



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: City of San Juan
EOC Room (2nd Floor)
512 S. Nebrasksa Ave.
San Juan, Texas 78589
Tuesday, July 23, 2024

SPECIAL CALLED MEETING AGENDA 5:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

- A.** Discussion and Possible Action on Approving Public Safety Building Renovation/Expansion and Municipal Court.

IV. RESOLUTIONS

- A.** Consideration and Appropriate Action on 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 Certificate of Obligation; Complying with the Requirements Contained in the Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date.

V. ADJOURNMENT

CERTIFICATION

CITY COMMISSION MEETING AGENDA

JULY 23, 2024

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I certify that the above notice of the Special Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 20th day of July 2024 at 12:00 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

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

Discussion and Possible Action on Approving Public Safety Building Renovation/Expansion and Municipal Court.

STAFF COMMENTS AND RECOMMENDATIONS:

San Juan Public Safety Building along with the Municipal Court will be presented by the Architects of Record ERO. The presentation consists of the new addition and remodel to the Public Safety Building and the addition of the Municipal Court.

RECOMMENDATION:

Approve as presented.

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

Benjamin Arjona, City
Manager

CITY OF SAN JUAN PUBLIC SAFETY BUILDING

JUNE 10, 2024

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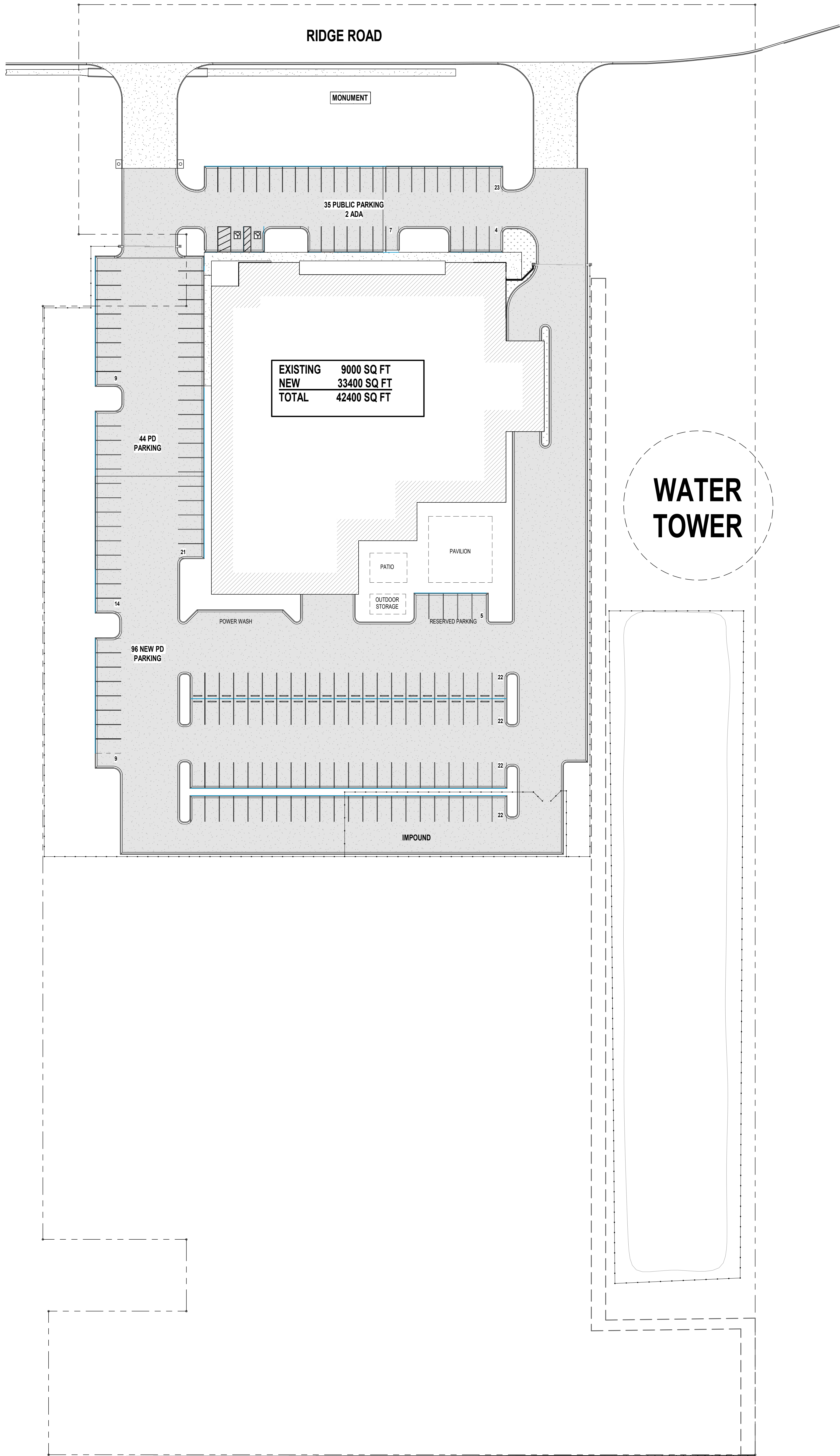
- Site Plan
- Floor Plan
- Proposed Front Facade
- Project Schedule
- Budget Verification





6/10/2024 8:58:13 AM
AutoSave: Docs\24002 CO San Juan Police Dep Addition\24002 City of San Juan Police Dept Addition.rvt

A1 | COMPOSITE SITE PLAN
PLAN
1/32" = 1'-0"



"NOT FOR CONSTRUCTION"
THIS DOCUMENT IS INTENDED FOR REVIEW ONLY AND IS NOT INTENDED
FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.
ELI RODRIGUEZ, P.E., AIA
STATE REGISTRATION NO.
Engineer: 00001
Architect: 1885

Project Name

Owner
Enter address here

Revision		Date	No.	PROJECT No.:	Project Number
Description	Revision				
		Date 1	1	ISSUE DATE:	Issue Date
				DRAWN BY:	Author
				CHECKED BY:	Checker
				SHEET NAME	
				Unnamed	
				Sheet Number	
				AE002	
				Project Status:	
				Project Status	

6/10/2024, 8:58:10 AM
Autodesk Docs\24002_CO San Juan Police Dept Addition\24002_City of San Juan Police Dept Addition.rvt

A1 | NEW ADDITION
PLAN
302' x 1-0"



Department Legend

- 1.0 ADMINISTRATION
- 2.0 CRIMINAL INVESTIGATIONS DIVISION
- 3.0 EVIDENCE AND PROPERTY
- 4.0 JUVENILE DETENTION
- 5.0 DETENTION
- 6.0 MUNICIPAL COURT
- 7.0 GENERAL SERVICES
- 8.0 ARMORY
- 9.0 COMPUTER NETWORK SERVER
- 10.0 BLDG SUPPORT
- 11.0 GYM
- 12.0 COMMUNICATIONS

Project Name

Owner
Enter address here

Description	
Date	
No.	
PROJECT No.: PROJECT Number	
ISSUE DATE: Issue Date	
DRAWN BY: Author	
CHECKED BY: Checker	
SHEET Name	
Unnamed	

Sheet Number

AE001

Project Status:
Project Status

PROPOSED DESIGN & CONSTRUCTION SCHEDULE

CITY OF SAN JUAN - POLICE DEPARTMENT BUILDING EXPANSION

ERO PROJECT NO. 24002

PROJECT PHASE	STARTING	ENDING
Surveys (8 weeks)	February 02, 2024	March 28, 2024
30% CD's Deliverable (6 weeks)	April 24, 2024	June 07, 2024
Owner Review (1 week)	June 10, 2024	June 14, 2024
60% CD's Deliverable (5 weeks)	June 17, 2024	July 22, 2024
Owner Review (1 week)	July 22, 2024	July 26, 2024
100% CD's Deliverable (4 weeks)	July 29, 2024	August 26, 2024
Owner Review (1 week)	August 26, 2024	August 30, 2024
Bidding & Negotiations (4 weeks)	September 2024	September 2024
Construction (12 months)	October 2024	October 2025
Owner Move-in (4 weeks)	November 2025	November 2025

***PROPOSE TO EXTEND SCHEDULE 30 DAYS**

* Note: 30% CD's will begin upon approval of the program.

BUDGET VERIFICATION



ADDITION		
Price / SF	Square Footage (Addition)	Probable Cost of Construction
\$300	33,000 SF	\$9,900,000

RENOVATION		
Price / SF	Square Footage (Existing)	Probable Cost of Construction
\$300	4,500 SF	\$1,350,000

\$11,250,000



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

Consideration and Appropriate Action on 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 Certificate of Obligation; Complying with the Requirements Contained in the Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date.

STAFF COMMENTS AND RECOMMENDATIONS:

Consider the 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 Certificate of Obligation; Complying with the Requirements Contained in the Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date.

RECOMMENDATION:

Approve as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Benjamin Arjona, City
Manager

RESOLUTION

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

WHEREAS, the City Commission (the *City Commission*) of the City of San Juan, Texas (the *City*) has determined that it is advisable and necessary to issue and sell one or more series of certificates of obligation (the *Certificates*) in an amount not to exceed \$14,500,000.00 as provided pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Texas Local Government Code, Section 271.041 through Section 271.064, for the purpose of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to-wit: (1) constructing street improvements (including utilities repair, replacement, and relocation), curbs, gutters, and sidewalk improvements, including drainage and traffic safety signalization and signage incidental thereto; (2) constructing, acquiring, purchasing, renovating, enlarging, and improving the City's parks and recreation facilities; (3) constructing, acquiring, purchasing, renovating, enlarging, and improving the City's law enforcement facilities, public safety facilities (including a fire station) and judicial facilities (including a municipal court), (4) acquiring vehicles, heavy machinery, and equipment for sanitation and street maintenance and repair; (5) constructing, acquiring, purchasing, renovating, enlarging, and improving the City's utility system; (6) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements; and (7) payment for professional services relating to the design, construction, project management, and financing of the aforementioned projects. The *Certificates* will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the City and from a lien on and pledge of certain of the net revenues derived from the operation of the City's utility system. The *Certificates* are to be issued, and this notice is given, under and pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Texas Local Government Code Section 271.041 through Section 271.064, and Chapter 1502, as amended, Texas Government Code; and

WHEREAS, prior to the public offering, sale, and issuance of the *Certificates*, the appropriate officials of the City must review and approve the distribution of a "deemed final" preliminary official statement (the *Official Statement*) in order to comply with the requirements contained in 17 C.F.R. §240.15c2-12 (the *Securities and Exchange Commission Rule*); and

WHEREAS, based upon their review of the *Official Statement*, the appropriate officials of the City must find to the best of their knowledge and belief, after reasonable investigation, that the representations of facts pertaining to the City contained in the *Official Statement* are true and correct and that, except as disclosed in the *Official Statement*, there are no facts pertaining to the City that would adversely affect the issuance of the *Certificates* or the City's ability to pay the debt service requirements on the *Certificates* when due; and

WHEREAS, the City Commission will comply with the requirements contained in the Securities and Exchange Commission Rule concerning the creation of a contractual obligation between the City and the proposed purchaser(s) of the Certificates (the *Purchasers*) to provide the Purchasers with an Official Statement in a time and manner that will enable the Purchasers to comply with the distribution requirements and continuing disclosure requirements contained in the Securities and Exchange Commission Rule; and

WHEREAS, the City Commission authorizes the Mayor, City Manager, City Secretary, and the City Attorney, as appropriate, or their designees, to review, approve, and execute any document or certificate in order to allow the City to comply with the requirements contained in the Securities and Exchange Commission Rule; and

WHEREAS, prior to the issuance of the Certificates, the City Commission is required to publish notice of its intention to issue the Certificates in a newspaper of general circulation in the City, and if the City maintains an internet website, publish such notice of intent on the City's internet website, such notice stating (i) the time and place the City Commission tentatively proposes to pass the ordinance authorizing the issuance of the Certificates, (ii) the purposes for which the Certificates are to be issued, (iii) the manner in which the City Commission proposes to pay the Certificates; (iv) the then-current principal amount of all outstanding ad valorem debt obligations of the City; (v) the then-current combined principal and interest required to pay all outstanding ad valorem debt obligations of the City on time and in full, which may be based on the City's expectations relative to the interest due on any variable rate ad valorem debt obligations; (vi) the maximum principal amount of the Certificates to be authorized; (vii) the estimated interest rate for the Certificates to be authorized or that the maximum interest rate for the Certificates may not exceed the maximum legal interest rate; and (viii) the maximum maturity date of the Certificates to be authorized; and

WHEREAS, the City Commission hereby finds and determines that such documents pertaining to the sale of the Certificates should be approved, and the City should proceed with the giving of notice of intention to issue the Certificates in the time, form, and manner provided by law; and

WHEREAS, the City Commission hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the City; now, therefore,

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

SECTION 1. The City Secretary is hereby authorized and directed to cause notice to be published of the City Commission's intention to issue the Certificates in an amount not to exceed \$14,500,000 for the purpose of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to-wit: (1) constructing street improvements (including utilities repair, replacement, and relocation), curbs, gutters, and sidewalk improvements, including drainage and traffic safety signalization and signage incidental thereto; (2) constructing, acquiring, purchasing, renovating, enlarging, and improving the City's parks and recreation facilities; (3) constructing, acquiring, purchasing, renovating, enlarging, and improving the City's law enforcement facilities, public safety facilities (including a fire station) and judicial

facilities (including a municipal court), (4) acquiring vehicles, heavy machinery, and equipment for sanitation and street maintenance and repair; (5) constructing, acquiring, purchasing, renovating, enlarging, and improving the City's utility system; (6) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements; and (7) payment for professional services relating to the design, construction, project management, and financing of the aforementioned projects. The Certificates will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the City and additionally from a pledge of and lien on certain revenues derived from the operation of the City's utility system. The notice hereby approved and authorized to be published shall read substantially in the form and content of Exhibit A attached hereto, which notice is incorporated herein by reference as a part of this Resolution for all purposes.

SECTION 2. The City Secretary shall cause the notice described in Section 1 to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication shall be at least forty-six (46) days prior to the date stated therein for passage of the ordinance authorizing the issuance of the Certificates. Additionally, the City Secretary shall cause the notice described in Section 1 to be posted continuously on the City's website for at least forty-five (45) days prior to the date stated therein for passage of the ordinance authorizing the issuance of the Certificates.

SECTION 3. The Mayor, City Manager, Director of Finance, City Secretary, and the City Attorney, as appropriate, or their designees, are authorized to review and approve the Official Statement pertaining to the offering, sale, and issuance of the Certificates and to execute any document or certificate in order to comply with the requirements contained in the Securities and Exchange Commission Rule.

SECTION 4. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Commission.

SECTION 5. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 6. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Commission hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 8. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject

matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 9. This Resolution shall be in force and effect from and after the date of its adoption, and it is so resolved.

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PASSED AND APPROVED, this the 23rd day of July, 2024.

CITY OF SAN JUAN, TEXAS

Mayor

ATTEST:

City Secretary

(CITY SEAL)

Exhibit A

NOTICE OF INTENTION TO ISSUE CITY OF SAN JUAN, TEXAS CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the City Commission of the City of San Juan, Texas will convene at its regular meeting place in the City Hall in San Juan, Texas, at 5:30 o'clock P.M., San Juan, Texas time on September 10, 2024, and, during such meeting, the City Commission will consider the passage of an ordinance or ordinances and take such other actions as may be deemed necessary to authorize the issuance of one or more series of certificates of obligation in an aggregate principal amount not to exceed \$14,500,000 for the purpose or purposes of paying contractual obligations of the City to be incurred for making permanent public improvements and for other public purposes, to-wit: (1) constructing street improvements (including utilities repair, replacement, and relocation), curbs, gutters, and sidewalk improvements, including drainage and traffic safety signalization and signage incidental thereto; (2) constructing, acquiring, purchasing, renovating, enlarging, and improving the City's parks and recreation facilities; (3) constructing, acquiring, purchasing, renovating, enlarging, and improving the City's law enforcement facilities, public safety facilities (including a fire station) and judicial facilities (including a municipal court), (4) acquiring vehicles, heavy machinery, and equipment for sanitation and street maintenance and repair; (5) constructing, acquiring, purchasing, renovating, enlarging, and improving the City's utility system; (6) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of-way for authorized needs and purposes relating to the aforementioned capital improvements; and (7) payment for professional services relating to the design, construction, project management, and financing of the aforementioned projects. The certificates of obligation (the *Certificates*) will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the City and from a lien on and pledge of certain revenues derived by the City from the operation of the City's utility system. In accordance with Section 271.049, as amended, Texas Local Government Code, (i) the current principal amount of all of the City's outstanding public securities secured by and payable from ad valorem taxes is \$38,207,000; (ii) the current combined principal and interest required to pay all of the City's outstanding public securities secured by and payable from ad valorem taxes on time and in full is \$49,228,940; (iii) the estimated combined principal and interest required to pay the Certificates to be authorized on time and in full is \$23,172,576; (iv) the maximum interest rate for the Certificates may not exceed the maximum legal interest rate; and (v) the maximum maturity date of the Certificates to be authorized is February 15, 2044. The Certificates are to be issued, and this notice is given, under and pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Texas Local Government Code Section 271.041 through Section 271.064, and Chapter 1502, as amended, Texas Government Code.

/s/ Brenda Escalante

City Secretary

City of San Juan, Texas