District: Attn: Manuel Cruz
1912 Joe Stephens Ave. Ste. A
Weslaco, Texas 78599

If to Public Agency: Attn: Mayor Mario Garza
709 S. Nebraska St.
San Juan, TX 78589

SECTION 10: GENERAL PROVISIONS

10.1.1 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the State of Texas, United States of America. The mandatory and exclusive venue for the adjudication or resolution of any dispute arising out of this Agreement shall be in Hidalgo County, Texas.

10.1.2 **Liability.** The Parties agree and acknowledge that each Party is not an agent of the other Party and that each Party is responsible for its acts, forbearances, negligence, and deeds, and those of its agents, contractors, officers, and employees in conjunction with each Party's performance under this Agreement.

10.1.3 **Limitation of Liability.** In no event shall either party be liable for special, consequential, incidental, indirect or punitive loss, damages or expenses arising out of or relating to this Agreement, whether arising from a breach of contract or warranty, or arising in tort, strict liability, by statute or otherwise, even if it has been advised of their possible existence or if such loss, damages, or expenses were reasonably foreseeable.

10.1.4 **Procurement.** Both parties agree to comply with all applicable federal, State, and local laws, rules and regulations for purchases under this Agreement. Failure to do so may result in ineligibility and denial of reimbursement by the Rio Grande Valley Communication District 9-1-1.

- 10.1.5 **Force Majeure.** It is expressly understood and agreed by the Parties to this Agreement that if either party hereto is prevented from or delayed in the performance of any of its obligations hereunder by reason of force majeure, defined as acts of God, war, riots, storms, fires or any other cause whatsoever beyond the reasonable control of the party, the party so prevented or delayed shall be excused from the performance of any such obligation to the extent and during the period of such prevention or delay. The period of time applicable to such requirement shall be extended for a period of time equal to the period of time such Party was delayed. Each Party must inform the other in writing within a reasonable time of the existence of such force majeure.
- 10.1.6 **Entire Agreement.** This Agreement and any attachments/addendums, as provided herein, constitute the entire agreement of the parties, and supersedes all other agreements, discussions, representations, or understandings between the parties with respect to the subject matter hereof.
- 10.1.7 **Amendments.** This Agreement may be amended only by a written amendment executed by both Parties, except that any alterations, additions, or deletions to the terms of this Agreement, which are required by changes in Federal and State law or regulations or required by the funding source, are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation. In the event of such occurrence, written notice of alterations, additions, or deletions to the terms of this Agreement will be provided to Public Agency.
- 10.1.8 **Nondiscrimination and Equal Opportunity.** Public Agency shall not exclude anyone from participating under this Agreement, deny anyone benefits under this Agreement, or otherwise unlawfully discriminate against anyone in carrying out this Agreement because of race, color, religion, sex, age, disability, handicap, or national origin.
- 10.1.9 **Dispute Resolution.** The parties to this Agreement agree to the extent possible and not in contravention of any applicable State or Federal law or procedure established for dispute resolution, to attempt to resolve any dispute between them regarding this Agreement informally through voluntary mediation or any other local dispute mediation process before resorting to litigation.

The parties agree to continue performing their duties under this contract, which are unaffected by the dispute during the negotiation and mediation process.



THE CITY OF SAN JUAN	THE RIO GRANDE VALLEY EMERGENCY COMMUNICATION DISTRICT 9-1-1
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By: CITY OF SAN JUAN

By: Rio Grande Valley Emergency
Communication District 9-1-1

Name: MARIO GARZA

Name: MANUEL CRUZ

Title: MAYOR

Title: EXECUTIVE DIRECTOR

Signature:

Signature:

Date:

Date:

Date of governing body approval: January 24th, 2024

Attachments:

Attachment A: Equipment Room and Electrical

Attachment B: Call Volume requirements regarding PSAP Position utilization



Attachment A - Equipment Room and Electrical Requirements

Equipment Room:

- There must be enough space to remove equipment from the equipment room in the event of an upgrade or replacement of faulty equipment i.e., removal of the Uninterruptible Power Supply (UPS) battery system, or large rack-mounted servers.
- Do not attach any equipment that is not provided by the Rio Grande Valley Emergency Communication District 9-1-1 into the rack being utilized for 9-1-1 call delivery. Equipment racks must remain segregated to allow the Rio Grande Valley Emergency Communication District 9-1-1 the ability to add/remove/change any of their equipment when necessary.
- Do not stack anything on or around the Rio Grande Valley Emergency Communication District 9-1-1 equipment rack or UPS, UPS bypass switch, or electrical distribution panel. There must be elevator access to the equipment room, or 911 demarcation closets located upstairs.

Fire Protection:

- Dry pipe high-temperature type systems are recommended if sprinkler heads are to be in the 9-1-1 equipment room.
- If possible, non-combustible material must be used for the room construction.

Security Precautions:

- The Public Agency may need to extend and improve existing building security to provide adequate protection for the 9-1-1 equipment.
- Electric locks or push-button access codes or card readers are not recommended unless you provide a battery backup system.

Temperature and Humidity Control:

- A stable ambient operating temperature of 72 degrees Fahrenheit is recommended. Maximum tolerances are from 65 to 78 degrees non-condensing.
- Air conditioning units must be able to handle the heat produced by the 9-1-1 equipment.
- For estimates on the BTU output of the equipment, please consult with onsite installation personnel.

Static Electricity:

Static can damage circuitry permanently, interrupt system operation and cause lost data. To prevent static:

- The equipment room humidity must be constant.
- The room floor must not be carpeted unless the carpet is static-free and grounded.
- The room floor must be sealed, (preferably tiled), but not waxed.

Lighting:

- Lighting must not be powered from the switch room service panel.
- Lighting must provide 50-75-foot candles measured 30" above the equipment room floor.

Grounding:

- A single point, the isolated ground is required unless superseded by local code. The source must be the XO of the transformer that feeds the phase conductors to the equipment room electrical service panel.
- Terminations must be accessible for inspection during the life of the installation.
- Conductors must be continuous with no splices or junctions.
- Conductors must be no load, non-current carrying.

Electrical:

- The voltage required is 208/120 V three-phase: four-wire "wye" service or 240/120 single phase 4 wire "delta" service.
- A dedicated transformer is preferred; however, a shared transformer or distribution is acceptable.
- IGL6-15, 20, or 30 receptacles are required, and the ground must terminate on the IG buss.
- All circuit breakers must be clearly labeled.
- Terminal devices located in the equipment room will require local power. These outlets must be wired and fused independently from all other receptacles. They must also be IG type receptacles.
- The Rio Grande Valley Emergency Communication District 9-1-1 equipment must be plugged into independent circuits, and segregated from other non-911 equipment, such as floor heaters, radio equipment, etc. This will ensure that a failure of non-911 equipment will not adversely affect the performance of 9-1-1 call handling equipment.



Attachement B - Call Volume requirements regarding PSAP Position utilization

Public Safety Answering Point (PSAP) Adds, Moves, Changes, Consolidations, and Closures. (Minimum requirements for call volume per 9-1-1 Position Averaged per 12-month period)

Call Volume Chart

Minimum Average Call Volume for Maintaining/Requesting 9-1-1 Positions*

Total Number of Positions**	Minimum Daily Call Volume Average
2	20
3	50
4	80
5	120
6	150
7	200
8	225
9	250
10	300
15	400
20	500
25	600
30	700

- *Call volume is averaged over the previous 12 months from the date of request
- **Includes Current + Requested Positions
- Failure to meet the minimum call (per position) requirements will require an evaluation of PSAP(s) need for currently deployed 9-1-1 positions.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2024

Consider Second and Final Reading of the Ordinance Regarding the 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:

At the City Commission Meeting on January 23, 2024, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

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 his 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.

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”
FEBRUARY 13, 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



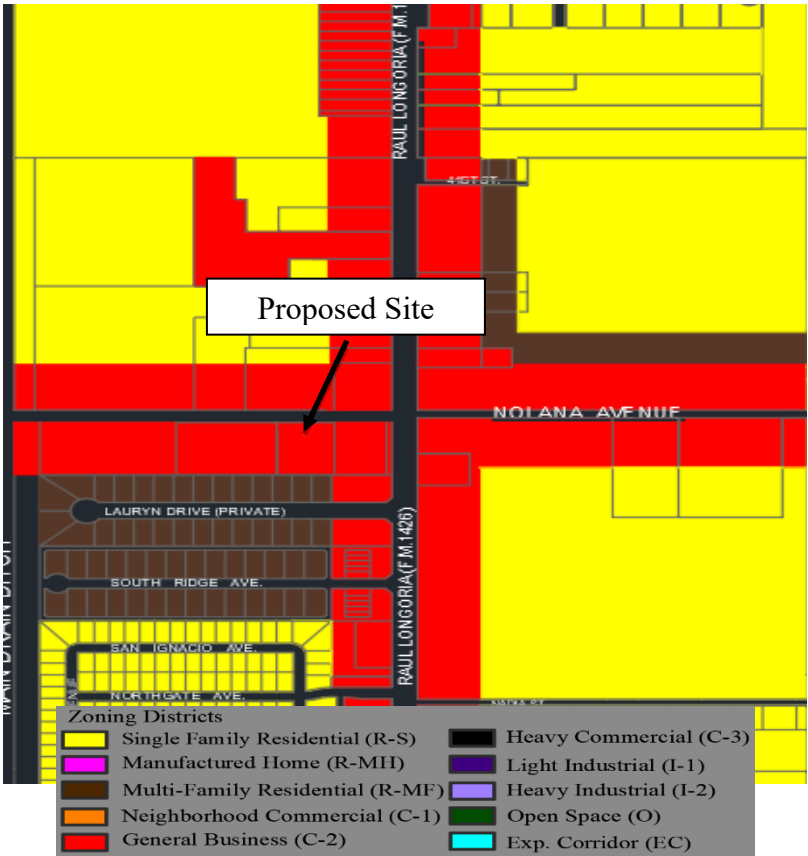
Proposed Site



Los 3 Pachines Restaurant



Location Map



Zoning Map



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR 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 13th day of February, 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.

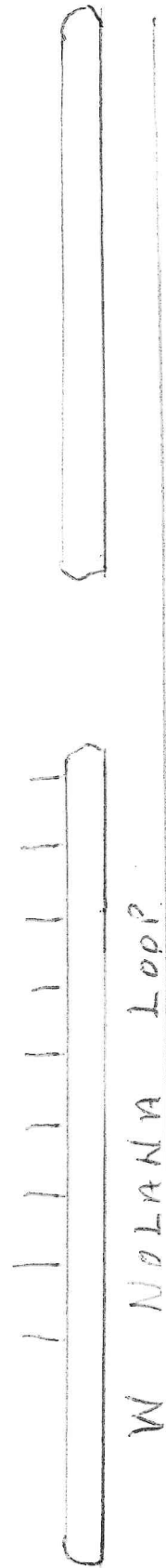
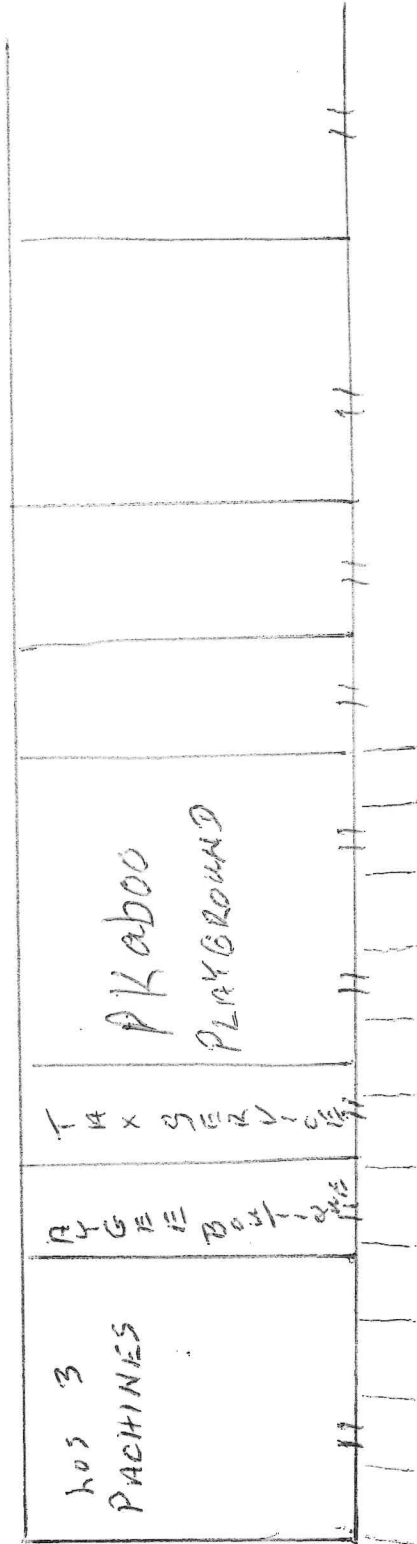
Stephanie M. Carrillo - Member

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
FEBRUARY 13, 2024

Consider Second and Final Reading of the Ordinance Regarding the 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:

At the City Commission Meeting on January 23, 2024, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

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/ exits along Veterans Boulevard.

The operation hours are Tuesday through 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.

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

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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”
FEBURARY 13, 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.

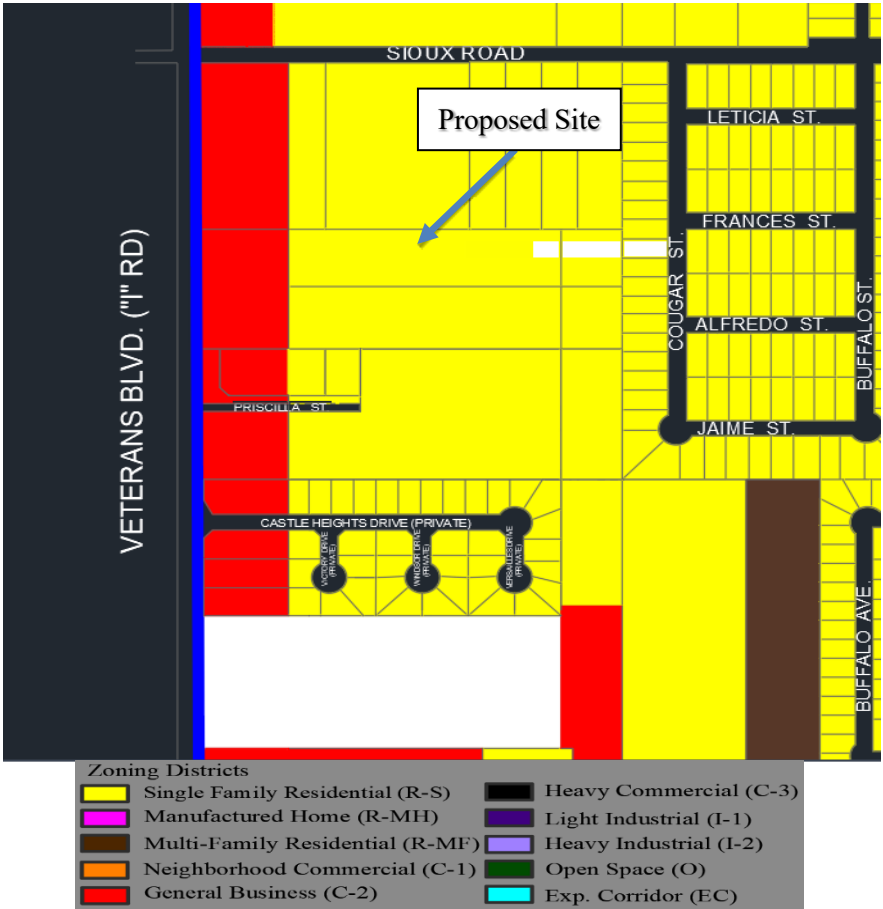
ATTACHMENTS: Proposed Site
 Location Map
 Zoning Map
 List of neighboring property owners receiving notice
 Ordinance



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 13th day of February, 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
FEBRUARY 13, 2024

Consider Second and Final Reading of the Ordinance Regarding the 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:

At the City Commission Meeting on January 23, 2024, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The Conditional Use Permit is to sell Alcoholic Beverages for On-Premise Consumption at the commercial plaza located in front of Delia's 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 a 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 by the City of San Juan for different alcohol permits.

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.

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.

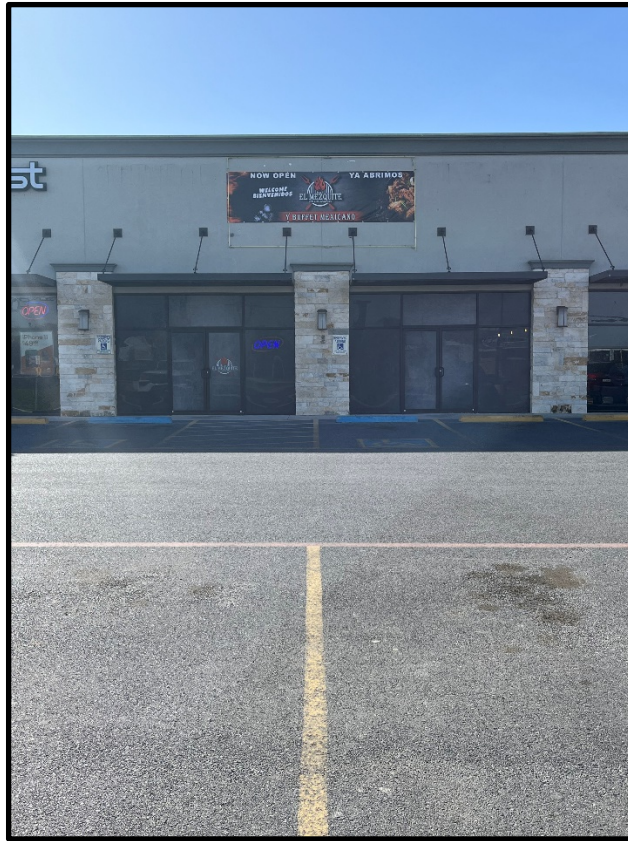
The following are the list of requirements:

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:

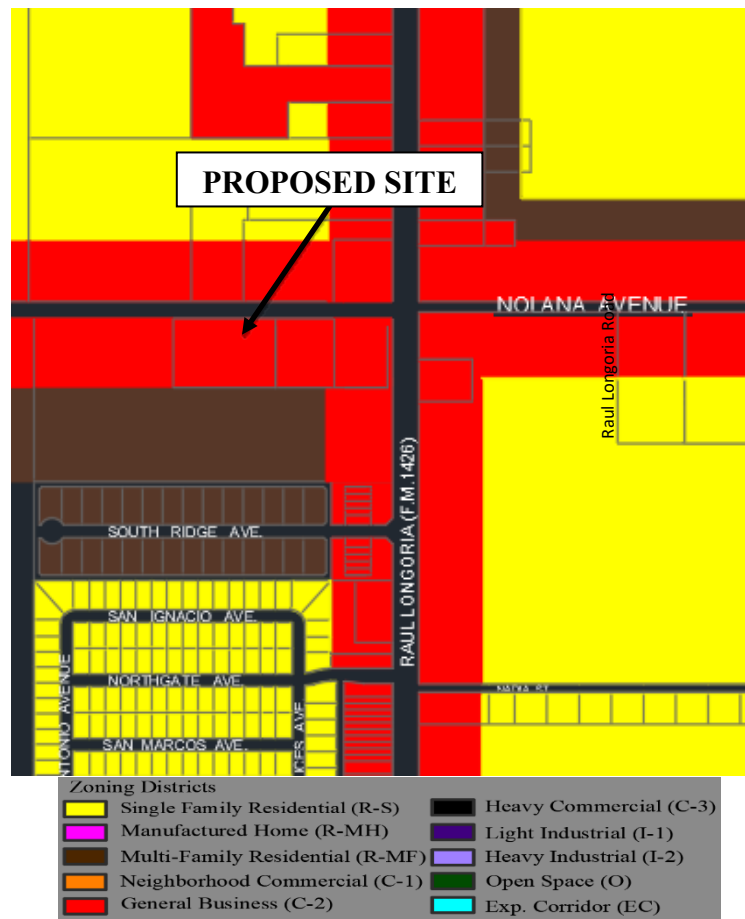
Location Map
Aerial Photo
Zoning Map
Site Plan
List of neighboring property owners receiving notice
Ordinance



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 13th day of February, 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
FEBRUARY 13, 2024

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

STAFF COMMENTS AND RECOMMENDATIONS:

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

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



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

To: Benjamin Arjona, City Manager
From: Leroy Gonzales, Director of Finance *LG*
Date: January 31, 2024
Subject: Monthly Collection Report – December, 2023

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

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

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

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	317,716.49	64,974.17	65,817.85	267,480.56	(31,767.84)
Adjusted Tax Levy	11,865,282.72	10,142,435.72	9,154,201.41	8,446,112.79	7,761,960.94
Collections to date	5,060,755.85	9,673,448.14	8,834,000.89	8,133,995.20	7,396,436.76
Percentage Collected	42.64%	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:
DECEMBER 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	5,060,755.85	-	317,716.49	6,807,526.87	42.64%	46.29%
2022 & PRIOR YRS	1,389,590.98	104,745.04	-	(16,357.75)	1,268,488.19	7.63%	6.49%
ROLLBACK	2,012.36	1,654.19	-	-	358.17	82.20%	66.05%
TOTALS	12,942,169.57	5,167,155.08	-	301,358.74	8,076,373.23		

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

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	4,411,710.47	317,716.49 CURRENT
CURRENT YEAR-P&I	-	
PRIOR YEARS-BASE TAX	28,775.08	(16,357.75) PRIOR
PRIOR YEARS-P&I	30,460.81	
ROLLBACK	465.51	- ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	8,311.98	- PURGED
TOTAL COLLECTIONS	4,479,723.85	301,358.74
LESS TRANSFERRED	3,947,420.80	
LESS IN TRANSIT	528,681.13	
LESS DUE TO HCAD COMM. FEE	77.92	
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 DECEMBER 2023 IS CORRECT.

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



SWORN AND SUBSCRIBED BEFORE ME THIS 19TH DAY OF JANUARY 2024 A.D.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF DECEMBER 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	317,716.49	97,275.55	220,440.94
CURRENT LEVY	11,868,282.72	10,174,737.10	1,693,545.62
CURRENT COLLECTIONS THIS MONTH	4,411,710.47	3,912,724.81	498,985.66
CURRENT COLLECTIONS TO DATE	5,060,755.85	4,710,294.63	350,461.22
OUTSTANDING TO DATE	6,807,526.87	5,464,442.47	1,343,084.40
PERCENT COLLECTED/ORIGINAL	43.81%	46.74%	-2.93%
PERCENT COLLECTED/MODIFIED	42.64%	46.29%	-3.65%
TOTAL COLLECTIONS FISCAL YEAR	5,060,755.85	889,430.88	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,389,590.98	1,238,990.29	150,600.69
MODIFICATIONS	(16,357.75)	(12,020.88)	(4,336.87)
DELINQUENT LEVY	1,373,233.23	1,226,969.41	146,263.82
DELINQUENT COLLECTIONS THIS MONTH	28,775.08	20,534.36	8,240.72
DELINQUENT COLLECTIONS TO DATE	104,745.04	79,671.04	25,074.00
OUTSTANDING TO DATE	1,268,488.19	1,147,298.37	121,189.82
PERCENT COLLECTED/ORIGINAL	7.54%	6.43%	1.11%
PERCENT COLLECTED/MODIFIED	7.63%	6.49%	1.14%
TOTAL COLLECTIONS FISCAL YEAR	104,745.04	76,160.79	
<u>ROLLBACK</u>			
ORIGINAL LEVY	2,012.36	12,542.85	(10,530.49)
MODIFICATIONS	0.00	17,604.36	(17,604.36)
ROLLBACK LEVY	2,012.36	30,147.21	(28,134.85)
ROLLBACK COLLECTIONS THIS MONTH	465.51	17,604.36	(17,138.85)
ROLLBACK COLLECTIONS TO DATE	1,654.19	19,912.32	(18,258.13)
OUTSTANDING TO DATE	358.17	10,234.89	(9,876.72)
PERCENT COLLECTED/ORIGINAL	82.20%	158.75%	-76.55%
PERCENT COLLECTED/MODIFIED	82.20%	66.05%	16.15%
TOTAL COLLECTIONS FISCAL YEAR	1,654.19	0.00	

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

37 - CSJ

REPORT DATE	CURR BASE	CURR P&I	CURR RB	CURR RB P&I	PRIOR BASE	PRIOR P&I	PRIOR RB	RB P&I	ATTY FEES	ATTY RBFEES	TOTAL	TOTAL TRANSF	DIFF.	DATE OF TRANSF.
1-Dec	24,663.82	-	-	-	683.67	116.88	-	-	85.70	-	25,550.07	-	25,550.07	18-Dec
4-Dec	34,256.46	-	-	-	842.31	161.02	-	-	89.62	-	35,349.41	-	35,349.41	18-Dec
5-Dec	33,334.21	-	-	-	421.17	181.06	-	-	84.87	-	34,021.31	-	34,021.31	18-Dec
6-Dec	24,755.96	-	-	-	1,497.54	340.14	-	-	272.55	-	26,866.19	-	26,866.19	18-Dec
7-Dec	34,742.14	-	-	-	4,781.62	9,777.96	-	-	2,141.18	-	51,442.90	-	51,442.90	18-Dec
8-Dec	93,951.73	-	-	-	743.69	233.48	-	-	122.67	-	95,051.57	241,737.45	(146,685.88)	18-Dec
9-Dec	(1,085.54)	-	-	-	(2,505.84)	(75.21)	-	-	(24.04)	-	(3,690.63)	-	(3,690.63)	19-Dec
10-Dec	(33.82)	-	-	-	(755.17)	(8.49)	-	-	-	-	(797.48)	-	(797.48)	19-Dec
11-Dec	49,486.00	-	-	-	892.07	438.96	-	-	161.01	-	50,978.04	46,489.93	4,488.11	19-Dec
12-Dec	104,280.75	-	-	-	10,390.46	14,408.75	-	-	3,198.46	-	132,278.42	132,278.42	(0.00)	20-Dec
13-Dec	33,493.99	-	-	-	300.45	70.47	-	-	45.56	-	33,910.47	33,910.47	(0.00)	21-Dec
14-Dec	35,606.16	-	-	-	2,133.63	485.59	-	-	370.42	-	38,595.80	38,595.80	(0.00)	22-Dec
15-Dec	36,523.11	-	-	-	976.45	401.11	-	-	141.87	-	38,042.54	-	38,042.54	26-Dec
18-Dec	2,968,734.37	-	-	-	376.42	208.13	-	-	87.67	-	2,969,406.59	3,007,449.13	(38,042.54)	26-Dec
19-Dec	118,546.46	-	-	-	321.02	107.78	-	-	58.23	-	119,033.48	119,033.48	-	28-Dec
20-Dec	56,385.17	-	-	-	2,277.49	1,211.21	-	-	480.32	-	60,354.19	179,387.68	(119,033.49)	28-Dec
20-Dec	-	-	-	-	-	-	465.51	-	-	-	465.51	465.51	-	28-Dec
21-Dec	241,893.24	-	-	-	778.54	1,197.43	-	-	237.20	-	244,106.41	244,106.41	-	29-Dec
22-Dec	66,728.06	-	-	-	348.40	89.65	-	-	49.78	-	67,215.89	-	67,215.89	4-Jan
27-Dec	105,234.55	-	-	-	815.73	204.87	-	-	153.10	-	106,408.25	-	106,408.25	4-Jan
28-Dec	350,213.65	-	-	-	3,455.43	910.02	-	-	555.81	-	355,134.91	528,681.13	(173,546.22)	9-Jan
TTL	4,411,710.47	0.00	0.00	0.00	28,775.08	30,460.81	465.51	0.00	8,311.98	0.00	4,479,723.85	4,572,135.42	(92,411.57)	

OVERALL TOTAL	4,479,723.85
LESS REFUNDS	0.00
LESS HCAD COMM FEES	77.92
LESS COMM/COST	3,544.00
BALANCE	4,476,101.93
LESS TRANSFERRED	4,043,454.29
LESS TRANSF IN TRANSIT	528,681.13
BALANCE PENDING	(96,033.49)

EXCLUDES AG ROLLBACK

TAX COLLECTOR MONTHLY REPORT
FROM 12/01/2023 TO 12/31/2023

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	317,716.49	317,716.49	4,411,710.47	5,060,755.85	6,807,526.87	42.64	0.00
2022	468,987.58	11,248.69	11,248.69	11,521.97	69,976.02	387,762.87	15.29	0.00
2021	148,352.26	767.71	767.71	1,271.33	9,793.61	137,790.94	6.64	320.77
2020	87,276.37	1,173.88	1,173.88	877.01	4,274.08	81,828.41	4.96	1,173.88
2019	72,621.33	745.45	745.45	812.47	1,722.87	70,153.01	2.40	675.42
2018	51,930.94	675.42	675.42	469.22	693.83	50,561.69	1.35	675.42
2017	50,224.14	372.73	372.73	638.94	721.51	49,129.90	1.45	372.73
2016	47,655.14	145.65	145.65	878.64	1,038.01	46,471.48	2.18	145.65
2015	45,558.33	.00	0.00	941.84	1,651.32	43,907.01	3.62	0.00
2014	40,458.76	.00	0.00	1,407.23	2,099.98	38,358.78	5.19	0.00
2013	37,741.32	.00	0.00	563.85	1,332.40	36,408.92	3.53	0.00
2012	36,472.85	205.75	205.75	808.92	1,020.36	35,246.74	2.81	205.75
2011	49,114.50	205.75	205.75	822.44	1,413.51	47,495.24	2.89	205.75
2010	33,392.25	205.75	205.75	955.34	1,699.62	31,486.88	5.12	205.75
2009	34,658.92	205.75	205.75	867.25	867.25	33,585.92	2.52	205.75
2008	27,955.35	194.80	194.80	186.83	321.26	27,439.29	1.16	194.80
2007	25,894.23	188.06	188.06	132.34	132.34	25,573.83	.51	188.06
2006	22,629.12	22.36	22.36	189.23	189.23	22,417.53	.84	22.36
2005	19,401.46	.00	0.00	366.52	784.31	18,617.15	4.04	0.00
2004	13,913.56	.00	0.00	278.81	448.97	13,464.59	3.23	0.00
2003	13,919.30	.00	0.00	601.46	673.98	13,245.32	4.84	0.00
2002	61,433.27	.00	0.00	3,783.44	3,890.58	57,542.69	6.33	0.00
***	12,940,157.21	301,358.74	301,358.74	4,440,485.55	5,165,500.89	8,076,015.06		4,592.09
CURR	11,550,566.23	317,716.49	317,716.49	4,411,710.47	5,060,755.85	6,807,526.87		0.00
DELQ	1,389,590.98	16,357.75	16,357.75	28,775.08	104,745.04	1,268,488.19		4,592.09

CITY OF SAN JUAN, TEXAS
AS OF December 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	-	-	317,716.49	-	-	-	-	-	-	-	-	-
Adjst'd Levy	11,550,566.23	11,550,566.23	11,868,282.72	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	5,060,755.85	-	-	-	-	-	-	-	-	-
Percentage	0.16	5.62	42.64	-	-	-	-	-	-	-	-	-

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
Adjst'd 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	63,817.85
Adjst'd 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
Adjst'd 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)
Adjst'd 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)
Adjst'd 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)

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		OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
7,112,363.88													
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)
Adjstd 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		(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	6,232,308.32
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													
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
Adjstd 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													
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
Adjstd 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													
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)
Adjstd 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													
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)
Adjstd 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

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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)	(16,234.68)
Adjusted Levy	5,806,908.21	5,817,099.89	5,814,533.91	5,814,277.93	5,814,087.17	5,809,959.81	5,808,670.02	5,798,542.74	5,798,542.74	5,798,542.74	5,791,108.21
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	5,222,129.74	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	90.06	91.02	91.60	92.04

Levy 2010 (FY 10-11)

5,689,359.60											
Adjustments	(369.63)	(2,132.72)	(365.30)	(4,388.62)	(4,901.42)	(5,178.87)	(6,706.52)	(4,257.62)	(11,079.33)	(11,173.60)	(11,810.88)
Adjusted Levy	5,688,989.97	5,687,226.88	5,688,994.30	5,684,970.98	5,684,458.18	5,684,180.73	5,682,653.08	5,685,101.98	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	5,110,911.55	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	89.90	90.87	91.28	91.64

Levy 2009 (FY 09-10)

5,701,885.79											
Adjustments	-	7,424.84	16,530.13	14,684.93	14,684.93	(14,062.27)	(15,130.69)	(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	5,680,361.84	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	4,950,637.34	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	87.15	88.16	88.96	89.47

Levy 2008 (FY 08-09)

5,024,376.42											
Adjustments	2,627.82	36,019.13	60,676.90	60,676.90	52,123.47	29,177.11	27,155.50	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	5,047,432.22	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	4,404,354.93	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	88.55	89.10	89.68

Levy 2007 (FY 07-08)

4,465,732.01											
Adjustments	5,634.29	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	75,527.65	75,557.78	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	4,541,259.66	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	3,936,124.72	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	86.67	88.00	89.11	90.01

Levy 2006 (FY 06-07)

3,969,895.75											
Adjustments	652.70	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4,476.77	4,196.49	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	3,974,092.24	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	3,396,702.55	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	85.47	86.82	88.26	89.18

Levy 2005 (FY 05-06)

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CITY OF SAN JUAN, TEXAS

AS OF December 2023

	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
3,624,334.79												
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 31, 2024

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2024

Consider Approval of the Budget Expenditure Report for the Month of December 2023. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Budget Expenditure Report for the Month of December 2023.

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Benjamin Arjona, City
Manager



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

Memorandum

To: Benjamin Arjona , City Manager
From: Leroy Gonzales, Director of Finance
Date: February 6, 2024
Subject: Budget Expenditure Report – December 31, 2023

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

The funds are listed as follows:

Approved Budgets:

• General Fund	10	1 – 4
• Enterprise Funds		
a. Solid Waste	22	5
b. Utility Fund	56	6 - 7
c. Utility I & S	60	8
d. Water & Sewer I & S	61	9
• Special Revenue Fund:		
a. Local Truancy Prevention & Diversion Fund	18	10
b. Local Municipal Jury Fund	19	11
c. Municipal Court-Building Security	20	12
d. Municipal Court-Technology	21	13
e. Revolving Loan	23	14
f. Parks Sport Fee	25	15
g. Parks Development	26	16
h. Wrecker Law Enforcement	27	17
i. Asset Forfeiture-State	28	18
j. Miscellaneous Grants	30	19
k. Hotel/Motel Occupancy Tax	33	20
l. Asset Forfeiture-Federal Sharing	35	21
m. Storm Water Fund	55	22
• Debt Service Fund	36	23

Other City Funds:

• Capital Projects		
a. City Hall/Park	41	24
b. Bond Series 2019	42	25

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Other City Funds –Continue

c. Bond Series 2019-A	43	26
d. CIP-Street-Series 2015	44	27
e. Certificate of Obligation 2018	47	28
f. Certificate of Obligation 2017	48	29
g. TDEM Fund	51	30
h. Capital Projects Fire Station	53	31
i. 2014 Bond	54	32
j. Certificate of Obligation 2023	58	33

Component Unit:

- San Juan E.D.C.
- San Juan Economic Development Corp.

24 34
29 35

C: Mayor, Mario Garza

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

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

Budget Target 25%

10 - GENERAL FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE		Nov-23	Dec-23	% RECEIV. EXPENDED
				REMAINING				
REVENUE SUMMARY								
PROPERTY TAXES	8,331,585	3,610,071	-	(4,721,514)	476,086	3,086,815	43.33	
SALES TAX REVENUE	5,114,531	813,091	-	(4,301,440)	423,177	386,032	15.90	
FRANCHISE TAX	1,089,649	110,157	-	(979,492)	51,749	43,830	10.11	
LICENSES & PERMITS	1,058,400	175,451	-	(882,949)	79,845	51,799	16.58	
FEES & FINES	309,842	55,384	-	(254,458)	19,309	18,345	17.87	
INTERGOVERNMENTAL REVENUE	820,419	215,096	-	(605,323)	51,604	51,604	26.22	
OTHER REVENUE	909,600	305,122	-	(604,478)	71,723	170,882	33.54	
Transfer Inn	34,643	34,643	-	0	14,987	-	100.00	
TOTAL REVENUES	17,668,669	5,319,015	-	(12,349,654)	1,188,481	3,809,308	30.10	
EXPENDITURE SUMMARY								
LEGISLATIVE								
PUR PROP SRVS & OTH SRVS	22,939	7,432	1,980	13,527	3,602	869	41.03	
SUPPLIES	7,400	1,614	502	5,285	644	530	28.59	
MISCELLANEOUS	189,631	25,849	12,923	150,859	10,532	13,414	20.45	
LEGISLATIVE	219,970	34,895	15,405	169,670	14,778	14,813	22.87	
CITY MANAGER								
SALARIES & WAGES/BENEFIT	277,140	65,335		211,805	21,709	32,573	23.57	
PURCHASED PROF/TECH SRVS	157,355	70,955	39	86,361	28,540	10,500	45.12	
PUR PROP SRVS & OTH SRVS	5,840	2,878	75	2,887	1,150	1,089	50.57	
SUPPLIES	2,350	1,613	109	629	688	325	73.25	
CAPITAL OUTLAY	58,000	-	-	58,000	-	-	-	
MISCELLANEOUS	2,000	228	792	980	-	158	51.02	
CITY MANAGER	502,685	141,009	1,015	360,660	52,087	44,645	28.25	
CITY SECRETARY								
SALARIES & WAGES/BENEFIT	205,273	49,913		155,360	16,237	24,467	24.32	
PURCHASED PROF/TECH SRVS	12,000	2,323	-	9,677	750	812	19.36	
PUR PROP SRVS & OTH SRVS	21,414	12,441	237	8,737	304	689	59.20	
SUPPLIES	5,756	1,958	475	3,323	1,394	206	42.22	
MISCELLANEOUS	38,354	286	-	38,068	175	111	0.75	
CITY SECRETARY	282,797	66,921	712	215,165	18,860	26,284	23.92	
MUNICIPAL COURT								
SALARIES & WAGES/BENEFIT	224,829	55,274	-	169,555	18,027	28,420	24.58	
PURCHASED PROF/TECH SRVS	109,064	17,180	82,150	9,734	10,084	4,669	91.08	
PUR PROP SRVS & OTH SRVS	8,850	339	350	8,161	10	212	7.77	
SUPPLIES	5,007	1,201	1,098	2,708	503	546	45.92	
MISCELLANEOUS	1,590	-	55	1,535	-	-	3.46	
MUNICIPAL COURT	349,340	73,994	83,653	191,693	28,624	33,847	45.13	

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

Budget Target 25%

10 - GENERAL FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE		Nov-23	Dec-23	% RECEIV. EXPENDED
				REMAINING	REMAINING			
FINANCE								
SALARIES & WAGES/BENEFIT	459,639	114,462	-	345,177	37,187	59,849	24.90	
PURCHASED PROF/TECH SRVS	3,500	-	-	3,500	-	-	-	
PUR PROP SRVS & OTH SRVS	20,204	1,896	529	17,779	326	1,387	12.00	
SUPPLIES	6,833	1,963	348	4,521	1,360	558	33.83	
MISCELLANEOUS	8,882	959	1,537	6,386	495	329	28.10	
FINANCE								
	499,058	119,281	2,414	377,363	39,369	62,123	24.38	
PLANNING								
SALARIES & WAGES/BENEFIT	659,745	137,714		522,031	43,541	72,783	20.87	
PURCHASED PROF/TECH SRVS	32,800	7,326	8,083	17,391	1,135	5,449	46.98	
PUR PROP SRVS & OTH SRVS	16,700	4,482	161	12,057	2,609	1,525	27.80	
SUPPLIES	26,142	5,363	4,651	16,129	1,354	2,740	38.30	
CAPITAL OUTLAY	6,000	-	-	6,000	-	-	-	
MISCELLANEOUS	19,191	502	3,468	15,221	40	-	20.69	
PLANNING								
	760,578	155,386	16,363	588,829	48,678	82,498	22.58	
POLICE								
SALARIES & WAGES/BENEFIT	4,410,284	858,672	-	3,551,612	287,263	423,561	19.47	
PURCHASED PROF/TECH SRVS	52,366	31,236	2,235	18,895	28,987	1,865	63.92	
PUR PROP SRVS & OTH SRVS	97,758	59,816	9,473	28,469	24,274	29,594	70.88	
SUPPLIES	350,642	67,293	15,191	268,158	36,001	13,164	23.52	
CAPITAL OUTLAY	30,000	-	5,208	24,792	-	-	17.36	
DEBT SERVICE	216,003	46,221	-	169,782	-	30,728	21.40	
MISCELLANEOUS	54,037	10,185	6,236	37,615	240	-	30.39	
POLICE								
	5,211,090	1,073,423	38,343	4,099,324	376,765	498,912	21.33	
FIRE								
SALARIES & WAGES/BENEFIT	2,258,509	425,167		1,833,342	131,129	215,477	18.83	
PURCHASED PROF/TECH SRVS	45,200	17,138	606	27,456	188	16,950	39.26	
PUR PROP SRVS & OTH SRVS	166,263	28,094	22,219	115,950	14,148	9,145	30.26	
SUPPLIES	165,750	25,870	19,487	120,394	4,317	16,126	27.36	
CAPITAL OUTLAY	223,850	509,850	27,129	(313,129)	95,850	414,000	239.88	
DEBT SERVICE	121,379	74,978	-	46,401	-	20,078	61.77	
MISCELLANEOUS	309,360	73,592	-	235,768	123	-	23.79	
FIRE								
	3,290,311	1,154,688	69,441	2,066,182	245,755	691,776	37.20	
STREETS, ALLEY, OTHER								
SALARIES & WAGES/BENEFIT	426,212	86,182	-	340,030	28,278	43,844	20.22	
PURCHASED PROF/TECH SRVS	2,802	2,802	-	0	-	-	99.99	
PUR PROP SRVS & OTH SRVS	399,324	70,596	675	328,052	35,548	18,238	17.85	
SUPPLIES	141,874	23,181	27,569	91,124	8,355	7,177	35.77	
CAPITAL OUTLAY	50,000	-	45,579	4,421	-	-	91.16	
MISCELLANEOUS	7,400	2,582	-	4,818	-	2,582	34.90	
STREETS, ALLEY, OTHER								
	1,027,612	185,343	73,823	768,446	72,181	71,842	25.22	

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

Budget Target 25%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE		ENCUMBRANCE	BALANCE		Nov-23	Dec-23	% RECEIV. EXPENDED
		REV./EXP.			REMAINING				
CENTRAL GARAGE									
SALARIES & WAGES/BENEFIT	200,161	42,612			157,549		12,712	23,441	21.29
PUR PROP SRVS & OTH SRVS	7,208	1,361		-	5,847		226	1,071	18.88
SUPPLIES	34,510	2,974		3,025	28,512		782	919	17.38
CAPITAL OUTLAY	29,000	4,949		-	24,051		-	4,949	17.07
CENTRAL GARAGE	270,879	51,895		3,025	215,959		13,720	30,380	20.27
PARKS									
SALARIES & WAGES/BENEFIT	1,037,245	255,394			781,851		85,900	123,205	24.62
PURCHASED PROF/TECH SRVS	2,900	1,073			1,827		460	321	37.01
PUR PROP SRVS & OTH SRVS	112,394	37,317		14,564	60,513		12,929	16,802	46.16
SUPPLIES	61,053	17,570		5,884	37,600		5,954	5,196	38.41
DEBT SERVICE	58,394	-		-	58,394		-	-	-
MISCELLANEOUS	496,320	333,504		4,255	158,560		73,217	148,201	68.05
PARKS	1,768,306	644,859		24,703	1,098,744		178,459	293,726	37.86
BUILDING MAINTENANCE									
SALARIES & WAGES/BENEFIT	358,830	86,729		-	272,101		30,774	41,235	24.17
PURCHASED PROF/TECH SRVS	2,500	-		-	2,500		-	-	-
PUR PROP SRVS & OTH SRVS	34,504	12,033		1,537	20,935		5,160	1,318	39.33
SUPPLIES	50,956	19,810		11,003	20,143		10,563	4,552	60.47
BUILDING MAINTENANCE	446,790	118,573		12,539	315,678		46,497	47,104	29.35
LIBRARY									
SALARIES & WAGES/BENEFIT	316,548	76,651		-	239,897		24,951	39,184	24.21
PURCHASED PROF/TECH SRVS	2,600	85		-	2,515		32	29	3.29
PUR PROP SRVS & OTH SRVS	21,828	3,076		-	18,752		1,483	766	14.09
SUPPLIES	3,050	164		-	2,886		10	-	5.38
CAPITAL OUTLAY	116,000	-		1,479	114,521		-	-	1.28
MISCELLANEOUS	10,500	804		-	9,696		139	355	7.65
LIBRARY	470,526	80,780		1,479	388,267		26,615	40,335	17.48
ADMINISTRATION									
PURCHASED PROF/TECH SRVS	475,164	55,967		-	419,197		5,350	50,617	11.78
PUR PROP SRVS & OTH SRVS	259,221	106,955		-	152,266		33,909	49,543	41.26
SUPPLIES	2,366	480		267	1,619		113	120	31.57
DEBT SERVICE	131,200	-		-	131,200		-	-	-
MISCELLANEOUS	174,309	334,589		-	(160,280)		292,500	28,924	191.95
ADMINISTRATION	1,042,260	497,991		267	544,002		331,871	129,204	47.81

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

Budget Target 25%

10 - GENERAL FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	% RECEIV. EXPENDED
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	227,271	54,712	-	172,559	17,808	27,958	24.07
PURCHASED PROF/TECH SRVS	10,000	-	1,575	8,425	-	-	15.75
PUR PROP SRVS & OTH SRVS	13,319	3,173	118	10,028	799	1,966	24.71
SUPPLIES	4,060	1,119	1,368	1,573	1,070	132	61.26
MISCELLANEOUS	900	-	-	900	-	-	-
HUMAN RESOURCES							
	255,550	59,005	3,060	193,485	19,677	30,056	24.29
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	552,399	138,179	-	414,220	45,797	68,107	25.01
PURCHASED PROF/TECH SRVS	62,300	45,836	200	16,264	38,568	7,268	73.89
PUR PROP SRVS & OTH SRVS	210,290	63,523	5,283	141,484	57,409	5,430	32.72
SUPPLIES	50,224	4,132	732	45,360	2,446	1,645	9.68
CAPITAL OUTLAY	11,500	-	-	11,500	-	-	-
MISCELLANEOUS	211,040	129,388	-	81,652	77,731	37,246	61.31
INFORMATION TECHNOLOGY							
	1,097,753	381,057	6,215	710,481	221,950	119,696	35.28
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	4,400	-	-	4,400	-	-	-
SUPPLIES	31,991	2,948	2,711	26,333	-	2,601	17.69
CAPITAL OUTLAY	43,604	23,932	-	19,672	-	23,932	54.88
EMERGENCY MANAGEMENT							
	79,996	26,880	2,711	50,405	-	26,533	36.99
ANIMAL CONTROL							
SALARIES & WAGES/BENEFIT	91,425	21,818	-	69,607	6,979	11,052	23.86
PURCHASED PROF/TECH SRVS	5,266	579	-	4,688	366	52	10.99
SUPPLIES	13,450	3,467	428	9,555	1,604	1,146	28.96
CAPITAL OUTLAY	15,960	15,960	-	-	15,960	-	100.00
MISCELLANEOUS	130,200	28,435	91,565	10,200	-	28,435	92.17
ANIMAL CONTROL							
	256,301	70,258	91,993	94,050	24,909	40,685	63.30
TRANSFER IN TRANSFER OUT							
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
TOTAL EXPENDITURES							
	17,831,802	4,936,236	447,161	12,448,405	1,760,794	2,284,458	30.19
REVENUES OVER/(UNDER) EXPENDITURES							
	(163,133)	382,780	(447,161)	98,752	(572,313)	1,524,850	39.47

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

Budget Target 25%

22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	3,935,700	796,521	-	(3,139,179)	426,246	353,971	20.24
OTHER REVENUE	64,700	22,663	-	(42,037)	7,275	9,971	35.03
OTHER FINANCING SOURCES	4,305	11,115	-	6,810	-	-	258.21
TOTAL REVENUES	4,004,705	830,299	-	(3,174,405)	433,522	363,941	20.73
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,583,921	243,412	-	1,340,509	106,296	162,745	15.37
PUR PROF/TECH SRVS	26,000	1,982	-	24,018	1,908	50	7.62
PUR PROP SRVS & OTH SRVS	358,681	86,621	12,542	259,518	32,680	28,872	27.65
SUPPLIES	636,192	145,681	53,845	436,666	63,127	25,169	31.36
CAPITAL OUTLAY	40,000	1,822	26,470	11,708	-	-	70.73
MISCELLANEOUS	676,984	154,235	1,501	521,248	48,877	58,429	23.00
SANITATION	3,321,778	633,753	94,358	2,593,667	252,887.15	275,265	21.92
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	80,500	19,322	-	61,178	12,455	6,867	24.00
PUR PROP SRVS & OTH SRVS	75,057	28,789	-	46,268	7,336	14,118	38.36
DEBT SERVICE	315,217	-	-	315,217	-	-	-
MISCELLANEOUS	215,630	53,938	-	161,692	17,619	18,700	25.01
ORGANIZATIONAL	686,404	102,049	-	584,355	37,410	39,684	14.87
Transfer Out		-	-	-	-	-	-
TOTAL EXPENDITURES	4,008,182	735,802	94,358	3,178,022	290,297	314,949	20.71
REVENUES OVER/(UNDER) EXPENDITURES	(3,477)	94,497	(94,358)	3,617	143,224	48,992	(4.01)

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	% RECEIV. EXPENDED	Budget Target 25%
REVENUE SUMMARY								
WATER SYSTEMS	2,983,100	389,178	-	(2,593,922)	217,352.79	215,781.79	13.05	
SEWER SYSTEMS	3,153,500	601,005	-	(2,552,495)	385,491.71	254,751.31	19.06	
OTHER REVENUES	370,600	98,614	-	(271,986)	27,797.57	42,717.63	26.61	
INTERGOV'T REVENUE		326,508	-	326,508	160,907.07	165,600.80	-	
OTHER REVENUES	(1,659,023)	(872,008)	-	787,015	(290,669.28)	(290,669.28)	52.56	
OTHER	106,439	110,410	-	3,970	-	-	103.73	
TOTAL REVENUES	4,954,616	653,707	-	(4,300,909)	500,880	388,182	13.19	
EXPENDITURE SUMMARY								
UTILITY BILLING & COLLEC								
SALARIES & WAGES/BENEFIT	370,177	49,318	-	320,859	22,031	40,355	13.32	
PURCHASED PROF/TECH SRVS	29,948	732	488	28,728	732	-	4.07	
PUR PROP SRVS & OTH SRVS	109,112	16,438	1,797	90,877	2,504	9,642	16.71	
SUPPLIES	24,310	5,243	3,087	15,979	1,146	2,920	34.27	
MISCELLANEOUS	41,840	18,872	22,691	277	310	18,562	99.34	
UTILITY BILLING & COLLEC	575,387	90,603	28,063	456,721	26,723	71,480	20.62	
UTILITY ADMINISTRATION								
SALARIES & WAGES/BENEFIT	229,031	28,245	-	200,786	14,720	27,027	12.33	
PURCHASED PROF/TECH SRVS	21,832	13,453	614	7,765	-	13,358	64.43	
PUR PROP SRVS & OTH SRVS	16,241	4,867	2,320	9,054	2,283	851	44.25	
SUPPLIES	846	-	-	846	-	-	-	
MISCELLANEOUS	267,950	46,565	2,933	218,452	17,002	41,236	18.47	
WATER PLANT								
SALARIES & WAGES/BENEFIT	531,710	81,798	-	449,912	36,819	58,654	15.38	
PURCHASED PROF/TECH SRVS	35,000	1,200	4,594	29,207	501	449	16.55	
PUR PROP SRVS & OTH SRVS	236,170	34,854	52,602	148,714	12,341	12,399	37.03	
SUPPLIES	407,088	151,440	30,939	224,709	34,449	35,785	44.80	
CAPITAL OUTLAY		-	31,152	(31,152)	-	-	-	
MISCELLANEOUS	43,752	19,806	-	23,946	3,161	16,645	45.27	
WATER PLANT	1,253,720	289,098	119,286	845,336	87,272	123,932	32.57	
WATER DISTRIBUTION								
SALARIES & WAGES/BENEFIT	350,396	44,833	-	305,563	20,653	29,235	12.80	
PURCHASED PROF/TECH SRVS	2,500	-	-	2,500	-	-	-	
PUR PROP SRVS & OTH SRVS	16,204	1,362	1,857	12,985	629	405	19.86	
SUPPLIES	123,204	19,264	6,960	96,980	4,594	11,496	21.29	
MISCELLANEOUS	1,599	111	-	1,488	111	-	6.94	
WATER DISTRIBUTION	493,903	65,571	8,817	419,515	25,987	41,135	15.06	
SEWER COLLECTION								
SALARIES & WAGES/BENEFIT	387,570	56,588	-	330,982	25,965	34,693	14.60	
PURCHASED PROF/TECH SRVS	5,000	160	-	4,840	-	160	3.20	
PUR PROP SRVS & OTH SRVS	288,244	45,232	23,982	219,030	14,051	21,971	24.01	
SUPPLIES	83,688	16,359	9,662	57,668	9,087	2,018	31.09	
CAPITAL OUTLAY		39,494	-	(39,494)	39,494	-	-	
MISCELLANEOUS	1,302	-	-	1,302	-	-	-	
SEWER COLLECTION	765,804	157,833	33,643	574,328	88,597	58,841	25.00	

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56-UTILITY FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25% EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	294,018	54,195	-	239,823	23,219	33,628	18.43
PURCHASED PROF/TECH SRVS	30,000	5,277	1,986	22,737	1,959	1,530	24.21
PUR PROP SRVS & OTH SRVS	324,887	29,108	93,187	202,592	17,743	5,996	37.64
SUPPLIES	184,186	15,059	40,823	128,304	6,475	6,103	30.34
CAPITAL OUTLAY		-	-	-	-	-	-
MISCELLANEOUS	146,302	39,850	-	106,452	30,874	8,976	27.24
SEWER PLANT	979,393	143,488	135,996	699,908	80,269	56,232	28.54
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	79,663	13,234	-	66,429	8,394	4,840	16.61
PUR PROP SRVS & OTH SRVS	123,977	47,553	-	76,424	12,117	23,319	38.36
SUPPLIES		-	-	-	-	-	-
DEBT SERVICE	1,000	-	-	1,000	-	-	-
MISCELLANEOUS	413,820	103,333	-	310,487	34,823	34,525	24.97
ORGANIZATIONAL	618,460	164,120	-	454,340	55,334	62,684	26.54
TOTAL EXPENDITURES	4,954,616	957,277	328,740	3,668,599	381,183	455,540	25.96
REVENUES OVER/(UNDER) EXPENDITURES		(303,570)	(328,740)	(632,310)	119,696	(67,358)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	(303,570)	(328,740)	(632,310)	119,696	(67,358)	-

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60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	1,864		1,864	3,478	(2,239)	-
OTHER FINANCING SOURCES	1,597,648	856,663		(740,985)	285,554	285,554	53.62
TOTAL REVENUES	1,597,648	858,527	-	(739,121)	289,032	283,316	53.74
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,603,647	900,172	-	703,475	-	900,172	56.13
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	1,603,647	900,172	-	703,475	-	900,172	56.13
TOTAL EXPENDITURES	1,603,647	900,172	-	703,475	-	900,172	-
REVENUES OVER/(UNDER) EXPENDITURES	(5,999)	(41,646)	-	(35,647)	289,032	(616,857)	694.21
TRANSFER IN							
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(5,999)	(41,646)	-	(35,647)	289,032	(616,857)	694.21

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61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		8,801	-	8,801	-	5,853	-
OTHER FINANCING SOURCES	61,376	15,345	-	(46,031)	5,115	5,115	25.00
TOTAL REVENUES	61,376	24,145	-	(46,031)	5,115	10,968	39.34
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	61,376	24,145	-	(37,231)	5,115	10,968	39.34
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	24,145	-	(37,231)	5,115	10,968	39.34

Budget Target 25%

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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES		28	-	28	-	-	-
TOTAL REVENUES		28	-	28	8	9	-

-
-
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City of San Juan, Texas
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20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,500	1,625	-	(3,875)	470	-	29.55
TOTAL REVENUES	5,500	1,625	-	(3,875)	470	-	29.55
SUPPLIES CAPITAL OUTLAY	1,600	- 14,657	-	1,600 (14,657)	-	-	-
MUNICIPAL COURT	1,600	14,657.00	-	(13,057)	-	14,657	916.06
TOTAL EXPENDITURES	1,600	14,657.00	-	(13,057)	-	14,657	916.06
REVENUES OVER/(UNDER) EXPENDITURES	3,900	(13,032)	-	(16,932)	470	(14,657)	(334.15)

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21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE		Dec-23	Budget Target 25%
				REMAINING	Nov-23		
REVENUE SUMMARY							
OTHER REVENUE	6,000	1,276	-	(4,724)	-	392	21.27
TOTAL REVENUES	6,000	1,276	-	(4,724)	345	392	21.27
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES		-		-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	6,000	1,276	-	(4,724)	345	392	21.27

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Budget Target 25%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		12	-	12	4	4	-
TOTAL REVENUES		12	-	12	4	4	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES		12	-	12	4	4	-

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25 - PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	2,500	641	-	(1,859)	351	152	25.62
TOTAL REVENUES	2,500	641	-	(1,859)	351	152	25.62
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	2,500	641	-	(1,859)	351	152	25.62

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26-PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE							
OTHER INCOME	35,000	24,268	-	-	3,618	16,631	69.34
				(10,732)			
TOTAL REVENUES	35,000	24,268	-	(10,732)	3,618	16,631	69.34
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	55,452	-	10,452	45,000	-	-	18.85
PARKS	55,452	-	10,452	45,000	-	-	18.85
TOTAL EXPENDITURES	55,452	-	10,452	45,000	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	(20,452)	24,268	(10,452)	34,268	3,618	16,631	(67.55)

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27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25%
							% RECEIV. EXPENDED

REVENUE SUMMARY

OTHER REVENUE	9,000	8,109	-	(891)	5,000	1,004	90.10
TOTAL REVENUES	9,000	8,109	-	(891)	5,000	1,004	90.10

EXPENDITURE SUMMARY

POLICE

PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	500	-	-	500	-	-	-
SUPPLIES	10,000	1,349	-	8,651	1,249	-	13.49
MISCELLANEOUS	10,000	7,124	-	2,876	3,000	4,124	71.24
ADMINISTRATION	20,500	8,473	-	12,027	4,249	4,124	41.33
TOTAL EXPENDITURES	20,500	8,473	-	12,027	-	-	41.33

REVENUES OVER/(UNDER) EXPENDITURES

	(11,500)	(364)	-	11,136	4,249	1,004	3.16
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28-ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE		Nov-23	Dec-23	Budget Target 25% % RECEIV. EXPENDED
				REMAINING				
REVENUE SUMMARY								
OTHER REVENUE	1,500	35	-		(1,465)	35	-	2.33
FORFEIT LOCAL	600	-	-		(600)	-	-	-
TOTAL REVENUES	2,100	35	-		(2,065)	35	-	1.67
=====								
EXPENDITURE SUMMARY								
POLICE								
PURCHASED PROF/TECH SRVS	5,000	-	-		5,000	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-		-	-	-	-
SUPPLIES	-	-	-		-	-	-	-
POLICE	5,000	-	-		5,000	-	-	-
TOTAL EXPENDITURES	5,000	-	-		5,000	-	-	-
=====								
REVENUES OVER/(UNDER) EXPENDITURES	(2,900)	35	-		2,935	35	-	(1.21)

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30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25%
REVENUE SUMMARY							% RECEIV. EXPENDED
INTERGOV'T REVENUE	1,099,365	37,496	-	(1,061,869)	-	17,105	3.41
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	1,099,365	37,496	-	(1,061,869)	-	17,105	3.41
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	335,201	33,089	-	302,112	11,201	15,766	9.87
PUR PROP SRVS & OTH SRVS		-	29,225	(29,225)	-	-	-
SUPPLIES	64,756	-	-	64,756	-	-	-
CAPITAL OUTLAY	522,806	57,000	-	465,806	-	57,000	10.90
POLICE	922,763	90,089	29,225	803,449	11,201	72,766	12.93
FIRE							
SALARIES & WAGES/BENEFIT	111,214	-	-	111,214	-	-	-
FIRE	111,214	-	-	111,214	-	-	-
LIBRARY							
PURCHASED PROF/TECH SRVS	1,811	-	-	1,811	-	-	-
PUR PROP SRVS & OTH SRVS	8,300	198	-	8,102	-	179.15	2.39
SUPPLIES	1,250	234	-	1,016	-	-	18.70
CAPITAL OUTLAY		-	-	-	-	-	-
MISCELLANEOUS	3,227	397	-	2,830	-	-	12.31
LIBRARY	14,588	829	-	13,759	-	179.15	5.68
TOTAL EXPENDITURES	1,048,565.00	90,918	29,225	817,208	11,201	72,946	11.46
REVENUES OVER/(UNDER) EXPENDITUR	50,800	(53,422)	(29,225)	(133,447)	(11,201)	(55,841)	(162.69)

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Budget Target 25%

33 - HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	18,500	3,807	-	(14,693)	1,873	1,934	20.58
FINES & FEES	150	300	-	150	2,775	(2,775)	200.00
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	18,650	4,107	-	(14,543)	4,648	(841)	22.02
EXPENDITURE SUMMARY							
CITY EVENTS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
CITY EVENTS							
MISCELLANEOUS DEPT	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
MISCELLANEOUS DEPT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	18,650	4,107	-	(14,543)	4,648	(841)	22.02
TRANSFER IN							
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	-	-	-	-	-	-	-

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Budget Target 25%

35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,000	2,205	-	(2,795)	716	746	44.11
FORFEIT FEDERAL	71,000	-	-	(71,000)	-	-	-
TOTAL REVENUES	76,000	2,205	-	(73,795)	716	746	2.90
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	38,554	(1,587)	-	40,141	2,343	(8,102)	(4.12)
SUPPLIES	50,000	2,235	8,862	38,903	2,055	180	22.19
CAPITAL OUTLAY	130,500	-	-	130,500	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
POLICE	219,054	648	8,862	209,544	4,398	(7,922)	4.34
TOTAL EXPENDITURES	219,054	648	8,862	209,544	4,398	(7,922)	4.34
REVENUES OVER/(UNDER) EXPENDITURES	(143,053.84)	1,557	(8,862)	135,749	(3,682)	8,668	5.11

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55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25%	
							% RECEIV.	EXPENDED
REVENUE SUMMARY								
FEES & FINES	305,000	56,469	-	(248,531)	31,035	25,434	18.51	
TOTAL REVENUES	305,000	56,469	-	(248,531)	31,035	25,434	18.51	
EXPENDITURE SUMMARY								
SALARIES & WAGES/BENEFIT	263,025	49,028	-	213,997	20,632	29,031	18.64	
PUR PROP SRVS & OTH SRVS	16,069	577	434	15,058	77	37	6.29	
SUPPLIES	25,369	1,841	9,408	14,121	454	821	44.34	
CAPITAL OUTLAY	-	-	-	-	-	-	-	
MISCELLANEOUS	1,000	-	-	1,000	-	-	-	
STORM WATER	305,463	51,446	9,842	244,175	21,163	29,889	20.06	
TOTAL EXPENDITURES	305,463	51,446	9,842	244,175	21,163	29,889	20.06	
REVENUES OVER/(UNDER) EXPENDITURES	(463)	5,024	(9,842)	(4,355)	9,872	(4,454)	1,041.20	

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36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25%	
							% RECEIV.	EXPENDED
REVENUE SUMMARY								
PROPERTY TAXES	3,675,889	1,610,959	-	(2,064,930)	209,142	1,384,597	43.83	
OTHER REVENUE	1,500	24,322	-	22,822	7,148	9,832	1,621.47	
TOTAL REVENUES	3,677,389	1,635,281	-	(2,042,108)	216,289.85	1,394,429	44.47	
EXPENDITURE SUMMARY								
ORGANIZATIONAL EXPENSE								
DEBT SERVICE	3,388,850	-	-	3,388,850	-	-	-	
MISCELLANEOUS	-	-	-	-	-	-	-	
ORGANIZATIONAL EXPENSE	3,388,850	-	-	3,388,850	-	-	-	
TOTAL EXPENDITURES	3,388,850	-	-	3,388,850	-	-	-	
REVENUES OVER/(UNDER) EXPENDITURES	288,539	1,635,281	-	1,346,742	216,290	1,394,429	566.75	
TRANSFER IN	-	-	-	-	-	-	-	
TRANSFER OUT	-	-	-	-	-	-	-	
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)	288,539	1,635,281	-	1,346,742	216,290	1,394,429	566.75	

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41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	% RECEIV. EXPENDED	Budget Target 25%
REVENUE SUMMARY								
INTERGOV'T REVENUE	-	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-	-
OTHER REVENUE	-	-	-	-	-	-	-	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-	-
EXPENDITURE SUMMARY								
CITY MANAGER								
CAPITAL OUTLAY	503,687	234,327	(738,015)	461,813	11,008	-	-	-
CITY MANAGER	503,687	234,327	(738,015)	461,813	11,008	-	-	-
PARK AND RECREATION	-	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-	-
PARK	-	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	503,687	234,327	(738,015)	461,813	11,008	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(503,687)	(234,327)	(738,015)	(461,813)	(11,008)	-	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

42- BOND SERIES 2019 FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVT REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	103,112	103,112	-	103,112	35,118	34,279	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	103,112	-	103,112	35,118	34,279	-
	=====	=====	=====	=====	=====	=====	=====
DEBT SERVICE							
PURCHASED PROF/TECH SRVS	-	-	254,000	(254,000)	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	254,000	(254,000)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	103,112	(254,000)	(150,888)	35,118	34,279	-

City of San Juan, Texas
 Budget Expenditures Report
 December 31, 2023

43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	8,339	8,339	-	8,339	2,840	2,772	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	8,339	-	8,339	2,840	2,772	-
SEWER PLANT							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	175,320	(175,320)	-	-	-
TOTAL EXPENDITURES	-	-	175,320	(175,320)	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	8,339	(175,320)	(166,981)	2,840	2,772	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	-	-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE	-	-	-	-	-	-	-
OTHER REVENUE	4,277	4,277	-	4,277	1,395	1,450	-
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	-	4,277	-	4,277	1,395	1,450	-
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS		2,770	-	(2,770)	-	-	-
DEBT		-	-	-	-	-	-
SANITATION		-	-	-	-	-	-
LIBRARY	-	2,770	-	(2,770)	-	-	-
LONG TERM DEBT							
DEBT SERVICE	-	-	-	-	-	-	-
LONG TERM DEBT		-	-	-	-	-	-
TOTAL EXPENDITURES		2,770	-	(2,770)	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	1,507	-	1,507	1,395	1,450	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

47-CERT. OF OBLIG. - SERIES 2018 FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		18,741	-	18,741	9,245	-	-
TOTAL REVENUES		18,741	-	18,741	9,245	-	-
DEBT SERVICE							
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
CERT. OF OBLIG. - SERIES 2018							
TOTAL EXPENDITURES							
REVENUES OVER/(UNDER) EXPENDITURES	-	18,741	-	18,741	9,245	-	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

Budget Target 25% % RECEIV. EXPENDED
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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23
REVENUE SUMMARY						
OTHER REVENUE		3,748	-	3,748	1,440	825
TOTAL REVENUES		3,748	-	3,748	1,440	825
EXPENDITURE SUMMARY						
NEW CITY HALL						
PROF/TECH SRVS	-	-	10,534	(10,534)	-	-
CAPITAL OUTLAY		254,159	1,358	(255,517)	254,159	-
NEW CITY HALL	-	254,159	11,892	(266,051)	254,159	-
TOTAL EXPENDITURES		254,159	11,892	(266,051)	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(250,411)	(11,892)	(262,303)	825	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
OTHER REVENUE		73,261	-	73,261	23,823	24,038	-
TOTAL REVENUES		73,261	-	73,261	23,823	24,038	-
ADMINISTRATION							
PURCHASED PROF/TECH SRVS							
ADMINISTRATION							
WATER PLANT							
CAPITAL OUTLAY		-	359,328	(359,328)	-	651	-
WATER PLANT	-	-	359,328	(359,328)	-	651	-
SEWER COLLECTION							
CAPITAL OUTLAY	2,289,800	-	2,513,984	(224,184)	-	-	109.79
SEWER COLLECTION	2,289,800	-	2,513,984	(224,184)	-	-	109.79
Transfer Out		-	-	-	-	-	-
TOTAL EXPENDITURES	2,289,800	-	2,873,312	(583,512)	-	651	125.48
REVENUES OVER/(UNDER) EXPENDITURES	(2,289,800)	73,261	(2,873,312)	(510,251)	23,823	23,387	122.28

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

53 - CAPITAL PROJECTS FIRESTATION FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		15,330	-	15,330	5,304	2,373	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		15,330	-	15,330	5,304	2,373	-
EXPENDITURE SUMMARY							
FIRE							
CAPITAL OUTLAY		508,303	1,763,464	(2,271,767)	204,350	298,732	-
FIRE	-	508,303	1,763,464	(2,271,767)	204,350	298,732	-
STREETS & ALLEYS							
CAPITAL OUTLAY		-	-	-	-	-	-
STREETS & ALLEYS	-	-	-	-	-	-	-
PARKS & RECREATION							
CAPITAL OUTLAY		707,276	1,017,376	(1,724,652)	516,039	191,237	-
PARKS & RECREATION		707,276	1,017,376	(1,724,652)	-	191,237	-
SANITATION							
CAPITAL OUTLAY		-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
ADMINISTRATION							
PROF/TECH SRVS		-	-	-	-	-	-
COST OF ISSUANCE		-	-	-	-	-	-
ADMINISTRATION		-	-	-	-	-	-
TOTAL EXPENDITURES	-	1,215,579	2,780,840	(3,996,419)	204,350	489,969	-
REVENUES OVER/(UNDER) EXPENDITURES							
	-	(1,200,249)	(2,780,840)	(3,981,089)	(199,046)	(487,596)	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

Budget Target 25%

54-2014 BOND FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	% RECEIV, EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		3,558	-	3,558	1,160	1,206	-
TOTAL REVENUES		3,558	-	3,558	1,160	1,206	-
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES		-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES		3,558	-	3,558	1,160	1,206	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

Budget
Target
25%
% RECEIV.

58-CERT. OF OBLIG. SER 2023 FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		93,626	-	93,626	30,718	31,917	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		93,626	-	93,626	30,718	31,917	-
EXPENDITURE SUMMARY							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS & ALLEYS							
STREETS & ALLEYS	120,076	-	107,954	12,122	-	-	89.90
PARKS AND RECREATION							
PARKS AND RECREATION	120,076	-	107,954	12,122	-	-	89.90
CAPITAL OUTLAY							
CAPITAL OUTLAY	6,903,756	10,327	-	6,893,429	-	10,327	0.15
PARKS AND RECREATION	6,903,756	10,327	-	6,893,429	-	10,327	0.15
SANITATION							
CAPITAL OUTLAY	1,544,574	440,862	1,102,774	939	-	-	99.94
SANITATION	1,544,574	440,862	1,102,774	939	-	-	99.94
WATER PLANT							
CAPITAL OUTLAY	166,500	-	-	166,500	-	-	-
WATER PLANT	166,500	-	-	166,500	-	-	-
SEWER COLLECTION							
CAPITAL OUTLAY	265,094	147,675	115,312	2,107	-	-	99.21
SEWER COLLECTION	265,094	147,675	115,312	2,107	-	-	99.21
TOTAL EXPENDITURES	9,000,000	598,863	1,326,040	7,075,097	-	10,327	21.39
REVENUES OVER/(UNDER) EXPENDITURES	(9,000,000)	(505,237)	(1,326,040)	7,168,723	21,590	20.35	

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,712,212	269,462	-	(1,442,750)	140,235	127,933	15.74
OTHER REVENUE	70,000	28,196	-	(41,804)	9,187	9,250	40.28
OTHR FINANCING SOURCES/U	(106,791)	(26,405)	-	80,386	(8,802)	(8,802)	24.73
TOTAL REVENUES	1,675,421	271,253	-	(1,404,168)	140,620	128,381	(16.19)
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	177,957	46,670	-	131,287	13,701	18,758	26.23
PURCHASED PROF/TECH SRVS	210,444	29,558	-	180,886	10,000	16,558	14.05
PUR PROP SRVS & OTH SRVS	77,711	15,548	-	62,163	10,059	2,510	20.01
SUPPLIES	26,000	5,679	-	20,321	1,218	2,623	21.84
CAPITAL OUTLAY		-	-	-	(31)	-	-
DEBT SERVICE	213,050	-	-	213,050	-	-	-
MISCELLANEOUS	970,259	277,331	-	692,928	26,287	166,694	28.58
SAN JUAN ECONOMIC DEV	1,675,421	374,788	-	1,300,633	61,234	207,143	22.37
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS							
TOTAL EXPENDITURES	1,675,421	374,788	-	1,300,633	61,234	207,143	22.37
REVENUES OVER/(UNDER) EXPENDITURES	-	(103,534)	-	(103,534)	79,386	(78,762)	-

City of San Juan, Texas
Budget Expenditures Report
December 31, 2023

29 - SAN JUAN ECONOMIC DEPT. CORP FINANCIAL SUMMARY	BUDGET 2023-2024	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Nov-23	Dec-23	Budget Target 25% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		492	-	492	159	186	-
OTHR FINANCING SOURCES/U	106,791	26,405	-	(80,386)	8,802	8,802	24.73
TOTAL REVENUES	106,791	26,896	-	(79,895)	8,961	8,988	25.19
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	104,123	-	-	104,123	-	-	-
ORGANIZATIONAL EXPENSES	104,123	-	-	104,123	-	-	-
TOTAL EXPENDITURES	104,123	-	-	104,123	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	2,668	26,896	-	24,228	8,961	8,988	1,008.11

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 13, 2024

Consider Approval of City Commission Meeting Minutes:

- June 13, 2023

- September 26, 2023

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of City Commission Meeting Minutes.

RECOMMENDATION:

Approval of Minutes.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, June 13, 2023

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro Tempore
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, 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
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Finance Director
Armandina Sasin, Library Director
Patrick Willingham, Director of Parks & Recreation
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, Asst. Director of Parks & Recreation/Police Athletic League

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.
- V. PRESENTATIONS**
 - A. Presentations on the Distinguished Budget Award to the City of San Juan Finance Department from the Government Finance Officers Association (GFOA) for the Fiscal Period of Fiscal Year 2022-2023.**

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 13, 2023**

DISCUSSION: Benjamin Arjona, City Manager, informed the City Commission that sometime back they had mentioned good news about the Department of Finance as they were presented with the Distinguished Budget Award from the Governmental Finance Association. Mr. Arjona noted that the financial team was presented, and it was the city's first time receiving this award. Leroy Gonzales, Director of Finance, stated that in December 2022, the city submitted paper work for the 2023 fiscal year. In February 2023, the association sent them a letter saying they had been awarded the Distinguished Budget Award for the 2023 fiscal year. Mr. Gonzales mentioned that the guidelines to receive this award were designed to assess how well the entity budgeted as a policy document, a financial plan, an operational guide, and a communication device. Furthermore, the budget report must be proficient in all 4 categories and all 14 mandatory criteria in order to receive the award. He also mentioned that the city has never received the distinguished budget award in the past. Mr. Gonzales stated it is with great honor to be part of and serve as the Director of the Finance Department for the City of San Juan, hopes to continue to receive this award in the upcoming years. He thanked the City Manager and the Commission for their continued support, and stated that without his staff, this would've not been possible. He also gave a special thanks to his assistant, Maria "Lulu" Beltran; and stated "without her, I don't think any of this would be possible, she works very hard day in and day out during the summer to make sure we have the documentation for our budget."

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

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

DISCUSSION: Mayor Mario Garza asked Patrick Willingham, Director of Parks and Recreation, in reference to Mayfield Park if any quotes had been received to repair the damages that were done. Mr. Willingham responded that they met with three companies, of which they had already received one quote and were waiting for the other two. Mayor Garza asked if kids are still using the fields, to which Mr. Willingham replied yes for practice, and are using portable restrooms that are handicapped accessible. Mr. Willingham informed them that all games are being held at the municipal park. Commissioner Marco "Markie" Villegas asked for a time frame for the repairs; as soon as all quotes are in and reviewed, they can determine, as per Mr. Willingham. He also stated that the contractor is replacing a lot of existing stuff. Commissioner Ernesto "Neto" Guajardo asked Mr. Willingham for an estimate of damages, to which Mr. Willingham responded around \$30,000. Commissioner Guajardo asked Israel Garza, Director of Sanitation, how he was doing with the weedy lots. Mr. Garza responded that they were on it; in fact, Parks and Recreation had a crew out there assisting. Commissioner Adina "Dina" Santillan asked Daniel Tijerina, Director of Planning and Zoning, if they were still waving building permit fees that were placed after the storm. Mr. Garza, Director of Sanitation, responded that no, they were charging already. Mayor Garza notified Mr. Garza that he would be placed on the next meeting so that he could update the commission about the KSJB event.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing for the Voluntary Annexation Petition of the 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, thanked the board and said that this is the voluntary annexation petition was filed on April 25, 2023. Mr. Tijerina stated that the recommendation is to have a public hearing on the voluntary annexation petition.

Mayor Mario Garza opened the public hearing at 6:10 p.m.

Mayor Mario Garza closed the public hearing at 6:10 p.m.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 13, 2023**

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

- B. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer’s Permit) at Guadalajara Express Restaurant located at 205 W. Nolana Avenue Suite 8, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Guadalajara Express Restaurant, LLC.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated this restaurant opened in October 2020, 3 years ago, and has been in operation at that location, where there are clusters of restaurants at Raul Longoria and Nolana. Mr. Tijerina stated that this request is to sell alcoholic beverages along with the meals they serve. Furthermore, it mentioned the hours of operation to be Monday, Tuesday’s, Thursday’s, and Fridays from 10:00 a.m. to 10:00 p.m., and Wednesday’s and Sunday’s from 10:00 a.m. to 4:00 p.m., in accordance with the TABC guidelines and City Secretary’s office requirements. He stated staff recommended approval of the public hearing, and this request went before the Planning and Zoning Commission, which met all the requirements and recommended approval.

Mayor Mario Garza opened the public hearing at 6:12 p.m.

Mayor Mario Garza closed the public hearing at 6:12 p.m.

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

- C. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from General Business District (C-2) to the Multi-Family Residence District (R-MF) of a 1.21-acre tract of land out of Lot 11, Block 6, John Closner Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated this item is located off FM 495, which is the predominant zoning of the corridor, whose frontage is general business on both sides of FM 495. Mr. Tijerina noted the dimensions to be 210 ft by 250 ft, for a total of 1.2 acres, and that the proposal is to rezone from C-2 zoning to multi-family. He stated they recommended denial of the request.

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

Rafael Mendoza, applicant, decided to go ahead and follow the city’s recommendation on doing general business on this particular land for the frontage. Commissioner Adina “Dina” Santillan asked for clarification that applicant Rafael Mendoza was not asking for re-zoning. Rafael Mendoza, the applicant, spoke to Mr. Tijerina and seemed unsure of his decision. Mayor Mario Garza recommended that we table the item, give him the opportunity to decide, and come back in two weeks for our next meeting.

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

Mayor Mario Garza made a motion to table the item and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed (5-0)

- D. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 4.87-acre tract of land out of Lot 11, Block 6, John Closner Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza.**

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 13, 2023**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this is the back portion of the item we just saw. Rafael Mendoza, applicant is proposing to rezone the property. Mayor Mario Garza stated he would make a motion to table the item so that way both this item and previous are brought back at the same time. Rick Palacios, City Attorney advised Mayor Mario Garza to go ahead and open the item for public comments and after that they could go ahead and table the item for next meeting.

Mayor Mario Garza opened the public hearing at 6:16 p.m.

Alfredo Martinez, a resident who resides in the subdivision right next to where the field was, stated that after speaking with a lot of the residents in that area, they are not very comfortable going from single-family to multi-family for many possible reasons. Many residents in the area have children, and having something on the other side of that can cause traffic, crime, and safety concerns if action is approved. Mr. Martinez presented percentages of a public survey on how safe residents of the City of San Juan feel in their areas, according to Nitch.com. Another question in the survey was how effective law enforcement is in this area, as the survey percentages were low. Mr. Martinez got a petition for residents to sign on Buffalo, Tiger, and Safari Streets with their addresses, phone numbers, and the number of children they have. Rafael Mendoza, applicant, stated that the resident's concerns were presented at the Planning and Zoning Commission meeting. He stated that he sees things the other way around for bringing growth to the City of San Juan as far as jobs, whether it be new homes, apartments, etc., as stated, there is crime everywhere. Mr. Mendoza wanted to offer new residents the opportunity to come to San Juan, knowing that some residents cannot afford to buy homes right now and will stay in apartments. Diana Martinez, a San Juan resident, main concern is the crime. Ms. Martinez states that it's like opening a door for the illegals that are coming in. Ms. Martinez stated she would prefer that the City of San Juan build restaurants, pharmacies, and doctors there, being that residents always have to travel to another city to comply with that, so she would rather they build businesses. Ms. Martinez is against the apartments because the apartments will house illegals and cause more crime as the illegals destroy apartments, hotels, and wherever they are housed. Ms. Martinez stated that if Mr. Mendoza wants, he can make an offer and possibly buy the residents out, being that the apartment complex is in her backyard, and if it is three stories, the residents would be looking into her home. Edna Martinez, resident of Deerfield, stated that she got the notice from the residents that day that they received the notice about the apartment complex that is being proposed, and the main concern is that they have been there for a while, and that is the reason they moved there for family growth in a safe and quiet neighborhood. Ms. Martinez, resident, stated that because it is a non-gated community, they do not have fast cars passing by, children are able to be out, they know who is going in and out, and she feels that the neighborhood is a safe place. Ms. Martinez stated that having the apartment complex built will be an invasion of privacy, whether it is one story, two stories, or three stories, being that they do not know who will be moving in. The residents understand the intention of growth for more jobs and residents in the City of San Juan; however, she is against the apartment complex because she has safety concerns. Mayor Garza asked Mr. Tijerina to take this item back to the Planning and Zoning Commission for further review.

Mayor Mario Garza closed the public hearing at 6:30 p.m.

Mayor Mario Garza made a motion to table and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (5-0)

E. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of Lots 5, 6 and 7, Block 1, Granada Village Subdivision, as Requested by Camarillo Construction, LLC.

DISCUSSION: Daniel Tijerina, Director of Planning, stated that lots are located off the back position faces of FM 495 and located inside Camarillo neighborhood and Granda Village. The proposal is to go from C-1, which was already approved years ago, to C-2. We did receive some calls, but there were no concerns. Staff is recommending approval, and the planning and zoning commission also recommended approval of this rezoning request.

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Mayor Mario Garza opened the public hearing at 6:33 p.m.

Mark Vasquez, a resident, is against rezoning. Has concern about safety issues, parking, the people that residents bring over as guests, as well as crime, as it takes just one family member to get out of jail and come over and be vandalizing, breaking windows, or stealing. Mr. Vasquez was confused and had not realized that it was not apartments but a commercial plaza that's being built.

Mayor Mario Garza closed the public hearing at 6:35 p.m.

Mayor Mario Garza made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (5-0)

F. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to Operate a Drive-Thru Business at 902 W. IH 2, legally described as Lot 3A, Re-plat of Lots 3 and 4, Texas National Subdivision, as Requested by Whataburger Restaurant.

DISCUSSION: Daniel Tijerina, Director of Planning, stated they had a public hearing, layouts, and everything is in order and staff recommended approval for the drive-through windows. Mr. Tijerina indicated that the Planning Commission voted 6-0 to approve this condition and release permits.

Mayor Mario Garza opened the public hearing at 6:36 p.m.

Mayor Mario Garza opened the public hearing at 6:37 p.m.

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

G. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from a Single-Family Residence District (R-S) to a 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 Unit No. 1 Subdivision, as Requested by Mario Anaya.

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this property is located approximately a few hundred feet south of Moore Road on the east side of Veterans Boulevard and has an acreage of 9.59. Mr. Tijerina noted that the proposal was to rezone from single-family to multi-family. Furthermore, they held a public hearing with the Planning Commission, and staff recommended denial based on the maps and tools that we utilized to make a recommendation. The Planning Commission had several people present during the meeting; they heard their concerns and voted 6-0 to deny this rezoning request.

Mayor Mario Garza opened the public hearing at 6:38 p.m.

Carlos Lopez, resident of the Hacienda Palms subdivision, is against proposal, as his concern is vandalism, robbery, and their safety. Mr. Lopez stated that his subdivision is not gated and that the proposed apartment complex would be in his back yard and its an invasion of privacy. Sandra Orta, resident is against proposal due to traffic vandalism, and safety of their kids. Roy Ibanez, spoke on behalf of the applicant Mr. Anaya, clarified that they will be high end apartment complex and they can't control the crime. Mr. Ibanez stated that they will be doing small lots approximately 60 lots. What the proposal is to do 24 multi-family lots. Mr. Ibanez stated that he has offered residents the opportunity to view the plans, they are not proposing to build a 2 or 3, story complex they will be doing a single-story complex with high end units. Mr. Roy Ibanez proceeded to pass out copies to the commission on the plans for the apartments. Mr. Ibanez stated that it will be a single-family fourplex lots. Mr. Ibanez stated that it is within the city's future plans and they would take into consideration as to fences for the resident's houses. These are high end apartments and they will not be putting housing in that subdivision of apartments. This will create \$75,000.00 to \$90,000.00 in tax revenue for the City of San Juan based on the current tax rate. Again, Mr. Ibanez stated there is nothing they can do

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as far as the vandalism, they are asking the commission to approve this. Carlos Puente, resident is against the project his concern is the gas lines. Mr. Ibanez clarified that gas lines go east and west and are further south. Merit Energy has gas lines running east and west. Rebecca Cano, one of the first residents in that subdivision is against the project her concerned on parking on streets and how that is going to affect her home value. Victor Garza, developer wants to make clear that they are planning on making a completely independent subdivision are not planning and connection into any subdivision that are next door. There will be more than enough parking for everyone. Commissioner Adina “Dina” Santillan asked if this would be a gated subdivision. Mr. Tijerina, responded that would be a good idea to consider, also stated that just the fact to rezone and then once we get past the zoning then we look at everything else, as for the fire department this would need 2 exits and 2 entrances. Mayor Mario Garza questioned how Mr. Ibarra thought that the planning and zoning had approved it and asked Mr. Tijerina if someone from their office had called them. Mr. Tijerina said no one called them and have no idea how he got that information. Mayor Garza suggested to table this and give both parties and opportunity to talk and maybe come to an agreement as far as what they want to put there. Mayor Pro Tem Marco “Markie” Villegas stated that he does not think the information is being relayed as far as public surveys and statistics correctly. There is a miscommunication between residents and developers. Commissioner Leonardo “Lenny” Sanchez expressed his concern regarding the resident’s number one concern regarding the crime and asked to give ample time to review and explain all aspects. Mayor Mario Garza stated that there will be no action taken and advised Mr. Tijerina to let him know when the meeting will be to see if the mayor could possibly sit in.

Mayor Mario Garza closed the public hearing at 7:07 p.m.

No action taken

VII. APPOINTMENTS

A. Consideration and Action to Appoint, Re-appoint and/or remove one (1) Board Member of the San Juan Police Athletic Board. *Tabled*

Mayor Mario Garza made motion to untable the item and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed. (5-0)

DISCUSSION: Brenda Escalante, City Secretary, stated that they received 3 applications; Diana Almaguer, Ignacio Almaguer and Raul Martinez.

Commissioner Adina “Dina” Santillan made motion to appoint Raul Martinez to the PAL Board and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

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

A. Discussion and Possible Action to Extend the City of San Juan Municipal Court Amnesty Program from June 19 to September 29, 2023

DISCUSSION: Benjamin Arjona, City Manager, stated that the amnesty program had been successful, and they recommended extending the program. Commissioner Adina “Dina” Santillan asked how long it has been in process and how people are responding to it. Maria “Mary” Enriquez, the court administrator, answered that they received a good turnout. Commissioner Marco “Markie” Villegas stated that he had no problem extending it and that this program relieved people of feeling worried, scared, or stressed out, knowing they could have more time to pay. Commissioner Villegas, overall, thought it was a good idea. Mayor Mario Garza inquired about the methods of payment, to which Ms. Enriquez responded in person, by phone, or online.

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

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IX. CONTRACTUALS

- A. Consideration and Action, if any, to Enter into a Memorandum of Understanding and Policy Between the City of San Juan and the City of McAllen, Texas Anti-Gang (TAG) Center Rio Grande Valley, for the Transfer of Equipment Purchased with Grant Funds. [Leandro Sifuentes, Interim Chief of Police]**

DISCUSSION: Leandro Sifuentes, Interim Chief of Police, indicated that the purpose of this memorandum was to engage into an MOU with the City of McAllen RGV TAG, we received 22 dash cameras with everything included set up and iCloud services. Chief Sifuentes stated that this basically covers everything for 22 units. And at this moment they are requesting the city commission and city manager's approval as they're some policies that need to be follow. He also informed the commission that the dash cameras have an LPR included license plate readers that help enhance the investigations and will be joining teams with the RGV TAG Unit, which would also help us as it would be zero cost to the City of San Juan because it is coming directly from federal funds. As the city will save a significant amount of money since they were planning on budgeting for iCloud services for our dash cams rather than using the previous SD card, which was always lost or broken during use. Chief Sifuentes stated that he recommended approval of the MOU. Commissioner Sanchez asked if this includes infrastructure for media files. Sifuentes replied that yes, that includes everything. Also inform them that IT is on board.

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

X. RESOLUTIONS

- A. Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare a Service Plan for 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. Tract 2: being a 3.03-acre tract of land out of Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning.]**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this is basically to consider the resolution to accept the voluntary annexation for these two tracts of land and these three phases of Valley Ranch subdivisions. He also stated that they would be setting up hearing dates and everything else, so we will adopt the resolution and accept the voluntary annexation, setting dates and times for the public hearing. Mr. Tijerina stated staff recommended approval for this request, and that was not a public hearing.

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

Mayor Mario Garza I just want to make a comment in regards to Resolution B, which was just approved in reference to the certificates of obligations. Mayor Garza mentioned that he was aware that at one point they spoke about having an indoor shooting range for our officers, and he inquired about the possibility of utilizing any of those funds for a shooting range. He asked if there is something maybe Mr. Bobby Villarreal can investigate, and not only that, if we can reach out to our neighboring cities to see if they are willing to contribute to having that facility for you guys in the back. Also, maybe get with the County and City of Pharr, or, you know, just to see if we can work out a deal as the city owns the land.

Commissioner Leonardo "Lenny" Sanchez made motion and was seconded by Commissioner Ernesto "Neto" Guajardo (5-0)

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B. Consideration and Approval of a Resolution by the City Commission of the City of San Juan, Texas Authorizing and Approving the Publication of a Notice of Intention to Issue Certificates of Obligation; Complying with the Requirements Contained in the Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date.

DISCUSSION: Mayor Mario Garza stated that he would be going out of order. Benjamin Arjona, City Manager, introduced Bobby Villarreal, City Bond Counsel, and Arnold Cantu. Mr. Arjona further stated that this item is in reference to additional funding. They had some bids for proposed projects like the city hall, fire station, and parks. Obviously, we were over budget, so we had to ask for additional funding, which we did get. Mr. Villarreal thanked the board and congratulated the finance department for their well-deserved award. He also mentioned that a packet was provided to them, which, as Mr. Arjona mentioned, was for projects like sanitation for 1.7 million and parks for about 5.3 million. Page 2 shows a graph of the overall debt for about 4 to 5 years. There was pretty level debt, but not much space for capacity to do a whole lot going forward. Moreover, he reviewed the main presentation, which is a 5% tax rate impact; in the first column to the left side, you have tax-taxable valuations. Last year, you were at 1.367 billion, and 2024 will have at least 1.58 billion, which is an increase of 15%. So, one thing we solved for going forward is that you have been having increases over the last decade, substantial in the last five years, so conservatively, we just put three percent for a few years, two percent, and one percent going forward after that. Furthermore, in the shaded part there in blue, we ran a scenario with current market rates with insurance and a double A rating that you would have an interest rate right now of about 4.7 percent over 20 years on a 9-million-dollar project fund. He mentioned, if they notice, that in the first 10 years, your payments are roughly 500 to 560 thousand; in the second 10 years, they go up to 947 thousand, and it keeps going up and up. The rationale for that was that if you notice on the left side your existing debt, it doesn't drop off until another five years, so we were trying to give you some capacity to get there. Now there's another column saying self-supporting debt service, so what that does is those are the departments utilities, sanitation, fire, and a bunch of different departments that help make these payments, and so one of the things we put in there was that Sanitation would donate about \$195,000 a year for 10 years only. He mentioned that the sanitation department has about 1.5 million in the fund balance, so we want to slide that over each and every year. However, one thing I would note is that if the sanitation department can get to that number, we have another number of contributions. If you notice that line there, it's about \$155,000 for the first year and \$92,000 for the second year, which comes from the bottom box in their bottom. Mr. Villarreal informed that the city has an INS fund balance, so right now the INS fund balance is about 1.8 million, which can only be used to pay debt; it can't be used for anything else. We can use that particular column to mitigate any tax increase, and what we did was solve for 17 pennies of tax rate on the right-hand side. Having said that, we can get you to the point where we need to be. I know that some of these parks may have some grants attached to them, so if the grants come in some of these funds, then they can be reutilized, and I think Mr. Arnold Cantu has designed the packet in a way that we could go to some other uses. Mr. Villarreal responded that he would recommend it since they were going to talk to rating agencies about it and they would ask whether utilities had any rate increases; to his knowledge, he did not believe so. They would also like to know whether there will be a rate study if you plan to expand. We know San Juan is going to grow; those are growing pains that are going to cost the city money, and you need to prepare yourself in advance. He pointed out that this had to be run like a business, whether it was sanitation or collecting enough income to pick up trash and clean things up. The same goes for utilities if you're going to create a new subdivision; they are expenses. That was his recommendation.

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

XI. CONSENT AGENDA

- A. Consider Approval of City Commission Meeting Minutes:**
-September 27, 2022
-April 25, 2023

- B. Consider Approval of the Budget Expenditure for the Month of April 2023.**

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

XII. 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 Legal Issues Concerning the Non-911 Emergency Ambulance Services.**

XIII. RECONVENE

- A. The City Commission Will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meetings, and Requirements to Vote or Take Final Action in Open Meeting.**
- 1. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Non-911 Emergency Ambulance Services.**

No action

XIV. ADJOURMENT

Mayor Pro Tem Marco “Markie” Villegas made motion to adjourn at 7:27 p.m. and was seconded by Commissioner Adina “Dina” Santillan. 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, September 26, 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 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
Melissa Sanchez, Administrative Assistant III
Greg Trevino, Public Information Officer
Ruben Guajardo, Assistant Director of Parks & Recreation. PAL

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00 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.
- V. PRESENTATIONS**

A. Presentation on a Proclamation Proclaiming October 2023 as Manufacturing Month.

DISCUSSION: Commissioner Adina “Dina” Santillan read the proclamation proclaiming October 2023 as Manufacturing Month. Belinda Vargas with PSJA School District ISD stated that she is thankful and

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appreciated for the partnership that they have with the City of San Juan and added that they need a workforce so that they can bring more companies here in the area. The only way we can accomplish this is by supporting Manufacturing Day.

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

DISCUSSION: Commissioner Ernesto “Neto” Guajardo informed the community that today we had a ribbon cutting for Care Now Urgent Care, which is a clinic that provides residents with convenient and quality urgent care services. This urgent care clinic is located at the intersection of N. Veterans Blvd. and US-83 Frontage Rd., near Blue Wave Express Car Wash.

VI. APPOINTMENTS

A. Consideration and Action to Appoint, Re-appoint and/ or Remove Board Member(s) of the Keep San Juan Beautiful Board.

DISCUSSION: Brenda Escalante, City Secretary, stated we received a resignation letter from Monica Leal from the Keep San Juan Beautiful Board, and at this moment, we are asking for consideration to appoint a new member to replace Monica Leal.

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

VII. PUBLIC HEARING/ ORDINANCES

A. Hold a Public Hearing and Consider an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages at “Carlitos Snacks and Drinks” Located at 205 W. Nolana Avenue, Suite 14, Legally Described as Lot 1, San Juan Plaza Subdivision, as Requested by Carlitos Snacks and Drinks, LLC.

DISCUSSION: Daniel Tijerina, Director of Planning, stated this item is a conditional use permit to sell alcoholic beverages for off-premise consumption at the commercial plaza located in front of Delia’s Tamales on Nolana. The business is a snack shop that will sell prepared drinks. The property has two entrances along Nolana Avenue with plenty of parking. They will comply with the alcoholic beverages commission requirements as well as with our city ordinance. Mr. Tijerina added that they mailed out letters to property owners within a 200-foot radius, and they advertised in the newspaper as well. On August 30th, 2023, they had the public hearing before the Planning and Zoning Commission, and staff recommended approval.

Mayor Mario Garza opened the Public Hearing at 6:09 p.m.

Commissioner Adina “Dina” Santillan stated one of the requirements is that they have cameras. We have many businesses that are operating without the cameras when they supposed to. They need to be in compliance before they do receive the permit to open and we need to follow up with all of our previous businesses and make sure they’re in compliance. Commissioner Leonardo “Lenny” Sanchez asked Mr. Tijerina if we do an evaluation before issuing a permit. Mr. Tijerina responded what we do is that once the

owner comes in and applies for an occupational license where three different inspections are made. One by the Fire Department, Health and Building and Code Enforcement. Mayor Mario Garza asked if they go to current businesses to make sure that they are in compliance to which Mr. Tijerina responded yes.

Mayor Mario Garza closed the Public Hearing at 6:11P.M

Commissioner Adina “Dina” Santillan 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 Conditional Use Permit for the Sale of Alcoholic Beverages (Wine and Beer) for On-Premise Consumption at “Tremendoz Drive-Thru” Located at 2201 N. Cesar Chavez Road, Legally Described as Lot 1, C&B Subdivision, as Requested by Tremendoz Drive Thru, LLC.**

DISCUSSION: Daniel Tijerina stated this is a conditional use permit for an existing facility, Tremendoz Drive Thru, which has been in operation since 2017. They’re applying for an on-premise consumption permit to allow them to open a wine and beer store to add to their products. They will be preparing a variety of mixed drinks to go on site, but the TABC requires that they obtain this license. He added that they sent out notices to property owners, which they published in the newspaper. They had a public hearing before the Planning and Zoning Board, and staff recommended approval subject to the conditions outlined in the ordinance.

Mayor Mario Garza opened the Public Hearing at 6:12 p.m.

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

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

- C. Hold a Public Hearing and Consider an Ordinance Regarding the Conditional Use Permit to Operate a Group Home Child Daycare at 202 E. 14 1/2 Street, Legally Described as Lot 22, Lincoln Heights Subdivision, as Requested by Xochitl Rodriguez.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated this is a conditional use permit for a child care facility in a residential area. The lot size is about 6,050 square feet, and the house is about a little over a thousand square feet. The proposed hours of operation are Monday through Friday, from 7:15 a.m. to 5:30 p.m. They mailed out notices to 35 property owners within a 200-foot radius and received three emails against the request due to the additional traffic that might come in. Mr. Tijerina stated that after speaking to Ms. Rodriguez, it would only be her mother and herself, and she would be in compliance with state requirements. He stated that both staff and the Planning and Zoning Commission recommended approval. Commissioner Adina “Dina” Santillan asked Mr. Tijerina what we should do in regards to the traffic concerns. Mr. Tijerina responded that he doesn’t see any issues regarding traffic since it’s only a service that they are providing to the neighborhood and not a drop-off or pick-up service. Commissioner Santillan recommended having a speed awareness sign for the drivers. Xochitl Rodriguez, the applicant, mentioned that they were licensed to take only 3–4 kids and therefore would only be expecting one or two parents.

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

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

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

- D. Hold a Public Hearing and Consider an Ordinance Regarding a Rezoning Request from Single- Family Residence District (R-S) to Institutional District (IN) at 1212 S. Wyoming Avenue, Legally Described as Lots 23-26, Block I, L.F. Moore Subdivision, Block I, as Requested by Jesus Ramirez.**

DISCUSSION: Daniel Tijerina stated Mr. Ramirez is requesting a rezoning of his two-lot property at 12th Street and Wyoming Avenue for institutional use. The property has two entrances and exits along Wyoming Road, and the surrounding properties are residential. Mr. Tijerina mentioned the activities that are allowed

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in the institutional district, which are: public and private schools, community or other civic buildings, including museums, libraries, and auditoriums; institutions of an educational, charitable, or philanthropic nature, but not penal or mental institutions; nursing homes; or convalescent homes. Mr. Tijerina stated they mailed out letters to 27 property owners within a 200-foot radius and received no comments in favor or against. Staff is recommending denial of the rezoning request.

Mayor Mario Garza opened the Public Hearing at 6:21 p.m.

Maria Rios stated she lives behind Mr. Ramirez's house, and the reason she's against this rezoning request is because the street is too narrow and the cars have no space to go in and out. The canal is also too close, and it's not safe. Della Alvarez, who lives close to Mr. Ramirez's house, stated that the street is not going to change due to conflict between the county and the city and added that it's not going to work out very well due to safety issues and additional traffic, she recommended denial of request. Mayor Mario Garza asked if Mr. Ramirez was present, to which Mr. Tijerina responded that he was contacted and was not present at the Planning and Zoning Commission Meeting either, and there's speculation as to what his plans are. Mayor Garza stated he needed more information in reference to the request. Mayor Pro Tem Marco "Markie" Villegas inquired about any challenges with emergency services, to which Tirso Garza, Fire Chief, responded that they had issues but assured them that in the event of an emergency, they would get in.

Mayor Mario Garza closed the Public Hearing at 6:27 p.m.

Benjamin Arjona, City Manager, suggested meeting with Mr. Ramirez for further clarification. He is aware that Mr. Ramirez intends to establish an institution for children with special needs that teaches them life skills, but this is clearly merely a rezoning request. Mr. Arjona pointed out that there is no issue between the county and the city, but the road is not owned by the city.

Mayor Mario Garza made motion to table this item and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion Passed (5-0).

- E. Hold a Public Hearing and Consider an Ordinance Regarding a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) at the Property Legally Described as 7.47-acre Tract of Land out of Lot 4, Block 39, Alamo Land and Sugar Company, as Requested by Gerardo Mireles.**

DISCUSSION: According to Daniel Tijerina, Director of Planning, this is a 7.47-acre parcel of property that the applicant has requested rezoning from single family to multifamily. The property has two entrances on Sioux Road, and the adjacent uses include a mix of mobile home parks and residential areas. The projected land use map designates this site as residential, which covers both single-family townhouses and multi-family uses. The subdivision plat will be requested before any changes may be made to the land. Mr. Tijerina added his staff mailed 13 notifications to property owners within a 200-foot radius and advertised the request in the newspaper. There were no comments in favor of or against the request. The Planning and Zoning Commission and staff recommended

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

Alfonso Guzman from Trimad Engineers claimed that he was representing Mr. Mireles and was available to answer any questions they may have. Mr. Guzman mentioned that they are attempting to develop this property, which is now unoccupied, by converting 16-18 multifamily lots into apartments.

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

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

- F. Hold a second and final public hearing and consider the ordinance adopting the budget for the City of San Juan, Texas, for the fiscal year beginning October 1, 2023, and ending September 30, 2024.**

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DISCUSSION: Leroy Gonzales, Director of Finance stated the budget process was initiated by the Department of Finance on April 17, 2023. The 2023-2024 budget preparation included one on one budget sessions with each department director on June 22, 2023 and June 24, 2023 to present the departments recommendations. Two budget workshops with the City Commission were held on August 24, 2023 and August 26, 2023 to present and discuss the proposed budget. This budget includes the following recommendation which are highlighted on their packets and stated this was the second and final public hearing.

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

Commissioner Adina “Dina” Santillan asked if we were going to stick to the 4% raise because she knows that Mayor Mario Garza wanted to budget for 5% at the last meeting. Mr. Gonzales responded that we are sticking to 4%. Mayor Garza stated for the record he mentioned 6% and will settle for 5% and hopes that we can at least come to terms, and whatever gets approved tonight will be increased next year. Benjamin Arjona, City Manager, stated that one of the things they’ve been looking into is different ways to make it happen. He acknowledged that things are tight; however, there’s a lot of businesses coming in, and hopefully by next year the city will be in a different position. Furthermore, after six months of expenditures, 5% will take us under, so that’s the reason of their 4% recommendation. Mayor Pro Tem Marco “Markie” Villegas stated that one of their priorities for next year will be to get a higher percentage. Commissioner Santillan asked if, with the 4% pay raise, we would have wiggle room to possibly do a one-time Christmas bonus to our staff of \$150. Mr. Gonzales responded, yes, it’s doable. Mr. Arjona stated that going from 4% to 5%, we are looking at about \$48,000 almost \$50,000 more. If we do the \$150.00 in the general fund, we are looking at \$13,000 more. So, it is either \$13,000 or \$48,000. Mayor Garza stated that 4% is not enough for our employees and that they deserve more due to the hard work that they do. Commissioner Leonardo “Lenny” Sanchez made a recommendation for 5%. Mayor Garza stated that by next year things will get better, and he strongly believes that the employees deserve every single percentage.

Mayor Mario Garza closed the Public Hearing at 6:43 p.m.

Commissioner Leonardo “Lenny” Sanchez made a motion to approve the ordinance adopting the budget with a 5% cost of living increase, and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0).

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

- A. Preliminary and Final Plat Approval of the Stewart Coves Phase I Subdivision being a 20.449-acre tract of land out of Lot 1 and 6, Stewart 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, stated that this is a development they’ve been looking at for a while. Mike Rhodes is the developer, and Melden & Hunt is the engineer for this project. The developer is proposing to subdivide a 20.449-acre tract of land into 95 residential lots with one entrance and one exit along Stewart Road. The subdivision is located in a zone “B” area, which is an area of minimal flooding or no flooding as per FEMA maps. Water and sewer services will be provided by the City of San Juan and all their comments have already been incorporated into this plat. Mr. Tijerina stated that staff recommended approval of the preliminary and final plan for the Stewart Coves Phase 1 subdivision.

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

- B. Preliminary and Final Plat Approval of the Royal Heights Subdivision Being a 10.280-acre Tract of Land out of Lot 2, Block 31, Alamo Land and Sugar Company's Subdivision,**

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Located Approximately 0.15 miles South of Sam Houston Boulevard, Along the East side of Stewart Road, as Requested by Melden and Hunt, Inc.

DISCUSSION: Daniel Tijerina, Director of Planning, stated the development is on 10.28 acres of land located south of Sorensen Elementary School. They're proposing 31 residential lots with an entrance and exit onto Stewart Road. The proposed subdivision is a flood zone B. Furthermore, all their concerns had been addressed; therefore, staff and the Planning and Zoning Commission recommended approval of the preliminary and final approval of the Royal Heights subdivision.

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

C. Consideration and Action Regarding Lift Station #19 Emergency Repair Change Order #1 in the Amount of \$69,126.00.

DISCUSSION: Juan Carlos Martinez, Interim Director of Utilities, stated Construct-Assurance LLC is requesting a change order in the amount of \$69,126.00 made to the original proposal for additional bypass pumping. This change will cover the time period of material procurement. Initially, pump bases were ordered as per As Build Plan Design (Grundfos Pumps), which was different from Field Equipment (Flygt Pumps). During the repair, it was determined that it was necessary to replace some electrical components in order for the pumps to operate. Mr. Martinez recommended approval. Commissioner Leonardo "Lenny" Sanchez asked what the prior amount was, to which Mr. Martinez responded that it was \$122,390.20.

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

IX. CONTRACTUALS

A. Consideration and Action to Approve the Reimbursement Contract Between the City of San Juan and OC Development, LTD. Regarding the Subdivision Improvements at the Valley Ranch Subdivision.

DISCUSSION: Daniel Tijerina, Director of Planning, stated this is a reimbursement agreement between the City of Juan and OC Development LTD, Eddie Cantu. It's for the improvements built at Valley Ranch Subdivision for the lift station. With this agreement, any individual that wants to extend the improvements to their properties must participate in the original cost by reimbursing the developer through the city within 25 years of the completion of the improvements, subject to a 15% administrative fee retained by the city or payment to the City of San Juan. Anyone who owns property there and wants to develop it will have to pay \$2,123.09 per acre to Mr. Eddie Cantu. The developer constructed a lift station for a total cost of \$278,878. The Planning and Zoning Commission and staff reviewed the contract and both recommended approval of the reimbursement contract.

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

X. RESOLUTIONS

A. 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 McDonald's Real Estate Company.

DISCUSSION: Benjamin Arjona, City Manager, stated this is a standard agreement to connect with North Alamo Water Supply Corporation for McDonald's. Daniel Tijerina, Director of Planning, stated this agreement is for the new McDonald's that is under construction at the northeast corner of Raul Longoria and Nolana. It's an agreement that we take between the North Alamo Water Supply Corporation and the City of

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San Juan. Mayor Garza inquired as to how long the institution will take to finish, to which Mr. Tijerina said that they are progressing quickly, therefore it would take four months.

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

B. Consideration and Action on a Resolution Regarding the Nomination of Candidate(s) for the Hidalgo County Appraisal District Board of Directors 2024-2025.

DISCUSSION: Benjamin Arjona, City Manager, stated this is for the nomination of the Hidalgo County Appraisal District Board of Directors for 2024–2025. Ricardo Palacios, City Attorney, stated this is not the assignment of votes; this is just for nominations.

Mayor Mario Garza made motion to make no nominations at this time and was seconded by Commissioner Adina “Dina” Santillan. Motion Passed (5-0).

XI. CONSENT AGENDA

A. Consider Second and Final Reading of an Ordinance to Amend Chapter 4 Business Regulations of the City of San Juan's Code of Ordinance by Adding Article 4.13 Amusement Redemption Machines to Ban Use and Operation of Such Amusement Redemption Machines; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and Providing for a Repealer Clause.

B. Consider Approval of the Tax Collection Report for the Month of August 2023.

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

XII. 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 §551.0714 PERSONNEL MATTERS: Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Interim Chief of Police).

Interim Chief Leandro Sifuentes asked and gave his consent to hold and discuss this item publicly. Mayor Mario Garza made a motion to enter the executive session at 6:56 p.m.

DISCUSSION: Benjamin Arjona, City Manager, stated Leandro Sifuentes, Interim Chief of Police, has been doing an excellent job for our community and would like to recommend him as the Chief of Police. Commissioner Adina “Dina” Santillan stated that since Mr. Sifuentes became Interim Chief, they’ve seen the department grow. He also helped create the bike patrol, which the community really appreciates. He has an open-door policy and notices the positive interactions he has with his staff as well as his professionalism. Mayor Pro Tem Marco “Markie” Villegas stated that they haven’t had any disputes and believe that he perfectly fits for the job. Mr. Leandro Sifuentes, Interim Chief of Police, stated he wanted to thank God for the opportunity, and regardless of their decision today, he’s goal is to continue with his responsibilities’ serving the community and protecting the officers. Commissioner Leonardo “Lenny” Sanchez stated that ever since he met Mr. Sifuentes, he noticed something special about him. He sees the support he receives from his officers and staff. Commissioner Santillan added that great leaders lead by example; they don’t sit behind a desk waiting for things to happen. She sees him out there with the rest of his team, and that speaks volumes

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about the leadership qualities that he has. Commissioner Ernesto “Neto” Guajardo stated that he notices that the officers have positive attitudes and want to come to work due to the positive morale the Chief has created. Mayor Mario Garza stated that one thing he knew once he joined the City Commission was that he always wanted law enforcement to be very community-oriented, and that’s exactly what Mr. Sifuentes has accomplished.

XIII. RECONVENE

Mayor Mario Garza made motion to reconvene at 7:04 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0).

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

- 1. Pursuant to Section §551.0714 PERSONNEL MATTERS: Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee.**

Commissioner Adina “Dina” Santillan made motion as recommended by Benjamin Arjona, City Manager to appoint Leandro Sifuentes as the Chief of Police for the City of San Juan, was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0).

XIV. ADJOURNMENT

Commissioner Leonardo “Lenny” Sanchez made motion to adjourn at 7:05 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary