



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

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, May 13, 2025

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- A. Presentation on a Proclamation Proclaiming the Month of May 2025 as National Trauma Awareness Month.**
- B. Presentation on a Proclamation Proclaiming May 11 - 17, 2025 as National Police Week.**
[Leandro Sifuentes, Chief of Police]
- C. Presentation on the 2025 San Juan Nature Nights Events hosted by the Keep San Juan Beautiful Board.** [Israel Garza, Director of Sanitation]
- D. Presentation on Employee Benefit Enhancement Package.** [Adelaida Cordero, Director of Human Resources and Leroy Gonzales, Director of Finance]

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

1. Department of Planning and Zoning Monthly Report. [Jorge Garcia, Director of Planning]
2. Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]
3. Fire Department Monthly Report. [Carlos Alaniz, Interim Fire Chief]
4. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
5. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
6. Department of Utilities Monthly Report. [Juan Carlos Martinez, Director of Utilities]
7. Department of Sanitation Monthly Report. [Isarel Garza, Director of Sanitation]
8. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]
9. Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Director of Parks & Recreation]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance Providing a Conditional Use Permit Regarding the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “Valley Ranch Drive-In” Located at 601 E. Hall Acres Road, Legally Described as Lot 95, Valley Ranch No. 5 Subdivision, as Requested by Valley Ranch Drive In, LLC. [Jorge J. Garcia, Director of Planning]
- B. Hold a Public Hearing and Consider an Ordinance Providing a Conditional Use Permit Regarding the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “The Craft” Located at 234 E. Business Hwy 83, Legally Described as Lot 1, Block B, Lettered Blocks (San Juan), as Requested by MAG Investments RGV, LLC. [Jorge J. Garcia, Director of Planning]
- C. Hold a Public Hearing and Consider an Ordinance Regarding a Voluntary Annexation Petition of the 0.73-Acre Tract of Land Out of Lot 13, Block 47, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, According to the Plat or Map thereof Recorded in Volume

1, Pages 24-26, Map Records, Hidalgo County, Texas. [Jorge J. Garcia, Director of Planning]

- D.** Consider Second and Final Reading of an Ordinance Classifying Property Described as Being a 0.57-Acre Tract of Land Out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 1 Pages 24-26, Map Records Hidalgo County, Texas and According to Order of Judgment Recorded Under County Clerk's Document Number 150118, Official Records, Hidalgo County, Texas as "Surplus" Property and Authorizing the Transfer of that Certain Property to the San Juan Economic Development Corporation for Economic Development Purposes; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all other Provisions Related to the Subject Matter Hereof. [Jorge J. Garcia, Interim Executive Director of San Juan EDC]

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

- A.** Final Plat Approval of Shops at Chavez Lot 6 Being a 1.94-Acre Tract of Land out of Lot 4, Block 35, Alamo Land and Sugar Company's Subdivision, Located Approximately 350 feet North of Frontage Road (Interstate Highway 2), along the West side of Cesar Chavez Road, as Requested by Halff Associates. [Jorge J. Garcia, Director of Planning]
- B.** Discussion and Possible Action, if any, Setting a Deadline for Waiving Permit Fees for those Affected by the Flood on March 27, 2025. [Jorge J. Garcia, Director of Planning]
- C.** Discussion and Possible Action, if any, to Allow the Interim City Manager to Proceed with the Employee Benefit Enhancement Package. [Adelaida Cordero, Director of Human Resources and Leroy Gonzales, Director of Finance]
- D.** Discussion and Possible Action, if any, to Award RFB NO. 25-005-04-09 City of San Juan Lift Station No. 6 Relocation Project to the Lowest Responsive and Responsible Bidder, GO Underground LLC in the Amount of \$3,387,183.20 and Authorize the Interim City Manager to Execute all Related Documents. [Lori A. Maldonado, Purchasing Agent]

VIII. CONTRACTUALS

- A.** Consideration and Action on the Interlocal Cooperation Agreement Between the City of San Juan and the County of Hidalgo Regarding the Inspection and Approval of On-Site Sewage Facility Systems (OSSF). [Jorge J. Garcia, Director of Planning]
- B.** Consideration and Action, if any, on Memorandum of Understanding (MOU) Between the City of San Juan and the San Juan Economic Development Corporation for Conveyance of Property Described as Being a 0.57-Acre Tract of Land Out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas. [Jorge J. Garcia, Interim Executive Director of San Juan EDC]

- C. Consideration and Action, if any, on an Agreement Between the City of San Juan and Tyler Technologies Regarding Payment Card Processing, and Authorization for the City Manager to Sign all Related Documents.

IX. RESOLUTIONS

- A. Consideration and Action, if any, on a Resolution Canvassing the Returns; Declaring the Results of the General Election Held on May 3, 2025, for the Purpose of Electing a Mayor, Commissioner for Place 2 and Commissioner Place 3 for the City of San Juan. [Brenda Escalante, City Secretary]
- B. Consideration and Action, if any, on a Resolution Issuing Order and Notice of City of San Juan Runoff Election for Commissioner Place 3. [Brenda Escalante, City Secretary]
- C. Consideration of a Resolution to Approve a Waterline Access Agreement between the City of San Juan and North Alamo Water Supply Corporation (NAWSC) for the Sioux Heights Subdivision. [Jorge J. Garcia, Director of Planning]

X. CONSENT AGENDA

- A. Consider Approval of the Tax Collection Report for the Month of February 28, 2025. [Leroy Gonzales, Director of Finance]
- B. Consider Approval of the Tax Collection Report for the Month of March 31, 2025. [Leroy Gonzales, Director of Finance]
- C. Consider Approval of the Budget Expenditures Report for the Month of March 31, 2025. [Leroy Gonzales, Director of Finance]
- D. Consider Approval of the Quarterly Investment Report for the Period Ending March 31, 2025. [Leroy Gonzales, Director of Finance]
- E. Consider Approval of City Commission Meeting Minutes:
- April 13, 2025

XI. EXECUTIVE SESSION

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

1. Pursuant to Section §551.071 (Consultation with Attorney) of the Texas Government Code; Discussion and Possible Action Regarding Legal Issues Concerning Unemployment Matters.
2. Pursuant to Section §551.071 (Consultation with Attorney) of the Texas Government Code; Discussion and Possible Action Regarding AEP Texas Inc. Acquisition of Easement Rights.
3. Pursuant to Section §551.071 (Consultation with Attorney) of the Texas Government Code; Discussion and Possible Action Regarding Legal Issues Concerning the 2025 4th of July Event.

XII. 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) of the Texas Government Code; Discussion and Possible Action Regarding Legal Issues Concerning Unemployment Matters.
 2. Pursuant to Section §551.071 (Consultation with Attorney) of the Texas Government Code; Discussion and Possible Action Regarding AEP Texas Inc. Acquisition of Easement Rights.
 3. Pursuant to Section §551.071 (Consultation with Attorney) of the Texas Government Code; Discussion and Possible Action Regarding Legal Issues Concerning the 2025 4th of July Event.

XIII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 9th day of May 2025 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 _____, 2025.

OFFICE OF THE CITY SECRETARY



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 05/08/2025

SUBJECT: Presentation on a Proclamation Proclaiming the Month of May 2025 as National Trauma Awareness Month.



PROCLAMATION

Designating May 2025 as National Trauma Awareness Month

WHEREAS, trauma is a profound, widespread, and costly public health issue that stems from physical injury directly impacting the emotional, psychological, and financial well-being of our families and communities across the nation; and

WHEREAS, trauma is caused by physical forces including but not limited to natural/manmade disasters, violence, neglect, or other deeply distressing events, adverse childhood experiences, and it often leads to long-term physical and mental health challenges, including physical disability, depression, anxiety, addiction, and chronic illness; and

WHEREAS, awareness, prevention, and early intervention are vital to mitigating the impacts of trauma, promoting resilience, fostering healing, and influencing safe behaviors; and

WHEREAS, addressing trauma requires a united effort among the public, healthcare providers, educators, first responders, social workers, faith-based organizations, and community leaders to ensure access to trauma-informed care, services, and support; and

WHEREAS, resilience-building strategies, such as strengthening social connections, promoting self-care, and creating supportive environments, can empower individuals and communities to recover and thrive in the face of adversity; and

WHEREAS, National Trauma Awareness Month provides an opportunity to educate the public, advocate for trauma-informed policies, and celebrate the strength and courage of trauma survivors; and

NOW, THEREFORE, Be it Resolved that I, **Mario Garza**, by the power vested in me as Mayor of the City of San Juan, along with **Mayor Pro-Tem Marco “Markie” Villegas, Commissioner Ernesto “Neto” Guajardo, Commissioner Adina “Dina” Santillan and Commissioner Jesus “Jesse” Ramirez** hereby proclaim **May 2025 as National Trauma Awareness Month** and call upon all citizens, organizations, and government agencies to raise awareness, engage in efforts to prevent trauma, support survivors, and foster communities of resilience and healing.

CITY OF SAN JUAN, TEXAS

ATTEST:

Mario Garza, Mayor

Brenda Escalante, City Secretary



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Leandro Sifuentes, Chief of Police

DATE: 04/21/2025

SUBJECT: Presentation on a Proclamation Proclaiming May 11 - 17, 2025 as National Police Week. [Leandro Sifuentes, Chief of Police]



PROCLAMATION

National Police Week

May 11 - 17, 2025

WHEREAS, in 1962, President Kennedy proclaimed May 15th, as National Peace Officers Memorial Day and the calendar week in which May 15th falls, as National Police Week. Established by a joint resolution of Congress in 1962, National Police Week pays special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others. There are approximately 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the San Juan Police Department; and

WHEREAS, the San Juan Police Department plays an essential role in safeguarding the rights and freedoms of all members of the community; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the San Juan Police Department unceasingly provide this vital public service; and

NOW, THEREFORE, Be It Resolved, that I, **Mario Garza**, by the power vested in me as Mayor of the City of San Juan, along with **Mayor Pro-Tempore Marco “Markie” Villegas, Commissioner Ernesto “Neto” Guajardo** and **Commissioner Adina “Dina” Santillan, Commissioner Jesus “Jesse” Ramirez** hereby declare May 11-17, 2025 as National Police Week and May 15th as Peace Officer Memorial Day. Accordingly, City Commission formally recognizes the thirty-seven sworn members of the San Juan Police Department for their faithful and loyal devotion to their responsibilities and their dedication to the community.

Be It Further Resolved, that the San Juan City Commission calls upon all citizens to join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens. The San Juan City Commission publicly salutes the service of law enforcement officers in our community and in communities across the nation.

Signed this **13th** day of **May 2025** in the City of San Juan, State of Texas. In witness, thereof the seal of the City of San Juan and the signature of the City are affixed.

CITY OF SAN JUAN, TEXAS

ATTEST:

Mario Garza, Mayor

Brenda Escalante, City Secretary



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Israel Garza, Sanitation Director

DATE: 05/07/2025

SUBJECT: Presentation on the 2025 San Juan Nature Nights Events hosted by the Keep San Juan Beautiful Board. [Israel Garza, Director of Sanitation]



IRENE “JEANNA” RAMIREZ - PRESIDENT
JAIME CASTILLO - VICE PRESIDENT
KELLY JIMENEZ - SECRETARY
CARLOS PUENTE
JELET MARTINEZ
ARTURO RAMIREZ
DANIEL FLORES

ERIC JIMENEZ
FERNANDO BETANCOURT
MIRTA ESPINOLA
MARTA ROSALES
TANIA VIVEROS
YVETTE FLORES
ALEJANDRO HERNANDEZ
FAITH MARTINEZ

🕒 12:00 PM – Vendor Setup Begins

- Vendors may begin arriving and setting up booths
- All setups must be complete by **4:30 PM**

🕒 5:00 PM – Event Opens to the Public

- Welcome & Info Booth
- Vendor Market Opens
- Music Begins 🎵
- Wetlands trails open for self-guided exploration

🕒 6:00 PM – Family Fun Activities Begin

- Nature scavenger hunt for kids 🦋
- Wildlife watching station 🦅
- Community art mural 🎨

🕒 7:00 PM – Welcome Remarks & Guest Speaker

- A few words from Keep San Juan Beautiful
- Quick nature talk: “Why Wetlands Matter” 🌿

🕒 7:30 PM – Live Music & Chill Time

- Acoustic set under the sunset 🌅
- Grab a drink, support vendors, enjoy the vibe

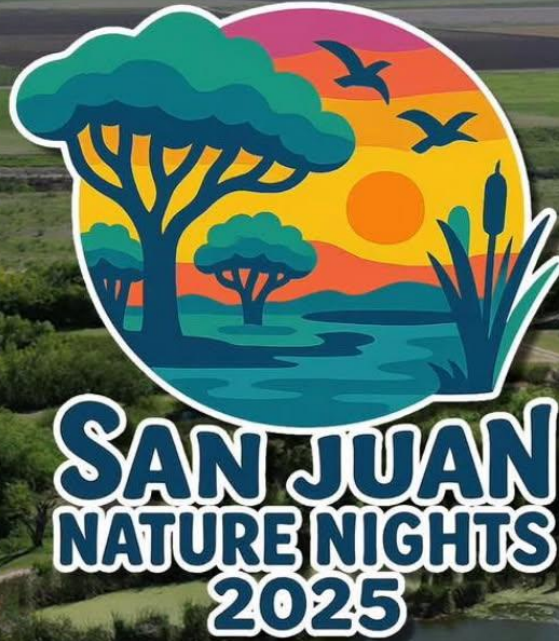
🕒 8:00 PM – Glow Walk Starts

- Grab glow sticks and take a guided trail walk through the wetlands ✨

🕒 9:00 PM – Closing Time

- Raffle Drawing 🎟️
- Vendor booths close
- Thank you & goodnight from Keep San Juan Beautiful

KEEP SAN JUAN BEAUTIFUL PRESENTS:



DATE: JUNE 14, 2025

TIME: 5PM

LOCATION: SAN JUAN WETLANDS

**301 E HALL ACRES,
SAN JUAN, TX 78589**

FOOD | MUSIC | NATURE | CRAFTS

BICYCLES, SCOOTERS AND PICNIC SETUPS WELCOMED



512 S. Nebraska Ave. • San Juan, Texas 78589-2649

Phone: (956)223-2340 • Fax: (956) 787-5978



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 05/05/2025

SUBJECT: Presentation on Employee Benefit Enhancement Package. [Adelaida Cordero, Director of Human Resources and Leroy Gonzales, Director of Finance]



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Jorge Garcia, Planning Director

DATE: 05/06/2025

SUBJECT: Department of Planning and Zoning Monthly Report. [Jorge Garcia, Director of Planning]

The City of San Juan Planning & Zoning Department has been busy processing subdivision plats, rezoning applications, applications for special/conditional use permits, applications for variances, public information requests and undertaking other duties as listed below.

- 113 building permits were issued during the month of April with a \$4,448,601.00 in total valuation.
- 168 garage sale permits were issued with \$2,430.00 in total valuation.
- We provided customer service and support to 903 people and handled approximately 1,848 calls.
- The building inspectors conducted approximately 535 inspections.
- 25 building permits were issued for new houses with \$3,732,118.00 in total valuation.

HEALTH DIVISION

Inspections: 17
Permits Issued: 19
Valuation: \$2,375.00

CODE ENFORCEMENT

Code Enforcement Inspectors continue conducting site visits at businesses to verify that occupational licenses and permits are up-to-date. Inspectors also conducted food truck inspections, day care/foster homes.

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

Business Permits Renewed: 21

Valuation of business permits renewed: \$1,050.00

Officer Rodriguez

- Weedy Lots: 30
- Garage Sale w/o permit: 20
- Building w/o permit: 6
- Certified letters mailed out: 17
- Abandoned cars: 15
- Commercial vehicles: 2
- Banners & Temp. Signs: 12
- Expired Business permit: 16
- Occupational Inspection: 6

Officer Munoz

- Weedy Lots: 8
- Building w/o permit: 1
- Certified letters mailed out: 2
- Abandoned cars: 1
- Commercial vehicles: 1
- Occupational Inspection: 33

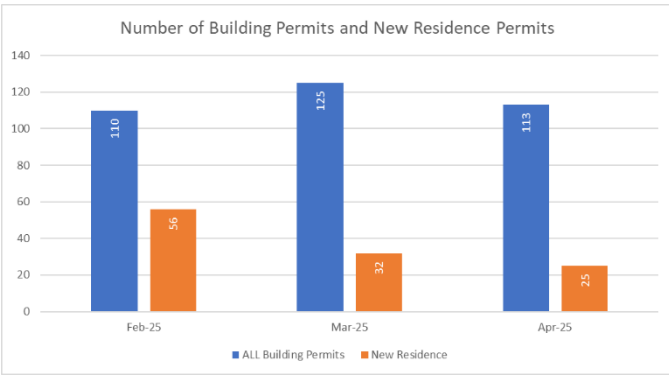
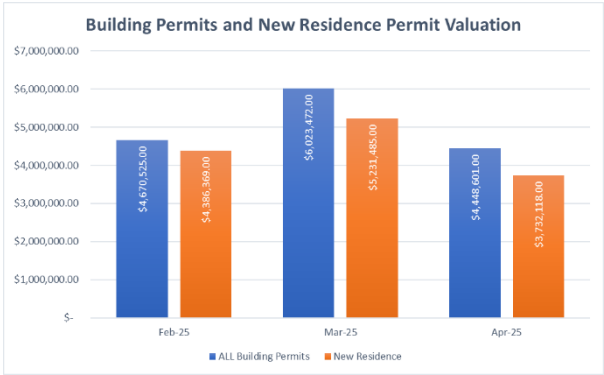
Officer Cavazos

- Weedy Lots: 19
- Garage Sale w/o permit: 17
- Building w/o permit: 2
- Certified letters mailed out: 10
- Abandoned cars: 16
- Banners & Temp. Signs: 2
- Expired Business permit: 32
- Occupational Inspection: 8

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

A total of seven (7) new businesses were opened in the City of San Juan during the month of April.

- | | |
|---|---------------------------|
| • Blessing Homesture LLC | 901 N. Raul Longoria Rd. |
| • El 85 Taco Lounge | 201 S. Nebraska Ave. |
| • La Ranita Snacks and More | 2506 N. Raul Longoria Rd. |
| • Mr. Albert Discount Barber & Beauty Salon | 2812 N. Raul Longoria Rd. |
| • Procar Motors LLC | 2703 N. Raul Longoria Rd. |
| • Sara Lee's Boutique LLC | 5201 N. Raul Longoria Rd. |
| • Universe Kids Academy, LLC | 2601 N. Raul Longoria Rd. |





**PLANNING AND ZONING COMMISSION
APRIL 10, 2025
SAN JUAN CITY HALL
EOC ROOM
6:00 P.M.**

P&Z PRESENT

Irma Castillo
Luis Mancillas
Valerie Cardenas
Eliza Yzaguirre
Cesar Cantu
Mark Salinas

P&Z ABSENT

Eric Sanchez

STAFF PRESENT

Jorge J. Garcia, CFM
Monica Gomez
Efrain Osorio

GUESTS PRESENT

Raul Santiago
Miguel Gallegos
Marivel Salinas

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – March 20, 2025

Vice-Chair Castillo made a motion to approve the minutes as presented by staff. Commissioner Salinas seconded the motion. The motion passed unanimously with a 6-0 vote.

3. PUBLIC HEARINGS

3.1 Conditional Use Permit

For the Sale of Alcoholic Beverages (*BG – Wine and Beer Retailer’s Permit*) for On-Premise Consumption
“Valley Ranch Drive In”
601 E. Hall Acres Road
Lot 95, Valley Ranch No. 5 Subdivision
The property is located at the Southeast corner of Hall Acres and Stewart Road.
Applicant: Valley Ranch Drive In, LLC.

REVIEW COMMENTS:

Mr. Garcia explained that applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer’s Permit) at “Valley Ranch Drive-In” located at the Southeast corner of Hall Acres and Stewart Road.

Mr. Garcia explained the days and hours of operation, Monday through Sunday from 7:00 a.m. to 12:00 a.m. and he listed the requirements for this type of businesses.

Mr. Garcia stated that staff mailed a notice of the public hearing to nine (9) property owners within a two hundred (200) foot radius and one comment was received against the request.

Chairwoman Cardenas opened the public hearing at 6:01 p.m.

Raul Santiago, spoke on behalf of the applicant and explained that drive-thru convenience store would sell groceries, snacks, wine and beer for on-premise consumption and most of the sales will be for to go.

Chairwoman Cardenas asked if the structure was already built.

Mr. Garcia added that applicant wants to secure the conditional use permit before to start with the construction.

Vice-Chair Castillo asked if security lights inside property can be added as part of the conditional use requirements. Mr. Garcia responded that will at the building permit stage.

Chairwoman Cardenas closed the public hearing at 6:04 p.m.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Vice-Chair Castillo made a motion to approve the conditional use permit as presented. Commissioner Mancillas second the motion. The motion passed unanimously with a 6-0 vote.

3.2 Conditional Use Permit

For the Sale of Alcoholic Beverages (*BG – Wine and Malt Retailer’s On-Premise Permit*)

“The Craft”

232 E. Business Hwy 83

Lot 1, Block B, Lettered Blocks (San Juan)

The property is located at the Southwest corner of U.S. Business 83 and Iowa Avenue.

Applicant: MAG Investments RGV, LLC.

REVIEW COMMENTS:

Mr. Garcia explained Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Malt Beverage Retailer’s On-Premise Permit) at “The Craft” at Cheers Food Truck Park. The property is located at the Southwest corner of U.S. Business 83 and Iowa Avenue.

Mr. Garcia explained the proposed days and hours of operation, Thursday through Sunday from 3:00 p.m. to 12:00 a.m.

Mr. Garcia stated that staff mailed a notice of the public hearing to eight (8) property owners within a two hundred (200) foot radius and no comments were received in favor or against the request.

Chairwoman Cardenas opened the public hearing at 6:06 p.m.

Miguel Gallegos, applicant, made a correction on address. He mentioned that 232 E. Business Hwy 83 belongs to Cheers Wine and Liquor and they cannot have two liquor licenses at same address and/or location.

Marivel Salinas, property owner, spoke in favor of this request.

Chairwoman Cardenas closed the public hearing at 6:07 p.m.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Yzaguirre made a motion to approve the conditional use permit with address verification. Commissioner Salinas second the motion. The motion passed unanimously with a 6-0 vote.

NEXT MEETING – TBD

5. ADJOURNMENT

There being no further items to discuss, Vice Chair Castillo made a motion to adjourn; Commissioner Salinas seconded the motion. The meeting was adjourned at 6:08 p.m.

City of San Juan, Texas

Valerie Cardenas, Chairwoman
Planning and Zoning Commission

Attest:

Jorge J. Garcia, CFM
Director of Planning & Zoning



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 05/02/2025

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

Finance Department

Department Description

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

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

Additional Information

8 STAFF MEMBERS

Maintained 27 funds, assisted 24 departments and posted 880 journal entries, issued 2,000 disbursement checks, 307 Bank Drafts and processed 3,947 payroll checks and direct deposits, through the months of March, 2025.

March Sales Tax 5.37% Increase of \$27,115 Compared to last year.

Audit FY 2023/2024 Started on November, 2024 100% complete, March 31, 2025.

Reconciled 11 Bank Accounts

Budget Adjustments (25)

512 S. Nebraska Ave. • San Juan, Texas 78589-2649

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

Budget Amendments (1)
Internal Budget Amendments (19)
Manage a 33.9 million budget

- General Fund Budget of 18.8 million
- Utility Fund 5.1 million
- Stormwater Fund 312 thousand
- Debt Service Fund 2.8 million
- Sanitation Fund 4.4 million
- Other Funds 2.2 million

Utility Billing & Collection Department

Department Description

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

- The City of San Juan collects about 7,445 Water 10,603 Sewer and Brush 10,066 accounts.
- North Alamo Water Supply Corporation service 3,609 sewer accounts and Garbage and Brush 2,921 Accounts.
- Per Audited Financial Report, in FY ending 9/30/2024, Utility Fund collected 6.2 million and Sanitation Fund 4.4 million with a combined 10.6 million.
 - Email Billing (52)

Service Orders

Connects	75
Meter information	33
Disconnect	74
Dead Meters Change	19
Past Due Notice	1,729
Cut List/11th	154
Cut List Register	26

Payments are made by

58 % paid in person
1 % juniors
31 % online
5 % bank drafts
5 % other locations

- Staff of 9 Employees

Purchasing Division

Purchasing Description

Purchasing Division is responsible for acquiring goods and services for the City, in accordance with state law, the City's purchasing policies and annual budget.

Activity through January, 2024.

Purchase Orders Issued	2,552
Purchase Order Changes/Voids	92
Bid Openings	4
Public Auction	1



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 05/02/2025

SUBJECT: Fire Department Monthly Report. [Carlos Alaniz, Interim Fire Chief]

The San Juan Fire Department did the following activities in March 2025.

Emergency Calls

A total of 66 calls for March 2025. (Please see attached report.)

- A Shift = 30
- B Shift = 19
- C Shift = 17

Med-Care Response

Med-Care EMS responded along with the Fire Department to 11 calls for March 2025 and submitted a monthly report for that month.

County Calls

The San Juan Fire Department had 1 (one) County Call for March 2025, which is the following.

- 3/9/2025–807 San Ignacio St. for a Grass Fire

Volunteer Department

The San Juan Volunteer Fire Department has not been able to meet for a monthly business meeting.

Fire Inspections

A total of 18 inspections were conducted in March 2025, which are the following:

- 3/4/2025 - AMERICA'S BEST, 1600 EAST IH 2,
- 3/4/2025 - BEHIND THE FENCE TATTOO STUDIO, 113 W US HIGHWAY 83

512 S. Nebraska Ave. • San Juan, Texas 78589-2649

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

- 3/5/2025 - AYLYN'S EVENT CENTER, 4306 N RAUL LONGORIA RD
- 3/5/2025 - IZAGUIRRE WELLNESS CLINIC, 1110 S STEWART RD, STE B
- 3/5/2025 - FREEDOM TAX SERVICE, 502 N VETERANS, STE C
- 3/5/2025 - CREATIVE ART STUDIO ACADEMY, 200 N NEBRASKA AVE
- 3/5/2025 - JIREH EVENTOS, 654 EAST NOLANA, STE 1
- 3/7/2025 - MICHELADAS Y MARISCOS EL PRIMO, 1209 E FM 495, STE 4
- 3/11/2025 - REMAKE BEAUTY STUDIO, 1201 N RAUL LONGORIA RD, STE O
- 3/11/2025 - TORTILLERIA SAN JOSE LLC, 1208 N RAUL LONGORIA, STE J
- 3/11/2025 - ESTAMOS UNIDOS ADC, 2109 N RAUL LONGORIA RD
- 3/11/2025 - RAY RAY'S GIFT AND THRIFT, 1618 N VETERANS, STE K.
- 3/11/2025 - TOP GROUP INSURANCE SERVICES, 2601 N RAUL LONGORIA, STE 1,
- 3/13/2025 - MERCY KIDS REHABILITATION, 1205 N RAUL LONGORIA RD STE I,
- 3/13/2025 - TIRE PLUS, 2411 N VETERANS RD, STE A
- 3/13/2025 - DAIRY QUEEN OF SAN JUAN, 800 W 83,
- 3/14/2025 - GARZA COMPRESSORS & A/C SERVICE., 1102 E 83
- 3/18/2025 - CASA DE DIOS ALTO REFUGIO, 302 E BUSINESS 83, STE 4,
- 3/19/2025 - OTILIAS BEAUTY SALON, 3000 N RAUL LONGORIA RD
- 3/20/2025 - DUTCH BROS COFFEE, 806 W IH 2,
- 3/21/2025 - LA CAJA CHILAQUILES AND CATERING, 2606 N RAUL LONGORIA, STE 11-6
- 3/24/2025 - H&H FOOD MART, 914 SAM HOUSTON BLVD,
- 3/24/2025 - LA PALABRA VIVENTE MINISTRIES, 171 DEANNA DR
- 3/24/2025 - TEMPLO BIBLICO PALABRA VIVENTE, 1808 N RAUL LONGORIA RD,

Plan Reviews

The following plans were reviewed for March 2025:

- Olive Tree Subdivision
- 3102 N. Raul Longoria
- Valley Ranch Subdivision
- Stewart Coves Subdivision
- Light of the Valley Church
- Castle Heights Lots # 1, 2, and 3

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belongs only to the logs submitted by the Fire Chief, Lieutenant, or Firefighter in charge of March 2025 to the Administration Office.

- A total of 277.6 Gallons of Unleaded
- A total of 625.55 Gallons of Diesel



Custom ▾

Mar 1, 2025 - Mar 31, 2025 ▾

80%

FIRE

Percentage of Total Incidents

17%

EMS

Percentage of Total Incidents

66

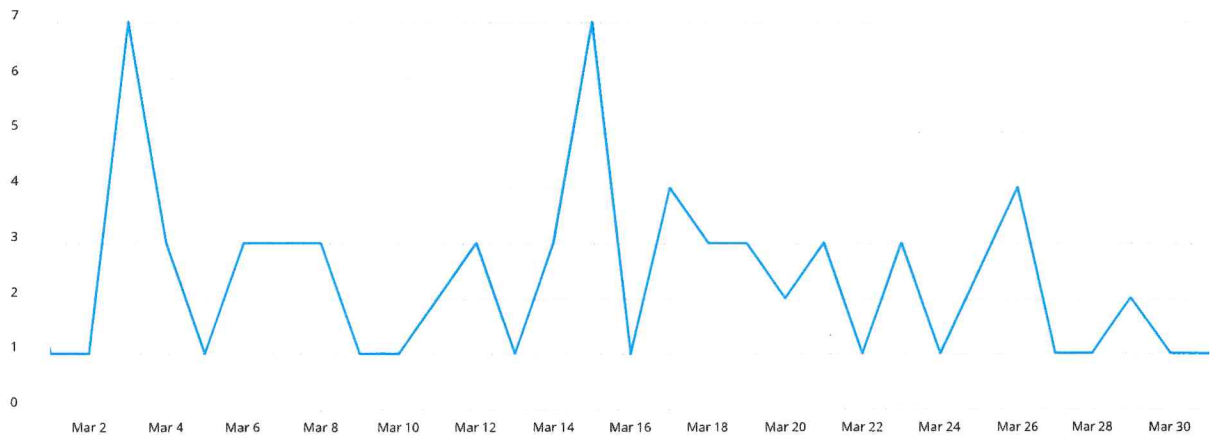
INCIDENTS

In Selected Time Slice

31

DAYS

In Selected Time Slice



Counts

% Rows

% Columns

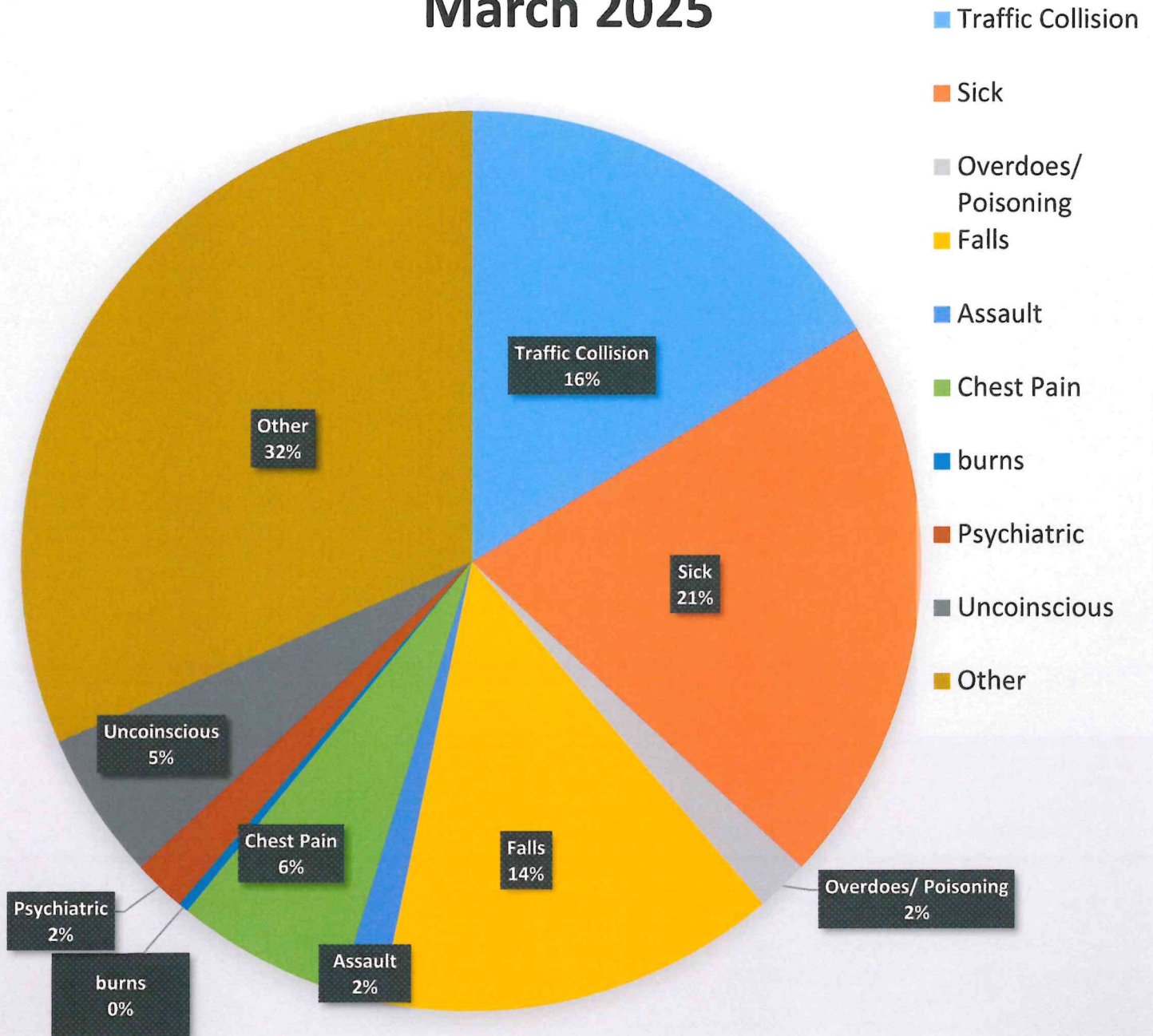
% All

Week Ending	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	5/4/25	5/11/25	5/18/25	5/25/25	Total
(10) Fire, other		1	1	1										3
(11) Structure Fire		1												1
(13) Mobile property (vehicle) fire		1	1	2										4
(14) Natural vegetation fire		1	2	1										4
(24) Explosion (no fire)			1											1
(31) Medical assist		1	2	3	1									7
(32) Emergency medical service (EMS) incident		2	1			1								4
(40) Flammable gas or liquid condition, other				1										1
(41) Combustible/f.. spills & leaks				3										3
(44) Electrical wiring/equipm. problem	1		1	2	2									6
(51) Person in distress				1										1
(54) Animal problem or rescue		1												1
(55) Public service assistance		1			1									2
(56) Unauthorized burning				1										1
(57) Cover assignment, standby at fire station, move-up		1												1

Week Ending	3/2/25	3/9/25	3/16/25	3/23/25	3/30/25	4/6/25	4/13/25	4/20/25	4/27/25	5/4/25	5/11/25	5/18/25	5/25/25	Total
(60) Good intent call, other			1											1
(61) Dispatched and canceled en route		3			1									4
(65) Steam, other gas mistaken for smoke					2									2
(70) False alarm and false call, other		3	1	4	2									10
(71) Malicious, mischievous false alarm					1									1
(74) Unintentional system/detect... operation (no fire)	1		4											5
(90) Special type of incident, other		1												1
NULL		1	1											2
Total	2	18	16	19	10	1								66

San Juan Priority 1 Natures

March 2025



Total Calls: 263

Average Response Time: 08:38

Most Common Call Types: Traffic Collision (43) Sick Person (54)

Average Response Time
0:08:38

Date of Service	Run #	City	PU Address	Nature	Call Created	Assigned	Enroute	At Scene	Transporting	At Destination	Clear	Response Time	Reason for Delay	Average Response Time
3/1/2025	7047-25	San Juan	421 W Business 83	04 - Assault / Sexual Assault / Stun Gun	1:45:39	1:46:02	1:49:28	1:57:35	2:06:24	2:11:58	2:26:42	0:11:33	00:03:46 Min OOC delay on crew	0:08:38
3/1/2025	7083-25	San Juan	400 E FRONTAGE	29 - Traffic Collision / Transportation Incident	1:14:21	1:14:33	1:14:50	1:15:57				0:02:24		
3/1/2025	7101-25	San Juan	1104 S Wyoming Ave	31 - Unconscious / Fainting (Near)	14:20:30	14:20:45	14:22:05	14:26:24				0:05:39		
3/1/2025	7104-25	San Juan	604 Kennedy St	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	16:20:47	16:22:03	16:23:22	16:29:46	14:46:16	15:00:54	15:39:39	0:07:43		
3/1/2025	7146-25	San Juan	5104 N Raul Longoria Rd	06 - Breathing Problems	23:14:54	23:15:05	23:19:26	23:20:11				0:05:06		
3/1/2025	7146-25	San Juan	5104 N Raul Longoria Rd	06 - Breathing Problems	23:30:00	23:30:33	23:30:52	23:37:43	23:50:56			0:07:10		
3/2/2025	7186-25	San Juan	720 W 8th St	17 - Falls	9:02:34	9:02:42	9:06:11	9:18:17	9:38:13	9:50:20	10:34:48	0:15:35	00:03:29 Min OOC delay on crew	
3/2/2025	7194-25	San Juan	224 Alta St	13 - Diabetic Problems	9:50:27	9:58:16	10:00:49	10:07:16	10:26:12	10:40:20	11:19:52	0:08:00		
3/2/2025	7229-25	San Juan	4011 Jerneta St	17 - Falls	11:41:07	11:41:23	11:42:16	11:48:21	12:11:07	12:30:02	13:50:36	0:08:58		
3/2/2025	7229-25	San Juan	216 W 141 St	17 - Falls	16:50:22	16:50:28	16:51:16	16:54:33	17:10:36	17:13:45	17:40:22	0:04:05		
3/2/2025	7231-25	San Juan	State Hwy 495 & Retama St	29 - Traffic Collision / Transportation Incident	17:06:12	17:06:43	17:07:22	17:16:05	17:38:01	17:48:07	18:13:38	0:09:22		
3/2/2025	7238-25	San Juan	State Hwy 495 & Retama St	29 - Traffic Collision / Transportation Incident	17:18:28	17:18:34	17:18:43	17:27:50	17:37:21	17:49:56	18:22:40	0:11:16	3rd active call, in compliance with response time	
3/2/2025	7246-25	San Juan	410 E 12th St	13 - Diabetic Problems	17:54:48	17:55:25	17:55:56	18:03:11	18:16:10	18:28:23	18:58:38	0:07:46		
3/2/2025	7346-25	San Juan	2702 Cardenia Dr	26 - Sick Person (Specific Diagnosis)	18:44:55	18:45:03	18:46:41	18:53:23	19:24:14	19:36:06	19:58:13	0:08:20		
3/2/2025	7346-25	San Juan	1325 Mayfair St	12 - Convulsions / Seizures	14:30:30	14:30:49	14:32:52	14:39:14	15:05:17	15:24:13	16:04:05	0:08:25		
3/2/2025	7358-25	San Juan	618 Bally Dr	26 - Sick Person (Specific Diagnosis)	16:08:38	16:09:04	16:09:55	16:24:09	16:48:41	17:01:48	17:39:58	0:15:05		
3/2/2025	7358-25	San Juan	300 E 14 1/2 St	21 - Hemorrhage (Bleeding) / Lacerations	18:13:28	18:13:37	18:15:01	18:25:07	18:39:34	18:56:06	17:43:57	0:11:30	Responded from Interchange in Pharr	
3/2/2025	7363-25	San Juan	900 E business 83	26 - Sick Person (Specific Diagnosis)	16:33:19	16:36:39	16:36:56	16:45:00	17:08:03	17:18:30	17:56:54	0:08:21	2nd active call, in compliance with response time	
3/2/2025	7369-25	San Juan	1709 S Kansas St	12 - Convulsions / Seizures	17:42:37	17:42:43	17:43:18	17:51:59	18:08:37	18:20:40	19:50:53	0:09:16		
3/2/2025	7374-25	San Juan	1006 Paloma Dr	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	18:02:30	18:02:56	18:04:29	18:12:21	18:32:48	18:45:26	19:28:41	0:09:25		
3/2/2025	7383-25	San Juan	327 E 3rd St	26 - Sick Person (Specific Diagnosis)	19:38:45	19:39:17	19:41:31	19:49:55	20:06:32	20:14:59	21:23:19	0:10:38		
3/2/2025	7420-25	San Juan	400 N Iowa Ave	06 - Breathing Problems	6:11:53	6:11:58	6:14:41	6:20:53	6:39:27	6:51:13	7:29:49	0:08:55		
3/2/2025	7421-25	San Juan	1325 Mayfair St	29 - Traffic Collision / Transportation Incident	7:20:33	7:21:12	7:22:14	7:34:01	7:52:41	8:10:12	9:17:45	0:12:49		
3/2/2025	7424-25	San Juan	901 W Exp 83	12 - Convulsions / Seizures	8:10:27	8:10:45	8:10:57	8:18:30	8:26:09	8:53:47	9:36:49	0:07:45		
3/2/2025	7433-25	San Juan	911 W Exp 83	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	9:57:53	9:58:05	9:58:29	10:02:05	10:12:20	10:30:33	11:12:49	0:04:00		
3/2/2025	7471-25	San Juan	1105 E Sioux Rd	03 - Animal Bites / Attacks	15:10:59	15:11:09	15:12:13	15:20:25	15:33:06	16:14:06	16:55:52	0:08:16		
3/2/2025	7497-25	San Juan	1313 Rejamen Dr	26 - Sick Person (Specific Diagnosis)	17:42:19	17:42:33	17:43:41	17:52:34	18:03:16	18:18:37	18:46:42	0:10:01	unable to track unit	
3/2/2025	7530-25	San Juan	1111 Paloma Dr	21 - Hemorrhage (Bleeding) / Lacerations	22:46:39	22:46:52	22:50:31	22:56:29	23:03:11	23:18:22	23:46:42	0:08:37		
3/2/2025	7536-25	San Juan	113 San Marcos St	06 - Breathing Problems	23:25:17	23:25:23	23:26:23	23:33:47	23:56:35	0:13:22	0:34:56	0:08:24		
3/2/2025	7553-25	San Juan	204 Northgate Ave	17 - Falls	3:10:37	3:10:59	3:12:24	3:19:18	3:40:18	3:51:24	10:13:37	0:06:19	Traffic delay	
3/2/2025	7571-25	San Juan	519 F Earling Rd	13 - Diabetic Problems	9:04:10	9:04:53	9:06:11	9:19:08	9:40:18	11:57:10	12:19:58	0:14:15		
3/2/2025	7582-25	San Juan	1306 E Presidente Ave	26 - Sick Person (Specific Diagnosis)	11:14:11	11:14:42	11:16:39	11:22:24	11:27:59	12:19:58	12:19:58	0:07:42		
3/2/2025	7590-25	San Juan	218 E 11th St	17 - Falls	13:15:41	13:15:45	13:16:34	13:24:49	13:41:03	14:00:08	14:00:11	0:09:04		
3/2/2025	7609-25	San Juan	600 E Sioux Rd	30 - Traumatic Injuries (Specific)	15:36:23	15:40:55	15:41:43	15:54:40	16:11:19	16:28:25	16:50:07	0:13:45	Call was reassigned due to P-1 crew responded from Alamo	
3/2/2025	7639-25	San Juan	216 W 7th St	17 - Falls	18:28:37	18:29:01	18:33:30	18:43:18	18:56:51	19:11:03	19:33:59	0:14:17	00:04:29 Min OOC delay on crew	
3/2/2025	7641-25	San Juan	902 N Raul Longoria Rd	29 - Traffic Collision / Transportation Incident	18:47:46	18:48:43	18:49:58	18:55:50	19:26:35	19:29:24	20:03:36	0:07:07		
3/2/2025	7641-25	San Juan	902 N Raul Longoria Rd	29 - Traffic Collision / Transportation Incident	18:47:46	18:48:43	18:49:58	18:55:50	19:26:35	19:29:24	20:03:36	0:07:07		
3/2/2025	7645-25	San Juan	400 Virgen de San Juan Blvd	06 - Breathing Problems	18:45:23	19:05:38	19:05:57	18:52:49	20:08:40	20:14:05	20:30:06	0:07:05		
3/2/2025	7666-25	San Juan	4309 N Raul Longoria Rd	32 - Unknown Problem (Person Down)	21:14:38	21:16:22	21:16:41	21:51:05	22:08:16	22:23:00	22:38:31	0:05:43	00:03:15 Min OOC delay on crew	
3/2/2025	7686-25	San Juan	400 Patton Dr	26 - Sick Person (Specific Diagnosis)	6:44:50	6:45:07	6:48:22	6:57:21	7:17:04	7:31:10	8:04:28	0:12:14		
3/2/2025	7692-25	San Juan	420 San Junita St	17 - Falls	8:14:57	8:15:38	8:16:33	8:22:14	8:43:09	8:56:52	9:22:20	0:06:36		
3/2/2025	7696-25	San Juan	618 S Kansas Ave	26 - Sick Person (Specific Diagnosis)	10:27:50	10:28:24	10:29:28	10:34:13	10:53:57	11:06:32	12:28:10	0:05:49		
3/2/2025	7701-25	San Juan	111 Farm to Market 495	26 - Sick Person (Specific Diagnosis)	10:48:20	10:48:23	10:49:32	11:00:48	11:12:45	11:30:32	11:51:46	0:14:35		
3/2/2025	7707-25	San Juan	7713 Water St	21 - Hemorrhage (Bleeding) / Lacerations	12:03:54	12:05:21	12:06:47	12:14:56	12:27:09	12:37:04	13:25:19	0:09:35		
3/2/2025	7719-25	San Juan	1200 N Raul Longoria Rd	29 - Traffic Collision / Transportation Incident	13:11:08	13:11:30	13:12:07	13:13:39	13:41:08	13:53:30	14:32:50	0:02:09		
3/2/2025	7720-25	San Juan	1200 N Raul Longoria Rd	29 - Traffic Collision / Transportation Incident	13:18:56	13:19:05	13:19:41	13:23:54	13:37:48	13:53:17	14:15:33	0:00:49		
3/2/2025	7722-25	San Juan	1200 N Raul Longoria Rd	29 - Traffic Collision / Transportation Incident	13:18:56	13:19:05	13:19:41	13:23:54	13:37:48	13:53:17	14:15:33	0:00:49		
3/2/2025	7775-25	San Juan	113 San Marcos St	06 - Breathing Problems	22:20:57	22:21:21	22:23:17	22:23:21	22:08:16	22:23:00	22:38:31	0:02:00		
3/2/2025	7805-25	San Juan	202 E 9th St	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	5:56:50	5:57:25	5:59:12	6:06:08	6:14:00	6:23:58	6:59:27	0:08:43		
3/2/2025	7809-25	San Juan	202 E Lucha St	17 - Falls	7:27:10	7:27:36	7:28:04	7:32:59	7:49:28	8:17:10	8:17:10	0:05:23		
3/2/2025	7822-25	San Juan	4011 N Rd	26 - Sick Person (Specific Diagnosis)	9:46:40	9:47:27	9:48:49	9:57:57	10:16:55	10:37:39	11:06:41	0:10:30	Traffic delay	
3/2/2025	7824-25	San Juan	S Stewart Rd & Ridge Rd	29 - Traffic Collision / Transportation Incident	9:55:53	9:55:57	9:57:32	10:04:39	10:16:55	10:37:39	11:06:41	0:08:42		
3/2/2025	7825-25	San Juan	S Stewart Rd & Ridge Rd	29 - Traffic Collision / Transportation Incident	9:55:53	9:55:57	9:57:32	10:04:39	10:16:55	10:37:39	11:06:41	0:08:42		
3/2/2025	7832-25	San Juan	101 W 16th St	31 - Unconscious / Fainting (Near)	11:15:53	11:16:01	11:16:44	11:25:57	14:48:51	15:10:12	15:51:52	0:09:56		
3/2/2025	7848-25	San Juan	1808 Sylvia Cir	26 - Sick Person (Specific Diagnosis)	14:34:04	14:34:23	14:36:22	14:40:39	14:48:51	15:10:12	15:51:52	0:06:16		
3/2/2025	7850-25	San Juan	901 Elora Rd	31 - Unconscious / Fainting (Near)	15:07:31	15:07:59	15:09:12	15:17:26	15:33:17	19:12:50	19:54:08	0:06:13		
3/2/2025	7878-25	San Juan	206 S Liberty Loop	21 - Hemorrhage (Bleeding) / Lacerations	18:35:26	18:35:53	18:40:22	18:42:06	18:54:48	19:12:50	19:54:08	0:06:13		
3/2/2025	7896-25	San Juan	1702 Angelina Dr	27 - Stab / Gunshot / Penetrating Trauma	2:32:55	2:33:19	2:37:34	2:43:07	2:54:00	3:02:31	3:48:00	0:09:48		
3/2/2025	7927-25	San Juan	209 W 6th St	26 - Sick Person (Specific Diagnosis)	2:52:34	2:52:55	2:56:05	3:02:20	3:17:54	3:32:58	4:14:33	0:09:25		
3/2/2025	7938-25	San Juan	1510 Washington Palm Ave	17 - Falls	8:11:45	8:12:16	8:13:07	8:16:46	8:39:59	8:58:10	9:36:18	0:04:30		
3/2/2025	7941-25	San Juan	126 E 2nd St	32 - Unknown Problem (Person Down)	9:02:17	9:02:36	9:04:01	9:09:38	9:33:07	9:50:58	10:23:35	0:07:02		
3/2/2025	7944-25	San Juan	3807 Inicia St	26 - Sick Person (Specific Diagnosis)	9:12:56	9:13:20	9:13:43	9:23:33	9:33:07	9:50:58	10:23:35	0:10:13	3rd active call, in compliance with response time	
3/2/2025	7985-25	San Juan	126 E 2nd St	21 - Hemorrhage (Bleeding) / Lacerations	13:53:47	13:53:58	13:57:18	13:57:21	14:18:24	14:43:02	14:57:22	0:09:23		
3/2/2025	7998-25	San Juan	205 W Salsar St	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	14:56:05	14:57:25	14:57:35	15:00:06	15:11:33	15:20:30	15:57:42	0:02:41		
3/2/2025	8012-25	San Juan	1216 S Miguel Antonio St	18:10:13	18:12:55	18:15:26	18:28:32	18:43:14	19:04:43	19:40:12	19:40:12	0:15:37		
3/2/2025	8021-25	San Juan	1108 San Francisco St	26 - Sick Person (Specific Diagnosis)	19:13:02	19:13:08	19:15:24	19:24:08	19:57:22	20:13:01	21:18:02	0:21:00	Traffic delay	
3/2/2025	8044-25	San Juan	2600 Monte Grande Dr	26 - Sick Person (Specific Diagnosis)	0:08:46	0:08:45	0:10:38	0:13:32	0:21:16	0:39:45	0:46:28	0:06:37	2nd active call, responded from DHR	
3/2/2025	8079-25	San Juan	408 Abil St	26 - Sick Person (Specific Diagnosis)	11:36:29	11:36:38	11:37:23	12:00:30	12:18:55	12:26:15	13:14:24	0:04:12		
3/2/2025	8095-25	San Juan	133 E 4th St	04 - Assault / Sexual Assault / Stun Gun	13:56:03	13:56:03	13:56:27	14:00:17	14:59:43	15:15:08	15:59:47	0:04:14		
3/2/2025	8106-25	San Juan	702 S Shawnee Bend Rd	17 - Falls	14:53:20	14:53:31	14:57:21	14:59:21	15:26:27	15:31:08	15:44:27	0:07:21		
3/2/2025	8116-25	San Juan	911 Abil St	23 - Overdose / Poisoning (Ingestion)	13:10:04	13:10:18	13:11:39	13:17:39	13:26:27	13:31:08	15:44:27	0:07:21		

3/10/2025	8217-25	N Raul Longoria Rd & E Owassa Rd	San Juan	29 - Traffic Collision / Transportation Incident	16:11:57	16:12:04	16:14:17	16:19:31	16:30:14	16:41:07	17:01:04	0:07:27	
3/10/2025	8223-25	N Raul Longoria Rd & E Owassa Rd	San Juan	29 - Traffic Collision / Transportation Incident	16:33:41	16:33:51	16:38:08	16:40:59	16:45:46	16:58:33	17:32:34	0:07:08	
3/10/2025	8227-25	1400 N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	16:46:30	16:46:30	16:49:28	16:58:41	17:30:00	17:50:00	19:43:49	0:11:16	2nd active call, in compliance with response time
3/10/2025	8229-25	1400 N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	17:02:55	17:03:02	17:03:18	17:10:48	17:26:21	17:47:26	18:25:26	0:07:46	
3/10/2025	8233-25	1400 N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	17:02:55	17:03:02	17:03:18	17:10:48	17:26:21	17:47:26	18:25:26	0:07:46	
3/10/2025	8236-25	1400 N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	16:46:30	16:47:25	16:49:28	16:58:41	17:30:00	17:50:00	19:43:49	0:11:16	2nd active call, in compliance with response time
3/10/2025	8238-25	1400 N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	16:46:30	16:47:25	16:49:28	16:58:41	17:30:00	17:50:00	19:43:49	0:11:16	2nd active call, in compliance with response time
3/10/2025	8240-25	1400 N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	16:46:30	16:47:25	16:49:28	16:58:41	17:30:00	17:50:00	19:43:49	0:11:16	2nd active call, in compliance with response time
3/10/2025	8241-25	1400 N Raul Longoria Rd	San Juan	29 - Traffic Collision / Transportation Incident	16:46:30	16:47:25	16:49:28	16:58:41	17:30:00	17:50:00	19:43:49	0:11:16	2nd active call, in compliance with response time
3/10/2025	8247-25	121 W Santa Fe Dr	San Juan	22:46:31	22:46:31	22:46:42	22:47:11	22:54:31	23:07:16	23:17:24	23:52:46	0:07:19	Traffic delay
3/10/2025	8289-25	720 W 8th St	San Juan	26 - Sick Person (Specific Diagnosis)	8:17:13	8:17:34	8:18:31	8:27:36	8:53:18	8:56:07	9:20:04	0:10:12	00:03:33 Min OOC delay on crew
3/11/2025	8359-25	1111 Palmaro Dr	San Juan	26 - Sick Person (Specific Diagnosis)	17:58:06	17:57:07	18:00:40	18:08:06	18:14:10	18:18:51	18:48:17	0:18:59	
3/11/2025	8377-25	222 E 4th St	San Juan	06 - Breathing Problems	20:05:42	20:05:51	20:08:32	20:13:00				0:07:09	
3/11/2025	8379-25	Veterans Blvd & E Moore Rd	San Juan	29 - Traffic Collision / Transportation Incident	20:22:29	20:22:48	20:22:51	20:28:26	20:41:30	20:51:26	21:29:04	0:03:40	
3/11/2025	8386-25	720 W 8th St	San Juan	26 - Sick Person (Specific Diagnosis)	20:54:38	20:54:38	20:57:28	21:11:25	21:44:24	22:05:19	22:38:36	0:17:14	2nd active call, in compliance with response time
3/12/2025	8416-25	300 N NEBASKA AVE	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	22:05:35	22:06:04	22:09:36	22:13:42	22:30:33	23:19:27	23:35:32	0:07:38	
3/12/2025	8446-25	206 S Liberty Loop	San Juan	01 - Abdominal Pain / Problems	6:24:21	6:24:54	6:26:02	6:31:33	6:35:37	6:49:12	7:05:56	0:06:39	
3/12/2025	8448-25	614 S Kansas Ave	San Juan	06 - Breathing Problems	11:31:31	11:31:35	11:32:19	11:38:35	11:59:47	12:19:59	12:56:09	0:04:00	
3/12/2025	8471-25	1109 San Francisco St	San Juan	31 - Unconscious / Fainting (Near)	15:31:10	15:18:30	15:18:49	15:25:09	15:43:06	16:03:42	16:31:52	0:06:39	
3/12/2025	8494-25	1905 S Standard Ave	San Juan	06 - Breathing Problems	18:03:50	18:04:14	18:04:39	18:10:22	18:24:17	18:44:05	19:24:34	0:06:08	
3/12/2025	8499-25	1007 Sun Valley St	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	18:28:41	18:29:11	18:29:38	18:46:19	18:55:14	19:02:32	19:15:27	0:17:08	2nd active call, in compliance with response time
3/12/2025	8504-25	700 US 43 BUS	San Juan	06 - Breathing Problems	19:56:00	19:57:19	19:58:36	20:05:17	20:32:59	20:51:01	21:20:44	0:07:58	
3/12/2025	8522-25	1105 E Campo Dr	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	23:31:11	23:31:28	23:33:46	23:38:42				0:07:14	
3/12/2025	8523-25	907 Citrus St	San Juan	17 - Falls	23:42:19	23:43:18	23:43:27	23:48:09				0:04:51	
3/13/2025	8538-25	907 Citrus St	San Juan	17 - Falls	5:12:56	5:13:49	5:19:18	5:26:35				0:12:46	00:05:29 Min OOC delay on crew
3/13/2025	8555-25	508 S Standard St	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	8:15:31	8:15:41	8:17:00	8:20:33	8:33:42	8:45:22	9:33:23	0:04:52	
3/13/2025	8565-25	910 Orange St	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	10:17:54	10:18:03	10:18:57	10:22:59	10:32:38	10:48:48	11:21:51	0:04:56	
3/13/2025	8576-25	1511 Mary Ann St	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	12:30:31	12:12:43	12:13:49	12:19:30	12:29:19	12:47:32	13:25:51	0:08:47	
3/13/2025	8604-25	403 Rafael Dr	San Juan	11 - Choking	15:50:37	15:50:43	15:51:43	15:54:48				0:04:06	
3/13/2025	8617-25	E Frontage Rd W & N Veterans Blvd	San Juan	29 - Traffic Collision / Transportation Incident	17:27:27	17:27:32	17:29:21	17:34:04	17:43:31	17:56:03	18:37:15	0:06:32	
3/13/2025	8629-25	1902 Buffalo Ave	San Juan	26 - Sick Person (Specific Diagnosis)	18:27:31	18:27:40	18:30:36	18:58:22	19:02:44	19:19:20	20:14:03	0:18:42	2nd active call, trip was reassigned due to low fuel, responded from Edinburg
3/13/2025	8630-25	209 W 6th St	San Juan	01 - Abdominal Pain / Problems	18:29:46	18:29:56	18:30:27	18:38:37	18:50:25	19:09:51	20:00:59	0:08:41	
3/13/2025	8635-25	907 Citrus St	San Juan	13 - Diabetic Problems	18:52:48	18:52:55	18:55:10	19:00:45	19:15:30	19:21:54	20:00:15	0:07:50	
3/13/2025	8646-25	206 Santa Fe St	San Juan	17 - Falls	20:44:32	20:44:47	20:49:27	20:55:41				0:10:54	00:04:40 Min OOC delay on crew
3/14/2025	8676-25	123 Elano Dr	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	3:35:03	3:35:19	3:42:57	3:43:14	3:54:05	3:58:26	4:27:50	0:07:55	
3/14/2025	8677-25	705 W Chaparral St	San Juan	26 - Sick Person (Specific Diagnosis)	4:12:21	4:12:32	4:22:10	4:31:46	4:57:36	5:09:18	5:33:16	0:19:14	00:09:38 Min OOC delay on crew 2nd active call
3/14/2025	8695-25	2003 Loma Verde St	San Juan	26 - Sick Person (Specific Diagnosis)	10:13:10	10:13:16	10:14:11	10:18:59	10:30:48	10:40:30	11:11:44	0:05:43	
3/14/2025	8706-25	1216 S Miguel Hidalgo St	San Juan	17 - Falls	10:57:14	10:57:23	10:57:57	11:10:14	11:48:36	12:08:10	13:19:02	0:12:51	2nd active call, in compliance with response time
3/14/2025	8715-25	1801 E Interstate Hwy 2	San Juan	28 - Stroke (CVA) / Transient Ischemic Attack (TIA)	12:12:41	12:12:59	12:14:43	12:17:35				0:04:36	
3/14/2025	8720-25	4716 Ica Dr	San Juan	17 - Falls	12:22:47	12:23:25	12:25:54	12:28:52	12:44:31	12:57:54	14:05:57	0:05:27	
3/14/2025	8730-25	425 Chula Vista Dr	San Juan	31 - Unconscious / Fainting (Near)	14:00:26	14:00:40	14:01:22	14:04:59	14:20:46	14:39:24	15:01:27	0:04:19	
3/14/2025	8744-25	900 E business Rd	San Juan	06 - Breathing Problems	16:07:31	16:08:13	16:09:30	16:13:27	16:29:04	17:09:09	17:09:19	0:05:14	
3/14/2025	8745-25	209 W 6th St	San Juan	31 - Unconscious / Fainting (Near)	18:18:38	18:19:16	18:20:45	18:25:55	18:48:30	19:02:41	19:43:01	0:07:29	
3/14/2025	8761-25	2119 N San Antonio Ave	San Juan	26 - Sick Person (Specific Diagnosis)	21:38:56	21:38:56	21:41:25	21:58:21	22:21:20	22:32:12	23:06:59	0:10:06	Crew was headed in wrong direction was rerouted
3/14/2025	8762-25	1201 N Morningside Ave	San Juan	17 - Falls	23:24:26	23:24:51	23:26:40	23:39:40	23:54:22	0:06:25	0:25:32	0:08:49	
3/15/2025	8807-25	300 N Wyoming Ave	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	2:25:07	2:25:24	2:33:13	2:38:53				0:13:29	00:07:49 Min OOC delay on crew
3/15/2025	8823-25	907 Citrus St	San Juan	17 - Falls	7:55:57	7:56:44	8:02:23	8:10:06	8:29:43	8:29:48	8:29:48	0:13:22	00:05:38 OOC delay on crew
3/15/2025	8842-25	N Raul Longoria Rd & W Holana Loop	San Juan	29 - Traffic Collision / Transportation Incident	12:46:42	12:46:46	12:46:12	12:30:05	12:55:47	13:06:41	13:48:50	0:05:19	
3/15/2025	8844-25	N Raul Longoria Rd & W Holana Loop	San Juan	29 - Traffic Collision / Transportation Incident	12:40:41	12:40:47	12:41:35	12:49:35	12:55:07	13:01:21	13:14:52	0:08:48	
3/15/2025	8853-25	420 Counselor Ln	San Juan	26 - Sick Person (Specific Diagnosis)	14:28:16	14:28:41	14:31:21	14:36:55	14:54:16	15:11:31	15:41:35	0:08:14	
3/15/2025	8864-25	300 N NEBASKA AVE	San Juan	17 - Falls	14:56:46	14:57:50	14:59:05	15:05:41	15:22:55	15:28:19	15:46:23	0:07:51	
3/16/2025	8892-25	N Raul Longoria Rd & E Sioux Rd	San Juan	29 - Traffic Collision / Transportation Incident	20:17:56	20:18:08	20:20:42	20:24:06				0:06:00	
3/16/2025	8926-25	1407 Pheasant Dr	San Juan	17 - Falls	1:16:09	1:16:45	1:24:18	1:40:08	1:53:55	2:06:47	2:33:09	0:24:48	
3/16/2025	8933-25	720 W 8th St	San Juan	01 - Abdominal Pain / Problems	2:25:56	2:26:08	2:29:16	2:38:44	2:59:53	3:15:58	3:40:48	0:10:36	Callmaker address error
3/16/2025	8949-25	1511 Mary Ann St	San Juan	17 - Falls	6:50:08	6:50:23	6:58:57	9:03:47				0:07:24	2nd active call, in compliance with response time
3/16/2025	8965-25	301 Lantry Dr	San Juan	26 - Sick Person (Specific Diagnosis)	12:46:42	12:47:02	12:48:51	12:59:07	13:01:56	13:15:11	13:48:32	0:09:05	
3/16/2025	8976-25	122 Duenna Dr	San Juan	26 - Sick Person (Specific Diagnosis)	15:31:46	15:32:15	15:33:24	15:36:15	15:41:16	15:59:56	16:23:28	0:04:00	
3/16/2025	8990-25	1108 San Francisco St	San Juan	26 - Sick Person (Specific Diagnosis)	17:48:42	17:49:09	17:49:43	17:59:46	18:17:01	18:20:08	18:34:23	0:07:37	
3/16/2025	8992-25	900 E business Rd	San Juan	06 - Breathing Problems	18:13:46	18:14:33	18:16:22	18:24:41	18:54:31	19:06:28	19:42:45	0:10:08	3rd active call, in compliance with response time
3/16/2025	9000-25	711 W 7th St	San Juan	26 - Sick Person (Specific Diagnosis)	19:10:54	19:11:08	19:12:21	19:20:12	19:30:09	19:40:29	21:29:45	0:09:04	
3/16/2025	9013-25	426 W 12th St	San Juan	17 - Falls	20:20:53	20:21:21	20:25:36	20:46:09	10:15:55	10:32:19	11:10:02	0:10:21	2nd active call, responded from Donna 04:15 Min OOC
3/16/2025	9033-25	1807 Line St	San Juan	26 - Sick Person (Specific Diagnosis)	9:49:49	9:49:54	9:53:19	10:00:15	10:14:49	10:27:49	10:53:31	0:05:54	00:03:25 Min OOC delay on crew
3/17/2025	9062-25	501 Abbot St	San Juan	32 - Unknown Person (Person Down)	14:57:20	14:57:41	14:59:09	15:04:35	15:14:49	15:27:49	16:53:31	0:07:50	
3/17/2025	9081-25	210 S Liberty Loop	San Juan	18 - Headache	20:05:30	20:05:43	20:09:26	20:13:33	20:31:29	20:45:10	20:56:11	0:05:54	
3/17/2025	9126-25	1114 Doe St	San Juan	27 - Stab / Gunshot / Penetrating Trauma	20:48:05	20:48:45	20:51:16	20:55:51	21:30:15	21:38:20	22:15:50	0:07:06	
3/17/2025	9128-25	1214 Doe St	San Juan	27 - Stab / Gunshot / Penetrating Trauma	21:08:23	21:08:27	21:08:30	21:09:46	21:25:33	21:40:54	22:09:07	0:03:21	
3/17/2025	9135-25	S Veterans Blvd & Paja Bears Trail	San Juan	04 - Assault / Sexual Assault / Gun Gun	21:45:13	21:45:20	21:47:18	21:58:36	22:31:11	22:45:10	23:08:24	0:09:15	
3/17/2025	9140-25	700 W business Rd	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	22:09:45	22:09:51	22:10:06	22:15:15	22:31:11	22:45:10	23:08:24	0:05:24	1st active call, 04:26 Min OOC, responded from San Juan station
3/18/2025	9150-25	502 Olander Dr	San Juan	06 - Breathing Problems	1:14:45	1:15:09	1:19:35	1:26:33	1:43:50	2:03:25	2:26:15	0:11:24	1st active call, responded from San Juan station
3/18/2025	9161-25	1225 S Doe St	San Juan	01 - Abdominal Pain / Problems	6:30:41	6:30:41	6:32:01	6:43:49	7:02:15	7:15:18	7:41:16	0:13:08	
3/18/2025	9173-25	N Raul Longoria Rd & Cesar Chavez Rd	San Juan	29 - Traffic Collision / Transportation Incident	10:01:21	10:01:28	10:02:04	10:08:34	10:27:00	10:37:10	11:02:26	0:07:06	
3/18/2025	9178-25	1310 Shifford St	San Juan	17 - Falls	10:19:47	10:20:00	10:20:10	10:30:11	11:24:13	11:35:45	11:59:00	0:10:11	2nd active call, in compliance with response time

03/19/2025	943-25	San Juan	1620 N Raul Longoria Rd	San Juan	23.5324	23.5337	23.5357	23.5636	0.0753	0.1921	0.3744	0.0459	
03/19/2025	927-25	San Juan	309 E Thelma St	San Juan	9.5224	9.5254	9.5358	10.0023	10.1452	10.2629	10.5832	0.0729	
03/19/2025	927-25	San Juan	426 W 12th St	San Juan	9.5749	9.5910	9.5955	10.0814	10.2454	10.4527	11.3716	0.0904	
03/19/2025	928-25	San Juan	1108 San Francisco St	San Juan	10.1449	10.1543	10.1622	10.2808	10.4205	10.5250	11.3714	0.1225	3rd active call, in compliance with response time
03/19/2025	932-25	San Juan	400 N Iowa Ave	San Juan	18.5458	18.5557	18.5716	18.5735	21.2629	21.3620	22.1756	0.1041	
03/19/2025	933-25	San Juan	825 E San Diego St	San Juan	21.0501	21.0522	21.0639	21.1603	22.0328	22.1613	23.3738	0.1039	1st active call, in compliance with response time
03/19/2025	935-25	San Juan	825 E San Diego St	San Juan	21.3356	21.3657	21.3758	21.4736	22.0328	22.1613	23.3738	0.1039	2nd active call, in compliance with response time
03/19/2025	936-25	San Juan	109 Firestone St	San Juan	22.0736	22.0854	22.1127	22.2057	22.3618	22.4841	23.5654	0.1203	3rd active call, in compliance with response time
03/19/2025	936-25	San Juan	109 Firestone St	San Juan	22.0736	22.0854	22.1127	22.2057	22.3618	22.4841	23.5654	0.1203	4th active call, in compliance with response time
03/19/2025	936-25	San Juan	109 Firestone St	San Juan	22.0736	22.0854	22.1127	22.2057	22.3618	22.4841	23.5654	0.1203	
03/19/2025	937-25	San Juan	410 W 12th St	San Juan	23.0214	23.0236	23.0543	23.1351	23.2832	23.4349	24.6157	0.1125	Traffic delay, responded from San Juan Station
03/20/2025	940-25	San Juan	108 State Hwy 495	San Juan	9.4622	9.4830	9.5350	9.9514	10.1328	10.2837	12.0300	0.0802	Traffic delay, responded from San Juan Station
03/20/2025	940-25	San Juan	Nedraque Rd & W 11th St	San Juan	10.5715	10.5823	10.5912	11.0725	11.1926	11.2350	12.0300	0.0802	
03/20/2025	940-25	San Juan	801 W 13th St	San Juan	11.7121	11.8202	11.9127	11.3223	11.4818	11.7233	13.2639	0.1421	4th active call, in compliance with response time
03/20/2025	941-25	San Juan	528 S San Antonio Ave	San Juan	13.0916	13.0941	13.1259	13.1459	13.2727	13.4113	14.3352	0.0518	
03/20/2025	942-25	San Juan	1209 E Farm to Market Rd 495	San Juan	15.3821	15.3853	15.3951	15.4535	15.5350	16.0107	16.3643	0.0642	
03/20/2025	949-25	San Juan	511 San Martin St	San Juan	21.0822	21.0855	21.1133	21.1806	21.3051	21.4618	22.4827	0.0911	
03/20/2025	944-25	San Juan	1212 Montague Rd	San Juan	23.1556	23.1625	23.1755	23.2306	23.3647	23.4932	24.7215	0.0841	
03/21/2025	949-25	San Juan	727 San Lucas St	San Juan	5.4840	5.4922	5.4939	5.5447	6.0333	6.1236	6.2308	0.0645	
03/21/2025	949-25	San Juan	1201 Monica Ln	San Juan	9.3758	9.3304	9.3403	9.3839	10.0817	10.2247	10.5130	0.0635	
03/21/2025	950-25	San Juan	131 E 2nd St	San Juan	12.0944	12.0954	12.1031	12.1219	12.2824	12.3203	13.1755	0.0225	
03/21/2025	951-25	San Juan	North N Raul Longoria Rd & Cardinal St	San Juan	13.4608	13.4614	13.4747	13.5231	14.0212	14.1802	15.1414	0.0617	
03/21/2025	952-25	San Juan	5107 N Raul Longoria Rd	San Juan	15.3230	15.3235	15.3246	15.3737	15.4430	16.0033	16.2559	0.0502	
03/21/2025	954-25	San Juan	2301 N Raul Longoria Rd	San Juan	22.1200	22.1264	22.1351	22.1818	22.3647	22.4841	23.5654	0.0614	
03/22/2025	960-25	San Juan	402 Citrus Cr	San Juan	8.0621	8.0626	8.0701	8.1330	8.2949	8.4448	9.2105	0.0702	
03/22/2025	966-25	San Juan	1107 Monica Ln	San Juan	9.0920	9.0929	9.0938	9.1431	9.4607	10.0709	11.0137	0.0502	
03/22/2025	961-25	San Juan	410 E 2nd St	San Juan	11.2557	11.2606	11.2725	11.3109	11.4635	11.5252	12.3856	0.0503	
03/22/2025	962-25	San Juan	N Clear Chavez Rd & W Frontage Rd	San Juan	14.0919	14.0924	14.0929	14.1139	14.3218	14.4943	15.1816	0.0215	
03/22/2025	963-25	San Juan	N Clear Chavez Rd & W Frontage Rd	San Juan	14.2449	14.2507	14.2510	14.2858	14.4531	14.5526	15.0611	0.0351	
03/22/2025	963-25	San Juan	N Clear Chavez Rd & W Frontage Rd	San Juan	14.0919	14.0924	14.0929	14.1139	14.3218	14.4943	15.1816	0.0215	
03/22/2025	963-25	San Juan	N Clear Chavez Rd & W Frontage Rd	San Juan	14.2449	14.2507	14.2510	14.2858	14.4531	14.5526	15.0611	0.0351	
03/22/2025	963-25	San Juan	N Clear Chavez Rd & W Frontage Rd	San Juan	14.2449	14.2507	14.2510	14.2858	14.4531	14.5526	15.0611	0.0351	
03/22/2025	967-25	San Juan	1205 Monica Ln	San Juan	16.5344	16.5410	16.5433	16.5923	17.1156	17.2828	17.5828	0.0513	
03/22/2025	966-25	San Juan	700 W Business St	San Juan	18.3136	18.3152	18.3533	18.4452	18.5724	19.3724	20.3724	0.0300	00:03:41 Min OOC delay on crew
03/22/2025	966-25	San Juan	1617 Mary Ann St	San Juan	21.4445	21.4503	21.4649	21.5139	21.6724	22.2430	23.2430	0.0638	
03/23/2025	969-25	San Juan	206 S Liberty Loop	San Juan	0.3638	0.3647	0.4053	0.4332	0.4723	1.0117	1.2419	0.0645	
03/23/2025	970-25	San Juan	1701 N Raul Longoria Rd	San Juan	4.0527	4.0533	4.1221	4.1403	4.2706	4.3809	4.5917	0.0830	
03/23/2025	972-25	San Juan	N Clear Chavez Rd & W Frontage Rd	San Juan	8.0159	8.0202	8.0443	8.1010	8.3616	8.4917	9.1406	0.0808	
03/23/2025	972-25	San Juan	1715 Line St	San Juan	11.4809	11.4815	11.5351	11.5745	12.2126	12.3352	13.1339	0.0930	
03/23/2025	973-25	San Juan	610 Citrus St	San Juan	11.5309	11.5315	11.5509	12.0231	12.2155	12.3209	13.0355	0.0916	
03/23/2025	973-25	San Juan	503 Francis St	San Juan	12.0057	12.0100	12.0241	12.1422	12.2616	12.4147	13.1801	0.1322	3rd active call, in compliance with response time
03/23/2025	974-25	San Juan	1317 Coconut Palm Ave	San Juan	15.0643	15.0649	15.0756	15.1315	15.3724	15.3724	15.3724	0.0626	
03/23/2025	974-25	San Juan	1911 N Raul Longoria Rd	San Juan	15.2453	15.2502	15.2532	15.2849	15.3724	15.3724	15.3724	0.0347	
03/23/2025	975-25	San Juan	604 W Mesquite St	San Juan	15.5822	15.5834	15.5857	16.0453	16.1953	16.2855	17.1622	0.0619	
03/23/2025	976-25	San Juan	1610 Kivi Ct	San Juan	16.5833	16.5845	16.5911	17.0707	17.2951	17.4052	18.0012	0.0822	
03/23/2025	976-25	San Juan	109 W Los Ebanos St	San Juan	21.3526	21.3536	21.4202	21.5111	22.1542	22.2024	22.5410	0.1535	00:06:26 Min OOC delay on crew
03/24/2025	973-25	San Juan	400 N Iowa Ave	San Juan	0.0426	0.0434	0.0939	0.1321	0.2910	0.4232	1.1508	0.0847	
03/24/2025	980-25	San Juan	1610 E 7th St	San Juan	11.2519	11.2542	11.2623	11.3942	11.5118	12.0256	12.4408	0.0500	
03/24/2025	984-25	San Juan	3008 N Raul Longoria Rd	San Juan	12.3953	12.3611	12.3639	12.4237	12.5313	13.0759	14.0138	0.0626	
03/24/2025	986-25	San Juan	502 San Cristobal St	San Juan	14.0305	14.0330	14.0423	14.0608	15.1842	15.3335	16.2742	0.0455	
03/24/2025	985-25	San Juan	120 W 7th St	San Juan	14.4746	14.4820	14.4841	14.5315	15.1842	15.3335	16.2742	0.0455	
03/24/2025	986-25	San Juan	115 W 7th St	San Juan	21.1800	21.1818	21.1839	21.2713	21.4227	21.5745	22.2430	0.0855	
03/24/2025	990-25	San Juan	1715 Line St	San Juan	0.0933	0.0949	0.1040	0.1349	0.2325	0.3848	0.5714	0.0400	
03/25/2025	919-25	San Juan	5104 N Raul Longoria Rd	San Juan	0.2952	0.3219	0.3643	0.4652	0.5534	1.0318	1.2118	0.1433	
03/25/2025	922-25	San Juan	206 S Liberty Loop	San Juan	0.4859	0.5021	0.5239	0.5915	1.2921	1.3442	1.5058	0.0754	
03/25/2025	925-25	San Juan	1509 Mary Ann St	San Juan	4.3953	4.4041	4.4433	4.4621	5.0736	5.1324	5.2641	0.0540	
03/25/2025	934-25	San Juan	2301 N Raul Longoria Rd	San Juan	5.5017	5.5035	5.5406	6.0315	6.1732	6.2969	7.0322	0.1222	1st active call, responded from 1st call
03/25/2025	938-25	San Juan	225 Alta St	San Juan	6.0015	6.0050	6.0750	6.1514	6.2121	6.3134	7.2836	0.1424	2nd active call, in compliance with response time
03/25/2025	963-25	San Juan	800 E Interstate Hwy 2	San Juan	8.3659	8.3926	8.4059	8.4733	9.0231	9.1422	9.4737	0.0807	
03/25/2025	963-25	San Juan	105 W 16th St	San Juan	11.1435	11.1443	11.1626	11.2151	12.0311	12.1713	13.4303	0.1035	
03/25/2025	963-25	San Juan	1209 E Farm to Market Rd 495	San Juan	13.3554	13.3630	13.3745	13.4705	14.0448	14.2410	15.0227	0.0521	
03/25/2025	969-25	San Juan	1614 Kivi Ct	San Juan	13.4722	13.4727	13.5105	13.5248	14.0448	14.2410	15.0227	0.0521	
03/25/2025	981-25	San Juan	1010 S Standard St	San Juan	21.5017	21.5048	21.5356	21.5945	22.0830	22.2140	23.0534	0.0857	
03/26/2025	1004-25	San Juan	1202 E San Juan Cr	San Juan	7.4657	7.4716	7.5417	8.0755	8.1939	8.3849	8.5717	0.2039	
03/26/2025	1008-25	San Juan	1201 Monica Ln	San Juan	11.1936	11.1942	11.2222	11.2617	11.3550	11.5610	12.2532	0.0636	
03/26/2025	1009-25	San Juan	616 Dale Palm St	San Juan	12.3612	12.3635	12.3704	12.4316	12.5923	13.1601	13.5905	0.0841	
03/26/2025	1010-25	San Juan	1902 Chula Vista Dr	San Juan	15.3150	15.3200	15.3272	15.3922	15.5701	16.1912	16.5257	0.0722	
03/26/2025	1017-25	San Juan	400 Virgen de San Juan Blvd	San Juan	17.4653	17.5003	17.5101	17.5828	18.1328	18.2405	18.4501	0.0825	
03/26/2025	1017-25	San Juan	209 W 6th St	San Juan	18.3523	18.3529	18.3536	18.4331	18.5821	19.0936	19.2552	0.0802	
03/26/2025	1013-25	San Juan	408 N Standard St	San Juan	20.1316	20.1342	20.1414	20.2414	20.4715	21.0519	21.4300	0.1032	1st active call, traffic delay
03/26/2025	1013-25	San Juan	822 W Business St	San Juan	20.3908	20.3932	20.4102	20.4619	20.5859	21.1728	21.4917	0.0847	
03/26/2025	1013-25	San Juan	428 W Business St	San Juan	22.420	22.435	23.421	24.428	3.0169	3.1045	3.3635	0.1553	
03/27/2025	1015-25	San Juan	Campo Verde Cr & S Nedraque Ave	San Juan	13.0925	13.0922	13.1046	13.1624	13.2528	13.4838	14.2529	0.0702	

03/27/2025	1021:25	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	15:33:24	15:33:39	15:35:13	15:43:44	15:57:25	17:16:44	0:10:05	Incimate weather delay
03/27/2025	1023:25	San Juan	28 - Sick Person (Specific Diagnoses)	16:35:54	16:36:00	16:36:38	16:43:54	16:57:25	17:16:44	0:07:54	Incimate weather delay
03/27/2025	1024:25	San Juan	24 - Pregnancy / Childbirth / Miscarriage	18:09:20	18:09:49	18:10:07	18:33:16	18:49:01	20:46:23	0:23:27	Incimate weather delay
03/27/2025	1025:25	San Juan	11 - Choking	18:13:51	18:14:26	18:14:26	18:26:31	18:38:43	19:11:12	0:11:05	Incimate weather delay
03/27/2025	1026:25	San Juan	06 - Breathing Problems	19:30:32	19:37:48	19:37:51	19:49:03			0:11:15	Incimate weather delay
03/27/2025	1027:25	San Juan	06 - Breathing Problems	21:03:40	21:04:00	21:04:56	21:09:18			0:05:18	
03/27/2025	1028:25	San Juan	05 - Back Pain (Non-Traumatic or Non-Recent Trauma)	23:45:29	23:45:46	23:47:21	23:56:14	0:03:42	0:07:34	0:10:28	1st active call, traffic delay, responded from San Juan station
03/28/2025	1029:25	San Juan	24 - Pregnancy / Childbirth / Miscarriage	4:35:50	4:36:15	4:40:24	4:56:56	5:06:31	5:18:11	5:50:47	1st active call, 04:09 Min OOC, responded from Alamo station
03/28/2025	1030:25	San Juan	01 - Abdominal Pain / Problems	10:44:10	10:44:44	10:45:29	10:51:30	11:05:14	11:21:29	11:49:56	0:06:46
03/28/2025	1031:25	San Juan	17 - Falls	10:47:07	10:48:21	10:48:45	10:57:49	11:07:06	11:23:53	12:09:01	0:06:28
03/28/2025	1032:25	San Juan	26 - Sick Person (Specific Diagnoses)	12:35:48	12:36:48	12:37:51	12:43:43			0:06:55	
03/28/2025	1034:25	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	14:20:51	14:21:50	14:23:50	14:28:42	14:57:01	15:07:32	15:50:32	0:04:52
03/28/2025	1041:25	San Juan	10 - Chest Pain / Chest Discomfort (Non-Traumatic)	22:40:53	22:41:11	22:44:19	22:51:43	23:02:20	23:12:41	23:49:39	Calltaker address error
03/29/2025	1048:25	San Juan	17 - Falls	8:13:27	8:13:58	8:20:09	8:25:15			0:11:17	1st active call, 06:11 Min OOC, responded from San Juan station
03/29/2025	1051:25	San Juan	06 - Breathing Problems	18:53:27	18:53:55	18:54:54	19:00:37	19:16:39	19:30:55	20:01:01	0:06:42
03/29/2025	1052:25	San Juan	26 - Sick Person (Specific Diagnoses)	21:08:54	21:09:27	21:14:06	21:17:57	21:36:28	21:49:25	22:26:05	0:08:30
03/29/2025	1053:25	San Juan	19 - Heart Problems / A.I.C.D.	22:13:05	22:14:05	22:14:54	22:22:19			0:08:14	
03/30/2025	1059:25	San Juan	21 - Hemorrhage (Bleeding) / Lacerations	23:46:15	23:46:19	23:51:54	23:57:30	0:11:07	0:27:40	1:00:27	1st active call, traffic delay, responded from San Juan station
03/30/2025	1059:25	San Juan	32 - Unknown Problem (Person Down)	0:05:08	0:05:15	0:07:35	0:13:28	0:31:15	0:36:23	0:56:24	0:08:13
03/30/2025	1059:25	San Juan	01 - Abdominal Pain / Problems	14:01:55	14:08:15	14:08:57	14:12:36	14:38:30	14:54:08	15:01:38	0:03:04
03/30/2025	1059:25	San Juan	17 - Falls	14:31:30	14:32:48	14:33:28	14:35:52	14:51:36	15:01:38	15:57:41	0:13:46
03/30/2025	1059:25	San Juan	26 - Sick Person (Specific Diagnoses)	17:53:57	17:54:15	17:54:45	17:59:02	18:23:27	18:37:32	18:54:21	0:04:47
03/30/2025	1061:25	San Juan	31 - Unconscious / Fainting (Near)	19:26:44	19:27:12	19:28:58	19:41:50			0:14:38	Traffic delay, responded from San Juan Station
03/30/2025	1061:25	San Juan	28 - Traffic Collision / Transportation Incident	20:13:13	20:13:28	20:13:36	20:17:33	20:40:20	21:01:58	0:04:05	
03/30/2025	1068:25	San Juan	26 - Sick Person (Specific Diagnoses)	04:09:22	04:09:42	04:13:26	04:17:22			0:07:40	Traffic delay, responded from San Juan Station
03/30/2025	1068:25	San Juan	29 - Traffic Collision / Transportation Incident	07:45:33	07:45:44	07:46:25	07:57:40	08:05:46	08:19:52	09:09:16	0:11:56
03/30/2025	1069:25	San Juan	29 - Traffic Collision / Transportation Incident	09:12:54	09:13:22	09:13:52	09:19:19	09:37:46	09:54:55	10:15:05	0:05:57
03/30/2025	1069:25	San Juan	28 - Sick Person (Specific Diagnoses)	09:22:35	09:22:47	09:25:21	09:36:24	10:06:22	10:36:39	10:57:37	0:13:37
03/30/2025	1071:25	San Juan	26 - Sick Person (Specific Diagnoses)	09:50:33	09:50:41	09:51:31	10:04:26	10:21:58	10:31:28	11:02:08	0:13:45
03/30/2025	1072:25	San Juan	12 - Convulsions / Seizures	12:57:22	12:57:30	12:58:58	13:03:19	13:16:54	13:17:45	14:20:10	0:05:49
03/30/2025	1073:25	San Juan	12 - Convulsions / Seizures	14:37:41	14:37:57	14:38:49	14:47:38	15:08:23	15:24:14	16:10:02	0:09:41
03/30/2025	1075:25	San Juan	17 - Falls	18:46:32	18:46:45	18:50:05	18:50:06	19:07:03	19:22:56	19:54:05	0:03:21
03/30/2025	1075:25	San Juan	29 - Traffic Collision / Transportation Incident	18:47:45	18:48:10	18:49:50	18:57:55	19:09:32	19:23:34	19:47:53	0:09:45
03/30/2025	1075:25	San Juan	29 - Traffic Collision / Transportation Incident	19:11:48	19:12:05	19:13:49	19:22:00	19:45:01	20:57:01	20:57:01	0:09:55
03/30/2025	1077:25	San Juan	25 - Psychiatric / Abnormal Behavior / Suicide Attempt	21:03:31	21:10:52	21:11:12	21:11:13	19:59:44	20:57:01	20:57:01	0:00:21



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 05/02/2025

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

This memorandum is to keep you all informed on our Monthly operational statistics, and any other significant cases or events that occurred during the month of **MARCH 2025**

<u>STATISTICS: POLICE</u>	<u>MARCH</u>
• Calls for service:	2187
• Accidents:	122
• 911 Calls:	1533
• Patrol Citations Issued:	158
• Violations:	101
• Patrol & CID Arrests:	105
• CID Issued Warrants:	41

SAN JUAN POLICE PERSONNEL:

- Nothing to report

TELE-COMMUNICATORS:

- Nothing to report

FLEET

Three police units are still out service on mechanical issues

<u>STATISTICS: ANIMAL CONTROL</u>	<u>MARCH</u>
• Calls for Service:	61
• Citations Issued:	4
• Violations:	15

SPECIAL EVENTS:

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

• Nothing to report

Respectfully,
Leandro Sifuentes
Chief of Police
San Juan Police Department



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 05/02/2025

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

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

Amount Collected \$ 36,848.95

Deferred 2

Defensive Driving 0

Pre-Trials 4

Bench Trials 0

Scofflaw \$ 9,102.37

COLLECTIONS 2024 COLLECTIONS 2025

March - \$ 34,912.33 March - \$ 36,848.95

CITATIONS ISSUED 2024 CITATIONS ISSUED 2025

March - 144 March - 101

SCOFFLAW COLLECTIONS 2024 SCOFFLAW COLLECTIONS 2025

March - \$ 9,181.57 March - \$ 9,102.37

Magistrates

Zoom/In Person

Judge Eloy Hernandez Judge Roberto Garza Judge Jorge Zambrano

4

10

8

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



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Brenda Escalante, City Secretary

DATE: 05/02/2025

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

March 2025

Texas Drought Outlook

- 70% of Texas is in a drought (03/31/2025)
- RGV is Abnormally Dry (No Change In the watershed)
- Falcon and Amistad are @ 21.1%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,586
- Sewer Connections – 10,644 (3,550 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 93.620 MG
- Combined Gallons Produced: 94.771 MG

Water Treatment Facility No. 1

- 0.0 MG treated
- 39.604 MG delivered
- 32.261 MG Transferred from WTF No. 2
- 5.35 MG RAW (Reservoir)
- .022 MG Backwash

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

- 0 MG Well

Water Treatment Facility No. 2

- 93.620 Treated
- 55.167 MG Delivered
- 32.261 MG Transferred to WTF No. 1
- 86.26 MG RAW (Reservoir)
- 3.421 MG Backwash

WTP 7.0 MGD Expansions and Rehab 100%
 Operated Water Plant as Efficiently as Possible
 Sludge Management Continues to be Critical

Water Distribution System

- Leaks – 3
- Breaks – 4
- Taps – 0
- Locates - 11

Water Loss

- Reported – 100,000 gals
- Unreported – 34,500 gals

Hydrants

- Flushed – 16
- Repaired/Replaced – 1
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 6
- Repaired/Replaced – 0

Utility Billing

- Work Orders –10

We Continue Our Hydrant and Valve Maintenance

Wastewater Treatment Facility

- Treated – 78,267 MG
- Wetland –1.745 MG

- 224 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

Work orders - 49

- Sewer Main Repaired – 0
- Sewer Backups Reported – 30
- Sewer Backups Cleared – 30
- Odor Complaints – 0
- Locates –16
- Replaced Manhole covers – 0
- Unauthorized Discharges – 03

Administration

Financials

- Administration – 32.19%
- Water Treatment – 54.11%
- Distribution: – 49.72 %
- Sewer Collection – 59.45 %
- Wastewater Treatment – 58.58 %

Projects

- WTF No. 2 Pending TWDB Budget Approval
- WWTF Rehab – Advertised for sealed Bids March 26, Bid Opening April 23,2025.
- LS 13 – Construction of Lift Station 13 at 100%.
- Water Plant Storage Shed Construction. 90%.
- Lift Station #6 design at 100%, Trimad Consultants LLC. Advertised for sealed Bids March 12, Bid Opening April 16,2025.
- Comprehensive Water/Wastewater Master Plan 85%, Trimad Consultants LLC
- Vexus Fiber continue working their way South along East side of Raul Longoria from Owassa.

Certification

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



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager
FROM: Israel Garza, Sanitation Director
DATE: 05/06/2025
SUBJECT: Department of Sanitation Monthly Report. [Isarel Garza, Director of Sanitation]

April 2025 Report

Sanitation Department (April 2025)

- ☐ Solid Waste Collection ran on schedule all month
- ☐ Brush Pickup ran on schedule all month
- ☐ Drop off Site: 1,466 Residents
- ☐ Residential: 1,225.37 Tons
- ☐ Commercial: 833.24 Tons
- ☐ Roll-Off Containers: 450.70 Tons/70 loads
- ☐ Brush: 660.35Tons/194 loads of brush

Central Garage (April 2025)

- ☐ Tickets Open: 43
- ☐ Tickets Closed: 43
- ☐ Residential Side Loaders operating
 - ☐ 2 Commercial Side Loaders operating
- ☐ 2 Brush Trucks Operating
- ☐ 1 Brush Tractor (grapple) operating
- ☐ 2 Brush Grapple Trucks operating
- ☐ 1 Roll- Off Truck operating

Recycling (April 2025)

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

☐ Cardboard:	15.58 tons/\$1,247.04
☐ Curbside:	5.41 tons/0.00
☐ Mix White Paper:	0.00 tons/0.00
☐ Books:	0.5 tons/\$0.00
☐ Tin Cans:	0.00 tons/\$0.00
☐ Plastic:	1.00 tons/\$0.00
☐ E-Waste:	0.00 tons/\$0.00
☐ Aluminum:	0.00 tons/\$0.00

Total Tons/Revenue: 21.49 tons/\$1,257.04

☐ Savings of	\$429.80
☐ Walk-Ins:	241
☐ Mosquito Spraying (Dates: 04/05/2025, 04/08/2025, 04/17/2025)	
☐ Tire Roundup 4/23/2025 (Total tires collected 882 total of 5 Roll-off containers)	
☐ Community Clean Up Event 4/26/2025 (5.92 Tons of trashed and 56 tires was picked up)	

Code Enforcement (April 2025)

☐ Estaban Garcia	
☐ Violation Notice Issued:	39
☐ Illegal Dumping:	30
☐ Contact People:	79
☐ Construction Material:	10
☐ Tires:	0

Code Enforcement (April 2025)

☐ Ruben Navarro	
☐ Violation Notice Issued:	5
☐ Illegal Dumping:	14
☐ Contact People:	17
☐ Construction Material:	9
☐ Tires:	0



Mayor: **Mario Garza**
Mayor ProTem: **Marco “Markie” Villegas**
Commissioners: **Ernesto “Neto” Guajardo**
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

To: Tirso Garza, Interim City Manager

From: Israel Garza, Director of Sanitation

Date: May 5, 2025

Subject: Sanitation Monthly Report

April 2025 Report

Sanitation Department (April 2025)

- ☐ Solid Waste Collection ran on schedule all month
- ☐ Brush Pickup ran on schedule all month
- ☐ Drop off Site: 1,466 Residents
- ☐ Residential: 1,225.37 Tons
- ☐ Commercial: 833.24 Tons
- ☐ Roll-Off Containers: 450.70 Tons/70 loads
- ☐ Brush: 660.35Tons/194 loads of brush

Central Garage (April 2025)

- ☐ Tickets Open: 43
- ☐ Tickets Closed: 43
- ☐ Residential Side Loaders operating
- ☐ 2 Commercial Side Loaders operating
- ☐ 2 Brush Trucks Operating
- ☐ 1 Brush Tractor (grapple) operating
- ☐ 2 Brush Grapple Trucks operating
- ☐ 1 Roll- Off Truck operating

107 E. Hall Acres • San Juan, Texas 78589
Phone: (956) 223-2330 • Fax: (956) 787-5978

Recycling (April 2025)

☐ Cardboard:	15.58 tons/\$1,247.04
☐ Curbside:	5.41 tons/0.00
☐ Mix White Paper:	0.00 tons/0.00
☐ Books:	0.5 tons/\$0.00
☐ Tin Cans:	0.00 tons/\$0.00
☐ Plastic:	1.00 tons/\$0.00
☐ E-Waste:	0.00 tons/\$0.00
☐ Aluminum:	0.00 tons/\$0.00

Total Tons/Revenue: 21.49 tons/\$1,257.04

☐ Savings of \$429.80

☐ Walk-Ins: 241

☐ Mosquito Spraying (Dates: 04/05/2025, 04/08/2025, 04/17/2025)

☐ Tire Roundup 4/23/2025 (Total tires collected 882 total of 5 Roll-off containers)

☐ Community Clean Up Event 4/26/2025 (5.92 Tons of trashed and 56 tires was picked up)

Code Enforcement (April 2025)

☐ Estaban Garcia	
☐ Violation Notice Issued:	39
☐ Illegal Dumping:	30
☐ Contact People:	79
☐ Construction Material:	10
☐ Tires:	0

Code Enforcement (April 2025)

☐ Ruben Navarro	
☐ Violation Notice Issued:	5
☐ Illegal Dumping:	14
☐ Contact People:	17
☐ Construction Material:	9
☐ Tires:	0



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Christina Perez, Director of Library

DATE: 05/06/2025

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

Enclosed is the April Monthly Report including statistics and programs:
For the month of April, we had 4,827 visitors. Out of those visitors, 444 were here for computer use only. The library checked out a total of 351 physical items for both adult and children. We had 18 in-house circulation items. We requested and received eighty (80) Interlibrary Loans (ILL). We had 66 new patrons added to our circulation system. We helped the public with an estimated 1,032 reference/informational questions. We had 16 fax transactions. The monthly amount deposited was \$1,059.97 both fines and fees.

Please see the attached statistical report.

During the month of April

- Attended Texas Library Association Conference
- Attended De-escalation Workshop
- Held Easter Egg Hunt
- Held Earth Day event with the National Butterfly Center and the Recycling Department
- Held Community Health Classes in partnership with Health and Human Services Commission
- Attended Hidalgo County Library System Meeting
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in May 2025

Multipurpose Room

San Juan EDC Community Workshop, May 7th

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

Library Board, May 7th

Mother's Day Event, May 10th

City Commission, May 13th & 27th

Sanitation Department Workshop, May 14th

Avance Provider Meeting, May 17th & 24th

Training Room:

Avance RGV Education, May 3rd

Adult Painting, May 6th

Health Classes, May 6th , 13th , 20th , & 27th

Vanguard Academy Training, May 8th

Texas Workforce Commission Pre ETS Training, May 20th & 21st

Youth & Children's Programs/Attendance

Date	Program	Attendance
Tuesday, April 8, 2025	Crafts & Snacks	12
Wednesday, April 9, 2025	Family Science Night	24
Thursday, April 10, 2025	Toddler Time	6
Friday, April 11, 2025	Homeschool Hour	12
Monday, April 14, 2025	Coloring & Popcorn	22
Tuesday, April 15, 2025	Crafts & Snacks	6
Wednesday, April 16, 2025	Easter Egg Hunt	72
Thursday, April 17, 2025	Toddler Time	13
Tuesday, April 22, 2025	Crafts & Snacks	12
Wednesday, April 23, 2025	Earth Day	45
Tuesday, April 29, 2025	Crafts & Snacks	11
Total	11	235

MINUTES OF REGULAR MEETING OF THE SAN JUAN LIBRARY ADVISORY BOARD

DATE: Wednesday, April 9, 2025

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Maria Alicia Navarro
Elizabeth Saldana
Maria Estela Ayala
Iris Ayala
Christina Garza
Melina Montoya

MEMBERS ABSENT: Sarah Guerra
Dina Santillan

LIBRARY DIRECTOR: Christina Perez

ORDER OF BUSINESS

- I. INVOCATION:**
Maria Alicia Navarro led the Invocation
- II. PLEDGE OF ALLEGIANCE:**
Christina Garza
- III. CALL MEETING TO ORDER:**
Meeting was called to order at 6:05 p.m.
- IV. ROLL CALL:**
All Board Members were present with the exception of Sarah Guerra and Dina Santillan.
- V. REVIEW OF MINUTES:**

**CITY OF SAN JUAN
LIBRARY BOARD MEETING
WEDNESDAY, MARCH 4, 2025**

Minutes were accepted: Motion: Maria Alicia Navarro
2nd: Maria Estela Ayala

VI. NEW BUSINESS:

- a. Earth Day (April 23)
- b. Plant seeds – recycling
- c. Adults – health and crafting classes
- d. Easter egg hunt (outside)
- e. Golden egg provided by (McDonalds)
- f. Basket raffle for a young adult

VII. Old Business:

Chairperson: 1st Motion Maria Navarro
2nd Maria Estela Ayala
Board will stay the same 2024-2024 term.

PSJA student overdose in one of the study rooms (Benadryl) was skipping school. Students are not allowed in library during school hours.

VIII. DIRECTOR'S REPORT:

Directors report Accepted: Motion: Maria Alicia Navarro
2nd: Maria Estela Ayala

IX. ADJOURMENT:

A motion to adjourn was made at 6:30 p.m. by Maria Alicia Navarro and 2nd by Christina Garza.

Elizabeth Saldana, Chair

Iris Lara, Secretary



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Ernesto “Neto” Guajardo
Adina “Dina” Santillan
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Ruben Guajardo, Director of Parks & Recreation

DATE: 05/06/2025

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

For April 2025, we have the following to report: The San Juan Parks and Recreation Department addressed the following areas.

Parks Division-

- Parks staff has continued to maintain our athletic fields by marking and grooming them in preparation for rentals and league games.
- Parks Staff continues to maintain the grounds of all City-owned Buildings and parklands by maintaining the landscape and making all necessary repairs to keep our facilities in good condition.
- Staff repainted Lions Park, Municipal Park, and San Juan Sports Complex parking lots.
- Parks Crew coordinated the tent set-up, the race route cone layout, and street closures for the Friendly City 5K, Fun Run, and Bike Ride. Along with post-event take down and clean up.
- Wednesday, April 9, the Parks Crew assisted our EDC in the Dunkin Donuts ribbon-cutting event.
- Staff trimmed multiple trees at several park locations.
- Wednesday, April 16, our parks staff assisted the library staff with set-up and take-down of their annual Easter Egg Hunt held from 4:30 pm – 6:00 pm.
- Preparations for PONY baseball/softball games are ongoing daily, along with Mid-Season Tournaments to be held from April 21 – May 3.

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

Recreation Division-

- Saturday, April 5, the Friendly City 5K Run, Fun Run, and Bike Ride was held with the race start & finish line at the San Juan Sports Complex. Staff assisted in the street closures, late registration, packet pick up, water stations, and set up & clean up.
- PONY games began on Monday, April 7, for our 34 Baseball Teams and 19 Softball Teams. Games are being played at Municipal Park and San Juan Sports Complex
- Thursday, April 10, the PONY Baseball & Softball Opening Ceremonies were held at Municipal Park at 6 pm. Staff assisted with parking, uniform distribution to players & coaches, set up, and clean up.
- Saturday, April 12, staff participated in the Dr. Abram Estrada 5K Run on Bears Trail. Staff manned a water station and set up our SJPR tent to promote our services.
- Wednesday, April 16, Parks & Recreation staff assisted the PSJA ISD Special Education Department with their annual Easter Egg Hunt from 9 am – 11 am at Reed Mock Elementary.
- Wednesday, April 16, Parks & Recreation staff assisted the Library at their annual Easter Egg Hunt from 4:30 pm – 6 pm. This was the first year that SJPR and the Library collaborated for this event.
- April 21-25, our department hosted two PONY Mid-Season Tournaments at Municipal Park's north and south fields. Tournament divisions were Softball 12U and Softball 14U.
- April 28-May 3, our department hosted two PONY Mid-Season Tournaments at Municipal Park's north and south fields. Tournament divisions were Baseball 12U and Baseball 14U.
- Preparations for Summer Programs are ongoing. A program schedule will be distributed to PSJA schools the week of May 12th.
- Saturday, April 26, staff set up an informational booth at the PSJA All Abilities Awareness Walk held at PSJA Stadium from 7 am - 11 am.
- The first, 4th of July committee meeting was held on April 16, 2025, to begin discussions and coordinate our 4th of July celebration to be held on July 3rd.

Building Maintenance Division-

- Staff have continued daily and weekly cleaning, repairing, and maintaining all city buildings. Along with coordinating Amigo del Valle Rentals, City Hall EOC Room, and Library set-ups for weekly meetings as needed.
- Staff performs regular care & preventative maintenance of A/C systems at all City Buildings.
- Staff is assisting with opening and closing the library for early voting and preparing for election day, scheduled for May 3rd.
- Thursday, April 24, Building Maintenance staff attended a training that was conducted by a Gulf Coast representative to show and explain how to use a new floor cleaning machine.

Facility Rentals-

- Municipal Park Pavilion: Two rentals for the month. Costs \$45.00 each rental.
- Municipal Park Baseball/Softball Fields: No facility rentals for April due to Pony League games.

- Sports Complex (Mayfield-Arcoute): No facility rentals for April due to Pony League games.

San Juan Parks and Rec. Advisory Board

- Meeting Date – April 28, 2025, @ 5:30 pm.
- Quorum- Yes
- Discussion- BBQ ticket sales, money collection, and coordination of the upcoming chicken plate scholarship fundraiser scheduled for May 3rd, 2025.
- Next meeting date scheduled for Monday, May 12th.

San Juan Police Athletic League:

- San Juan Police Athletic League participated in the Annual Special needs easter egg hunt held at Reed Mock Elementary on April 16, 2025. San Juan Pal donated over 1000 eggs filled with candy for the students to enjoy. SJPR also provided an easter bunny mascot so students could take photos with.
- Meeting Date – April 29, 2025, @ 6:00 pm
- Quorum- No
- Text message sent updating board members on the status of the PSJA Scholarship presentation scheduled for May 16.
- Next meeting date scheduled for Wednesday, May 14th.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Hold a Public Hearing and Consider an Ordinance Providing a Conditional Use Permit Regarding the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “Valley Ranch Drive-In” Located at 601 E. Hall Acres Road, Legally Described as Lot 95, Valley Ranch No. 5 Subdivision, as Requested by Valley Ranch Drive In, LLC. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer’s Permit) at “Valley Ranch Drive-In”. The property is located at the southwest corner of Hall Acres and Stewart Road.

The applicant is proposing a drive-thru convenience store selling groceries, snacks, wine and beer. The proposed days and hours of operation are Monday through Sunday, from 7:00 a.m. to 12:00 a.m.

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

Staff mailed a notice of the public hearing to nine (9) property owners within a two-hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

During their regular meeting on April 10, 2025, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit as presented with a 6-0 vote.

PREPARED BY:

Jorge Garcia,
Planning Director

APPROVED BY:

Tirso Garza, Interim City
Manager

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (*BG – Wine and Beer Retailer’s Permit*) at “Valley Ranch Drive-In”. The property is located at the Southeast corner of Hall Acres and Stewart Road.

The applicant is proposing a drive-thru convenience store selling groceries, snacks, wine and beer. The proposed days and hours of operation are Monday through Sunday from 7:00 a.m. to 12:00 a.m.

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

The following are the list of requirements:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use and occupational license.
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 to nine (9) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 04/10/2025 Vice-Chair Castillo made a motion to approve the conditional use permit as presented. Commissioner Mancillas second the motion. The motion passed unanimously with a 6-0 vote.

REVIEW COMMENTS:

Mr. Garcia explained that applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer’s Permit) at “Valley Ranch Drive-In” located at the Southeast corner of Hall Acres and Stewart Road.

Mr. Garcia explained the days and hours of operation, Monday through Sunday from 7:00 a.m. to 12:00 a.m. and he listed the requirements for this type of businesses.

Mr. Garcia stated that staff mailed a notice of the public hearing to nine (9) property owners within a two hundred (200) foot radius and one comment was received against the request.

Chairwoman Cardenas opened the public hearing at 6:01 p.m.

**CONDITIONAL USE PERMIT
“VALLEY RANCH DRIVE-IN”
MAY 13, 2025**

PAGE 2

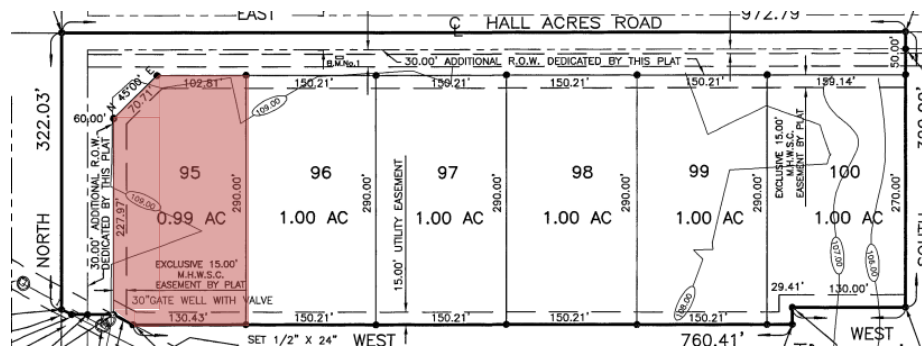
Raul Santiago, spoke on behalf of the applicant and explained that drive-thru convenience store would sell groceries, snacks, wine and beer for on-premise consumption and most of the sales will be for to go.

Chairwoman Cardenas asked if the structure was already built.

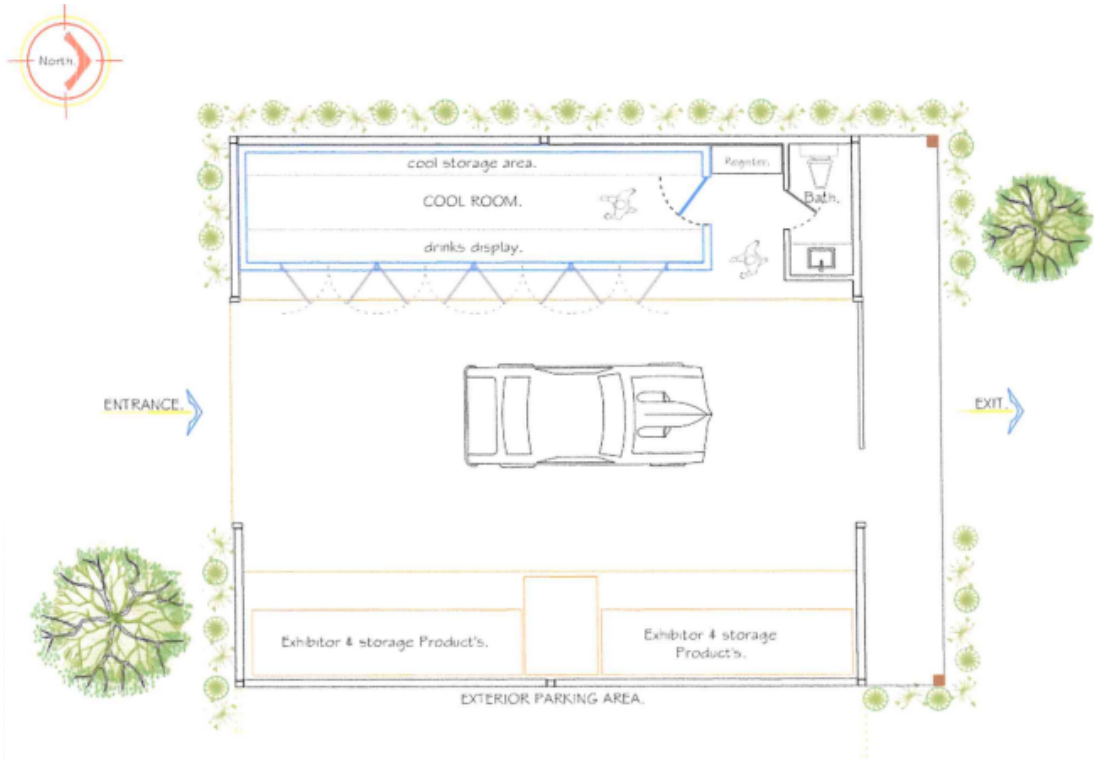
Mr. Garcia added that applicant wants to secure the conditional use permit before to start with the construction.

Vice-Chair Castillo asked if security lights inside property can be added as part of the conditional use requirements. Mr. Garcia responded that will at the building permit stage.

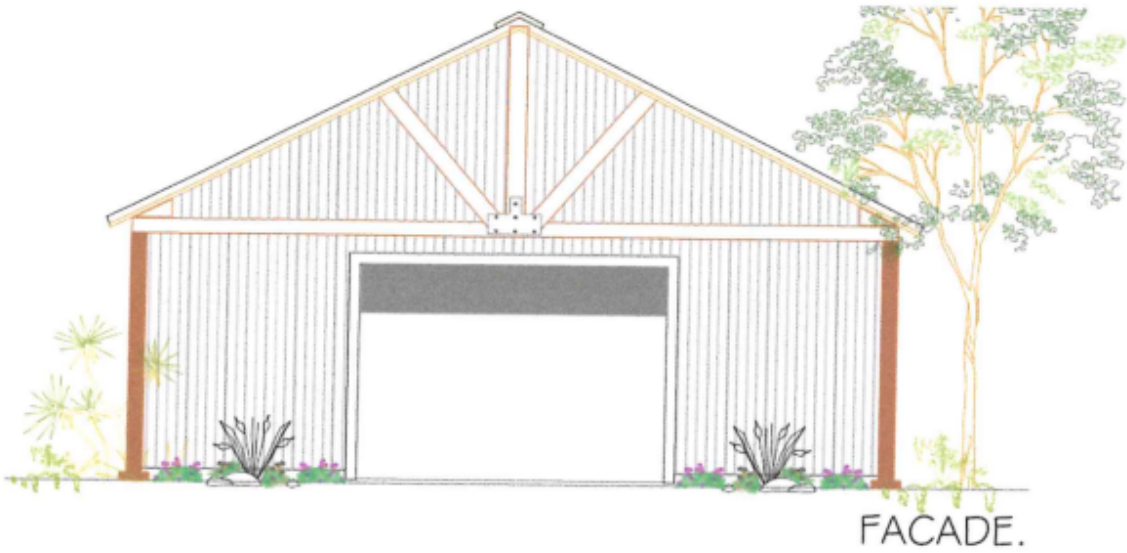
Chairwoman Cardenas closed the public hearing at 6:04 p.m.



Proposed Site
Lot 95, Valley Ranch No. 5 Subdivision



Proposed Valley Ranch Drive-In





ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (BG – WINE AND BEER RETAILER’S PERMIT) AT “VALLEY RANCH DRIVE-IN” LOCATED AT 601 E. HALL ACRES ROAD, LEGALLY DESCRIBED AS LOT 95, VALLEY RANCH NO. 5 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, Valley Ranch Drive-In, 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 (*BG – Wine and Beer Retailer’s Permit*) at “Valley Ranch Drive-In”, located at 601 E. Hall Acres Road, San Juan, Texas.

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 Valley Ranch Drive-In, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Beer Retailer’s Permit*) at “Valley Ranch Drive-In” subject to the following conditions:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use and occupational license.
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.

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 13nd day of May, 2025.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2025.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

**BRENDA ESCALANTE
CITY SECRETARY**

CITY ATTORNEY

D/B/A Valley Ranch Drive In

601 E Hall Acres Road, San Juan, Texas 78589

(956) 515-8480

Valley Ranch Drive In, LLC d/b/a Valley Ranch Drive In is operated by Maraely Cantu located at 601 E Hall Acres Road, San Juan, Hidalgo County, Texas 78589

This new business will be a Convenience Drive Thru selling groceries, snacks, cigarettes and essential supplies. We will be selling domestic and imported beer & Wine for on or off premise consumption.

We now wish to apply for an On- Premises Permit so we can prepare our Micheladas on site as well as wine-based mixed drinks. We Feel his will give us a better opportunity to compete with other drive thru stores and increase our sales.

The Businesses will operate seven days a week and will be open:

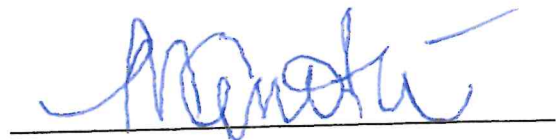
Monday to Sunday 07:00 AM till 12:00 Midnight

We will employ approximately eight (8) employees including waitresses, cashiers, and a bartender.

We feel we can operate a First-Class Drive Thru with top quality Food and can provide a comfortable atmosphere resulting in a positive lounging and dining experience. Family, Friends, and guests can enjoy our Micheladas, Domestic and Imported Beer, Wine and Wine Coolers, Beverage refreshments, cold bottled water, and mineral water. We will also sell various snacks including milk, tortillas, ice, Peanuts, Chips, Candy and cooking supplies.

Our Drive Thru will have an area where you can sit and relax and enjoy a Cold beverage and a variety of homemade tacos, however most of our sales are usually to go orders.

We have adequate parking for our guests.



Maraely Cantu



Monica Gomez <mgomez@sjtx.us>

Conditional Use Permit for the Sale of Alcoholic Beverages

jmcueva@gmail.com <jmcueva@gmail.com>
To: permits@sjtx.us

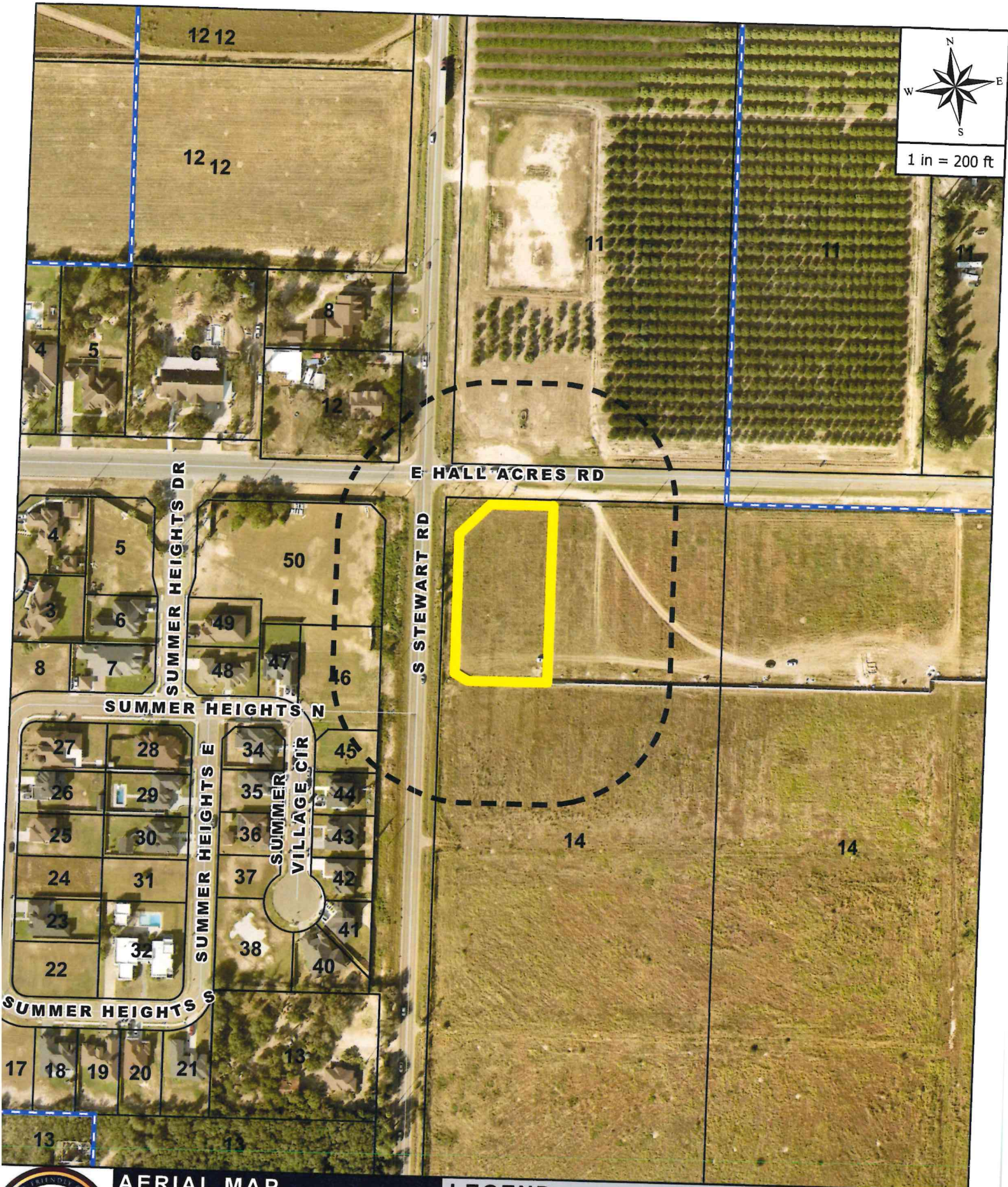
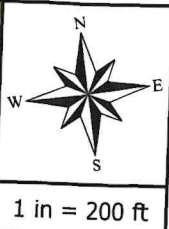
Tue, Apr 8, 2025 at 5:59 PM

Hello, I am writing on behalf of El Piloto Holdings, owner of lot 46 in the summer heights subdivision. We oppose the permit for the sale of alcohol since we feel it will affect our investments in the area. This is a residential area and should not have this kind of business in the vicinity.

Thank you
El Piloto Holdings
J.

Sent from my iPhone

 **Mavor Pro-Tem Marco Markie Villegas.pdf**
1050K



AERIAL MAP

CASE ADDRESS:

601 E HALL ACRES RD
MARAELY CANTU

LEGEND

 CITY LIMITS  NOTIFICATIONS  SITE

Conditional Use Permit for the for the Sale of Alcoholic Beverages (*BG – Wine and Beer Retailer's Permit*) at “Valley Ranch Drive In” located at 601 E. Hall Acres Road, legally described as Lot 95, Valley Ranch No. 5 Subdivision, as Requested by Valley Ranch Drive In, LLC.

CANTU JOSE JOEL JR
99 LOPEZ AVE
RIO GRANDE CITY, TX 78582-5623

REYES KARLA LARISSA & JHAIR DE
JESUS RIVERA
2900 SUMMER VILLAGE CIR
SAN JUAN, TX 78589

SUMMER HEIGHTS HOME OWNERS
ASSOCIATION INC
2800 SUMMER HEIGHTS DR
SAN JUAN, TX 78589-2786

EL PILOTO ENTERPRISES LLC
17503 LA CANTERA PKWY
STE 104
SAN ANTONIO, TX 78257-8209

ESPONJAS DEVELOPMENT LTD
2912 S JACKSON RD
MCALLEN, TX 78503-1870

WORLEY BLANCA & GUADALUPE A
TREVINO
500 HALL ACRES RD
SAN JUAN, TX 78589-2779

DREIBELBIS ROBERT LA VERE &
ROLAND CLYDE & JAMES DEAN
1911 SOUTH STEWART RD
SAN JUAN, TX 78589-5037

RIVERA EFREN HERIBERTO
1400 STATE AVE
SAN JUAN, TX 78589-2563

QUINTA RIVERA LLC
1400 STATE AVE
SAN JUAN, TX 78589-2563

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Hold a Public Hearing and Consider an Ordinance Providing a Conditional Use Permit Regarding the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “The Craft” Located at 234 E. Business Hwy 83, Legally Described as Lot 1, Block B, Lettered Blocks (San Juan), as Requested by MAG Investments RGV, LLC. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Malt Beverage Retailer’s On-Premise Permit) at “The Craft” at Cheers Food Truck Park. The property is located at the southwest corner of U.S. Business 83 and Iowa Avenue.

The proposed days and hours of operation are Thursday through Sunday from 3:00 p.m. to 12:00 a.m.

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

Staff mailed a notice of the public hearing to eight (8) property owners within a two-hundred (200) foot radius and received no comments in favor or against the request.

RECOMMENDATION:

During their regular meeting on April 10, 2025, the Planning and Zoning Commission unanimously recommended approval with a 6-0 vote of the conditional use permit with address verification.

PREPARED BY:

Jorge Garcia,
Planning Director

APPROVED BY:

Tirso Garza, Interim City
Manager

EVALUATION AND CONDITIONS FOR APPROVAL

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (*BG – Wine and Malt Beverage Retailer’s On-Premise Permit*) at “The Craft” at Cheers Food Truck Park. The property is located at the Southwest corner of U.S. Business 83 and Iowa Avenue.

The proposed days and hours of operation are Thursday through Sunday from 3:00 p.m. to 12:00 a.m.

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

The following are the list of requirements:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use and occupational license.
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 to eight (8) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 04/10/2025 Commissioner Yzaguirre made a motion to approve the conditional use permit with address verification. Commissioner Salinas second the motion. The motion passed unanimously with a 6-0 vote.

REVIEW COMMENTS:

Mr. Garcia explained Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (*BG – Wine and Malt Beverage Retailer’s On-Premise Permit*) at “The Craft” at Cheers Food Truck Park. The property is located at the Southwest corner of U.S. Business 83 and Iowa Avenue.

Mr. Garcia explained the proposed days and hours of operation, Thursday through Sunday from 3:00 p.m. to 12:00 a.m.

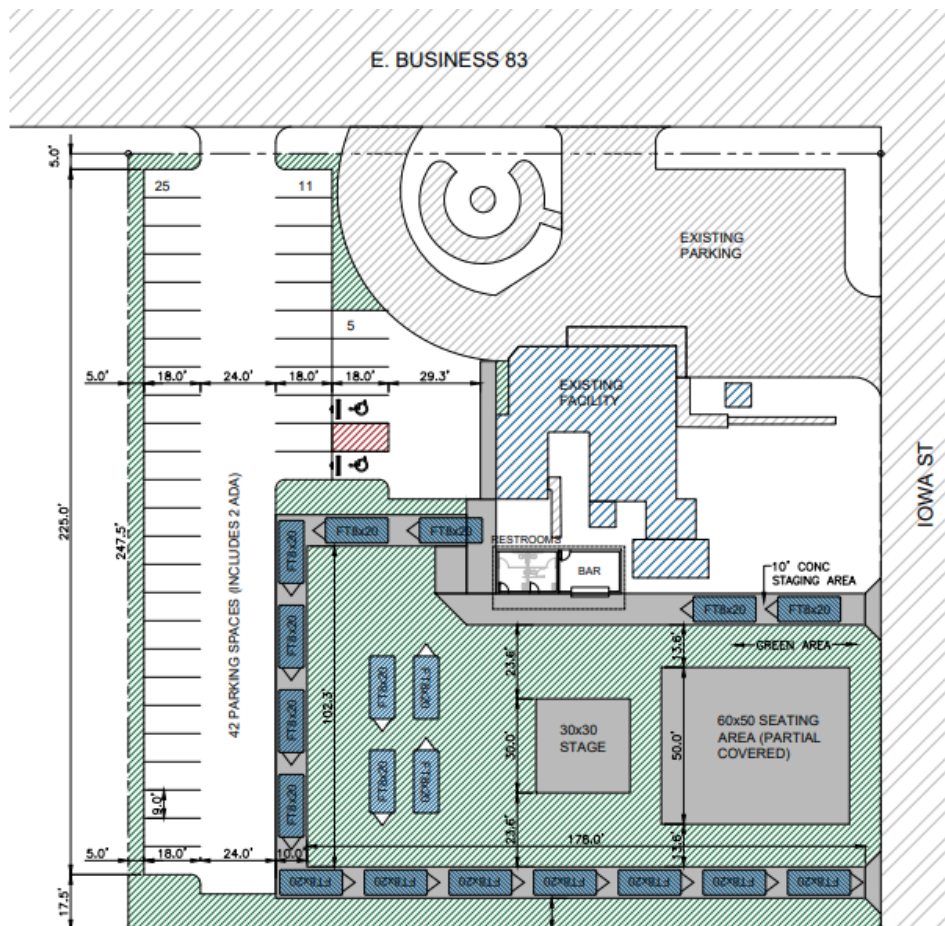
Mr. Garcia stated that staff mailed a notice of the public hearing to eight (8) property owners within a two hundred (200) foot radius and no comments were received in favor or against the request.

Chairwoman Cardenas opened the public hearing at 6:06 p.m.

Miguel Gallegos, applicant, made a correction on address. He mentioned that 232 E. Business Hwy 83 belongs to Cheers Wine and Liquor and they cannot have two liquor licenses at same address and/or location.

Marivel Salinas, property owner, spoke in favor of this request.

Chairwoman Cardenas closed the public hearing at 6:07 p.m.



Site Plan



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (BG – WINE AND BEER RETAILER’S PERMIT) AT “THE CRAFT” LOCATED AT 234 E. BUSINESS HWY 83, LEGALLY DESCRIBED AS LOT 1, BLOCK B, LETTERED BLOCKS (SAN JUAN), 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, MAG Investments RGV, 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 (*BG – Wine and Beer Retailer’s Permit*) at “The Craft”, located at 234 E. Business Hwy 83, San Juan, Texas.

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 MAG Investments RGV, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Beer Retailer’s Permit*) at “The Craft” subject to the following conditions:

1. The applicant must comply with the City’s *Security Cameras Ordinance*.
2. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use and occupational license.
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.

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 13th day of May, 2025.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2025.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

**BRENDA ESCALANTE
CITY SECRETARY**

CITY ATTORNEY

THE CRAFT

202 w. Roberts Ave Donna, TX 78537 · 9564586465
rgvbeverage@gmail.com · The Craft

To whom it may concern:
Member
MAG Investments RGV LLC
202 W. Roberts Ave
Donna, TX 78537

DEAR CITY OF SAN JUAN,

We are projecting to open a food and beverage service for the already established
"Cheers Food Truck Park."

- It is with great pride that we introduce to you the reopening of "Cheers Food Truck Park" Food, beverage, and events.
- 8 Employees
- Hours of operation are Thursday-Sunday from 3pm to Midnight.
- We are proposing to open in fazes that could possibly lead to a 5 barrel Brew House on location.
- \$500 to 1 Million in sales.
- Located at Lettered BLKS (San Juan) L OT 1 BLK B

Any questions or concerns please feel free to contact Miguel Gallegos at 956-458-6465

Kind Regards,

Miguel A. Gallegos





AERIAL MAP

CASE ADDRESS:
232 BUSINESS HIGHWAY 83
MIGUEL A GALLEGOS

LEGEND

CITY LIMITS	NOTIFICATIONS	SITE
-------------	---------------	------

Conditional Use Permit for the for the Sale of Alcoholic Beverages (*BG – Wine and Beer Retailer's Permit*) at “The Craft” located at 232 E. Business Hwy 83, legally described as Lot 1, Block B, Lettered Blocks (San Juan), as Requested by MAG Investments RGV, LLC.

MIGUEL A. GALLEGOS
202 W. ROBERTS AVE
DONNA, TX 78537

CANO JOEL
817 W SABATINI LN
PHARR, TX 78577

SESATTY ENTERPRISES LLC
302 E BUSINESS HWY 83 SUITE 3
SAN JUAN, TX 78589

SALINAS MARIVEL
113 ALFREDO ST
SAN JUAN, TX 78589-3402

TMF ENT PROPERTIES LLC
216 E BUISNESS 83
SAN JUAN, TX 78589-5214

LOS GATITOS BRIDAL INC
522 S IOWA
SAN JUAN, TX 78589

TEXAS DEPT OF TRANSPORTATION
PO BOX EE
PHARR, TX 78577

I & I RENTALS LLC
425 N NEBRASKA AVE
SAN JUAN, TX 78589-3041

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Hold a Public Hearing and Consider an Ordinance Regarding a Voluntary Annexation Petition of the 0.73-Acre Tract of Land Out of Lot 13, Block 47, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, According to the Plat or Map thereof Recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning and Zoning Department is conducting the First Public Hearing of the Voluntary Annexation Petition of the 0.75-acre tract of land out of Lot 13, Block 47, Alamo Land and Sugar Company's Subdivision.

The property owner 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:

Hold the Public Hearing of the Voluntary Annexation Petition as presented

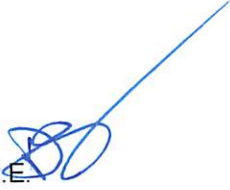
PREPARED BY:

Jorge Garcia,
Planning Director

APPROVED BY:

Tirso Garza, Interim City
Manager

Memo

To: City of San Juan
Attn: Monica Gomez
From: David Omar Salinas, P.E. 
(956) 682-9081
dsalinas@salinasengineering.com
CC: file
Date: 3/25/2025
Re: Light of the Valley Church Annexation

Please find attached the survey with metes and bounds that represents the areas that need to be annexed to the Light of the Valley Church Subdivision so that the entire lands of the plat are inside the city.

Please advise if you need anything else. Thank you.

RECEIVED

MAR 26 2025

Planning Department



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE
Proposed Light of the Valley Church Subdivision**

Subject Property	Being a 0.73-acre tract of land out of Lot 13, Block 47, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas.
Monday, March 31, 2025	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, April 2, 2025	Negotiate written service agreement with property owner and City.
Tuesday, April 8, 2025	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, April 9, 2025	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, April 22, 2025	City Commission holds public hearing on Voluntary Annexation.
Wednesday, April 30, 2025	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, May 13, 2025	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, May 27, 2025	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, June 10, 2025	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.

ADJOINER:
OWNER: TREVINO FEDERICO GARZA
PROPERTY I.D. NO.: 112858
WARRANTY DEED: VOL. 2573, PG. 987,
H.C.D.R.

ADJOINER:
OWNER: COSSIO JUAN MANUEL
PROPERTY I.D. NO.: 112845
WARRANTY DEED: 1767003, H.C.D.R.

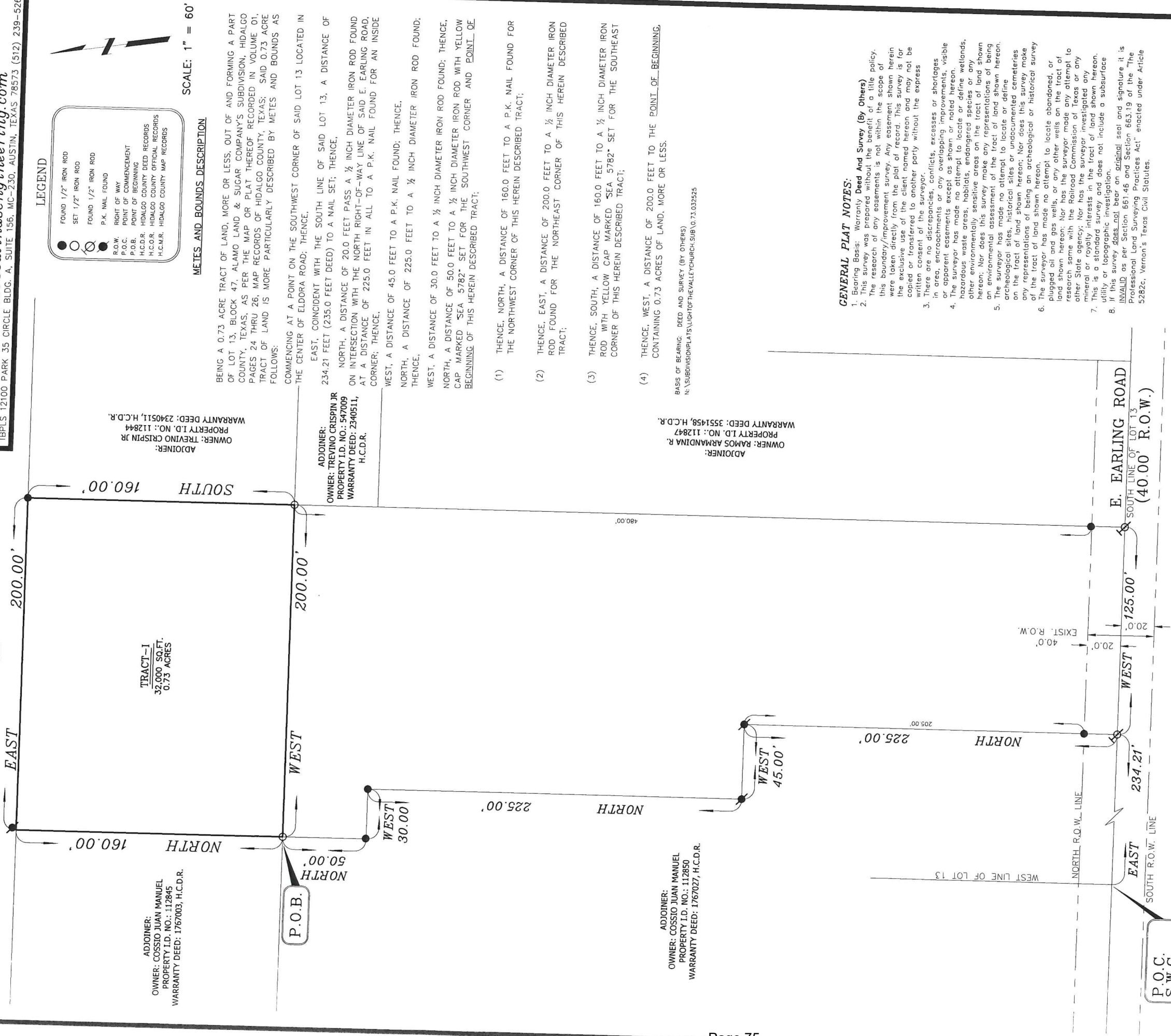
TRACT-1
32,000 SQ.FT.
0.73 ACRES

ADJOINER:
OWNER: TREVINO CRISPIN JR
PROPERTY I.D. NO.: 112844
WARRANTY DEED: 2340511, H.C.D.R.

ADJOINER:
OWNER: TREVINO CRISPIN JR
PROPERTY I.D. NO.: 547009
WARRANTY DEED: 2340511,
H.C.D.R.

ADJOINER:
OWNER: COSSIO JUAN MANUEL
PROPERTY I.D. NO.: 112850
WARRANTY DEED: 1767027, H.C.D.R.

ADJOINER:
OWNER: RAMOS ARMANDINA R.
PROPERTY I.D. NO.: 112847
WARRANTY DEED: 3551458, H.C.D.R.



SCALE: 1" = 60'

METES AND BOUNDS DESCRIPTION

BEING A 0.73 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 13, BLOCK 47, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24 THRU 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.73 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHWEST CORNER OF SAID LOT 13 LOCATED IN THE CENTER OF ELDORA ROAD; THENCE,

EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 234.21 FEET (235.0 FEET DEED) TO A NAIL SET; THENCE,

NORTH, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. EARLING ROAD, AT A DISTANCE OF 225.0 FEET IN ALL TO A P.K. NAIL FOUND FOR AN INSIDE CORNER; THENCE,

WEST, A DISTANCE OF 45.0 FEET TO A P.K. NAIL FOUND; THENCE,

NORTH, A DISTANCE OF 225.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND; THENCE,

WEST, A DISTANCE OF 30.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND; THENCE,

NORTH, A DISTANCE OF 50.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH, A DISTANCE OF 160.0 FEET TO A P.K. NAIL FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, EAST, A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH, A DISTANCE OF 160.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, WEST, A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.73 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: DEED AND SURVEY (BY OTHERS)
N:\SUBDIVISION\PLATS\LIGHT OF THE VALLEY\CHURCH.SUB\0.73.032525

GENERAL PLAT NOTES:

1. Bearing Basis: Warranty Deed And Survey (By Others)
This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
2. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted herein.
3. The surveyor has made no attempt to locate or define wellheads, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown herein; Nor does this survey make any representations of being an environmental assessment of the tract of land shown herein.
4. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown herein; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown herein.
5. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown herein; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown herein.
6. This is a standard survey and does not include a subsurface utility or topographic investigation.
7. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

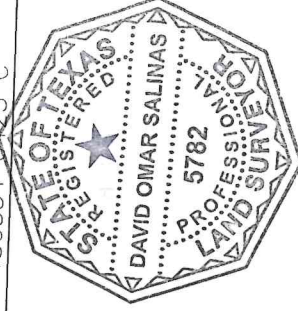
This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at 1102 EARLING ROAD in SAN JUAN, Texas, described as follows:

Lot 13, Block 47, of ALAMO LAND & SUGAR COMPANY'S SUBDIVISION (SEE METES AND BOUNDS DESCRIPTION)

Texas, according to the plat recorded in Volume 01, Page 24-26, of the MAP 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 0425 C.

H.C.
DRN. BY
03/25/25
DATE

S-25-26274
JOB NO.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Consider Second and Final Reading of an Ordinance Classifying Property Described as Being a 0.57-Acre Tract of Land Out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 1 Pages 24-26, Map Records Hidalgo County, Texas and According to Order of Judgment Recorded Under County Clerk's Document Number 150118, Official Records, Hidalgo County, Texas as "Surplus" Property and Authorizing the Transfer of that Certain Property to the San Juan Economic Development Corporation for Economic Development Purposes; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all other Provisions Related to the Subject Matter Hereof. [Jorge J. Garcia, Interim Executive Director of San Juan EDC]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Second and Final Reading of an Ordinance Classifying Property Described as Being a 0.57-Acre Tract of Land Out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 1 Pages 24-26, Map Records Hidalgo County, Texas and According to Order of Judgment Recorded Under County Clerk's Document Number 150118, Official Records, Hidalgo County, Texas as "Surplus" Property and Authorizing the Transfer of that Certain Property to the San Juan Economic Development Corporation for Economic Development Purposes; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all other Provisions Related to the Subject Matter Hereof.

RECOMMENDATION:

Staff recommends approval of the second and final reading of the ordinance.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS CLASSIFYING PROPERTY DESCRIBED AS BEING A 0.57 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 35, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGES 24 – 26, MAP RECORDS HIDALGO COUNTY, TEXAS AND ACCORDING TO ORDER OF JUDGMENT RECORDED UNDER COUNTY CLERK’S DOCUMENT NUMBER 1506118, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AS “SURPLUS” PROPERTY AND AUTHORIZING THE TRANSFER OF THAT CERTAIN PROPERTY TO THE SAN JUAN ECONOMIC DEVELOPMENT CORPORATION FOR ECONOMIC DEVELOPMENT PURPOSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR SERVERABILITY; PROVIDING FOR A REPEALER CLAUSE; AND ORDAINING ALL OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, property shall only be deemed as “surplus” after a determination by the City Commission that title to the property was not obtained with specific intent; and

WHEREAS, “surplus” property shall be only those properties which are “in need of economic development and assistance”; and

WHEREAS, it is the responsibility of the City Commission to promote the continued growth of its territories, while expanding the economic development and tax base within its jurisdiction and the Commission shall deem property as “surplus” and take all the necessary steps to ensure the future development of all “surplus” property; and

WHEREAS, the City of San Juan, Texas owns the property described as being a 0.57 acre tract of land out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1 Pages 24 – 26, Map Records Hidalgo County, Texas and according to Order of Judgment recorded under County Clerk’s Document Number 1506118, Official Records, Hidalgo County, Texas and more particularly described in Metes and Bounds and Survey Map attached as **Exhibit “A”**; and

WHEREAS, the City Commission desires to declare the above mentioned property as “surplus” property in need of economic development and assistance; and

WHEREAS, the San Juan Economic Development Corporation has worked diligently in promoting and expanding the City of San Juan’s economic development and tax base; and

WHEREAS, the City Commission of the City of San Juan desires to transfer said surplus property to the San Juan Economic Development Corporation for economic development purposes; and

WHEREAS, the value of such property has been determined in the Appraisal Report attached as **Exhibit “B”**; and

WHEREAS, pursuant to the City’s Charter and Chapters 253 and/or 272 of the Texas Local Government Code the City Commission is authorized to transfer such property; and

WHEREAS, the City Commission desires that such conveyance or transfer made pursuant to this Ordinance comply with Section 5.022 of the Texas Property Code.

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

SECTION I. INCORPORATION OF RECITALS. The City Commission finds that the statements set forth in the Recitals of this Ordinance are true and correct and the City Commission hereby incorporates such Recitals as part of this Ordinance.

SECTION 2. DETERMINATION OF SURPLUS PROPERTY. The City Commission hereby declares the property described in the recitals above was not obtained with specific intent and the City Commission further declares such property as “surplus” property in need of economic development and assistance.

SECTION 3. TRANSFER OF SURPLUS PROPERTY FOR ECONOMIC DEVELOPMENT; RESTRICTIONS. The City Commission hereby authorizes the City Manager to execute all necessary documents for the transfer of such surplus property via special warranty deed in accordance with Section 5.022 of the Texas Property Code to San Juan Economic Development Corporation for the promotion of economic development purposes; provided that a restriction is included that any such transfer thereafter by the San Juan Economic Development Corporation to a third party shall be specifically for commercial development and sold for the fair market value less any deduction for economic development purposes approved by the City that may result in an economic impact in favor of the City of San Juan, plus any and all closing costs and title insurances.

SECTION 4. CONSIDERATION. The City Commission further orders that, San Juan Economic Development Corporation shall pay to City of San Juan fifty percent (50%) of any sale proceeds immediately upon the transfer of the property from San Juan Economic Development Corporation to a third party. In addition, that SJEDC shall pay for any and all closing costs and title insurances associated with the transfer of the property from the City to the San Juan Development Corporation.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until the fifteen (15) days has passed after its first reading.

SECTION 6. PUBLICATION. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 7. CODIFICATION. That this Ordinance shall not be codified in the Code of Ordinances of the City of San Juan, Texas, as it is not amendatory thereof.

SECTION 8. SEVERABILITY. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 9. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 8th day of April, 2025.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the _____ day of _____, 2025.

CITY OF SAN JUAN, TEXAS

By: _____
Mario Garza, Mayor

ATTEST:

By: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

Palacios Garza & Thompson, P.C.

BY: _____

**A Restricted Appraisal
of
A Vacant Tract of Land
Located at
South Site of 1st Street- W of Stewart Road
San Juan, Texas
Prepared for
City of San Juan, Texas
by**



SCROGGIN APPRAISAL SERVICES
1105 Vine Avenue, McAllen, TX 78501 (956)-668-7478

**Clark Scroggin
Texas General Real Estate Appraiser Certification #1327321-G**

**Effective Date of Appraisal
March 21, 2025**

[illegible]

1

Photographs of the Subject Property



Site View from 1st Street

Photographs of the Subject Property



Site View from 1st Street



Westbound 1st Street



SCROGGIN APPRAISAL SERVICES

1105 Vine Avenue, McAllen, TX 78501 (956) 668-7478

RESTRICTED APPRAISAL REPORT

Client (Intended User)- City of San Juan, Texas
709 S Nebraska Ave
San Juan, TX 78589

Date of Report- March 22, 2025

Effective Date of Appraisal- March 21, 2025

Intended Use- Internal Evaluation

Subject Address- S.S. of 1st Street- West of Stewart Road, San Juan, Texas

Legal Description- *Alamo Land & Sugar Company Subdivision, 0.57 acres out of Lot 8, Block 35, Hidalgo County, Texas*

Property Interest Appraised- Fee Simple Interest

Purpose of the Appraisal- To opine a market value estimate of the subject property

Census Tract- 0218.04

Owner- City of San Juan, Texas

Subject Property Description

Property Type- Land
Existing Use- Vacant
Site Size- 24,829 Square Feet
Type of Inspection- Site Inspection
Zoning- R-S (Residential Single-Family)

Market Value Opinion- \$150,000

Utilities-	Water, Electricity, Sewer
Flood Zone-	X (C)
Highest and Best Use	
As Improved-	N/A
As Vacant-	Single-Family Residential Development
Marketing Time-	3-6 Months
Exposure Time-	3-6 Months
Property Tax ID-	20822616
2024 Mkt Assessment-	\$79,777
Sales History-	Per HCAD, there are no prior sales of the subject property in the past 3 years. There is a sign situated on the subject site offering the property for sale however no active listing of the subject is found on GMAR/MLS.
Scope of Work-	For each appraisal, appraiser review, and appraisal consulting assignment, an appraiser must: A. Identify the problem to be solved. B. Determine and perform the scope of work necessary to develop credible assignment results. C. Disclose the scope of work in the report.

Problem Identification

The client (and any other intended users) for this appraisal report is stated earlier in this report, who engaged the appraiser to provide an opinion of market value for the subject of this report. No other user of this report is authorized by the appraiser. The intended use of this appraisal is for internal evaluation. The uses that this appraisal is not authorized to be used for include, but are not limited to; lending, determining insurable value, estate planning, real estate tax assessment protest, divorce, partnership dissolutions, marketing.

Definition of Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale; the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- A. Buyer and seller are typically motivated
- B. Both parties are well informed or well advised, and each acting in what he considers his best interest.
- C. A reasonable time is allowed for exposure in the open market
- D. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- E. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition of market value used in this appraisal report is consistent with such definition appearing in a previous version of USPAP, and more precisely, the actual source is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institution Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990 and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of

Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994.

This is the same definition that appears under Regulation “Y”, Section 225.62 (g) of Title XI of FIRREA.

Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42, Definitions (g).

Determination of Scope of Work

The effective date of the appraiser's opinions and conclusions is stated earlier in this report. The subject of this assignment and its relevant characteristics and assignment conditions (extraordinary assumptions, hypothetical conditions, or other conditions that affect the scope of work) are expressed herein. There are no unusual property or assignment conditions which would affect the scope of work of this assignment. The subject property is a vacant tract of land. Based on the intended use of the appraisal, the non-complexity of the subject property, and the prevalence of comparable sales, a credible opinion of value can be rendered utilizing the sales comparison approach only. The cost approach and income approach are not applicable in this appraisal.

Disclosure of Scope of Work Undertaken

The appraiser has determined that a credible opinion of value can be rendered utilizing the sales comparison approach only. The appraiser has identified the characteristics of the subject property that are relevant to the type and definition of value and intended use of the appraisal. This has been accomplished by examining appraisal district records, the subdivision plat map, applicable zoning maps and regulations, and a search of deed records. The appraiser has made a physical site inspection of the subject. The appraiser has researched appraisal district records and on-line deed records in search of any prior sales of the subject in the past 3 years, and reported such findings. The appraiser has made the necessary research to determine the highest and best use of the subject property. This research includes, but is not necessarily limited to, zoning regulations, economic trends, supply and demand analysis. In development of the sales comparison approach, the appraiser has researched comparable land sales and active listings. This research includes a thorough search of the Multiple Listing Service for active listings and closed sales within a reasonable time frame in the subject area.

Environmental Statement

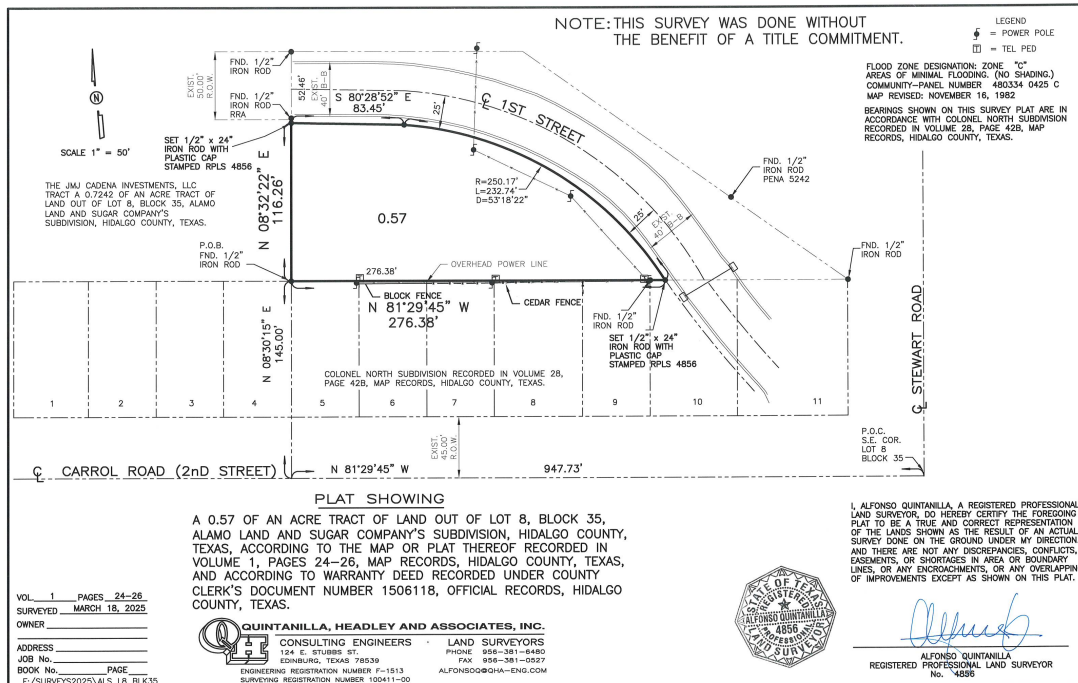
An environmental assessment of the subject property is beyond the scope of this report. Any reference to environmental issues indicates our research into the environmental aspects of affecting the market and is not to be construed as an opinion regarding specific issues concerning the subject property unless otherwise noted in this report. If there are any environmental concerns whatsoever, the client is urged to retain an expert in that field.

No indications of adverse environmental conditions were observed by the appraiser at the property inspection.

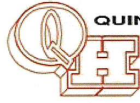
Flood Map



Survey



Metes & Bounds Description



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Shulds, Edinburg, Texas 78539
Phone 361/551-4480 Fax 361/551-4527

METES AND BOUNDS

A 0.57 OF AN ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ORDER OF JUDGEMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1506118, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH LINE OF COLONEL NORTH SUBDIVISION (RECORDED IN VOLUME 28, PAGE 42B, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THE JMJ CADENA INVESTMENTS, LLC TRACT (A 0.7242 OF AN ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS), ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3339013, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 81°29'45" W, 947.73 FEET AND N 08°30'15" E, 145.00 FEET FROM THE SOUTHEAST CORNER OF LOT 8.

THENCE; N 08°32'22" E, ALONG THE EAST LINE OF THE CADENA TRACT, A DISTANCE OF 116.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE APPARENT SOUTH RIGHT OF WAY LINE OF 1ST STREET FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°28'52" E, ALONG THE APPARENT SOUTH RIGHT OF WAY LINE OF 1ST STREET, A DISTANCE OF 83.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE APPARENT SOUTH RIGHT OF WAY LINE OF 1ST STREET AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 53°18'22"; RADIUS = 250.17 FEET), A DISTANCE OF 232.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF COLONEL NORTH SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°29'45" W, ALONG THE NORTH LINE OF COLONEL NORTH SUBDIVISION, A DISTANCE OF 276.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.57 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH COLONEL NORTH SUBDIVISION, RECORDED IN VOLUME 28, PAGE 42B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: MARCH 18, 2025


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR-No. 4856



Comparable Land Sale 1

L / MLS #: 412654 (Sold)		List Price: \$130,000		503 W Citrus Street, San Juan, TX 78589	
Sold Price:	\$90,000	Closing Date:	07/24/2024	Financing:	Cash
Selling Office:	Imperio Real Estate LLC	Seller Conc Type:		Selling Agent:	Vicente Vince A. Gutierrez
Seller Concessions:	\$0	Repairs:		Non-Realty Items \$:	
Non Allowables:	No			Buyer Closing Costs/Prepays:	No
SP/SqFt:					
SP/Acre:	281,250.00				



Type:	Residential Multi-Family, Residential Single Family	County:	Hidalgo
Suitable Use:	Residential, Subdevelopment	Subdivision:	Palm Vista
Lot Dim:	100x280	School District:	PSJA ISD
Lot SqFt:	13,939	Elementary Sch:	PSJA
Acreage:	0.32	Middle School:	Alamo
Topography:	Level	High School:	PSJA H.S.
Crops:	None	POA/HOA:	No Mandatory:
Improvements:	None	Lease Exp Date:	
Tax GEO ID:	P2000-00-011-0006-00		
Base Taxes:	\$2,781		
Tax Year:	2023		

Showing Instructions: Show Anytime, Vacant

Directions: From ALAMEDA and NORTH I RD head EAST on ALAMEDA; then SOUTH on N ANTELOPE ST; Home is on the SOUTH WEST corner.

Legal Description: PALM VISTA LOTS 6 BLK 11

Utilities Electric, Public Water, Sewer Water/Sewer: City Sewer Water Supplier: City Water Comments: n/a Irrigation District: Other Irrig/Water Rights: No	Location Features: Corner Lot, Mature Trees Access: Internet, Paved Road Street Type: Paved Fence Type: Chain Link, Wood Community Amenities: Sidewalks Leased (Rent/Share): 0
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Remarks: Great opportunity to own a .32 lot in a very well established San Juan subdivision near many popular places! This is a great way to develop or build your castle in a great area! Legally separated into 2 .16 AC lots. Call today before this ones gone!

Agent Remarks: Call today!

Escrow (Use \$ or %): 2,000 REO: No Agreement Type: Exclusive Right to Sell Proposed Terms: Cash, Conventional, Owner Financing Owner Name: GARZA EUGENIO JR Original LP: \$160,000 Internet: Yes Broker License #: 640457 LP/OLP: 0.81 Curr \$/Acre: \$281,250.00	Relocation: List Date: 08/25/2023 Display Addr: Yes LP/SqFt: LP/Acre: \$406,250.00	Short Sale: Possession: Closing and Funding Owner Name 2: ROSALINDA NUNEZ- GARZA Expiration Date: 08/31/2024 Allow AVM: Yes Broker: Antonio Gabriel Villeda
---	---	--

Listing Office: Glass House Real Estate Address: 6316 N. 10th, McAllen, TX 78504 Main: (956) 331-9329 Fax:	Listing Agent: Antonio Gabriel Villeda Agent Email: tonytherealtor956@gmail.com Contact #: (956) 331-9329 License #: 0640457
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Listing information provided by Greater McAllen Association of REALTORS MLS.
Information is deemed to be reliable but is not guaranteed.

Comparable Land Sale 2

L / MLS #: 418361 (Sold)		List Price: \$59,000		708 Cole Avenue, San Juan, TX 78589	
Sold Price:	\$57,500	Closing Date:	01/05/2024	Financing:	Cash
Selling Office:	BIG Realty	Seller Conc Type:		Selling Agent:	Irving N. Kim
Seller Concessions:	\$0	Repairs:		Non-Realty Items \$:	
Non Allowables:	No			Buyer Closing Costs/Prepays:	No
SP/SqFt:					
SP/Acre:	280,761.72				



1 / 4

Type:	Residential Single Family, Unimproved	County:	Hidalgo
Suitable Use:	Residential	Subdivision:	De Leon Estates
Lot Dim:	64 X 138	School District:	PSJA ISD
Lot SqFt:	8,921	Elementary Sch:	Carman
Acreage:	0.20	Middle School:	Austin
Topography:	Level	High School:	PSJA H.S.
Crops:	None	POA/HOA:	No Mandatory:
Improvements:	None	Lease Exp Date:	
Tax GEO ID:	D2400-00-000-0009-00		
Base Taxes:	\$500		
Tax Year:	2023		

Showing Instructions: Vacant
Directions: FROM EXPRESS WAY, SOUTH ON VETERANS, EAST ON 7TH, SOUTH ON COLE
Legal Description: DE LEON LOT 9

Utilities:	Sewer	Location Features:	Cul-de-Sac Lot, Other
Water/Sewer:	City Sewer, Public Water Available	Access:	City Street
Water Supplier:	North Alamo WSC	Street Type:	Paved
Water Comments:	n/a	Fence Type:	Partial
Irrigation District:	HCID#2	Community Amenities:	None
Irrig/Water Rights:	No	Leased (Rent/Share):	0

Remarks: VACANT RESIDENTIAL LOT 64 X 138 IN SAN JUAN IN A GREAT LOCATION. CALL AGENT FOR MORE INFO

Agent Remarks: VACANT

Escrow (Use \$ or %):	1,000	Short Sale:	
REO:	No	Possession:	Closing and Funding
Agreement Type:	Exclusive Right to Sell		
Proposed Terms:	Cash		
Owner Name:	MA. DEL ROSARIO GARZA CAMARILLO	Owner Name 2:	
Original LP:	\$59,000	Expiration Date:	11/08/2024
Internet:	Yes	Allow AVM:	Yes
Broker License #:	561680	Broker:	Daniel Javier Galvan
LP/OLP:	1.00		
Curr \$/Acre:	\$280,761.72	LP/Acre:	\$288,085.94

Listing Office:	Coldwell Banker La Mansion	Listing Agent:	Herman Cantu
Address:	508 E. Dove, McAllen, TX 78504-8222	Agent Email:	hermancantu@gmail.com
Main:	(956) 631-1322	Contact #:	(956) 867-1584
Fax:	(956) 994-0443	License #:	0551745

Listing information provided by Greater McAllen Association of REALTORS MLS.
Information is deemed to be reliable but is not guaranteed.

Comparable Land Sale 3

L / MLS #: 440522 (Sold)		List Price: \$73,000		219 E 3rd Street, San Juan, TX 78589	
Sold Price:	\$70,000	Closing Date:	08/01/2024	Financing:	Cash
Selling Office:	Non-Participant	Selling Agent:	Non-Participating Agent		
Seller Concessions:	\$0	Seller Conc Type:	0	Non-Realty Items \$:	
Non Allowables:	No	Repairs:		Buyer Closing Costs/Prepays:	No
SP/SqFt:					
SP/Acre:	270,992.22				



Type:	Residential Single Family	County:	Hidalgo
Suitable Use:	Residential	Subdivision:	San Juan Original
Lot Dim:	11250		Townsite
Lot SqFt:	11,252	School District:	PSJA ISD
Acreage:	0.26	Elementary Sch:	Clover
Topography:	Level	Middle School:	Yzaguiere
Crops:	None	High School:	PSJA H.S.
Improvements:	None	POA/HOA:	No Mandatory
Tax GEO ID:	S1000-00-011-0027-00	Lease Exp Date:	
Base Taxes:	\$1,631		
Tax Year:	2023		

Showing Instructions: Vacant

Directions: Head east on business 83, take a left on Stewart then a right on 3rd st. Lot will be on your left hand side.

Legal Description: SAN JUAN ORIGINAL TOWNSITE LOTS 27 THRU 29 BLK 11

Utilities:	Electric	Location Features:	None
Water/Sewer:	Public Water	Access:	City Street
Water Supplier:	City	Street Type:	Paved
Water Comments:	Available	Fence Type:	None
Irrigation District:	HCID#1	Community Amenities:	None
Irrig/Water Rights:	No	Leased (Rent/Share):	0

Remarks: Prime residential lot in San Juan, TX, minutes from the expressway. Ideal for building your dream home in a peaceful, family-friendly neighborhood. Close to schools, parks, and shopping. Perfect investment opportunity!

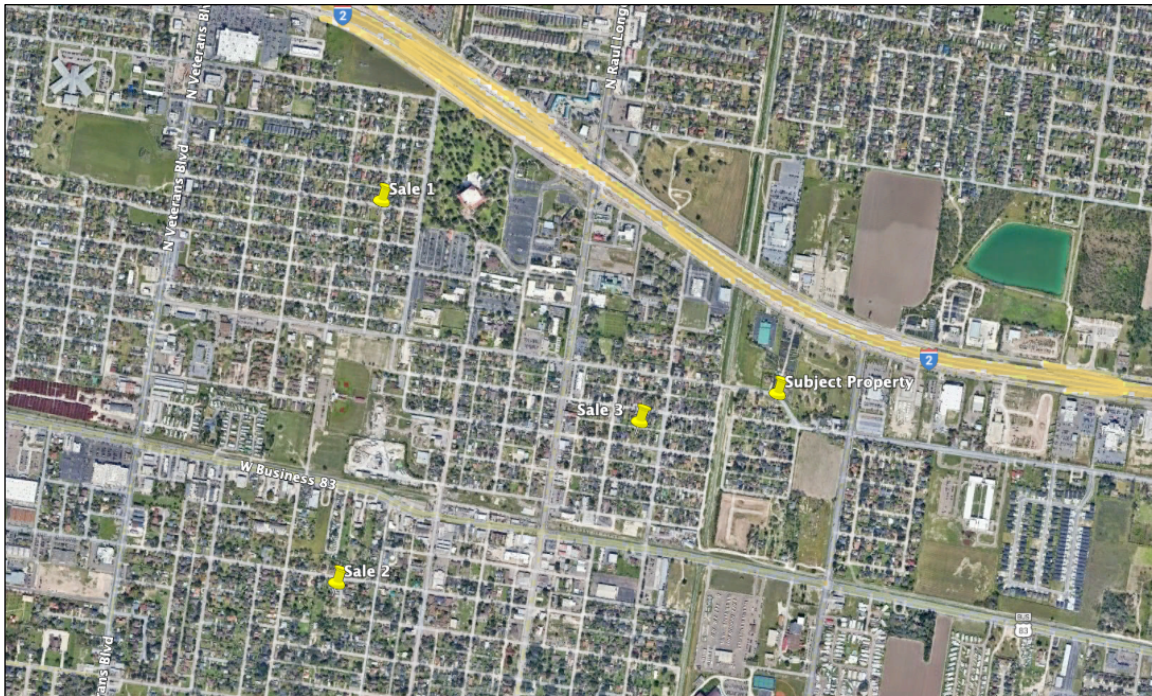
Agent Remarks: Motivated sellers! Must Sell! Bring all offers. Call or text Adolfo for more info 956-451-1152.

Escrow (Use \$ or %):	700	Short Sale:	
REO:	No	Possession:	Closing and Funding
Agreement Type:	Exclusive Right to Sell		
Proposed Terms:	Cash, Conventional		
Owner Name:	The Estate of Ruby Uvalle	Owner Name 2:	
Original LP:	\$73,000	Expiration Date:	12/31/2024
Internet:	Yes	DOM:	24
Broker License #:	592622	Allow AVM:	Yes
Office Lic #:	9007265	Broker:	Jorge Valdez
LP/OLP:	1.00		
Curr \$/Acre:	\$270,992.22	LP/SqFt:	
		LP/Acre:	\$282,606.17

Listing Office:	Imperio Real Estate LLC	Listing Agent:	Adolfo Landa
Address:	2201 W Dove Ave, McAllen, TX 78504	Agent Email:	fito.landa01@gmail.com
Main:	(956) 803-0341	Contact #:	(956) 451-1152
Fax:	(956) 992-1089	License #:	0731864

Listing information provided by Greater McAllen Association of REALTORS MLS.
Information is deemed to be reliable but is not guaranteed.

Comparable Land Sales Map



Comparable Land Sales Adjustment Grid

Land Sale Number	Subject	Land Sale 1	Land Sale 2	Land Sale 3
Address	S.S. 1st St- W of Stewart Rd	503 W Citrus Street	708 Cole Avenue	219 E 3rd Street
City	San Juan	San Juan	San Juan	San Juan
County	Hidalgo	Hidalgo	Hidalgo	Hidalgo
State	Texas	Texas	Texas	Texas
Highest & Best Use	SFR	SFR	SFR	SFR
Square Feet	24,829	13,929	8,921	11,252
Acres	0.57	0.32	0.20	0.26
Cash Equiv. Sale Price	N/A	\$90,000	\$57,500	\$70,000
Sale Date	N/A	July-24	January-24	August-24
Sale Price/SF	N/A	\$6.46	\$6.45	\$6.22
Time/Mkt. Adjustment	N/A			
Time Adj. Price/SF	N/A	\$6.46	\$6.45	\$6.22
ADJUSTMENTS				
<i>Site Improvements</i>		\$0.00	\$0.00	\$0.00
<i>Frontage/Exposure</i>		\$0.00	\$0.00	\$0.00
<i>Available Utilities</i>		\$0.00	\$0.00	\$0.00
<i>Location</i>		\$0.00	10% \$0.64	\$0.00
<i>Size</i>		-5% (\$0.32)	-10% (\$0.64)	-5% (\$0.31)
<i>Shape</i>		\$0.00	\$0.00	\$0.00
<i>Highest & Best Use/Zoning</i>		\$0.00	\$0.00	\$0.00
Net Percent Adjustment		-5%	0%	-5%
Net Adjustment per SF		(\$0.32)	\$0.00	(\$0.31)
Adjusted Sale Price/SF		\$6.14	\$6.45	\$5.91

Subject Value Conclusion	
24,829 Square Feet @ \$6.10/SF-	\$151,457
ROUNDED-	\$150,000

Limiting Conditions and Assumptions-

- 1) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- 2) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- 3) Responsible ownership and competent property management are assumed.
- 4) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 5) All engineering is assumed to be correct. The plot plans and illustrative material in the report are included only to assist the reader in visualizing the property.
- 6) It is assumed that there are no hidden or unknown conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 7) It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- 8) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
- 9) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in the report is based.
- 10) It is assumed that the utilization of the land and improvements is within the boundaries of property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- 11) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- 12) Possession of the report, or a copy thereof, does not carry with it the right of publication.
- 13) The appraiser, by reason of the appraisal, is not required give further consultation, testimony, or be in attendance in court with 1 previously been made.
- 14) Neither all nor any part of the contents of the report shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval of the appraiser.
- 15) Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the subject property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

16) Unless otherwise stated in this report, it is assumed that the subject property complies with all requirements of the Americans with Disabilities Act. The appraiser assumes no responsibility for any non-compliance not disclosed by the client.

The client is urged to retain an expert in this field, if desired.

17) This is a restricted use appraisal report, which does not contain all supporting data, theory, logic and other items used to develop the opinion of value rendered.

Certification

I certify that, to the best of my knowledge and belief:

- Clark Scroggin has made a personal inspection of the property that is the subject of this report.
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, the occurrence of a subsequent event directly related to the intended use of this appraisal, or approval of a loan.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Practice.
- As of the date of this report, Clark Scroggin is in compliance with the Texas Appraiser Licensing and Certification Board.
- The intended user of this report is limited solely to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's workfile.
- Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If any individuals did provide significant real property appraisal assistance they are identified here along with a summary of the extent of the assistance provided in the report.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- The effective date of this appraisal is March 21, 2025.

Should you have any comments or concerns regarding this appraisal report, please do not hesitate to contact us. Thank you for the opportunity to be of service to you.

Scroggin Appraisal Services



Clark Scroggin
Texas General Real Estate Appraiser Certification #132731

March 22, 2025
Date Signed

Qualifications of the Appraiser

Clark Scroggin

Professional Designations

CAE (Certified Assessment Evaluator); International Association of Assessing Officers

Texas State Certified General Appraiser # TX-1327321-G

HUD/FHA Approved Appraiser

Certified National Instructor- International Association of Assessing Officers

Expert witness- Condemnation trials and State property tax appeals

Education

Bachelor of Business Administration- Texas Christian University, Fort Worth, Texas, 1985.

Real Estate Coursework

Texas Christian University

- Real Estate Principles
- Real Estate Management

Appraisal Institute

- Course 1A1: Real Estate Appraisal Principles
- Course 1A2: Basic Valuation Procedures
- Course SPP: Standards of Professional Practice (2)
- Course 1BA: Capitalization Theory and Techniques, Part A
- Course 1BB: Capitalization Theory and Techniques, Part B
- Course 2-1: Case Studies in Real Estate Valuation

International Association of Assessing Officers

- Course 1: Fundamentals of Real Property Appraisal
- Course 2: Income Approach to Valuation
- Course 3: Development and Writing of Narrative Appraisal Reports
- Course 302: Mass Appraisal of Income-Producing Properties
- Case Studies Examination successfully completed

Seminars

Speaker: Building Owners and Managers Association (mock trial)- 1993
Speaker: Mayer Hoffman McCann Real Estate Seminar (mock trial)- 1992
Speaker: North Central Regional Assessor's Association (mock trial)- 1992
Attend: Marshall-Swift Cost Service Seminar- 1988

Professional Affiliations

Certified Instructor: International Association of Assessing Officers

Subscribing Member: International Association of Assessing Officers

Employment History

Appraiser:	Scroggin Appraisal Services,	1992- Present
Appraiser:	Tenenbaum & Associates, Inc.,	1987- 1994
Appraiser:	Dallas Central Appraisal District,	1986- 1987

Summary of Appraisal Experience**Property Types Appraised**

Office Buildings
Medical Office Buildings
Retail
Shopping Centers
Apartments
Multi-Family Residential
Single-Family Residential
Warehouses
Industrial Buildings
Main Banks
Branch Banks
Hotels
Motels
Restaurants
Garages
Vacant Land
Condominiums
Residential Subdivisions
Convenience Stores
Residential Condominiums
Office Condominiums

Special Use Properties

Health Clubs
Racquetball Clubs
Country Clubs
Tennis Clubs
Automotive Showrooms
Automotive Centers
Nursing Homes
Mini-Warehouses
Grain Elevators
Lumber Yards
Television Studios
Cinemas
Day Care Centers
Fast Food Restaurants
Farm Buildings
Truck Terminals
Parking Structures
Greenhouses
Skating Rinks
Recreational Centers
Churches
Horse Stables
Night Clubs
Car Wash Building
Mobile Home Parks
Recreational Vehicle Parks
Ranch Land

States Worked

Alaska
Arizona
California
Colorado
Connecticut
Delaware
D.C.
Iowa
Kansas
Maine
Maryland
Massachusetts
Minnesota
Missouri
Montana
Nebraska
Nevada
New Hampshire
New Mexico
North Dakota
Oregon
Pennsylvania
South Dakota
Texas
Utah
Virginia
Washington

CLARK C SCROGGIN
PO BOX 6087
MCALLEN, TX 78502



Certified General Real Estate Appraiser

Appraiser: **Clark C Scroggin**
License #: **TX 1327321 G**

License Expires: **04/30/2027**

Having provided satisfactory evidence of the qualifications required
by the Texas Appraiser Licensing and Certification Act, Occupations
Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB
at www.talcb.texas.gov.


Chelsea Buchholtz
Executive Director

Scroggin Appraisal Services, LLC

Commercial & Residential Real Estate Appraisal



1124 Pecan Avenue, McAllen, TX 78501 (956) 668-7478 (956) 668-1728 FAX
 632 N. Ed Carey Dr., Suite 500, Harlingen, TX 78550 (956) 423-9500 (956) 423-9535 FAX
 6243 IH 10 West, Suite 830, San Antonio, TX (210) 732-6100 (210) 732-6109 FAX

Client List

Regional/Local Banks

Alamo Bank of Texas
 City National Bank
 Coastal Banc ssb
 Elsa State Bank & Trust
 Falcon International Bank
 First National Bank
 Frost National Bank
 Inter National Bank
 IBC
 Laredo National Bank
 Lone Star National Bank
 McAllen National Bank
 Mercedes National Bank
 Rio Bank
 Texas Country Bank
 Texas State Bank
 Zapata National Bank

National Appraisal Co.

Advanced Collateral Sol.
 Atlantic Assurance LLC
 Chesapeake App. & Stl.
 Datacomp Appraisal Svc.
 General American Corp.
 Nationwide Appraisal Svc.
 PCV/Murcor
 Value IT

Municipalities

City of Alamo
 City of Donna
 City of Harlingen

Gvmt. Entities

Edinburg Eco. Dev. Corp.
 F.D.I.C.
 Harlingen Com. Dev. Corp.
 PSJA ISD
 Texas Dept. of Transportation

Law Offices

Armando Puente
 Atlas & Hall, LLP
 Crain, Caton & James
 James H. Lauderdale
 John Robert King
 Julian Rodriguez, Jr.
 McLaren & Associates
 Moore & Guerra
 Mark Mackie
 Ricardo R. Godinez
 Zayas & Zomora

National Banks

American Bank
 Bank of America
 Chase Manhattan Bank
 Citicorp Trust Bank
 Flagstar Bank
 Wells Fargo Bank

National Lenders

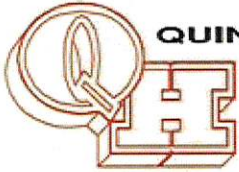
Aames Capital Corp.
 Access Lending
 Advanced Mtg. Solutions
 Advantage Inv. Mortgage
 American General Fin. Svc.
 AmeriMortgage
 Amerinet Mtg. Svc.
 Ameriquest Mortgage
 America's Money Line, Inc.
 Allied Home Mtg Capital
 Argent Mortgage Company
 Centex Home Equity
 CMG Diversified
 Conseco Financing Svc.
 Countrywide Home Loans
 East 2 West Mortgage
 Finance America, LLC
 Financing USA
 First Choice Lenders
 First Franklin
 Fox Funding
 GMAC Mortgage
 Greenwich Capital Fin.
 Home Capital, Inc.
 Home Loan Direct
 HomeTown America
 Household Direct
 Household Fin. Services
 InterBay Funding, LLC
 Iwayloan
 JLM Direct Funding
 Mortgage Buyers, Inc.
 Mortgage IT
 Mortgage Portfolio Svc.
 National City Corp.
 National Mortgage Link
 Network Funding
 New Century Mortgage
 North American Mtg. Co.
 Old Kent Mortgage Co.
 Olympic Funding
 Sebring Capital Corp.
 Source One Services Corp.
 Union Planters Mortgage
 US Fidelity
 Waterfield Financial Corp.
 Wells Fargo Financial
 Wells Fargo Home Mortgage

Regional/Local Mortgage Co.

Aladdin Mortgage
 All Fund Mortgage
 All Star Mortgage Company
 All Valley Mortgage Services
 Alpha Horizon Mortgage
 Alpha Resource Mortgages
 American Home Mortgage
 American Mortgage
 AMC Mortgage
 Austin-Hunter Mortgage
 Austin Mortgage Connection
 Available Mortgage Funding
 Benchmark Mortgage
 Best Texas Mortgage Company
 BNC Mortgage, Inc.
 C. U. Members Mortgage
 Celco Mortgage
 CB Mortgage, Inc.
 City Mortgage Group
 Coastal National Mortgage
 Community Mortgage
 Consolidated Financial Group
 CSI Mortgage Corporation
 CTX Mortgage Company
 Encino Mortgage
 Enterprise Mortgage
 ESI Mortgage, LP
 Eventus Inspections
 Express Financial Services, Inc.
 F & T Mortgage
 Fidelity First Lending, Inc.
 Financial City
 First Alliance Mortgage
 First Consolidated Mortgage Company
 First Equity Corporation
 First Horizon Construction Lending
 First Metropolitan Mortgage
 First Preference Mortgage Corporation
 First Valley Mortgage Brokers
 FirstStreet Financial
 Fort Worth Mortgage
 Frontera Mortgage
 GEO Mortgage Services, Inc.
 Global Mortgage Group
 Great Lakes Mutual LLC
 Greatstone Mortgage
 Guaranty Residential Mortgage
 Hansen Quality Loan Services
 Harper & Associates Company
 Hi Capital Finance Company
 Hibernia Mortgage Banking
 Hidalgo Federal Credit Union
 Home Mortgage Center
 Hometown Mortgage Company
 Independent Mortgage Services
 Landmark Mortgage

Regional/Local Mortgage Co.

Liberty Financial Services
 M & T Mortgage Corporation
 Matchmaker Mortgage
 McAfee Mortgage
 McAllen Mortgage
 Meier Mortgage, Inc.
 Memorial Park Mortgage
 Meyers Mortgage
 Mid Valley Mortgage
 Milagro Mortgage
 Millenium Mortgage
 Mortgages Unlimited
 New Home Mortgage Corp.
 Obra Financial Services, Inc.
 Onion Creek Mortgage
 Parra Mortgage Company
 Pride Financial Mortgage LLC
 Primary Residential Mortgage
 Prime Lending, Inc.
 Prime Source Mortgage Co.
 Principle Residential Mortgage
 Professional Mortgage Services
 Rapid Mortgage Company, Inc.
 Realty Mortgage Corporation
 RMC Vanguard Mortgage Corp.
 Rose Mortgage Services Corp.
 Sante Fe Financial Services
 Secure Mortgage Company
 Service First Mortgage
 Sharyland Mortgage Company
 Smart Mortgages, LLC
 Southern Lending Corporation
 Southwest Mortgage
 Southwestern Mortgage Co.
 Texas Community Mortgage
 Texas Home Equity Center
 Texas Mtg. & Financial Services
 Texas Nations Title
 Texas Residential Mortgage
 Texas State Home Loans, Inc.
 The Mortgage Market
 The Mortgage Shop
 Tiempo Finance Company
 Town & Country Mortgage Svc.
 TriCo Mortgage
 Unistar Mortgage, Inc.
 Unity Home Loan Mortgage
 Urban Financial Mortgage Corp.
 USA Mortgage
 Valley Home Equity
 Valley Mortgage Company
 Valley Vista Mortgage
 Valley One
 Vista Mortgage
 Westlake Mortgage
 Yosemite Brokerage, Inc.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 361/381-5480 Fax 361/381-0527

METES AND BOUNDS

A 0.57 OF AN ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ORDER OF JUDGEMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1506118, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH LINE OF COLONEL NORTH SUBDIVISION (RECORDED IN VOLUME 28, PAGE 42B, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THE JMJ CADENA INVESTMENTS, LLC TRACT (A 0.7242 OF AN ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS), ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3339013, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 81°29'45" W, 947.73 FEET AND N 08°30'15" E, 145.00 FEET FROM THE SOUTHEAST CORNER OF LOT 8.

THENCE; N 08°32'22" E, ALONG THE EAST LINE OF THE CADENA TRACT, A DISTANCE OF 116.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE APPARENT SOUTH RIGHT OF WAY LINE OF 1ST STREET FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°28'52" E, ALONG THE APPARENT SOUTH RIGHT OF WAY LINE OF 1ST STREET, A DISTANCE OF 83.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE APPARENT SOUTH RIGHT OF WAY LINE OF 1ST STREET AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 53°18'22"; RADIUS = 250.17 FEET), A DISTANCE OF 232.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF COLONEL NORTH SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°29'45" W, ALONG THE NORTH LINE OF COLONEL NORTH SUBDIVISION, A DISTANCE OF 276.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.57 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH COLONEL NORTH SUBDIVISION, RECORDED IN VOLUME 28, PAGE 42B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: MARCH 18, 2025


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

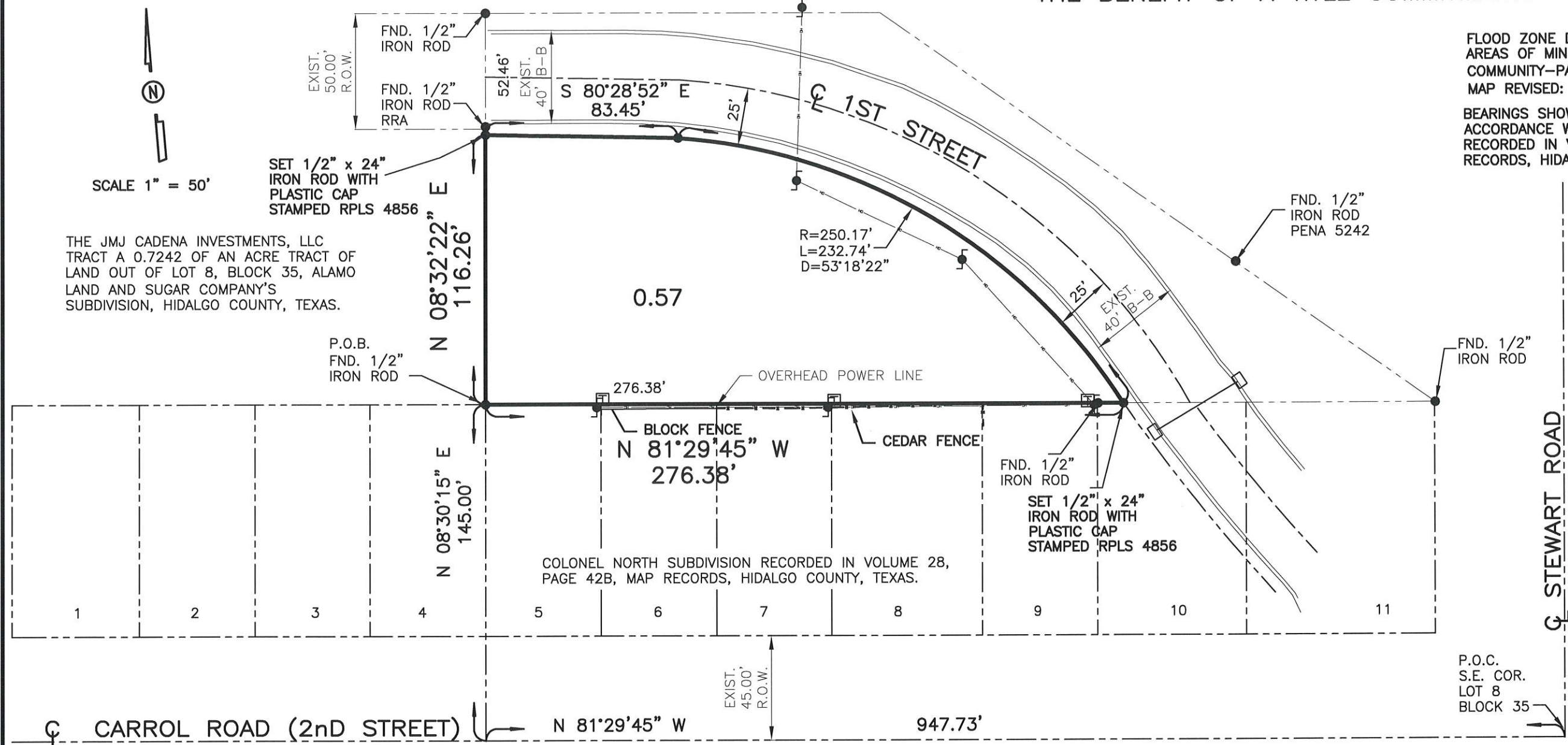


NOTE: THIS SURVEY WAS DONE WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

LEGEND
● = POWER POLE
□ = TEL PED

FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING. (NO SHADING.)
COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN
ACCORDANCE WITH COLONEL NORTH SUBDIVISION
RECORDED IN VOLUME 28, PAGE 42B, MAP
RECORDS, HIDALGO COUNTY, TEXAS.



PLAT SHOWING

A 0.57 OF AN ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1506118, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

VOL. 1 PAGES 24-26
SURVEYED MARCH 18, 2025
OWNER

ADDRESS
JOB No.
BOOK No. PAGE

F:/SURVEYS2025\ALS L8 BLK35



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539

ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527

ALFONSOQ@QHA-ENG.COM



I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. AND THERE ARE NOT ANY DISCREPANCIES, CONFLICTS, EASEMENTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Final Plat Approval of Shops at Chavez Lot 6 Being a 1.94-Acre Tract of Land out of Lot 4, Block 35, Alamo Land and Sugar Company's Subdivision, Located Approximately 350 feet North of Frontage Road (Interstate Highway 2), along the West side of Cesar Chavez Road, as Requested by Halff Associates. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Shops at Chavez Lot 6 is a 1.94-acre tract of land located approximately 350 feet North of Frontage Road (Interstate Highway 2), along the West side Cesar Chavez Road. Subdivision is a one (1) lot subdivision with entrance/exit along Cesar Chavez Road. The subdivision is located in a flood zone "C"- areas of minimal flooding, according to the FEMA Map.

Water and sewer services are provided by the City of San Juan.

RECOMMENDATION:

During their regular meeting on May 8, 2025, the Planning and Zoning Commission unanimously recommended approval of the Final Plat with a 5-0 vote.

PREPARED BY:

Jorge Garcia,
Planning Director

APPROVED BY:

Tirso Garza, Interim City
Manager

**PRELIMINARY AND FINAL PLAT APPROVAL
SHOPS AT CHAVEZ LOT 6 SUBDIVISION
MAY 13, 2025**

PAGE 1

Shops at Chavez Lot 6 is a 1.94-acre tract of land located approximately 350 feet North of Frontage Road (Interstate Highway 2), along the West side Cesar Chavez Road. Subdivision is a one (1) lot subdivision with entrance/exit along Cesar Chavez Road. The subdivision is located in a flood zone "C"- areas of minimal flooding, according to the FEMA Map.

Water and sewer services are provided by the City of San Juan.

ATTACHMENTS: Location Map
 Comments from City Engineer, Fire and Utilities Department
 Subdivision Plat

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 05/08/2025 Commissioner Sanchez made a motion to approve the final plat as presented. Commissioner Cantu second the motion. The motion passed unanimously with a 5-0 vote.

REVIEW COMMENTS:

Ms. Gomez explained that final plat approval of the Shops at Chavez Lot 6 Subdivision is 1.94-acre tract located approximately 350 feet North of Frontage Road, along the West side of Cesar Chavez. The water and sewer services will be provided by the City of San Juan and no variances were requested at this time.

No discussion took place on item.



Proposed Site

ROBERT BELL JR.
(CALLED 15.5 AC.)
VOL. 1417, PG. 313
D.R.H.C.T.

REMAINING PORTION OF A
CALLED 3.364 ACRE TRACT
SHOPS AT CHAVEZ - LOT 1, LTD.
DOC. NO. 2021-3192709,
O.R.H.C.T.

JORGE VILLANUEVA
(0.45 AC.)
DOC. NO. 1270618
O.R.H.C.T.

REMAINING PORTION OF A
CALLED 2.367 ACRE TRACT
SHOPS AT CHAVEZ - LOT 6, LTD.
DOC. NO. 3479173, O.R.H.C.T.

SHOPS AT CHAVEZ - LOT 1, LTD.
REMAINDER OF
A CALLED 3.364 AC. TRACT
DOC. NO. 2021-3192709
O.R.H.C.T.

CITY OF SAN JUAN
15' UTILITY EASEMENT
DOC. NO. 721284
O.R.H.C.T.

SHOPS AT CHAVEZ
LOT 1 SUBDIVISION
INST. NO. 3204346 M.R.H.C.T.

1.94 ACRES

LOT 6
1.76 ACRES
(76,819 SQ. FT.)

METES AND BOUNDS
1.94 ACRES OF LAND

Being a 1.94 acre tract of land, more or less, out of Lot 4, Block 35, Alamo Tract of the Alamo Land and Sugar Company's subdivision, Porcion 72, in Los Torritos, Santa Ana and El Gato Grants in Hidalgo County, Texas, as recorded in Volume 1, Pages 24 through 26 of the Map Records of Hidalgo County, Texas, said 1.94 acre tract further being comprised of a portion of a called 2.367 acre tract conveyed to Shops at Chavez - Lot 6, Ltd. as recorded in Document Number 3479173 of the Official Records of Hidalgo County, Texas, said 1.94 acre tract also being comprised of a called 0.329 acre tract conveyed to Shops at Chavez - Lot 6, Ltd. as recorded in Document Number 3479172 of the Official Records of Hidalgo County, Texas, and said 1.94 acre tract also being comprised of a portion of a called 3.364 acre tract of land conveyed to Shops at Chavez - Lot 1, Ltd. as recorded in Document Number 2021-3192709 of the Official Records of Hidalgo County, Texas, said 1.94 acre tract being more particularly located and described as follows:

COMMENCING at the Southeast corner of said Lot 4, same being the Northeast corner of Lot 5, Block 35 out of said Alamo Land and Sugar Company's subdivision, said corner being within the road right-of-way of Cesar Chavez Road (existing 80 ft wide road right-of-way). **THENCE**, with the South line of said Lot 4, same being the North line of said Lot 5, North 81 degrees 27 minutes 10 seconds West, a distance of 30.00 feet to a point in the West right-of-way line of said Cesar Chavez Road, said point being in the East line of said 2.367 acre tract, a one-inch iron pipe found at South 09 degrees 14 minutes 39 seconds West, a distance of 50.79 feet from said point. **THENCE**, with the East line of said 2.367 acre tract, same being the West right-of-way line of said Cesar Chavez Road, North 08 degrees 38 minutes 46 seconds East, a distance of 42.87 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the North line of a called 1.611 acre private service access easement as recorded in Document Number 3192710 of the Official Records of Hidalgo County, Texas, for the Southeast corner and the **POINT OF BEGINNING** of this 1.94 acre tract;

THENCE, with the North line of said 1.611 acre private service access easement, North 81 degrees 26 minutes 18 seconds West, a distance of 30.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, continuing with the North line of said 1.611 acre private service access easement, a total distance of 59.47 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 1.94 acre tract;

THENCE, continuing with the North line of said 1.611 acre private service access easement, South 77 degrees 00 minutes 55 seconds West, a distance of 58.32 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 1.94 acre tract;

THENCE, continuing with the North line of said 1.611 acre private service access easement, North 81 degrees 26 minutes 18 seconds West, a distance of 210.76 feet to a point in the East line of the remaining portion of said 3.364 acre tract, a one-half inch iron rod with a yellow plastic cap stamped "PAPE DAWSON" found at South 48 degrees 18 minutes 34 seconds West, a distance of 0.53 feet from said point, continuing with the North line of said 1.611 acre private service access easement, at a total distance of 220.58 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the East line of a 15 ft wide utility easement conveyed to the City of San Juan as recorded in Document Number 721284 of the Official Records of Hidalgo County, Texas, for the Southwest corner of this 1.94 acre tract;

THENCE, with the East line of said 15 ft wide utility easement, North 08 degrees 31 minutes 59 seconds East, a distance of 10.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 1.94 acre tract;

THENCE, South 81 degrees 26 minutes 18 seconds East, a distance of 9.82 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the East line of the remaining portion of said 3.364 acre tract, for a corner of this 1.94 acre tract;

THENCE, with the East line of the remaining portion of said 3.364 acre tract, North 08 degrees 33 minutes 42 seconds East, a distance of 244.84 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 1.94 acre tract;

THENCE, North 81 degrees 26 minutes 22 seconds West, a distance of 9.94 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the East line of said 15 ft wide utility easement, for a corner of this 1.94 acre tract;

THENCE, with the East line of said 15 ft wide utility easement, North 08 degrees 31 minutes 59 seconds East, a distance of 10.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 1.94 acre tract;

THENCE, South 81 degrees 26 minutes 22 seconds East, a distance of 9.95 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the East line of the remaining portion of said 3.364 acre tract, continuing at a distance of 304.78 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, continuing at a total distance of 334.78 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the West right-of-way line of said Cesar Chavez Road, a one-inch iron pipe found at North 08 degrees 29 minutes 57 seconds East, a distance of 43.61 feet from said point, said point being the Northeast corner of this 1.94 acre tract;

THENCE, with the West line of said Cesar Chavez Road, South 08 degrees 38 minutes 46 seconds West, a distance of 243.43 feet, to the **POINT OF BEGINNING**.

LEGEND

- - 1/2-INCH FOUND IRON ROD OR AS NOTED
- - 1/2-INCH SET IRON ROD WITH CAP STAMPED "HALFF"
- M.R.H.C.T. - MAP RECORDS OF HIDALGO COUNTY, TEXAS
- D.R.H.C.T. - DEED RECORDS OF HIDALGO COUNTY, TEXAS
- O.R.H.C.T. - OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
- FIP - FOUND IRON PIPE
- FIR - FOUND IRON ROD
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- TBM - TEMPORARY BENCHMARK
- AC. - ACRES
- DOC. - DOCUMENT
- NO. - NUMBER

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, the undersigned owner of the land shown on this plat and designated herein as SHOPS AT CHAVEZ LOT 6 SUBDIVISION to the City of San Juan, Texas and whose name is subscribed hereto, hereby dedicated to the use of the public all streets, alleys, parks, water courses, drains, non-exclusive easements, waterlines, sanitary sewer lines, storm sewers, fire hydrants and public places which are installed or which I will cause to be installed thereon shown or not shown and required otherwise to be installed or dedicated under the subdivision approval process of the process of the City of San Juan all the same for the purposes therein expressed, either on the plat herein or on the official minutes of the applicable authorities of the City of San Juan.

Shops at Chavez - Lot 1, LTD

By: Shops At Chavez - Lot 1 GP, LLC,
its General Partner

By: Liam Interests, L.L.C.,
its Managing Member

By: James W. Collins, Jr, Manager

STATE OF TEXAS:
COUNTY OF BEXAR:

Before me, the undersigned authority on this day personally appeared Shops at Chavez, LLC and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated. Given under my hand and seal of office.

Dated this _____ day of _____ A.D. 2025.

Notary Public in and for the state of Texas

Approval by Hidalgo County Drainage District #1

Hidalgo County Drainage District #1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Texas Water Code Sec. 49.211 (c). The District has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering. It is the responsibility of the developer of the subdivision and its engineer to make these determinations.

By: _____

Hidalgo County Drainage District No. 1

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, Raul Garcia, Jr., a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

PRELIMINARY THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE

Raul Garcia, Jr.
Licensed Professional Engineer
P.E. Registration no. 94855

STATE OF TEXAS:
COUNTY OF HIDALGO:

The undersigned hereby certifies that this survey was made on the ground on 12/05/2024; that the improvements on the ground are as shown hereon; that there are no visible overlappings, no apparent conflicts or visible easements, except as shown hereon. This survey conforms to or exceeds the current minimum standards as adopted by the texas board of professional engineers and land surveyors.

Guadalupe B. Nuñez Jr.
Registered Professional
Land Surveyor Texas No. 5914

FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

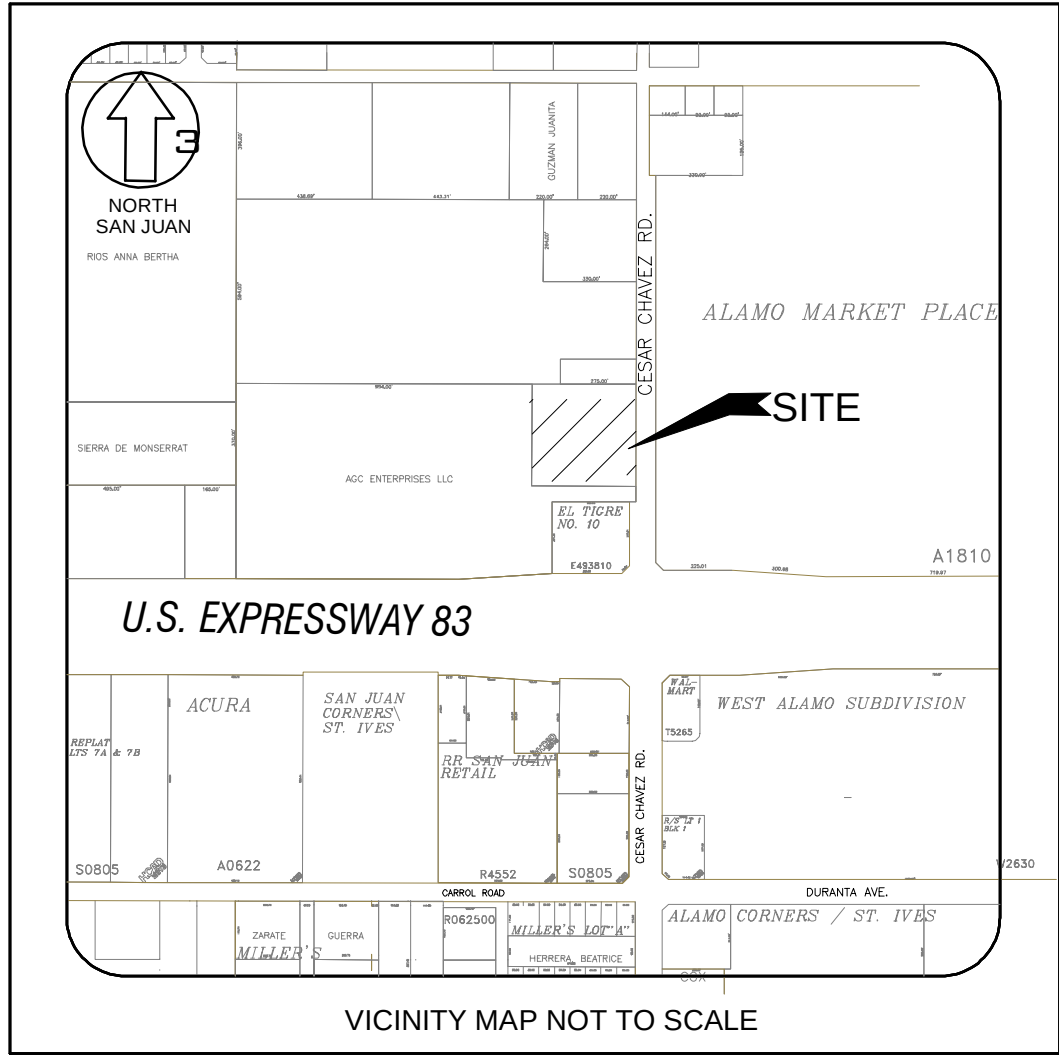
PRINCIPAL CONTACTS

OWNER: SHOPS AT CHAVEZ - LOT 6 LTD
OWNER: SHOPS AT CHAVEZ - LOT 1 LTD
ENGINEER: HALFF ASSOCIATES
SURVEYOR: HALFF ASSOCIATES

4040 BROADWAY, STE. 600
4040 BROADWAY, STE. 600
5000 W. MILITARY STE. 100
5000 W. MILITARY STE. 100

SAN ANTONIO, TX 78209 (210) 541-2005
SAN ANTONIO, TX 78209 PH: (210) 541-2005
MCALLEN, TX 78503 PH: (956) 664-0286
MCALLEN, TX 78503 PH: (956) 664-0286

5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503
(956) 664-0286
TPELS FIRM NO. 10029600



STATE OF TEXAS:
COUNTY OF HIDALGO:

I, the undersigned owner of the land shown on this plat and designated herein as SHOPS AT CHAVEZ LOT 6 SUBDIVISION to the City of San Juan, Texas and whose name is subscribed hereto, hereby dedicated to the use of the public all streets, alleys, parks, water courses, drains, non-exclusive easements, waterlines, sanitary sewer lines, storm sewers, fire hydrants and public places which are installed or which I will cause to be installed thereon shown or not shown and required otherwise to be installed or dedicated under the subdivision approval process of the process of the City of San Juan all the same for the purposes therein expressed, either on the plat herein or on the official minutes of the applicable authorities of the City of San Juan.

Shops at Chavez - Lot 6, LTD

By: Shops At Chavez - Lot 6 GP, LLC,
its General Partner

By: JWCGP, L.L.C.,
its Managing Member

By: James W. Collins, Jr, Manager

STATE OF TEXAS:
COUNTY OF BEXAR:

Before me, the undersigned authority on this day personally appeared AGC Enterprises, LLC, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated. Given under my hand and seal of office.

Dated this _____ day of _____ A.D. 2025.

Notary Public in and for the state of Texas

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, _____ Chairman of the Planning and Zoning Commission, hereby certify that the subdivision plat conforms to requirements of the Subdivision Regulation of the City.

Chairman, Planning & Zoning Commission

APPROVED:

Date

Approved and Accepted by the City Commission of the City, Texas, on this the day of _____, 2025

Mayor

ATTEST:

City Secretary

Approval by Hidalgo County Irrigation District No. 2

This plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this, the day of _____, 2025.

No improvements of any kind (including without limitation, trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights-of-way or easements.

President - HCID No. 2

Secretary - HCID No. 2

Date

PRELIMINARY PLAT OF
SHOPS AT CHAVEZ
LOT 6
SUBDIVISION
A SUBDIVISION OF 1.94 ACRES
OUT OF LOT 4, BLOCK 35
ALAMO LAND AND
SUGAR COMPANY'S
SUBDIVISION

CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS

AVO: 47801.003

DATE OF PREPARATION: FEBRUARY 2025

halff



SITE PREPARATION & OFFSITE UTILITY IMPROVEMENTS

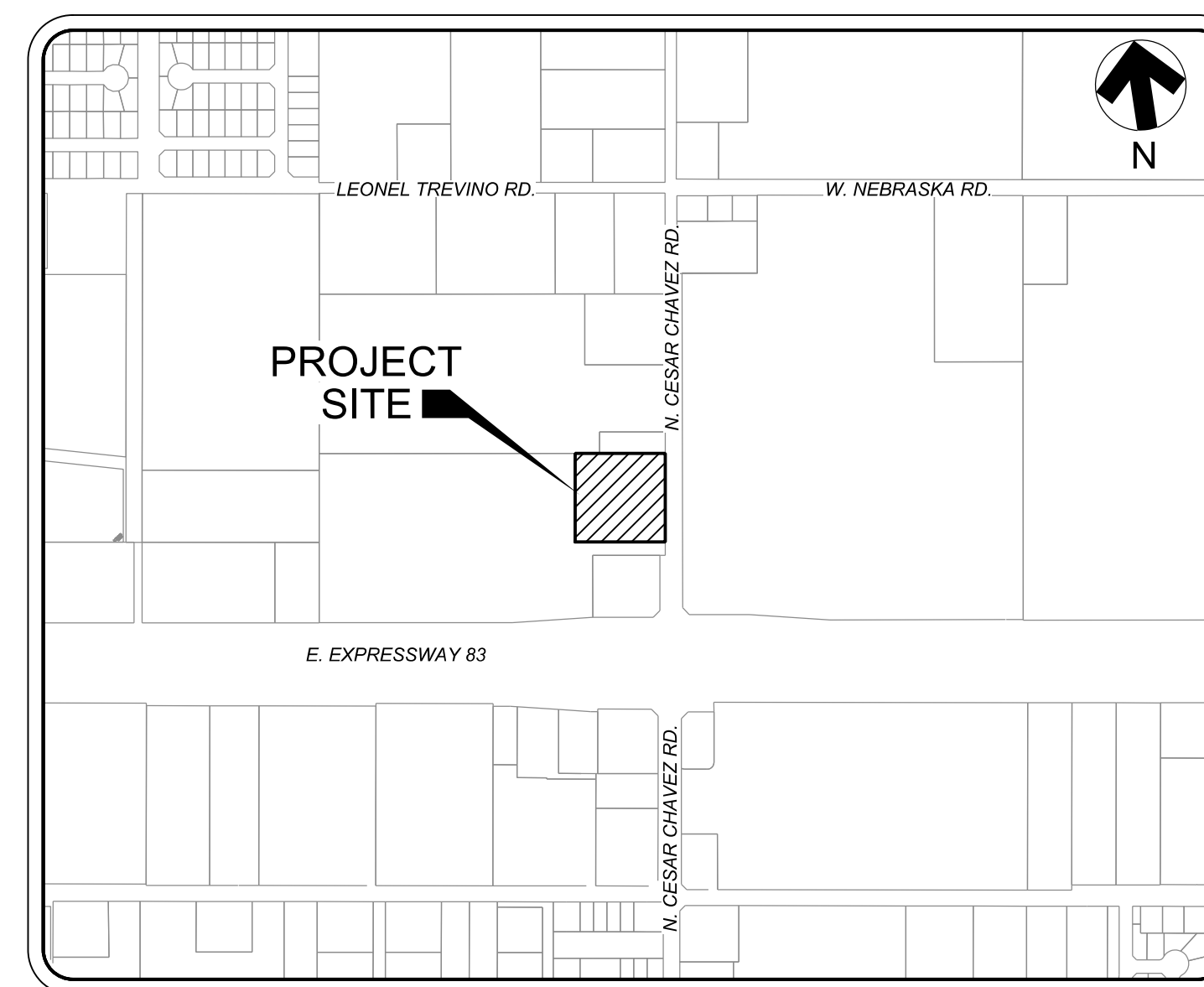
SAN JUAN, TEXAS 78589

DEVELOPER

MERIT COMMERCIAL REAL ESTATE
4040 BROADWAY, SUITE 508
SAN ANTONIO, TX. 78209
CONTACT: YEN W. LAI
EMAIL: YEN.LAI@MERITCRE.COM
CONTACT: BRITNEY CHRISTY (SCHINDLER)
EMAIL: BRITNEY.CHRISTY@MERITCRE.COM
TEL: (210) 447-7444
EMAIL: MERIT-CRE.COM

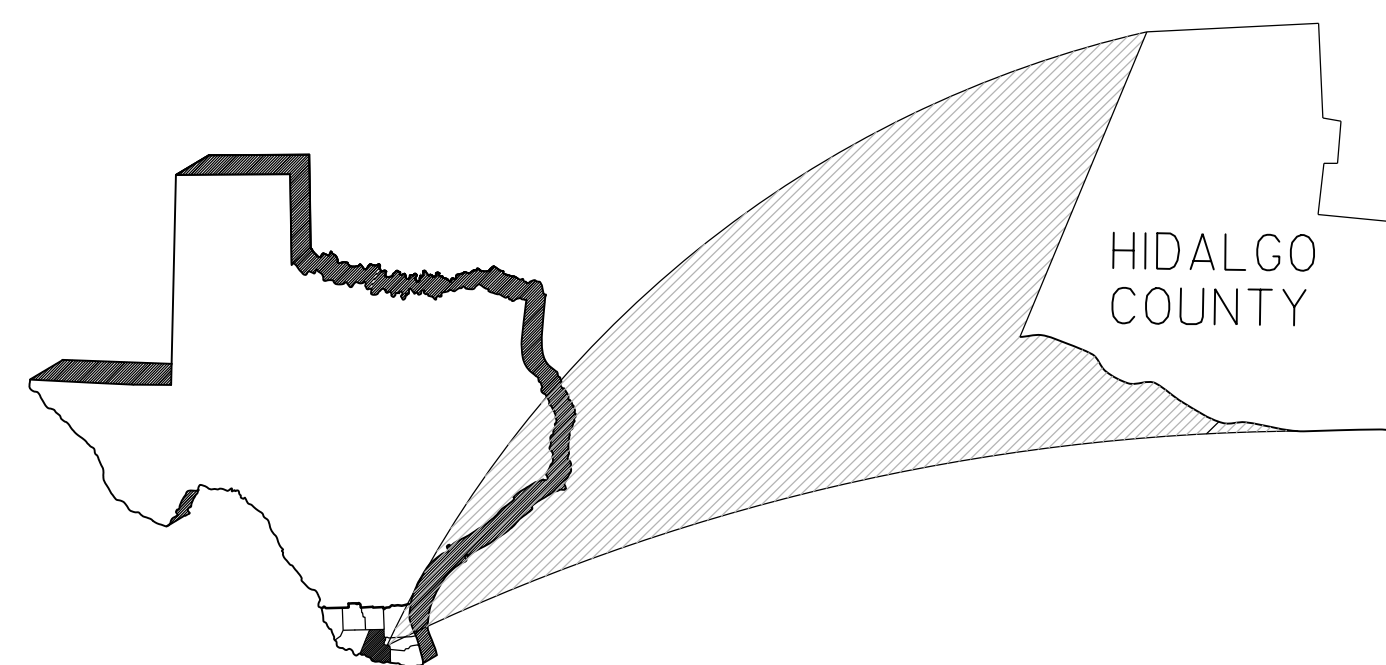
ENGINEER

HALFF ASSOCIATES, INC.
5000 WEST MILITARY HWY, ST. 100
McAlLEN, TX. 78503
CONTACT: ROXIE DE LA CRUZ, PE
EMAIL: RDELACRUZ@HALFF.COM
CONTACT: ANGELICA NEIRA
EMAIL: ANEIRA@HALFF.COM
TEL: (956) 664-0286
TBPELS FIRM# F-312



SHEET INDEX

<u>SHEET #</u>	<u>SHEET NAME</u>
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	DEMOLITION PLAN
C2.1	EXISTING SITE PHOTOS
C2.2	EXISTING SITE PHOTOS
C3.0	MASS GRADING PLAN
C3.1	MASS GRADING PROFILES
C4.0	PAVING DIMENSION & GRADING PLAN
C5.0	OFFSITE STORM PLAN
C6.0	OFFSITE UTILITY PLAN
C7.0	SUGGESTED EROSION CONTROL PLAN
C8.0	MISCELLANEOUS DETAILS



5000 WEST MILITARY, SUITE 100
McALLEN, TX 78503
(956) 664-0286

AVO: 47801-001 DATE: FEBRUARY 2025

100% REVIEW

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM
REVIEW PURPOSES ONLY AND NOT
INTENDED FOR CONSTRUCTION,
BIDDING OR PERMITTING.
THEY WERE PREPARED BY OR
UNDER THE SUPERVISION OF:
ROXIE L. DE LA CRUZ, P.E., 137892 02/19/2025

01/2021		
10/2019 AM		
10/2020	ID	DESCRIPTION REVISION TABLE

2/7/2025

10:05:52 AM

4/1/2025

5:41:47 PM

\\JUNIP_A\JUNIP\GENERAL\BTL\BTL_25_0001_74_00_00.dwg

Author: JACOB

Design: JACOB

GENERAL CONSTRUCTION NOTES:

1. ALL MATERIALS, WORKMANSHIP AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF SAN JUAN ALL LOCAL CODES, INCLUDING THE STANDARD CONSTRUCTION DETAILS AND TECHNICAL SPECIFICATIONS FROM HIDALGO COUNTY DRAINAGE DISTRICT NO.1, TEXAS DEPARTMENT OF TRANSPORTATION, HIDALGO COUNTY IRRIGATION DISTRICT NO.2, AND ALL OTHER GOVERNING AGENCIES.

2. THE CONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL DIMENSIONS AND THE LOCATION OF EXISTING AND PROPOSED PROJECT ELEMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. NO CONSTRUCTION ACTIVITY SHALL CONTINUE WITHOUT APPROVAL FROM THE ENGINEER.

3. CONTRACTOR TO PLAN AND PERFORM HIS WORK IN A MANNER THAT WILL PERMIT SAFE PUBLIC TRAFFIC MOVEMENT ON ALL STREETS AND PERMIT ACCESS TO EVERY RESIDENTIAL PROPERTY ON A DAILY BASIS.

4. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO BE IN ACCORDANCE WITH TXDOT SPECIFICATIONS. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, FOR APPROVAL BY THE CITY OF SAN JUAN ENGINEERING DEPARTMENT, PRIOR TO CONSTRUCTION. THE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. ALL TRAFFIC CONTROL / TRAFFIC SAFETY SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CRITERIA.

5. THE CONTRACTOR SHALL PLAN AND SEQUENCE ALL CONSTRUCTION ACTIVITY IN SUCH A MANNER THAT WILL PERMIT SAFE PEDESTRIAN AND VEHICULAR MOVEMENT. SEQUENCE OF CONSTRUCTION PLAN IS TO BE SUBMITTED FOR APPROVAL BY THE CITY OF SAN JUAN ENGINEERING.

6. CONTRACTOR SHALL PROVIDE PROTECTIVE DEVICES SUCH AS SIGNS, LIGHTS, SIGNALS, AND OTHER DEVICES, AS NEEDED FOR THE SAFETY OF THE PUBLIC AND WORKERS. (NO SEPARATE PAY)

7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND SAFETY OF THE WORK SITE, WORKERS, SUBCONTRACTORS, MATERIALS AND EQUIPMENT.

8. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURES/DESIGN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND MEANS NECESSARY TO PROTECT PERSONS AND STRUCTURES DURING CONSTRUCTION. OBSERVATION BY THE ENGINEER OR THE OWNER DOES NOT INCLUDE REVIEW OF THESE MEASURES.

9. THESE PLANS, PREPARED BY HALFF ASSOCIATES, INC., DO NOT EXTEND TO OR INCLUDE DESIGN OF SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF HALFF ASSOCIATES, INC., REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY MATTERS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY THE HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE REGULAR SESSION.

10. CONTRACTOR SHALL PROVIDE A SEQUENCE OF WORK AND PERFORM ASSOCIATED GRADING THAT PROVIDES POSITIVE OUTFALLS AT ALL TIMES.

11. CONSTRUCTION STAKING AND SURVEYING SHALL BE PROVIDED BY THE CONTRACTOR AND AT CONTRACTOR'S EXPENSE. ALL DIMENSIONS ARE TO FACE OF CURB OR, WHERE NO CURB EXISTS, TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE. ALL UTILITY DIMENSIONS AND STATIONS/COORDINATES ARE TO CENTER OF THE STRUCTURE UNLESS SHOWN OTHERWISE.

12. CONTRACTOR TO COORDINATE WITH THE OWNER/CITY ON WORK SCHEDULES, TESTING, GENERAL INSPECTION, AND OPERATION AND LOCATION OF EXISTING LINES.

13. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL CONSTRUCTION MATERIALS TESTING AND GENERAL INSPECTIONS. THE CONTRACTOR SHALL COORDINATE THROUGH THE OWNER DESIGNATED FIELD REPRESENTATIVE A MINIMUM OF 24-HOURS PRIOR TO TESTING OR INSPECTION. FAILURE TO BE PREPARED FOR TESTING MAY RESULT IN TRAVEL CHARGES. RE-TESTING WILL BE BORNE BY THE CONTRACTOR.

14. MATERIAL TESTING SHALL BE PROVIDED BY THE OWNER. RE-TEST TO BE AT CONTRACTOR'S EXPENSE.

15. THE CONTRACTOR SHALL INSPECT ALL MATERIALS AT DELIVERY AND NOTIFY THE OWNER OF ANY DAMAGED OR QUESTIONABLE MATERIALS. ANY DAMAGED OR QUESTIONABLE MATERIAL INSTALLED WITHOUT PRIOR INSPECTION BY THE OWNER SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.

16. WORK REQUIRED TO BE INSPECTED BY THE OWNER SHALL OCCUR DURING REGULAR WORKING HOURS, MONDAY THROUGH FRIDAY, NO WORK TO OCCUR DURING CITY HOLIDAYS, NON-WORKING HOURS ON MONDAY THROUGH FRIDAY, AND WEEKENDS UNLESS APPROVED BY THE OWNER. INSPECTION OVERTIME COSTS TO BE BORNE BY CONTRACTOR.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED. (NO SEPARATE PAY)

18. THE CONTRACTOR IS ENCOURAGED TO INSPECT AND DOCUMENT THE PRE-CONSTRUCTION CONDITION OF ALL PRIVATE DRIVEWAYS, MAILBOXES, PAVEMENT AREAS, SIDEWALKS, CURB AND GUTTER, FENCES AND ALL OTHER ITEMS TO BE AFFECTED BY PROPOSED CONSTRUCTION PRIOR TO COMMENCING. FOR RECORD PURPOSES, CONTRACTOR'S DOCUMENTATION OF EXISTING CONDITIONS IS TO BE SHARED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.

19. ANY DAMAGE TO EXISTING PAVEMENT OR EXISTING STRUCTURES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITION OR BETTER AT CONTRACTOR'S EXPENSE. EXISTING STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO INLETS, MANHOLES, POWER POLES, SIDEWALKS, CURB AND GUTTER, FENCES, SPRINKLER SYSTEMS, LAWNS OR PRIVATE PROPERTY.

20. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY TEXAS 811 FOR UTILITY LOCATIONS PRIOR TO ANY AND ALL EXCAVATIONS.

21. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING FACILITIES AND/OR UTILITIES. ALL DAMAGE TO BE REPAIRED AT CONTRACTOR'S EXPENSE. ALL COSTS FOR INTERRUPTION OF GAS, ELECTRICAL, COMMUNICATIONS AND/OR WATER SERVICE DUE TO CONTRACTOR'S WORK SHALL BE BORNE BY THE CONTRACTOR.

22. INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

23. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED RESIDENTS OR BUSINESS OWNERS OF CONSTRUCTION ACTIVITY THROUGH THE USE OF BILINGUAL (ENGLISH AND SPANISH) DOOR TAGS, PAMPHLETS OR SIMILAR METHODS. ALL AFFECTED PARTIES MUST BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A SAMPLE OF THE NOTIFICATION TO THE CITY PRIOR TO IMPLEMENTATION.

24. THE CONTRACTOR SHALL DO ALL NECESSARY CLEARING, EXCAVATION, TRENCHING, SHORING, DE-WATERING, DEMOLITION, GRADING, BACKFILLING, ETC. TO COMPLETE THE PROJECT. ASSOCIATED COSTS SHALL BE SUBSIDIARY TO THE RESPECTIVE BID ITEMS AS IDENTIFIED IN THE CONTRACT UNLESS NOTED OTHERWISE.

25. ALL COMPACTION SHALL BE ACHIEVED BY MECHANICAL METHODS. NO WATER JETTING ALLOWED.

26. ALL SPOIL MATERIAL AND DEBRIS SHALL BE DISPOSED OFFSITE BY THE CONTRACTOR IN A LEGAL MANNER. FURNISHING AND TRANSPORTATION OF ALL OFFSITE MATERIAL TO BE AT CONTRACTOR'S EXPENSE.

27. DEMOLITION, REMOVAL AND DISPOSAL OF ALL EXCESS CONCRETE, CURBS, RUBBLE, ETC. TO BE DONE IN A LEGAL MANNER AT CONTRACTOR'S EXPENSE.

28. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA AS CLEAN AS POSSIBLE. ALL ASSOCIATED DEBRIS SHALL BE COLLECTED AND PROPERLY DISPOSED OF AT THE END OF EACH WORKDAY.

29. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL RETURN THE SITE TO ORIGINAL CONTOURS UNLESS DIFFERENT FINISHED ELEVATIONS ARE SHOWN ON PLANS. CONTRACTOR TO ENSURE NO AREAS OF PONDING ARE PRESENT.

30. CONCRETE NOTES:

A. ALL CONCRETE WORK TO BE FORMED, UNLESS OTHERWISE APPROVED.

B. ALL CONCRETE TO BE 3000-PSI MINIMUM AT 28 DAYS, UNLESS OTHERWISE SHOWN. STRENGTH TO BE DETERMINED BY CYLINDER BREAK TEST.

C. ALL REINFORCING STEEL TO BE ASTM A-615, GRADE 60, UNLESS OTHERWISE SHOWN.

D. ALL EXPOSED CONCRETE WORK TO BE CHAMFERED.

31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL FIELD CHANGES AND FURNISHING A LEGIBLE SET OF "AS-BUILT" DRAWINGS TO THE DISTRICT.

32. CONTRACTOR SHALL OBTAIN, KEEP, AND SUBMIT TO THE CITY AND ENGINEER PHOTOGRAPHIC DOCUMENTATION ACCORDING TO SPECIFICATION 13233. (NO SEPARATE PAY)

33. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAY OR PROVIDE/MAINTAIN ALTERNATIVE ALL-WEATHER ROUTES.

34. ANY DAMAGES TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

EROSION GENERAL NOTES

1. IT IS THE INTENT OF THIS SUGGESTED EROSION CONTROL PLAN AND WITHIN THE SPECIFICATIONS TO BE USED AS THE GENERAL GUIDELINES OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT TO ESTABLISH A MINIMUM BASIS OF COMPLIANCE WITH FEDERAL REGULATIONS. CONTRACTOR SHALL PREPARE AND SUBMIT A NOTICE OF INTENT PER THE REQUIREMENTS IN THE NPDES GENERAL PERMIT. THE CONTRACTOR SHALL PREPARE THE STORM WATER POLLUTION PREVENTION PLAN AND BE SOLELY RESPONSIBLE FOR ITS IMPLEMENTATION.

2. THE STORM WATER POLLUTION PREVENTION PLAN SHOULD ADDRESS THREE GOALS:

A) DIVERSION OF UPSLOPE WATER AROUND DISTURBED AREAS OF THE SITE;

B) LIMITS THE EXPOSURE OF DISTURBED AREAS TO THE SHORTEST DURATION POSSIBLE; AND

C) REMOVAL OF SEDIMENT FROM STORM WATER BEFORE IT LEAVES THE SITE.

3. THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST, TO TCEQ.

4. THE CONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN, OR WHEN THE EXISTING PLAN PROVES INEFFECTIVE. MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

5. STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES. REPAIRS AND INADEQUACIES REVEALED BY THE INSPECTION MUST BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

6. AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MADE PART OF THE PLAN.

7. ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE PLAN MUST CERTIFY AS TO AN UNDERSTANDING OF THE NPDES GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE POLLUTION PREVENTION PLAN.

8. THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE: DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR; REGULAR COLLECTION OF WASTE; CONVENIENTLY LOCATED WASTE RECEPTACLES; AND DESIGNATING AND CONTROLLING EQUIPMENT WASHDOWN.

9. THE CONTRACTOR SHALL AMEND OR MODIFY THIS PLAN AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE. MODIFICATIONS SHALL NOT COMPROMISE THE INTENT OF THE REQUIREMENTS OF LAW AND THIS PLAN. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.

10. AREAS OF CONSTRUCTION ELSEWHERE ON THE JOB SITE SHALL CONFORM TO THE DETAILS SHOWN ON THE PLANS.

11. BORROW AREAS, IF EXCAVATED, SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS. ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE WORK SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

12. ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDDED WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING. THIS INCLUDES ALL DITCHES AND EMBANKMENTS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDDED AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY THE OWNER.

13. THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL TRAFFIC EXIT POINTS PRIOR TO EXITING ONTO ANY PAVED ROADWAY.

DEMOLITION NOTES:

1. ALL MATERIAL TO BE REMOVED SHALL BE DISPOSED IN A LEGAL MANNER AT CONTRACTOR'S EXPENSE.

2. PAVEMENT REMOVAL IS INCLUDING, BUT NOT LIMITED TO, ASPHALT PAVEMENT, BASE MATERIAL, SUBGRADE, CURB & GUTTER, WHEEL STOPS AND CONCRETE SIDEWALK AS REQUIRED.

3. DURING CONSTRUCTION THE CONTRACTOR MAY ENCOUNTER BURIED CONCRETE FOUNDATIONS WITH REBAR. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF SAID FOUNDATIONS TO A DEPTH OF EIGHT (8) FEET AT NO ADDITIONAL COST. BIDDERS SHALL PROVIDE A UNIT COST (PER TON) FOR THIS ITEM.FOR FOUNDATIONS EXCEEDING 8 FEET, THE OWNER WILL REQUIRE THE CONTRACTOR TO PROVIDE CERTIFIED WEIGHT TICKETS FOR PAYMENT OF THIS ITEM.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OWNER, FOR ALL CITY, STATE AND FEDERAL PERMITS REQUIRED PRIOR COMMENCEMENT OF CONSTRUCTION.

5. TANKS AND APPROXIMATELY 2' BELOW (AS NEEDED) TO BE REMOVED BY 30 TAC (TEXAS ADMINISTRATIVE CODE) REQUIREMENTS:

TEXAS ADMINISTRATIVE CODE, TITLE 30, PART 1, CHAPTER 285, SUBCHAPTER D, RULE 285.36:

ABANDONED TANKS, BOREHOLES, CESSPOOLS AND SEEPAGE PITS.

(A) A TANK THAT IS NOT TO BE USED AGAIN FOR HOLDING SEWAGE SHALL BE ABANDONED.

(B) TO PROPERLY ABANDON, THE OWNER SHALL CONDUCT THE FOLLOWING ACTIONS, IN THE ORDER LISTED.

(1) ALL TANKS, BOREHOLES, CESSPOOLS, SEEPAGE PITS, HOLDING TANKS, AND PUMP TANKS SHALL HAVE THE WASTEWATER REMOVED BY A WASTEWATER TRANSPORTER, HOLDING A CURRENT REGISTRATION WITH THE EXECUTIVE DIRECTOR.

(2) ALL TANKS, BOREHOLES, CESSPOOLS, SEEPAGE PITS, HOLDING TANKS, AND PUMP TANKS SHALL BE FILLED TO GROUND LEVEL WITH FILL MATERIAL (LESS THAN THREE INCHES IN DIAMETER) WHICH IS FREE OF ORGANIC AND CONSTRUCTION DEBRIS.

(C) REMOVE ALL SOLID AND LIQUID MATERIALS FROM SITE THAT HAVE BEEN SPILLED, ACCORDING TO INSTRUCTIONS PROVIDED BY THE PROJECT OWNER AND ENGINEER. AND

(D) PROPERLY DISPOSE OF ALL SOLID AND LIQUID MATERIALS ACCORDING TO INSTRUCTIONS PROVIDED BY THE PROJECT OWNER AND ENGINEER.

6. EXISTING BUILDING STRUCTURES MAY CONTAIN ASBESTOS. CONTACTOR SHALL FOLLOW ALL FEDERAL AND STATE REQUIREMENTS. ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO PROPERLY DISPOSE OF ASBESTOS BE CONSIDERED SUBSIDIARY TO THE LINE ITEM BID FOR DEMOLITION.

ABANDONMENT NOTES:

1. CONTRACTOR SHALL MAKE ARRANGEMENTS TO PROPERLY AND SAFELY DISPOSE OF TANK SEWAGE AT AN APPROVED TANK SEWAGE DISPOSAL FACILITY BY A PERMITTED LIQUID WASTE TRANSPORTER PRIOR TO DECOMMISSIONING OF TANKS.

2. CONTACT FOR LOCAL APPROVED TANK SEWAGE DISPOSAL FACILITIES IS RESPONSIBILITY OF CONTRACTOR.

3. IN THE EVENT OF SPILLAGE, CONTRACTOR SHALL:

(A) IMMEDIATELY NOTIFY PROJECT OWNER AND ENGINEER.

(B) IMMEDIATELY CONTAIN ANY SPILLS.

(C) REMOVE ALL SOLID AND LIQUID MATERIALS FROM SITE THAT HAVE BEEN SPILLED, ACCORDING TO INSTRUCTIONS PROVIDED BY THE PROJECT OWNER AND ENGINEER. AND

(D) PROPERLY DISPOSE OF ALL SOLID AND LIQUID MATERIALS ACCORDING TO INSTRUCTIONS PROVIDED BY THE PROJECT OWNER AND ENGINEER.

4. CONTRACTOR SHALL SECURE EXCAVATION AREAS TO RESTRICT ACCESS.

5. PUMPING OF TANKS MUST BE PERFORMED BY A LICENSED WASTE HAULER. CONTRACTOR TO PROVIDE "TRIP TICKET" TO PROJECT OWNER OR ENGINEER DURING ABANDONMENT INSPECTION.

6. CONTRACTOR TO CONTACT CITY/COUNTY HEALTH INSPECTOR TO SCHEDULE INSPECTION OF ABANDONED TANKS.

7. CONTRACTOR TO PLAN AND PERFORM HIS WORK IN A MANNER THAT WILL PERMIT SAFE PUBLIC TRAFFIC MOVEMENT ON EXISTING DRIVE.

8. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY TEXAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO ANY & ALL EXCAVATIONS.

9. CONTRACTOR TO EXERCISE CAUTION WHEN WORKING NEAR EXISTING FACILITIES AND/OR UTILITIES. ALL DAMAGE TO BE REPAIRED AT CONTRACTOR'S EXPENSE. ALL COSTS FOR INTERRUPTION OF GAS, ELECTRICAL, COMMUNICATIONS AND/OR WATER SERVICE DUE TO CONTRACTOR'S WORK SHALL BE BORNE BY THE CONTRACTOR.

10. INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CITY OF SAN JUAN PUBLIC UTILITY PERSONNEL WILL BE AVAILABLE FOR ASSISTANCE AND OPERATION OF VALVES AS REQUIRED. CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITY COMPANIES (ELECTRICAL, GAS, TELEPHONE, AND CABLE) AS REQUIRED.

11. ONCE SEPTIC TANK HAS BEEN PROPERLY REMOVED CONTRACTOR IS TO NOTIFY THE CITY OF EDINBURG IN ORDER TO BE REMOVED FROM SURCHARGE PROGRAM.

ARCHITECTURAL NOTES:

DEMOLITION PLAN GENERAL NOTES:

1. REMOVE ANY TERMINOLOGY THAT REFERS TO SPECIFIC STRUCTURAL SYSTEM. REFER TO "EXISTING STRUCTURE" OR FOR OTHER DISCIPLINES AS "EXISTING (DISCIPLINE) SYSTEMS".

A. LIMIT USE OF PREMISES TO AREAS WITHIN THE CONTRACT LIMIT INDICATED. DO NOT DISTURB PORTIONS OF PROJECT SITE BEYOND AREAS IN WHICH THE WORK IS INDICATED.

B. IN THE EVENT THAT WORK FOR THIS PROJECT AFFECTS ANY SERVICES, CAREFULLY COORDINATE WITH, AND OBTAIN WRITTEN APPROVAL FROM THE OWNER BEFORE PERFORMING WORK. PROTECT ALL SERVICES THAT ARE ENCOUNTERED AND MAINTAIN IN FUNCTIONING CONDITION. CAREFULLY COORDINATE WITH, AND OBTAIN WRITTEN APPROVAL FROM, OWNER BEFORE DISRUPTING PUBLIC UTILITY SYSTEM WITHIN THE WORK AREA.

C. DISRUPTION OF ANY SERVICES IN PROJECT WORK AREAS SHALL BE MINIMIZED. PRIOR TO PERFORMING WORK, CONDUCT CAREFUL COORDINATION WITH, AND OBTAIN WRITTEN APPROVAL FROM OWNER. PROTECT ALL SERVICES THAT ARE ENCOUNTERED AND MAINTAIN IN FUNCTIONING CONDITION.

D. THE EXTENT OF DEMOLITION MUST ALWAYS BE COORDINATED WITH REQUIREMENTS OF RELATED NEW CONSTRUCTION. LIMIT DEMOLITION TO EXTENT INDICATED, OR TO EXTENT NECESSARY TO FACILITATE RELATED NEW CONSTRUCTION AND TO MINIMIZE THE MATERIALS PATCHING REQUIREMENT TO RESTORE INSTALLATION TO A FINISHED CONDITION.

F. ITEMS OR MATERIALS DESIGNATED TO BE SALVAGED, REINSTALLED, REUSED, OR OTHERWISE INDICATED TO REMAIN SHALL REMAIN OWNER'S PROPERTY. CONTRACTOR SHALL PLACE THESE ITEMS IN THE LONG-TERM STORAGE AREA AND NOTIFY THE OWNER IN WRITING. CONTRACTOR SHALL PROPERLY DISPOSE OF ANY SALVAGED ITEMS THAT REMAIN IN STORAGE AT END OF PROJECT.

G. DASHED LINES REPRESENT WALLS, PARTITIONS, DOORS, WINDOWS, AND EQUIPMENT THAT ARE SCHEDULED TO BE DEMOLISHED.

H. THE ENTIRE BUILDING IS TO BE DEMOLISHED FROM FINISHED FLOOR SLAB TO THE ROOF EXCEPT FOR ITEMS IDENTIFIED ON THE PLANS TO REMAIN. IN GENERAL, ITEMS THAT ARE TO REMAIN INCLUDED, BUT ARE NOT LIMITED TO, ON THE PLANS.

I. THE EXTENT OF DEMOLITION MUST ALWAYS BE COORDINATED WITH REQUIREMENTS OF RELATED NEW CONSTRUCTION. LIMIT DEMOLITION TO EXTENT INDICATED, OR TO EXTENT NECESSARY TO FACILITATE RELATED NEW CONSTRUCTION AND TO MINIMIZE THE MATERIALS PATCHING REQUIRED TO RESTORE INSTALLATION TO A FINISHED CONDITION.

J. ITEMS OR MATERIALS DESIGNATED TO BE SALVAGED, REINSTALLED, REUSED, OR OTHERWISE INDICATED TO REMAIN SHALL REMAIN OWNER'S PROPERTY. CONTRACTOR SHALL PLACE THESE ITEMS IN THE LONG-TERM STORAGE AREA AND NOTIFY OWNER'S PROJECT ADMINISTRATOR IN WRITING. CONTRACTOR SHALL PROPERLY DISPOSE OF ANY SALVAGED ITEMS THAT REMAIN IN STORAGE AT END OF PROJECT.

GENERAL NOTES - DEMOLITION PLAN

1. REMOVE ALL SEALANT'S AND BACKER RODS. CLEAN AND PREPARE JOINT FOR NEW BACKER ROD AND SEALANT TYP.

2. REMOVE ALL EXISTING SIGNAGE (NON-ABA SIGNAGE), AND STORE FOR REINSTALLATION TYP.

3. REMOVE ALL FIRE EXTINGUISHERS, (FE), BRACKETS, FIRE EXTINGUISHER CABINETS (FEC), FIRE EXTINGUISHERS SIGNS, AND AUTOMATIC EXTERNAL DEFIBRILLATORS (AED), AND STORE FOR REINSTALLATION, TYP.

4. DEMOLISH EXISTING SLAB AS REQUIRED FOR NEW PLUMBING INSTALLATION. REFER TO PLUMBING DRAWINGS TO COORDINATE NEW UNDERFLOOR PLUMBING LINES.

5. REMOVE ALL EXISTING ABA ROOM SIGNAGE IN THEIR ENTIRETY.

6. ALL EXISTING FLOOR FINISHED ARE TO BE REMOVED IN THEIR ENTIRETY.

7. REMOVE ALL GYPSUM BOARD CEILINGS AND FURRDOWNS IN THEIR ENTIRETY.

8. ALL EXISTING LAY-IN CEILING PANELS AND SUSPENSIONS GRIDS ARE TO BE REMOVED IN THEIR ENTIRETY.

9. INTERIOR DOORS, OVERHEAD DOORS, FRAMES AND HARDWARE ASSOCIATED WITH THESE DOORS ARE TO BE REMOVED IN THEIR ENTIRETY.

10. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.

11. REFER TO MEP AND IT DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE OF WORK REMOVE ALL WALL BASES, TYP

GENERAL NOTES - DEMOLITION REFLECTED CEILING PLAN

1. REFER TO MEP AND ITS DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE OF WORK

2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.

3. ALL EXISTING LAY-IN CEILING PANELS AND SUSPENSION GRIDS ARE TO BE REMOVED IN THEIR ENTIRETY.

4. REMOVE ALL FRAMED AND SUSPENDED GYPSUM BOARD CEILINGS AND FURRDOWNS IN THEIR ENTIRETY, U.N.O.

5. REMOVE ALL BATT INSULATION LOCATED ON THE UNDERSIDE OF THE ROOF DECK IN MAIN CORRIDOR.

GENERAL NOTES - DEMOLITION ROOF PLAN

1. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND I.T. DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.

2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.

3. ALL EXISTING ROOF MEMBRANES AND INSULATION BOARDS ARE TO BE REMOVED IN THEIR ENTIRETY TO EXPOSE EXISTING STRUCTURAL ROOF DECK, UNLESS NOTED OTHERWISE.

4. ALL EXISTING FLASHINGS AND COUNTERFLASHINGS ARE TO BE REMOVED IN THEIR ENTIRETY, UNLESS NOTED OTHERWISE.

5. ALL EXISTING METAL PARAPET COPINGS ARE TO BE REMOVED IN THEIR ENTIRETY, UNLESS NOTED OTHERWISE.

6. WHERE ROOFTOP EQUIPMENT AND SUPPORT CURB ARE BEING REMOVED, LEAVING AN OPENINGS IN THE ROOF DECKING, INFILL DECK OPENING WITH NEW MATCHING ROOF DECKING. REFER DETSILS ON STRUCTURAL DRAWINGS.

7. WHERE ROOFTOP MECHANICAL PIPINGS IS PERMANENTLY REMOVED, REMOVE ALL ASSOCIATED PIPING SUPPORTS NO LONGER IN USE. WHERE WALL MOUNTED PIPING IS PERMANENTLY REMOVED, REMOVE ALL WALL BRACKETS NO LONGER IN USE. FILL ALL BRACKET ANCHORAGE HOLES IN WALL.

STORM DRAINAGE LINE CONSTRUCTION NOTES:

1. CONTRACTOR TO PROVIDE POSITIVE OUTFLOW FOR DRAINAGE BASIN AT ALL TIMES. IN THE CASE OF A STORM EVENT, CAPACITY FOR STORM WATER RUNOFF SHALL BE PROVIDED ON SITE AS A TEMPORARY DETENTION FACILITY TO MINIMIZE ADJACENT LOCAL FLOODING.

2. CONTRACTOR SHALL PROVIDE A SEQUENCE OF WORK FOR STORM DRAINAGE TIE INS THAT PROVIDES POSITIVE OUTFLOW AT ALL TIMES.

3. CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES & FACILITIES PRIOR TO CONSTRUCTION.

4. ALL REINFORCED CONCRETE STORM PIPES SHALL BE CLASS III WITH RUBBER GASKET SEALED JOINTS, UNLESS OTHERWISE NOTED ON PLANS.

5. ALL HIGH DENSITY POLYETHYLENE (HDPE) STORM PIPES SHALL HAVE WATERTIGHT JOINTS.

UTILITY GENERAL NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANIES TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

CITY OF SAN JUAN(956) 223-2207

TEXAS ONE CALL.....(800) 245-4545

DIG TESS.....(800) DIG-TESS

TEXAS GAS SERVICE.....(800) 700-2443

AT&T TEXAS.....(800) 288-2020

TIME WARNER CABLE.....(800) 222-5355

AEP TEXAS.....(800) 344-8377

2. CONTRACTOR TO EXPOSE ANY EXISTING UTILITY THAT MAY BE IN CONFLICT PRIOR TO START OF EXCAVATION.

3. ALL EXISTING UTILITIES SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY TAKE RESPONSIBILITY FOR ACCURACY OF LOCATION.

4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAY OR PROVIDE/MAINTAIN ALTERNATIVE ALL-WEATHER ROUTES.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT.

6. ANY DAMAGES TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

7. ALL CONSTRUCTION MATERIALS TESTING WILL BE COORDINATED THROUGH THE OWNER.

8. WORK REQUIRED TO BE INSPECTED BY THE CITY SHALL OCCUR DURING REGULAR WORKING HOURS, MONDAY THROUGH FRIDAY, NO WORK TO OCCUR DURING CITY HOLIDAYS, NON-WORKING HOURS, MONDAY THROUGH FRIDAY, AND WEEKENDS UNLESS APPROVED BY THE CITY. INSPECTION OVERTIME COSTS TO BE PAID BY CONTRACTOR.

9. USE CLASS 'B' EMBEDMENT FOR UTILITY TRENCHES UNDER PAVEMENT.

10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE.

Revision

No.	Date	Description

100% REVIEW

FOR INTERIM REVIEW ONLY

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GENERAL NOTES

C1.0

Sheet Number

SHOPS AT CHAVEZ

LOT 6

San Juan, TX





5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78903
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Page 108

MCA
COURT-C400

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PLOT, 20, BLOCK, 7, LOT, 6, #

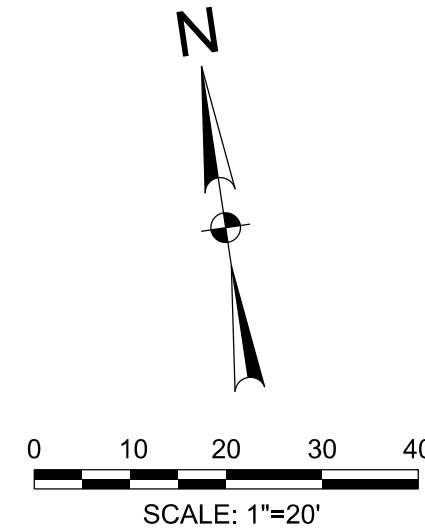
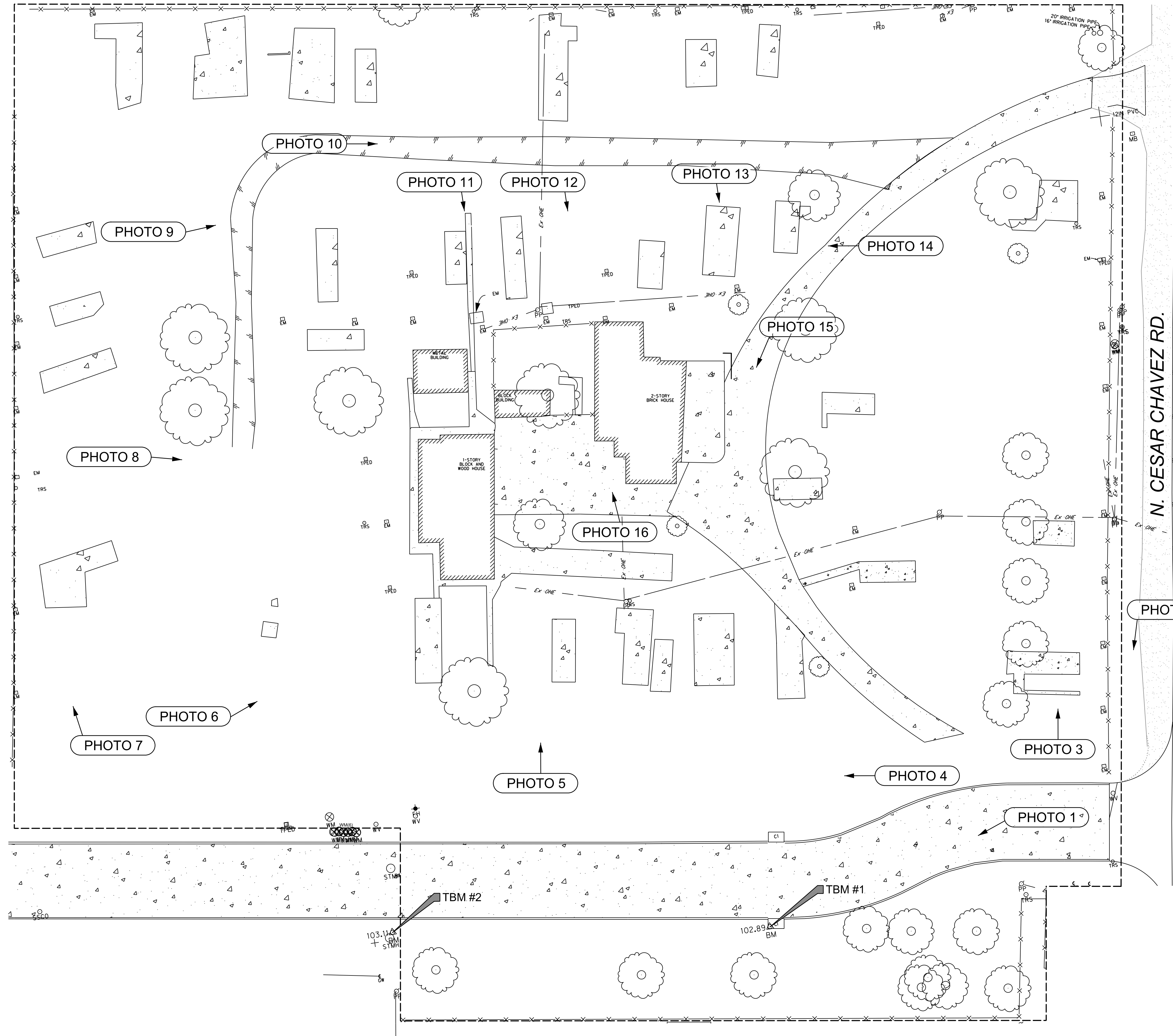
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1/14/25

4/1/24

11/26/24

2/1/2025



NOTE:
SITE PHOTOS WERE TAKEN FEBRUARY OF 2023.
CONTRACTOR IS TO PERFORM SITE VISIT TO VERIFY
CONDITIONS ARE UNCHANGED. IF CHANGED CONTRACTOR
IS TO NOTIFY ENGINEER AND ENSURE COST IS INCLUDED
IN BID ITEMS PRIOR TO AWARD.

TBM #1
SET SQUARE CUT: SET ON TOP OF
CURB INLET APPROX. 157 LF
WEST OF CESAR CHAVEZ RD.
ELEVATION = 102.89 (NAVD88)
N=16596736.27
E=1104267.736
(NAD83)

TBM #2
SET SQUARE CUT: SET ON BASE OF
CEMENT APPROX. 308 LF
WEST OF CESAR CHAVEZ RD.
ELEVATION = 103.11 (NAVD88)
N=16596755.22
E=1104127.389
(NAD83)

SHOPS AT CHAVEZ
LOT 6
San Juan, TX



Revision No.	Date	Description

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ROXIE L. DE LA CRUZ, P.E. 137892 02/19/2025

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Issued: FEBRUARY 2025
Drawn By: FC
Checked By: AN
Scale: AS NOTED
Sheet Title
EXISTING SITE PHOTOS
C2.1
Sheet Number



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16

NOTE:
SITE PHOTOS WERE TAKEN FEBRUARY OF 2023.
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SHOPS AT CHAVEZ
LOT 6
San Juan, TX



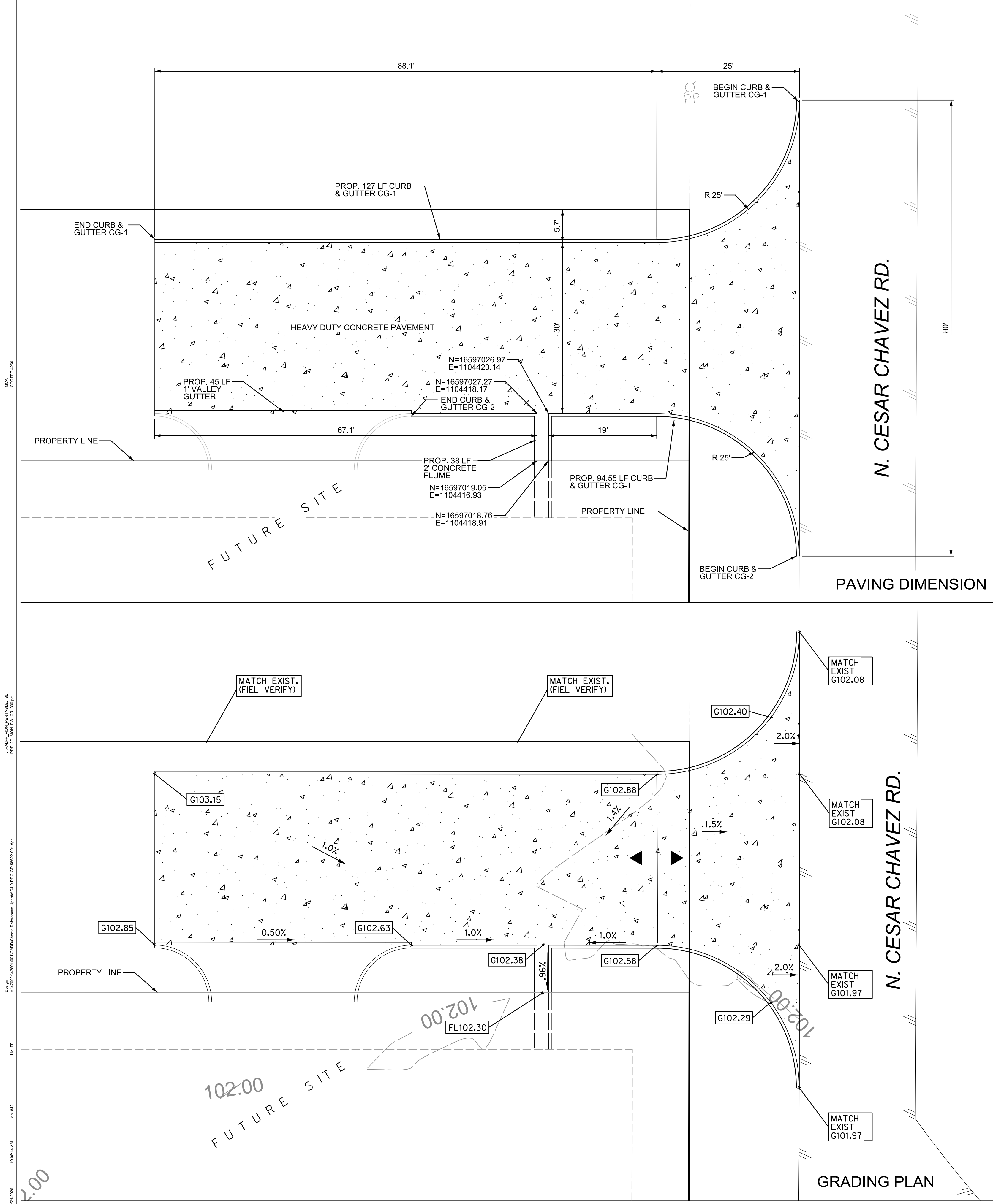
5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503
(957) 584-6225

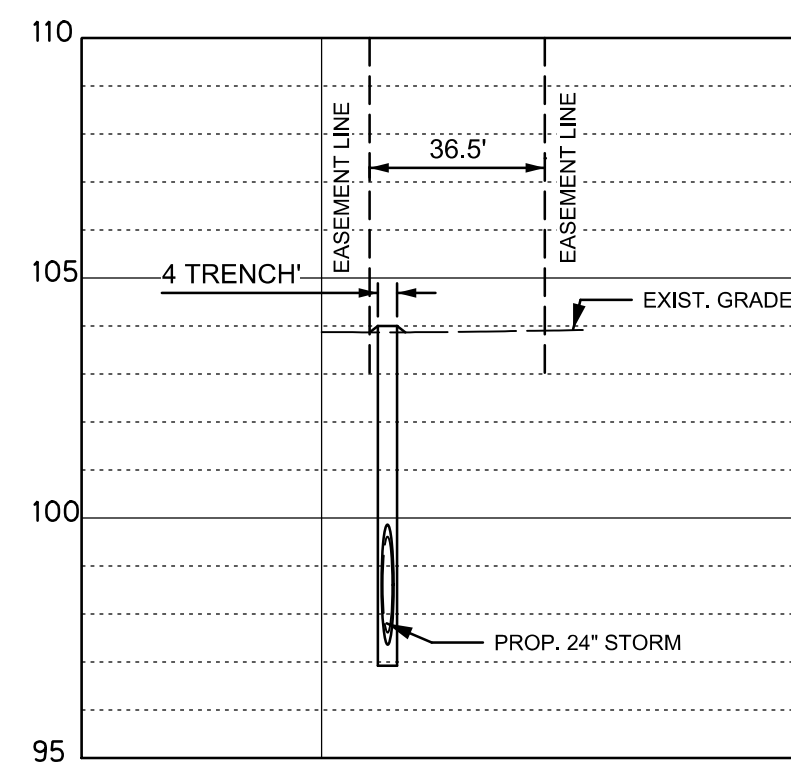
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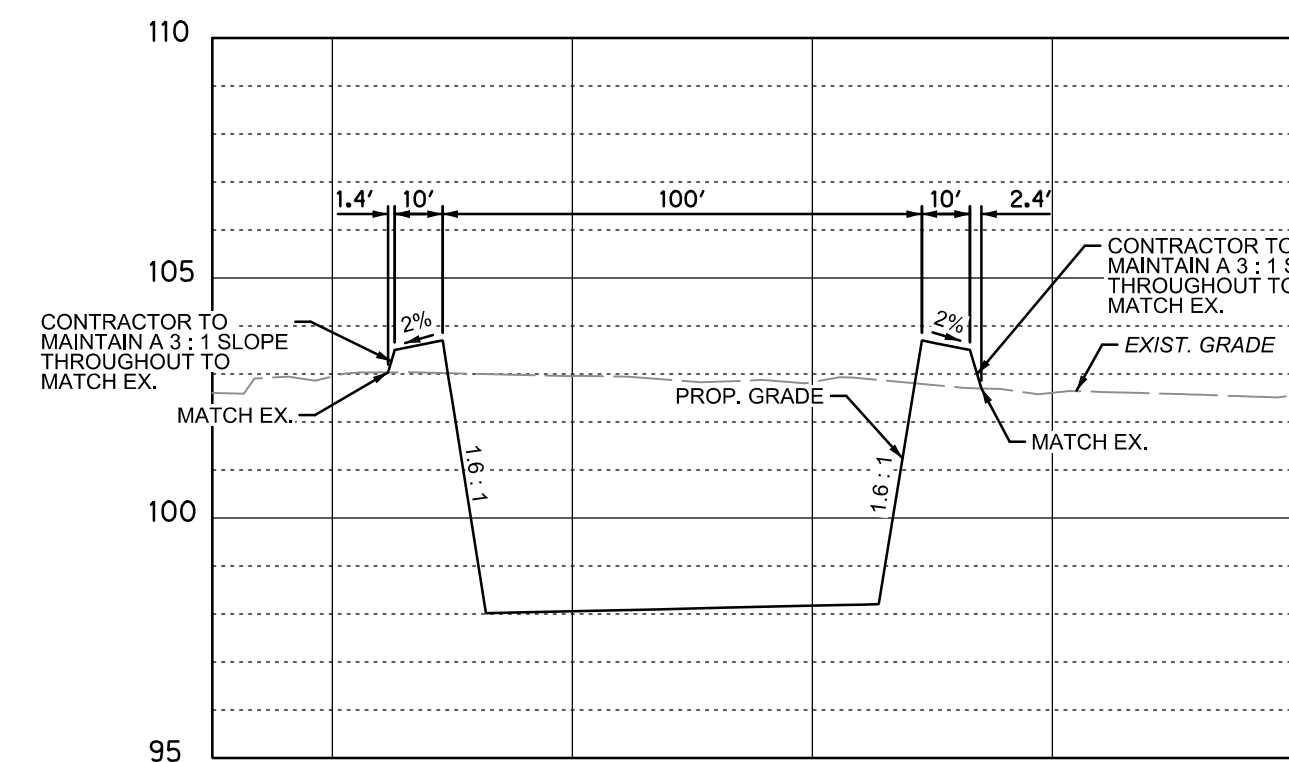


Project No.:	47801.001
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Drawn By:	FC
Checked By:	AN
Scale:	AS NOTED
Sheet Title	EXISTING SITE PHOTOS
C2.2	
Sheet Number	

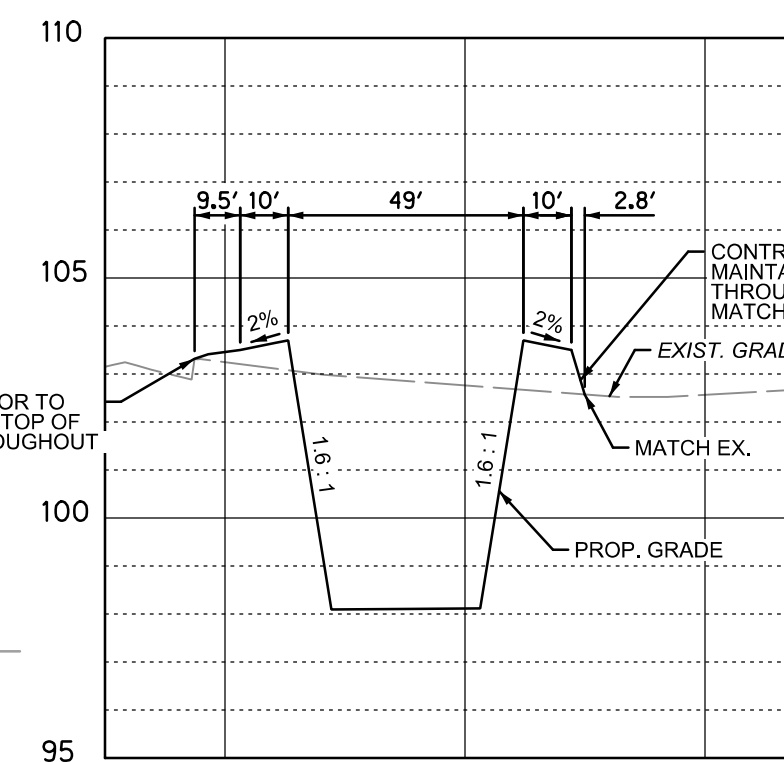




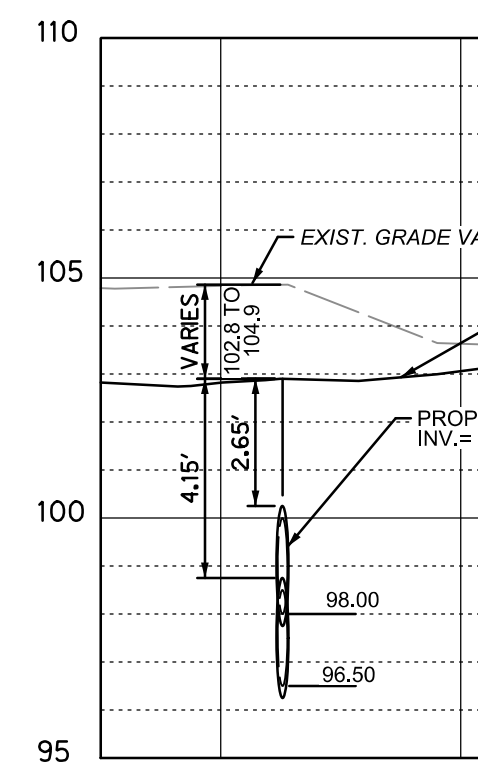
01 SECTION
H : 1"= 40' V: 1"= 4'



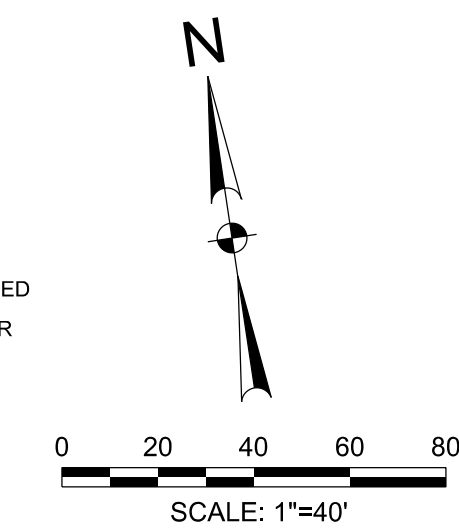
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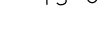
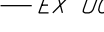
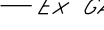
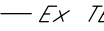
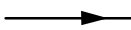
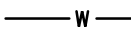
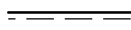


03 SECTION
H · 1" = 40' V · 1" = 4'



TYPICAL PIPE SECTION
H: 1"= 40' V: 1"= 4'



PROPOSED	EXISTING
	CI  INLET
	GI  GRATE INLET
	MH  MANHOLE
	WM  GATE VALVE & BOX
	WM  WATER METER
	FH  FIRE HYDRANT
	SSCO  SANITARY CLEAN OUT
	LP  LIGHT POLE
	EB  ELECTRIC BOX
	PP  POWER POLE
	TPED  TELEPHONE PEDESTAL
	—X—X— FENCE
	TS  TRAFFIC SIGN
	—EX OHE— OVERHEAD ELECTRIC
	—EX UGE— UNDERGROUND ELECTRIC
	—EX GAS— GAS LINE
	—EX F/O— FIBER OPTIC LINE
	—EX TEL— TELEPHONE LINE
	—A— ASPHALT PAVEMENT
	—EX 6"SS— SAN. SEWER
	—EX 6"W— WATER
	—EX FIRE— FIRE PROTECTION
	—36"SD— STORM SEWER
	—100.00— CONTOUR
	DRAINAGE FLOW ARROW
+ 	TOP OF PAVEMENT
+ 	TOP OF CURB
+ 	GUTTER
+ 	TOP OF WALK
+ 	FINISHED GRADE
	PROPOSED PAVEMENT
	CONCRETE
	I CAUTION I UTILITY CROSSING

!!CAUTION!!
EXISTING OVERHEAD
ELECTRIC LINES

CALL TEXAS 811
BEFORE YOU DIG

!!CAUTION!!
EXISTING UNDERGROUND
ELEC. & COMM. LINES

NOTICE TO CONTRACTORS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE HORIZONTAL AND VERTICAL LOCATION OF BURIED UTILITIES AND STRUCTURES, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

TELEPHONE, STORMSEWER, WATER, GAS, CABLE TV, SANITARY SEWER, ELECTRIC.

2. IF DISCREPANCIES OCCUR BETWEEN THAT WHICH IS SHOWN ON THE PLANS AND CONDITIONS PRESENT IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING IMMEDIATELY. FAILURE TO DO SO SHALL ABSOLVE OWNER AND ENGINEER OF LIABILITY AND ASSOCIATED COST.

*** STOP! CALL BEFORE YOU DIG! ***

AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATED COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

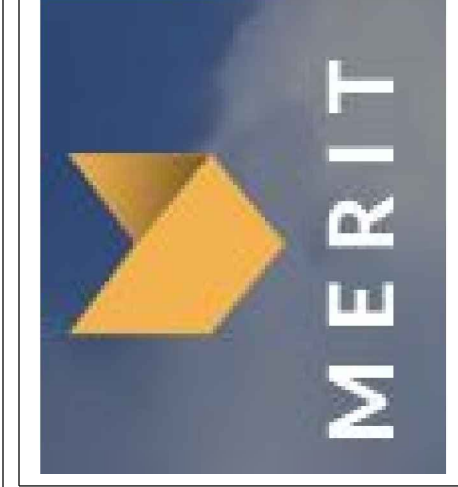
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(NAD83)

SHOPS AT CHAVEZ
LOT 6
San Juan, TX



half

5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503
(956) 661-0286

[illegible]

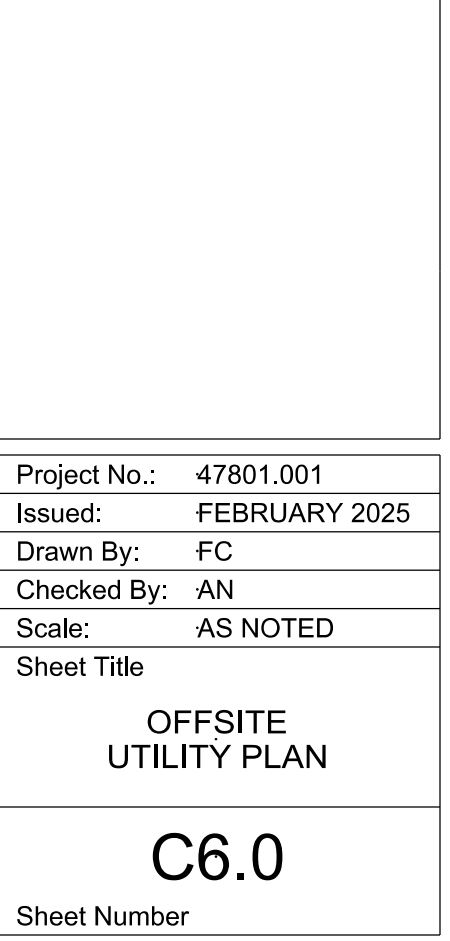
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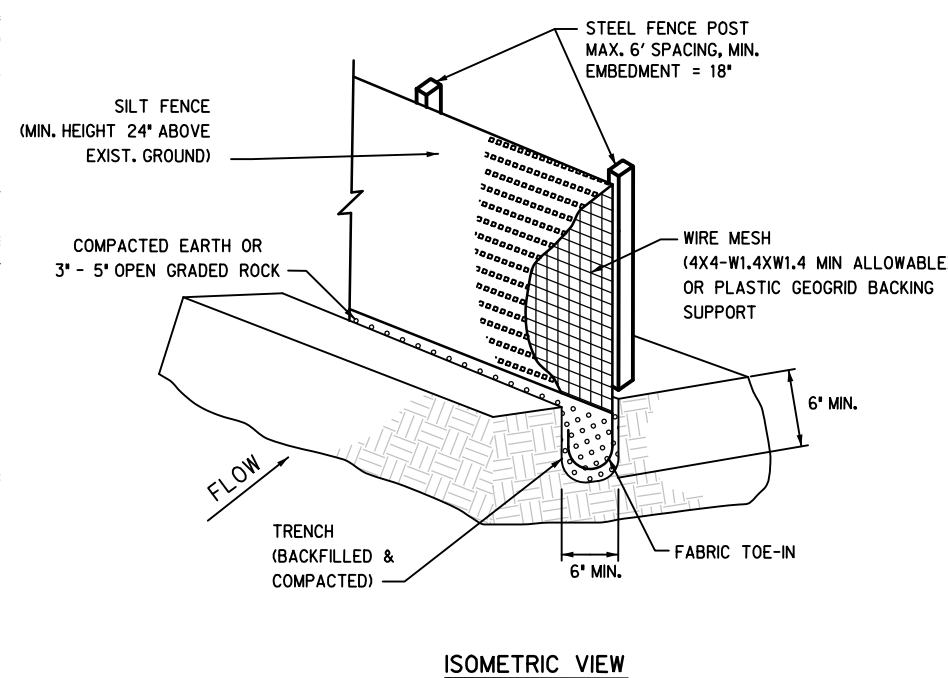
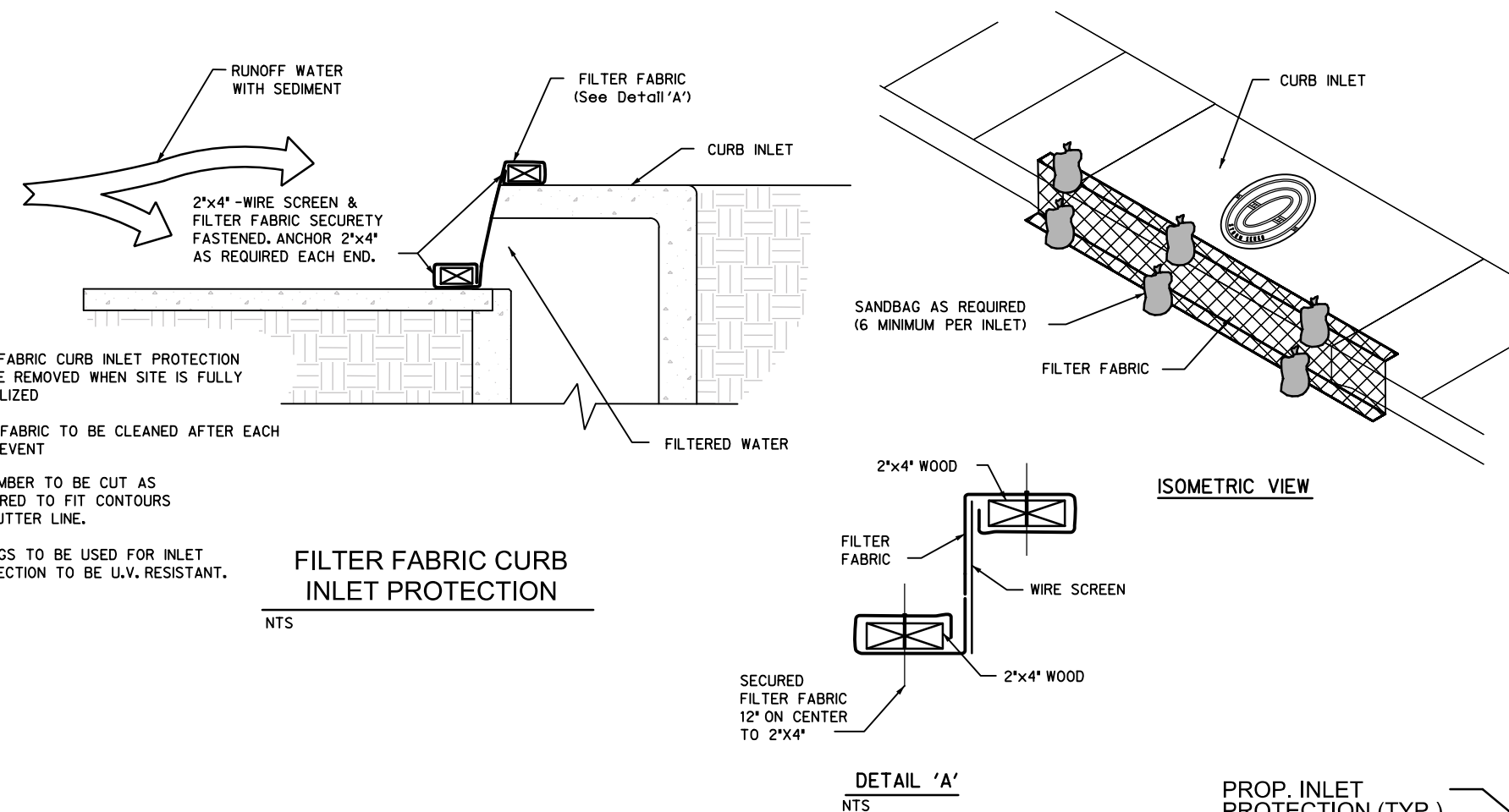
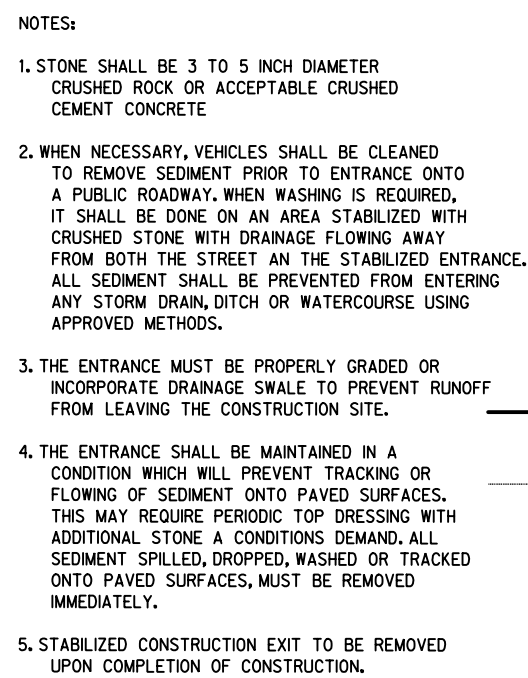
Project No.:	47801.001
Issued:	FEBRUARY 2025
Drawn By:	FC
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Sheet Title	

STORM PLAN

C5.0

Sheet Number





5. SALT FENCE NOTES:
 - a. STEEL POSTS WHICH SUPPORT THE SALT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 18".
 - b. THE TOP OF THE SALT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FENCE. DOWN SLOPE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE, AS NECESSARY, TO PREVENT FLOW UNDER FENCE.
 - c. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SALT FENCE FABRIC TO BE LAD IN THE GROUND AND BACKFILL.
 - d. SALT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO BACKING SUPPORT, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO GAPS OR LEAKAGE OCCURS.
 - e. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - f. SALT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPIDE STORM FLOW OR DRAINAGE.
 - g. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

Project No.:	47801.001
Issued:	FEBRUARY 2025
Drawn By:	FC
Checked By:	AN
Scale:	AS NOTED
Sheet Title	
SUGGESTED EROSION CONTROL PLAN	
C7.0	
Sheet Number	

SHOPS AT CHAVEZ
LOT 6
San Juan, TX



half

5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503
(956) 684-0286

Revision		
No.	Date	Description
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

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Sheet Number

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Discussion and Possible Action, if any, Setting a Deadline for Waiving Permit Fees for those Affected by the Flood on March 27, 2025. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and Possible Action, if any, Setting a Deadline for Waiving Permit Fees for those Affected by the Flood on March 27, 2025.

RECOMMENDATION:

Approved as recommended by the City Commission.

PREPARED BY:

Jorge Garcia,
Planning Director

APPROVED BY:

Tirso Garza, Interim City
Manager



PERMIT FEES WAIVED



ROOF & FLOOD REPAIRS

ROOF & FLOOD REPAIRS

**RESIDENTIAL AND COMMERCIAL PROPERTIES
FREE OF CHARGE UNTIL FURTHER NOTICE**

Attention San Juan Residents and Business Owners
If your home or business was affected by the recent floods,
the City of San Juan's Building & Code Compliance
Department is providing assistance. Permit fees for roof
repairs and emergency flood repairs are being waived.

For more information or help, call: 956.223.2200

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Discussion and Possible Action, if any, to Allow the Interim City Manager to Proceed with the Employee Benefit Enhancement Package. [Adelaida Cordero, Director of Human Resources and Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and Possible Action, if any, to Allow the Interim City Manager to Proceed with the Employee Benefit Enhancement Package.

RECOMMENDATION:

Approve as Recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Discussion and Possible Action, if any, to Award RFB NO. 25-005-04-09 City of San Juan Lift Station No. 6 Relocation Project to the Lowest Responsive and Responsible Bidder, GO Underground LLC in the Amount of \$3,387,183.20 and Authorize the Interim City Manager to Execute all Related Documents. [Lori A. Maldonado, Purchasing Agent]

STAFF COMMENTS AND RECOMMENDATIONS:

On Wednesday, March 12, 2025, and March 26, 2025, Staff solicited proposals for RFB NO. 25-005-04-09 City of San Juan Lift Station No. 6 Relocation Project in The Advance News Journal. A Pre-Bid Conference was held on March 26, 2025, with a Bid Opening on April 16, 2025. Two proposals were submitted from the following Contractors:

GO Underground LLC
MOR-WIL LLC

RECOMMENDATION:

After evaluation of the submitted bids, considering the price ranking, and previous experience with the City of San Juan, TRIMAD Consultants, L.L.C. determined that GO Underground, LLC was the lowest responsive and responsible bidder.

PREPARED BY:

Lori Maldonado,
Purchasing Agent

APPROVED BY:

Tirso Garza, Interim City
Manager



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

April 30, 2025

Lori Maldonado
Purchasing Agent
City of San Juan
512 S. Nebraska Ave.
San Juan, Texas 78589

SUBJECT: City of San Juan Lift Station No. 6 Relocation Project
Bid No. 25-005-04-09
Bid Tabulation Results

Dear Ms. Maldonado,

TRIMAD has reviewed all bids as submitted by contractors for the above-mentioned project. Two contractors submitted a competitive bid on the project (Go Underground, LLC and Mor-Wil, LLC). Enclosed please find sealed and signed bid tabs, the contractor evaluation form done by the City of San Juan and TRIMAD as recommended by the City, and verification reference letter. TRIMAD's opinion of probable construction cost submitted to San Juan was \$3,449,100.00 for the project.

After evaluation of the submitted bids, considering the price ranking, and previous experience with the City of San Juan, TRIMAD determined that Go Underground, LLC to be the lowest responsive and responsible bidder. There were no discrepancy on the bid unit prices as submitted, and the contractor evaluation form was favorable to Go Underground, LLC.

Be known that the base bid submitted by Go Underground, LLC did not include the \$250,000 allowance on the total bid amount that was read out loud in the bid opening; the total amount, including the allowance, will be \$3,387,183.20. Therefore, TRIMAD hereby recommends Go Underground, LLC to be awarded the said project and deemed them as the lowest responsive and responsible bidder for the base bid amount of \$3,387,183.20 and \$591,275.20 for the alternative. The City of San Juan recommends to proceed with a partial alternate from Table 2 Alternative Bid Items, Item No. 2 - Installation of Atlas Copco PAC F66 Diesel Self Priming Back Up Pump with all fittings, full tank of diesel; startup; manuals, 3 year warranty, complete in place with a unit price of \$130,000.00 for a total amount of \$3,517,183.20.

If you have any questions, please contact our office.

Sincerely,

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

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

Attachment 1

REFERENCE VERIFICATION

**Reference Checks for City of San Juan
Lift Station No. 6 Relocation Project
Go Underground, LLC
April 23, 2025**

Person contacted:

Dicker Road Hidalgo County CSJ: 0921-02-312

Project Budget: (+/-) \$4,167,900.72

Saul Munoz

B2 Z Engineering

(956) 585-3773

1. Did they meet the schedule? If not, were the delays contractor caused, or caused by other factors (owner, utilities, weather, etc).
Yes. Work was completed ahead of schedule.

2. Did the Contractor initiate claims or change orders? If so, were these resolved satisfactorily with the Owner/Engineer?
Yes. There was a change order of \$636,335.00 and was to install a 12" water line on the north side of Dicker Road that services both McAllen and the City of Hidalgo.

3. Is there any reason you would not use this contractor for future work?
No. There's no reason not to use this contractor.

4. Did they change project managers/superintendents during the construction period? If so, how many times and did they follow contractual requirements for these changes in personnel?
No. They did not.

5. What was their safety record?
None.

**Reference Checks for City of San Juan
Lift Station No. 6 Relocation Project
Go Underground, LLC
April 23, 2025**

Person contacted:

Daffodil Ave. Roadway Widening Improvements 04-22-C28-338

Project Budget: (+/-) \$5,535,400.32

Juan De La Cruz

City of McAllen

(956) 681-1151

1. Did they meet the schedule? If not, were the delays contractor caused, or caused by other factors (owner, utilities, weather, etc).
Yes. The Contractor met the project schedule.
2. Did the Contractor initiate claims or change orders? If so, were these resolved satisfactorily with the Owner/Engineer?
No. They did not.
3. Is there any reason you would not use this contractor for future work?
No. They gave us no reason not to use this contractor.
4. Did they change project managers/superintendents during the construction period? If so, how many times and did they follow contractual requirements for these changes in personnel?
No. We dealt with the same project manager throughout the project.
5. What was their safety record?
No incidents, no reports, they were checked on daily everything was good.

**Reference Checks for City of San Juan
Lift Station No. 6 Relocation Project
Go Underground, LLC
April 23, 2025**

Person contacted:

09-22-C46-493 Dove Avenue Roadway & Drainage Improvements

Project Budget: (+/-) \$3,258,584.74

Eduardo Mendoza

City of McAllen

(956) 681-1151

1. Did they meet the schedule? If not, were the delays contractor caused, or caused by other factors (owner, utilities, weather, etc).
Yes.
2. Did the Contractor initiate claims or change orders? If so, were these resolved satisfactorily with the Owner/Engineer?
Everything was good, there were no change orders, and everything was done in the timeframe they proposed to get it done.
3. Is there any reason you would not use this contractor for future work?
No. They gave us no reason not to use this contractor.
4. Did they change project managers/superintendents during the construction period? If so, how many times and did they follow contractual requirements for these changes in personnel?
No.
5. What was their safety record?
No incidents.

**Reference Checks for City of San Juan
Lift Station No. 6 Relocation Project
Go Underground, LLC
April 23, 2025**

Person contacted:

2018 Bond-Group A Drainage Improvements-Bicentennial Blueline Harvey Ave to Tamarack Ave.

Bridge Improvements: Project No. 06-20-C23-325

Project Budget: (+/-) \$469,293.74

Jorge Gutierrez

City of McAllen

(956) 681-1151

1. Did they meet the schedule? If not, were the delays contractor caused, or caused by other factors (owner, utilities, weather, etc).
Yes, they did.

2. Did the Contractor initiate claims or change orders? If so, were these resolved satisfactorily with the Owner/Engineer?
No. I don't recall any change orders.

3. Is there any reason you would not use this contractor for future work?
No. There is no reason.

4. Did they change project managers/superintendents during the construction period? If so, how many times and did they follow contractual requirements for these changes in personnel?
No.

5. What was their safety record?
No. Everything was good.

Attachment 2

BID TABULATION



**BID TABULATION
CITY OF SAN JUAN
LIFT STATION NO. 6 RELOCATION PROJECT
(FUNDED BY EPA STAG CWSRF)**

BID NO.

RFB No. 25-005-04-09

PROJECT

ENG.23.016

PROJECT ENGINEER:

Ricardo Salazar, P.E.

PREPARED BY:

Jose Perez

DATE PREPARED

4/21/2025

					GO UNDERGROUND		MOR-WIL	
ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT BID PRICE	AMOUNT BID	UNIT BID PRICE	AMOUNT BID
1	02233	Clearing and Grubbing	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 43,950.00	\$ 43,950.00
2	01745	Site Restoration	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 43,950.00	\$ 43,950.00
3	01574, 01577	Erosion and Sedimentation Control	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 36,625.00	\$ 36,625.00
4	01578	Ground and Surface Water Control	LS	1	\$ 52,000.00	\$ 52,000.00	\$ 512,750.00	\$ 512,750.00
5	01561	Trench Excavation Safety Protection (4' to 8')	LF	102	\$ 15.00	\$ 1,530.00	\$ 7.18	\$ 732.36
6	01561	Trench Excavation Safety Protection (12' to 16')	LF	1162	\$ 15.00	\$ 17,430.00	\$ 12.61	\$ 14,652.82
7	01561	Trench Excavation Safety Protection (20' to 24')	LF	1509	\$ 15.00	\$ 22,635.00	\$ 9.71	\$ 14,652.39
8	2509	24-Inch PVC (SDR 26) Gravity Sanitary Sewer Line (12' to 14'), complete in place	LF	862	\$ 259.13	\$ 223,372.86	\$ 143.63	\$ 123,809.06
9	2509	24-Inch PVC (SDR 26) Gravity Sanitary Sewer Line (14' to 16'), complete in place	LF	300	\$ 260.36	\$ 78,109.00	\$ 158.71	\$ 47,613.00
10	2509	24-Inch PVC (SDR 26) Gravity Sanitary Sewer Line (20' to 22'), complete in place	LF	192	\$ 259.13	\$ 49,752.96	\$ 148.79	\$ 28,567.68
11	2082	48-Inch Dia. Sanitary Sewer Manholes (8' to 12'), complete in place	EA	1	\$ 10,988.00	\$ 10,988.00	\$ 19,265.12	\$ 19,265.12
12	2082	48-Inch Dia. Sanitary Sewer Manholes (12' to 16'), complete in place	EA	2	\$ 18,317.99	\$ 36,635.98	\$ 20,700.15	\$ 41,400.30
13	2082	48-Inch Dia. Sanitary Sewer Manholes (20' to 22'), complete in place	EA	3	\$ 17,717.97	\$ 53,153.90	\$ 27,727.15	\$ 83,545.78
14	2082	60-Inch Dia. Drop Sanitary Sewer Manholes (18' to 22'), complete in place	EA	2	\$ 27,175.00	\$ 54,350.00	\$ 41,722.89	\$ 83,545.78
15	2082	Tie to Existing Manhole, complete in place	EA	1	\$ 18,000.00	\$ 18,000.00	\$ 2,181.17	\$ 2,181.17
16		24-Inch Cap, complete in place	EA	1	\$ 1,984.50	\$ 1,984.50	\$ 3,120.93	\$ 3,120.93
17		12-Inch Cap, complete in place	EA	1	\$ 800.00	\$ 800.00	\$ 1,364.00	\$ 1,364.00

18		Installation of a new lift station. Lift Station to a depth of as per Plans and Specifications, power pole and electrical service, yellowmine discharge pipe and certalok plastic fittings to install yellowmine discharge pipe in wetwell, control panels, generator plug; 8' fencing and two (2) 12' wide galvanized gates per plans and specifications, fiberglass 19'-9" diameter wetwell with all penetrations made during manufacturing; with approved analog telemetry and service for 3 years transferable to the City of San Juan, electrical power (3-Phase) 480V and all panels (stainless) and racks; generator plug; safety hatches per pump manufacturer and per plans and specifications, steel pipe manifold with protective coatings and paint and air release valves, gate valves, ductile iron force main and fittings, gauges, as per plans and specifications; by pass pumping and dewatering included; any and all startup requirements for power, water, disposal, trucking to be included in pricing, complete in place	LS	1	\$ 1,352,000.00	\$ 1,352,000.00	\$ 1,804,781.85	\$ 1,804,781.85
19		Self Priming Pumps (4) four, with discharge pipe and supports; complete in place.	EA	4	\$ 211,250.00	\$ 845,000.00	\$ 322,300.00	\$ 1,289,200.00
20		VFD's installation for Self Priming Pump	EA	4	\$ 2,000.00	\$ 8,000.00	\$ 27,468.75	\$ 109,875.00
21		Provide and install Biotrickling Odor Control System and all necessary components as per plans and specifications; including all labor, materials, and incidentals in order to construction and install fully operational odor control system; and items not on plans or specifications for fully operational system; complete in place.	LS	1	\$ 127,000.00	\$ 127,000.00	\$ 241,725.00	\$ 241,725.00
22	2509	12-Inch PVC (C-900) Force Main, complete in place	LF	102	\$ 74.50	\$ 7,599.00	\$ 92.73	\$ 9,458.46
23		Bore & 24-Inch Steel Casing, complete in place	LF	30	\$ 1,355.83	\$ 40,675.00	\$ 1,181.77	\$ 35,453.10
24	2509	12-Inch 45 Degree Elbow, complete in place	EA	2	\$ 2,364.50	\$ 4,729.00	\$ 3,003.25	\$ 6,006.50
25	5105	2-Inch Air Release Valve, complete in place	EA	1	\$ 6,378.00	\$ 6,378.00	\$ 10,297.79	\$ 10,297.79
26	2745	Hot Mix Asphalt (2-Inch), complete in place	SY	70	\$ 40.00	\$ 2,800.00	\$ 31.39	\$ 2,197.30
27	2717	8-Inch Flex Base, complete in place	SY	70	\$ 40.00	\$ 2,800.00	\$ 20.93	\$ 1,465.10
28		8-Inch Subgrade Lime Stabilized, complete in place	SY	70	\$ 40.00	\$ 2,800.00	\$ 10.46	\$ 732.20
29	1555	Traffic Control, complete in place	LS	1	\$ 34,660.00	\$ 34,660.00	\$ 79,110.00	\$ 79,110.00
30	1020	Mobilization and Demobilization	LS	1	\$ 22,000.00	\$ 22,000.00	\$ 21,975.00	\$ 21,975.00
31		Demolition of Existing Lift Station. All appurtenances are included as per plans.	LS	1	\$ 24,000.00	\$ 24,000.00	\$ 95,225.00	\$ 95,225.00
TOTAL BID AMOUNT					\$	3,137,183.20	\$	4,809,227.69

ALLOWANCES					GO UNDERGROUND		MOR-WIL	
ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT BID PRICE	AMOUNT BID	UNIT BID PRICE	AMOUNT BID
32		Betterment	ALW	1	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00
TOTAL BID AMOUNT					\$ 250,000.00		\$ 250,000.00	

TOTAL BID AMOUNT AND ALLOWANCES					\$ 3,387,183.20		\$ 5,059,227.69	
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TABLE 2 ALTERNATIVE BID ITEMS					GO UNDERGROUND		MOR-WIL	
ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT BID PRICE	AMOUNT BID	UNIT BID PRICE	AMOUNT BID
1	2509	24-Inch PVC (SDR 26) Gravity Sanitary Sewer Line (20' to 22'), complete in place. *If 24-Inch PVC (SDR 26) Gravity Sewer Line is not awarded, a 20-foot segment of stub-out and cap will be installed at Manhole B3. No additional cost will be added for stub-out and cap as it will be part of the manhole installation.	LF	1317	\$ 259.13	\$ 341,275.20	\$ 145.28	\$ 191,333.76
2		Installation of Atlas Copco PAC F66 Diesel Self Priming Backup Pump with all fittings, full tank of diesel; startup; manuals, 3 year warranty, complete in place.	LS	1	\$ 130,000.00	\$ 130,000.00	\$ 153,825.00	\$ 153,825.00
3		Provide and install Overhead Bridge Crane; 2-Ton Capacity; utilizing steel construction with paint for corrosive use as per manufacturer; including 2 trolleys; electric lift with cables (SS); cable controls; panels, electrical components, footings, anchors, all labor for installation; fully functional for 4 pumps; including items not mentioned for fully functional system; complete in place.	LS	1	\$ 120,000.00	\$ 120,000.00	\$ 109,875.00	\$ 109,875.00
TOTAL BID AMOUNT					\$ 591,275.20		\$ 455,033.76	



Ricardo Salazar
Ricardo Salazar, P.E.
Project Engineer

4/21/2025
Date

City of San Juan Similar Project

City of San Juan Lift Station No. 13 Improvements:

This project involved the complete reconstruction of Lift Station No. 13 to improve capacity, reliability, and compliance with modern standards. The project included the demolition and replacement of the existing lift station infrastructure, construction of a new wet well, installation of high-efficiency pumps, mechanical piping, and odor control.

Attachment 3

CONTRACTOR EVALUATION FORM



Mario Garza, Mayor
 Marco "Markie" Villegas, Mayor Pro-Tem
 Jesus "Jesse" Ramirez, Commissioner
 Ernesto "Neto" Guajardo, Commissioner
 Adina "Dina" Santillan, Commissioner
 Tirso Garza, Interim City Manager

CONTRACTOR EVALUATION FORM

Project Title: City of San Juan Lift Station No. 6 Relocation Project

Evaluated Contractor: Go Underground, LLC

Evaluator Name: Juan Carlos Martinez

Signature: J. Martinez

Date: 04/29/2025

Department: Utilities

Rank: out of

EVALUATION CRITERIA

CRITERIA	POINTS AVAILABLE	SCORE
1. BID AMOUNT (Lowest Bidder) ► Lowest responsive and responsible bidder will receive full 45 points. ► Next lowest bidder will receive proportionally fewer points, based on the percentage difference from the lowest bid.	45 (Lowest Bid Price/Current Proposal Price) X 50=Price Score Lowest Bid Price= \$101, 747.50 Current Bid Price= \$101,747.50 (\$101,747.50/\$101,747.50)X50=50	45
2. PAST PROJECTS & REFERENCES ► Quality of past work on similar projects. (15 pts) ► Number of relevant completed projects. (5 pts) ► Client references and satisfaction. (5 pts) ► Timeliness and budget compliance. (5 pts)	30	10 Total- 19 3 3 3
3. SAFETY INFORMATION FOR PRIME CONTRACTOR	15	13
4. FINANCIAL STRENGTH	10	10

TOTAL: 87 / 100

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 Adina "Dina" Santillan, Commissioner
 Tirso Garza, Interim City Manager

CONTRACTOR EVALUATION FORM

Project Title: City of San Juan Lift Station No. 6 Relocation Project

Evaluated Contractor: Mor-Wil, LLC

Evaluator Name: Juan Carlos Martinez

Signature: J. Martinez

Date: 04/29/2025

Department: Utilities

Rank: out of

EVALUATION CRITERIA

CRITERIA	POINTS AVAILABLE	SCORE
1. BID AMOUNT (Lowest Bidder) ► Lowest responsive and responsible bidder will receive full 45 points. ► Next lowest bidder will receive proportionally fewer points, based on the percentage difference from the lowest bid.	45 (Lowest Bid Price/Current Proposal Price) X 50=Price Score Lowest Bid Price= \$101, 747.50 Current Bid Price= \$101,747.50 (\$101,747.50/\$101,747.50)X50=50	31
2. PAST PROJECTS & REFERENCES ► Quality of past work on similar projects. (15 pts) ► Number of relevant completed projects. (5 pts) ► Client references and satisfaction. (5 pts) ► Timeliness and budget compliance. (5 pts)	30	6 2 3 2 Total-13
3. SAFETY INFORMATION FOR PRIME CONTRACTOR	15	13
4. FINANCIAL STRENGTH	10	5

TOTAL: 62 / 100

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 Adina "Dina" Santillan, Commissioner
 Tirso Garza, Interim City Manager

CONTRACTOR EVALUATION FORM

Project Title: City of San Juan Lift Station No. 6 Relocation Project

Evaluated Contractor: Go Underground, LLC

Evaluator Name: Miguel Gracia

Signature: [Signature]

Date: 04/29/2025

Department: Utilities/Collections

Rank: out of

EVALUATION CRITERIA

CRITERIA	POINTS AVAILABLE	SCORE
1. BID AMOUNT (Lowest Bidder) ► Lowest responsive and responsible bidder will receive full 50 points. ► Next lowest bidder will receive proportionally fewer points, based on the percentage difference from the lowest bid.	45 (Lowest Bid Price/Current Proposal Price) X 50=Price Score Lowest Bid Price= \$101, 747.50 Current Bid Price= \$101,747.50 (\$101,747.50/\$101,747.50)X50=50	45
2. PAST PROJECTS & REFERENCES ► Quality of past work on similar projects. (15 pts) ► Number of relevant completed projects. (5 pts) ► Client references and satisfaction. (5 pts) ► Timeliness and budget compliance. (5 pts)	30	10 3 2 4 Total- 19
3. SAFETY INFORMATION FOR PRIME CONTRACTOR	15	12
4. FINANCIAL STRENGTH	10	10

TOTAL: 86 / 100

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 Tirso Garza, Interim City Manager

CONTRACTOR EVALUATION FORM

Project Title: City of San Juan Lift Station No. 6 Relocation Project

Evaluated Contractor: Mor-Wil, LLC

Evaluator Name: Miguel Gracia

Signature: _____

Date: 04/29/2025

Department: Utilities/Collections

Rank: _____ out of _____

EVALUATION CRITERIA

CRITERIA	POINTS AVAILABLE	SCORE
1. BID AMOUNT (Lowest Bidder) ► Lowest responsive and responsible bidder will receive full 45 points. ► Next lowest bidder will receive proportionally fewer points, based on the percentage difference from the lowest bid.	45 (Lowest Bid Price/Current Proposal Price) X 50=Price Score Lowest Bid Price= \$101, 747.50 Current Bid Price= \$101,747.50 (\$101,747.50/\$101,747.50)X50=50	31
2. PAST PROJECTS & REFERENCES ► Quality of past work on similar projects. (15 pts) ► Number of relevant completed projects. (5 pts) ► Client references and satisfaction. (5 pts) ► Timeliness and budget compliance. (5 pts)	30	5 2 2 2 Total-13
3. SAFETY INFORMATION FOR PRIME CONTRACTOR	15	11
4. FINANCIAL STRENGTH	10	6

TOTAL: 61 / 100

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 Jesus "Jesse" Ramirez, Commissioner
 Ernesto "Neto" Guajardo, Commissioner
 Adina "Dina" Santillan, Commissioner
 Tirso Garza, Interim City Manager

CONTRACTOR EVALUATION FORM

Project Title: City of San Juan Lift Station No. 6 Relocation Project

Evaluated Contractor: Go Underground, LLC

Evaluator Name: Jose Perez

Signature: [Signature]

Date: 04-29-2025

Department: Trimach Consultants, LLC

Rank: 1 out of 2

EVALUATION CRITERIA

CRITERIA	POINTS AVAILABLE	SCORE
1. BID AMOUNT (Lowest Bidder) ► Lowest responsive and responsible bidder will receive full 50 points. ► Next lowest bidder will receive proportionally fewer points, based on the percentage difference from the lowest bid.	45 (Lowest Bid Price/Current Proposal Price) X 50=Price Score Lowest Bid Price= \$101, 747.50 Current Bid Price= \$101,747.50 (\$101,747.50/\$101,747.50)X50=50	45
2. PAST PROJECTS & REFERENCES ► Quality of past work on similar projects. (15 pts) ► Number of relevant completed projects. (5 pts) ► Client references and satisfaction. (5 pts) ► Timeliness and budget compliance. (5 pts)	30	Total: 19 9 2 4 4
3. SAFETY INFORMATION FOR PRIME CONTRACTOR	15	13
4. FINANCIAL STRENGTH	10	10

TOTAL: 87 / 100

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 Jesus "Jesse" Ramirez, Commissioner
 Ernesto "Neto" Guajardo, Commissioner
 Adina "Dina" Santillan, Commissioner
 Tirso Garza, Interim City Manager

CONTRACTOR EVALUATION FORM

Project Title: City of San Juan Lift Station No. 6 Relocation Project

Evaluated Contractor: Mor-Wil, LLC

Evaluator Name: Jose Perez

Signature: [Signature]

Date: 04-29-2025

Department: Trimad Consultants, LLC

Rank: 2 out of 2

EVALUATION CRITERIA

CRITERIA	POINTS AVAILABLE	SCORE
1. BID AMOUNT (Lowest Bidder) ► Lowest responsive and responsible bidder will receive full 50 points. ► Next lowest bidder will receive proportionally fewer points, based on the percentage difference from the lowest bid.	45 (Lowest Bid Price/Current Proposal Price) X 50=Price Score Lowest Bid Price= \$101, 747.50 Current Bid Price= \$101,747.50 (\$101,747.50/\$101,747.50)X50=50	31
2. PAST PROJECTS & REFERENCES ► Quality of past work on similar projects. (15 pts) ► Number of relevant completed projects. (5 pts) ► Client references and satisfaction. (5 pts) ► Timeliness and budget compliance. (5 pts)	30	Total: 10 5 1 2 2
3. SAFETY INFORMATION FOR PRIME CONTRACTOR	15	13
4. FINANCIAL STRENGTH	10	6

TOTAL: 60 / 100

512 S. NEBRASKA AVE. SAN JUAN, TEXAS 78543 · PHONE (956) 223-2200

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 Jesus "Jesse" Ramirez, Commissioner
 Ernesto "Neto" Guajardo, Commissioner
 Adina "Dina" Santillan, Commissioner
 Tirso Garza, Interim City Manager

CONTRACTOR EVALUATION FORM

Project Title: City of San Juan Lift Station No. 6 Relocation Project

Evaluated Contractor: Go Underground, LLC

Evaluator Name: Cruz Flores

Signature: [Signature]

Date: 4-29-25

Department: Trima Consultants

Rank: 1 out of 2

EVALUATION CRITERIA

CRITERIA	POINTS AVAILABLE	SCORE
1. BID AMOUNT (Lowest Bidder) ► Lowest responsive and responsible bidder will receive full 50 points. ► Next lowest bidder will receive proportionally fewer points, based on the percentage difference from the lowest bid.	45 (Lowest Bid Price/Current Proposal Price) X 50=Price Score Lowest Bid Price= \$101,747.50 Current Bid Price= \$101,747.50 (\$101,747.50/\$101,747.50)X50=50	45
2. PAST PROJECTS & REFERENCES ► Quality of past work on similar projects. (15 pts) ► Number of relevant completed projects. (5 pts) ► Client references and satisfaction. (5 pts) ► Timeliness and budget compliance. (5 pts)	30	Total: 21 13 0 4 4
3. SAFETY INFORMATION FOR PRIME CONTRACTOR	15	13
4. FINANCIAL STRENGTH	10	10

TOTAL: 89 / 100



Mario Garza, Mayor
 Marco "Markie" Villegas, Mayor Pro-Tem
 Jesus "Jesse" Ramirez, Commissioner
 Ernesto "Neto" Guajardo, Commissioner
 Adina "Dina" Santillan, Commissioner
 Tirso Garza, Interim City Manager

CONTRACTOR EVALUATION FORM

Project Title: City of San Juan Lift Station No. 6 Relocation Project

Evaluated Contractor: Mor-Wil, LLC

Evaluator Name: Cruz Flores

Signature: [Signature]

Date: 4-29-23

Department: Trimad Consultants

Rank: 2 out of 2

EVALUATION CRITERIA

CRITERIA	POINTS AVAILABLE	SCORE
1. BID AMOUNT (Lowest Bidder) ➤ Lowest responsive and responsible bidder will receive full 50 points. ➤ Next lowest bidder will receive proportionally fewer points, based on the percentage difference from the lowest bid.	45 (Lowest Bid Price/Current Proposal Price) X 50=Price Score Lowest Bid Price= \$101, 747.50 Current Bid Price= \$101,747.50 (\$101,747.50/\$101,747.50)X50=50	31
2. PAST PROJECTS & REFERENCES ➤ Quality of past work on similar projects. (15 pts) ➤ Number of relevant completed projects. (5 pts) ➤ Client references and satisfaction. (5 pts) ➤ Timeliness and budget compliance. (5 pts)	30	total: 15 10 0 3 2
3. SAFETY INFORMATION FOR PRIME CONTRACTOR	15	14
4. FINANCIAL STRENGTH	10	9

TOTAL: 69 / 100

512 S. NEBRASKA AVE. SAN JUAN, TEXAS 78543 · PHONE (956) 223-2200

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CITY OF SAN JUAN

LIFT STATION NO. 6 RELOCATION PROJECT (FUNDED BY EPA STAG CWSRF)

CONTRACT DOCUMENT & TECHNICAL SPECIFICATIONS

PROJECT NO. 25-005-04-09

**FOR BIDDING PURPOSES ONLY
(NOT FOR CONSTRUCTION)**

CITY COMMISSION

MARIO GARZA
Mayor

MARCO "MARKIE" VILLEGAS
Mayor Pro-Tem

JESUS "JESSE" RAMIREZ
Commissioner

ERNESTO "NETO" GUAJARDO
Commissioner

ADINA "DINA" SANTILLAN
Commissioner

TIRSO GARZA
Interim City Manager

Prepared by



TBPE Firm # F-18526

MARCH 2025

100% Submittal

BID PROPOSAL

The bid security accompanying shall be returned to the bidder, unless in case of the acceptance of the proposal, the bidder shall fail to execute a Contract and file a performance and payment bond within ten (10) days after its acceptance, in which case the bid security shall become the property of the City of San Juan and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the bidder.

ENGINEER'S/ARCHITECT ESTIMATE OF QUANTITIES – APPROXIMATELY ONLY

Bidder agrees to perform all work described in the specifications and shown on the plans, for the following prices:

TABLE 1 BID ITEMS:

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
1	02233	Clearing and Grubbing	LS	1	\$12,000.00	\$12,000.00
2	01745	Site Restoration	LS	1	\$12,000.00	\$12,000.00
3	01574, 01577	Erosion and Sedimentation Control	LS	1	\$12,000.00	\$12,000.00
4	01578	Ground and Surface Water Control	LS	1	\$52,000.00	\$52,000.00
5	01561	Trench Excavation Safety Protection (4' to 8')	LF	102	\$15.00	\$1,530.00
6	01561	Trench Excavation Safety Protection (12' to 16')	LF	1162	\$15.00	\$17,430.00
7	01561	Trench Excavation Safety Protection (20' to 24')	LF	1509	\$15.00	\$22,635.00
8	02509	24-Inch PVC (SDR 26) Gravity Sanitary Sewer Line (12' to 14'), complete in place	LF	862	\$259.13	\$223,372.86
9	02509	24-Inch PVC (SDR 26) Gravity Sanitary Sewer Line (14' to 16'), complete in place	LF	300	\$260.36	\$78,109.00
10	02509	24-Inch PVC (SDR 26) Gravity Sanitary Sewer Line (20' to 22'), complete in place	LF	192	\$259.13	\$49,752.96
11	02082	48-Inch Dia. Sanitary Sewer Manholes (8' to 12'), complete in place	EA	1	\$10,988.00	\$10,988.00
12	02082	48-Inch Dia. Sanitary Sewer Manholes (12' to 16'), complete in place	EA	2	\$18,317.99	\$36,635.98
13	02082	48-Inch Dia. Sanitary Sewer Manholes (20' to 22'), complete in place	EA	3	\$17,717.97	\$53,153.90

CITY OF SAN JUAN
LIFT STATION NO.6 RELOCATION PROJECT
00300-2 – (Addendum No. 5)
BID PROPOSAL FORM

14	02082	60-Inch Dia. Drop Sanitary Sewer Manholes (18' to 22'), complete in place	EA	2	\$27,175.00	\$54,350.00
15	02082	Tie to Existing Manhole, complete in place	EA	1	\$18,000.00	\$18,000.00
16		24-Inch Cap, complete in place	EA	1	\$1,984.50	\$1,984.50
17		12-Inch Cap, complete in place	EA	1	\$800.00	\$800.00
18		Installation of a new lift station. Lift Station to a depth of as per Plans and Specifications, power pole and electrical service, yellowmine discharge pipe and certalok plastic fittings to install yellowmine discharge pipe in wetwell, control panels, generator plug; 8' fencing and two (2) 12' wide galvanized gates per plans and specifications, fiberglass 19'-9" diameter wetwell with all penetrations made during manufacturing; with approved analog telemetry and service for 3 years transferable to the City of San Juan, electrical power (3-Phase) 480V and all panels (stainless) and racks; generator plug; safety hatches per pump manufacturer and per plans and specifications, steel pipe manifold with protective coatings and paint and air release valves, gate valves, ductile iron force main and fittings, gauges, as per plans and specifications; by pass pumping and dewatering included; any and all startup requirements for power, water, disposal, trucking to be included in pricing, complete in place	LS	1	\$1,352,000.00	\$1,352,000.00
19		Self Priming Pumps (4) four, with discharge pipe and supports; complete in place.	EA	4	\$211,250.00	\$845,000.00
20		VFD's installation for Self Priming Pump	EA	4	\$2,000.00	\$8,000.00
21		Provide and install Biotrickling Odor Control System and all necessary components as per plans and specifications; including all labor,	LS	1	\$127,000.00	\$127,000.00

CITY OF SAN JUAN
LIFT STATION NO.6 RELOCATION PROJECT
00300-3 – (Addendum No. 5)
BID PROPOSAL FORM

		materials, and incidentals in order to construction and install fully operational odor control system; and items not on plans or specifications for fully operational system; complete in place.				
22	02509	12-Inch PVC (C-900) Force Main, complete in place	LF	102	\$74.50	\$7,599.00
23		Bore & 24-Inch Steel Casing, complete in place	LF	30	\$1,355.83	\$40,675.00
24	02509	12-Inch 45 Degree Elbow, complete in place	EA	2	\$2,364.50	\$4,729.00
25	05105	2-Inch Air Release Valve, complete in place	EA	1	\$6,378.00	\$6,378.00
26	02745	Hot Mix Asphalt (2-Inch), complete in place	SY	70	\$40.00	\$2,800.00
27	02717	8-Inch Flex Base, complete in place	SY	70	\$40.00	\$2,800.00
28		8-Inch Subgrade Lime Stabilized, complete in place	SY	70	\$40.00	\$2,800.00
29	01555	Traffic Control, complete in place	LS	1	\$34,660.00	\$34,660.00
30	01020	Mobilization and Demobilization	LS	1	\$22,000.00	\$22,000.00
31		Demolition of Existing Lift Station. All appurtenances are included as per plans.	LS	1	\$24,000.00	\$24,000.00

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
ALLOWANCES						
32		Betterment	ALW	1	\$250,000	\$250,000

BID ITEMS (1-32) – BASE BID: \$ 3,137,183.20 (IN FIGURES)

SUMMARY BID TABULATION

TABLE 1 – BID ITEMS 1-32

TOTAL AMOUNT OF BID (ITEMS 1-32) \$ 3,137,183.20

TOTAL AMOUNT OF BID (ITEMS 1-32 WRITTEN): three million one hundred thirty seven thousand one hundred eighty three dollars w twenty cents

CITY OF SAN JUAN
LIFT STATION NO.6 RELOCATION PROJECT
00300-4 – (Addendum No. 5)
BID PROPOSAL FORM

TABLE 2 ALTERNATIVE BID ITEMS:

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
1	02509	24-Inch PVC (SDR 26) Gravity Sanitary Sewer Line (20' to 22'), complete in place. <i>*If 24-Inch PVC (SDR 26) Gravity Sewer Line is not awarded, a 20-foot segment of stub-out and cap will be installed at Manhole B3. No additional cost will be added for stub-out and cap as it will be part of the manhole installation.</i>	LF	1317	\$259.13	\$341,275.20
2		Installation of Atlas Copco PAC F66 Diesel Self Priming Backup Pump with all fittings, full tank of diesel; startup; manuals, 3 year warranty, complete in place.	LS	1	\$130,000.00	\$130,000.00
3		Provide and install Overhead Bridge Crane; 2-Ton Capacity; utilizing steel construction with paint for corrosive use as per manufacturer; including 2 trolleys; electric lift with cables (SS); cable controls; panels, electrical components, footings, anchors, all labor for installation; fully functional for 4 pumps; including items not mentioned for fully functional system; complete in place.	LS	1	\$120,000.00	\$120,000.00

ALTERNATIVE BID ITEMS (1-3) – BASE BID: \$ \$591,275.20 (IN FIGURES)

SUMMARY BID TABULATION

TABLE 2 – ALTERNATIVE BID ITEMS 1-3

TOTAL AMOUNT OF BID (ITEMS 1-3) \$ \$591,275.20

TOTAL AMOUNT OF BID (ITEMS 1-3 WRITTEN): five hundred ninety one thousand two hundred seventy five dollars with twenty cents

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for performed labor performed and materials furnished in the fulfillment of this Contract. The proposed work to be done shall be accepted when

CITY OF SAN JUAN
LIFT STATION NO.6 RELOCATION PROJECT
00300-5 – (Addendum No. 5)
BID PROPOSAL FORM

fully completed and finished in accordance with the Plan and Specifications to the satisfaction of the Engineer.

The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) days after the scheduled closing for receiving bids.

Unit and lump sum prices must be shown in figures for each item listed in the Bid Proposal form. Should bid prices on any item be omitted, the right is reserved to apply to the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject formalities.

The undersigned agrees, unless hereinafter stated otherwise to furnish all materials as shown on the Specification and Detail sheets.

Bidder hereby agrees to commence work under this contract within ten (10) days after the Notice to Proceed is issued and complete work within three hundred and sixty-five (365) Calendar Days.

Receipt is hereby acknowledged of the following agenda to the Contract Document.

Addendum No. 1 dated: 03/12/2025

Received: GEORGE OLIVARES

Addendum No. 2 dated: 03/21/2025

Received: GEORGE OLIVARES

Addendum No. 3 dated: 04/07/2025

Received: GEORGE OLIVARES

Addendum No. 4 dated: 04/08/2025

Received: GEORGE OLIVARES

Addendum No. 5 dated: 04/15/2025

Received: GEORGE OLIVARES

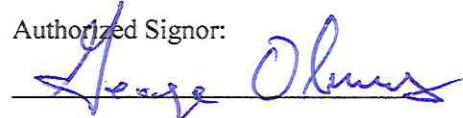
Bidder agrees that the Owner has the right to accept or reject any or all bids to waive any or all formalities.

Date: 04/15/2025

Respectfully submitted:

GEORGE OLIVARES

Authorized Signor:



Type/Print Name (Authorized Signor):

GEORGE OLIVARES

Title:

PRESIDENT

Legal Company Name:

GO UNDERGROUND LLC

Address:

211 W JEFFERSON AVE STE. 7

City, State and Zip Code:

HARLINGEN TX 78550

Business Phone:

956-412-6100

Cell Number:

956-227-8501

Email Address:

goexcavate@yahoo.com

(Seal – If bidder is a corporation)



**CITY OF SAN JUAN
LIFT STATION No. 6 RELOCATION PROJECT
RFB NO. 25-005-04-09**

ADDENDUM NO. 1

Addendum Date: March 12, 2025

Notice to Bidders:

The Request for Bid (RFB) is modified as set forth in this Addendum. The Original RFB documents and any previously issued Addenda remain in effect. This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder under no circumstances relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

Pre-Bid Receipt Date:

The pre-bid date has been changed from March 19, 2025, to **March 24, 2025**. The time and location remain unchanged.

Acknowledgement by Respondent:

Respondents shall acknowledge receipt of this Addendum No. 1. Submit Completed Addendum with Statement of Bid. Failure to acknowledge receipt of this addendum may render your bid "Incomplete".



Trimad Consultants, L.L.C.
Texas Firm No. 18526



Signature of Respondent

04/15/2025
Date

END OF ADDENDUM



**CITY OF SAN JUAN
LIFT STATION No. 6 RELOCATION PROJECT
RFB NO. 25-005-04-09**

ADDENDUM NO. 2

Addendum Date: March 21, 2025

Notice to Bidders:

The Request for Bid (RFB) is modified as set forth in this Addendum. The Original RFB documents and any previously issued Addenda remain in effect. This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder under no circumstances relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

Pre-Bid Receipt Date:

The pre-bid date has been changed from March 24, 2025, to **March 26, 2025**. The time and location remain unchanged.

Acknowledgement by Respondent:

Respondents shall acknowledge receipt of this Addendum No. 2. Submit Completed Addendum with Statement of Bid. Failure to acknowledge receipt of this addendum may render your bid "Incomplete".



Ricardo Salazar

Trimad Consultants, L.L.C.
Texas Firm No. 18526

George Olivas
Signature of Respondent

04/15/2025
Date

END OF ADDENDUM



**CITY OF SAN JUAN
LIFT STATION No. 6 RELOCATION PROJECT
RFB NO. 25-005-04-09**

ADDENDUM NO. 3

Addendum Date: April 7, 2025

Notice to Bidders:

The Request for Bid (RFB) is modified as set forth in this Addendum. The Original RFB documents and any previously issued Addenda remain in effect. This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder under no circumstances relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

Bid Opening Receipt Date:

The bid opening date has been changed from April 9, 2025, to **April 16, 2025**. The time and location remain unchanged.

Revision To The RFB: Specifications

1. Section 00300: Remove and Replace Entire Section.
 - a. Revision to Table 1 Revised Bid Item No. 19 – *Self Priming Pump (4) four, with discharge pipe and support; complete in place.*
 - b. Revision to Table 1 Revised Bid Item No. 24 – *VFD's installation for Self Priming Pump*
 - c. Table 2 Alternative Bid Items added to Section 00300.

Questions:

1. What is the Engineering Estimate on this project?
The Engineering Estimate is \$3,449,100.00.
2. The Specifications call out a voltage of 280 volts, 3 phase. Can you please confirm that it should be 480/3 phase?
Yes, Biofilter is 480 volts/ 3 phase.
3. Can you provide a Geotechnical Report for the Project Area?
Geotechnical report is provided at the end of the solicitation document.

Acknowledgement by Respondent:

Respondents shall acknowledge receipt of this Addendum No. 3. Submit Completed Addendum with Statement of Bid. Failure to acknowledge receipt of this addendum may render your bid "Incomplete".



Ricardo Salazar

Trimad Consultants, LLC.
Texas Firm No. 18526

George Olmuis

Signature of Respondent

04/15/2025

Date

END OF ADDENDUM



**CITY OF SAN JUAN
LIFT STATION No. 6 RELOCATION PROJECT
RFB NO. 25-005-04-09**

ADDENDUM NO. 4

Addendum Date: April 8, 2025

Notice to Bidders:

The Request for Bid (RFB) is modified as set forth in this Addendum. The Original RFB documents and any previously issued Addenda remain in effect. This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder under no circumstances relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

Bid Opening Receipt Date:

The bid opening date has been changed from April 9, 2025, to **April 16, 2025**. The time and location remain unchanged. Correction from Addendum No. 3.

Revision To The Specifications:

1. Section 33211 Self-Priming Pumps: Remove and Replace Entire Section. See attached revised section.
2. Section 00300 Bid Proposal Form: Remove and Replace Entire Section. Contractor to submit complete bid as shown on addendum No. 4.

Acknowledgement by Respondent:

Respondents shall acknowledge receipt of this Addendum No. 4. Submit Completed Addendum with Statement of Bid. Failure to acknowledge receipt of this addendum may render your bid "Incomplete".



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

Trimad Consultants, L.L.C.
Texas Firm No. 18526

A handwritten signature in black ink that reads "George Olvera".

Signature of Respondent

04/15/2025

Date

END OF ADDENDUM



**CITY OF SAN JUAN
LIFT STATION No. 6 RELOCATION PROJECT
RFB NO. 25-005-04-09**

ADDENDUM NO. 5

Addendum Date: April 15, 2025

Notice to Bidders:

The Request for Bid (RFB) is modified as set forth in this Addendum. The Original RFB documents and any previously issued Addenda remain in effect. This addendum will be part of the contract documents and shall be included with Bid submittal. Non-receipt of addendum by bidder under no circumstances relieves bidder of obligation of compliance with the terms and conditions stated in the addendum.

Change To Contract Time:

The contract time has changed from 548 calendar days to **365** calendar days.

Revision To The Specifications:

1. Section 00210 Instruction to Bidders: Remove and Replace Entire Section. Contractor to submit complete bid as shown on addendum No. 5.
2. Section 00300 Bid Proposal Form: Remove and Replace Entire Section. Contractor to submit complete bid as shown on addendum No. 5.
3. Section 00410 Agreement: Remove and Replace Entire Section. Contractor to submit complete bid as shown on addendum No. 5.
4. Section 312319 Dewatering has been removed from the specification.

Revision To The Plans:

1. Sheet C10 SW3P Detail Sheet. See attached sheet.
2. Sheet L03 Lift Station Site Plan Layout. See attached sheet.
3. Sheet L04 Lift Station Profile Plan Layout. See attached sheet.
4. Sheet L12 Lift Station Details. See attached sheet.
5. Sheet S1 Structural Plan. See attached sheet.
6. Sheet S2 Structural Plan. See attached sheet.
7. Sheet E4.1 Electrical Riser Diagram. See attached sheet.

Questions:

1. Bid items row #4 shows Ground and Surface Water Control, but this item is missing in drawings, we didn't provide takeoff for this item, please clarify.
 - Water Level is given in plans; please see project manual specification Section 01578; submittals will require dewatering and groundwater removal plan signed and sealed by Engineer as part of the submittals. Item No. 4 is required for complete project.
2. Bid items row #25 shows VFD's installation for Self Priming T Series Pump (Circle One), we considered self priming pump price in row #20 and also we considered diesel standby pump cost for this row and we changed the quantity to (1) item, please clarify.
 - Bypass pump will be removed from bid proposal, including pipe manifold connection, placement of pump in vault pit; and be removed from plans. City will be utilizing their own backup diesel pump.
3. Spec, sheet #10 shows section 312319 dewatering, but this section is missing in drawings, we provided takeoff, but didn't apply cost for this item, please clarify.
 - Item No. 4 will address all dewatering for complete project. It will require an engineered dewatering & groundwater control plan signed and sealed by Engineer. Section 312319 will be removed from Project Manual and Section 01578 shall govern.
4. Spec, sheet #9 shows section 09800 painting and coating, but this section is missing in drawings, we assumed an allowance price for this item, please clarify.
 - Please see Section 09800 for paint and coating requirements. This item is to be included in Item No. 18 of Proposal Section 00300.
5. Sheet L04, profile view at grade shows grout bottom to pump intake, but scope of this item is missing in plans, we assumed an area for this item, please clarify.
 - Call out No. 8 on Sheet L04 requires the bottom of the wet well to be sloped with cementitious grout as per plans and is included in Item No. 18.
6. Sheet L12, detail storm runoff protection shows inside lift station site pavement, but type and scope of this pavement is missing in plans, we assumed an area for this item, please clarify.
 - Detail for Storm Runoff Project Detail is for the use of a hurricane fence only and shall be removed from Sheet L12.
7. Scale for structural drawings sheet is missing we calibrate the scale with one of given dimension in plans, please clarify.
 - Lengths of equipment and materials are utilized and called out in structural plans and all drawing are Not to Scale.
8. Sheet S-1, shows 18'x7' vault at the bottom of wet well and dry well, but details & section for this vault is missing in drawings, we assumed a slab on grade and 8'-6"h concrete wall and also grating for this vault, please clarify.

- The slab for the Odor Control (18'x7') is for the top portion of the slab on grade only and is not part of the bottom of the wet well or dry vault pit. This slab shall be constructed of concrete to a thickness of 6" supported with No. 4 rebar and subgrade shall be compacted utilizing caliche to a thickness of 11" to a proctor of 98%.
9. Sheet S-1, shows prop. Steel rung, but spacing or elevation for this rung is missing in drawings, we assumed a lumpsum price for this item, please clarify.
 - As per rung design, it shall be placed in 12" segments from the top of slab.
 10. Sheet S-1 shows concrete vault for wet well, but details and section for this vault is missing in drawings, we assumed 1'-6" thick and 28'h concrete wall with 2'x2' footing for this vault please clarify.
 - All dimensions for wet well and vault pit are shown in Sheet S-2. Slab for wet well is 18" thickness and 12" footing. Vault Pit slab thickness is 18" in thickness. Soils and materials beneath slabs are called out on Sheet L04.
 11. Sheet S-2 shows framing plan, but scale for this plan is missing we provided takeoff for this item in sheet S-1 on wet well, please clarify.
 - This detail is for the use of a monorail crane; which is not being utilized for this project. The project requires an overhead bridge crane. All crane design shall be provided to Engineer from Manufacturer in submittals and requires an Engineer Plan signed and sealed for any and all types of cranes for this project.
 12. Sheet S-2, shows slab in top and bottom of wet well, but scope of this slab is missing in plans, we assumed an area for this item, please clarify.
 - Dimensions of Top Slab are given in Sheet L03.
 13. Sheet S-2, shows flowable fill all around wet well, but thickness of this fill is missing in drawings, we assumed it 1'-6", please clarify.
 - Please see Sheet L04 for dimension of the thickness of the flowable fill and reinforced concrete around the wet well.
 14. Sheet S-2, shows 3000 psi reinforced concrete, but thickness of this concrete is missing in drawings, we assumed it 1'-6", please clarify.
 - Please see Sheet L04 for dimension of the thickness of the flowable fill and reinforced concrete around the wet well.
 15. Sheet S-2, details 1/S2 shows equipment support detail, but size and scope of this item is missing in plans, we assumed a lump sum price for this item, please clarify.
 - 1/S2 is for pump support and is as per manufacturer requirements for support of chosen self priming pumps. The manufacturer shall provide their support for their pump in submittals.
 16. Sheet S-2, on top of dry well note state: aluminum grating with all stainless-steel support s and panels, but scope of this item is not clear on plans? We assumed an area for grating and panel. And also type and size of steel support for this item is missing, we assumed a lump sum price for this item, please clarify.

- Aluminum grating shall cover the entire dry pit vault and shall be placed in segments for removal in order to service or work in dry vault pit. Contractor is to provide manufacturer drawing and details for submittals and Engineer approval.
17. Sheet S-3, detail #1 shows wall penetration, but size of pipe and also scope of this penetration is missing in plans, we assumed a lump sum price for this item, please clarify.
- Pipe penetration shall be the size of the force main and/or pipe required in plans.
18. Sheet S-3 detail 6/S3 shows joint between wet well and vault, but it is missing in plans we didn't provide takeoff for this item, please clarify.
- Please utilize the size of the top slab and the diameter of the required wet well. Take off will be as per plans required for dimensions.
19. Sheet S-3 detail 6/S3 shows expansion joint between wet well and pad, but it is missing in plans we didn't provide takeoff for this item, please clarify.
- Please utilize the size of the top slab and the diameter of the required wet well. Take off will be as per plans required for dimensions.
20. Sheet S-3 detail 8/S3, hatch frame section note state: see note B, but it is missing in plans we didn't provide takeoff for this item, please clarify.
- Note B shall be removed and the dimensions shall be per manufacturer's requirements for selected hatch.
21. Sheet S-3 detail 9/S3 shows manhole pipe connector, but it is missing in plans we didn't provide takeoff for this item, please clarify.
- This is detail for all size of pipes being placed in existing manhole.
22. Sheet S-5 shows details 13& 14, but these are missing in plans, we didn't provide takeoff for these items, please clarify.
- Detail 13/S5 shall be used for 24" pipe for entry into new wet well. Detail 14/S5 is the coupler used for pipe manifolds for the lift station.
23. What will be the tonnage the crane will support?
- It will be 2-tons.
24. Sheet C8 shows hay bail, but details for this item is missing in drawings, please clarify.
- Will add hay bail detail to sheet C10. See attached.
25. Sheet C10 shows details #2, #3 & #4, but these are missing in plans, we didn't provide takeoff for these items, please clarify.
- Details in SW3P detail sheet are generalized. If detail not needed do not consider part of your bid.
26. Sheet C29, shows demolition plan, but design drawings and details are missing, we assumed a lump sum price for the each item and price need to be confirmed.
- Demolition is included in revised Section 00300 Bid Proposal Form; Item No. 31. See attached.
27. Sheet C30, shows culvert, but type and size of this culvert is missing in drawings, we assumed an allowance for this item, please clarify.

- As discussed in the pre bid meeting, any existing structures that need to be removed and replaced need to be of equal material.
28. Sheet E3.0, key note #3 state: coordinate with local utility to provide new overhead secondary, but size of this overhead wire is missing in drawings, please clarify.
- Service drop shall be by local utility company (Magic Valley Electric Cooperative). Refer to utility electric service standards for details.
29. Sheet E4.1 riser diagram shows grounding, but it is missing in plans, we assumed an allowance price for this item, please clarify.
- For generator grounding, provide 1#1/0 copper in 3/4" conduit grounding electrode conductor and two 3/4" diameter x 8' copper clad grounding rods at a minimum of 6' apart. Rerer to NEC for grounding requirements of a separately derived system. If referring to keynote #21, grounding shall be per local utility company (MVEC) standards. #6 copper ground wire in 1/2" non metallic conduit from meter to ground rod (grounding electrode: 5/8" x 8' copper weld ground rod) to be verified with local utility company prior to installation.
30. Sheet E4.1 riser diagram shows proposed utility pole, but size and type of this pole is missing in drawings, we assumed an allowance price for this item, please clarify.
- Preferred pole is 18' class 6 or 7 wood pole. Refer to utility electric service standards for details. Verify with local utility company (MVEC) prior to bidding.

Acknowledgement by Respondent:

Respondents shall acknowledge receipt of this Addendum No. 4. Submit Completed Addendum with Statement of Bid. Failure to acknowledge receipt of this addendum may render your bid "Incomplete".



Ricardo Salazar

Trimad Consultants, L.L.C.
Texas Firm No. 18526

George Olivas
Signature of Respondent

04/15/2025
Date

END OF ADDENDUM

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned
GO Underground, LLC (Contractor) City of San Juan
as Principal, and United States Fire Insurance Company (Surety), are hereby held and firmly bound
unto the CITY OF SAN JUAN as OWNER in the penal sum of Five Percent of the Greatest Amount Bid
(5% of bid amount) for the payment of which sum, well and truly to be made, we hereby jointly and
severally bind ourselves, successors, and assigns.

Signed, this 16th day of April, 2025.
(day) (month)

The Condition of the above obligation is such that whereas the Principal has submitted to CITY OF SAN JUAN a certain BID, attached hereto and hereby made a part hereof to enter a contract in writing for the construction:

**CITY OF SAN JUAN
LIFT STATION NO.6 RELOCATION PROJECT
PROJECT NO. 25-005-04-09**

NOW, THEREFORE,

- A) If said BID shall be rejected, or in the alternate.
- B) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith and shall in all other respects perform the agreement created by the acceptance of said BID then this obligation shall be void, otherwise the same shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder, shall in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulated, and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by an extension of time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

GO Underground, LLC
(Principal)

George Olum
(Title)

United States Fire Insurance Company
(Surety)

Neira Hernandez
(By: Attorney-in-Fact) Neira Hernandez

[Signature]
(Witness)

Agathe Baluti
(Witness) Agathe Baluti

IMPORTANT - Surety companies executing BONDS must be authorized to transact business in the State where the Project is located.

CITY OF SAN JUAN
LIFT STATION NO.6 RELOCATION PROJECT
00450-2
BID BOND



**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

02485

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Brent Baldwin, Brock Baldwin, William D. Baldwin, Michael B. Hill, Brady K. Cox,
Russ Frenzel, John A. Aboumrad, Yamillec Ramos, Cynthia Alford, Neira Hernandez, Kristi Meek

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

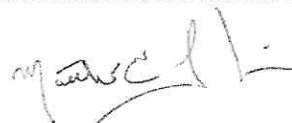
(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY

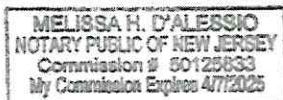


Matthew E. Lubin, President



State of New Jersey }
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 16th day of April 2025.

UNITED STATES FIRE INSURANCE COMPANY



Michael C. Fay, Senior Vice President





CRUM & FORSTER

A FAIRFAX COMPANY

TEXAS COMPLAINT NOTICE

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact **Steven Krumm** for information or to make a complaint at:

Steven.Krumm@cfins.com

or

215-982-3528

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

PO Box 149104

Austin, TX 78714-9104

FAX # (512) 475-1771

Web: <http://www.tdi.state.tx.us>

E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

September 2016

REQUEST FOR SEALED PROPOSALS

Notice is hereby given that the City of San Juan is seeking sealed proposals for the CITY OF SAN JUAN LIFT STATION NO. 6 RELOCATION PROJECT (FUNDED BY EPA STAG CWSRF) addressed to Lori A. Maldonado, Purchasing Agent, City of San Juan, 512 S. Nebraska Avenue, San Juan, Texas, 78589-2649 no later than WEDNESDAY, APRIL 9, 2025 at 3:00 P.M.

**REQUEST FOR SEALED PROPOSALS
CITY OF SAN JUAN LIFT STATION NO. 6 RELOCATION PROJECT
(FUNDED BY EPA STAG CWSRF)
RFP NO. 25-005-04-09
ATTN: LORI A. MALDONADO, PURCHASING AGENT
CITY OF SAN JUAN
512 S. NEBRASKA AVENUE
SAN JUAN, TEXAS 78589-2649**

Bid/Contract Documents, including Drawings and Technical Specifications are available at Trimad Consultants, L.L.C., located at 1803 Mozelle St., Pharr, Texas 78577, contact may be made at (956) 688-8860, upon request and payment of \$150.00. The payment is non-refundable.

A mandatory Pre-Bid Conference will be conducted by the Owner on Wednesday, March 19, 2025, at 10:00 a.m. at the City of San Juan City Hall, located at 512 S. Nebraska, San Juan, Texas, 78589.

A Bid Bond in the amount of 5% (5 percent) of the bid issued by any acceptable surety shall be submitted with each bid. A certified check or bank draft payable to the City of San Juan or negotiable U.S. Government Bonds (as per value) may be submitted in lieu of the Bid Bond.

Be advised that if a firm obtains the Complete Proposal Package and is contemplating on bidding on the proposal the respondent must register with the Purchasing Division so that any changes/additions via Addendum can be forwarded to the firm. Register with the Purchasing Division by e-mail at lmaldonado@sitx.us. Please include the firm's name, address, phone number and fax number, as well as the contact person name and title in your email and "CITY OF SAN JUAN LIFT STATION NO. 6 RELOCATION PROJECT – RFP NO. 25-005-04-09" in the email's subject line.

The City of San Juan reserves the right to refuse and reject any or all proposals and to waive any or all formalities or technicalities or to accept the proposal to be the best and most advantageous to the City, and hold the proposal for a period of 90 days without taking action. Proposals submitted past the aforementioned date and time will not be accepted.

Caution to those submitting bids; those not in the proper form may be rejected.

BIDDER'S CERTIFICATIONS

Project Name: 1st Station No. 6 Relocation Proj.

Project Number: 25-005-09-09

Contract For: City of San Juan

The following certifications must be completed by the bidder for each contract.

A. EQUAL EMPLOYMENT OPPORTUNITY:

☒ I have developed and have on file at each establishment affirmative action programs pursuant to 41 CFR Part 60-1.7.

I have:

(☒) participated in previous contract(s) or subcontract(s) subject to the equal opportunity clause under Executive Orders 11246 and 11375. I have filed all notices, contract specifications, and compliance reports due under the requirements contained in 41 CFR Part 60-4.

() not participated in previous contracts(s) subject to the equal opportunity clause under Executive Orders 11246 and 11375 and 41 CFR Chapter 60.

B. NONSEGREGATED FACILITIES

☒ I certify that I do not and will not maintain any facilities provided for my employees in a segregated manner, or permit my employees to perform their services at any location under my control where segregated facilities are maintained; and that I will obtain a similar certification prior to the award of any federally assisted subcontract exceeding \$10,000 which is not exempt from the equal opportunity clause as required by 41 CFR Part 60-1.8.

I will obtain a similar certification from any proposed subcontractor(s), when appropriate.

I understand that a false statement on this certification may be grounds for rejection of this bid proposal or termination of the contract award.

George Olivares President
Typed Name and Title of Bidder's Authorized Representative

George Olivares 04/16/25
Signature of Bidder's Authorized Representative Date

211 W. Jefferson AVE STE. 7 Harlingen TX 78550
Name and Address of Bidder

Final American Iron and Steel Certification

Compliance Submittal by Owner (Sub-Recipient)

Project No. 25-005-04-09
Commitment Nos. _____

This executed certification must be submitted after the completion of the construction contract and prior to issuance of a Certificate of Approval by the TWDB, stating the project was completed in compliance with the AIS requirements.

I, George Oliver, President of
(Name) (Title)
Go Underground
(Name of Entity)

hereby certify that all iron and steel products and/or materials incorporated into the construction, alteration, maintenance, or repair of the subject project were in full compliance with the American Iron and Steel requirements of Section 608 of the Federal Water Pollution Control Act (33 U.S.C. §1388) for the Clean Water State Revolving Fund or federal law, including federal appropriation acts and Section 1452(a)(4) of the Safe Drinking Water Act (42 U.S.C. §300j-12(a)(4)), as applicable, for the Drinking Water State Revolving Fund, or comply with waivers granted by the U.S. Environmental Protection Agency.

I understand that a false statement herein may subject me to penalties under federal and state laws relating to filing false statements and other relevant statutes.

George Oliver
Signature

04/16/25
Date

Monthly Build America, Buy America (BABA) Act Certificate

Compliance Submittal by Owner (Sub-Recipient)

Project No. 25-005-04-09
Commitment No. _____
Eligible Project Expenses Through: _____ (Month/Year)

This executed certificate must be submitted with each Outlay report for **iron, steel, manufactured products, and construction materials** included within construction contracts.

I, George Oliver, President of
(Name) (Title)

GO Underground LLC hereby certify that the subject project is in full compliance with the federal Build America, Buy America Act (Act), Public Law No. 117-58, §§ 70901-52. All of the iron, steel, manufactured products, and construction materials used in the subject project were produced in the United States or the subject project complies with waivers granted by the U.S. Environmental Protection Agency (EPA) under the Act; provided, however, use of EPA's "Adjustment Period Waiver of Section 70914(a) of P.L. 117-58, Build America, Buy America Act, 2021 for SRF Projects that have Initiated Design Planning" requires TWDB's written approval.

I understand that a false statement herein may subject me to penalties under federal and state laws relating to filing false statements and other relevant statutes.

George Oliver
Signature

**Final Build America, Buy America Act Certification
Compliance Submittal by Owner (Sub-Recipient)**

Project No. 25-005-04-09
Loan No. _____

I, George Olina, President
(Name) (Title)

of Go Underground LLC hereby certify that all iron, steel, manufactured products, and construction materials incorporated into the construction, alteration, maintenance, or repair of the subject project were in full compliance with the Build America, Buy America requirements of P.L. 117-58 Section 70901-52, or comply with waivers granted by the U.S. Environmental Protection Agency.

I understand that a false statement herein may subject me to penalties under federal and state laws relating to filing false statements and other relevant statutes.

George Olina 04/16/25
Signature Date

**Monthly Davis-Bacon Wage Rate Certificate of Compliance
Submittal by Owner (Subrecipient)**

Project Name. City of San Juan
Liftstation No. 6

Project No. 25-205-07-09

This executed certificate must be submitted with each Outlay report for labor included within construction contracts.

I, George Olivares, President
(Name) (Title)
GO Underground LLC hereby certify that periodic reviews of a
(Name of entity)
representative sample of the weekly payroll data, and contractor weekly payroll certifications, such as OMB No. 1235-0008, have been performed to verify that contractors and subcontractors are paying the appropriate wage rate for compliance with section 513 of the Federal Water Pollution Control Act (33 U.S.C. 1372) for the Clean Water State Revolving Fund or with section 1450(e) of the Safe Drinking Water Act (42 U.S.C.300j-9(e)) for the Drinking Water State Revolving Fund. These laws require payment of prevailing wages in accordance with 40 U.S.C. §§ 3141–3144, 3146, and 3147 (contained within the Davis-Bacon Act, as amended).

I understand that a false statement herein may subject me to penalties under federal and state laws relating to filing false statements and other relevant statutes.

George Olivares
Signature

04/16/25
Date

CONTRACTOR'S ACT OF ASSURANCE RESOLUTION

I hereby certify that it was RESOLVED by a quorum of the directors of the
Go Underground LLC (Name of Corporation),
meeting on the 15 day of APRIL 20 25, that:

Authorized Representative(s):

George Oliver

be, and hereby is/are authorized to act on behalf of Go Underground LLC
(Name of Corporation), as its representative in all business transactions conducted in the State of
Texas, and;

That all above resolution was unanimously ratified by the Board of Directors at said
meeting and that the resolution has not been rescinded or amended and is now in full forces and
effect; and;

In authentication of the adoption of this resolution, I subscribe my name and affix the seal
of the Corporation this _____ day of _____, 20____.

George Oliver (Secretary)

[SEAL]

Debarment / Suspension Certification

I, George Oliveras, hereby certify that I have checked on the federal
(Authorized Representative of Recipient)
System for Award Management (www.sam.gov) website and determined that
Groundwork NC is not shown as an "excluded party" that is debarred,
(Name of entity)
suspended or otherwise excluded from or ineligible for participation in federal assistance
programs under Executive Order 12549. (See 2 CFR Part 180 and 2 CFR Part 1532 for
additional information on the federal governmentwide debarment and suspension system for
nonprocurement programs and activities.)

I understand that a false statement herein may subject me to penalties under federal and state
laws relating to filing false statements and other relevant statutes.

George Oliveras
Signature

4/15/25
Date

President
Title

George Oliveras
Name of Recipient

Verifying prime contractors and subcontractors for construction, equipment, supplies and services: Using the www.sam.gov website, the recipient must verify prior to awarding the contract that the prime contractor is not listed as an "excluded party" that is debarred, suspended or otherwise excluded from or ineligible. Once any subcontractors are known, they also must be verified as not listed as an "excluded party" prior to award of a subcontract. The recipient must print a dated record of the verification from the www.sam.gov website and retain a copy that is available for review. The prime contractors and subcontractors must be verified prior to the contract award or the costs may be disallowed.

**SECTION 00180
BIDDER'S QUALIFICATIONS**

PART 1 – GENERAL

1.01 SECTION INCLUDES

- A. This section contains the bidder's qualifications for the project.

1.02 DEFINITIONS

- A. Refer to Section 00700.

1.03 BIDDER'S EXPERIENCE

- A. Bidder shall have experience, human resources, and access to equipment necessary for performing the project work. In addition, it is required that a minimum of 60% of the project be completed by the bidder's own workforce.
- B. Bidder shall have performed substantially the same type of work as is required in the project in its prior work performance.
- C. The successful bidder shall appoint a "competent person" of the company to be full time supervisor or superintendent at the site. The competent person must be available at all times during the pendency of the project and must be available during "off-hours".

1.04 STATEMENT OF QUALIFICATIONS AND OWNER'S REVIEW

- A. Bidder shall submit on the form furnished in this section for that purpose, a Statement of Bidder's Qualifications. The Owner shall have the right to take such steps or perform such investigations as it deems necessary to determine the ability of the bidder to perform the obligations under this Contract, and the bidder shall furnish any and all information or data requested for this purpose. The Owner reserves the right to reject any bid if the evidence submitted by or investigation of such bidder fails to satisfy the owner such bidder is properly qualified to carry out the obligations of the contract and complete the work contemplated therein. Conditional bids will not be accepted.

1.05 STATEMENT OF QUALIFICATIONS FORM

Date: APRIL 15TH, 2025

Proposal of GO UNDERGROUND LLC (hereinafter called "Bidder" a LLC (Corporation, Partnership, LLC, LLP, etc.) organized and existing under the laws of the State of Texas.

To the City of San Juan (hereinafter called "Owner")

Gentlemen:

The Bidder is in compliance with Bidder's Qualifications Section(s) of the specifications for the **City of San Juan Lift Station No. 6 Relocation Project**, having examined the plans and specifications with related documents and the site of the proposed work, and being familiar with all conditions surrounding the construction of the proposed project, hereby submits the following:

1.06 STATEMENT OF QUALIFICATIONS

- A. Years of experience in similar types of projects
- B. Work on similar types of projects: Provide a minimum of four (4) similar types of projects within the last 5 years with most recent project first with the following information: Project Name, Location, Type or Description of Work, Construction Cost, Reference Name and Phone Number
- C. Name and full time superintendent and experience resume
- D. Number of employees of the bidder that will be working on the project
- E. Name of Subcontractors: Provide names of subcontractors for this project with the following information: Name, Location and Experience. And four similar projects and references.
- F. Provide information of available equipment.
- G. Failure to provide correct information may result in a rejection of bid.

PART 2 – PRODUCTS - NOT USED

PART 3 – EXECUTION - NOT USED

END OF SECTION

CITY OF SAN JUAN
LIFT STATION NO.6 RELOCATION PROJECT
00180-2
BIDDER'S QUALIFICATIONS



NOTICE OF INTENT TO RESPOND

Firms interested in submitting a bid on **RFB NO. 25-005-04-09**, as outlined in the specifications, should indicate their intention by signing, dating and returning the form to the email address below prior to **APRIL 2, 2025**, so that they may receive any addendums to the specifications should the need arise.

City of San Juan
Attn: Lori A. Maldonado, Purchasing Agent
512 S. Nebraska Avenue, San Juan, Texas 78589
Phone: (956) 223-2204
lmaldonado@sjtx.us

Bidder: GO underground LLC
[Please print or type the full name of your proprietorship, partnership, corporation, or joint venture.*]

Contact Name: George Olivares President
[Please print or type name] [Title]

Address: 24 W. Jefferson AVE STE 7
[Mailing]

Harlingen TX 78550
[Street, if different]

Telephone: 956 - 412 - 6100
[Print or type telephone number]

Fax: 956 - 412 - 6101
[Print or type telephone number]

Email: goexcavate@yahoo.com
[Print or type]

Log of Work-Related Injuries and Illnesses

Year 2024

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-

TX

Check the "injury" column or choose illness:

[illegible]

(1) (2) (3) (4) (5)

OSHA's Form 300A (Rev. 01/2004) Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0	2
(g)	(h)	(i)	(j)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	0
(k)	(l)

Injury and Illness Types

Total number of...	(1) Injury	(2) Skin Disorder	(3) Respiratory Condition	(4) Poisoning	(5) Hearing Loss	(6) All Other Illnesses
(m)	0	0	0	0	0	0

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 56 minutes per response, including time for reviewing the instruction, searching existing data sources, gathering the data needed, and completing and reviewing the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection contact, US Department of Labor, OSHA Office of Statistics, Room 1-384, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Year 2024
U.S. Department
Occupational Safety and Health
Form approved OSHA

Establishment information

Your establishment name GO Underground, LLC.
Street 217 E. Monroe Ave. State TX Zip 76550
City Hearington
Industry description (e.g., Manufacture of motor truck trailers)
Water & Sewer Line Construction
Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
2 3 7 1 0
OR North American Industrial Classification (NAICS), if known (e.g., 336212)

Employment information

Annual average number of employees 40
Total hours worked by all employees last year 87,065

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

George Olivares Owner
Company executive Title
958-412-6100 Phone 12/31/2024 Date

OSHA's Form 301

Injuries and Illnesses Incident Report

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

U.S. Department of Labor
Occupational Safety and Health Administration
Form approved OSHA no. 1219-0176

Information about the employee

1) Full Name Oswaldo Amaro

2) Street 2445 Taylor

City Brownsville State Tx Zip 78521

3) Date of birth 6/16/1975

4) Date hired 10/6/2008

5) ☒ Male

☐ Female

Information about the physician or other health care professional

6) Name of physician or other health care professional C. Lynn Anderson MD

3302 Boca Chica Blvd. Brownsville, Tx 78521

7) If treatment was given away from the worksite, where was it given?

Facility Valley Day & Nigh Clinic

Street 3302 Boca Chica Blvd.

City Brownsville State Tx Zip 78521

8) Was employee treated in an emergency room?

☐ Yes

☒ No

9) Was employee hospitalized overnight as an in-patient?

☐ Yes

☒ No

Information about the case

10) Case number from the Log 1 (Transfer the case number from the Log after you record the case.)

11) Date of injury or illness 4/30/2024

12) Time employee began work 7:00 AM AM

13) Time of event 2:00 AM PM ☐ Check if time cannot be determined

*Please do not include any personally identifiable information (PII) pertaining to worker(s) involved in the incident (e.g., SSNs, phone numbers, or emails) in the following fields.

*14) What was the employee doing just before the incident occurred? Describe the activity, as well as the tools, equipment or material the employee was using. Be specific. Examples: "Climbing a ladder while carrying roofing materials"; "spraying chlorine from hand sprayer"; "daily computer key-entry"

FORMING CEMENT FOR DRAINAGE DITCH

*15) What happened? Tell us how the injury occurred. Examples: "When ladder slipped on wet floor, worker fell 20 feet"; "Worker was sprayed with chlorine when gasket broke during replacement"; "Worker developed soreness in wrist over time"

CEMENT APPEARS TO HAVE CAUSED IRRITATION

*16) What was the injury or illness? Tell us the part of the body that was affected and how it was affected. Examples: "Strained back"; "chemical burn, hand"; "carpal tunnel syndrome"

IRRITATION TO LOWER LEFT SHINBONE

*17) What object or substance directly harmed the employee? Examples: "concrete floor"; "chlorine"; "radial arm saw" If this question does not apply to the incident, leave it blank.

CEMENT

18) If the employee died, when did death occur? Date of death N/A

Completed by	<u>SOLEADAD BRAVO</u>
Title	<u>OFFICE MANAGER</u>
Phone	<u>956-412-6100</u>
Date	<u>4/30/2024</u>

Public reporting burden for this collection of information is estimated to average 22 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Persons are not required to respond to the collection of information unless it displays a current valid OMB control number. If you have any comments about this estimate or any other aspects of this data collection, including suggestions for reducing this burden, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave., NW, Washington, DC 20210. Do not send the completed forms to this office.

OSHA's Form 301

Injuries and Illnesses Incident Report

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

U.S. Department of Labor
Occupational Safety and Health Administration
Form approved OMB no. 1218-0176

Information about the employee

1) Full Name Margarito Guerrero

2) Street 1006 Violet Dr.

City Pharr State Tx Zip 78577

3) Date of birth 2/5/1971

4) Date hired 11/27/2023

5) ☒ Male
☐ Female

Information about the physician or other health care professional

6) Name of physician or other health care professional

7) If treatment was given away from the worksite, where was it given?

Facility McAllen Emergency Room

Street 6700 N. 10th St.

City McAllen State Tx Zip 78504

8) Was employee treated in an emergency room?

☒ Yes
☐ No

9) Was employee hospitalized overnight as an in-patient?

☐ Yes
☒ No

Information about the case

10) Case number from the Log 2 (Transfer the case number from the Log after you record the case.)

11) Date of injury or illness 11/14/2024

12) Time employee began work 7:00 AM AM

13) Time of event 11:00 AM AM ☐ Check if time cannot be determined

*Please do not include any personally identifiable information (PII) pertaining to worker(s) involved in the incident (e.g., no names, phone numbers, or titles) in the following fields.

*14) What was the employee doing just before the incident occurred? Describe the activity as well as the tools, equipment or material the employee was using. Be specific. Examples: "Climbing a ladder while carrying roofing materials"; "Spraying chlorine from hand sprayer"; "daily computer key-entry";

CUTTING WOOD

*15) What happened? Tell us how the injury occurred. Examples: "When ladder slipped on wet floor, worker fell 20 feet"; "Worker was sprayed with chlorine when gasket broke during replacement"; "Worker developed soreness in wrist over time";

CUTTING WOOD FORMS

*16) What was the injury or illness? Tell us the part of the body that was affected and how it was affected. Examples: "strained back"; "chemical burn, hand"; "carpal tunnel syndrome";

CUT LEFT FORE FINGER

*17) What object or substance directly harmed the employee? Examples: "concrete floor"; "chlorine"; "radial arm saw." If this question does not apply to the incident, leave it blank.

CIRCULAR SAW

18) If the employee died, when did death occur? Date of death N/A

Public reporting burden for this collection of information is estimated to average 22 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Persons are not required to respond to the collection of information unless it displays a current valid OMB control number. If you have any comments about this estimate or any other aspects of this data collection, including suggestions for reducing this burden, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Completed by SOLEADAD BRAVO

Title OFFICE MANAGER

Phone 956-412-6100 Date 4/30/2024

Log of Work-Related Injuries and Illnesses



Year 2023

Form approved OMB no. 1218-0176

GO UNDERGROUND, LLC

State TEXAS[illegible]

Injury
Disorder
Respiratory
Condition
Poisoning
G Loss
Diseases

(1) (2) (3) (4) (5) (6)

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.



Establishment name GO Underground, LLC.

City Harlingen State Tx

Classify the case

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

Page 1 of 1 (1) (2) (3) (4) (5)

OSHA's Form 300A (Rev. 01/2004) Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employers of former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
(g) 0	(h) 76	(i) 0	(j) 0

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
(k) 76	(l) 0

Injury and Illness Types

Total number of...	(m)	(1)	(2)	(3)	(4)	(5)	(6)	(7)
(1) Injury	1							
(2) Skin Disorder	0							
(3) Respiratory Condition	0							
(4) Poisoning								
(5) Hearing Loss								
(6) All Other Illnesses								

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instructions, search existing data sources, gathering the data needed, and reviewing the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-364, 200 Constitution Ave., NW, Washington, DC 20210. Do not send the completed forms to this office.

Year 2022
U.S. Department
Occupational Safety and Health
Form approved OMB

Establishment Information

Your establishment name GO Underground, LLC.
Street 217 E. Monroe Ave.
City Hartington State TX Zip 78550
Industry description (e.g., Manufacture of motor truck trailers)
Water & Sewer Line Construction
Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
2 3 7 7 1 0
OR North American Industrial Classification (NAICS), if known (e.g., 336212)

Employment Information

Annual average number of employees 40
Total hours worked by all employees last year 58,619

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

George Oliveres Company executive

Owner
Title

956-412-8100 Phone 12/31/2022 Date

OSHA's Form 301

Injuries and Illnesses Incident Report

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

U.S. Department of Labor
Occupational Safety and Health Administration
Form approved OSHA no. 1218-0176

Information about the employee

- 1) Full Name Nicholas Garcia
- 2) Street 32150 Post Oak City San Benito State Tx Zip 78586
- 3) Date of birth 6/10/1977
- 4) Date hired 7/4/2016
- 5) ☒ Male ☐ Female

Information about the physician or other health care professional

- 6) Name of physician or other health care professional Dr. Rafael Lopez, MD

- 7) If treatment was given away from the worksite, where was it given?

Facility San Benito Medical Associates
Street 351 N. Sam Houston
City San Benito State x Zip 78586

- 8) Was employee treated in an emergency room?
☒ Yes ☐ No
- 9) Was employee hospitalized overnight as an in-patient?
☒ Yes ☐ No

Information about the case

- 10) Case number from the Log 1 (Transfer the case number from the Log after you record the case.)
- 11) Date of injury or illness 10/24/2022
- 12) Time employee began work 7:00 AM AM
- 13) Time of event 3:00 AM PM ☐ Check if time cannot be determined

*Please do not include any personally identifiable information (PII) pertaining to workers involved in the incident (e.g., no names, phone numbers, or IDs) in the following fields.

- *14) What was the employee doing just before the incident occurred? Describe the activity, as well as the tools, equipment or material the employee was using. Be specific. Examples: "climbing a ladder while carrying roofing materials"; "spraying chlorine from hand sprayer"; "daily computer key-entry";

CUTTING PIPE

- *15) What happened? Tell us how the injury occurred. Examples: "When ladder slipped on wet floor, worker fell 20 feet"; "Worker was sprayed with chlorine when gasket broke during replacement"; "Worker developed soreness in wrist over time";

CUTTING PIPE WITH QUICK SAW AND LOST CONTROL

- *16) What was the injury or illness? Tell us the part of the body that was affected and how it was affected. Examples: "strained back"; "chemical burn, hand"; "carpal tunnel syndrome";

CUT CHIN ON FACE

- *17) What object or substance directly harmed the employee? Examples: "concrete floor"; "chlorine"; "radial arm saw." If this question does not apply to the incident, leave it blank.

QUICKIE SAW

- 18) If the employee died, when did death occur? Date of death N/A

Completed by	SOLEADAD BRAVO
Title	OFFICE MANAGER
Phone	956-412-6100
Date	10/24/2022

Public reporting burden for this collection of information is estimated to average 22 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Persons are not required to respond to the collection of information unless it displays a current valid OMB control number. If you have any comments about this estimate or any other aspects of this data collection, including suggestions for reducing this burden, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

Form approved OMB no. 1218-1

Establishment name GO Underground, LLC

City Harlingen State Tx

Classify the case

Be sure to transfer these totals to the Summary page (Form 300A) before you post it.

(1) (2) (3) (4) (5)

OSHA's Form 300A (Rev. 01/2004) Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0".

Employers of non-union employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0	1
(g)	(h)	(i)	(j)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	0
(k)	(l)

Injury and Illness Types

Total number of...	(1) Injury	(2) Skin Disorder	(3) Respiratory Condition	(4) Poisoning	(5) Hearing Loss	(6) All Other Illnesses
(m)	1	0	0	0	0	1

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instructions, search existing data sources, gathering the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any aspect of this collection of information, including suggestions for reducing the burden, to Washington, DC 20503. Send comments to the Office of Management and Budget, Paperwork Project Director (0418-0182). Do not send comments to this office.

Year 2021
U.S. Department
Occupational Safety and Health
Form approved OSHA

Establishment Information

Your establishment name GO Underground, LLC
Street 217 E. Monroe Ave. State TX Zip 78550
City Hearkening
Industry description (e.g., Manufacture of motor truck trailers)
Water & Sewer Line Construction
Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
2 3 7 7 1 0
OR North American Industrial Classification (NAICS), if known (e.g., 336212)

Employment Information

Annual average number of employees 40
Total hours worked by all employees last year 61,837

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

George Olivas Company executive
956-412-6100 Phone
Owner Title
1/23/2021 Date

OSHA's Form 301

Injuries and Illnesses Incident Report

Attention: This form contains information relating to employee health and must be used in a manner that protects the confidentiality of employees to the extent possible while the information is being used for occupational safety and health purposes.

U.S. Department of Labor
Occupational Safety and Health Administration
Form approved OMB no. 1218-0176

Information about the employee

This *Injury and Illness Incident Report* is one of the first forms you must fill out when a recordable work-related injury or illness has occurred. Together with the *Log of Work-Related Injuries and Illnesses* and the accompanying *Summary*, these forms help the employer and OSHA develop a picture of the extent and severity of work-related incidents.

Within 7 calendar days after you receive information that a recordable work-related injury or illness has occurred, you must fill out this form or an equivalent. Some state workers' compensation, insurance, or other reports may be acceptable substitutes. To be considered an equivalent form, any substitute must contain all the information asked for on this form.

According to Public Law 91-596 and 29 CFR 1904, OSHA's recordkeeping rule, you must keep this form on file for 5 years following the year to which it pertains.

If you need additional copies of this form, you may photocopy and use as many as you need.

Completed by	SOLEAD BRAVO
Title	OFFICE MANAGER
Phone 956-412-6100	Date 1/13/2021

1) Full Name Francisco Mendoza

2) Street 20892 Thompson Rd City Santa Rosa State Tx Zip 78593

3) Date of birth 10/4/1976

4) Date hired 3/1/2008

5) ☒ Male ☐ Female

Information about the physician or other health care professional

6) Name of physician or other health care professional _____

7) If treatment was given away from the worksite, where was it given?

Facility Valley Day & Night Clinic

Street 1214 Duxeland Rd, Ste. B

City Hartigan State x Zip 78550

8) Was employee treated in an emergency room?
☐ Yes ☒ No

9) Was employee hospitalized overnight as an in-patient?
☐ Yes ☒ No

Information about the case

10) Case number from the Log 2 (Transfer the case number from the Log after you record the case.)

11) Date of injury or illness 1/13/2021

12) Time employee began work 7:00 AM AM

13) Time of event 8:00 AM AM ☐ Check if time cannot be determined

14) What was the employee doing just before the incident occurred? Describe the activity, as well as the tools, equipment or material the employee was using. Be specific. Examples: "climbing a ladder while carrying roofing materials"; "spraying chlorine from hand sprayer"; "daily computer key-entry".

15) What happened? Tell us how the injury occurred. Examples: "When ladder slipped on wet floor, worker fell 20 feet"; "Worker was sprayed with chlorine when gasket broke during replacement"; "Worker developed soreness in wrist over time"; "WORKING ON WATERLINE CROSSINGS"

16) What was the injury or illness? Tell us the part of the body that was affected and how it was affected. Examples: "strained back"; "chemical burn, hand"; "carpal tunnel syndrome"; "SKINS OF RASH ON BODY"

17) What object or substance directly harmed the employee? Examples: "concrete floor"; "chikenne"; "radial arm saw". If this question does not apply to the incident, leave it blank.
UNKNOWN

18) If the employee died, when did death occur? Date of death N/A

Public reporting burden for this collection of information is estimated to average 22 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Persons are not required to respond to the collection of information unless it displays a current valid OMB control number. If you have any comments about this estimate or any other aspects of this data collection, including suggestions for reducing this burden, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.



125 EAST 11TH STREET | AUSTIN, TEXAS 78701-2483 | (512) 463-8588 | WWW.TXDOT.GOV

March 30, 2023

GO UNDERGROUND, LIMITED LIABILITY COMPANY
217 E MONROE AVE
HARLINGEN, TX. 78550

RE: TxDOT Vendor Number 14217

Dear Contractor:

Your Confidential Questionnaire is satisfactory and qualifies you to bid on Projects let by the Texas Department of Transportation (TxDOT) from the date of this letter through December 31, 2023.

Your bidding capacity has been set at \$45,929,000.00. You may request and receive bidding proposals for projects on which the engineer's estimate does not exceed your bidding capacity less any uncompleted work currently under contract with TxDOT.

If we may be of further assistance, please contact our Pre-qualification Branch at 512/416-2584.

Sincerely,

Greg Williams
Director, Letting Management Section
Construction Division

OUR VALUES: People • Accountability • Trust • Honesty
OUR MISSION: Connecting You With Texas

An Equal Opportunity Employer



125 EAST 11TH STREET, AUSTIN, TEXAS 78701-2483 | 512.416.4700 | WWW.TXDOT.GOV

June 3, 2021

George Olivares
Owner
Go Underground, Limited Liability Company
217 E Monroe Street
Harlingen, TX 78550

Re: Disadvantaged Business Enterprise (DBE) Certification
Annual Update - Approval

Dear Mr. Olivares,

We have approved your recently submitted Annual Update Affidavit and your DBE certification remains active.

To ensure that your certification remains valid, please visit the Diversity Management System (DMS) at <https://txdot.txdotcms.com/> to periodically review your account information. Failure to maintain accurate records related to ownership, management control, and contact information could result in decertification.

All firms must be registered with the Secretary of State to do business with TxDOT. All firms identified as the apparent low bidder on construction and maintenance projects must have an E-Verify Memorandum of Understanding (MOU) for Employers executed through the Department of Homeland Security's (DHS) E-Verify system.

If you have any questions, you may contact Christina Calvo at 512.486.5510.

Sincerely,

Michael D. Bryant
Director
Civil Rights Division

OUR VALUES: People • Accountability • Trust • Honesty
OUR MISSION: Connecting You With Texas

An Equal Opportunity Employer



125 EAST 11TH STREET, AUSTIN, TEXAS 78701-2483 | 512.416.4700 | WWW.TXDOT.GOV

May 13, 2020

George Olivares
Owner
GO Underground, LLC
217 E. Monroe Street
Harlingen, TX 78550

Re: Small Business Enterprise (SBE) Certification
Renewal Approval

Dear Mr. Olivares,

We have approved your recently submitted renewal application and your SBE certification remains active.

To ensure that your certification remains valid, please visit the Diversity Management System (DMS) at <https://txdot.txdotcms.com/> to periodically review your account information and complete the Renewal Application. Failure to maintain accurate records related to ownership, management control, and contact information could negatively affect your eligibility in the SBE program. If you experience technical difficulties with DMS please click on the "Contact Us and Support" link on the DMS homepage.

Sole Proprietors must have an updated Assumed Name Certificate with the County Clerk's Office and all other firms must be registered with the Secretary of State to do business with TxDOT. All firms identified as the apparent low bidder on construction and maintenance projects must have an E-Verify Memorandum of Understanding for Employers (MOU) executed through the Department of Homeland Security's (DHS) E-Verify system.

If you have any questions you may contact Christina Calvo at 512.486.5510.

Sincerely,

Michael D. Bryant
Director
Civil Rights Division

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OUR MISSION: Connecting You With Texas

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Texas Historically Underutilized Business (HUB) Certificate



Certificate/VID Number: 1800258954900
Approval Date: August 24, 2021
Scheduled Expiration Date: August 24, 2025

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

GO Underground, Limited Liability Company

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **August 24, 2021**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business, application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

*Statewide HUB Program
Statewide Procurement Division*

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet

863-5881.

September 30, 2021

GO Underground, L.L.C.

217 E. Monroe Avenue

Harlingen, TX 78550

To whom it may concern,

It gives me great pleasure to write this letter of recommendation for GO Underground. GO Underground (GO) has served as a very reliable and dependable subcontractor working on the Dicker Road Project for Precinct #3. My name is Saul Munoz, and I am the Project Manager assisting Precinct #3 with the Project management, inspection, and material testing. I oversee GO's work on the Dicker Road project.

I have known GO for the past two years as they were tasked with installing all the underground drainage, sheet piling slope protection and riprap on Dicker Road. I have had the opportunity to observe their participation and interaction with the work and to evaluate their experience and knowledge of the subject matter. They are an outstanding contractor in all respects. GO has proven that through good communication, hard work, follow through and teamwork is the key to success. Two GO examples of teamwork are provided below.

GO worked closely with Precinct #3 to initiate and complete a \$636,335.00 change order (CO). The CO was for McAllen PU to install a 12" water line on the north side of Dicker Road that services both McAllen and the City of Hidalgo. GO provided very acceptable prices, and the work was completed ahead of schedule.

GO working closely with Precinct #3 and myself initiated a cost savings opportunity during the concrete pipe installation. They provided a cost savings of \$170,885.00 for Precinct #3 by substituting a select backfill for the pipe with very good natural soils from the project. The funds were utilized by Precinct #3 for other major improvements being considered for Dicker Road.

GO Underground is well equipped to grow from any challenges that may be presented with any drainage related type of construction project. Their knowledge, skill, and expertise in underground storm sewer construction, shows that they are prepared for any sizable project. I would strongly suggest making GO Underground a part of your team.

Sincerely,
Saul R. Munoz, P.E.



P.O. Box 2724 • McAllen, TX 78502
(956) 585-3773 • www.B2ZEng.com

GO UNDERGROUND LLC

STAFF DESIGNATION

Company Name

GO UNDERGROUND LLC

Date

01/06/2024

CSJ

0921-02-431

Highway

Enter Highway

Project

JACKSON HIKE AND BIKE PHASE II

County

HIDALGO

Email

goexcavate@yahoo.com

Superintendent

JOSE OLIVARES

(Reference Article 5.5)

Phone Number

9563589368

Email

goexcavate@yahoo.com

Contractor Safety Point of Contact

JOSE OLIVARES

(Reference Section 7.2.1)

Phone Number

9563589368

Email

goexcavate@yahoo.com

DBE Liaison Officer

SOLEDAD BRAVO

(Federal Aid Only - Reference DBE Special Provision Section 2.3.1.)

Phone Number

9564126100

Email

goexcavate@yahoo.com

SBE Liaison Officer

Enter SBE Liaison Officer

(Wholly State Funded Only - Reference SBE Special Provision Section 2.1.2.6)

Phone Number

xxx-xxx-xxxx

Email

Enter SBE Liaison Officer Email

Payroll Officer

JUAN OLIVARES

To provide a point of contact for questions/issues regarding payroll.

Phone Number

9564126100

Email

goexcavate@yahoo.com

Contractor Responsible Person for Traffic Control (CRP)

JOSE OLIVARES

Phone Number

9563589368

Email

goexcavate@yahoo.com

CRP Alternate

JUAN OLIVARES

(Reference Section 7.2.6.1)

Phone Number

9563589368

Email

goexcavate@yahoo.com

Flagger Instructor

JOSE OLIVARES

(Reference Section 7.2.6.2. and Section 7.2.6.5)

Phone Number

9563589368

Email

goexcavate@yahoo.com

Project Scheduler

JUAN OLIVARES

(Reference Section 8.5.1)

Phone Number

9564126100

Email

goexcavate@yahoo.com

Contractor Responsible Person for Environmental (CRPE)

JUAN OLIVARES

Phone Number

9564126100

Email

goexcavate@yahoo.com

CRPE Alternate

Enter CRPE Alternate

(Reference Section 506.3.3)

Phone Number

xxx-xxx-xxxx

Email

goexcavate@yahoo.com

Contractor Authorized Representative Email

goexcavate@yahoo.com

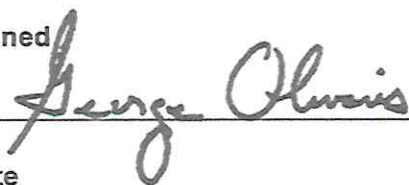
Contractor Authorized Representative

By signing this form, the contractor certifies that required training is complete in accordance with contract specifications (flaggers, environmental, other work zone personnel, law enforcement, etc.).

Name & Title

GEORGE OLIVARES PRESIDENT

Signed



Date

01/03/2025

George Olivares
603 S. Tower Rd.
Alamo, Texas 78516
Phone: (956)412-6100 / Cell: (956)227-8501

SUMMARY: Twenty-seven years as a business owner and general manager. Excellent business communications. Direct involvement with preparation of bid proposals for the state, county, city, irrigation districts, drainage districts, and private contracts. Installation expertise in storm drain, sewer systems, gravity flow, force main lift stations, concrete structures, inlets and manholes, and box culverts. Also in modifications & extensions of all structures including pipes, concrete work (driveways, sidewalks, curb & gutter, irrigation lines, siphons and rip rap). Any system up to 10' x 10'.

EDUCATION: Harlingen North High School Harlingen, TX
1968-1971

EXPERIENCE:
07/08 to now **GO Underground, L.L.C.** Harlingen, TX
(Owner/General Manager)
Responsible for ensuring the success of all aspects of the project from the pre-bid and proposal stage through the contract award and project completion. Participate in the development of construction projects with owners and engineers, and oversee its organization, scheduling, and implementation. Analyze blueprints, specifications, and costs to assist with bid proposals.

08/02 to 06/08 **G.O. Excavating & Construction** Harlingen, TX
Schedule projects in logical steps and budget time required to meet deadlines. Determine labor requirements and dispatch workers to construction sites. Inspect and review projects to monitor compliance with building and safety codes, and other regulations. Interpret and explain plans and contract terms to administrative staff, workers, and clients, representing the owner or developer. Negotiate revisions, changes and additions to contractual agreements with engineers, clients, suppliers and other contractors. Line of work consisted 95% for TX DOT jobs.

Jose G. Olivares

603 S. Tower Rd Alamo, TX 78516

Phone: (956)412-6100 / Cell: (956)358-9368

SUMMARY:

Eleven years experience with the supervision of projects planning schedules, and material deliveries, solving problems. Responsible for bringing to successful completion of several short and long term construction projects by planning, organizing, and coordinating projects; completing quality inspections; supervising sub-contractors and staff. Responsible for obtaining quotes, submittals, and coordinating material schedules with suppliers, project managers and engineers. Preparing bid proposals for local city, irrigation, drainage, county, schools, and state projects. Have obtained the OSHA 10 and 30 hour Certification for Construction.

Two years experience managing produce buy and sell operations. Pricing and promoting fresh produce, meeting objectives for sales, margin, and customer service.

Experience in dispatch, and daily transportation and delivery operations.

EDUCATION:

PSJA

Alamo, TX

2006-2009

EXPERIENCE:

11/12 to now

GO Underground, L.L.C.

Harlingen, TX

(Construction Supervisor/Estimator/Safety Officer)

Responsible for managing crew leaders, delivering quality work, and utilizing industry standards and materials. Coordinates work schedules with Project Managers and engineers. Preparing bid proposals by gathering material proposals, blueprints, specifications, and related documents. Computes costs by analyzing labor, material and time. Adhere to OSHA safety guidelines and practices.

01/10 to 11/12

GO First International Trade, L.L.C.

Harlingen, TX

(Produce Manager/USDA Compliance)

Responsible for negotiating with suppliers for favorable prices, terms, quality, and delivery. Purchase produce following guidelines of marketing plan. Research new or alternative sources of supply. Receive produce deliveries, follow established receiving procedures. Assist customers with produce questions and orders. Obtain credits from farmers and issue credits to buyers where applicable. Meet with farmers occasionally to discuss planting season and ordering commitments.

06/12 to 09/12

Fusion Freight Express, LLC.

(Logistics Manager/DOT Compliance)

Ensure carrier compliance with company policies or procedures for Product transit or delivery. Negotiate transportation rates or services. Supervise drivers, shipments, and schedulers.

Juan Olivares
603 S. Tower Rd.
Alamo, Texas 78516
Phone: (956)685-2124

SUMMARY: Fourteen years total experience with the installation of underground utilities, and its structures (inlets and manholes, precast or cast in place). Recording and submitting labor and wages as per TX DOT requirements. Responsible for timely and accurate submissions of bid proposals to project owner's. Analyzing plans and specs for the compilation of project proposals. Have obtained the OSHA 10 and 30 hour Certification for Construction.

EDUCATION: Donna High School Donna, TX
2001-2004

EXPERIENCE: 1/09 to now **GO Underground, L.L.C.** Harlingen, TX
(Project Manager/Payroll Clerk/EEO Officer)
Analyze and compile data for bid proposals including labor, materials, special machinery requirements, and location depending on the type and size of the project. Review plans & specs for material quoting and costs. Water and sewer line construction and related structures construction. Supervising the project sites, and meeting with owner's and engineers to discuss possible factors that may arise or need to be added. Scheduling projects and meeting deadlines. Recording labor wages as required by contract, and submitting certified payroll records. Responsible for Tracking Project Production Reports

SKILLS: **United States Marines Corps**
Iraq War Veteran
2004-2008

Company Equipment

#	Model Year	Description	ID	Serial#
1	2001	JD Excavator	230LC	FD230CX600534
2	2002	410G JD Wheel Loader Backhoe	91033	T0410gx910533
3	2006	JD Loader	624J	DW624JZ605191
4	2006	JD Excavator	350D	FF350DX805233
5	2006	Backhoe Loader	410G	T0410GX960254
6	2006	JD Backhoe Loader	410G	T0410GX960248
7	2006	JD Wheel Loader	624J	DW624JZ608626
8	2006	JD Excavator	350	FF350DX805907
9	2002	JD Excavator	200CLC	FF200CX503436
10	1999	Bomag 47 Padfoot Roller		A219C2045V
11	2006	Champion 540 Padfoot Roller		X100385X
12	2006	Dynapac Padfoot Vibratory		NR6970373
13	2006	JD Excavator	330CLC	FF330CX083074
14	2006	JD Wheel Loader	624H	DW624HX581480
15		Lamore Broom	Model 8B	SN#24412
16	1998	Champion Motorgrader	C86A AWD	SN#200585
17		Ingersol Rand Forklift		
18	2014	Multiquip Vibratory Roller	AR13HA Tandem	SN#140501
19	2013	Volvo 4x4 Loader Backhoe	BL60B	SN#VCED60BT02122391
20	1999	Ingersol-Rand Vibratory Padfoot Compactor	SD100F Propac	SN#161457
21	1998	Ferguson Roller	Model 46-14	SN#3996
22		Concrete Paving machine		
23	2013	Witzco Challenger	Lowboy	1W8A11E38DS000334
24		Ingersol Rand Compactor	SD40F	SN166681
25		Bomag Trench Compactor	BMP851	
26		Broce Broom Sweeper	RJ350	SN#89901
27		Hitachi Longreach	ZX200LC	SM#1G6P101512
28	2019	JD EXCAVATOR	50G	1FF050GXCKH290068
29	2017	JD Excavator	380 GLC	1FF380GXHHF9000212
30	2018	JD EXCAVATOR	210GLC	1FF210GXJJF525744

31	2005	Ingersoll Rand	Padfoot Roller sd-77f tf	SN#177352
32	2019	JD Wheel Loader	624L	1DW624LZCKF701637
33	2015	Laymor Sweepmaster	400 Sweeper	36451
34	2018	JD Excavator	250GLC	1FF250GXTJF610812
35	2012	VOLVO TRACK EXCAVATOR	EC700CL	SNVCEC700CJ00110150
36	2011	CAT Double Drum Roller	CB54XW	CAT0CB54CJLM00495
37	2007	STONE Padfoot Drum Compactor	PD43	SN232007002
38		Cedarapids Wheel Asphalt Paver	CR452	SNTRX00452E0K9L0101
39	2017	JD Motorgrader	672G	1DW672GXTGF677940
40		Taylor Cushion Tire Forklift	TY14BW	SN#111181560
41	2013	Ditch Witch RT-13	WALK BEHIND TRENCHER	SN#16XVD00000451
42	2022	Volvo	L110H	612492
43	1998	Bomag Pneumatic Roller	BW11RH	SN#A222C1597V
44	2018	Caterpillar Excavator	320GC HYD	CAT00320AKTN00391
45	2020	Caterpillar Backhoe Loader	416	SN#OROPS
46	1999	JD Wheel Loader	544H	SN#574014
47	2008	Bomag	BW213PDH- 40	901582571128
48	2013	Volvo	DD25	VCE00D25H0H650779
49	2015	JD	310KEP	1T0310EKFHFG276027
50		Kubota Hyd Excavator	KX91 352	43100
51	2019	Kubota TRACTOR	M7-171	M7171H10277
52	2022	Gamaco Crawler Curb Machine	GT3200	907100003
53	2022	JD Mastless Grade	SmartGrade	1T05G96XJN0000326
54	2022	JD Compact Track Loader	333G	1T0333GMHPF438207
55	2015	JD Motor Grader	772GP	664160
56	2013	Volvo Motor Grader		VCEG930BH055576077
57	2007	Dynapac Padfoot Compactor	CA250PD	10000108C0D007729
58	2006	Roadtec Tracked Cold Planer	RX900	CH90086157
59	2023	Gamaco Crawler Curb Machine	GT3200	907100003

Company Trucks

#	Model Year	Make	Model	Body Type	VIN
1	1993	International	G4900	Water Truck	1HTSG0003PH512807
2	1996	Big Tex	Flatbed	Trailer	1234
3	1992	Ford	L800	Water Truck	1FDZY82A6NVA36561
4	1989	Ford	Conventional	Water Truck	1FDYY82A7KVA55255
5	1987	Ford		Water Truck	1FTYR82A4HVA06962
6	2009	International	5900i	Truck/Tractor	1HSXRAPT69J047803
7	2007	Ford	F150	TRUCK	1FTRF12277KC86243
8	2016	GMC	SIERRA 3500	TRUCK	1GD42VCG4GF108349
9	2016	GMC	SIERRA 3500	TRUCK	1GD42VCG0GF209811
10	2018	GMC	SIERRA 1500	TRUCK	3GTU2NEC23G444313
11	2018	FORD	F250	TRUCK	1FT7W2BT5JEB71556
12	2019	GMC	SIERRA LIM	TRUCK	2GTR1LEC0K1225177
13	2018	CHEVROLET	SILVERADO 3500	FLATBED TRUCK	1GB4KYCY0JF201881
14	2003	BIG TEX 16' UT	GOOSENECK	TRAILER	4K8GX242131610824
15	2020	FORD	F350 SD	TRUCK	1FD8W3HN4LEC24927
16	1996	BIG TEX	UT	TRAILER	4K8GX2028T1311823
17	2006	international	7500	water truck	SN1HTWNAZR06J329337
18	2014	Ford	F150	XL 4x2	sn1ftmf1cf0ekd48323
19	2007	BIG TEX	UTILITY TRL	12PI-18 18FT	SN#16VPX182272382230
20	2015	KEARNEY	UTILITY TRL	18FT	SN#5LCLB1828F1038806
21	2008	BIG TEX	UTILITY TRL	12PI-18 18FT	SN#16VPX182981312026
22	1982	Progress	SST-DC	TANKER TRL	B32053
23	2018	Dodge Ram	5500 4x4 HD	CREW CAB FL TK	3C7WRNEL0JG269504
24	2015	CHEVROLET	Silverado K150	TRUCK	1GCVKPEC4FZ296267
25	2016	Freightliner	Dump Truck		1FUGGEDY4GLGP8963
26	2016	Freightliner	Dump Truck		1FUGGEDV1GLHB3874
27	2021	CHEVROLET	Silverado	CREW CAB FL TK	1GB4YSE79MF237976



2022-2024 COMPLETED PROJECTS

Project Name: STP 1902(311) FM 1847 Cameron CN:1801-02-017

Type of Project:

Date(s) 8/8/2019-01/31/2022 **COMPLETE**
Project Size: Large
Contract Amount: \$ 1,451,593.25
Location of Project: Cameron
Owner: TX DOT - Foremost Paving, Inc.
Owner's Contract:
Address: P.O. Box 29 Weslaco, TX 78599
Telephone Number: 956-316-8900 Jaime Farias jaime@fpitex.com

Project Name: Dicker Road Hidalgo County CSJ: 0921-02-312

Type of Project:

Date(s) 12/19/2019-01/31/2022 **COMPLETE-PENDING RETAINAGE**
Project Size: LARGE
Contract Amount: \$ 4,167,900.72
Location of Project: HIDALGO COUNTY
Owner: CITY OF MCALLEN - 2GS, LLC
Owner's Contract:
Address: P.O. Box 595 Penitas, Tx 78576
Telephone Number: 956-424-3414 Humberto Garcia beto@2gsllc.com

Project Name: Jefferson Drainage Improvements

Type of Project:

Date(s) 12/19/2019-04/09/20 **COMPLETE**

Project Size: MEDIUM

Contract Amount: \$ 278,891.98

Location of Project: CAMERON

Owner:

Owner's Contract: CITY OF HARLINGEN

Address:

Telephone Number: 956-226-5223 Andy Vigstol avigstol@myharlingen.us

Type of Project: Port of Harlingen Authority 2020 Road and Truck Queing Area Improvements

Date(s) 3/22/2021-04/30/2022 **COMPLETE**

Project Size: LARGE

Contract Amount: \$ 890,187.11

Location of Project: CAMERON

Owner: Port of Harlingen Authority - Clore Equipment

Owner's Contract:

Address: 21220 FM 1420 Harlingen, TX

Telephone Number: 956-748-4713 Juan Gonzalez, Jr. juan@cloreconstruction.com

Type of Project: 2019 Weslaco Water & Sewer Improvements 5019-80-0310-5000-8000-UCP-GVG

Date(s) 2/12/2022-05/18/2022 **COMPLETE**

Project Size: Small

Contract Amount: \$ 276,605.11

Location of Project: Hidalgo County

Owner: Hidalgo County Urban County Program-Cruz Gogan Engineers

Owner's Contract:

Address: 1916 Tesoro Street Pharr, TX 78577

Telephone Number: 956-787-8127 Marcus Cruz marcus@cruzhogan.net

Type of Project: Bayview Irrigation District Main Canal Pipeline Conversion

Date(s) 11/30/2021-06/01/22 **COMPLETE**

Project Size: Medium

Contract Amount: \$ 659,032.20

Location of Project: Cameron County

Owner: Bayview Irrigation District-Mooreland Surveying

Owner's Contract:

Address: 10 S. San Roan Rd Los Fresnos, Tx 78566

Telephone Number: 956-245-4651 Dustin Moore d.moorelandsurveying@gmail.com

Project Name: 2018 Bond-Group A Drainage Improvements-bicentennial Blueline Harvey Ave to Tamarck Ave. Bridge Improvements: Project No. 06-20-C23-325

Type of Project:

Date(s) 7/3/2020-08/28/2023 **COMPLETE**

Project Size: Large

Contract Amount: \$ 469,293.74

Location of Project: Hidalgo

Owner: City of McAllen

Owner's Contract:

Address: 1300 Houston Ave. McAllen, T 78501

Telephone Number: 956-681-1151 Jorge Gutierrez

jorge.gutierrez@mcallen.net

Type of Project: NH 2021 (193) Cameron SH 100

Date(s) 11/10/2020-10/24/23 **COMPLETE**

Project Size: SMALL

Contract Amount: \$ 115,831.00

Location of Project: CAMERON

Owner: TX DOT - 2GS, LLC.

Owner's Contract:

Address: P.O BOX 595 PENITAS, TX 78576

Telephone Number: 956-424-3414 Humberto Garcia

beto@2gsllc.com

Type of Project: Bradwell Subdivision

Date(s) 04/25/22-09/12/2023 **COMPLETE**

Project Size: Medium

Contract Amount: \$ 210,000.00

Location of Project: Cameron

Owner: Gracie & Scott Bradwell

Owner's Contract:

Address: 27043 Baker Potts Rd. Harlingen, Tx 78552

Telephone Number: 956-792-4542 Gracie Bradwell gbrad2000@gmail.com

Type of Project: Daffodil Ave. Roadway Widening mprovements 04-22-C28-338

Date(s) 5/26/2022-09/20/24 **COMPLETE**

Project Size: Large

Contract Amount: \$ 5,535,400.32

Location of Project: Hidalgo

Owner: City of McAllen

Owner's Contract:

Address: 1300 Houston Ave. McAllen, T 78501

Telephone Number: 956-681-1151 Juan De La Cruz

jdelacruz@mcallen.net

Type of Project: Highway 281 and FM 88-2018 Bond Referendum Project No. 14 CSP HCDD1-22-019-04-20-RFV

Date(s) 6/28/2022-08-20-24 **COMPLETE**
Project Size: Large
Contract Amount: \$ 1,475,360.00
Location of Project: Hidalgo
Owner: HCDD1
Owner's Contract:
Address: Cruz-Hogan Consultants 2290 W. Pike Blvd, Ste. 02 Weslaco, Tx 78596
Telephone Number: 956-854-4227 Orlando Cruz orlando@cruzhogan.net

Type of Project: 09-22-C46-493 DOVE AVENUE ROADWAY & DRAINAGE IMPROVEMENTS

Date(s) 11/14/2022-09/20/24 **COMPLETE**
Project Size: Large
Contract Amount: \$ 3,258,584.74
Location of Project: Hidalgo
Owner: City of McAllen
Owner's Contract:
Address: 1300 Houston Ave. McAllen, T 78501
Telephone Number: 956-681-1151 Eduardo Mendoza edmendoza@mcallen.net



500 N. Central Expressway, Ste. 550
Plano, TX 75074
assuredpartners.com

November 13, 2024

Go Underground, LLC
211 W. Jefferson Avenue, Ste. 7
Harlingen, TX 78550

Re: Bond Reference Letter – Go Underground, LLC

To Whom It May Concern:

Please accept this letter as verification of the fine standing that Go Underground, LLC has with our agency and United States Fire Insurance Company since 2022. Go Underground, LLC has demonstrated a proven ability to deliver quality projects on time and within budget. They are a well-managed, progressive company with a reputation for providing quality construction services in an expeditious manner.

From a bonding perspective, Go Underground's financial position and superior qualifications allow them to qualify for bonded jobs in the \$20,000,000 single and \$30,000,000 aggregate range with United States Fire Insurance Company. United States Fire Insurance Company is rated A (Excellent) XV by AM Best and is listed on the U.S. Treasury Department's Listing of approved Sureties with an underwriting limitation of \$188,805,000. We anticipate providing performance and payment bonds on any current or future projects once the project is agreeable to both parties, proper contracts are in place, and normal underwriting occurs.

We know that if you use Go Underground, LLC you will be very pleased with the excellent quality of work performed within the contract guidelines. The professionalism displayed by this firm is well known and has become a trademark of their company. We at AssuredPartners consider it a privilege to work with such a fine organization. We highly recommend Go Underground, LLC without reservation.

If you have any further questions, please don't hesitate to give me a call at 972-331-3725.

Sincerely,

A handwritten signature in blue ink that reads 'Russ Frenzel'.

Russ Frenzel, Attorney-in-Fact
AssuredPartners
russ.frenzel@assuredpartners.com
972-331-3725

****We at Baldwin-Cox Agency are not liable for any reason final bonds are not executed. All bonds are a matter between the Surety Company and the Contractor.**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/18/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Higginbotham Insurance Agency Inc 1400 N McColl Road Suite 105 McAllen TX 78501	CONTACT NAME: Mary Villarreal	FAX (A/C, No): 956-668-3515	
	PHONE (A/C, No, Ext): 956-682-9423	E-MAIL ADDRESS: mvillarreal@higginbotham.net	
INSURED Go Underground LLC 217 E Monroe Avenue Harlingen TX 78550	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Ascot Specialty Insurance Company		45055
	INSURER B : Clear Blue Insurance Company		28860
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

License#: 2081754
GOUNDER-02

COVERAGES

CERTIFICATE NUMBER: 1070917784

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:		ESGL241000376301	8/7/2024	8/7/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY		AQ1YTX00868200	8/23/2024	8/23/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$		ESXS241000376401	8/7/2024	8/7/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Blanket Primary & Non-Contributory per Endt #CG2001 0413 as per written contract applicable on General Liability
Blanket Additional Insured - Scheduled Person or Organization per Endt #CG2010 0413 as per written contract applicable on General Liability
Blanket Additional Insured - Completed Operations per Endt #CG20357 0413 as per written contract applicable on General Liability
Blanket Waiver of Subrogation per Endt #CG2404 0509 as per written contract applicable on General Liability

Blanket Additional Insured per Endt #QADINB0814 applicable on Auto Policy
Blanket Waiver of Subrogation per Endt #QWAIVERB0814 applicable on Auto Policy
Blanket 30 Day Notice of Cancellation Endt #Q30DNOC0915 applicable on Auto Policy

CERTIFICATE HOLDER

CANCELLATION

FOR INFORMATION PURPOSES ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Financial Statements

GO UNDERGROUND, LLC

FINANCIAL STATEMENTS AND SUPPLEMENTAL INFORMATION

YEARS ENDED DECEMBER 31, 2023 AND 2022

GO UNDERGROUND, LLC

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INDEPENDENT AUDITOR'S REPORT

To Mr. George Olivares
Managing Member
of Go Underground, LLC
Harlingen, Texas

Opinion

We have audited the accompanying financial statements of Go Underground, LLC (a Texas limited liability company), which comprise the balance sheets as of December 31, 2023 and 2022, and the related statements of income, statements of changes in member's equity, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Go Underground, LLC as of December 31, 2023 and 2022, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Go Underground, LLC and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Go Underground, LLC's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

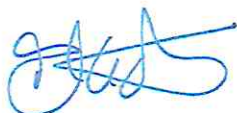
- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Go Underground, LLC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Go Underground's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary schedules on pages 14-19 are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.



Gladys Martinez, CPA, PLLC

Weslaco, TX 78599

March 29, 2024



GO UNDERGROUUND, LLC
BALANCE SHEETS
As of December 31, 2023 and 2022

ASSETS	<u>2023</u>	<u>2022</u>
Current assets		
Cash and cash equivalents	\$ 165,564	\$ 236,621
Contracts receivable	1,458,008	1,037,569
Retainage receivable	630,784	630,499
Marketable securities measured at fair value	35,627	29,627
Costs and estimated earnings in excess of billings on uncompleted contracts	<u>1,829,669</u>	<u>884,580</u>
Total current assets	<u>4,119,652</u>	<u>2,818,896</u>
Property, plant and equipment, at cost		
Machinery and equipment	4,849,012	3,594,554
Furniture and fixtures	20,039	23,180
Vehicles	758,221	530,766
Land	49,232	49,232
Less accumulated depreciation	<u>(2,490,092)</u>	<u>(2,215,079)</u>
	<u>3,186,412</u>	<u>1,982,653</u>
Other assets		
Employee loans	84,024	55,704
Shareholder loans	31,843	23,354
Notes receivable	137,647	147,933
Long-Term investments	<u>61,952</u>	<u>64,112</u>
Total other assets	<u>315,466</u>	<u>291,103</u>
 Total assets	 <u>\$ 7,621,530</u>	 <u>\$ 5,092,652</u>

See the accompanying notes.



GO UNDERGROUND, LLC
BALANCE SHEETS
As of December 31, 2023 and 2022
(Continued)

	<u>2023</u>	<u>2022</u>
LIABILITIES AND MEMBER'S EQUITY		
Current liabilities		
Accounts payable	\$ 758,842	\$ 136,377
Payroll taxes and related payables	12,258	19,275
Billings in excess of costs and estimated earnings on uncompleted contracts	0	90,452
Other current liabilities	10,508	10,508
Current portion of long-term debt	<u>220,284</u>	<u>265,846</u>
Total current liabilities	1,001,892	522,458
Long-term liabilities		
Notes payable	963,546	564,585
Less current portion	<u>(220,284)</u>	<u>(265,846)</u>
Total long-term liabilities	<u>743,262</u>	<u>298,739</u>
Total liabilities	<u>1,745,154</u>	<u>821,197</u>
Member's equity		
Member's equity	<u>5,876,376</u>	<u>4,271,455</u>
Total member's equity	<u>5,876,376</u>	<u>4,271,455</u>
 Total liabilities and member's equity	 <u>\$ 7,621,530</u>	 <u>\$ 5,092,652</u>

See the accompanying notes.



GO UNDERGROUND, LLC
STATEMENTS OF INCOME
Years Ended December 31, 2023 and 2022

	2023	2022
Construction revenue	10,411,487	7,272,364
Construction costs	<u>(8,838,476)</u>	<u>(5,804,400)</u>
Gross profit	<u>1,573,011</u>	<u>1,467,964</u>
General and administrative expenses	<u>108,873</u>	<u>83,470</u>
Operating income	1,464,138	1,384,494
Other income (expense)		
Dividend income	275	0
Interest income	14	585
Royalty income	306	198
Miscellaneous income (expense)	116,737	55,317
Non-taxable income	0	314,541
Gain (loss) on asset sales	38,043	(3,615)
Penalties & fines	(1,308)	0
Bad debts	(100)	0
Unrealized gain (loss) on equity securities	<u>3,565</u>	<u>(10,980)</u>
Total other income (expense)	<u>157,532</u>	<u>356,046</u>
Net income	<u>\$ 1,621,670</u>	<u>\$ 1,740,540</u>

See the accompanying notes.



GO UNDERGROUND, LLC
STATEMENT OF CHANGES IN MEMBER'S EQUITY
Years Ended December 31, 2022 and 2023

	<u>Member's Equity</u>
Balance - Decmber 31, 2021	\$ 2,542,748
Net income	1,740,540
Distributions to Member	<u>(11,833)</u>
Balance - Decmber 31, 2022	4,271,455
Net income	1,621,670
Distributions to Member	(30,885)
Prior Period Adjustment related to uncleared cash items	<u>14,136</u>
Balance - Decmber 31, 2023	<u>\$ 5,876,376</u>

See the accompanying notes.



GO UNDERGROUND, LLC
STATEMENTS OF CASH FLOWS
Years Ended December 31, 2023 and 2022

	<u>2023</u>	<u>2022</u>
Cash flows from operating activities		
Net income (Loss)	\$ 1,621,670	\$ 1,740,540
Adjustments to reconcile net income to net cash provided by operating activities		
Depreciation	344,503	181,745
(Gain) loss on sale of assets	(38,318)	3,615
Unrealized (gain) loss on sale of assets	(3,565)	10,980
(Increase) decrease in operating assets		
Contracts receivable	(420,724)	(646,281)
Costs and estimated earnings in excess of billings on uncompleted contracts	(945,089)	(445,467)
Increase (decrease) in operating liabilities		
Accounts payable	622,465	10,641
Billings in excess of costs and estimated earnings on uncompleted contracts	(90,452)	38,318
Accrued expenses	7,756	7,756
Other current liabilities	(7,016)	(30,000)
Net cash provided by (Used in) operating activities	<u>1,091,230</u>	<u>871,847</u>
Cash flows from investing activities		
Purchases of property, plant and equipment	(1,621,513)	(956,486)
Proceeds from sales of assets	73,250	25,000
Net cash provided by (used in) investing activities	<u>(1,548,263)</u>	<u>(931,486)</u>
Cash flows from financing activities		
(Increase) decrease in notes receivable from employees	(10,287)	28,452
(Increase) decrease in loans made to employees	28,319	12,157
(Increase) decrease in loans made to shareholders	8,489	6,952
Proceeds from borrowings	931,559	400,041
Payments on borrowings	(541,219)	(264,493)
Cash distributions to member	(30,885)	(11,833)
Net cash provided by (used in) financing activities	<u>385,976</u>	<u>171,276</u>
Net increase (decrease) in cash and cash equivalents	(71,057)	111,637
Cash and cash equivalents, beginning of year	<u>236,621</u>	<u>124,984</u>
Cash and cash equivalents, end of year	<u>\$ 165,564</u>	<u>\$ 236,621</u>
Supplemental Disclosures of Cash Flow Information:		
Cash paid for interest expense	\$ 22,578	\$ 1,588
Cash paid for interest expense capitalized	\$ 22,578	\$ 1,588
Cash paid for federal income taxes	\$ 0	\$ 0

See the accompanying notes .



Go Underground, LLC
NOTES TO FINANCIAL STATEMENTS
December 31, 2023 and 2022

Note 1 - Summary of Significant Accounting Policies

Nature of operations

GO Underground, LLC. (the "Company") is a Texas limited liability company organized in June 2008. The company specializes in underground utilities, paving, and site work in the Rio Grande Valley of Texas.

Basis of accounting

The financial statements of the Company are prepared on the accrual basis of accounting.

Use of estimates

The preparation of financial statements in the conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Operating Cycle

The Company's work is performed under fixed-price contracts. These contracts are undertaken by the Company as either the contractor or the subcontractor. The length of the contracts varies from several days to over a year. Typically, a contract is for over a year.

Revenue and cost recognition

In accordance with FASB ASC 606, revenues from fixed-price contracts are recognized over time using the percentage-of-completion method, with the cost to cost method used to measure the value of work accomplished on the contract. This method is used because management considers total cost to be the best available measure of progress on the contracts. With the cost to cost method, the percentage of contract cost completed to date to the estimated total contract cost is used to recognize revenue earned on a contract. Because of inherent uncertainties in estimating costs, it is at least reasonably possible that the estimates used may change within the near term. All current contracts are fixed-price with a single performance obligation and they contain no variable consideration.

Contract costs include all material, subcontractor, direct equipment operating costs and labor costs and specific indirect costs related to contract performance, such as indirect labor, supplies, tools, interest, and depreciation. The operating costs of the repair shop are also allocated to projects. Selling, general, and administrative costs are charged to expense as incurred.

Provisions for estimated losses on uncompleted contracts are made in the period in which such losses are determined. Changes in job performance, job conditions, and estimated profitability, including those arising from contract penalty provisions, and final contract settlements may result in revisions to costs and income and are recognized in the period in which the revisions are determined.

The effect of change orders on total contract value is recognized only when changes are approved by the owner of the contract, including through e-mails. Expected cost of changes including approved overruns and force accounts are added to the total estimated cost of a project even if formal change orders have not been issued.



GO Underground, LLC
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2023 and 2022

Note 1 - Summary of Significant Accounting Policies (Continued)

The asset, "Costs and estimated earnings in excess of billings on uncompleted contracts," represents revenues recognized in excess of amounts billed. The liability, "Billings in excess of costs and estimated earnings on uncompleted contracts," represents billings in excess of revenues recognized.

Accounts receivable and contracts receivable

Contracts receivable from performing construction are based on amounts billed to customers. The Company provides an allowance for doubtful collections which is based upon a review of outstanding receivables, historical collection information, and existing economic conditions. Normal contracts receivable are due 30 days after the issuance of the invoice. Contract retentions are due 30 to 60 days after completion of the project and acceptance by the owner. Receivables past due more than 120 days are considered delinquent. Delinquent receivables are written off based on individual credit evaluation and specific circumstances of the customer.

Investments - Adoption of new guidance

Effective January 1, 2020, the Company retrospectively changed its method for accounting for financial instruments as a result of implementing the requirements in the Financial Accounting Standard Board's Accounting Standards Codification ASC 825-10, *Financial Instruments—Overall*. Among other things, the new financial instruments guidance changes the classifications regarding equity securities, which results in recognizing the change in fair value of equity securities in net income during the year of the change in value rather than in the equity section of the balance sheet. As a result, all investments in equity marketable securities are reported at their fair values based upon quoted market prices and net changes in these fair values are reported as unrealized gains or losses directly in the Statement of Revenue and Expenses. All investments in debt securities are considered available-for-sale and are reported at estimated fair market value. Unrealized losses and gains on debt securities are still recorded as a separate component of stockholder's equity.

Property, plant and equipment

Depreciation is generally provided on the straight-line method over the estimated useful lives of the assets. For construction equipment including heavy machinery, vehicles, and field support assets, depreciation is provided on the straight-line method over periods of 5 to 10 years. Computers and intangible assets are amortized over a period of 3 years.

Advertising

The company expenses advertising expense as general and administrative when incurred.

Income taxes

The Company is treated as an S-Corporation for federal income tax purposes and does not incur income taxes. Instead, its earnings and losses are included in the personal returns of the members and taxed depending on their personal tax situations. The financial statements do not reflect a provision for income taxes.

The State of Texas has imposed a franchise tax calculated on certain entities including limited liability companies. The franchise tax is calculated similar to an income tax using gross revenues less the greater of the cost of goods sold or compensation or 30% of gross revenue. All these terms are defined under State statute and are not necessarily the same as those used under generally accepted accounting principles or by the Internal Revenue Service.



GO Underground, LLC
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2023 and 2022

Note 1 - Summary of Significant Accounting Policies (Continued)

The State of Texas and counties within the State impose a sales tax on all of the Company's sales to non-exempt customers. The Company collects the sales tax from customers and remits the entire amount to the State. The Company's accounting policy is to exclude from revenue the tax collected and remitted to the State. Sales tax on equipment purchases is added to the cost of the equipment.

Credit Risk Arising from Cash Deposits

The Company maintains cash balances at three financial institutions. Accounts at the institutions were insured by the Federal Deposit Insurance Corporation up to \$250,000. As of December 31, 2023, there were no uninsured bank balances.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Company considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Note 2 - Accounts Receivable

Accounts receivable, net as of December 31, 2023 and 2022 is comprised of the following:

<u>Billed</u>	2023	2022
Accounts receivable	\$ 1,458,008	\$ 1,037,569
Retainage receivable	630,784	630,499
Less Allowance for doubtful Accounts	0	0
Total accounts receivable, net	<u>\$ 2,088,792</u>	<u>\$ 1,668,068</u>

All accounts receivable as well as retainage receivable should be collected within the next twelve months and have been classified as current assets. Loans to employees which have no definite repayment dates, have been classified as long-term assets.

Note 3 - Costs and Estimated Earnings on Uncompleted Contracts

Contract cost and recognized income not yet billed and related amounts billed as of December 31, 2023 and 2022 were as follows:

	2023	2022
Costs incurred on uncompleted contracts	\$ 10,661,991	\$ 6,209,097
Estimated earnings (Profit earned to date)	2,713,312	1,995,237
Estimated revenues to date	13,375,303	8,204,334
Less: billings to date	11,545,634	7,410,206
	<u>\$ 1,829,669</u>	<u>\$ 794,128</u>

These amounts are included in the accompanying balance sheet under the following captions:

Costs and estimated earnings in excess of billings on uncompleted contracts	1,829,669	884,580
Billings in excess of costs and estimated earnings on uncompleted contracts	0	(90,452)
	<u>\$ 1,829,669</u>	<u>\$ 794,128</u>



GO Underground, LLC
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2023 and 2022

Note 4 - Backlog

The backlog for future work to be performed on signed contracts was \$15,152,856 and \$8,687,264 at December 31, 2022 and 2023, respectively. The estimated contract gross margin on this work for 2022 and 2023 was \$4,410,867 and \$1,802,293, respectively. The following is a reconciliation of the backlog of signed contracts as of December 31:

	2023
Balance at beginning of period	\$ 15,152,856
Contract adjustments	138,597
New contracts	3,807,297
Less contract revenues earned	(10,411,486)
Balance at end of period	<u>\$ 8,687,264</u>

Note 5 - Performance Bonds

The Company, as a condition for entering into certain contracts, has outstanding surety bonds. The bonds are partially collateralized by contracts receivable. During the year 2023 the Company had performance bonds on 9 jobs totaling \$26,823,139. Bonding for jobs on which the Company acts as subcontractor is covered by the general contractor for the job.

Note 6 - Significant Noncash Transactions and Supplementary Cash Flow Information

During the reporting period, the member of the Company took distributions of \$30,885.

During the reporting period, the Company paid \$22,578 in interest and \$7,100 in franchise tax. The Company did not accrue for 2024 franchise taxes. The Company paid no income taxes.

Note 7 - Vulnerability Due to Certain Concentrations

The Company operates in a geographic region with a history of hurricanes and tropical storms during late summer. Any major storm event could be disruptive to operations.

Note 8 - Contingencies

The Company had two contracts (STP 1902 FM 1847 Cameron and 2GS 169/77) at the end of 2021 which were 100% complete in that all costs had been incurred. However, both contracts had under billings associated with them as the Company was negotiating with the contract owners on additional billings that were due. The under billings totaled \$84,063 of which management was only able to collect \$4,438 and wrote off the difference in 2022.

Management has represented there are no anticipated or pending negotiations or litigation which would have a material impact on the current financial statements.



GO Underground, LLC
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2023 and 2022

Note 9 - Long-Term Debt and Current Maturities of Long-Term Debt

	12/31/2023	12/31/2022
	Due Within One Year	Long-term Amount
6.33% interest note to John Deere, due in 60 monthly payments of \$954.83. Secured by equipment. Matures March 2028.	\$ 9,018	\$ 34,332
8.75% interest note to SMF Financing, due in 60 monthly payments of \$3,434.62. Secured by equipment. Matures August 2028.	28,554	128,857
4.5% interest note to John Deere, due in 42 monthly payments of \$1,057.15. Secured by equipment. Matures February 2024.	2,103	0
0% interest note to John Deere, due in 36 monthly payments of \$4,263.63. Secured by equipment. Matures in February 2024.	8,527	0
4.99% interest note to Volvo, due in 36 monthly payments of \$9,158.03. Secured by equipment. Matures in December 2025.	0	0
4.5% interest note to LiuGong Finance, due in 36 monthly payments of \$7,244.78. Secured by equipment. Matures April 2026.	79,928	112,307
6.78% interest note to LiuGong Finance, due in 72 monthly payments of \$8,745.67. Secured by equipment. Matures June 2029.	74,634	406,009
6.5% interest note to John Deere, due in 60 monthly payments of \$1,846.66. Secured by equipment. Matures in December 2027.	17,520	61,757
Totals	<u>\$ 220,284</u>	<u>\$ 743,262</u>
		<u>\$ 298,739</u>



GO Underground, LLC
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2023 and 2022

Note 9 - Long-Term Debt and Current Maturities of Long-Term (Continued)

Annual maturities for the next five years are as follows:

Years Ending December 31,

2024	\$ 220,284
2025	222,912
2026	178,333
2027	160,707
2028	129,859
Thereafter	51,451
Total	<u>\$ 963,546</u>

Note 10 - Concentration of Credit Risk

The majority of accounts receivable and contracts in progress are from contractors and commercial customers. Contracts require payments as the projects progress. The Company generally does not require collateral but can place liens against the property constructed if a default occurs.

Note 11 - Related Party Transactions

Loans to Employees:

During the reporting period, the Company increased its loans to employees by \$28,319 from \$55,704 to \$84,024. The loans are for varying amounts, are unsecured and are set up to be repaid through deductions from payroll. Because they have no definite repayment terms, they have been classified as long-term assets.

Notes Receivable from Employees:

The Company has four notes receivable from employees secured by real estate totaling \$137,647. They are set up to be repaid with monthly deductions from payroll and are interest free as long as the employee is employed by the Company. Because management has not been strict on the employee maintaining the payment schedule, they have been classified as long-term assets.

Account Receivable from Employee

Go Pony Express, LLC is owned by Jose Olivares, an officer of the Company. Go Pony leases equipment from Go Underground and makes annual lease payments of \$12,000. Go Pony currently has a \$31,418 account payable with the Company. The account was classified as a long-term other asset.

Note 12 - Investments

Cost and fair value of available for sale securities as of December 31 are as follows:

Investment Wilshire Stock:

	2023	2022
Cost	\$ 84,574	\$ 84,574
Unrealized gain(loss) recognized in equity	(54,947)	(43,967)
Unrealized gain(loss) in Statement of Revenue	5,725	(10,980)
Realized gain(loss) on investment	275	0
Total investments in available for sale securities	<u>\$ 35,627</u>	<u>\$ 29,627</u>



GO Underground, LLC
NOTES TO FINANCIAL STATEMENTS (Continued)
December 31, 2023 and 2022

Note 13 - Subsequent Events

Mr. George Olivares, President of the Company, evaluated subsequent events through March 29, 2024, the date which the financial statements were available to be issued. No events occurred subsequent to our issuance date of March 29, 2024 which would change our conclusion.



GO UNDERGROUND, LLC
SUPPLEMENTAL INFORMATION
SCHEDULES OF COST OF REVENUE
Years Ended December 31, 2023 and 2022

Schedule 1

	2023	2022
Cost of revenue		
Cost of revenue - Direct costs		
Construction materials costs	\$ 3,455,546	\$ 2,992,263
Subcontractors expense	449,192	121,762
Direct labor cost	2,355,644	1,328,897
Equipment rental	735,536	266,725
Fuel	326,730	332,862
Other construction Costs	1,187	275
Total cost of revenue - Direct costs	7,323,835	5,042,784
Cost of revenue - Indirect costs		
Auto and truck expenses	37,973	149,665
Taxes	148,428	(210)
Repairs and maintenance	201,264	176,593
Tools and small equipment	30,574	9,114
Insurance	206,782	135,197
Interest expense	22,578	1,588
Business Overhead	295,701	73,193
Professional fees	226,838	34,731
Total cost of revenue - Indirect costs	1,170,138	579,871
Depreciation	344,503	181,745
Total cost of revenue	\$ 8,838,476	\$ 5,804,400

See the accompanying notes.



GO UNDERGROUND, LLC
SUPPLEMENTAL INFORMATION
SCHEDULES OF GENERAL AND ADMINISTRATIVE EXPENSES
Years Ended December 31, 2023 and 2022

Schedule 2

	2023	2022
Bank service charges	\$ 5,968	\$ 284
Charitable contributions	12,000	5,000
Computer & internet	3,533	44
Dues & Licenses	1,804	0
Franchise tax	7,100	0
Life insurance	50,838	60,012
Meals & entertainment	1,848	971
Miscellaneous expense	1,821	298
Office supplies	6,186	2,772
Payroll expenses - G&A	0	13,868
Postage and delivery	0	167
Reimbursements	684	0
Rent expense	1,921	54
Taxes - Property	15,170	0
TOTAL GENERAL AND ADMINISTRATIVE EXPENSE	\$ 108,873	\$ 83,470

See the accompanying notes.



GO UNDERGROUND, LLC
SUPPLEMENTAL INFORMATION
SCHEDULE OF COMPLETED CONTRACTS
FOR THE YEAR ENDED DECEMBER 31, 2023

Schedule 3

	Contract Totals			Prior to January 1, 2023		
	Contract Amount	Cost of Construction	Gross Profit (Loss)	Revenues Earned	Cost of Construction	Gross Profit (Loss)
COMPLETED CONTRACTS:						
McAllen Bicentennial Blueline	\$ 4,868,124	\$ 4,015,164	\$ 852,960	\$ 3,600,277	\$ 2,880,222	\$ 720,055
Gaga Home Bradwell Subd.	210,003	145,892	64,111	92,730	49,455	43,275
2GS SH 100	127,290	106,028	21,262	102,802	71,962	30,840
Santa Rosa Dr. Ovalle Waterline	6,000	0	6,000	0	0	0
Santa Rosa Waterline Repair 2	5,800	670	5,130	0	0	0
Santa Rosa SL Repair	8,500	2,759	5,741	0	0	0
Santa Rosa 6 in Main	12,000	731	11,269	0	0	0
Santa Rosa 2 in WL Repair	2,800	0	2,800	0	0	0
TOTAL CONTRACT JOBS	5,240,517	4,271,244	969,273	3,795,809	3,001,639	794,170
Miscellaneous Jobs	0	114,339	(114,339)	0	0	0
TOTAL COMPLETED JOBS	\$ 5,240,517	\$ 4,385,583	\$ 854,934	\$ 3,795,809	\$ 3,001,639	\$ 794,170

See the accompanying notes.



INFORMATION
SCHEDULE OF COMPLETED CONTRACTS
FOR THE YEAR ENDED DECEMBER 31, 2023
(Continued)

Schedule 3

	During the twelve months ended December 31, 2023		
	Revenues Earned	Cost of Construction	Gross Profit (Loss)
COMPLETED CONTRACTS:			
McAllen Bicentennial Blueline	\$ 1,267,847	\$ 1,134,942	\$ 132,905
Gaga Home Bradwell Subd.	117,273	96,437	20,836
2GS SH 100	24,488	34,066	(9,578)
Santa Rosa Dr. Ovalle Waterline	6,000	0	6,000
Santa Rosa Waterline Repair 2	5,800	670	5,130
Santa Rosa SL Repair	8,500	2,759	5,741
Santa Rosa 6 in Main	12,000	731	11,269
Santa Rosa 2 in WL Repair	2,800	0	2,800
TOTAL CONTRACT JOBS	1,444,708	1,269,605	175,103
Miscellaneous Jobs	0	114,339	(114,339)
TOTAL COMPLETED JOBS	\$ 1,444,708	\$ 1,383,944	\$ 60,764

See the accompanying notes.



GO UNDERGROUND, LLC
SCHEDULE OF CONTRACTS IN PROCESS
DECEMBER 31, 2023

Schedule 4

	Contract Totals			-----Contract to Date-----		
	Contract Amount	Estimated Cost	Estimated Gross Profit (Loss)	Revenues Earned	Cost of Revenues	Gross Profit (Loss)
CONTRACTS IN PROCESS:						
MCALLEN DAFFODIL ROAD	\$ 5,666,743	\$ 4,986,734	\$ 680,009	\$ 4,615,826	\$ 4,061,928	\$ 553,898
HCDD#1 281 & FM 88	1,247,650	1,227,178	20,472	1,218,829	1,198,830	19,999
CITY SAN JUAN LIFT STATION	535,549	419,009	116,540	507,716	397,233	110,483
CITY SAN JUAN LIFT STATION-MOH	231,400	231,400	0	231,400	231,400	0
City of La Grulla Water Treatment Plant	2,452,888	1,570,480	882,408	1,923,039	1,231,240	691,799
City of La Grulla Water Treatment Plant - MOH	569,823	569,823	0	569,823	569,823	0
HIDALGO CO LAS MILPAS	3,451,822	2,526,611	925,211	2,317,135	1,696,061	621,074
CITY MCALLEN DOVE AVE	3,258,585	2,064,835	1,193,750	1,929,039	1,222,355	706,684
City McAllen Jackson Hike & Bike	2,683,777	2,281,210	402,567	35,151	29,878	5,273
City of Harlingen Pickens & Davis SS Imp	1,964,330	1,669,680	294,650	27,345	23,243	4,102
TOTAL CONTRACTS IN PROCESS	\$ 22,062,567	\$ 17,546,960	\$ 4,515,607	\$ 13,375,303	\$ 10,661,991	\$ 2,713,312

See the accompanying notes



GO UNDERGROUND, LLC
SCHEDULE OF CONTRACTS IN PROCESS
DECEMBER 31, 2023
(Continued)

Schedule 4

	-----During Current Year-----			Billings	Under	Percent
	Revenues	Cost of	Gross Profit	to	(Over)	Complete
	Earned	Revenues	(Loss)	Date	Billings	GAAP
CONTRACTS IN PROCESS:						
MCALLEN DAFFODIL ROAD	\$ 2,970,991	\$ 2,890,247	\$ 80,744	\$ 4,119,309	\$ 496,517	81.45%
HCDD#1 281 & FM 88	930,224	966,092	(35,868)	1,063,050	155,779	97.69%
CITY SAN JUAN LIFT STATION	433,494	332,849	100,645	430,622	77,094	94.80%
CITY SAN JUAN LIFT STATION-MOH	231,400	231,400	0	231,400	0	100.00%
City of La Grulla Water Treatment Plant	714,104	681,580	32,524	1,440,566	482,473	78.40%
City of La Grulla Water Treatment Plant - MOH	(612,247)	(612,247)	0	569,823	0	100.00%
HIDALGO CO LAS MILPAS	2,307,278	1,689,135	618,143	1,999,803	317,332	67.13%
CITY MCALLEN DOVE AVE	1,929,039	1,222,355	706,684	1,691,061	237,978	59.20%
City McAllen Jackson Hike & Bike	35,151	29,878	5,273	0	35,151	1.31%
City of Harlingen Pickens & Davis SS Imp	27,345	23,243	4,102	0	27,345	1.39%
TOTAL CONTRACTS IN PROCESS	\$ 8,966,779	\$ 7,454,532	\$ 1,512,247	\$ 11,545,634	\$ 1,829,669	

See the accompanying notes





WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: GO UNDERGROUND, LLC

Risk ID: 420917759

Rating Effective Date: 04/11/2023

Production Date: 11/15/2022

State: TEXAS

State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses
TX	.06	8,640	14,340	5,700	13,767	24,625	33,286	19,519
(A) Wt	(B) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses	
.06	8,640	14,340	5,700	13,767	24,625	32,573	18,806	
Primary Losses		Stabilizing Value		Ratable Excess		Totals		
Actual	(I)	18,806	$C * (1 - A) + G$	(A) * (F)	(J)			
			32,747	826	52,379			
Expected	(E)	5,700	$C * (1 - A) + G$	(A) * (C)	(K)			
			32,747	518	38,965			
ARAP		FLARAP		SARAP		MAARAP		Exp Mod
Factors						(J) / (K)		1.34

RATING REFLECTS A DECREASE OF 70% MEDICAL ONLY PRIMARY AND EXCESS LOSS DOLLARS WHERE ERA IS APPLIED.

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WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: GO UNDERGROUND, LLC

Risk ID: 420917759

Rating Effective Date: 04/11/2023

Production Date: 11/15/2022

State: TEXAS

42-TEXAS

Firm ID: Firm Name: GO UNDERGROUND, LLC

Carrier: 29939

Policy No. 0001129846

Eff Date: 04/11/2019

Exp Date: 04/11/2020

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	U	OF	Act Inc Losses	Act Prim Losses
5606	.17	.30	58,016	99	30	3001205229	05	F	32,267	18,500
6229	.72	.40	409,882	2,951	1,180					
8810	.03	.48	63,064	19	9					
Policy Total:			530,962	Subject Premium:	11,394	Total Act Inc Losses:			32,267	

42-TEXAS

Firm ID: Firm Name: GO UNDERGROUND, LLC

Carrier: 29939

Policy No. 0001129846

Eff Date: 04/11/2020

Exp Date: 04/11/2021

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	U	OF	Act Inc Losses	Act Prim Losses
5606	.17	.30	100,341	171	51	0001243638	06	F	349	349
6229	.72	.40	636,839	4,585	1,834					
8810	.03	.48	151,484	45	22					
Policy Total:			888,664	Subject Premium:	22,932	Total Act Inc Losses:			349	

42-TEXAS

Firm ID: Firm Name: GO UNDERGROUND, LLC

Carrier: 29939

Policy No. 0001129846

Eff Date: 04/11/2021

Exp Date: 04/11/2022

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	U	OF	Act Inc Losses	Act Prim Losses
5606	.17	.30	108,933	185	56	5001269491	06	F	670	670
6229	.72	.40	866,337	6,238	2,495					
8810	.03	.48	155,243	47	23					
Policy Total:			1,130,513	Subject Premium:	29,311	Total Act Inc Losses:			670	

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* Total by Policy Year of all cases \$2000 or less.

D Disease Loss

X Ex-Medical Coverage

U USL&HW

C Catastrophic Loss

E Employers Liability Loss

Limited Loss

Page 2 of 2



WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: GO UNDERGROUND, LLC

Risk ID: 420917759

Rating Effective Date: 04/11/2022

Production Date: 11/12/2021

State: TEXAS

State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses
TX	.06	7,890	12,875	4,985	14,267	24,500	32,616	18,349
(A) Wt	(B)	(C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses
.06		7,890	12,875	4,985	14,267	24,500	32,372	18,105

	Primary Losses		Stabilizing Value		Ratable Excess	Totals
	(I)		$C * (1 - A) + G$		$(A) * (F)$	(J)
Actual	18,105		31,917		856	50,878
	(E)		$C * (1 - A) + G$		$(A) * (C)$	(K)
Expected	4,985		31,917		473	37,375
	ARAP	FLARAP	SARAP	MAARAP	Exp Mod	
Factors					(J) / (K)	
					1.36	

RATING REFLECTS A DECREASE OF 70% MEDICAL ONLY PRIMARY AND EXCESS LOSS DOLLARS WHERE ERA IS APPLIED.

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WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: GO UNDERGROUND, LLC

Risk ID: 420917759

Rating Effective Date: 04/11/2022

Production Date: 11/12/2021

State: TEXAS

42-TEXAS

Firm ID:

Firm Name: GO UNDERGROUND, LLC

Carrier: 29939

Policy No. 0001129846

Eff Date: 04/11/2018

Exp Date: 04/11/2019

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
5606	.18	.29	84,907	153	44					
6229	.82	.39	456,574	3,744	1,460					
8810	.03	.46	154,956	46	21					
Policy Total:			696,437	Subject Premium:	13,843	Total Act Inc Losses:			0	

42-TEXAS

Firm ID:

Firm Name: GO UNDERGROUND, LLC

Carrier: 29939

Policy No. 0001129846

Eff Date: 04/11/2019

Exp Date: 04/11/2020

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
5606	.18	.29	58,016	104	30	3001205229	05	F	32,267	18,000
6229	.82	.39	409,882	3,361	1,311					
8810	.03	.46	63,064	19	9					
Policy Total:			530,962	Subject Premium:	11,394	Total Act Inc Losses:			32,267	

42-TEXAS

Firm ID:

Firm Name: GO UNDERGROUND, LLC

Carrier: 29939

Policy No. 0001129846

Eff Date: 04/11/2020

Exp Date: 04/11/2021

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
5606	.18	.29	100,341	181	52	0001243638	06	F	349	349
6229	.82	.39	636,839	5,222	2,037					
8810	.03	.46	151,484	45	21					
Policy Total:			888,664	Subject Premium:	22,932	Total Act Inc Losses:			349	

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* Total by Policy Year of all cases \$2000 or less

D Disease Loss

X Ex-Medical Coverage

U USL&HW

C Catastrophic Loss

E Employers Liability Loss

Limited Loss

Page 2 of 2



WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: GO UNDERGROUND, LLC

Risk ID: 420917759

Rating Effective Date: 04/11/2021

Production Date: 11/13/2020

State: TEXAS

State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses
TX	.06	8,252	14,182	5,930	14,767	24,875	32,267	17,500
(A) (B) (C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses		
.06	8,252	14,182	5,930	14,767	24,875	32,267	17,500	
		Primary Losses	Stabilizing Value	Ratable Excess	Totals			
Actual	(I)	17,500	$C * (1 - A) = G$ 32,632	$(A) * (F)$ 886	(J)	51,016		
Expected	(E)	5,930	$C * (1 - A) = G$ 32,632	$(A) * (C)$ 495	(K)	39,157		
		ARAP	FLARAP	SARAP	MAARAF	Exp Mod		
Factors						$(J) / (K)$ 1.31		

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WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: GO UNDERGROUND, LLC

Risk ID: 420917759

Rating Effective Date: 04/11/2021

Production Date: 11/13/2020

State: TEXAS

42-TEXAS

Firm ID: Firm Name: GO UNDERGROUND, LLC

Carrier: 29939

Policy No. 0001129846

Eff Date: 04/11/2017

Exp Date: 04/11/2018

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
5606	.22	.38	87,091	192	73					
6229	1.02	.42	462,764	4,720	1,982					
8810	.03	.36	174,331	52	19					
Policy Total:			724,186	Subject Premium:	19,098	Total Act Inc Losses:		0		

42-TEXAS

Firm ID: Firm Name: GO UNDERGROUND, LLC

Carrier: 29939

Policy No. 0001129846

Eff Date: 04/11/2018

Exp Date: 04/11/2019

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
5606	.22	.38	84,907	187	71					
6229	1.02	.42	456,574	4,657	1,956					
8810	.03	.36	154,956	46	17					
Policy Total:			696,437	Subject Premium:	13,843	Total Act Inc Losses:		0		

42-TEXAS

Firm ID: Firm Name: GO UNDERGROUND, LLC

Carrier: 29939

Policy No. 0001129846

Eff Date: 04/11/2019

Exp Date: 04/11/2020

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
5606	.22	.38	58,016	128	49	3001205229	05	F	32,267	17,500
6229	1.02	.42	409,882	4,181	1,756					
8810	.03	.36	63,064	19	7					
Policy Total:			530,962	Subject Premium:	11,394	Total Act Inc Losses:		32,267		

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* Total by Policy Year of all cases \$2000 or less.

D Disease Loss

A Ex-Medical Coverage

J US/CA/IL

C Catastrophic Loss

E Employers Liability Loss

F Limited Loss

Page 2 of 2



WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: GO UNDERGROUND, LLC

Risk ID: 420917759

Rating Effective Date: 04/11/2020

Production Date: 11/25/2019

State: TEXAS

State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses
TX	.07	10,110	17,102	6,992	133,890	25,375	150,890	17,000
(A) Wt	(B) Wt	(C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses
.07		10,110	17,102	6,992	133,890	25,375	150,890	17,000
		Primary Losses		Stabilizing Value		Ratable Excess		Totals
Actual	(I)	17,000		$C * (1 - A) + G$ 34,777		$(A) * (F)$ 9,372		(J) 61,149
Expected	(E)	6,992		$C * (1 - A) + G$ 34,777		$(A) * (C)$ 708		(K) 42,477
		ARAP	FLARAP	SARAP	MAARAP	Exp Mod		
Factors						$(J) / (K)$ 1.44		

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WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: GO UNDERGROUND, LLC

Risk ID: 420917759

Rating Effective Date: 04/11/2019

Production Date: 11/21/2018

State: TEXAS

42-TEXAS

Firm ID: Firm Name: GO UNDERGROUND, LLC

Carrier: 29939

Policy No. 0001129846

Eff Date: 04/11/2015

Exp Date: 04/11/2016

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	LI	OF	Act Inc Losses	Act Prim Losses
5606	.29	.38	83,636	243	92					
6229	1.28	.41	388,511	4,973	2,039					
8810	.04	.40	128,830	52	21					
Policy Total:			600,977	Subject Premium:	15,862	Total Act Inc Losses:				
						0				

42-TEXAS

Firm ID: Firm Name: GO UNDERGROUND, LLC

Carrier: 29939

Policy No. 0001129846

Eff Date: 04/11/2016

Exp Date: 04/11/2017

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	LI	OF	Act Inc Losses	Act Prim Losses
5606	.29	.38	85,576	248	94	6001034673	05	O	154,688	16,500
6229	1.28	.41	561,910	7,192	2,949					
8810	.04	.40	147,077	59	24					
Policy Total:			794,563	Subject Premium:	23,285	Total Act Inc Losses:				
						154,688				

42-TEXAS

Firm ID: Firm Name: GO UNDERGROUND, LLC

Carrier: 29939

Policy No. 0001129846

Eff Date: 04/11/2017

Exp Date: 04/11/2018

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	LI	OF	Act Inc Losses	Act Prim Losses
5606	.29	.38	87,091	253	96					
6229	1.28	.41	462,764	5,923	2,428					
8810	.04	.40	174,331	70	28					
Policy Total:			724,186	Subject Premium:	19,098	Total Act Inc Losses:				
						0				

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* Total by Policy Year of all cases \$2000 or less.
C Catastrophic Loss

D Disease Loss
E Employers Liability Loss

X Ex-Medical Coverage
Limited Loss

U USL&HW

Page 2 of 2

CITY OF SAN JUAN

LIFT STATION NO. 6 RELOCATION PROJECT (FUNDED BY EPA STAG CWSRF)

CONTRACT DOCUMENT & TECHNICAL SPECIFICATIONS

PROJECT NO. 25-005-04-09

**FOR BIDDING PURPOSES ONLY
(NOT FOR CONSTRUCTION)**

CITY COMMISSION

MARIO GARZA

Mayor

MARCO “MARKIE” VILLEGAS

Mayor Pro-Tem

JESUS “JESSE” RAMIREZ

Commissioner

ERNESTO “NETO” GUAJARDO

Commissioner

ADINA “DINA” SANTILLAN

Commissioner

TIRSO GARZA

Interim City Manager

Prepared by



TBPE Firm # F-18526

MARCH 2025

100% Submittal

**SECTION 00300
BID PROPOSAL FORM**

**CITY OF SAN JUAN
LIFT STATION NO.6 RELOCATION PROJECT
PROJECT NO. 25-005-04-09**

BID OPENING: APRIL 16, 2025 AT 3:00, P.M.

TO: OWNER (CITY OF SAN JUAN)

The undersigned, as bidders, declares that the only person or parties interested in this proposal as principals are those named herein, that this proposal is made without collusion with any other person, firm or corporation; that he has carefully examined the form of contract, Notice of Contractors, specifications and plans thereon referred to, and has carefully examined the plans, specifications, locations, and conditions and classes of materials of the proposed work; and agrees that he will provide all the necessary labor, machinery, tools, and apparatus, and other incidental to construction, and will do all the work and furnish all the materials called for in the contract and specifications in the manner prescribed therein and according to the requirements of the Engineer/Architect as therein set forth.

It is further agreed that quantities of work to be done at unit prices and materials to be furnished may be increased or diminished as may be considered necessary, in the opinion of the Engineer, to complete the contemplated, and that quantities of work, whether increased or decreased are to be performed at the unit price set forth below or as provided in the Specifications.

It is further agreed that the lump sum prices may be increased to cover additional work ordered by the Engineer and approved by the Owner, but not shown on the Plans or required by the Specifications, in accordance with the provisions of the General Conditions. Similarly, they may be decreased to cover deletion of work so ordered.

It is understood that the Owner reserves the right to reject any and all bids.

Bidders are advised that Formal Sealed Bids are to be submitted at the Purchasing Department of San Juan City Hall. As previously instructed via Invitation, Notice to Bidders, Instructions to Bidders, and at the Pre-Bid Conference, Bidders can go online to the City of San Juan web site address: www.sjtx.us to download any and all related project documents, or may contain copies of same by contacting the office of Lori A. Maldonado, Purchasing Agent. Located at 709 S. Nebraska Avenue., San Juan, Texas 78589 or by calling (956) 223-2204 or by emailing your request to lmaldonado@sjtx.us. Kindly submit your **Bid** Submittal to the Purchasing Department of San Juan City Hall on or before the Bid Opening date and time.

Accompanying this proposal is a five (5) percent (%) of the bid price by certified check, or cashier's check or bid bond payable to the City of San Juan.

BID PROPOSAL

The bid security accompanying shall be returned to the bidder, unless in case of the acceptance of the proposal, the bidder shall fail to execute a Contract and file a performance and payment bond within ten (10) days after its acceptance, in which case the bid security shall become the property of the City of San Juan and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the bidder.

ENGINEER'S/ARCHITECT ESTIMATE OF QUANTITIES – APPROXIMATELY ONLY

Bidder agrees to perform all work described in the specifications and shown on the plans, for the following prices:

TABLE 1 BID ITEMS:

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
1	02233	Clearing and Grubbing	LS	1	\$43,950.00	\$43,950.00
2	01745	Site Restoration	LS	1	\$43,950.00	\$43,950.00
3	01574, 01577	Erosion and Sedimentation Control	LS	1	\$36,625.00	\$36,625.00
4	01578	Ground and Surface Water Control	LS	1	\$512,750.00	\$512,750.00
5	01561	Trench Excavation Safety Protection (4' to 8')	LF	102	\$7.18	\$732.36
6	01561	Trench Excavation Safety Protection (12' to 16')	LF	1162	\$12.61	\$14,652.82
7	01561	Trench Excavation Safety Protection (20' to 24')	LF	1509	\$9.71	\$14,652.39
8	02509	24-Inch PVC (SDR 26) Gravity Sanitary Sewer Line (12' to 14'), complete in place	LF	862	\$143.63	\$123,809.06
9	02509	24-Inch PVC (SDR 26) Gravity Sanitary Sewer Line (14' to 16'), complete in place	LF	300	\$158.71	\$47,613.00
10	02509	24-Inch PVC (SDR 26) Gravity Sanitary Sewer Line (20' to 22'), complete in place	LF	192	\$148.79	\$28,567.68
11	02082	48-Inch Dia. Sanitary Sewer Manholes (8' to 12'), complete in place	EA	1	\$19,265.12	\$19,265.12
12	02082	48-Inch Dia. Sanitary Sewer Manholes (12' to 16'), complete in place	EA	2	\$20,700.15	\$41,400.30
13	02082	48-Inch Dia. Sanitary Sewer Manholes (20' to 22'), complete in place	EA	3	\$27,727.15	\$83,545.78

CITY OF SAN JUAN
LIFT STATION NO.6 RELOCATION PROJECT
00300-2 – (Addendum No. 5)
BID PROPOSAL FORM

14	02082	60-Inch Dia. Drop Sanitary Sewer Manholes (18' to 22'), complete in place	EA	2	41,772.89	\$83,545.78
15	02082	Tie to Existing Manhole, complete in place	EA	1	2,181.17	\$2,181.17
16		24-Inch Cap, complete in place	EA	1	\$3,120.93	\$3,120.93
17		12-Inch Cap, complete in place	EA	1	\$1,364.00	\$1,364.00
18		Installation of a new lift station. Lift Station to a depth of as per Plans and Specifications, power pole and electrical service, yellowmine discharge pipe and certalok plastic fittings to install yellowmine discharge pipe in wetwell, control panels, generator plug; 8' fencing and two (2) 12' wide galvanized gates per plans and specifications, fiberglass 19'-9" diameter wetwell with all penetrations made during manufacturing; with approved analog telemetry and service for 3 years transferable to the City of San Juan, electrical power (3-Phase) 480V and all panels (stainless) and racks; generator plug; safety hatches per pump manufacturer and per plans and specifications, steel pipe manifold with protective coatings and paint and air release valves, gate valves, ductile iron force main and fittings, gauges, as per plans and specifications; by pass pumping and dewatering included; any and all startup requirements for power, water, disposal, trucking to be included in pricing, complete in place	LS	1	\$1,804,781.85	\$1,804,781.85
19		Self Priming Pumps (4) four, with discharge pipe and supports; complete in place.	EA	4	\$322,300.00	\$1,289,200.00
20		VFD's installation for Self Priming Pump	EA	4	\$27,468.75	\$109,875.00
21		Provide and install Biotrickling Odor Control System and all necessary components as per plans and specifications; including all labor,	LS	1	\$241,725.00	\$241,725.00

CITY OF SAN JUAN
LIFT STATION NO.6 RELOCATION PROJECT
00300-3 – (Addendum No. 5)
BID PROPOSAL FORM

		materials, and incidentals in order to construction and install fully operational odor control system; and items not on plans or specifications for fully operational system; complete in place.				
22	02509	12-Inch PVC (C-900) Force Main, complete in place	LF	102	\$92.73	\$9,458.46
23		Bore & 24-Inch Steel Casing, complete in place	LF	30	\$1,181.77	\$35,453.10
24	02509	12-Inch 45 Degree Elbow, complete in place	EA	2	\$3,003.25	\$6,006.50
25	05105	2-Inch Air Release Valve, complete in place	EA	1	\$10,297.79	\$10,297.79
26	02745	Hot Mix Asphalt (2-Inch), complete in place	SY	70	\$31.39	\$2,197.30
27	02717	8-Inch Flex Base, complete in place	SY	70	\$20.93	\$1,465.10
28		8-Inch Subgrade Lime Stabilized, complete in place	SY	70	\$10.46	\$732.20
29	01555	Traffic Control, complete in place	LS	1	\$79,110.00	\$79,110.00
30	01020	Mobilization and Demobilization	LS	1	\$21,975.00	\$21,975.00
31		Demolition of Existing Lift Station. All appurtenances are included as per plans.	LS	1	\$95,225.00	\$95,225.00

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
ALLOWANCES						
32		Betterment	ALW	1	\$250,000	\$250,000

BID ITEMS (1-32) – BASE BID: \$ 5,058,863.36 (IN FIGURES)

SUMMARY BID TABULATION

TABLE 1 – BID ITEMS 1-32

TOTAL AMOUNT OF BID (ITEMS 1-32) \$ 5,058,863.36

TOTAL AMOUNT OF BID (ITEMS 1-32 WRITTEN): FIVE MILLION FIFTY-EIGHT THOUSAND EIGHT HUNDRED SIXTY-THREE DOLLARS AND THIRTY-SIX CENTS.

CITY OF SAN JUAN
LIFT STATION NO.6 RELOCATION PROJECT
00300-4 – (Addendum No. 5)
BID PROPOSAL FORM

TABLE 2 ALTERNATIVE BID ITEMS:

ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT PRICE	TOTAL
1	02509	24-Inch PVC (SDR 26) Gravity Sanitary Sewer Line (20' to 22'), complete in place. <i>*If 24-Inch PVC (SDR 26) Gravity Sewer Line is not awarded, a 20-foot segment of stub-out and cap will be installed at Manhole B3. No additional cost will be added for stub-out and cap as it will be part of the manhole installation.</i>	LF	1317	\$145.28	\$191,333.76
2		Installation of Atlas Copco PAC F66 Diesel Self Priming Backup Pump with all fittings, full tank of diesel; startup; manuals, 3 year warranty, complete in place.	LS	1	\$153,825.00	\$153,825.00
3		Provide and install Overhead Bridge Crane; 2-Ton Capacity; utilizing steel construction with paint for corrosive use as per manufacturer; including 2 trolleys; electric lift with cables (SS); cable controls; panels, electrical components, footings, anchors, all labor for installation; fully functional for 4 pumps; including items not mentioned for fully functional system; complete in place.	LS	1	\$109,875.00	\$109,875.00

ALTERNATIVE BID ITEMS (1-3) – BASE BID: \$ 455,033.76 (IN FIGURES)

SUMMARY BID TABULATION

TABLE 2 – ALTERNATIVE BID ITEMS 1-3

TOTAL AMOUNT OF BID (ITEMS 1-3) \$ 455,033.76

TOTAL AMOUNT OF BID (ITEMS 1-3 WRITTEN): FOUR HUNDRED FIFTY-FIVE THOUSAND THIRTY-THREE DOLLARS AND SEVENTY-SIX CENTS.

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for performed labor performed and materials furnished in the fulfillment of this Contract. The proposed work to be done shall be accepted when

fully completed and finished in accordance with the Plan and Specifications to the satisfaction of the Engineer.

The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) days after the scheduled closing for receiving bids.

Unit and lump sum prices must be shown in figures for each item listed in the Bid Proposal form. Should bid prices on any item be omitted, the right is reserved to apply to the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject formalities.

The undersigned agrees, unless hereinafter stated otherwise to furnish all materials as shown on the Specification and Detail sheets.

Bidder hereby agrees to commence work under this contract within **ten (10) days** after the Notice to Proceed is issued and complete work within **three hundred and sixty-five (365) Calendar Days**.

Receipt is hereby acknowledged of the following agenda to the Contract Document.

Addendum No. 1 dated: 03/12/2025

Received: A.G.

Addendum No. 2 dated: 03/21/2025

Received: A.G.

Addendum No. 3 dated: 04/07/2025

Received: A.G.

Addendum No. 4 dated: 04/08/2025

Received: A.G.

Addendum No. 5 dated: 04/15/2025

Received: A.G.

Bidder agrees that the Owner has the right to accept or reject any or all bids to waive any or all formalities.

Date: 04/16/2025

Respectfully submitted:

Authorized Signor:

A. Garza

Type/Print Name (Authorized Signor):

Albert Garza III

Title:

Authorized Signatory

Legal Company Name:

Mor-Wil, LLC

Address:

808 S. Shary Rd., Ste. 5, PMB 274

City, State and Zip Code:

Mission, Tx. 78572

Business Phone:

(956) 276-4702

Cell Number:

(956) 456-0628

Email Address:

albert.garza03@yahoo.com

(Seal – If bidder is a corporation)

MERCHANTS
BONDING COMPANY™

MERCHANTS BONDING COMPANY (MUTUAL) P.O. BOX 14498, DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

BID BOND
PUBLIC WORK

Bond No. _____

KNOW ALL PERSONS BY THESE PRESENTS:

That Mor-Wil, LLC

(hereinafter called the Principal) as Principal, and the Merchants Bonding Company (Mutual)

(hereinafter called Surety), as Surety, are held and firmly bound to City of San Juan

(hereinafter called the Obligee) in the full and just sum of (5% G.A.B. Five Percent Greatest Amount Bid)
_____ Dollars

good and lawful money of the United States of America, to the payment of which sum of money well and truly to be made, the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed and dated this 16th day of April, 2025

THE CONDITION OF THIS OBLIGATION IS SUCH, that, if the Obligee shall make any award to the Principal for
City of San Juan Lift Station No. 6 Relocation Project

according to the terms of the proposal or bid made by the Principal therefore, and the Principal shall duly make and enter into a contract with the Obligee in accordance with the terms of said proposal or bid and award, and shall give bond for the faithful performance thereof with the Merchants Bonding Company (Mutual), as Surety, or with other Surety or Sureties approved by the Obligee; or if the Principal shall, in case of failure to do so, pay to the Obligee the damages which the Obligee may suffer by reason of such failure, not exceeding the penalty of this bond, then this obligation shall be null and void; otherwise it shall be and remain in full force and effect.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed and sealed.

Witness:

Mor-Wil, LLC

Principal

By

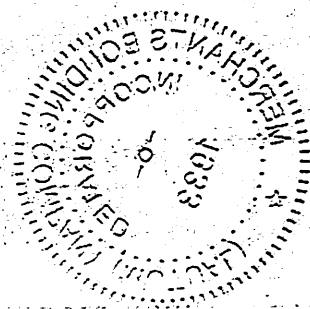
A. Garza

Attest:

Merchants Bonding Company (Mutual)

By

Magda E. Escandón
Magda E. Escandón



RECEIVED

1883

TO THE HONORABLE SENATE OF THE STATE OF NEW YORK
IN SENATE,
January 15, 1883.
REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE
IN ANSWER TO A RESOLUTION PASSED BY THE SENATE
MAY 1, 1882.
ALBANY:
PUBLISHED BY THE STATE OF NEW YORK,
1883.

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Araceli Vela; Carmen Trujillo; Magda E Escandon; Mary Martinez; Richard Garza; Robert R Garza

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

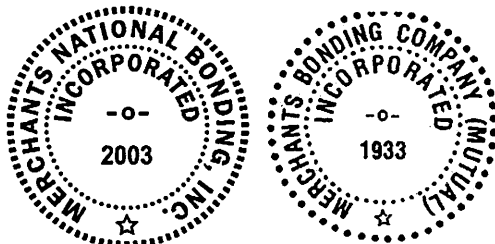
"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 3rd day of February, 2024.



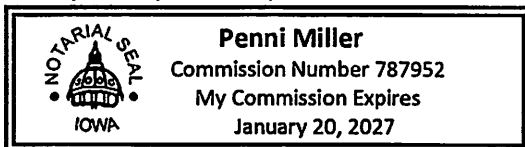
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 3rd day of February 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

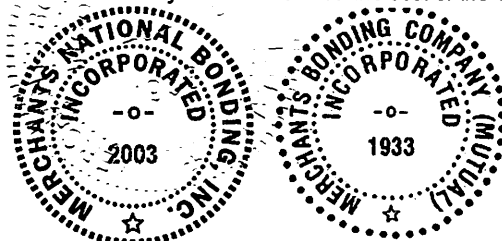


(Expiration of notary's commission does not invalidate this instrument)

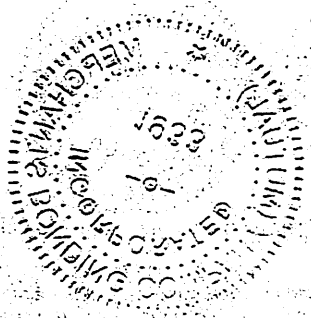
[Signature]
Notary Public

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 16th day of April, 2025.



William Warner Jr.
Secretary



1.05 STATEMENT OF QUALIFICATIONS FORM

Date: April 16, 2025

Proposal of Mor-Wil, LLC (hereinafter called "Bidder" a LLC -
P (Corporation, Partnership, LLC, LLP, etc.) organized and existing under the
laws of the State of Texas.

To the City of San Juan (hereinafter called "Owner")

Gentlemen:

The Bidder is in compliance with Bidder's Qualifications Section(s) of the specifications for the **City of San Juan Lift Station No. 6 Relocation Project**, having examined the plans and specifications with related documents and the site of the proposed work, and being familiar with all conditions surrounding the construction of the proposed project, hereby submits the following:

1.06 STATEMENT OF QUALIFICATIONS

- A. Years of experience in similar types of projects
19 + YEARS
- B. Work on similar types of projects: Provide a minimum of four (4) similar types of projects within the last 5 years with most recent project first with the following information: Project Name, Location, Type or Description of Work, Construction Cost, Reference Name and Phone Number
PLEASE SEE ATTACHED RESUME
- C. Name and full time superintendent and experience resume
PLEASE SEE ATTACHED RESUME
- D. Number of employees of the bidder that will be working on the project
15 EMPLOYEES APPROX.
- E. Name of Subcontractors: Provide names of subcontractors for this project with the following information: Name, Location and Experience. And four similar projects and references. N/A
- F. Provide information of available equipment.
PLEASE SEE ATTACHED EQUIPMENT LIST
- G. **Failure to provide correct information may result in a rejection of bid.**

PART 2 – PRODUCTS - NOT USED

PART 3 – EXECUTION - NOT USED

END OF SECTION

CITY OF SAN JUAN
LIFT STATION NO.6 RELOCATION PROJECT
00180-2
BIDDER'S QUALIFICATIONS

Mor-Wil, L.L.C



Main Office

808 S. Shary Road Suite 5 PMB 274
Mission, Texas 78574
P: (956) 456-0628

Owner

Prisciliano Gracia Gracia

Team Members

Primary Contact:
Albert Garza III
Project Manager
(956) 456-0628

Prisciliano Gracia Gracia
General Manager
(956) 655-9934

Warranty

1 Year

Texas Secretary of State

Filing No. 800475951

Organization Information

Mor-Wil, L.L.C

Established April 5, 2005, Mor-Wil, L.L.C has taken on many challenging projects. Along the way, it has acquired skills, knowledge, and experience in building solutions, project management services, building trades, and other related engineering works.

Mor-Wil, L.L.C is a limited liability company that has been providing services to the Rio Grande Valley for 15 years. 100% of its \$16,000,000 value of work, done over its 15-year span, has been done in the Rio Grande Valley. While providing competitive pricing, a safe working environment, and delivering quality work within a reasonable time frame.

To date, Mor-Wil, LLC has no claims on work-related injuries and holds a .95 rating for its Workers Compensation Insurance. No litigations are pending and will comply with any background checks as required.

As prime contractor Mor-Wil, L.L.C takes part in small and large projects. While implementing project management services to organize specialized trades for commercial and government developments. At the same time, Mor-Wil, L.L.C's staff is on hand to respond to any immediate drawbacks and to ensure we stay on budget. Using specialized systems and up to date technology Mor-Wil, L.L.C commits to fulfill their client's needs.

Mor-Wi, L.L. C strives to give its clients a pleasant experience by

- Being in constant communication
- Meeting the project's objective
- Tracking the project progress and fine-tuning deviations
- Supervising closely the quality of the work provided

Education

Graduated from Mexico State University
CPA courses

Fields of Proficiency

Cost Control
Strategic Planning
Staff Development
Quality Assurance
Team Leadership
Project Management

Government Experience

Hidalgo County Drainage District
Cameron County Drainage District
City of La Feria
City of Mission
City of Pharr
City of Progreso
Texas Commission of Environmental Quality
Brownsville Public Utility Board
Port of Brownsville
AGUA Specialty Utility
Mission Redevelopment Authority
Hidalgo County Urban County Program
Hidalgo County Precinct No. 3
East Rio Hondo Water Systems

Prisciliano Gracia Gracia General Manager

Mr. Gracia Gracia brings 34 years of cost control and management experience to Mor-Wil, L.L.C. As owner and general manager, his decisions made Mor-Wil, L.L.C a prime contender in government projects as well as small industries. As a leader, he has brought together a strong team to meet his client's expectations.

Experience

- City of La Feria: Tio Cano Water Shed Relief via The Wilson Canal
- City of La Feria: Drainage Improvements for the AN47 Drainage Canal at Evans and Wilson Crossing
- Hidalgo County Drainage District No. 1: Drainage Project East Donna Drain Improvements
- Hidalgo County Drainage District No. 1: Drainage Improvements Project South Mercedes Drain
- Hidalgo County Drainage District No. 1: Drainage Improvements Project Mercedes Lateral
- Hidalgo County Drainage District No. 1: Schunior Drain Ditch Val Verde Rd
- Hidalgo County Precinct No. 3: Penitas Drain Phase II
- City of Mission: Bentsen Palm Lift Station Breyfogle
- City of Mission: Anzalduas Highway Wastewater & Water Trunk lines Phase II
- Cameron County Drainage District: North County Drain Channel Lining 2018
- Cameron County Drainage District: Drain "A" Widening Drainage Improvements Phase II
- Brownsville Public Utilities Board: Lift Station 45 Relocation Project
- City of Pharr: Jones Box Park Improvements
- City of Progreso: Fire Station Parking Lot
- US Renal Dialysis: US Renal Dialysis Center San Benito
- East Rio Hondo Water Systems: San Vicente Wastewater Collection Systems
- Mor-Wil, LLC: Mor-Wil, L Apartment Complex

Education

University of Texas Brownsville
Business Management Courses

Fields of Proficiency

Project Management
Site Planning
Budgeting
Scheduling
Staffing
Organizing
Team Management

Government Experience

Hidalgo County Drainage District
Hidalgo County Precinct No. 3
Cameron County Drainage District
City of La Feria
City of Mission
City of Pharr
City of Progreso
Texas Commission of Environmental
Quality
Brownsville Public Utility Board
Port of Brownsville
AGUA Specialty Utility District
Mission Redevelopment Authority
Hidalgo County Urban County
Program
East Rio Hondo Water Systems
International Boundary & Water
Commission

Albert Garza III Assistant General Manager

Mr. Garza has 20 years of management experience. Mr. Garza oversees the day to day operations of Mor-Wil, L.L.C. Mr. Garza oversees staffing, scheduling, planning, and budgeting. During his time with Mor-Wi, L.L.C Albert Garza III has used his problem-solving skills and management experience to ensure the company follows through its commitment to our clients.

Experience

- City of La Feria: Tio Cano Water Shed Relief via The Wilson Canal
- City of La Feria: Drainage Improvements for the AN47 Drainage Canal at Evans and Wilson Crossing
- Hidalgo County Drainage District No. 1: Drainage Project East Donna Drain Improvements
- Hidalgo County Drainage District No. 1: Drainage Improvements Project South Mercedes Drain
- Hidalgo County Drainage District No. 1: Drainage Improvements Project Mercedes Lateral
- Hidalgo County Drainage District No. 1: Schunior Drain Ditch Val Verde Rd
- Hidalgo County Precinct No. 3: Penitas Drain Phase II
- City of Mission: Bentsen Palm Lift Station Breyfogle
- City of Mission: Anzalduas Highway Wastewater & Water Trunk lines Phase II
- Cameron County Drainage District: North County Drain Channel Lining 2018
- Cameron County Drainage District: Drain "A" Widening Drainage Improvements Phase II
- Brownsville Public Utilities Board: Lift Station 45 Relocation Project
- City of Pharr: Jones Box Park Improvements
- City of Progreso: Fire Station Parking Lot
- US Renal Dialysis: US Renal Dialysis Center San Benito
- East Rio Hondo Water Systems: San Vicente Wastewater Collection Systems
- Mor-Wil, LLC: Mor-Wil, L Apartment Complex
- International Boundary & Water Commission
Levee Rehabilitation Project
- Phillips & Jordan Construction
Levee Project 23rd St.-McAllen, Texa

Completed
April 29, 2024

Owner
Willacy County Drainage District NO 2

Engineer
SWG Engineering LLC

Contract Amount
\$1,029,166.17

Warranty
1 Year

Completed
August 9, 2023
Owner
Hidalgo County Drainage District NO 1
902 N. Doolittle Road
Edinburg, TX 78542

Engineer
Halff Associates, Inc

Contract Amount
\$3,504,360.77

Warranty
1 Year

Willamar Drain Ditch Improvements South of San Perlita, TX for Flood Mitigation

Scope of work

Widening and drainage improvements of Ditch

- Excavation 86,860 CY
- Compaction of Back fill 67,729 CY
- 6'x6' Reinforced Concrete Box
- Concrete Canasta
- Hydromulch Seeding

Mile 9 N & FM 1015 – Package 1B Improvements- 2018 Bond Referendum Project#24

Scope of work

Widening and drainage improvements of
Ditch 46A & 46 B
Las Brisas North Subdivision Detention Pond
Las Brisas Storm Improvements
Chapa Subdivision Storm & Paving Improvements

- Clearing and Grubbing
- Remove driveway/sidewalk
- Plug and fill with flowable fill storm pipe and boxes
- concrete walkway
- caliche driveway
- asphalt driveway
- grade drainage ditch
- Install 12,18,24,30,36,48,60 & 72 inch RCP
- Install 15,18, & 24 – Inch HPP
- Install Type "C" & "CC" Inlet
- Install 72-Inch Manhole
- Install 36-Inch Cast Iron Sluice Gate

Completed

May 24, 2023

Owner

Hidalgo County Drainage District NO 1
902 N. Doolittle Road
Edinburg, TX 78542

Engineer

Halff Associates, Inc

Contract Amount

\$1,443,071.37

Warranty

1 Year

Mile 9 N & FM 1015 – Package 2 Improvements- 2018 Bond Referendum Project#24

Scope of work

Widening and drainage improvements of Ditch 46B2

Las Brisas South Detention Pond

Las Brisas South Storm Improvements

Opal Drive Storm System Improvements

- Clearing and Grubbing
- Remove Storm Inlets/manholes
- Excavate 174,755 CY
- Plug and fill with flowable fill storm pipe and boxes
- concrete walkway
- caliche driveway
- asphalt driveway
- grade drainage ditch 27 STA
- Install 12,18,24,30,36,48,60 & 72 inch RCP
- Install 15,18, & 24 – Inch HPP
- Install Type “C” & “CC” Inlet
- Install 72-Inch Manhole

Completed

June 15, 2023

J-08 Drain – McColl Rd. Culvert Crossing 2018 Bond Referendum Project NO15

Owner

Hidalgo County Drainage District NO 1
902 N. Doolittle Road
Edinburg, TX 78542

Engineer

Hidalgo County Drainage District No1
Jose N Saldivar P.E.

Contract Amount

\$1,797,354.92

Warranty

1 Year

Scope of work

Widening J-08 Drain

- Excavation
- Jack and Bore
- 24 & 26 – Inch RCP
- Conc Rip Rap

Completed

July 12, 2022

K-07-02 Drainage Improvements

Owner

Hidalgo County Drainage District NO 1
902 N. Doolittle Road
Edinburg, TX 78542

Engineer

Hidalgo County Drainage District No1
Jose N Saldivar P.E.

Contract Amount

\$822,684.50

Warranty

1 Year

Scope of work

Widening Ditch K07-02 Drain

- Excavation 103,685 CY
- Ditch Fill 1,639 CY
- 18 – Inch RCP
- Conc Rip Rap
- Type “C” Inlet

Completed

December 1, 2023

Owner

Rhodes Enterprise INC

Engineer

Melden & Hunt, INC

Contract Amount

\$1,663,340.75

Warranty

1 Year

Tres lagos Drainage Improvements

Scope of work

Belterran Pond Excavation, Excavation (widening) of existing J-08 ditch, Excavation (widening) of West ditch

- Excavation 176,628 CY
- Strom Discharge adjustment
- Modifications to existing Wiers
- Concrecte drain chute

Work In Progress

Contract Date
September 15, 2023

Owner

The County of Hidalgo
Purchasing department
PCT #4

Engineer

L&G Engineering

Contract Amount

\$2,399,741.27

North Main Drain III Phase II Stormwater Project For Precinct 4

Excavation of North Main Drain STA 0+00 – STA
41+59.89

- Excavation 282,841 CY
- Fill (In Place) 3,937 CY
- 18-Inch Polypropylene (HPP)
- 48-Inch RCP
- 15-Inch 80 PSI Irrigation Line

Work In Progress

Contract Date
September 27, 2023

Owner

Hidalgo County Water Control and Improvements Dist.
NO 19

Engineer

Meldn & Hunt, INC

Contract Amount

\$2,076,423.64

Madero Drain Ditch

Excavation of Madero Detention Ponds #1,2 &3

- Excavation 175,330 CY
- Dual 4'x6' Pre-Cast Box Culvert
- Headwall Box Struct 4'x6'
- Single 8'x10' Pre Cast Box Bulvert
- Concrete Rip Rap 2960 SY

Completed Projects

Cameron County Drainage District #3

Job: Drain "E" & "E1" Channel Lining Phase III
Excavation & Concrete Lining of Drainage Canal
Contract Value \$570,302

Cameron County

Job: Drain "A" Widening Drainage Improvements
Excavation of Canal to Widen Flowline
Architect: Brown, Leal & Associates (956) 428-4014
Contract Value: \$200,421
Completed: July 2016

City of Mission

Job: Bentsen Palm Lift Station Breyfogle
Architect: Melden and Hunt, Inc. (956)381-0981
Scope: Construction of Lift Station near Breyfogle
Street and approximately 5,000 LF of 12-inch gravity
flow sewer main and approximately 6,400 LF of 12 in
force main.
Contract Value: \$1,235,213

Aqua Specialty Utility Relocation

Job: US 83 Route Relief Utility Relocation
Architect: Brown, Leal, & Associates (956)428-4014
Scope: 2950 LF of 12" Waterline and 460 LF of 20"
Steel Casing (bore and open-cut) along with
appropriate appurtenances.
Contract Value: \$230,634
Completed: August 2018

Hidalgo County Precinct NO. 3 (Urban County Program)

Job: Penitas Drain Phase II
Engineer: Javier Hinojosa Engineering (956)668-1588
Scope: Flood Drainage Improvements known as the
"Penitas Drain Phase II"
Contract Value: \$2,115,179
Completed

Completed

October 2015

Project Contract Value

\$1,336,252

Engineer

SWG Engineering

Alfonso A Gonzalez P.E.

(956) 968-2194

Completed Projects

Drainage Improvements for the AN47 Drainage Canal at the Evans & Wilson Crossings

Client:

City of La Feria

(956) 797-1898

Work Scope: Convert four 60" Drain Pipes into one 30" pipe on Evans Canal and a 60" pipe on Wilson Canal

- Excavate 300 LF
- Concrete Lining of Drainage Canal
- Install 250 LF of 60" Steel Pipe
- Install 213 LF 30" Steel Pipe
- Install Concrete Support Structures
- Install and Concrete incase 30' Soil Nails
- Erosion Control
- Drainage

This project was one of the most difficult and unique jobs that Mor- Wil, L.L. C encountered. During construction, we identified a situation with the subgrade where it was determined 30' soil nails need to be installed. We had to completely dewater the drainage canal to install them. At the end Mor-Wil, L.L.C finalized and provided a satisfactory service to the client.

Completed

July 2017

Project Contract Value

\$694,289

Engineer

TEDSI Infrastructure

Mark D. Corbitt, P.E.

Project Manager (956) 424-7898

Completed

August 2017

Project Contract Value

\$809,988

Engineer

TEDSI Infrastructure

Mark D. Corbitt, P.E.

Project Manager (956) 424-7898

Completed Projects

Project: Mercedes Lateral-Flood Pump

Client:

Hidalgo Drainage District No. 1

(956) 292-7080

Work Scope:

- Install Self Priming Trailer Mounted Centrifugal Pump
- Build 6" Concrete wall & Box (in cased in place)
- Install 12" to 18" Steel Pipes
- Build Concrete Headwall & Sluice Gates
- Install Sediment Control Fence
- Hydro Mulch Seeding
- Dewatering
- Build Concrete Rip Rap (Type A)
- Channel Excavation
- Install Gate well Structure
- Install Concrete Suction Box with Grate

Completed Projects

Project: South Mercedes Drain-Flood Pump

Client:

Hidalgo Drainage District No. 1

(956) 292-7080

Work Scope:

- Install Self Priming Trailer Mounted Centrifugal Pump
- Build 6" Concrete wall & Box (in cased in place)
- Install 12" to 18" Steel Pipes
- Build Concrete Headwall & Sluice Gates
- Install Sediment Control Fence
- Hydro-mulch Seeding
- Dewatering
- Build Concrete Rip Rap (Type A)
- Channel Excavation
- Install Gate well Structure
- Install Concrete Suction Box with Grate

Completed

August 2017

Project Contract Value

\$1,042,226

Completed Projects

Site work, Utilities, and Parking

Drainage Improvements Project East Donna Drain-Flood Pump

Client:

Hidalgo Drainage District No. 1
(956) 292-7080

Work Scope:

Install Centrifugal Pump
Build 6" Concrete wall & Box (in cased in place)
Install 12" to 16" Steel Pipes

Build Concrete Headwall & Sluice Gates

Install Sediment Control Fence
Hydro-mulch Seeding
Dewatering

Build Concrete Rip Rap (Type A)
Channel Excavation

Completed Projects Continued

Cameron County Drainage District #3

Job: Drain "E" & "E1" Channel Lining Phase III

Excavation and Concrete lining of Drainage Canal

Contract Value: \$570,302

Completed:

City of La Feria

Job: Tio Cano Water Shed Relief via The Wilson Canal

90' Cast-in-Place 10x5 Concrete Box and 4200LF of 36" RCP

Engineer: SWG Engineering, LLC (956) 968-2194

Contract Value: 1,253,978

Completed: November 2017

City of Mission

Job: Bentsen Palm Lift Station Breyfogle

Architect: Melden and Hunt, Inc. (956) 381-0981

Scope: Construction of Lift Station near Breyfogle Street and approximately 5,000 LF of 12-inch gravity flow sewer main and approximately 6,400 LF of 12-inch force main.

Contract Value: 1,235,213

Completed: April 2018

Agua Specialty Utility Relocation

Job: US 83 Route Relief Utility Relocation

Architect: Brown, Leal & Associates (956) 428-4014

Scope: 2950 LF of 12" Waterline and 460 LF of 20" Steel Casing (bore and open-cut) along with appropriate appurtenances.

Contract Value: 230,634

Completed: August 2018

Hidalgo County Precinct No. 3 (Urban County Program)

Job: Peñitas Drain Phase II

Engineer: Javier Hinojosa, P.E. (956)668-1588

Scope: 1,464 LF of an 8'X6' concrete box & 552 LF of a 10'x5' concrete box, removal and

Replacement of 100 LF existing canal, excavation of 21,000 CY of a ditch, 380 LF of RC pipe,

Encasing of fiber optics, installation of a steel casing around sewer line, driveway repair,

installation of down drain and wing walls, installation of gate inlet and removal of 300 LF of existing

culvertt, installation of 7,000 SY of concrete rip rap and 5,000 SF of rock rip rap

Contract Value: \$2,115,179

Completed: November 2018

Completed Projects Continued

City of Mission

Job: Anzalduas Highway Wastewater and Water Truck lines Phase 2

Architect: Halff Associates, Inc. Raul Garcia Jr., P.E. (956)664-0286

Scope: 16,182 LF 12" waterline, 11,412 LF 16" waterline; 8,866 LF 12" sewer line, 5,231 LF 15" sewer line, 4,069 LF 21" sewer line, 43 48" fiberglass manholes, 42 fire hydrants, 190 LF 24" steel bore casing, 60 LF 30" steel bore casing, 156 LF 26" steel bore casing, 449 LF 21" steel bore casing & 421 SY of asphalt

Contract Value: \$3,814,448

Completed: February 2019

Military Road Crossing-2018 Bond Referendum Project #13

Client: Hidalgo County Drainage District No. 1

Contract Value: \$200,322.50

Engineer: L&G Consulting

Engineers, Inc.

Completed: January 2020

Chaparral Drain Extension Improvements (60 inch RCP Jack and Bore Dona Irrigation Crossing)

Client: Hidalgo County Drainage District No. 1

Contract Value: \$145,757.63

Engineer: Hidalgo County Drainage District No.1 Jose Noe Saldivar, P.E.,C.F.M

Completed: April 2020

Agua SUD's Palmview Wastewater Conveyance System & Force Main

Client: Agua Specialty Utility District

Contract Value: 5,000,000

Percent Completed: 100%

Engineer: S&B Infrastructure, Ltd.

Completed Projects Continued

Pharr-McAllen Drain Improvements-2018 Bond Referendum Project #31

Client: Hidalgo County Drainage District No. 1

Contract Value: 654,951

Percent Completed: 0100%

Engineer: L&G Consulting Engineers, Inc.

Davie A. Saenz, P.E., C.F.M

(956)583-7117

Hidalgo Drain & Dicker Rod Box Culvert Crossing

Client: Hidalgo County Drainage District No. 1

Contract Value: \$461,346.62

Percent Completed: 100%

Engineer: Hidalgo County Drainage District No.1

Jose Noe Saldivar,

P.E.,C.F.M

(956)292-7080

Hidalgo County – GLO 2015 Floods Grant 18-271-000-A923

Client: Hidalgo County – Urban County Program

Contract Value: \$1,195,327.83

Percent Completed: 100%

Engineer: Hidalgo County Drainage District No.1

Jose Noe Saldivar,

P.E.,C.F.M

(956)292-7080.



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

General Manager, Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RAMON GARCIA
Chairman of the Board

JOE M. FLORES
Board Member

JOSEPH PALACIOS
Board Member

December 14, 2018

Hidalgo County Drainage District No. 1
902 N. Doolittle Rd.
Edinburg, Texas 78542

RE: Reference letter for Mor-Wil, L.L.C.

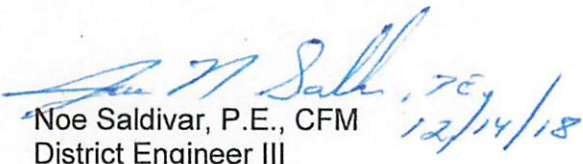
To Whom It May Concern:

I am writing this reference letter to express sincere gratitude toward Mor-Wil, L.L.C. regarding the Schunior Drain Ditch Improvements and Penitas Drain Phase II project constructed for the Hidalgo County Drainage District No. 1 (HCDD No. 1). Mor-Wil, L.L.C. was supportive and professional throughout the projects. Project submittals were provided in a timely and efficient manner. The change orders that were required for the project were priced fairly and required minimal negotiations. They worked on schedule and addressed any punch list items for the projects expeditiously.

Due to the cooperation professional attention and work-ethic Mor-Wil, L.L.C. demonstrated on these projects, we recommend them for any future projects.

If you have any questions, please feel free to give me a call at 956-292-7080.

Sincerely,
HIDALGO COUNTY DRAINAGE DISTRICT No.1


Noe Saldivar, P.E., CFM
District Engineer III

C: Raul E. Sesin, P.E., CFM, District General Manager

Letter of Recommendation



TBPE Firm # P-1435
TBPLS # 10026900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN R. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO REYNA

April 4, 2017

To Whom It May Concern:

I had the opportunity to work with Albert Garza of Mor-Wil, LLC, and would like to express my appreciation for the excellent service that they provided.

Throughout the course of the project I felt Mr. Garza was a consummate professional. He was accurate in his initial assessment of the scale and cost of our project.

Our job was done with care a precision. In addition he and his assistants never left the worksite in disarray. They regularly visited the jobsite to help coordinate any required field changes as they were discovered so that design intent was upheld while ensuring that our construction schedule was never compromised.

The cooperation and collaboration Mr. Garza brought to the table everyday was greatly appreciated. This atmosphere resulted in a truly enjoyable project experience for everyone involved, and a successful end result. I look forward to the opportunity to work with Mor-Wil, LLC again.

Sincerely,

Mario A. Reyna
Vice-President

115 W. McINTYRE • EDINBURG, TX 78841 • OFF: (950) 381-0081 • FAX: (950) 381-1830 • www.meldenandhunt.com
227 N. FM 3167 • RIO GRANDE CITY, TX 78152 • OFF: (950) 487-8250 • FAX: (950) 480-0091

Project References

JP Terrazas, P.E.

City Engineer

City Of Mission

(956) 580-8780

Mario Reyna, P.E.

Assistant Project Manager

Melden & Hunt

(956) 500-2734

Raul Sesin

General Manager

Hidalgo County Drainage Dist. 1

(956) 292-7080

Repeated Customers

City of Mission

(956) 580-8650

Hidalgo County Drainage District 1

(956) 292-7080

Cameron County

Drainage District #5

(956) 423-6411

Administration Contacts

Alejandra Arredondo
Administrative Manager
(956) 276-4702
admin@mor-wil.com

Bonding Company

MERCHANTS BONDING
COMPANY
800-678-8171

Agent

Magda E. Escandon
321 W 2nd St, Mercedes, TX
78570
(956) 565-2481

Mor-Wil, L.L.C

808 S. Shary Road Suite 5 PMB 274
Mission, Texas 78872
(956) 276-4702
www.mor-wil.com

Item #	Year	Manufacturer	Model	Description	Serial #	Amt. of Ins.
1	2003	CATERPILLAR	420D	EXCAVATOR	CAT0420DCFD09258	\$40,792.50
2	2008	CATERPILLAR	120M	MOTOCONFORMADORA	0B9C00340	\$69,594.21
3	2005	CATERPILLAR	330CL	EXCAVATOR (2)	CAT0330CCCAP02002	\$97,020.00
4	2000	CATERPILLAR	962G	CARGADOR FRONTAL	4PW00359	\$74,970.00
5	2005	INGERSOLL RAND		COMPACTADORA PATA DE CABRA	180674	\$26,889.30
6	2002	CATERPILLAR	330CL	EXCAVATOR (3)	CAT330CAKDD00242	\$59,537.50
7	2011	CASE		RETROEXCAVADORA 580N	JJGN580NHBC541958	\$41,705.00
8	1997	CASE		CARGADOR FRONTAL 721 B	JFF0055868	\$30,000.00
9	2008	CATERPILLAR		EXCAVADORA 345CL	CAT0345CKPJW02175	\$103,920.00
10	2000	CATERPILLAR		EXCAVADORA 322CL LONG RANGE	5	\$43,900.00
11	2011	CATERPILLAR		EXCAVADORA 314D LC	CAT0314DHSSZ00388	\$62,785.00
12		JOHN DEERE	3025E	TRACTOR JOHN DEERE	1LV3025ECKK139156	\$21,397.33
13	2013	CATERPILLAR		EXCAVADORA 329EL	PLW01110	\$80,000.00
14	1998	CATERPILLAR		CARGADOR FRONTAL 938G	4YS00719	\$45,000.00
15	2004	CATERPILLAR		COMPACTADORA 563E	CNT00362	\$36,635.00
16	2010	CATERPILLAR		EXCAVADORA 336DL (1)	W3K00940	\$85,122.50
17	2007	JOHN DEERE	410J	BACKOE JOHN DEERE 410J	T0410JX144635	\$28,500.00
18	2012	CATERPILLAR		EXCAVADORA 336EL (2)	CAT0336ECBZY01475	\$100,421.25
19		JOHN DEERE	200D	EXCAVADORA JOHN DEERE 200D	FF200DX511294	\$69,142.50
20		JOHN DEERE	310G	BACKHOE JOHN DEERE 310G (1)	T0310GX932104	\$26,888.75
21		CATERPILLAR	CB24	COMPACTADORA LISA CB24	24000139	\$17,011.25
22	2005	CATERPILLAR	321 CL	EXCAVADORA CATERPILLAR 321CL	CAT0321CPMCF005995	\$55,972.50
23	2013	JOHN DEERE		BACKHOE JOHN DEERE 410K	1T0410KXPCE238296	\$37,863.75
24	2012	JOHN DEERE		EXCAVADORA JOHN DEERE 210 G	1FF210GXTCE520855	\$59,393.63
25	2010	CATERPILLAR		MOTOCONFORMADORA 12M	CAT0012MTBF00874	\$106,457.50
26	2006	JOHN DEERE	310G	BACKHOE JOHN DEERE 310G (2)	T0310GX958968	\$29,227.50
27		JOHN DEERE	310G	BACKHOE JOHN DEERE 310G (3)	T0310GX912218	\$31,392.50
28	2013	CATERPILLAR	321DL	EXCAVADORA CATERPILLAR 321DL	CAT0321DTMPG00499	\$94,385.00
29	2005	CATERPILLAR	330 CL	EXCAVADORA CATERPILLAR 330 (4)	CAT0330CLDKY04142	\$84,507.50
30	2004	JOHN DEERE	710G	BACKOE JOHN DEERE 710G	T0710GX938578	\$38,412.50

[illegible]

**SECTION 00410
AGREEMENT**

STATE OF TEXAS
COUNTY OF HIDALGO

THIS AGREEMENT made and entered into this the 16th day of April, 2025, by and between **THE CITY OF SAN JUAN** of the State of Texas, acting through Mayor of the City of San Juan thereunto duly authorized to do so, Party of the First Part, hereinafter called OWNER, and Mor-Wil, LLC, Party of the Second Part hereinafter termed CONTRACTOR.

WITNESSETH, that the Contractor and Owner for consideration hereinafter named agree as follows:

ARTICLE 1. SCOPE OF WORK:

The contractor shall under the terms stated in the general conditions furnish all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories shown on the addendum's, drawings as described in the specifications for the following project:

**CITY OF SAN JUAN
LIFT STATION NO. 6 RELOCATION PROJECT
PROJECT NO. 25-005-04-09**

ARTICLE 2. INSURANCE AND BONDS:

The Contractor, according to the specifications, shall provide Performance and Payment Bonds and Insurance during the duration of the project.

ARTICLE 3: TIME OF COMPLETION:

The owner shall provide a Notice to Proceed in which a date of commencement of the work shall be stated; such commencement date shall be ten (10) days after the date of the notice. The Contractor shall achieve substantial completion of the work within three hundred and sixty-five (365) Calendar Days for initial task order after such commencement date (future task orders shall express commencement date & completion date "as needed") and completion within three hundred and ninety-five (395) Calendar Days after the substantial completion. The completion date may be extended by approved Change Orders.

If the Contractor fails to complete this contract on the calendar days specified, the time charge will be made for each calendar day thereafter.

The time set forth in the proposal for the completion of the work is an essential element of the contract. For each calendar day in addition to the calendar days herein before stated as extended by the Owner, the amount per day given in the following schedule will be deducted from the money due or to become due to the Contractor not as a penalty, but as an added expense for Engineering/Architectural supervision.

CITY OF SAN JUAN
LIFT STATION NO. 6 RELOCATION PROJECT
00410-1 – (Addendum No. 5)
AGREEMENT

ARTICLE 4: SCOPE OF WORK AND CONTRACT SUM:

The Contractor hereby agrees to furnish all of the materials and all of the equipment and labor necessary and to perform all of the work shown on the drawing and described in the specifications for the:

PROJECT NO. 25-005-04-09 project entitled **CITY OF SAN JUAN LIFT STATION NO. 6 RELOCATION** for

the contract amount of _____ (Written
in Words) \$ _____ (Number).

(A) Drawings prepared for same by **Ricardo Salazar, P.E.**

(B) Specifications consisting of:

1. "Standard General Specifications" issued by the **CITY OF SAN JUAN and is issued in the contract documents.**
2. The "General Conditions for Engineering/Architectural Construction".
3. Addenda

NO. 1 DATED: 03/12/25

NO. 2 DATED: 03/21/25

NO. 3 DATED: 04/07/25

NO. 4 DATED: 04/08/25

No. 5, Dated 04/15/2025

4. Acknowledgement and acceptance of "Supplemental Construction Contract Conditions of the Specification Manual.

ARTICLE 5. AWARD OF CONTRACT

This Agreement is a contract of the services of Construction and Contractor's interest in this Agreement, duties hereunder and/or fees due hereunder may not be assigned or delegated to a third party.

This Agreement supersedes all prior agreements, written or oral, between Contractor and Owner and shall constitute the entire Agreement and understanding between parties with respect to the project. This Agreement and each of its provisions shall be binding upon the parties and may not be waived, modified, amended, or altered except in writing signed by Contractor and Owner.

BY SIGNING BELOW, the parties have executed and bound themselves to this Agreement as of the day and year first above written.

CONTRACTOR

By: A. Garza
(Authorized Signature)

Albert Garza III
(Name – Title)

Date: 04/16/2025

ATTEST:

By: _____
(Authorized Signature)

(Name – Title)

Date: _____

CITY OF SAN JUAN

By: _____
(Authorized Signature)

(Name – Title)

Date: _____

ATTEST:

By: _____
(Authorized Signature)

(Name – Title)

Date: _____

END OF SECTION

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Consideration and Action on the Interlocal Cooperation Agreement Between the City of San Juan and the County of Hidalgo Regarding the Inspection and Approval of On-Site Sewage Facility Systems (OSSF). [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

With the approval of this Interlocal Agreement, the City of San Juan authorizes the County of Hidalgo to conduct inspections and permits of the on-site sewage facility systems (OSSF) within San Juan's jurisdiction.

The latest Interlocal Agreement with the County of Hidalgo was signed on February 26, 2020.

RECOMMENDATION:

Staff recommends approval of the Interlocal Agreement as presented.

PREPARED BY:

Jorge Garcia,
Planning Director

APPROVED BY:

Tirso Garza, Interim City
Manager

STATE OF TEXAS §
COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN THE CITY OF SAN JUAN, TEXAS AND
COUNTY OF HIDALGO, TEXAS – INSPECTION AND APPROVAL OF ON-SITE SEWAGE
FACILITY SYSTEMS**

This Agreement is made effective as of this ____ day of _____, 2025, by and between the **COUNTY OF HIDALGO, TEXAS** hereinafter referred to as "County," and the **CITY OF SAN JUAN, TEXAS**, hereinafter referred to as "City" pursuant to the provisions of the Texas Interlocal Cooperation Act, the "Act", as follows:

WITNESSETH:

WHEREAS, the City is a Home Rule Municipality created by the laws of the Texas; and

WHEREAS, the County a local government as defined in Texas Government Code, Section 791.003(4), and county in the State of Texas; and

WHEREAS, the City and County are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Texas government Code 791.001 et seq., (the "Act") which authorizes local governments to contract with each other to perform governmental functions and services under the terms of the Act; and

WEHREAS, pursuant to Texas Health & Safety Code Section 121.003 the City and County may cooperate with one another in making necessary improvements and providing services to promote the public health in accordance with Chapter 791 of the Texas Government Code; and

WHEREAS, the County is an On-Site Sewage Facility Systems ("OSSF") "authorized agent" in accordance with the Texas Health & Safety Code Section 366.031, and may administer on-site sewage facility (OSSF) in compliance with Texas Administrative Code Title 30, Section 285.10; and

WHEREAS, the City is in need of obtaining services for the inspection and permitting OSSF disposal systems within its jurisdiction and desires to obtain such services from County; and

WHEREAS, the County has the expertise and equipment to provide certain permitting and inspection services on behalf of City as further described herein (the "Services")

WHEREAS, the City and County recognize the health, safety, and environmental benefits of regulating, inspecting and permitting OSSF disposal systems and desire to cooperate with each other to meet local and state OSSF requirements;

NOW THEREFORE, the City and County, for and in good valuable consideration of the mutual covenants acknowledged and expressed hereinafter, agree as follows:

1. County shall inspect OSSF systems within the jurisdiction of the City, including but not limited to, performing subsoil texture test and evaluation of OSSF systems.
2. County shall provide all necessary equipment, materials and personnel to conduct inspections and issue permits at its sole cost and expense.
3. County shall comply with all present or future laws pertaining to the inspection and approval of On-Site Sewage Facility systems in Texas and shall enforce all rules and regulations required by the State of Texas or applicable County and local laws.
4. City agrees that the County shall charge and collect the following permit fees:
 - Installation Permit – eighty-five dollars zero cents (\$85.00);
 - Final Inspection Permit – sixty dollars and zero cents (\$60.00); and
 - Re-Inspection Fee – seventy five dollars zero cents (\$75.00)

Fees may be amended in writing by the parties. However, if the County conducts an inspection and a permit is not issued for any reason, the County shall be entitled to charge the amounts specified above to the home/property owner and may issue citation to the Septic system installer for not obtaining a permit.

5. County shall not be responsible for the maintenance, upkeep or environmental compliance once an inspection and permit is issued and the County shall not be held liable for same once the Services are completed.
6. A permit applicant shall have one (1) year to construct its septic system from the date an "Authorization to Construct" is issued by the County (see Exhibit "A" attached hereto). Should construction not be completed and a final inspection conducted by County within one (1) year from the date of the "Authorization to Construct" then the County shall require a permit applicant to submit a new application and fee as described herein. Upon a successful inspection, the County shall issue a Notice of Approval to the permit applicant within approximately two (2) working days.
7. In accordance with Texas Health & Safety Code Section 366.003, County shall not be liable for damages resulting from the approval of the installation and operation of a Septic Tank. County shall not be responsible for any damage to personal or real property for any septic systems within City caused by the County's inspection and permitting process described herein.
8. During the term of this Agreement, the County shall have sole exclusive rights to permit and inspect OSSF systems within City except that the Texas Commission of Environmental Quality may override the County's authority at any time.
9. **Term.** The term of this Agreement shall commence on the date of execution of this Agreement and shall continue until the date this Agreement is terminated.

10. **Termination.** Either party may terminate this Agreement upon (30) days written notice to the non-terminating party for any reason or no reason at all.
11. **Conflict with applicable Law.** Nothing in this Agreement shall be construed to require the commission of any act contrary to law, and whenever there is any conflict between any provision of this agreement and any present or future law, ordinance or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.
12. **No Waiver.** No waiver by any party hereto of any breach of any provision of this Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
13. **Entire Agreement.** This Agreement contains the entire contract among the parties hereto, and each party acknowledges that no other party has made (either directly or through any agent or representative) any representation or agreements in connection this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by City and County and not otherwise.
14. **Texas Law to Apply.** This Agreement shall be construed under and in accordance with the laws of the State of Texas and all obligation of the parties created hereunder are performable in Hidalgo County, Texas. The parties hereby consent to personal jurisdiction in Hidalgo County, Texas.
15. **Notice.** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests, or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid, and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to Hidalgo County: Hidalgo County Health & Human Services
Attn: Dairen Sarmiento Rangel, Director
1304 South 25th Avenue
Edinburg, Texas 78542

If to City of _____: City of _____
Attn: _____
Address: _____

Any other demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time

as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

16. **Additional Documents.** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.
17. **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.
18. **Assignment.** This Agreement shall not be assignable.
19. **Headings.** The headings and captions contained in this Agreement are solely for convenient reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.
20. **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.
21. **Non-Discrimination.** The Agreement and all related activities shall be conducted in a manner that does not discriminate against any person on a basis prohibited by applicable law or County and City policy, including without limitation, race, color, national origin, religion, sex, age, veteran status, or disability or any other category protected under law.
22. **Authority to Execute.** The performance of this Agreement by each of the parties have been duly authorized by all necessary laws, resolutions, ordinances or government body action, and this Agreement constitutes the valid and enforceable obligations of the parties hereto in accordance with its terms.
23. **Governmental Purpose.** Each party hereto is entering into this Agreement for the purpose of providing governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.
24. **Appendix II to CFR 200-Contract Provisions.** Pursuant to 2 CFR 200.237, a non-Federal entity's contracts must contain the applicable provisions described in Appendix II to 2 CFR 200-Contract Provisions for non-Federal Entity Contracts under Federal Awards. Therefore, if applicable, the provisions of Appendix II to 2 CFR 200 are attached and incorporated by reference into this County contract should it be subject to Federal award.
25. **Indemnification.** To the extent allowed under the Constitution and laws of the State of Texas, COUNTY agrees to indemnify and hold harmless and defend CITY, its agents, employees and officers from and against any claim, loss, damage, liability and expense, including reasonable attorney's fees, incurred or suffered by it, by reason of any and all claims, demands or causes of action asserted or

that may be asserted, against any or all of the above named parties, whether alleging intentional or negligent acts or omissions, and whether seeking compensatory or punitive damages, and involving, arising out of, or in any manner related to this agreement.

To the extent allowed under the Constitution and laws of the State of Texas, CITY agrees to indemnify and hold harmless and defend COUNTY, its agents, employees and officers from and against any claim, loss, damage, liability and expense, including reasonable attorney's fees, incurred or suffered by it, by reason of any and all claims, demands or causes of action asserted or that may be asserted, against any or all of the above named parties, whether alleging intentional or negligent acts or omissions, and whether seeking compensatory or punitive damages, and involving, arising out of, or in any manner related to this agreement.

26. **Commitment of Current Revenues Only.** In the event that, during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of the Agreement. The parties intend this provision to be continuing right to terminate this Agreement at the expiration each budget period of each party hereto.
27. **Severability.** Should any phrase, clause, sentence, or section of this Agreement be judicially declared to be invalid, unenforceable, or void, such decision will not have the effect of invalidating or voiding the remainder of this Agreement, and such part of the Agreement will be deemed to have been stricken herefrom, and the remainder of this Agreement will have the same force and effect if such part or parts had never been included herein.

[SIGNATURE PAGE TO FOLLOW]

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

APPROVED BY COMMISSIONERS' COURT ON MONTH DAY, 2025.

Agenda Item No. XXXXX

Executive Office: _____

CITY OF _____, TEXAS:

COUNTY OF HIDALGO, TEXAS:

Hon. Mario Garza, Mayor

Hon. Richard F. Cortez, County Judge

ATTEST:

ATTEST:

Brenda Escalante, City Secretary

Arturo Guajardo, Jr., County Clerk

APPROVES AS TO FORM:

_____, City Attorney

APPROVED AS TO FORM

Office of the Hidalgo County
Criminal District Attorney,
Toribio "Terry" Palacios

Michelle Lopez, ADA

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Consideration and Action, if any, on Memorandum of Understanding (MOU) Between the City of San Juan and the San Juan Economic Development Corporation for Conveyance of Property Described as Being a 0.57-Acre Tract of Land Out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas. [Jorge J. Garcia, Interim Executive Director of San Juan EDC]

STAFF COMMENTS AND RECOMMENDATIONS:

Consideration and Action, if any, on Memorandum of Understanding (MOU) Between the City of San Juan and the San Juan Economic Development Corporation for Conveyance of Property Described as Being a 0.57-Acre Tract of Land Out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas.

RECOMMENDATION:

Staff recommends approval of the MOU.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

**MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF SAN JUAN
AND THE SAN JUAN ECONOMIC DEVELOPMENT CORPORATION
FOR CONVEYANCE OF PROPERTY**

This Memorandum of Agreement (“Agreement”) is made and entered into by and between the City of San Juan (“City”), a home rule municipality, and the San Juan Economic Development Corporation (“SJEDC”), a Texas Corporation, both of which are situated in Hidalgo County, Texas.

RECITALS

WHEREAS, the City of San Juan, Texas owns the property described as being a 0.57 acre tract of land out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1 Pages 24 – 26, Map Records Hidalgo County, Texas and according to Order of Judgment recorded under County Clerk’s Document Number 1506118, Official Records, Hidalgo County, Texas (hereinafter referred to as the “Property”) and more particularly described in Metes and Bounds and Survey Map attached as **Exhibit “A”**; and

WHEREAS, on _____, 2025, the City Commission, in its second and final reading, declared the Property as “surplus” property “in need of economic development and assistance.” See executed Ordinance No. _____ attached as **Exhibit “B”**; and

WHEREAS, it is the responsibility of the City Commission to promote the continued growth of its territories, while expanding the economic development and tax base within its jurisdiction; and

WHEREAS, the SJEDC was created to oversee economic development projects authorized by Texas law under the Texas Local Government Code Sections 501-505 to promote state and local economic development and to stimulate business and commercial activity in the City, as approved by the board of directors of the SJEDC; and

WHEREAS, the City Commission of the City desires to transfer the Property to the SJEDC for economic development purposes and for no less than a fair market value, less any deduction for economic development purposes approved by the City that may result in an economic impact in favor of the City of San Juan, plus any and all closing costs; and

WHEREAS, a value of the property has been determined in the Appraisal Report attached as **Exhibit “C”**; and

WHEREAS, pursuant to the City’s Charter and Chapters 253 and/or 272 of the Texas Local Government Code the City Commission is authorized to transfer such property; and

WHEREAS, the City Commission desires that the conveyance or transfer of the Property is made pursuant to this Ordinance comply with Section 5.022 of the Texas Property Code; and

WHEREAS, the SJEDC desires to accept the conveyance or transfer of the Property to promote economic development and to stimulate business and commercial activity within the City.

NOW, THEREFORE, in consideration of the mutual covenants and conditions made by the parties hereto, it is agreed as follows:

1. Terms and Conditions

1.1 The City and the SJEDC agree that the statements set forth in the Recitals of this Agreement are true and correct and the parties hereby incorporate such Recitals as part of this Agreement.

1.2 In the form of a Special Warranty Deed, the City shall convey the Property to SJEDC, such Property described as being a 0.57 acre tract of land out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1 Pages 24 – 26, Map Records Hidalgo County, Texas and according to Order of Judgment recorded under County Clerk’s Document Number 1506118, Official Records, Hidalgo County, Texas (hereinafter referred to as the “Property”) and more particularly described in Metes and Bounds and Survey Map attached as **Exhibit “A”**.

1.3 In addition to any other restrictions that run with the property, the parties agree that the Special Warranty Deed shall include a restriction that such property shall only be conveyed thereafter by SJEDC to a third party for the promotion of economic development purposes, specifically for commercial development, and sold for the fair market value less any deduction for economic development purposes approved by the City that may result in an economic impact in favor of the City of San Juan, plus any and all closing costs and title insurances.

1.4 In consideration for the City’s conveyance of the property and SJEDC’s promotion of the economic development of such property, the SJEDC shall pay to City of San Juan fifty percent (50%) of any sale proceeds immediately upon the transfer of the property from San Juan Economic Development Corporation to a third party. In addition, that SJEDC shall pay for any and all closing costs and title insurances associated with the transfer of the property from the City to the SJEDC.

1.5 The SJEDC agrees that that property may only be developed or transferred for economic development purposes, specifically for commercial development, and the SJEDC shall ensure that such purpose is adhered by any third party to for a specified period of time that ensures an economic impact in favor of the City of San Juan.

2. Miscellaneous

2.1 **Liability.** SJEDC shall indemnify, defend and hold the City harmless of any claim or liability that arises from the conveyance of the Property conveyed by the City under this Agreement.

2.2 **Conflict with Applicable Law.** Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between a provision of this Agreement and any present or future law, ordinance or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the times such conflict exists.

2.3 **No Waiver.** No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.

2.4 **Entire Agreement.** This Agreement contains the entire contract between the parties hereto, and each party acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by the parties this Agreement, and not otherwise.

2.5 **Texas Law to Apply.** This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Hidalgo County, Texas. In the event of litigation related to this Agreement, venue shall be in Hidalgo County, Texas.

2.6 **Legal Construction:** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

2.7 **Notice.** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to the SJEDC: Marco "Markie" Villegas
 President
 512 South Nebraska
 San Juan, Texas 78589

With a copy to: Jorge J. Garcia
Interim Executive Director
512 South Nebraska
San Juan, Texas 78589

If to the City: Mario Garza
Mayor
512 South Nebraska
San Juan, Texas 78589

With a copy to: Tirso Garza
Interim City Manager
512 South Nebraska
San Juan, Texas 78589

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

2.8 **Additional Documents.** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.

2.9 **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.

2.10 **Assignment.** This Agreement shall not be assignable.

2.11 **Headings.** The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.

2.12 **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and as often as may be appropriate.

2.13 **Authority to Execute.** The execution and performance of this Agreement by the City and the SJEDC have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of the City and the SJEDC in accordance with its terms.

2.14 **Governmental Purpose.** Each party hereto is entering into this Agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.

2.15 **No Waiver of Rights.** Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or equity to a Party, including the defense of sovereign immunity, nor to create any legal rights or claims on behalf of a person not a party to this Agreement.

SIGNED on this the ____ day of _____, 2025.

CITY OF SAN JUAN, TEXAS

By: _____
Mario Garza, Mayor

Date

**SAN JUAN ECONOMIC DEVELOPMENT
CORPORATION**

By: _____
Marco "Markie" Villegas, President

Date

Attachments:

Exhibit "A" – Metes and Bounds and Related Survey Map

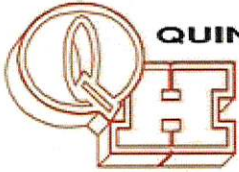
Exhibit "B" – Executed Ordinance No. _____

Exhibit "C" – Appraisal Report

Exhibit “A”
Metes and Bounds and Related Survey Plat Map

Exhibit “B”
Executed Ordinance No. _____

**Exhibit “C”
Appraisal Report**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 361/381-5480 Fax 361/381-0527

METES AND BOUNDS

A 0.57 OF AN ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ORDER OF JUDGEMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1506118, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH LINE OF COLONEL NORTH SUBDIVISION (RECORDED IN VOLUME 28, PAGE 42B, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THE JMJ CADENA INVESTMENTS, LLC TRACT (A 0.7242 OF AN ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 35, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS), ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3339013, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 81°29'45" W, 947.73 FEET AND N 08°30'15" E, 145.00 FEET FROM THE SOUTHEAST CORNER OF LOT 8.

THENCE; N 08°32'22" E, ALONG THE EAST LINE OF THE CADENA TRACT, A DISTANCE OF 116.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE APPARENT SOUTH RIGHT OF WAY LINE OF 1ST STREET FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°28'52" E, ALONG THE APPARENT SOUTH RIGHT OF WAY LINE OF 1ST STREET, A DISTANCE OF 83.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE APPARENT SOUTH RIGHT OF WAY LINE OF 1ST STREET AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 53°18'22"; RADIUS = 250.17 FEET), A DISTANCE OF 232.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF COLONEL NORTH SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°29'45" W, ALONG THE NORTH LINE OF COLONEL NORTH SUBDIVISION, A DISTANCE OF 276.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.57 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH COLONEL NORTH SUBDIVISION, RECORDED IN VOLUME 28, PAGE 42B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: MARCH 18, 2025


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

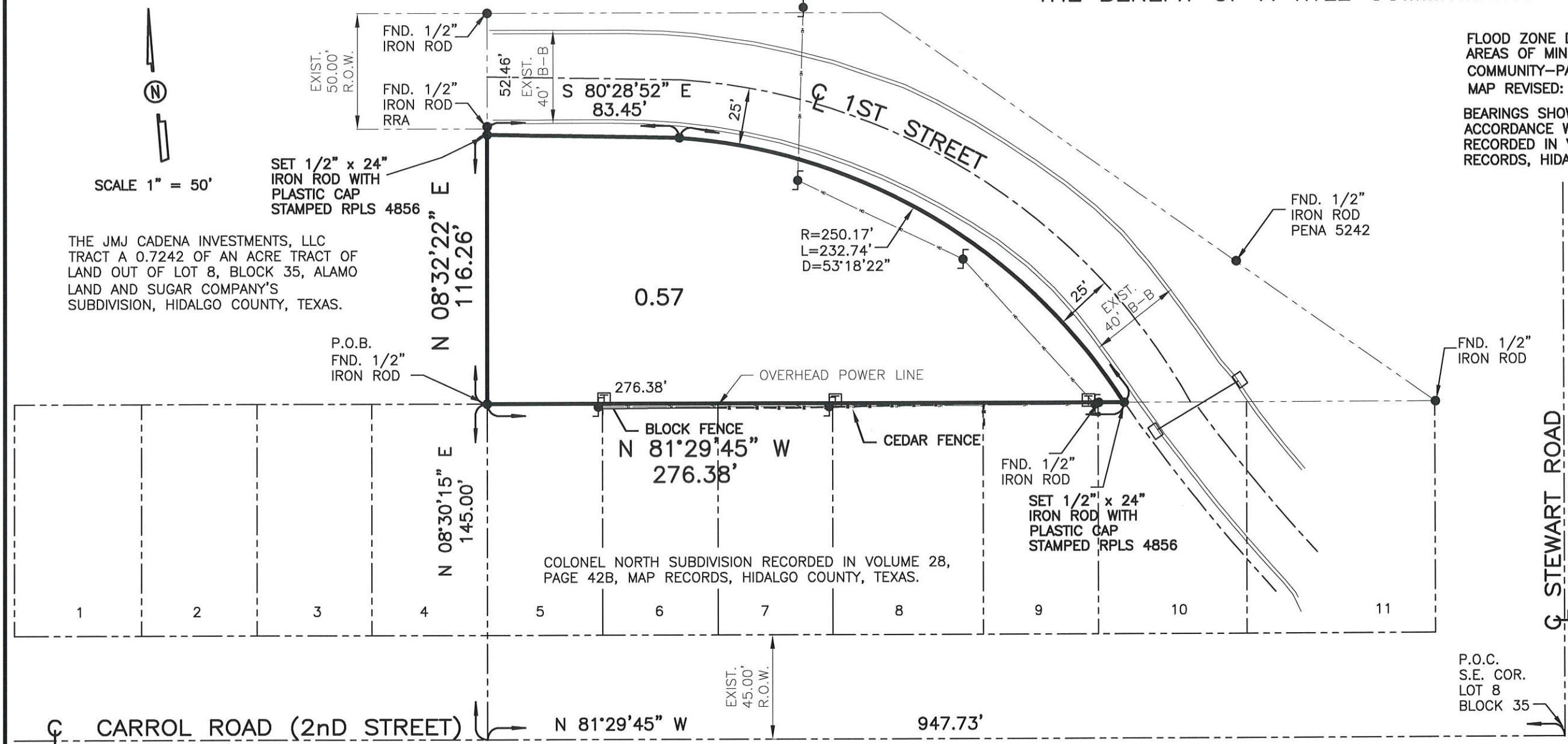


NOTE: THIS SURVEY WAS DONE WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

LEGEND
● = POWER POLE
□ = TEL PED

FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING. (NO SHADING.)
COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN
ACCORDANCE WITH COLONEL NORTH SUBDIVISION
RECORDED IN VOLUME 28, PAGE 42B, MAP
RECORDS, HIDALGO COUNTY, TEXAS.



PLAT SHOWING

A 0.57 OF AN ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 35,
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS,
AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY
CLERK'S DOCUMENT NUMBER 1506118, OFFICIAL RECORDS, HIDALGO
COUNTY, TEXAS.

VOL. 1 PAGES 24-26

SURVEYED MARCH 18, 2025

OWNER

ADDRESS

JOB No.

BOOK No. PAGE

F:/SURVEYS2025\ALS L8 BLK35



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.

EDINBURG, TEXAS 78539

ENGINEERING REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

PHONE 956-381-6480

FAX 956-381-0527

ALFONSOQ@QHA-ENG.COM



I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING
PLAT TO BE A TRUE AND CORRECT REPRESENTATION
OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL
SURVEY DONE ON THE GROUND UNDER MY DIRECTION.
AND THERE ARE NOT ANY DISCREPANCIES, CONFLICTS,
EASEMENTS, OR SHORTAGES IN AREA OR BOUNDARY
LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING
OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS CLASSIFYING PROPERTY DESCRIBED AS BEING A 0.57 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 35, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGES 24 – 26, MAP RECORDS HIDALGO COUNTY, TEXAS AND ACCORDING TO ORDER OF JUDGMENT RECORDED UNDER COUNTY CLERK’S DOCUMENT NUMBER 1506118, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AS “SURPLUS” PROPERTY AND AUTHORIZING THE TRANSFER OF THAT CERTAIN PROPERTY TO THE SAN JUAN ECONOMIC DEVELOPMENT CORPORATION FOR ECONOMIC DEVELOPMENT PURPOSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR SERVERABILITY; PROVIDING FOR A REPEALER CLAUSE; AND ORDAINING ALL OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, property shall only be deemed as “surplus” after a determination by the City Commission that title to the property was not obtained with specific intent; and

WHEREAS, “surplus” property shall be only those properties which are “in need of economic development and assistance”; and

WHEREAS, it is the responsibility of the City Commission to promote the continued growth of its territories, while expanding the economic development and tax base within its jurisdiction and the Commission shall deem property as “surplus” and take all the necessary steps to ensure the future development of all “surplus” property; and

WHEREAS, the City of San Juan, Texas owns the property described as being a 0.57 acre tract of land out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1 Pages 24 – 26, Map Records Hidalgo County, Texas and according to Order of Judgment recorded under County Clerk’s Document Number 1506118, Official Records, Hidalgo County, Texas and more particularly described in Metes and Bounds and Survey Map attached as **Exhibit “A”**; and

WHEREAS, the City Commission desires to declare the above mentioned property as “surplus” property in need of economic development and assistance; and

WHEREAS, the San Juan Economic Development Corporation has worked diligently in promoting and expanding the City of San Juan’s economic development and tax base; and

WHEREAS, the City Commission of the City of San Juan desires to transfer said surplus property to the San Juan Economic Development Corporation for economic development purposes; and

WHEREAS, the value of such property has been determined in the Appraisal Report attached as **Exhibit “B”**; and

WHEREAS, pursuant to the City’s Charter and Chapters 253 and/or 272 of the Texas Local Government Code the City Commission is authorized to transfer such property; and

WHEREAS, the City Commission desires that such conveyance or transfer made pursuant to this Ordinance comply with Section 5.022 of the Texas Property Code.

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

SECTION I. INCORPORATION OF RECITALS. The City Commission finds that the statements set forth in the Recitals of this Ordinance are true and correct and the City Commission hereby incorporates such Recitals as part of this Ordinance.

SECTION 2. DETERMINATION OF SURPLUS PROPERTY. The City Commission hereby declares the property described in the recitals above was not obtained with specific intent and the City Commission further declares such property as “surplus” property in need of economic development and assistance.

SECTION 3. TRANSFER OF SURPLUS PROPERTY FOR ECONOMIC DEVELOPMENT; RESTRICTIONS. The City Commission hereby authorizes the City Manager to execute all necessary documents for the transfer of such surplus property via special warranty deed in accordance with Section 5.022 of the Texas Property Code to San Juan Economic Development Corporation for the promotion of economic development purposes; provided that a restriction is included that any such transfer thereafter by the San Juan Economic Development Corporation to a third party shall be specifically for commercial development and sold for the fair market value less any deduction for economic development purposes approved by the City that may result in an economic impact in favor of the City of San Juan, plus any and all closing costs and title insurances.

SECTION 4. CONSIDERATION. The City Commission further orders that, San Juan Economic Development Corporation shall pay to City of San Juan fifty percent (50%) of any sale proceeds immediately upon the transfer of the property from San Juan Economic Development Corporation to a third party. In addition, that SJEDC shall pay for any and all closing costs and title insurances associated with the transfer of the property from the City to the San Juan Development Corporation.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until the fifteen (15) days has passed after its first reading.

SECTION 6. PUBLICATION. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 7. CODIFICATION. That this Ordinance shall not be codified in the Code of Ordinances of the City of San Juan, Texas, as it is not amendatory thereof.

SECTION 8. SEVERABILITY. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 9. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the 8th day of April, 2025.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the _____ day of _____, 2025.

CITY OF SAN JUAN, TEXAS

By: _____
Mario Garza, Mayor

ATTEST:

By: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

Palacios Garza & Thompson, P.C.

BY: _____

A Restricted Appraisal
of
A Vacant Tract of Land
Located at
South Site of 1st Street- W of Stewart Road
San Juan, Texas
Prepared for
City of San Juan, Texas
by



SCROGGIN APPRAISAL SERVICES
1105 Vine Avenue, McAllen, TX 78501 (956)-668-7478

Clark Scroggin
Texas General Real Estate Appraiser Certification #1327321-G

Effective Date of Appraisal
March 21, 2025

[illegible]

Page 299

Photographs of the Subject Property



Site View from 1st Street

Photographs of the Subject Property



Site View from 1st Street



Westbound 1st Street



SCROGGIN APPRAISAL SERVICES

1105 Vine Avenue, McAllen, TX 78501 (956) 668-7478

RESTRICTED APPRAISAL REPORT

Client (Intended User)- City of San Juan, Texas
709 S Nebraska Ave
San Juan, TX 78589

Date of Report- March 22, 2025

Effective Date of Appraisal- March 21, 2025

Intended Use- Internal Evaluation

Subject Address- S.S. of 1st Street- West of Stewart Road, San Juan, Texas

Legal Description- *Alamo Land & Sugar Company Subdivision, 0.57 acres out of Lot 8, Block 35, Hidalgo County, Texas*

Property Interest Appraised- Fee Simple Interest

Purpose of the Appraisal- To opine a market value estimate of the subject property

Census Tract- 0218.04

Owner- City of San Juan, Texas

Subject Property Description

Property Type- Land
Existing Use- Vacant
Site Size- 24,829 Square Feet
Type of Inspection- Site Inspection
Zoning- R-S (Residential Single-Family)

Market Value Opinion- \$150,000

Utilities-	Water, Electricity, Sewer
Flood Zone-	X (C)
Highest and Best Use	
As Improved-	N/A
As Vacant-	Single-Family Residential Development
Marketing Time-	3-6 Months
Exposure Time-	3-6 Months
Property Tax ID-	20822616
2024 Mkt Assessment-	\$79,777
Sales History-	Per HCAD, there are no prior sales of the subject property in the past 3 years. There is a sign situated on the subject site offering the property for sale however no active listing of the subject is found on GMAR/MLS.
Scope of Work-	For each appraisal, appraiser review, and appraisal consulting assignment, an appraiser must: A. Identify the problem to be solved. B. Determine and perform the scope of work necessary to develop credible assignment results. C. Disclose the scope of work in the report.

Problem Identification

The client (and any other intended users) for this appraisal report is stated earlier in this report, who engaged the appraiser to provide an opinion of market value for the subject of this report. No other user of this report is authorized by the appraiser. The intended use of this appraisal is for internal evaluation. The uses that this appraisal is not authorized to be used for include, but are not limited to; lending, determining insurable value, estate planning, real estate tax assessment protest, divorce, partnership dissolutions, marketing.

Definition of Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale; the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- A. Buyer and seller are typically motivated
- B. Both parties are well informed or well advised, and each acting in what he considers his best interest.
- C. A reasonable time is allowed for exposure in the open market
- D. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- E. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition of market value used in this appraisal report is consistent with such definition appearing in a previous version of USPAP, and more precisely, the actual source is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institution Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990 and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of

Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994.

This is the same definition that appears under Regulation “Y”, Section 225.62 (g) of Title XI of FIRREA.

Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42, Definitions (g).

Determination of Scope of Work

The effective date of the appraiser's opinions and conclusions is stated earlier in this report. The subject of this assignment and its relevant characteristics and assignment conditions (extraordinary assumptions, hypothetical conditions, or other conditions that affect the scope of work) are expressed herein. There are no unusual property or assignment conditions which would affect the scope of work of this assignment. The subject property is a vacant tract of land. Based on the intended use of the appraisal, the non-complexity of the subject property, and the prevalence of comparable sales, a credible opinion of value can be rendered utilizing the sales comparison approach only. The cost approach and income approach are not applicable in this appraisal.

Disclosure of Scope of Work Undertaken

The appraiser has determined that a credible opinion of value can be rendered utilizing the sales comparison approach only. The appraiser has identified the characteristics of the subject property that are relevant to the type and definition of value and intended use of the appraisal. This has been accomplished by examining appraisal district records, the subdivision plat map, applicable zoning maps and regulations, and a search of deed records. The appraiser has made a physical site inspection of the subject. The appraiser has researched appraisal district records and on-line deed records in search of any prior sales of the subject in the past 3 years, and reported such findings. The appraiser has made the necessary research to determine the highest and best use of the subject property. This research includes, but is not necessarily limited to, zoning regulations, economic trends, supply and demand analysis. In development of the sales comparison approach, the appraiser has researched comparable land sales and active listings. This research includes a thorough search of the Multiple Listing Service for active listings and closed sales within a reasonable time frame in the subject area.

Environmental Statement

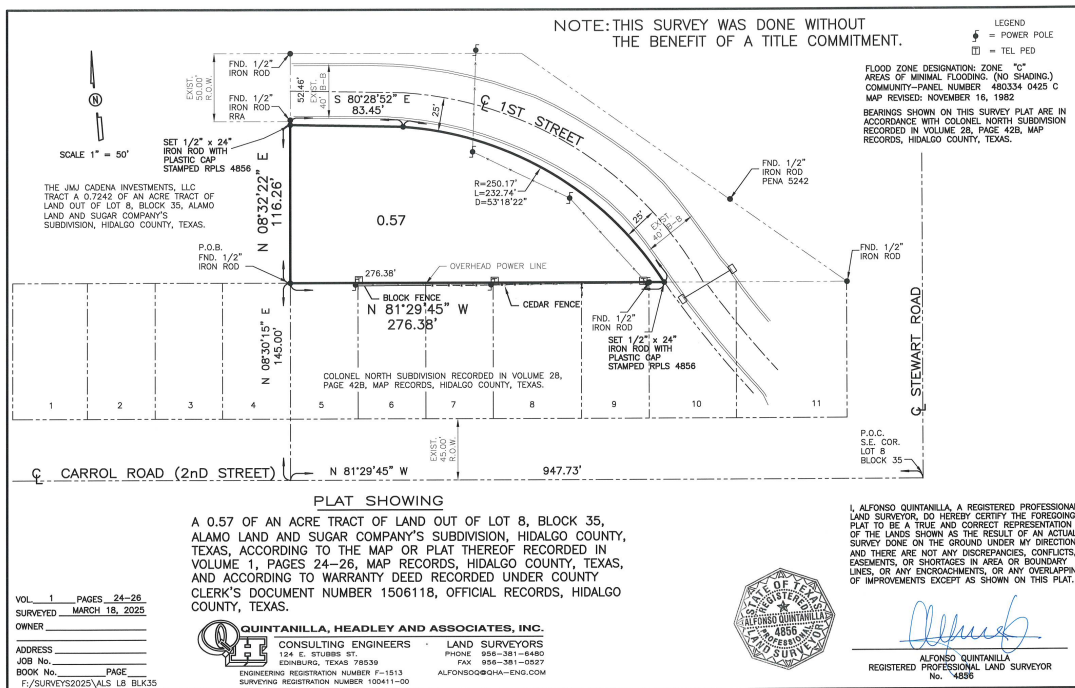
An environmental assessment of the subject property is beyond the scope of this report. Any reference to environmental issues indicates our research into the environmental aspects of affecting the market and is not to be construed as an opinion regarding specific issues concerning the subject property unless otherwise noted in this report. If there are any environmental concerns whatsoever, the client is urged to retain an expert in that field.

No indications of adverse environmental conditions were observed by the appraiser at the property inspection.

Flood Map



Survey



Metes & Bounds Description



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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METES AND BOUNDS

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DATE PREPARED: MARCH 18, 2025


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR-No. 4856



Comparable Land Sale 1

L / MLS #: 412654 (Sold)		List Price: \$130,000		503 W Citrus Street, San Juan, TX 78589	
Sold Price:	\$90,000	Closing Date:	07/24/2024	Financing:	Cash
Selling Office:	Imperio Real Estate LLC	Seller Conc Type:		Selling Agent:	Vicente Vince A. Gutierrez
Seller Concessions:	\$0	Repairs:		Non-Realty Items \$:	
Non Allowables:	No			Buyer Closing Costs/Prepays:	No
SP/SqFt:					
SP/Acre:	281,250.00				



Type:	Residential Multi-Family, Residential Single Family	County:	Hidalgo
Suitable Use:	Residential, Subdevelopment	Subdivision:	Palm Vista
Lot Dim:	100x280	School District:	PSJA ISD
Lot SqFt:	13,939	Elementary Sch:	PSJA
Acreage:	0.32	Middle School:	Alamo
Topography:	Level	High School:	PSJA H.S.
Crops:	None	POA/HOA:	No Mandatory:
Improvements:	None	Lease Exp Date:	
Tax GEO ID:	P2000-00-011-0006-00		
Base Taxes:	\$2,781		
Tax Year:	2023		

Showing Instructions: Show Anytime, Vacant

Directions: From ALAMEDA and NORTH I RD head EAST on ALAMEDA; then SOUTH on N ANTELOPE ST; Home is on the SOUTH WEST corner.

Legal Description: PALM VISTA LOTS 6 BLK 11

Utilities Electric, Public Water, Sewer Water/Sewer: City Sewer Water Supplier: City Water Comments: n/a Irrigation District: Other Irrig/Water Rights: No	Location Features: Corner Lot, Mature Trees Access: Internet, Paved Road Street Type: Paved Fence Type: Chain Link, Wood Community Amenities: Sidewalks Leased (Rent/Share): 0
---	---

Remarks: Great opportunity to own a .32 lot in a very well established San Juan subdivision near many popular places! This is a great way to develop or build your castle in a great area! Legally separated into 2 .16 AC lots. Call today before this ones gone!

Agent Remarks: Call today!

Escrow (Use \$ or %): 2,000 REO: No Agreement Type: Exclusive Right to Sell Proposed Terms: Cash, Conventional, Owner Financing Owner Name: GARZA EUGENIO JR Original LP: \$160,000 Internet: Yes Broker License #: 640457 LP/OLP: 0.81 Curr \$/Acre: \$281,250.00	Relocation: List Date: 08/25/2023 Display Addr: Yes LP/SqFt: LP/Acre: \$406,250.00	Short Sale: Possession: Closing and Funding Owner Name 2: ROSALINDA NUNEZ- GARZA Expiration Date: 08/31/2024 Allow AVM: Yes Broker: Antonio Gabriel Villeda
---	---	--

Listing Office: Glass House Real Estate Address: 6316 N. 10th, McAllen, TX 78504 Main: (956) 331-9329 Fax:	Listing Agent: Antonio Gabriel Villeda Agent Email: tonytherealtor956@gmail.com Contact #: (956) 331-9329 License #: 0640457
---	--

Listing information provided by Greater McAllen Association of REALTORS MLS.
Information is deemed to be reliable but is not guaranteed.

Comparable Land Sale 2

L / MLS #: 418361 (Sold)		List Price: \$59,000		708 Cole Avenue, San Juan, TX 78589	
Sold Price:	\$57,500	Closing Date:	01/05/2024	Financing:	Cash
Selling Office:	BIG Realty	Seller Conc Type:		Selling Agent:	Irving N. Kim
Seller Concessions:	\$0	Repairs:		Non-Realty Items \$:	
Non Allowables:	No			Buyer Closing Costs/Prepays:	No
SP/SqFt:					
SP/Acre:	280,761.72				



1 / 4

Type:	Residential Single Family, Unimproved	County:	Hidalgo
Suitable Use:	Residential	Subdivision:	De Leon Estates
Lot Dim:	64 X 138	School District:	PSJA ISD
Lot SqFt:	8,921	Elementary Sch:	Carman
Acreage:	0.20	Middle School:	Austin
Topography:	Level	High School:	PSJA H.S.
Crops:	None	POA/HOA:	No Mandatory:
Improvements:	None	Lease Exp Date:	
Tax GEO ID:	D2400-00-000-0009-00		
Base Taxes:	\$500		
Tax Year:	2023		

Showing Instructions: Vacant
Directions: FROM EXPRESS WAY, SOUTH ON VETERANS, EAST ON 7TH, SOUTH ON COLE
Legal Description: DE LEON LOT 9

Utilities:	Sewer	Location Features:	Cul-de-Sac Lot, Other
Water/Sewer:	City Sewer, Public Water Available	Access:	City Street
Water Supplier:	North Alamo WSC	Street Type:	Paved
Water Comments:	n/a	Fence Type:	Partial
Irrigation District:	HCID#2	Community Amenities:	None
Irrig/Water Rights:	No	Leased (Rent/Share):	0

Remarks: VACANT RESIDENTIAL LOT 64 X 138 IN SAN JUAN IN A GREAT LOCATION. CALL AGENT FOR MORE INFO

Agent Remarks: VACANT

Escrow (Use \$ or %):	1,000	Relocation:		Short Sale:	
REO:	No	Agreement Type:	Exclusive Right to Sell	Possession:	Closing and Funding
Proposed Terms:	Cash	Owner Name:	MA. DEL ROSARIO GARZA CAMARILLO	Owner Name 2:	
Original LP:	\$59,000	List Date:	11/08/2023	Expiration Date:	11/08/2024
Internet:	Yes	Display Addr:	Yes	Allow AVM:	Yes
Broker License #:	561680			Broker:	Daniel Javier Galvan
LP/OLP:	1.00	LP/SqFt:		DOM:	58
Curr \$/Acre:	\$280,761.72	LP/Acre:	\$288,085.94	Allow Comments:	Yes

Listing Office:	Coldwell Banker La Mansion	Listing Agent:	Herman Cantu
Address:	508 E. Dove, McAllen, TX 78504-8222	Agent Email:	hermancantu@gmail.com
Main:	(956) 631-1322	Contact #:	(956) 867-1584
Fax:	(956) 994-0443	License #:	0551745

Listing information provided by Greater McAllen Association of REALTORS MLS.
Information is deemed to be reliable but is not guaranteed.

Comparable Land Sale 3

L / MLS #: 440522 (Sold)		List Price: \$73,000		219 E 3rd Street, San Juan, TX 78589	
Sold Price:	\$70,000	Closing Date:	08/01/2024	Financing:	Cash
Selling Office:	Non-Participant	Seller Conc Type:	0	Selling Agent:	Non-Participating Agent
Seller Concessions:	\$0	Repairs:		Non-Realty Items \$:	
Non Allowables:	No			Buyer Closing Costs/Prepays:	No
SP/SqFt:					
SP/Acre:	270,992.22				



Type:	Residential Single Family	County:	Hidalgo
Suitable Use:	Residential	Subdivision:	San Juan Original
Lot Dim:	11250		Townsite
Lot SqFt:	11,252	School District:	PSJA ISD
Acreage:	0.26	Elementary Sch:	Clover
Topography:	Level	Middle School:	Yzaguiere
Crops:	None	High School:	PSJA H.S.
Improvements:	None	POA/HOA:	No Mandatory
Tax GEO ID:	S1000-00-011-0027-00	Lease Exp Date:	
Base Taxes:	\$1,631		
Tax Year:	2023		

Showing Instructions: Vacant

Directions: Head east on business 83, take a left on Stewart then a right on 3rd st. Lot will be on your left hand side.

Legal Description: SAN JUAN ORIGINAL TOWNSITE LOTS 27 THRU 29 BLK 11

Utilities: Electric

Water/Sewer: Public Water

Water Supplier: City

Water Comments: Available

Irrigation District: HCID#1

Irrig/Water Rights: No

Remarks: Prime residential lot in San Juan, TX, minutes from the expressway. Ideal for building your dream home in a peaceful, family-friendly neighborhood. Close to schools, parks, and shopping. Perfect investment opportunity!

Agent Remarks: Motivated sellers! Must Sell! Bring all offers. Call or text Adolfo for more info 956-451-1152.

Escrow (Use \$ or %): 700

REO: No

Agreement Type: Exclusive Right to Sell

Proposed Terms: Cash, Conventional

Owner Name: The Estate of Ruby Uvalle

Original LP: \$73,000

Internet: Yes

Broker License #: 592622

Office Lic #: 9007265

LP/OLP: 1.00

Curr \$/Acre: \$270,992.22

Listing Office: [Imperio Real Estate LLC](#)

Address: 2201 W Dove Ave, McAllen, TX 78504

Main: (956) 803-0341

Fax: (956) 992-1089

Location Features: None

Access: City Street

Street Type: Paved

Fence Type: None

Community Amenities: None

Leased (Rent/Share): 0

Short Sale:

Possession: Closing and Funding

Owner Name 2:

Expiration Date: 12/31/2024

Allow AVM: Yes

Broker: Jorge Valdez

DOM: 24

Allow Comments: Yes

Listing Agent: [Adolfo Landa](#)

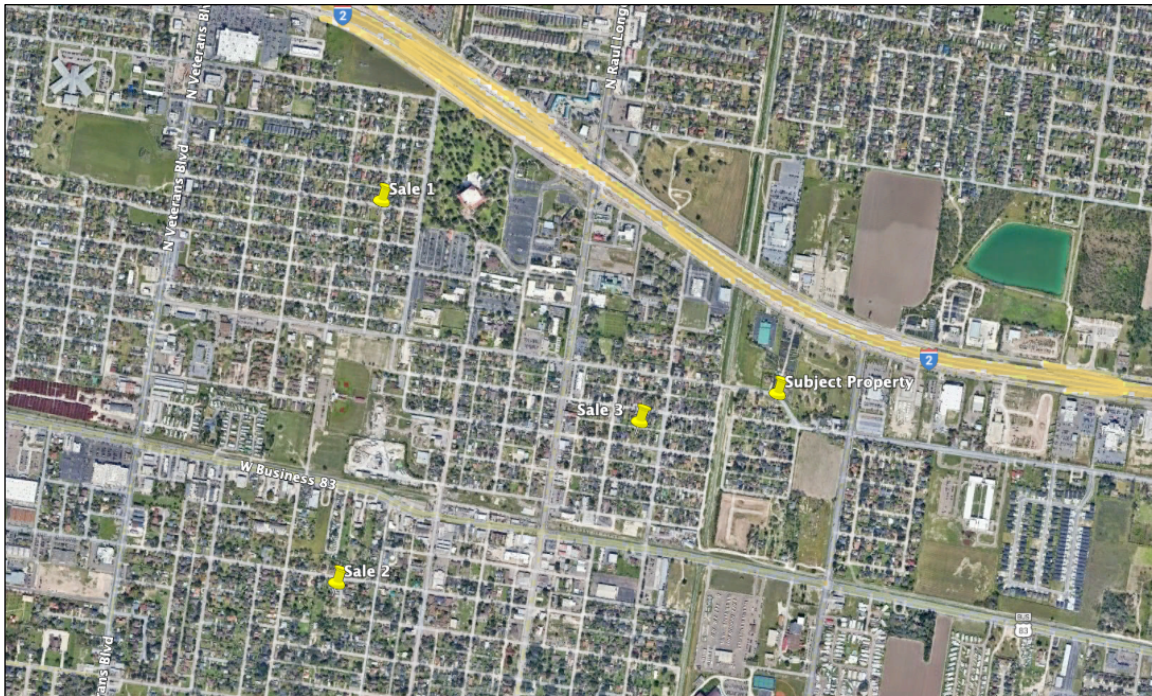
Agent Email: fito.landa01@gmail.com

Contact #: (956) 451-1152

License #: 0731864

Listing information provided by Greater McAllen Association of REALTORS MLS.
Information is deemed to be reliable but is not guaranteed.

Comparable Land Sales Map



Comparable Land Sales Adjustment Grid

Land Sale Number	Subject	Land Sale 1	Land Sale 2	Land Sale 3
Address	S.S. 1st St- W of Stewart Rd	503 W Citrus Street	708 Cole Avenue	219 E 3rd Street
City	San Juan	San Juan	San Juan	San Juan
County	Hidalgo	Hidalgo	Hidalgo	Hidalgo
State	Texas	Texas	Texas	Texas
Highest & Best Use	SFR	SFR	SFR	SFR
Square Feet	24,829	13,929	8,921	11,252
Acres	0.57	0.32	0.20	0.26
Cash Equiv. Sale Price	N/A	\$90,000	\$57,500	\$70,000
Sale Date	N/A	July-24	January-24	August-24
Sale Price/SF	N/A	\$6.46	\$6.45	\$6.22
Time/Mkt. Adjustment	N/A			
Time Adj. Price/SF	N/A	\$6.46	\$6.45	\$6.22
ADJUSTMENTS				
<i>Site Improvements</i>		\$0.00	\$0.00	\$0.00
<i>Frontage/Exposure</i>		\$0.00	\$0.00	\$0.00
<i>Available Utilities</i>		\$0.00	\$0.00	\$0.00
<i>Location</i>		\$0.00	10% \$0.64	\$0.00
<i>Size</i>		-5% (\$0.32)	-10% (\$0.64)	-5% (\$0.31)
<i>Shape</i>		\$0.00	\$0.00	\$0.00
<i>Highest & Best Use/Zoning</i>		\$0.00	\$0.00	\$0.00
Net Percent Adjustment		-5%	0%	-5%
Net Adjustment per SF		(\$0.32)	\$0.00	(\$0.31)
Adjusted Sale Price/SF		\$6.14	\$6.45	\$5.91

Subject Value Conclusion	
24,829 Square Feet @ \$6.10/SF-	\$151,457
ROUNDED-	\$150,000

Limiting Conditions and Assumptions-

- 1) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- 2) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- 3) Responsible ownership and competent property management are assumed.
- 4) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 5) All engineering is assumed to be correct. The plot plans and illustrative material in the report are included only to assist the reader in visualizing the property.
- 6) It is assumed that there are no hidden or unknown conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 7) It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- 8) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
- 9) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in the report is based.
- 10) It is assumed that the utilization of the land and improvements is within the boundaries of property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- 11) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- 12) Possession of the report, or a copy thereof, does not carry with it the right of publication.
- 13) The appraiser, by reason of the appraisal, is not required give further consultation, testimony, or be in attendance in court with 1 previously been made.
- 14) Neither all nor any part of the contents of the report shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval of the appraiser.
- 15) Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the subject property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

16) Unless otherwise stated in this report, it is assumed that the subject property complies with all requirements of the Americans with Disabilities Act. The appraiser assumes no responsibility for any non-compliance not disclosed by the client.

The client is urged to retain an expert in this field, if desired.

17) This is a restricted use appraisal report, which does not contain all supporting data, theory, logic and other items used to develop the opinion of value rendered.

Certification

I certify that, to the best of my knowledge and belief:

- Clark Scroggin has made a personal inspection of the property that is the subject of this report.
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, the occurrence of a subsequent event directly related to the intended use of this appraisal, or approval of a loan.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Practice.
- As of the date of this report, Clark Scroggin is in compliance with the Texas Appraiser Licensing and Certification Board.
- The intended user of this report is limited solely to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's workfile.
- Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If any individuals did provide significant real property appraisal assistance they are identified here along with a summary of the extent of the assistance provided in the report.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- The effective date of this appraisal is March 21, 2025.

Should you have any comments or concerns regarding this appraisal report, please do not hesitate to contact us. Thank you for the opportunity to be of service to you.

Scroggin Appraisal Services



Clark Scroggin
Texas General Real Estate Appraiser Certification #132731

March 22, 2025
Date Signed

Qualifications of the Appraiser

Clark Scroggin

Professional Designations

CAE (Certified Assessment Evaluator); International Association of Assessing Officers

Texas State Certified General Appraiser # TX-1327321-G

HUD/FHA Approved Appraiser

Certified National Instructor- International Association of Assessing Officers

Expert witness- Condemnation trials and State property tax appeals

Education

Bachelor of Business Administration- Texas Christian University, Fort Worth, Texas, 1985.

Real Estate Coursework

Texas Christian University

- Real Estate Principles
- Real Estate Management

Appraisal Institute

- Course 1A1: Real Estate Appraisal Principles
- Course 1A2: Basic Valuation Procedures
- Course SPP: Standards of Professional Practice (2)
- Course 1BA: Capitalization Theory and Techniques, Part A
- Course 1BB: Capitalization Theory and Techniques, Part B
- Course 2-1: Case Studies in Real Estate Valuation

International Association of Assessing Officers

- Course 1: Fundamentals of Real Property Appraisal
- Course 2: Income Approach to Valuation
- Course 3: Development and Writing of Narrative Appraisal Reports
- Course 302: Mass Appraisal of Income-Producing Properties
- Case Studies Examination successfully completed

Seminars

Speaker: Building Owners and Managers Association (mock trial)- 1993
Speaker: Mayer Hoffman McCann Real Estate Seminar (mock trial)- 1992
Speaker: North Central Regional Assessor's Association (mock trial)- 1992
Attend: Marshall-Swift Cost Service Seminar- 1988

Professional Affiliations

Certified Instructor: International Association of Assessing Officers
Subscribing Member: International Association of Assessing Officers

Scroggin Appraisal Services

Employment History

Appraiser:	Scroggin Appraisal Services,	1992- Present
Appraiser:	Tenenbaum & Associates, Inc.,	1987- 1994
Appraiser:	Dallas Central Appraisal District,	1986- 1987

Summary of Appraisal Experience

<u>Property Types Appraised</u>	<u>Special Use Properties</u>	<u>States Worked</u>
Office Buildings	Health Clubs	Alaska
Medical Office Buildings	Racquetball Clubs	Arizona
Retail	Country Clubs	California
Shopping Centers	Tennis Clubs	Colorado
Apartments	Automotive Showrooms	Connecticut
Multi-Family Residential	Automotive Centers	Delaware
Single-Family Residential	Nursing Homes	D.C.
Warehouses	Mini-Warehouses	Iowa
Industrial Buildings	Grain Elevators	Kansas
Main Banks	Lumber Yards	Maine
Branch Banks	Television Studios	Maryland
Hotels	Cinemas	Massachusetts
Motels	Day Care Centers	Minnesota
Restaurants	Fast Food Restaurants	Missouri
Garages	Farm Buildings	Montana
Vacant Land	Truck Terminals	Nebraska
Condominiums	Parking Structures	Nevada
Residential Subdivisions	Greenhouses	New Hampshire
Convenience Stores	Skating Rinks	New Mexico
Residential Condominiums	Recreational Centers	North Dakota
Office Condominiums	Churches	Oregon
	Horse Stables	Pennsylvania
	Night Clubs	South Dakota
	Car Wash Building	Texas
	Mobile Home Parks	Utah
	Recreational Vehicle Parks	Virginia
	Ranch Land	Washington

CLARK C SCROGGIN
PO BOX 6087
MCALLEN, TX 78502



Certified General Real Estate Appraiser

Appraiser: **Clark C Scroggin**
License #: **TX 1327321 G**

License Expires: **04/30/2027**

Having provided satisfactory evidence of the qualifications required
by the Texas Appraiser Licensing and Certification Act, Occupations
Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB
at www.talcb.texas.gov.


Chelsea Buchholtz
Executive Director

Scroggin Appraisal Services, LLC

Commercial & Residential Real Estate Appraisal



1124 Pecan Avenue, McAllen, TX 78501 (956) 668-7478 (956) 668-1728 FAX
 632 N. Ed Carey Dr., Suite 500, Harlingen, TX 78550 (956) 423-9500 (956) 423-9535 FAX
 6243 IH 10 West, Suite 830, San Antonio, TX (210) 732-6100 (210) 732-6109 FAX

Client List

Regional/Local Banks

Alamo Bank of Texas
 City National Bank
 Coastal Banc ssb
 Elsa State Bank & Trust
 Falcon International Bank
 First National Bank
 Frost National Bank
 Inter National Bank
 IBC
 Laredo National Bank
 Lone Star National Bank
 McAllen National Bank
 Mercedes National Bank
 Rio Bank
 Texas Country Bank
 Texas State Bank
 Zapata National Bank

National Appraisal Co.

Advanced Collateral Sol.
 Atlantic Assurance LLC
 Chesapeake App. & Stl.
 Datacomp Appraisal Svc.
 General American Corp.
 Nationwide Appraisal Svc.
 PCV/Murcor
 Value IT

Municipalities

City of Alamo
 City of Donna
 City of Harlingen

Gvmt. Entities

Edinburg Eco. Dev. Corp.
 F.D.I.C.
 Harlingen Com. Dev. Corp.
 PSJA ISD
 Texas Dept. of Transportation

Law Offices

Armando Puente
 Atlas & Hall, LLP
 Crain, Caton & James
 James H. Lauderdale
 John Robert King
 Julian Rodriguez, Jr.
 McLaren & Associates
 Moore & Guerra
 Mark Mackie
 Ricardo R. Godinez
 Zayas & Zomora

National Banks

American Bank
 Bank of America
 Chase Manhattan Bank
 Citicorp Trust Bank
 Flagstar Bank
 Wells Fargo Bank

National Lenders

Aames Capital Corp.
 Access Lending
 Advanced Mtg. Solutions
 Advantage Inv. Mortgage
 American General Fin. Svc.
 AmeriMortgage
 Amerinet Mtg. Svc.
 Ameriquet Mortgage
 America's Money Line, Inc.
 Allied Home Mtg Capital
 Argent Mortgage Company
 Centex Home Equity
 CMG Diversified
 Conseco Financing Svc.
 Countrywide Home Loans
 East 2 West Mortgage
 Finance America, LLC
 Financing USA
 First Choice Lenders
 First Franklin
 Fox Funding
 GMAC Mortgage
 Greenwich Capital Fin.
 Home Capital, Inc.
 Home Loan Direct
 HomeTown America
 Household Direct
 Household Fin. Services
 InterBay Funding, LLC
 Iwayloan
 JLM Direct Funding
 Mortgage Buyers, Inc.
 Mortgage IT
 Mortgage Portfolio Svc.
 National City Corp.
 National Mortgage Link
 Network Funding
 New Century Mortgage
 North American Mtg. Co.
 Old Kent Mortgage Co.
 Olympic Funding
 Sebring Capital Corp.
 Source One Services Corp.
 Union Planters Mortgage
 US Fidelity
 Waterfield Financial Corp.
 Wells Fargo Financial
 Wells Fargo Home Mortgage

Regional/Local Mortgage Co.

Aladdin Mortgage
 All Fund Mortgage
 All Star Mortgage Company
 All Valley Mortgage Services
 Alpha Horizon Mortgage
 Alpha Resource Mortgages
 American Home Mortgage
 American Mortgage
 AMC Mortgage
 Austin-Hunter Mortgage
 Austin Mortgage Connection
 Available Mortgage Funding
 Benchmark Mortgage
 Best Texas Mortgage Company
 BNC Mortgage, Inc.
 C. U. Members Mortgage
 Celco Mortgage
 CB Mortgage, Inc.
 City Mortgage Group
 Coastal National Mortgage
 Community Mortgage
 Consolidated Financial Group
 CSI Mortgage Corporation
 CTX Mortgage Company
 Encino Mortgage
 Enterprise Mortgage
 ESI Mortgage, LP
 Eventus Inspections
 Express Financial Services, Inc.
 F & T Mortgage
 Fidelity First Lending, Inc.
 Financial City
 First Alliance Mortgage
 First Consolidated Mortgage Company
 First Equity Corporation
 First Horizon Construction Lending
 First Metropolitan Mortgage
 First Preference Mortgage Corporation
 First Valley Mortgage Brokers
 FirstStreet Financial
 Fort Worth Mortgage
 Frontera Mortgage
 GEO Mortgage Services, Inc.
 Global Mortgage Group
 Great Lakes Mutual LLC
 Greatstone Mortgage
 Guaranty Residential Mortgage
 Hansen Quality Loan Services
 Harper & Associates Company
 Hi Capital Finance Company
 Hibernia Mortgage Banking
 Hidalgo Federal Credit Union
 Home Mortgage Center
 Hometown Mortgage Company
 Independent Mortgage Services
 Landmark Mortgage

Regional/Local Mortgage Co.

Liberty Financial Services
 M & T Mortgage Corporation
 Matchmaker Mortgage
 McAfee Mortgage
 McAllen Mortgage
 Meier Mortgage, Inc.
 Memorial Park Mortgage
 Meyers Mortgage
 Mid Valley Mortgage
 Milagro Mortgage
 Millenium Mortgage
 Mortgages Unlimited
 New Home Mortgage Corp.
 Obra Financial Services, Inc.
 Onion Creek Mortgage
 Parra Mortgage Company
 Pride Financial Mortgage LLC
 Primary Residential Mortgage
 Prime Lending, Inc.
 Prime Source Mortgage Co.
 Principle Residential Mortgage
 Professional Mortgage Services
 Rapid Mortgage Company, Inc.
 Realty Mortgage Corporation
 RMC Vanguard Mortgage Corp.
 Rose Mortgage Services Corp.
 Sante Fe Financial Services
 Secure Mortgage Company
 Service First Mortgage
 Sharyland Mortgage Company
 Smart Mortgages, LLC
 Southern Lending Corporation
 Southwest Mortgage
 Southwestern Mortgage Co.
 Texas Community Mortgage
 Texas Home Equity Center
 Texas Mtg. & Financial Services
 Texas Nations Title
 Texas Residential Mortgage
 Texas State Home Loans, Inc.
 The Mortgage Market
 The Mortgage Shop
 Tiempo Finance Company
 Town & Country Mortgage Svc.
 TriCo Mortgage
 Unistar Mortgage, Inc.
 Unity Home Loan Mortgage
 Urban Financial Mortgage Corp.
 USA Mortgage
 Valley Home Equity
 Valley Mortgage Company
 Valley Vista Mortgage
 Valley One
 Vista Mortgage
 Westlake Mortgage
 Yosemite Brokerage, Inc.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Consideration and Action, if any, on an Agreement Between the City of San Juan and Tyler Technologies Regarding Payment Card Processing, and Authorization for the City Manager to Sign all Related Documents.

STAFF COMMENTS AND RECOMMENDATIONS:

Consideration and Action on the Contract between the City of San Juan and Tyler Technology regarding Payment-Card Processing and authorizing the City manager to sign all documentation.

RECOMMENDATION:

It is recommended that the City Manager authorize and sign the contract with Tyler Technologies for a Payment Card Processing Agreement.

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Tirso Garza, Interim City
Manager



AMENDMENT

This amendment ("Amendment") is effective as of the date of signature of the last party to sign as indicated below ("Amendment Effective Date"), by and between Tyler Technologies, Inc. with offices at One Tyler Drive, Yarmouth, Maine 04096 ("Tyler") and the City of San Juan, Texas, with offices at 709 S. Nebraska Ave., San Juan, Texas 78589 ("Client").

WHEREAS, Tyler and the Client are parties to an agreement dated May 1, 2023 ("Agreement"); and

WHEREAS, Tyler and Client desire to amend the terms of the Agreement as provided herein.

NOW THEREFORE, in consideration of the mutual promises hereinafter contained, Tyler and the Client agree as follows:

1. The items in the sales quotation attached hereto as Exhibit 1 are hereby added to the Agreement.
2. Your use of Tyler Payments and related products is subject to the terms of the Payment Processing Agreement ("Processing Agreement") hyperlinked in Exhibit 1, and the parties further agree that such terms are hereby modified as follows:
 - A. Section 10 (b) of the Processing Agreement is hereby replaced with the following:
 - b. Applicable Law and Interpretations: Merchant shall hold harmless Tyler from and against any claim or action related to Merchant's violation of applicable law and/or Association Rules including without limitation any election to apply customer fee structures or customer surcharges.
 - B. The following language is hereby added as Section 12 (d) of the Processing Agreement:
 - d. Commitment of Current Revenues Only: In the event that, during any term hereof, the governing body of the Merchant does not appropriate sufficient funds to meet the obligations of such party under this Processing Agreement, then any party may terminate this Processing Agreement upon thirty (30) days' written notice to the other party. Merchant agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Processing Agreement. The parties intend this provision to be a continuing right to terminate this Processing Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of the Tex. Loc. Govt. Code Ann. §271.903. In the event either party terminates this Processing Agreement pursuant to this Section (d), each party shall return all products, documentation, confidential information, and other information disclosed or otherwise delivered to the other party prior to such termination, all revocable licenses shall

terminate, and further Merchant shall pay Tyler for any fees owed under this Processing Agreement through the effective date of termination.

3. This Amendment shall be governed by and construed in accordance with the terms and conditions of the Agreement.
4. Except as expressly indicated in this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the dates set forth below.

Tyler Technologies, Inc.

City of San Juan, Texas

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



Exhibit 1
Amendment Investment Summary

The following Amendment Investment Summary details the software, products, and services to be delivered by us to you under the Agreement. This Amendment Investment Summary is effective as of the Amendment Effective Date, despite any expiration date in the Amendment Investment Summary that may have lapsed as of the Amendment Effective Date.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK



Sales Quotation For:
 City of San Juan
 709 S Nebraska Ave
 San Juan TX 78589-2698

Quoted BY Matthew Beltram
 Quote Expiration 3/31/25
 Quote Name Tyler Payments

Tyler Fees per Transaction											
Description											Net Unit Price
ERP Pro											
ERP Pro 10 Customer Relationship Management Suite											
Interactive Voice Response											\$ 1.25
Miscellaneous Payments											\$ 1.25
Municipal Justice											
Municipal Justice 10 Suite											
Court Case Resolution Bundle											\$ 0.00
Payments											
		Use Case	List Price	Service%	Min	Basis Points	Rate	Cap	POS	Online	IVR
Payments - Client Card Cost - Interchange Plus											
Tyler One											

ERP Pro Payments	Utility Billing	0.78%	\$ 0.78	X	X
Payments - Payer Card Cost - Service Fees					
Tyler One					
ERP Pro Payments	Vital Statistics	3.95%	\$ 2.50	X	
ERP Pro Payments	Courts and Justice	3.95%	\$ 2.50	X	
ERP Pro Payments	Sanitation	3.95%	\$ 2.50	X	
ERP Pro Payments	Police	3.95%	\$ 2.50	X	
ERP Pro Payments	Planning	3.95%	\$ 2.50	X	
ERP Pro Payments	Planning	3.95%	\$ 2.50	X	
ERP Pro Payments	Parks & Rec	3.95%	\$ 2.50	X	
Municipal Justice Payments	Municipal Justice	3.95%	\$ 2.50	X	X
ERP Pro Payments	Library	3.95%	\$ 2.50	X	
Payments - Other Fees					
Tyler One					
Credit Card Chargebacks	\$ 15.00				

Payer Card Cost

per card transaction with Visa, MasterCard, Discover, and American Express when applicable.

Client Card Cost - Interchange Plus

per card transaction with Visa, MasterCard, Discover, and American Express, when applicable, for all transactions on top of industry-driven rates for bank fees, card brand fees, interchange fees, dues, assessments, and other processing fees.

Credit Card Chargebacks

If a card payer disputes a transaction at the card issuing bank (e.g. stolen card)

Third Party Software & Hardware				
Description	Quantity	Unit Price	Extended Price	Annual
Tyler One				
Payments				
PCI Service Fee (Per Device)	10	\$ 0	\$ 0	\$ 1,800
Payments EMV Card Reader Purchase	10	\$ 529	\$ 5,290	\$ 0

TOTAL:

\$ 5,290

\$ 1,800

Summary

Total Third Party Hardware, Software, Services

One Time Fees

\$ 5,290

Recurring Fees

\$ 1,800

Total Tyler Services

Summary Total

\$ 5,290

\$ 1,800

Contract Total

\$ 7,090

Comments

Work will be delivered remotely unless otherwise noted in this agreement.

Expenses associated with onsite services are invoiced as incurred according to Tyler's standard business travel policy.

SaaS is considered a term of one year unless otherwise indicated.

Your use of Tyler Payments and any related items included on this order is subject to the terms found at:

<https://www.tylertech.com/terms/payment-card-processing-agreement>. By signing this order or the agreement in which it is included, you agree you have read, understand, and agree to such terms. Please see attached Tyler Payments fee schedule.

Interactive Voice Response

Interactive Voice Response Solution for Utility Access-The payment packet is created in centralized cash collections. The IVR system gives the customer an account balance, the customer makes the payment by phone, and the account manager is updated with the payment record. NOTE: There is a per transaction fee associated with the IVR that will be paid by client unless Tyler is instructed by the client to pass along to the user at time of payment.

Court Case Resolution Bundle

Court Case Resolution Bundle includes: Court Defendant Access, Court IVR and Notifications for Court. A fee is paid by the defendant for each transaction processed through Court Defendant Access or Court IVR: \$1.00 for payments under \$100, \$2.50 for payments over \$100, and \$3.50 for advanced online transactions. A \$0.20 fee is paid by the client for each violation for which a phone notification is attempted. Text message notifications are free of charge provided the client 1) enables the standard campaigns that include a link to Court Defendant Access, and 2) enables advanced online transactions that are currently available or defendants at the counter or by mail. This contract replaces existing Court Defendant Access annual fees.

Miscellaneous Payments

Miscellaneous Payments Component allows clients to setup payment forms for misc. payments with a fixed, calculated or open payment amount. The payments are sent from the website to the cash collection/Cashiering application and then posted to the GL application. NOTE: There is a per transaction fee associated with the Miscellaneous Payments that will be paid by client unless Tyler is instructed by the client to pass along to the user at time of payment.

Credit Card Chargebacks

If a card payer disputes a transaction at the card issuing bank (e.g. stolen card)

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms, subject to payment terms in an agreement, amendment, or similar document in which this sales quotation is included:

- License fees for Tyler and third-party software are invoiced upon the earlier of (i) delivery of the license key or (ii) when Tyler makes such software available accessible.
- Fees for hardware are invoiced upon delivery.
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware.
- Annual Maintenance and Support fees are first payable when Tyler makes the software accessible to the Client, and SaaS fees, Hosting fees, and Subscription fees are first payable on the first day of the month following the date this quotation was signed (or if later, the commencement of the agreement's initial term). Any such fees are prorated to align with the applicable term under the agreement, with renewals invoiced annually thereafter in accord with the agreement.

Fees for services included in this sales quotation shall be invoiced as indicated below.

- Implementation and other professional services fees shall be invoiced as delivered.
- Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
- Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
- Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
- If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
- Notwithstanding anything to the contrary stated above, the following payment terms shall apply to fees specifically for migrations: Tyler will invoice Client 50% of any Migration Services Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Annual SaaS Fees will be invoiced upon availability of the hosted environment.

Any SaaS or hosted solutions added to an agreement containing Client-hosted Tyler solutions are subject to Tyler's SaaS Services terms found here: <https://www.tylertech.com/terms/tyler-saas-services>.

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____

Date: _____

Print Name: _____

P.O.#: _____

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Consideration and Action, if any, on a Resolution Canvassing the Returns; Declaring the Results of the General Election Held on May 3, 2025, for the Purpose of Electing a Mayor, Commissioner for Place 2 and Commissioner Place 3 for the City of San Juan. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

Consideration and Action, if any, on a Resolution Canvassing the Returns; Declaring the Results of the General Election Held on May 3, 2025, for the Purpose of Electing a Mayor, Commissioner for Place 2 and Commissioner Place 3 for the City of San Juan.

RECOMMENDATION:

Staff recommends approval of the resolution canvassing the election returns.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Consideration and Action, if any, on a Resolution Issuing Order and Notice of City of San Juan Runoff Election for Commissioner Place 3. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

Issue a resolution and notice for a runoff election scheduled for June 7, 2025. This election follows the May 3, 2025, general election for City Commission Place 3. The runoff is necessary due to the absence of a majority vote in the initial election.

RECOMMENDATION:

Staff recommends approval of the resolution issuing order and notice of the City of San Juan Runoff Election for Commissioner Place 3.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

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

RESOLUTION NO. 2025-XX

**A RESOLUTION OF THE CITY OF SAN JUAN, TEXAS,
ISSUING ORDER AND NOTICE OF A RUNOFF ELECTION.**

WHEREAS, I MARIO GARZA, in my capacity as Mayor of the City of San Juan, Texas do hereby order that a Runoff Election be held in said City on the 7th day of JUNE, 2025 that being the FIRST SATURDAY of said Month; and

WHEREAS, the terms of office for Mayor, Commissioner Place 2 and Commissioner Place 3 will expire on the 3rd day of May, 2025 and it is necessary to conduct an election for the following Officers of said City:

**MAYOR
OFFICE OF CITY COMMISSIONER - PLACE #2
OFFICE OF CITY COMMISSIONER - PLACE #3**

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

Section 1. Call of Election; Date; Eligible Electors; A Runoff election (the “Election”) shall be held on Saturday, June 7, 2025, at which all residents, qualified electors of the City shall be entitled to vote.

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

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

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

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

Section 3. Election Day and Early Voting Day, dates, hours, and polling place: Early voting shall commence and terminate as required by state law. **The polling places for Early Voting by Personal Appearance shall be at Fire Station No. 2, 2301 N. Raul Longoria San Juan, Texas 78589 and San Juan Memorial Library Multipurpose Room, 1010 S. Standard St. San Juan, Texas 78589.** Early voting shall be conducted in accordance with the Texas Election Code on the following days, dates, and hours during the early voting period:

EARLY VOTING DAY AND DATE

Tuesday	May 27, 2025	-	7:00 a.m. to 7:00 p.m.
Wednesday	May 28, 2025	-	8:00 a.m. to 6:00 p.m.
Thursday	May 29, 2025	-	8:00 a.m. to 6:00 p.m.
Friday	May 30, 2025	-	8:00 a.m. to 6:00 p.m.
Saturday	May 31, 2025	-	7:00 a.m. to 7:00 p.m.
Sunday	June 1, 2025	-	Closed
Monday	June 2, 2025	-	8:00 a.m. to 6:00 p.m.
Tuesday	June 3, 2025	-	7:00 a.m. to 7:00 p.m.

HOURS**ELECTION DAY AND DATE**

Saturday	June 7, 2025	-	7:00 a.m. to 7:00 p.m.
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HOURS

Applications for ballot by mail shall be mailed to:

Hilda A. Salinas, Elections Administrator

P.O. Box 659

Edinburg, Texas 78540-0659

elections@co.hidalgo.tx.us

Applications for ballots by mail (ABBM)s must be received no later than the close of business on Tuesday, May , 2025.

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF THE SAN JUAN, TEXAS, City Election is hereby called for the FIRST SATURDAY in JUNE being June 7, 2025.

PASSED, APPROVED and ADOPTED on this the 13th day of May, 2025.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

BRENDA ESCALANTE, CITY SECRETARY

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

RESOLUTION NO. 2025-XX

**A RESOLUTION OF THE CITY OF SAN JUAN, TEXAS,
ISSUING ORDER AND NOTICE OF A RUNOFF ELECTION.**

WHEREAS, I MARIO GARZA, in my capacity as Mayor of the City of San Juan, Texas do hereby order that a Runoff Election be held in said City on the 7th day of JUNE, 2025 that being the FIRST SATURDAY of said Month; and

WHEREAS, the terms of office for Commissioner Place 3 will expire on the 3rd day of May, 2025 and it is necessary to conduct an election for the following Officers of said City:

OFFICE OF CITY COMMISSIONER - PLACE #3

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

Section 1. Call of Election; Date; Eligible Electors; A Runoff election (the “Election”) shall be held on Saturday, June 7, 2025, at which all residents, qualified electors of the City shall be entitled to vote.

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

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

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

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

Section 3. Election Day and Early Voting Day, dates, hours, and polling place: Early voting shall commence and terminate as required by state law. **The polling places for Early Voting by Personal Appearance shall be at San Juan Memorial Library Multipurpose Room, 1010 S. Standard St. San Juan, Texas 78589.** Early voting shall be conducted in accordance with the Texas Election Code on the following days, dates, and hours during the early voting period:

EARLY VOTING DAY AND DATE

Tuesday	May 27, 2025	-	7:00 a.m. to 7:00 p.m.
Wednesday	May 28, 2025	-	8:00 a.m. to 6:00 p.m.
Thursday	May 29, 2025	-	8:00 a.m. to 6:00 p.m.
Friday	May 30, 2025	-	8:00 a.m. to 6:00 p.m.
Saturday	May 31, 2025	-	7:00 a.m. to 7:00 p.m.
Sunday	June 1, 2025	-	Closed
Monday	June 2, 2025	-	8:00 a.m. to 6:00 p.m.
Tuesday	June 3 2025	-	7:00 a.m. to 7:00 p.m.

HOURS**ELECTION DAY AND DATE**

Saturday	June 7, 2025	-	7:00 a.m. to 7:00 p.m.
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HOURS

Applications for ballot by mail shall be mailed to:

Hilda A. Salinas, Elections Administrator

P.O. Box 659

Edinburg, Texas 78540-0659

elections@co.hidalgo.tx.us

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF THE SAN JUAN, TEXAS, City Election is hereby called for the FIRST SATURDAY in JUNE being June 7, 2025.

PASSED, APPROVED and ADOPTED on this the 13th day of May, 2025.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

BRENDA ESCALANTE, CITY SECRETARY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Consideration of a Resolution to Approve a Waterline Access Agreement between the City of San Juan and North Alamo Water Supply Corporation (NAWSC) for the Sioux Heights Subdivision. [Jorge J. Garcia, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The proposed property is within the North Alamo Water Supply Corporation (NAWSC) water service area. The NAWSC requires an agreement between the Corporation and the City of San Juan to be signed and executed before the Corporation allows the installation of fire hydrants and water lines in the Sioux Heights Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road along the Southside of Sioux Road.

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

RECOMMENDATION:

Staff recommends approval of the Resolution as presented.

PREPARED BY:

Jorge Garcia,
Planning Director

APPROVED BY:

Tirso Garza, Interim City
Manager

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

FRYER & HANSEN, PLLC

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

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

May 2, 2025

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

Via U.S. Postal Service

***RE: Waterline Access Agreement - North Alamo Water Supply Corporation, City of San Juan
and M & L Investment Group, LLC - Sioux Heights Subdivision***

Dear Mr. Arjona:

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

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

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

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

Respectfully,

/S/ Richard W. Fryer
Richard W. Fryer

RWF/kb
Enclosure

STATE OF TEXAS

COUNTY OF HIDALGO

§
§
§
§
§

BETWEEN:
NORTH ALAMO WATER SUPPLY
CORPORATION AND CITY OF SAN
JUAN

**WATERLINE ACCESS AGREEMENT
(with City)**

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

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

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

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

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

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

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

WHEREAS, M & L Investment Group, LLC ("**Owner**") is constructing a subdivision on the property described in **Exhibit "A"**, Sioux Heights Subdivision (the "**Subdivision**") and the City requires fire protection for the Subdivision as part of the Subdivision process.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

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

By: _____,
Brenda Escalante, City Secretary

By: _____,
Benjamin Arjona, City Manager

APPROVED AS TO FORM:

By: _____,
Rick Palacios, City Attorney

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

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

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

Notary Public in and for the State of Texas

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

By: _____
Steven P. Sanchez, General Manager

APPROVED AS TO FORM:

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

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

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

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

Notary Public in and for the State of Texas

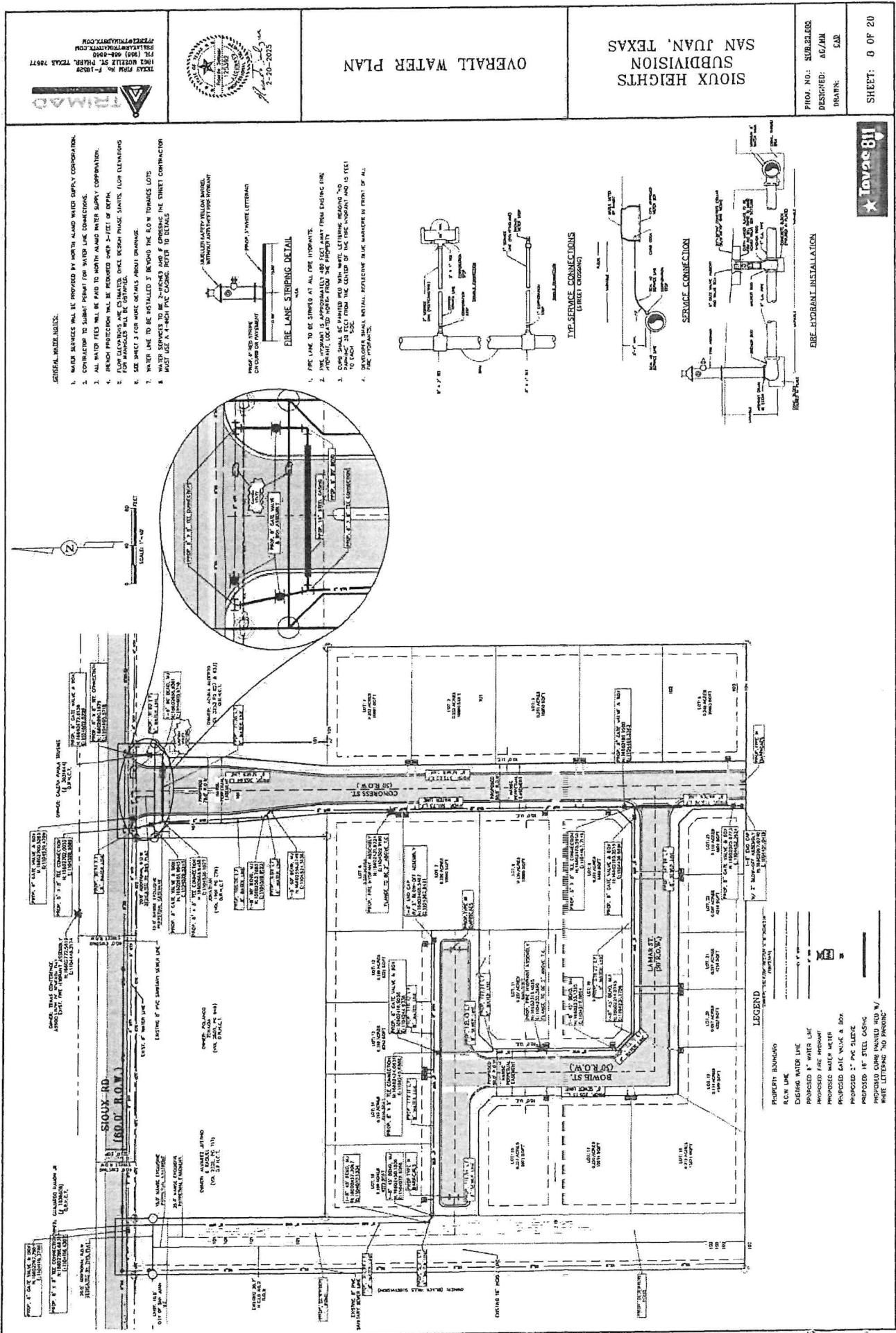
EXHIBIT "A"

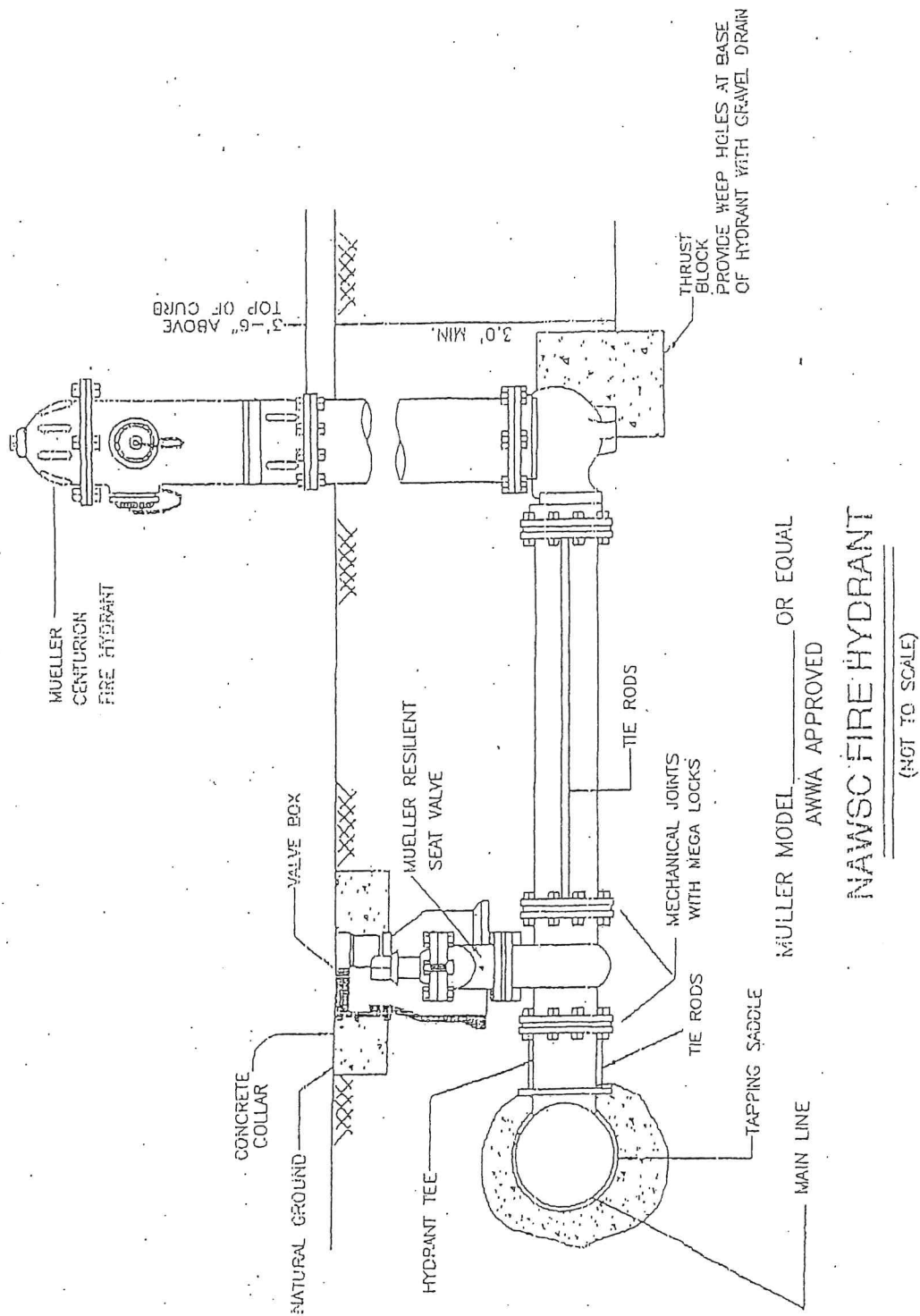
A 7.47 Acre tract of land out of Lot 4, Block 39, ALAMO LAND AND SUGAR COMPANY'S SURVEY, as per Map or Plat thereof recorded in Volume 1, Pages 24 - 27, Map Records of Hidalgo County, Texas.

EXHIBIT "B"

Fire Hydrant Installation

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





MUELLER MODEL _____ OR EQUAL
 AWWA APPROVED
NAWSC FIRE HYDRANT
 (NOT TO SCALE)

RESOLUTION NO.

A RESOLUTION OF THE CITY OF SAN JUAN, TEXAS TO APPROVE A WATERLINE ACCESS AGREEMENT BETWEEN THE CITY OF SAN JUAN AND NORTH ALAMO WATER SUPPLY CORPORATION FOR THE SIOUX HEIGHTS SUBDIVISION.

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

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

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

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

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

READ, CONSIDERED and APPROVED this the 13th day of May, 2025.

CITY OF SAN JUAN

MARIO GARZA
Mayor

ATTEST:

BRENDA ESCALANTE
City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Consider Approval of the Tax Collection Report for the Month of February 28, 2025. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Tax Collection Report for the Month of February 28, 2025.

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

To: Tirso Garza, Interim City Manager
From: Leroy Gonzales, Director of Finance
Date: April 2, 2025
Subject: Monthly Collection Report – February, 2025

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				
	2024	2023	2022	2021	2020
Tax Levy	12,852,250.17	11,550,566.23	10,077,461.55	9,088,383.56	8,178,632.33
Adjustment to date	24,339.12	278,890.65	64,974.17	65,817.85	267,480.56
Adjusted Tax Levy	12,876,589.29	11,829,456.88	10,142,435.72	9,154,201.41	8,446,112.79
Collections to date	11,099,226.63	11,210,977.05	9,673,448.14	8,834,000.89	8,133,995.20
Percentage Collected	86.20%	94.77%	95.38%	96.50%	96.30%

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
Jesus "Jesse" Ramirez
Adina "Dina" Santillan

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

66

PREPARED BY: CHRISTIAN GARZA

PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
FEBRUARY 2025

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 2024/2025	COLLECTED 2023/2024
2024 TAX ROLL	12,852,250.17	11,099,226.63	-	24,339.12	1,777,362.66	86.20%	87.09%
2023 & PRIOR YRS ROLLBACK	1,588,581.08	202,323.17	-	(14,879.12)	1,371,378.79	12.86%	12.46%
	-	-	-	-	-	#DIV/0!	82.20%
TOTALS	14,440,831.25	11,301,549.80	-	9,460.00	3,148,741.45		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF FEBRUARY 2025

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	980,411.92	(23,936.38) CURRENT
CURRENT YEAR-P&I	38,906.72	
PRIOR YEARS-BASE TAX	42,902.83	(543.71) PRIOR
PRIOR YEARS-P&I	15,328.59	
ROLLBACK	-	- ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	7,661.96	- PURGED
TOTAL COLLECTIONS	1,085,212.02	(24,480.09)
LESS TRANSFERRED	836,629.90	
LESS IN TRANSIT	245,004.70	
LESS DUE TO HCAD COMM. FEE	33.42	
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 FEBRUARY 2025 IS CORRECT.

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



SWORN AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF MARCH 2025 A.D.

Mark Martinez
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF FEBRUARY 2025

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2024-2025</u>	<u>2023-2024</u>	<u>DIFFERENCE</u>
<u>2024 CURRENT</u>			
ORIGINAL LEVY	12,852,250.17	11,550,566.23	1,301,683.94
MODIFICATIONS	24,339.12	296,478.04	(272,138.92)
CURRENT LEVY	12,876,589.29	11,847,044.27	1,029,545.02
CURRENT COLLECTIONS THIS MONTH	980,411.92	889,990.34	90,421.58
CURRENT COLLECTIONS TO DATE	11,099,226.63	10,317,639.37	781,587.26
OUTSTANDING TO DATE	1,777,362.66	1,529,404.90	247,957.76
PERCENT COLLECTED/ORIGINAL	86.36%	89.33%	-2.97%
PERCENT COLLECTED/MODIFIED	86.20%	87.09%	-0.89%
TOTAL COLLECTIONS FISCAL YEAR	11,099,226.63	10,317,639.37	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,588,581.08	1,389,590.98	198,990.10
MODIFICATIONS	(14,879.12)	(23,985.89)	9,106.77
DELINQUENT LEVY	1,573,701.96	1,365,605.09	208,096.87
DELINQUENT COLLECTIONS MONTHLY GROSS	43,192.69	28,113.87	15,078.82
DELINQUENT YEAR REFUNDS THIS MONTH	(289.86)	(398.00)	108.14
DELINQUENT COLLECTIONS THIS MONTH	42,902.83	27,715.87	15,186.96
DELINQUENT COLLECTIONS GROSS	209,216.80	180,042.22	29,174.58
DELINQUENT YEAR REFUNDS TO DATE	(6,893.63)	(9,887.64)	2,994.01
DELINQUENT COLLECTIONS TO DATE	202,323.17	170,154.58	32,168.59
OUTSTANDING TO DATE	1,371,378.79	1,195,450.51	175,928.28
PERCENT COLLECTED/ORIGINAL	12.74%	12.24%	0.50%
PERCENT COLLECTED W/REFUNDS	13.17%	12.96%	0.21%
PERCENT COLLECTED/MODIFIED	12.86%	12.46%	0.40%
TOTAL COLLECTIONS FISCAL YEAR	202,323.17	170,154.58	
<u>ROLLBACK</u>			
ORIGINAL LEVY	0.00	2,012.36	(2,012.36)
MODIFICATIONS	0.00	0.00	0.00
ROLLBACK LEVY	0.00	2,012.36	(2,012.36)
ROLLBACK COLLECTIONS THIS MONTH	0.00	0.00	0.00
ROLLBACK COLLECTIONS TO DATE	0.00	1,654.19	(1,654.19)
OUTSTANDING TO DATE	0.00	358.17	(358.17)
PERCENT COLLECTED/ORIGINAL	#DIV/0!	82.20%	#DIV/0!
PERCENT COLLECTED/MODIFIED	#DIV/0!	82.20%	#DIV/0!
TOTAL COLLECTIONS FISCAL YEAR	0.00	1,654.19	

CITY OF SAN JUAN

TAX COLLECTIONS FOR MONTH OF: FEBRUARY 2025

37 - CSJ

REPORT DATE	CURR BASE	CURR P&I	CURR RB	CURR RB P&I	PRIOR BASE	PRIOR P&I	PRIOR RB	P&I RB	ATTY FEES	ATTY RBFEES	TOTAL	TOTAL TRANSF	DIFF.	DATE OF TRANSF.
3-Feb	11,011.84	723.20	-	-	715.81	166.60	-	-	122.40	-	12,739.85	0.00	12,739.85	18-Feb
4-Feb	7,056.24	474.49	-	-	554.84	184.86	-	-	106.13	-	8,376.56	-	8,376.56	18-Feb
5-Feb	30,508.72	809.45	-	-	611.66	229.02	-	-	125.48	-	32,284.33	-	32,284.33	18-Feb
6-Feb	61,986.24	997.81	-	-	3,283.57	1,015.97	-	-	638.70	-	67,922.29	-	67,922.29	18-Feb
7-Feb	44,705.28	588.37	-	-	580.19	164.65	-	-	111.73	-	46,150.22	-	46,150.22	18-Feb
8-Feb	159,198.52	12,051.87	-	-	-	-	-	-	-	-	171,250.39	335,179.64	(163,929.25)	18-Feb
10-Feb	21,606.51	291.76	-	-	235.56	(139.89)	-	-	(0.01)	-	21,993.93	-	21,993.93	18-Feb
11-Feb	102,406.79	1,289.70	-	-	1,327.35	329.08	-	-	248.46	-	105,601.38	-	105,601.38	18-Feb
12-Feb	95,486.16	363.04	-	-	788.25	157.65	-	-	103.05	-	96,898.15	224,493.46	(127,595.31)	19-Feb
13-Feb	17,744.14	790.08	-	-	463.13	185.16	-	-	97.24	-	19,279.75	19,279.75	-	19-Feb
14-Feb	69,301.55	1,018.93	-	-	13,006.90	6,029.44	-	-	2,080.65	-	91,437.47	91,437.47	-	20-Feb
18-Feb	28,720.86	1,286.15	-	-	1,667.60	481.92	-	-	317.13	-	32,473.66	32,473.66	-	21-Feb
19-Feb	26,005.50	880.50	-	-	902.98	389.45	-	-	173.56	-	28,351.99	28,351.99	-	24-Feb
20-Feb	41,256.44	1,073.45	-	-	2,055.18	728.04	-	-	416.41	-	45,529.52	45,529.52	-	25-Feb
21-Feb	17,518.45	1,195.15	-	-	803.90	332.77	-	-	120.75	-	19,971.02	19,971.02	-	26-Feb
22-Feb	(838.51)	(9.09)	-	-	(289.86)	(3.72)	-	-	-	-	(1,141.18)	-	(1,141.18)	27-Feb
24-Feb	35,763.31	2,351.64	-	-	2,080.08	514.59	-	-	344.95	-	41,054.57	39,913.39	1,141.18	28-Feb
25-Feb	29,604.69	1,969.21	-	-	1,080.43	537.51	-	-	190.79	-	33,382.63	33,382.63	-	3-Mar
26-Feb	75,363.58	3,473.27	-	-	1,519.22	357.11	-	-	246.35	-	80,959.53	80,959.53	-	4-Mar
27-Feb	40,845.20	2,861.21	-	-	3,847.60	1,236.17	-	-	758.02	-	49,548.20	49,548.20	-	5-Mar
28-Feb	65,160.41	4,426.53	-	-	7,668.44	2,432.21	-	-	1,460.17	-	81,147.76	81,114.34	33.42	11-Mar
TTL	980,411.92	38,906.72	0.00	0.00	42,902.83	15,328.59	0.00	0.00	7,661.96	0.00	1,085,212.02	1,081,634.60	3,577.42	

OVERALL TOTAL	1,085,212.02
LESS REFUNDS	0.00
LESS HCAD COMM FEES	33.42
LESS COMM/COST	3,544.00
BALANCE	1,081,634.60
LESS TRANSFERRED	836,629.90
LESS TRANSF IN TRANSIT	245,004.70
BALANCE PENDING	0.00

CITY OF SAN JUAN, TEXAS
AS February, 2025

Levy 2024 (24-25 YR)												
12,852,250.17	OCT 2024	NOV 2024	DEC 2024	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEPT 2025
Adjustments	70,219.71	70,219.71	70,219.71	48,275.50	24,339.12	-	-	-	-	-	-	-
Adjstid Levy	12,922,469.88	12,922,469.88	12,922,469.88	12,900,525.67	12,876,589.29	12,852,250.17	12,852,250.17	12,852,250.17	12,852,250.17	12,852,250.17	12,852,250.17	12,852,250.17
Collections	29,329.34	855,179.33	6,116,017.94	10,118,814.71	11,099,226.63	-	-	-	-	-	-	-
Percentage	0.23	6.62	47.33	78.44	86.20	-	-	-	-	-	-	-
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	311,912.18	296,478.04	293,494.32	293,033.96	289,850.16	289,850.16	278,890.65	278,890.65	279,237.87
Adjstid Levy	11,550,566.23	11,550,566.23	11,868,282.72	11,862,478.41	11,847,044.27	11,844,060.55	11,844,509.33	11,842,620.19	11,840,416.39	11,829,456.88	11,829,456.88	11,829,804.10
Collections	18,217.82	649,045.38	5,060,755.85	9,427,649.03	10,317,639.37	10,639,911.83	10,835,541.89	10,989,389.66	11,078,283.82	11,150,268.90	11,210,977.05	11,245,061.95
Percentage	0.16	5.62	42.64	79.47	87.09	89.83	91.48	92.80	93.56	94.26	94.77	95.06
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
Adjstid Levy	10,177,055.07	10,174,299.54	10,174,737.10	10,160,793.44	10,150,149.18	10,145,433.44	10,145,772.58	10,144,529.85	10,144,334.85	10,142,465.90	10,142,435.72	10,142,435.72
Collections	72,408.80	797,569.82	4,710,294.63	8,210,592.37	8,854,048.72	9,231,430.81	9,343,762.57	9,440,809.10	9,524,638.55	9,593,986.04	9,635,837.70	9,673,448.14
Percentage	0.71	7.84	46.29	80.81	87.23	90.99	92.10	93.06	93.89	94.59	95.01	95.38
Levy 2021 (21-22 YR)												
9,088,383.56	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEPT 2022
Adjustments	103,468.54	102,204.24	96,189.28	92,010.27	86,694.75	74,038.53	73,011.86	71,058.66	70,491.94	70,491.94	65,817.85	65,817.85
Adjstid 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
Adjstid 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)
Adjstid 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

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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)
Adjstd Levy	7,286,363.64	7,286,067.28	7,284,897.95	7,279,737.86	7,277,310.79	7,274,655.56	7,272,834.53	7,272,052.48	7,271,545.23	7,271,545.23	7,271,545.23	7,270,044.49
Collections	40,446.92	465,847.78	3,420,804.86	5,752,692.83	6,215,142.89	6,505,324.90	6,627,411.69	6,726,104.39	6,801,180.60	6,848,618.95	6,886,059.71	6,913,739.06
Percentage	0.56	6.39	46.96	79.02	85.40	89.42	91.13	92.49	93.53	94.18	94.70	95.10
Levy 2017 (17-18 YR)												
7,112,363.88												
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	6,232,308.52
Percentage	0.57	7.30	44.23	77.42	84.41	88.69	90.32	91.56	92.65	93.23	93.81	94.16
Levy 2015 (15-16 YR)												
6,363,985.51												
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)	(13,059.23)	(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

CITY OF SAN JUAN, TEXAS

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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)												
Adjustments	(434.68)	9,757.00	7,191.02	6,935.04	6,744.28	2,616.92	1,327.13	(8,800.15)	(8,800.15)	(8,800.15)	(8,800.15)	(16,234.68)
Adjusted Levy	5,806,908.21	5,817,099.89	5,814,533.91	5,814,277.93	5,814,087.17	5,809,959.81	5,808,670.02	5,798,542.74	5,798,542.74	5,798,542.74	5,798,542.74	5,791,108.21
Collections	25,371.26	392,871.83	2,396,193.95	4,155,865.79	4,708,746.12	4,965,341.54	5,065,102.65	5,150,088.82	5,222,129.74	5,277,964.33	5,311,263.11	5,330,189.09
Percentage	0.44	6.75	41.21	71.48	80.99	85.46	87.20	88.82	90.06	91.02	91.60	92.04
Levy 2010 (FY 10-11)												
Adjustments	(369.63)	(2,132.72)	(365.30)	(4,388.62)	(4,901.42)	(5,178.87)	(6,706.52)	(2,962.02)	(4,257.62)	(11,079.53)	(11,173.60)	(11,810.88)
Adjusted Levy	5,688,989.97	5,687,226.88	5,688,994.30	5,684,970.98	5,684,458.18	5,684,180.73	5,682,653.08	5,686,397.58	5,685,101.98	5,678,280.07	5,678,186.00	5,677,548.72
Collections	11,208.32	303,322.85	2,229,933.43	3,961,301.50	4,493,973.39	4,795,345.18	4,910,935.95	5,002,794.49	5,110,911.55	5,160,040.97	5,182,936.93	5,202,931.77
Percentage	0.20	5.33	39.20	69.68	79.06	84.36	86.42	87.98	89.90	90.87	91.28	91.64
Levy 2009 (FY 09-10)												
Adjustments	-	7,424.84	16,530.13	14,684.93	14,684.93	(14,062.27)	(15,130.69)	(14,892.39)	(21,523.95)	(22,109.34)	(23,755.08)	(24,108.71)
Adjusted Levy	5,701,885.79	5,709,310.63	5,718,415.92	5,716,570.72	5,716,570.72	5,687,823.52	5,686,755.10	5,686,993.40	5,680,361.84	5,679,776.45	5,678,130.71	5,677,777.08
Collections	20,202.08	312,328.39	2,062,388.58	3,825,229.28	4,409,951.58	4,628,745.47	4,740,932.15	4,854,551.44	4,950,637.34	5,007,393.58	5,051,197.80	5,080,118.00
Percentage	0.35	5.47	36.07	66.91	77.14	81.38	83.37	85.36	87.15	88.16	88.96	89.47
Levy 2008 (FY 08-09)												
Adjustments	2,627.82	36,019.13	60,676.90	60,676.90	52,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,055.80	23,047.86	22,638.15
Adjusted Levy	5,027,004.24	5,060,395.55	5,085,053.32	5,085,053.32	5,076,499.89	5,053,553.53	5,051,531.92	5,048,240.58	5,047,432.22	5,047,432.22	5,047,424.28	5,047,014.57
Collections	58,594.96	304,883.37	1,731,394.12	3,322,372.84	3,910,956.49	4,110,332.08	4,204,850.46	4,313,453.83	4,404,354.93	4,469,283.70	4,497,381.41	4,525,948.61
Percentage	1.17	6.02	34.05	65.34	77.04	81.34	83.24	85.44	87.26	88.55	89.10	89.68
Levy 2007 (FY 07-08)												
Adjustments	5,634.29	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	70,208.10	75,527.65	75,857.78	75,857.78	71,443.44
Adjusted Levy	4,471,366.30	4,491,382.42	4,492,200.56	4,492,049.39	4,489,644.92	4,519,717.04	4,536,608.86	4,535,940.11	4,541,259.66	4,541,589.79	4,541,589.79	4,537,175.45
Collections	-	174,014.26	1,414,513.24	2,700,830.81	3,404,823.73	3,610,562.37	3,725,312.50	3,818,853.23	3,936,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.19	86.67	88.00	89.11	90.01
Levy 2006 (FY 06-07)												
Adjustments	652.70	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4476.77	4,476.77	4,196.49	3,820.62	3,820.62
Adjusted Levy	3,970,548.45	3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37

CITY OF SAN JUAN, TEXAS

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Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,256.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18

Levy 2005 (FY 05-06)

	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	27,374.77	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

April 2, 2025

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Consider Approval of the Tax Collection Report for the Month of March 31, 2025. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Tax Collection Report for the Month of March 31, 2025

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

To: Tirso Garza, Interim City Manager
From: Leroy Gonzales, Director of Finance
Date: April 14, 2025
Subject: Monthly Collection Report – March, 2025

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				
	2024	2023	2022	2021	2020
Tax Levy	12,852,250.17	11,550,566.23	10,077,461.55	9,088,383.56	8,178,632.33
Adjustment to date	(10,426.14)	278,890.65	64,974.17	65,817.85	267,480.56
Adjusted Tax Levy	12,841,824.03	11,829,456.88	10,142,435.72	9,154,201.41	8,446,112.79
Collections to date	11,463,730.75	11,210,977.05	9,673,448.14	8,834,000.89	8,133,995.20
Percentage Collected	89.27%	94.77%	95.38%	96.50%	96.30%

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
Jesus "Jesse" Ramirez
Adina "Dina" Santillan

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

CITY OF SAN JUAN, TEXAS
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Levy 2024 (24-25 YR)

12,852,250.17	OCT 2024	NOV 2024	DEC 2024	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEPT 2025
Adjustments	70,219.71	70,219.71	70,219.71	48,275.50	24,339.12	(10,426.14)	-	-	-	-	-	-
Adjstd Levy	12,922,469.88	12,922,469.88	12,922,469.88	12,900,525.67	12,876,589.29	12,841,824.03	12,852,250.17	12,852,250.17	12,852,250.17	12,852,250.17	12,852,250.17	12,852,250.17
Collections	29,329.34	855,179.33	6,116,017.94	10,118,814.71	11,099,226.63	11,463,730.75	-	-	-	-	-	-
Percentage	0.23	6.62	47.33	78.44	86.20	89.27	-	-	-	-	-	-

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	311,912.18	296,478.04	293,494.32	293,943.10	292,053.96	289,850.16	278,890.65	278,890.65	279,237.87
Adjstd Levy	11,550,566.23	11,550,566.23	11,868,282.72	11,862,478.41	11,847,044.27	11,844,060.55	11,844,509.33	11,842,620.19	11,840,416.39	11,829,456.88	11,829,456.88	11,829,804.10
Collections	18,217.82	649,045.38	5,060,755.85	9,427,649.03	10,317,639.37	10,639,911.83	10,835,541.89	10,989,389.66	11,078,283.82	11,150,268.90	11,210,977.05	11,245,061.95
Percentage	0.16	5.62	42.64	79.47	87.09	89.83	91.48	92.80	93.56	94.26	94.77	95.06

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
Adjstd Levy	10,177,055.07	10,174,299.54	10,174,737.10	10,160,793.44	10,150,149.18	10,145,433.44	10,145,772.58	10,144,529.85	10,144,334.85	10,142,465.90	10,142,435.72	10,142,435.72
Collections	72,408.80	797,569.82	4,710,294.63	8,210,592.37	8,854,048.72	9,231,430.81	9,343,762.57	9,440,809.10	9,524,638.55	9,593,986.04	9,635,837.70	9,673,448.14
Percentage	0.71	7.84	46.29	80.81	87.23	90.99	92.10	93.06	93.89	94.59	95.01	95.38

Levy 2021 (21-22 YR)

9,088,383.56	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEPT 2022
Adjustments	103,468.54	102,204.24	96,189.28	92,010.27	86,694.75	74,038.53	73,011.86	71,058.66	70,491.94	70,491.94	65,817.85	65,817.85
Adjstd 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
Adjstd 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)
Adjstd 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
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PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
MARCH 2025

COMPARATIVE RATE OF COLLECTIONS

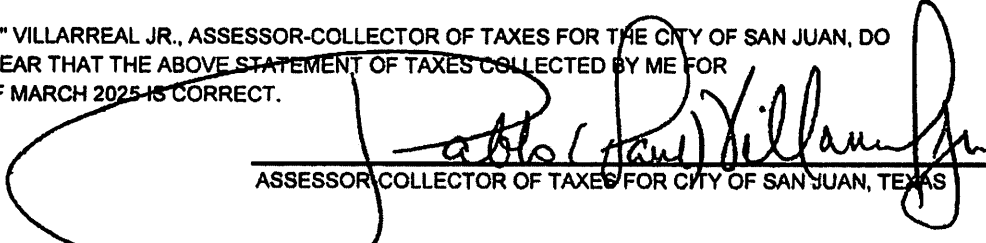
CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2024/2025	COLLECTED 2023/2024
2024 TAX ROLL	12,852,250.17	11,463,730.75	-	(10,426.14)	1,378,093.28	89.27%	89.83%
2023 & PRIOR YRS ROLLBACK	1,588,581.08	234,919.86	-	(16,057.15)	1,337,604.07	14.94%	14.20%
	-	-	-	-	-	#DIV/0!	82.20%
TOTALS	14,440,831.25	11,698,650.61	-	(26,483.29)	2,715,697.35		

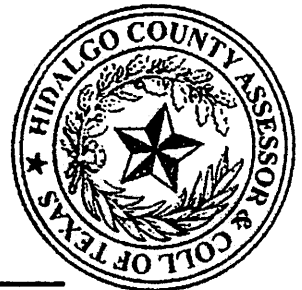
BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF MARCH 2025

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	364,504.12	(34,765.26) CURRENT
CURRENT YEAR-P&I	29,385.94	
PRIOR YEARS-BASE TAX	32,596.69	(1,178.03) PRIOR
PRIOR YEARS-P&I	11,979.23	
ROLLBACK	-	- ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	5,905.66	- PURGED
TOTAL COLLECTIONS	444,371.64	(35,943.29)
LESS TRANSFERRED	326,858.63	
LESS IN TRANSIT	113,958.32	
LESS DUE TO HCAD COMM. FEE	10.69	
LESS DUE TO CO TREASURER	3,544.00	
BALANCE	-	

*****AFFIDAVIT*****

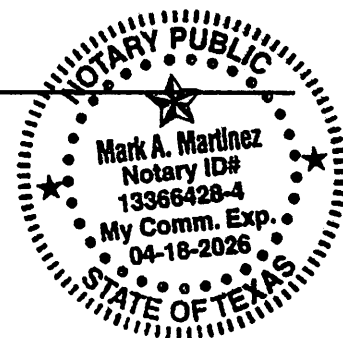
I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF MARCH 2025 IS CORRECT.


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



SWORN AND SUBSCRIBED BEFORE ME THIS 10TH DAY OF APRIL 2025 A.D.


NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



**PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF MARCH 2025**

<u>AD VALOREM - CITY OF SAN JUAN</u>	<u>2024-2025</u>	<u>2023-2024</u>	<u>DIFFERENCE</u>
<u>2024 CURRENT</u>			
ORIGINAL LEVY	12,852,250.17	11,550,566.23	1,301,683.94
MODIFICATIONS	(10,426.14)	293,494.32	(303,920.46)
CURRENT LEVY	12,841,824.03	11,844,060.55	997,763.48
CURRENT COLLECTIONS THIS MONTH	364,504.12	322,272.46	42,231.66
CURRENT COLLECTIONS TO DATE	11,463,730.75	10,639,911.83	823,818.92
OUTSTANDING TO DATE	1,378,093.28	1,204,148.72	173,944.56
PERCENT COLLECTED/ORIGINAL	89.20%	92.12%	-2.92%
PERCENT COLLECTED/MODIFIED	89.27%	89.83%	-0.56%
TOTAL COLLECTIONS FISCAL YEAR	11,463,730.75	10,639,911.83	
<u>DELINQUENT</u>			
ORIGINAL LEVY	1,588,581.08	1,389,590.98	198,990.10
MODIFICATIONS	(16,057.15)	(25,655.76)	9,598.61
DELINQUENT LEVY	1,572,523.93	1,363,935.22	208,588.71
DELINQUENT COLLECTIONS MONTHLY GROS:	33,837.59	24,823.47	9,014.12
DELINQUENT YEAR REFUNDS THIS MONTH	(1,240.90)	(1,279.78)	38.88
DELINQUENT COLLECTIONS THIS MONTH	32,596.69	23,543.69	9,053.00
DELINQUENT COLLECTIONS GROSS	243,054.39	204,865.69	38,188.70
DELINQUENT YEAR REFUNDS TO DATE	(8,134.53)	(11,167.42)	3,032.89
DELINQUENT COLLECTIONS TO DATE	234,919.86	193,698.27	41,221.59
OUTSTANDING TO DATE	1,337,604.07	1,170,236.95	167,367.12
PERCENT COLLECTED/ORIGINAL	14.79%	13.94%	0.85%
PERCENT COLLECTED W/REFUNDS	15.30%	14.74%	0.56%
PERCENT COLLECTED/MODIFIED	14.94%	14.20%	0.74%
TOTAL COLLECTIONS FISCAL YEAR	234,919.86	193,698.27	
<u>ROLLBACK</u>			
ORIGINAL LEVY	0.00	2,012.36	(2,012.36)
MODIFICATIONS	0.00	0.00	0.00
ROLLBACK LEVY	0.00	2,012.36	(2,012.36)
ROLLBACK COLLECTIONS THIS MONTH	0.00	0.00	0.00
ROLLBACK COLLECTIONS TO DATE	0.00	1,654.19	(1,654.19)
OUTSTANDING TO DATE	0.00	358.17	(358.17)
PERCENT COLLECTED/ORIGINAL	#DIV/0!	82.20%	#DIV/0!
PERCENT COLLECTED/MODIFIED	#DIV/0!	82.20%	#DIV/0!
TOTAL COLLECTIONS FISCAL YEAR	0.00	1,654.19	

**PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN
TAX COLLECTIONS FOR MONTH OF: MARCH 2025**

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 RBFEEES	TOTAL	TOTAL TRANSF	DIFF.	DATE OF TRANSF.
											-	0.00		
3-Mar	40,536.20	2,714.33			2,128.06	585.65			299.48		46,263.72	-	46,263.72	
4-Mar	14,885.63	1,071.04			1,908.92	547.58			315.39		18,728.56	-	18,728.56	
5-Mar	30,936.40	2,348.68			2,134.38	630.89			414.80		36,465.15	-	36,465.15	
6-Mar	26,593.76	1,969.64			5,752.51	1,368.38			843.91		36,528.20	134,441.63	(97,913.43)	14-Mar
7-Mar	17,070.30	1,412.01	-	-	2,822.27	905.65	-	-	546.86	-	22,757.09	-	22,757.09	
8-Mar	(17,907.51)	-	-	-	(1,240.90)	(46.65)	-	-	(11.47)	-	(19,206.53)	-	(19,206.53)	
10-Mar	10,068.06	805.04	-	-	1,372.62	435.31	-	-	264.16	-	12,945.19	16,495.75	(3,550.56)	17-Mar
11-Mar	11,619.75	962.33	-	-	787.30	232.63	-	-	114.15	-	13,716.16	13,716.16	-	18-Mar
12-Mar	17,187.08	1,372.61	-	-	720.23	191.46	-	-	130.79	-	19,602.17	19,602.17	-	19-Mar
13-Mar	17,560.11	1,475.03	-	-	1,673.27	1,206.89	-	-	425.20	-	22,340.50	22,340.50	-	20-Mar
14-Mar	10,980.21	951.47	-	-	666.24	246.38	-	-	136.89	-	12,981.19	12,981.19	-	21-Mar
17-Mar	14,822.58	1,148.63	-	-	1,646.03	423.93	-	-	229.74	-	18,270.91	18,270.91	-	24-Mar
18-Mar	16,093.85	1,183.05	-	-	1,165.53	293.56	-	-	88.41	-	18,824.40	18,824.40	-	25-Mar
19-Mar	20,117.69	1,361.47	-	-	862.64	324.42	-	-	178.05	-	22,844.27	22,844.27	-	26-Mar
20-Mar	9,242.66	692.74	-	-	1,304.56	382.18	-	-	250.33	-	11,872.47	11,872.47	-	27-Mar
21-Mar	10,323.17	812.54	-	-	238.25	77.33	-	-	47.34	-	11,498.63	11,498.63	-	28-Mar
22-Mar	-	346.24	-	-	-	-	-	-	-	-	346.24	346.24	-	31-Mar
24-Mar	17,430.90	1,403.61	-	-	2,923.70	1,507.44	-	-	358.66	-	23,624.31	23,624.31	-	31-Mar
25-Mar	15,603.11	829.84	-	-	664.16	223.78	-	-	157.03	-	17,477.92	17,477.92	-	1-Apr
26-Mar	11,415.18	915.54	-	-	599.41	477.55	-	-	160.47	-	13,568.15	-	13,568.15	2-Apr
27-Mar	23,782.82	1,920.66	-	-	964.20	251.99	-	-	182.43	-	27,102.10	40,670.25	(13,568.15)	2-Apr
28-Mar	11,339.73	901.66			1,187.87	445.21			244.62		14,119.09	14,119.09	-	3-Apr
31-Mar	34,802.44	2,787.78			2,315.44	1,267.67			528.42		41,701.75	41,691.06	10.69	7-Apr
											-	-	-	
											-	-	-	
											-	-	-	
											-	-	-	
TTL	364,504.12	29,385.94	0.00	0.00	32,596.69	11,979.23	0.00	0.00	5,905.66	0.00	444,371.64	440,816.95	3,554.69	

OVERALL TOTAL	444,371.64
LESS REFUNDS	0.00
LESS HCAD COMM FEES	10.69
LESS COMM/COST	3,544.00
BALANCE	440,816.95
LESS TRANSFERRED	326,858.63
LESS TRANSF IN TRANSIT	113,958.32
BALANCE PENDING	0.00

CITY OF SAN JUAN, TEXAS AS March, 2025												
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)
Adjstd Levy	7,286,363.64	7,286,067.28	7,284,897.95	7,279,737.86	7,277,310.79	7,274,655.56	7,272,834.53	7,272,052.48	7,271,545.23	7,271,545.23	7,271,545.23	7,270,044.49
Collections	40,446.92	465,847.78	3,420,804.86	5,752,692.83	6,215,142.89	6,505,324.90	6,627,411.69	6,726,104.39	6,801,180.60	6,848,618.95	6,886,059.71	6,913,739.06
Percentage	0.56	6.39	46.96	79.02	85.40	89.42	91.13	92.49	93.53	94.18	94.70	95.10
Levy 2017 (17-18 YR)												
7,112,363.88	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEPT 2018
Adjustments	10,342.19	7,030.81	19,613.03	15,576.11	6,300.15	5,051.36	(822.12)	(3,285.89)	(3,543.48)	(3,543.48)	(4,428.76)	(4,985.64)
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	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEPT 2017
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	6,232,308.52
Percentage	0.57	7.30	44.23	77.42	84.41	88.69	90.32	91.56	92.65	93.23	93.81	94.16
Levy 2015 (15-16 YR)												
6,363,985.51	OCT 2015	NOV 2015	DEC 2015	JAN 2016	FEB 2016	MAR 2016	APR 2016	MAY 2016	JUN 2016	JUL 2016	AUG 2016	SEPT 2016
Adjustments	16,923.38	16,343.86	15,174.33	12,248.13	3,359.23	2,743.56	3,689.88	3,689.88	3,643.08	3,453.65	3,453.65	2,492.92
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	OCT 2014	NOV 2014	DEC 2014	JAN 2015	FEB 2015	MAR 2015	APR 2015	MAY 2015	JUN 2015	JUL 2015	AUG 2015	SEPT 2015
Adjustments	60,733.51	60,140.93	56,698.99	53,665.41	34,516.60	24,796.93	23,579.34	27,488.04	24,224.31	23,656.24	22,138.85	22,138.85
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	OCT 2013	NOV 13	DEC 13	JAN 14	FEB 14	MAR 14	APR 14	MAY 14	JUN 14	JUL 2014	AUG 2014	SEPT 14
Adjustments	(34.83)	4,339.90	2,590.79	(5,378.19)	(6,015.81)	(8,260.56)	(11,819.73)	(8,375.80)	(12,883.52)	(15,059.23)	(15,348.77)	(16,498.87)
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	OCT 2012	NOV 12	DEC 12	JAN 13	FEB 13	MAR 13	APR 13	MAY 13	JUN 13	JUL 2013	AUG 2013	SEP 13
Adjustments	-	-	7,624.63	8,071.65	6,337.14	25,567.07	(6,855.00)	(7,107.30)	(13,669.36)	(13,669.36)	(14,510.29)	(15,355.04)
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

CITY OF SAN JUAN, TEXAS AS March, 2025												
Collections	2,857.95	394,574.30	2,403,399.43	4,142,161.70	4,771,528.55	5,056,363.27	5,208,931.41	5,298,704.35	5,376,134.09	5,421,008.00	5,450,025.91	5,464,167.23
Percentage	0.05	6.73	40.93	70.54	81.29	85.86	88.94	90.47	91.90	92.67	93.18	93.43
Levy 2011 (FY 11-12)												
5,807,342.89	Oct 11	Nov 11	Dec 11	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12	JUL 2012	AUG 2012	Sept 12
Adjustments	(434.68)	9,757.00	7,191.02	6,935.04	6,744.28	2,616.92	1,327.13	(8,800.15)	(8,800.15)	(8,800.15)	(8,800.15)	(16,234.68)
Adjsted Levy	5,806,908.21	5,817,099.89	5,814,533.91	5,814,277.93	5,814,087.17	5,809,959.81	5,808,670.02	5,798,542.74	5,798,542.74	5,798,542.74	5,798,542.74	5,791,108.21
Collections	25,371.26	392,871.83	2,396,193.95	4,155,865.79	4,708,746.12	4,965,341.54	5,065,102.65	5,150,088.82	5,222,129.74	5,277,964.33	5,311,263.11	5,330,189.09
Percentage	0.44	6.75	41.21	71.48	80.99	85.46	87.20	88.82	90.06	91.02	91.60	92.04
Levy 2010 (FY 10-11)												
5,689,359.60	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul 11	Aug 11	Sept 11
Adjustments	(369.63)	(2,132.72)	(365.30)	(4,388.62)	(4,901.42)	(5,178.87)	(6,706.52)	(2,962.02)	(4,257.62)	(11,079.53)	(11,173.60)	(11,810.88)
Adjsted Levy	5,688,989.97	5,687,226.88	5,688,994.30	5,684,970.98	5,684,458.18	5,684,180.73	5,682,653.08	5,686,397.58	5,685,101.98	5,678,280.07	5,678,186.00	5,677,548.72
Collections	11,208.32	303,322.85	2,229,933.43	3,961,301.50	4,493,973.39	4,795,345.18	4,910,935.95	5,002,794.49	5,110,911.55	5,160,040.97	5,182,936.93	5,202,931.77
Percentage	0.20	5.33	39.20	69.68	79.06	84.36	86.42	87.98	89.90	90.87	91.28	91.64
Levy 2009 (FY 09-10)												
5,701,885.79	OCT 09	NOV 09	DEC 09	JAN 10	FEB 10	MAR 10	APR 10	MAY 10	JUN 10	JUL 10	AUG 10	SEP 10
Adjustments	-	7,424.84	16,530.13	14,684.93	14,684.93	(14,062.27)	(15,130.69)	(14,892.39)	(21,523.95)	(22,109.34)	(23,755.08)	(24,108.71)
Adjsted Levy	5,701,885.79	5,709,310.63	5,718,415.92	5,716,570.72	5,716,570.72	5,687,823.52	5,686,755.10	5,686,993.40	5,680,361.84	5,679,776.45	5,678,130.71	5,677,777.08
Collections	20,202.08	312,328.39	2,062,388.58	3,825,229.28	4,409,951.58	4,628,745.47	4,740,932.15	4,854,551.44	4,950,637.34	5,007,393.58	5,051,197.80	5,080,118.00
Percentage	0.35	5.47	36.07	66.91	77.14	81.38	83.37	85.36	87.15	88.16	88.96	89.47
Levy 2008 (FY 08-09)												
5,024,376.42	OCT 08	NOV 08	DEC 08	JAN 09	FEB 09	MAR 09	APR 09	MAY 09	JUN 09	JUL 09	AUG 09	SEP 09
Adjustments	2,627.82	36,019.13	60,676.90	60,676.90	52,123.47	29,177.11	27,155.50	23,864.16	23,055.80	23,055.80	23,047.86	22,638.15
Adjsted Levy	5,027,004.24	5,060,395.55	5,085,053.32	5,085,053.32	5,076,499.89	5,053,553.53	5,051,531.92	5,048,240.58	5,047,432.22	5,047,432.22	5,047,424.28	5,047,014.57
Collections	58,594.96	304,883.37	1,731,394.12	3,322,372.84	3,910,956.49	4,110,332.08	4,204,850.46	4,313,453.83	4,404,354.93	4,469,283.70	4,497,381.41	4,525,948.61
Percentage	1.17	6.02	34.05	65.34	77.04	81.34	83.24	85.44	87.26	88.55	89.10	89.68
Levy 2007 (FY 07-08)												
4,465,732.01	OCT 07	NOV 07	DEC 07	JAN 08	FEB 08	MAR 08	APR 08	MAY 08	JUN 08	JUL 08	AUG 08	SEP 08
Adjustments	5,634.29	25,650.41	26,468.55	26,317.38	23,912.91	53,985.03	70,876.85	70,208.10	75,527.65	75,857.78	75,857.78	71,443.44
Adjstd Levy	4,471,366.30	4,491,382.42	4,492,200.56	4,492,049.39	4,489,644.92	4,519,717.04	4,536,608.86	4,535,940.11	4,541,259.66	4,541,589.79	4,541,589.79	4,537,175.45
Collections	-	174,014.26	1,414,513.24	2,700,830.81	3,404,823.73	3,610,562.37	3,725,312.50	3,818,853.23	3,936,124.72	3,996,774.34	4,047,092.33	4,084,101.82
Percentage	-	3.87	31.49	60.12	75.84	79.88	82.12	84.19	86.67	88.00	89.11	90.01
Levy 2006 (FY 06-07)												
3,969,895.75	OCT 06	NOV 06	DEC 06	JAN 07	FEB 07	MAR 07	APR 07	MAY 07	JUN 07	JUL 07	AUG 07	SEP 07
Adjustments	652.70	3,094.18	3,880.78	2,673.19	2,956.92	1,511.22	1,882.04	4476.77	4,476.77	4,196.49	3,820.62	3,820.62
Adjstd Levy	3,970,548.45	3,972,989.93	3,973,776.53	3,972,568.94	3,972,852.67	3,971,406.97	3,971,777.79	3,974,372.52	3,974,372.52	3,974,092.24	3,973,716.37	3,973,716.37

CITY OF SAN JUAN, TEXAS												
AS March, 2025												
Collections	7,623.95	256,052.80	1,252,142.50	2,367,711.39	2,955,181.63	3,152,274.42	3,241,653.45	3,311,256.82	3,396,702.55	3,450,406.31	3,507,247.07	3,543,750.21
Percentage	0.19	6.44	31.51	59.60	74.38	79.37	81.62	83.32	85.47	86.82	88.26	89.18
Levy 2005 (FY 05-06)												
3,624,334.79	OCT 05	NOV 05	DEC 05	JAN 06	FEB 06	MAR 06	APR 06	MAY 06	JUN 06	JUL 06	AUG 06	SEP 06
Adjustments	11,601.05	27,324.77	27,418.24	26,296.99	25,427.27	25,748.58	25,804.16	25,728.96	25,963.46	25,963.46	25,282.63	24,069.10
Adjstd 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											April 14, 2025	

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Consider Approval of the Budget Expenditures Report for the Month of March 31, 2025. [Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Budget Expenditures Report for the Month of March 31, 2025

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

Memorandum

To: Chief Tirso Garza , Interim City Manager
From: Leroy Gonzales, Director of Finance
Date: April 16, 2025
Subject: Budget Expenditure Report – March 31, 2025

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

The funds are listed as follows:

Approved Budgets:

	<u>Fund No.</u>	<u>Page</u>
• General Fund	10	1 – 4
• Enterprise Fund:		
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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c. Bond Series 2019-A	43	26
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Other City Funds –Continue

d. CIP-Street-Series 2015	44	27
e. Certificate of Obligation 2017	48	28
f. TDEM Fund	51	29
g. Capital Projects Fire Station	53	30
h. 2014 Bond	54	31
i. Certificate of Obligation 2023	58	32
j. Certificate of Obligation 2024	59	33

Component Unit:

• San Juan E.D.C.	24	34
• San Juan Economic Development Corp.	29	35

C: Mayor, Mario Garza

Mayor Pro-Tem,- Marco “Markie” Villegas

Commissioners:- Ernesto “Neto” Guajardo

Adina “Dina” Santillan

Jesus “Jesse” Ramirez

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

							Budget Target 50%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	8,931,296	8,081,601	-	(849,695)	736,497	300,238	90.49
SALES TAX REVENUE	5,482,269	2,337,968	-	(3,144,301)	602,056	405,601	42.65
FRANCHISE TAX	1,070,000	524,132	-	(545,868)	299,354	75,709	48.98
LICENSES & PERMITS	1,015,010	390,699	-	(624,311)	58,801	73,898	38.49
FEES & FINES	271,437	115,185	-	(156,252)	20,089	25,117	42.44
INTERGOVERNMENTAL REVENUE	747,852	339,959	-	(407,893)	57,358	56,054	45.46
OTHER REVENUE	1,287,927	688,245	-	(599,682)	161,824	94,664	53.44
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	18,805,791	12,477,788	-	(6,328,003)	1,935,979	1,031,281	66.35
EXPENDITURE SUMMARY							
LEGISLATIVE							
PUR PROP SRVS & OTH SRVS	17,722	7,068	1,829	8,825	2,168	561	50.20
SUPPLIES	5,090	1,931	179	2,981	71	-	41.44
MISCELLANEOUS	175,907	81,915	33,246	60,746	7,627	6,468	65.47
LEGISLATIVE	198,719	90,914	35,253	72,552	9,867	7,029	63.49
CITY MANAGER							
SALARIES & WAGES/BENEFIT	332,694	94,957		237,737	9,567	8,940	28.54
PURCHASED PROF/TECH SRVS	101,500	82,335	18,000	1,165	8,000	32,795	98.85
PUR PROP SRVS & OTH SRVS	7,750	1,100	-	6,650	-	-	14.19
SUPPLIES	5,900	396	-	5,504	101	98	6.70
CAPITAL OUTLAY	50,000	-	-	50,000	-	-	-
MISCELLANEOUS	1,350	496	531	323	90	90	76.08
CITY MANAGER	499,194	179,284	18,531	301,379	17,758	41,923	39.63
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	220,986	111,095	-	109,891	22,618	17,119	50.27
PURCHASED PROF/TECH SRVS	9,000	7,219	-	1,781	4,220	62	80.21
PUR PROP SRVS & OTH SRVS	9,500	843	-	8,657	(159)	9	8.87
SUPPLIES	4,049	1,296	307	2,445	-	506	39.61
MISCELLANEOUS	40,430	125	-	40,305	-	-	0.31
CITY SECRETARY	283,965	120,579	307	163,079	26,679	17,696	42.57
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	249,758	96,086	-	153,672	11,881	15,677	38.47
PURCHASED PROF/TECH SRVS	94,022	38,614	51,299	4,109	11,167	10,009	95.63
PUR PROP SRVS & OTH SRVS	12,165	3,760	-	8,405	-	429	30.91
SUPPLIES	5,579	1,280	-	4,299	-	95	22.94
MISCELLANEOUS	755	180	-	575	-	-	23.84
MUNICIPAL COURT	362,279	139,920	51,299	171,060	23,049	26,210	52.78

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

							Budget Target 50%
10-GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	508,083	233,659	-	274,424	39,797	36,546	45.99
PUR PROP SRVS & OTH SRVS	20,944	10,384	726	9,834	1,228	1,517	53.05
SUPPLIES	4,988	4,031	-	957	425	1,519	80.81
MISCELLANEOUS	5,007	1,895	763	2,349	565	267	53.08
FINANCE	539,022	249,970	1,489	287,564	42,016	39,849	46.65
PLANNING							
SALARIES & WAGES/BENEFIT	723,826	285,210	-	438,616	45,516	53,088	39.40
PURCHASED PROF/TECH SRVS	65,000	32,332	1,417	31,251	1,602	1,681	51.92
PUR PROP SRVS & OTH SRVS	25,085	4,088	3,116	17,881	1,299	635	28.72
SUPPLIES	40,010	14,504	1,828	23,678	1,950	1,291	40.82
MISCELLANEOUS	10,000	1,321	-	8,679	495	-	13.21
PLANNING	863,921	337,454	6,361	520,106	50,861	56,696	39.80
POLICE							
SALARIES & WAGES/BENEFIT	4,661,898	2,176,060	-	2,485,838	367,087	389,672	46.68
PURCHASED PROF/TECH SRVS	49,210	36,197	60	12,953	1,227	829	73.68
PUR PROP SRVS & OTH SRVS	168,302	100,130	33,529	34,643	9,905	16,736	79.42
SUPPLIES	396,613	202,496	77,703	116,415	20,713	57,206	70.65
MISCELLANEOUS	114,800	58,532	52,353	3,915	-	4,474	96.59
POLICE	5,390,824	2,573,415	163,645	2,653,764	398,931	468,917	50.77
FIRE							
SALARIES & WAGES/BENEFIT	2,409,696	908,133	-	1,501,563	155,810	160,856	37.69
PURCHASED PROF/TECH SRVS	33,863	5,473	-	28,390	1,065	1,300	16.16
PUR PROP SRVS & OTH SRVS	116,717	63,370	6,562	46,785	11,646	14,313	59.92
SUPPLIES	156,282	56,557	16,228	83,497	18,152	8,604	46.57
CAPITAL OUTLAY	226,054	7,226	81,752	137,075	-	-	39.36
DEBT SERVICE	124,680	122,778	-	1,902	47,800	-	98.47
MISCELLANEOUS	316,000	163,125	-	152,875	25,975	50,000	51.62
FIRE	3,383,292	1,326,661	104,542	1,952,088	260,448	235,072	42.30
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	486,334	223,503	-	262,831	38,312	36,810	45.96
PUR PROP SRVS & OTH SRVS	436,009	204,275	7,137	224,597	18,083	53,970	48.49
SUPPLIES	142,480	63,864	11,815	66,801	18,046	10,863	53.12
CAPITAL OUTLAY	5,000	-	-	5,000	-	-	-
MISCELLANEOUS	7,400	845	1,382	5,174	255	-	30.08
STREETS, ALLEY, OTHER	1,077,223	492,486	20,334	564,404	74,695	101,643	47.61

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

							Budget Target 50%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	222,324	60,948	-	161,376	10,051	10,234	27.41
PUR PROP SRVS & OTH SRVS	8,134	2,670	-	5,464	256	254	32.82
SUPPLIES	29,718	8,905	10,932	9,881	4,386	1,220	66.75
CAPITAL OUTLAY	17,170	17,170	-	-	2,700	-	100.00
MISCELLANEOUS	386	-	-	386	-	-	-
CENTRAL GARAGE	277,732	89,693	10,932	177,107	17,394	11,708	36.23
PARKS							
SALARIES & WAGES/BENEFIT	1,251,317	526,592		724,725	79,931	92,168	42.08
PURCHASED PROF/TECH SRVS	4,600	2,585		2,015	206	805	56.19
PUR PROP SRVS & OTH SRVS	177,533	76,777	4,612	96,145	12,943	18,482	45.84
SUPPLIES	72,049	31,257	10,179	30,613	3,232	3,306	57.51
DEBT SERVICE	55,967	-	-	55,967	-	-	-
MISCELLANEOUS	394,900	286,048	33,677	75,175	27,357	17,552	80.96
PARKS	1,956,366	923,258	48,467	984,641	123,669	132,313	49.67
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	428,538	169,112	-	259,426	23,985	24,150	39.46
PURCHASED PROF/TECH SRVS	751	600	-	151	-	-	79.89
PUR PROP SRVS & OTH SRVS	71,214	54,065	5,658	11,491	6,837	5,938	83.86
SUPPLIES	63,279	27,649	9,562	26,068	4,008	4,199	58.80
CAPITAL OUTLAY	6,130	-	4,600	1,530	-	-	75.04
BUILDING MAINTENANCE	569,912	251,426	19,820	298,666	34,829	34,286	47.59
LIBRARY							
SALARIES & WAGES/BENEFIT	357,278	128,499	-	228,779	21,647	22,070	35.97
PURCHASED PROF/TECH SRVS	3,440	2,352	-	1,088	-	1,048	68.37
PUR PROP SRVS & OTH SRVS	28,152	13,168	2,690	12,293	2,809	3,005	56.33
SUPPLIES	4,102	1,505	110	2,486	45	415	39.38
MISCELLANEOUS	10,500	4,493	1,412	4,595	597	1,790	56.24
LIBRARY	403,472	150,017	4,213	249,242	25,098	28,327	38.23
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	512,838	197,893	136,583	178,361	10,140	11,660	65.22
PUR PROP SRVS & OTH SRVS	299,417	194,202	10	105,205	32,762	33,440	64.86
SUPPLIES	5,947	4,576	-	1,371	278	3,084	76.94
DEBT SERVICE	128,000	104,800	-	23,200	104,800	-	81.88
MISCELLANEOUS	385,350	197,882	32,861	154,607	-	76,104	59.88
ADMINISTRATION	1,331,552	699,354	169,454	462,744	147,980	124,288	65.25

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

							Budget Target 50%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	251,294	116,194	-	135,100	19,644	19,636	46.24
PURCHASED PROF/TECH SRVS	6,510	2,215	2,311	1,984	150	-	69.53
PUR PROP SRVS & OTH SRVS	9,800	4,641	728	4,431	1,264	577	54.79
SUPPLIES	4,570	1,273	-	3,297	121	71	27.86
MISCELLANEOUS	1,720	430	-	1,290	-	200	25.00
HUMAN RESOURCES	273,894	124,754	3,039	146,101	21,180	20,484	46.66
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	605,370	278,917	-	326,453	48,738	47,551	46.07
PURCHASED PROF/TECH SRVS	59,902	44,697	200	15,005	100	-	74.95
PUR PROP SRVS & OTH SRVS	223,222	83,433	6,431	133,358	20,148	16,683	40.26
SUPPLIES	30,591	9,534	1,163	19,894	3,962	1,164	34.97
MISCELLANEOUS	182,382	144,156	5,326	32,900	15,437	8,389	81.96
INFORMATION TECHNOLOGY	1,101,467	560,737	13,120	527,610	88,385	73,787	52.10
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
SUPPLIES	19,000	760	75	18,165	263	192	4.40
CAPITAL OUTLAY	41,947	-	11,947	30,000	-	-	28.48
EMERGENCY MANAGEMENT	65,947	760	12,022	53,165	263	192	19.38
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	97,999	39,377	-	58,622	8,000	7,504	40.18
PUR PROP SRVS & OTH SRVS	8,562	700	174	7,688	85	183	10.20
SUPPLIES	27,560	16,121	2,216	9,224	1,419	560	66.53
CAPITAL OUTLAY	5,000	-	2,340	2,660	-	-	46.80
MISCELLANEOUS	197,350	28,645	166,715	1,990	14,770	-	98.99
ANIMAL CONTROL	336,471	84,843	171,444	80,184	24,274	8,247	76.17
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	18,915,252	8,395,524	854,274	9,665,454	1,387,373	1,428,666	48.90
REVENUES OVER/(UNDER) EXPENDITURES	(109,461)	4,082,264	(854,274)	3,337,451	548,606	(397,385)	(2,948.98)

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							Budget Target 50%
22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	4,273,600	1,838,788	-	(2,434,812)	359,208	357,688	43.03
OTHER REVENUE	200,200	88,033	-	(112,167)	6,070	53,516	43.97
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	4,473,800	1,926,820	-	(2,546,980)	365,278	411,204	43.07
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,814,265	655,502	-	1,158,763	126,441	133,003	36.13
PUR PROF/TECH SRVS	-	353	-	(353)	28	68	-
PUR PROP SRVS & OTH SRVS	400,102	156,592	14,491	229,018	42,912	39,390	42.76
SUPPLIES	603,061	238,937	64,038	300,086	32,593	47,938	50.24
CAPITAL OUTLAY	55,000	25,458	-	29,542	-	-	46.29
MISCELLANEOUS	690,981	335,577	3,601	351,803	109,971	53,042	49.09
SANITATION	3,563,408	1,412,420	82,130	2,068,858	311,944.84	273,442	41.94
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	91,125	34,028	576	56,521	7,142	5,397	37.97
PUR PROP SRVS & OTH SRVS	96,300	66,557	-	29,743	11,007	11,132	69.11
DEBT SERVICE	515,409	473,780	-	41,629	299,839	173,941	91.92
MISCELLANEOUS	215,630	356,967	-	(141,337)	267,791	17,619	165.55
ORGANIZATIONAL	918,464	931,332	576	(13,444)	585,779	208,090	101.46
Transfer Out		-	-	-	-	-	-
TOTAL EXPENDITURES	4,481,872	2,343,752	82,706	2,055,414	897,724	481,532	54.14
REVENUES OVER/(UNDER) EXPENDITURES	(8,072)	(416,931)	(82,706)	(491,565)	(532,446)	(70,328)	6,189.43

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							Budget Target 50%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,994,200	1,017,173	-	(1,977,027)	217,959	232,619	33.97
SEWER SYSTEMS	3,238,500	1,428,428	-	(1,810,072)	297,533	279,692	44.11
INTERGOV'T REVENUE		2,067,286	-	2,067,286	307,769	197,900	-
OTHER REVENUES	577,800	173,402	-	(404,398)	17,227	57,245	30.01
OTHER	(1,663,073)	(1,498,159)	-	164,914	(294,135)	(27,486)	90.08
TOTAL REVENUES	5,147,427	3,188,130	-	(1,959,297)	546,353	739,971	61.94
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	399,959	164,614	-	235,345	31,347	31,282	41.16
PURCHASED PROF/TECH SRVS	31,298	28,273	488	2,537	244	-	91.89
PUR PROP SRVS & OTH SRVS	115,535	65,760	436	49,339	12,958	17,127	57.29
SUPPLIES	30,959	18,752	2,620	9,587	1,932	6,803	69.03
MISCELLANEOUS	42,120	49,890	658	(8,428)	11,196	-	120.01
UTILITY BILLING & COLLEC	619,871	327,289	4,201	288,381	57,678	55,212	53.48
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	270,031	106,006	-	164,025	20,513	20,392	39.26
PURCHASED PROF/TECH SRVS	202,500	49,740	168,939	(16,179)	-	-	107.99
PUR PROP SRVS & OTH SRVS	23,548	22,881	349	318	3,686	6,323	98.65
SUPPLIES	18,934	6,624	972	11,337	1,399	1,155	40.12
MISCELLANEOUS	5,869	3,450	-	2,419	500	590	58.78
UTILITY ADMINISTRATION	520,882	188,701	170,261	161,920	26,098	28,461	68.91
WATER PLANT							
SALARIES & WAGES/BENEFIT	595,915	222,408	-	373,507	42,074	39,344	37.32
PURCHASED PROF/TECH SRVS	31,837	8,426	4,900	18,511	429	3,434	41.86
PUR PROP SRVS & OTH SRVS	229,265	100,728	13,834	114,702	7,839	19,681	49.97
SUPPLIES	384,747	177,247	30,119	177,381	29,014	42,676	53.90
CAPITAL OUTLAY	66,000	40,947	-	25,053	-	40,947	62.04
MISCELLANEOUS	49,058	24,857	-	24,201	1,100	1,950	50.67
WATER PLANT	1,356,821	574,613	48,853	733,355	80,456	148,032	45.95
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	392,909	133,208	-	259,701	22,998	30,059	33.90
PUR PROP SRVS & OTH SRVS	21,445	9,087	2,665	9,693	3,982	1,999	54.80
SUPPLIES	94,683	40,038	27,930	26,714	3,258	5,373	71.79
CAPITAL OUTLAY	97,708	76,435	16,273	5,000	51,314	-	94.88
MISCELLANEOUS	1,076	432	-	644	-	-	40.15
WATER DISTRIBUTION	607,821	259,200	46,868	301,753	81,553	37,430	50.35
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	432,467	168,569	-	263,898	31,452	26,375	38.98
PUR PROP SRVS & OTH SRVS	262,543	78,792	12,214	171,537	12,163	13,924	34.66
SUPPLIES	115,843	58,755	12,643	44,444	3,204	14,227	61.63
CAPITAL OUTLAY		-	-	-	-	-	-
MISCELLANEOUS	1,386	594	-	792	-	150	42.86
SEWER COLLECTION	812,239	306,710	24,857	480,672	46,819	54,676	40.82

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							Budget Target 50%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	315,820	129,656	-	186,164	24,333	24,708	41.05
PURCHASED PROF/TECH SRVS	50,000	12,032	-	37,968	2,049	1,752	24.06
PUR PROP SRVS & OTH SRVS	275,452	139,644	8,382	127,427	19,736	53,957	53.74
SUPPLIES	172,136	43,489	9,988	118,660	8,415	5,970	31.07
MISCELLANEOUS	121,080	44,455	-	76,625	-	9,100	36.72
SEWER PLANT	934,488	369,275	18,369	546,844	54,533	95,487	41.48
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	79,399	27,841	576	50,982	5,130	7,352	35.79
PUR PROP SRVS & OTH SRVS	145,405	100,594	-	44,811	16,619	16,832	69.18
DEBT SERVICE	1,000	-	-	1,000	-	-	-
MISCELLANEOUS	413,820	205,170	-	208,650	33,985	33,985	49.58
ORGANIZATIONAL	639,624	333,606	576	305,442	55,734	58,170	52.25
TOTAL EXPENDITURES	5,491,746	2,359,393	313,985	2,818,367	402,872	477,468	48.68
			-	-	-	-	
REVENUES OVER/(UNDER) EXPENDITURES	(344,319)	828,736	(313,985)	859,070	-	262,502	(149.50)
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(344,319)	828,736	(313,985)	859,070	-	262,502	(149.50)

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Budget Target 50%

60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	2,681		2,681	399	440	-
OTHER FINANCING SOURCES	1,601,697	1,467,471		(134,226)	289,020	22,371	91.62
TOTAL REVENUES	1,601,697	1,470,151	-	(131,546)	289,418	22,811	91.79
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,601,697	1,442,861	-	158,836	550,547	2,075	90.08
MISCELLANEOUS	-	725	-	(725)	-	-	-
DEBT SERVICE	1,601,697	1,443,586	-	158,111	550,547	2,075	90.13
TOTAL EXPENDITURES	1,601,697	1,443,586	-	158,111	550,547	2,075	-
REVENUES OVER/(UNDER) EXPENDITURES	-	26,565	-	26,565	-	20,736	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	26,565	-	26,565	-	20,736	-

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							Budget Target 50%
61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		15,719	-	15,719	2,337	2,582	-
OTHER FINANCING SOURCES	61,376	30,689	-	(30,687)	5,115	5,115	50.00
TOTAL REVENUES	61,376	46,407	-	(30,687)	7,452	7,697	75.61
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	61,376	46,407	-	(14,969)	7,452	7,697	75.61
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	46,407	-	(14,969)	7,452	7,697	75.61

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Budget Target 50%

18 -LOCAL TRUANCY PREVENTION & DIVERSION FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES		3,226	-	3,226	430	660	-
TOTAL REVENUES		3,226	-	3,226	430	660	-

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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES		65	-	65	9	13	-
TOTAL REVENUES		65	-	65	9	13	-

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							Budget Target 50%
20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,500	3,403	-	(2,097)	460	728	61.86
TOTAL REVENUES	5,500	3,403	-	(2,097)	460	728	61.86
SUPPLIES	-	777		(777)	-	-	-
MISCELLANEOUS	-	-	180	(180)	-	-	-
MUNICIPAL COURT	-	777.12	180	(957)	-	-	-
TOTAL EXPENDITURES	-	777.12	180	(957)	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	5,500	2,625	(180)	(3,055)	460	728	44.46

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21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	Budget Target 50%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	2,785	-	(3,215)	380	611	46.42
TOTAL REVENUES	6,000	2,785	-	(3,215)	380	611	46.42
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES		-		-	-	-	-
CAPITAL OUTLAY	-	-	1,000	(1,000)	-	-	-
MUNICIPAL COURT	-	-	1,000	(1,000)	-	-	-
TOTAL EXPENDITURES	-	-	1,000	(1,000)	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	6,000	2,785	(1,000)	(4,215)	380	611	29.76

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							Budget Target 50%
23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		21	-	21	-	7	-
					-	-	
TOTAL REVENUES		21	-	21	-	7	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES		21	-	21	-	7	-

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							Budget Target 50%
25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEE & FINES	2,500	1,981	-	(519)	507	292	79.24
TOTAL REVENUES	2,500	1,981	-	(519)	507	292	79.24
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	2,500	1,981	-	(519)	507	292	79.24

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							Budget Target 50%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER INCOME	35,000	41,351	-	6,351	3,127	4,868	118.15
TOTAL REVENUES	35,000	41,351	-	6,351	3,127	4,868	118.15
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	233,000	10,533	-	222,467	10,533	-	4.52
PARKS	233,000	10,533	-	222,467	10,533	-	4.52
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	233,000	10,533	-	222,467	10,533	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(198,000)	30,818	-	228,818	(7,406)	4,868	(15.56)

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Budget Target 50%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	14,000	2,965	-	(11,035)	-	-	21.18
TOTAL REVENUES	14,000	2,965	-	(11,035)	-	-	21.18
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	650	280	-	370	120	160	43.08
SUPPLIES	10,000	-	-	10,000	-	-	-
MISCELLANEOUS	15,000	635	2,761	11,604	712	925	22.64
ADMINISTRATION	25,650	915	2,761	21,974	832	1,085	14.33
TOTAL EXPENDITURES	25,650	915	2,761	21,974	-	1,085	14.33
REVENUES OVER/(UNDER) EXPENDITURES	(11,650)	2,050	(2,761)	10,939	-	(1,085)	6.11

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							Budget Target 50%
28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	6,090	-	5,090	-	5,985	609.00
FORFEIT LOCAL		15,456	-	15,456	-	15,456	-
TOTAL REVENUES	1,000	21,546	-	20,546	-	21,441	2,154.55
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	6,300	-	-	6,300	-	-	-
POLICE	6,300	-	-	6,300	-	-	-
TOTAL EXPENDITURES	6,300	-	-	6,300	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(5,300)	21,546	-	26,846		21,441	(406.52)

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							Budget Target 50%
30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	679,274	79,800	-	(599,474)	10,134	-	11.75
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	679,274	79,800	-	(599,474)	10,134	-	11.75
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	271,433	115,436	-	155,997	16,172	17,350	42.53
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	257,503	-	128,970	128,533	-	-	50.08
POLICE	528,936	115,436	128,970	284,530	16,172	17,350	46.21
FIRE							
CAPITAL OUTLAY	135,938	-	135,938	1	-	-	100.00
FIRE	135,938	-	135,938	1	-	-	-
LIBRARY							
PUR PROP SRVS & OTH SRVS	8,300	8,123	-	177	-	-	97.86
SUPPLIES	1,250	-	-	1,250	-	-	-
MISCELLANEOUS	5,075	691	-	4,384	-	-	13.62
LIBRARY	14,625	8,814	-	5,811	-	-	60.26
TOTAL EXPENDITURES	679,498.76	124,250	264,908	290,341	16,172	17,350	57.27
REVENUES OVER/(UNDER) EXPENDITURES	(225)	(44,450)	(264,908)	(309,133)	(6,037)	(17,350)	137,669.56

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

Budget Target 50%
% RECEIV. EXPENDED

33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	20,300	30,739	-	10,439	-	15,900	151.42
FINES & FEES	300	-	-	(300)	-	-	-
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	20,600	30,739	-	10,139	-	15,900	149.22
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	20,600	30,739	-	10,139	-	15,900	149.22

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

Budget Target 50%
% RECEIV. EXPENDED

35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	22,562	27,241	-	4,679	1,884	17,527	120.74
FORFEIT FEDERAL	50,000	66,913	-	16,913	-	35,617	133.83
TOTAL REVENUES	72,562	94,154	-	21,592	1,884	53,143	129.76
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	68,518	13,023	5,084	50,411	7,222	2,963	26.43
SUPPLIES	48,122	12,073	-	36,049	1,650	-	25.09
CAPITAL OUTLAY	183,723	64,369	111,454	7,900	-	-	95.70
MISCELLANEOUS	-	10		(10)	10	-	-
POLICE	300,363	89,475	116,538	94,350	8,882	2,963	68.59
TOTAL EXPENDITURES	300,363	89,475	116,538	94,350	8,882	2,963	68.59
REVENUES OVER/(UNDER) EXPENDITURES	(227,800.93)	4,680	(116,538)	115,942	(6,997)	50,180	49.10

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

Budget Target 50%

55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	312,000	131,109	-	(180,891)	26,136	26,496	42.02
TOTAL REVENUES	312,000	131,109	-	(180,891)	26,136	26,496	42.02
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	293,406	96,132	-	197,274	17,129	15,897	32.76
PUR PROP SRVS & OTH SRVS	1,286	917	-	369	171	15	71.28
SUPPLIES	16,808	6,244	5,973	4,592	931	1,199	72.68
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	500	409	-	91	-	-	81.85
STORM WATER	312,000	103,701	5,973	202,326	18,231	17,111	35.15
TOTAL EXPENDITURES	312,000	103,701	5,973	202,326	18,231	17,111	35.15
REVENUES OVER/(UNDER) EXPENDITURES	-	27,408	(5,973)	21,435	7,905	9,385	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

							Budget Target 50%
36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	4,093,957	3,766,394	-	(327,563)	341,053	138,228	92.00
OTHER REVENUE	77,500	47,600	-	(29,900)	5,815	6,435	61.42
TOTAL REVENUES	4,171,457	3,813,994	-	(357,463)	346,869	144,663	91.43
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	3,687,873	3,053,016	-	634,857	-	3,053,016	82.79
MISCELLANEOUS	-	-	-	-	-	-	-
ORGANIZATIONAL EXPENSE	3,687,873	3,053,016	-	634,857	-	3,053,016	82.79
TOTAL EXPENDITURES	3,687,873	3,053,016	-	634,857	-	-	82.79
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	483,584	760,979	-	277,395	346,869	144,663	157.36

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

							Budget Target 50%
41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
CITY MANAGER							
CAPITAL OUTLAY		-	32,190	(32,190)	-	-	-
CITY MANAGER		-	32,190	(32,190)	-	-	-
PARK AND RECREATION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS, ALLEY, OTHER	-	-	-	-	-	-	-
ADMINISTRATION							
CAPITAL OUTLAY		-	-	-	-	-	-
STREETS, ALLEY, OTHER		-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	32,190	(32,190)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	-	(32,190)	(32,190)	-	-	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

							Budget Target 50%
42-2019 BOND SERIES FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT							
PUR PROP SRVS & OTH SRVS	-	15,819	756	(16,575)	7,500	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	15,819	756	(16,575)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	-	(15,819)	(756)	(16,575)	-	-	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

Budget Target 50%

43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT							
PURCHASED PROF/TECH SRVS	-	-	28,620	(28,620)	-	-	-
PUR PROP SRVS & OTH SRVS	-	47,590	75,639	(123,230)	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES		47,590	104,259	(151,850)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	-	(47,590)	(104,259)	(151,850)	-	-	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

Budget Target 50%
% RECEIV. EXPENDED

44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		5,491	-	(5,491)	816	902	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	5,491	-	(5,491)	816	902	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS		-	28,400	(28,400)	-	-	-
DEBT		-	-	-	-	-	-
SANITATION		-	-	-	-	-	-
LIBRARY	-	-	28,400	(28,400)	-	-	-
LONG TERM DEBT							
TRANSFER OUT	-	-	-	-	-	-	-
LONG TERM DEBT		-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	28,400	(28,400)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	5,491	(28,400)	(33,891)	816	902	-

City of San Juan, Texas
 Budget Expenditures Report
 March 31, 2025

Budget Target #REF! % RECEIV. EXPENDED
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48- Certificate of Obligation -2017
 FINANCIAL SUMMARY

BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY						
OTHER REVENUE	1,805	-	1,805	268	296	-
TOTAL REVENUES	1,805	-	1,805	268	296	-
EXPENDITURE SUMMARY						
NEW CITY HALL						
PROF/TECH SRVS	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-
NEW CITY HALL	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	1,805	-	1,805	296	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

Budget Target #REF!

51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		42,245	-	42,245	4,105	3,215	-
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES		42,245	-	42,245	4,105	3,215	-
POLICE DEPARTMENT							
CAPITAL OUTLAY		92,505	-	(92,505)	-	-	-
POLICE DEPARTMENT	-	92,505	-	(92,505)	-	-	-
WATER PLANT							
CAPITAL OUTLAY	-	-	13,291	(13,291)	10	(10)	-
WATER PLANT	-	-	13,291	(13,291)	10	(10)	-
SEWER COLLECTION							
CAPITAL OUTLAY	76,112	150,000	162,830	(236,718)	150,000	-	411.01
SEWER COLLECTION	76,112	150,000	162,830	(236,718)	-	-	-
Transfer Out		-	-	-	-	-	-
TOTAL EXPENDITURES	76,112	242,505	176,121	(342,514)	10	(10)	550.01
REVENUES OVER/(UNDER) EXPENDITURES	(76,112)	(200,260)	(176,121)	(300,269)	-	3,225	494.51

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

Budget Target #REF!
% RECEIV. EXPENDED

53 - CAPITAL PROJECTS FIRESTATION
FINANCIAL SUMMARY

	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		2	-	2	2	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		2	-	2	2	-	-
EXPENDITURE SUMMARY							
FIRE							
CAPITAL OUTLAY		-	-	-	-	-	-
FIRE	-	-	-	-	-	-	-
STREETS & ALLEYS							
CAPITAL OUTLAY		383,784	262,434	(646,218)	5,568	-	-
STREETS & ALLEYS	-	383,784	262,434	(646,218)	5,568	-	-
PARKS & RECREATION							
CAPITAL OUTLAY		-	-	-	-	-	-
PARKS & RECREATION	-	-	-	-	-	-	-
SANITATION							
CAPITAL OUTLAY		-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
ADMINISTRATION							
PROF/TECH SRVS		-	-	-	-	-	-
COST OF ISSUANCE		-	-	-	-	-	-
ADMINISTRAION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	383,784	262,434	(646,218)	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(383,782)	(262,434)	(646,216)	-	-	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

Budget Target #REF!

54-2014 BOND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		6,355	-	6,355	945	1,044	-
TOTAL REVENUES		6,355	-	6,355	945	1,044	-
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES		-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES		6,355	-	6,355	-	1,044	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

Budget
Target
#REF!

58-CERT. OF OBLIG. SER 2023 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		64,204	-	64,204	9,391	10,389	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		64,204	-	64,204	9,391	10,389	-
EXPENDITURE SUMMARY							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS & ALLEYS							
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS & ALLEYS	-	-	-	-	-	-	-
PARKS AND RECREATION							
CAPITAL OUTLAY	160,697	3,030,994	541,218	(3,411,515)	1,382,971	436,474	2,222.95
PARKS AND RECREATION	160,697	3,030,994	541,218	(3,411,515)	1,382,971	436,474	2,222.95
SANITATION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
WATER PLANT							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER PLANT	-	-	-	-	-	-	-
SEWER COLLECTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
SEWER COLLECTION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	160,697	3,030,994	541,218	(3,411,515)	1,382,971	436,474	2,222.95
REVENUES OVER/(UNDER) EXPENDITURES	(160,697)	(2,966,790)	(541,218)	(3,347,311)		(426,085)	2,182.99

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

Budget
Target
#REF!

59-Cert. of Oblig. Ser. 2024 BOND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		39,727	-	39,727	6,777	7,488	-
OTHER FINANCING SOURCES		14,809,758	-	14,809,758	-	-	-
TOTAL REVENUES		14,849,485	-	14,849,485	6,777	7,488	-
EXPENDITURE SUMMARY							
POLICE DEPARTMENT							
CAPITAL OUTLAY	11,250,000	632,402	204,922	10,412,676	-	126,069	7.44
POLICE DEPARTMENT	11,250,000	632,402	204,922	10,412,676	-	126,069	7.44
FIRE DEPARTMENT							
CAPITAL OUTLAY	1,659,000	746,724	-	912,276	746,724	-	45.01
FIRE DEPARTMENT	1,659,000	746,724	-	912,276	746,724	-	45.01
STREETS DEPARTMENT							
CAPITAL OUTLAY	1,591,000	-	-	1,591,000	-	-	-
STREETS DEPARTMENT	1,591,000	-	-	1,591,000	-	-	-
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	82,729	-	(82,729)	-	-	-
DEBT SERVICE	-	227,029	-	(227,029)	-	-	-
ADMINISTRATION	-	309,758	-	(309,758)	-	-	-
TOTAL EXPENDITURES	14,500,000	1,688,883	204,922	12,606,195	-	126,069	13.06
REVENUES OVER/(UNDER) EXPENDITURES	(14,500,000)	13,160,601	(204,922)	27,455,679	-	(118,581)	(89.35)

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

Budget Target #REF! % RECEIV. EXPENDED
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24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,742,502	775,418	-	(967,084)	199,652	134,458	44.50
OTHER REVENUE	70,000	53,952	-	(16,049)	7,840	8,810	77.07
OTHR FINANCING SOURCES/U	(107,627)	(53,681)	-	53,946	(8,969)	(8,836)	49.88
					-	-	
TOTAL REVENUES	1,704,875	775,688	-	(929,187)	198,523	134,431	45.50
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	271,918	116,505	-	155,413	31,284	16,010	42.85
PURCHASED PROF/TECH SRVS	270,000	60,567	-	209,433	6,500	7,200	22.43
PUR PROP SRVS & OTH SRVS	124,036	28,835	-	95,201	2,371	3,608	23.25
SUPPLIES	19,500	3,034	-	16,466	243	164	15.56
DEBT SERVICE	284,375	182,825	-	101,550	182,825	-	64.29
MISCELLANEOUS	735,046	312,409	-	422,637	4,489	2,654	42.50
SAN JUAN ECONOMIC DEV	1,704,875	704,175	-	1,000,700	227,712	29,636	41.30
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,704,875	704,175	-	1,000,700	-	29,636	41.30
REVENUES OVER/(UNDER) EXPENDITURES							
	-	71,513	-	71,513	-	104,796	-

City of San Juan, Texas
Budget Expenditures Report
March 31, 2025

							Budget Target #REF!
29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Feb-25	Mar-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		912	-	912	137	36	-
OTHR FINANCING SOURCES/U	107,627	53,681	-	(53,946)	8,969	8,836	49.88
TOTAL REVENUES	107,627	54,592	-	(53,035)	9,106	8,872	50.72
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	106,038	96,314	-	9,725	96,314	-	90.83
ORGANIZATIONAL EXPENSES	106,038	96,314	-	9,725	96,314	-	90.83
TOTAL EXPENDITURES	106,038	96,314	-	9,725	96,314	-	90.83
REVENUES OVER/(UNDER) EXPENDITURES	1,589	(41,721)	-	(43,310)	(87,207)	8,872	(2,625.62)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Consider Approval of the Quarterly Investment Report for the Period Ending March 31, 2025.[Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Quarterly Investment Report for the Period Ending March 31, 2025.

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

APPROVED BY:

Tirso Garza, Interim City
Manager



City of San Juan, Texas

Quarterly Investment Report

As of March 31, 2025

This report is full compliance with the Public Funds Investment Act (PFIA) and the Investment Policy of the City of San Juan, Texas.

Prepare By: _____

Leroy Gonzales, Director of Finance
Investment Officer

Maria L. Beltran, Assist. Director of Finance
Investment Officer

Fund Allocation Summary

Book and Market Value

	Fund Total	LSB Bank Account	Texpool	TexStar	Lone Star Bank ICS
General Fund	3,348,951.79	-	2,028.20	2,799,090.19	547,833.40
Solid Waste	836,074.45	-	751.35	616,215.45	219,107.65
Parks Development	555,891.14	-	449.67	336,333.76	219,107.71
Asset Forfeiture-Federal	544,080.87	142,069.73	-	402,011.14	-
Debt Service	1,733,021.85	-	1,332.79	1,731,689.06	-
CIP Street Bond 2015 Fund	243,092.61	-	-	243,092.61	-
CO Series 2017 BOND	80,759.78	-	-	80,759.78	-
TDEM	1,700,672.03	141,557.35	-	1,559,114.68	-
Capital Projects-Fire Station	95.45	-	-	95.45	-
Bond 2014	281,327.77	-	-	281,327.77	-
Utility Fund	4,439,480.41	-	1,380.02	4,438,100.39	-
Bond Series 2023	2,925,145.52	-	-	1,853,780.28	1,071,365.24
Certificate of Obligation 2024	2,017,940.03	-	-	2,017,940.03	-
Utility I & S	118,673.01	-	-	118,673.01	-
Water & Sewer Reserve Fund	695,837.66	-	-	695,837.66	-
Developers Escrow Fund	225,440.83	-	-	225,440.83	-
Payroll Fund	2,524.76	2,524.76	-	-	-
General Disbursement	16,649,245.04	16,649,245.04	-	-	-
Sub-total	\$ 36,398,255.00	\$ 16,935,396.88	\$ 5,942.03	\$ 17,399,502.09	\$ 2,057,414.00
EDC-Sales Tax Fund	2,567,247.06	462,364.64	1,628.88	2,103,253.54	-
EDC-Debt Service Fund	18,615.07	18,615.07	-	-	-
EDC Revolving Fund	962.50	-	962.50	-	-
Total	\$ 38,985,079.63	\$ 17,416,376.59	\$ 8,533.41	\$ 19,502,755.63	\$ 2,057,414.00

Quarter End Results by Investment Category:

<u>Asset Type</u>	<u>Ave. Yield</u>	<u>Dec-24</u>		<u>Mar-25</u>	
		<u>Book Value</u>	<u>Market Value</u>	<u>Book Value</u>	<u>Market Value</u>
TexStar Investment Pool	5.3378%	19,424,590.22	19,424,590.22	19,502,755.63	19,502,755.63
TexPool Investment Pool	0.0000%	8,443.23	8,443.23	8,533.41	8,533.41
Lone Star CSI	0.00%	2,041,357.21	2,041,357.21	2,057,414.00	2,057,414.00
LSNB	0.00%	18,630,519.73	18,630,519.73	17,416,376.59	17,416,376.59
Quarterly Interest Income		\$	344,740.25		
YTD Interest		\$	721,427.00		

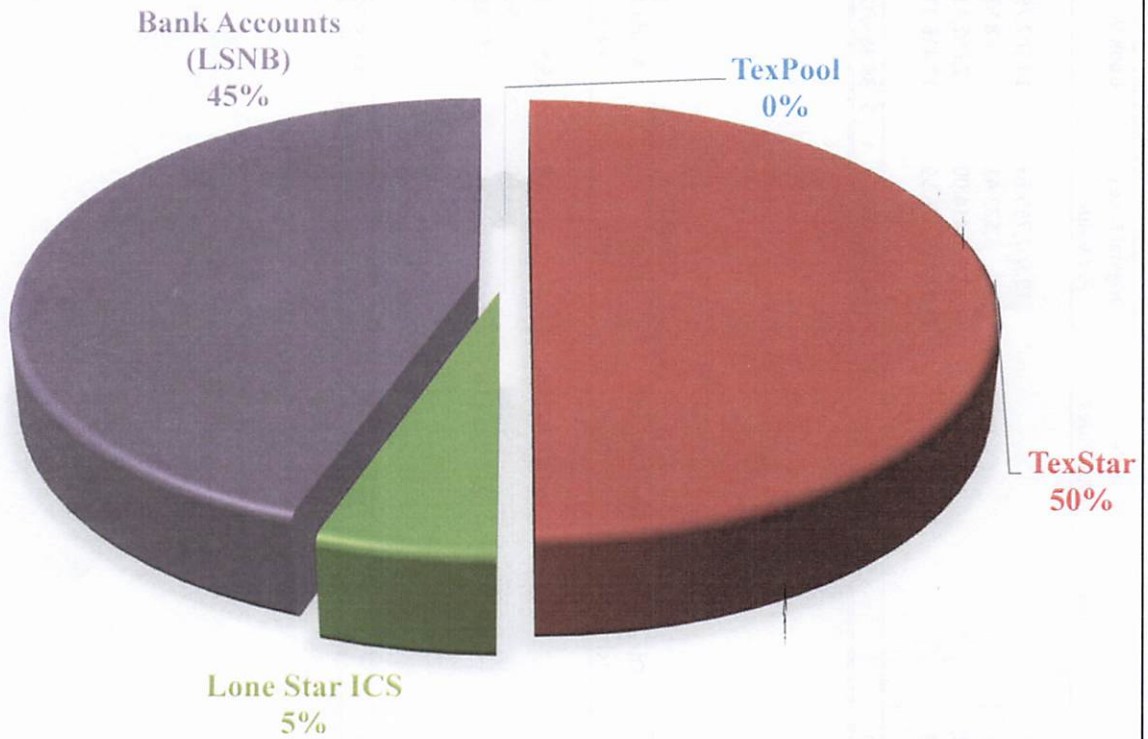
Book Value Comparison

Description	Coupon/ Discount	Settlement Date	Dec-24		Purchase at Cost	Sales Maturities	Mar-25	
			Original Face\ Par Value	Book Value			Original Face\ Per Value	Book Value
TexStar Investment Pool	0.00%	12/31/2024	19,424,590.22	19,424,590.22	-	-	19,502,755.63	19,502,755.63
TexPool Investment Pool	0.00%	12/31/2024	8,443.23	8,443.23	-	-	8,533.41	8,533.41
Lone Star CSI	0.00%	12/31/2024	2,041,357.21	2,041,357.21			2,057,414.00	2,057,414.00
LSNB	0.00%	12/31/2024	18,630,519.73	18,630,519.73			17,416,376.59	17,416,376.59
Total			<u>\$ 40,104,910.39</u>	<u>\$ 40,104,910.39</u>			<u>\$ 38,985,079.63</u>	<u>\$ 38,985,079.63</u>

Market Value Comparison

Description	Coupon/ Discount	Original Face\ Par Value	Dec-24		Qtr-to Qtr change	Original Face\ Per Value	Mar-25	
			Market Price	Market Value			Market Price	Market Value
TexStar Investment Pool	0.00%	19,424,590.22	1.00	19,424,590.22	-	19,502,755.63	1.00	19,502,755.63
TexPool Investment Pool	0.00%	8,443.23	1.00	8,443.23	-	8,533.41	1.00	8,533.41
Lone Star CSI	0.00%	2,041,357.21	1.00	2,041,357.21		2,057,414.00	1.00	2,057,414.00
LSNB	0.00%	18,630,519.73	1.00	18,630,519.73		17,416,376.59	1.00	17,416,376.59
Total		<u>\$ 40,104,910.39</u>		<u>\$ 40,104,910.39</u>		<u>\$ 38,985,079.63</u>	<u>\$ 4.00</u>	<u>\$ 38,985,079.63</u>

POOL'S FUND APPROPRIATIONS



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 13, 2025

Consider Approval of City Commission Meeting Minutes:
- April 13, 2025

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:
- April 13, 2025

RECOMMENDATION:

Approval of minutes.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, April 8, 2025

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Marco “Markie” Villegas, Mayor Pro Tempore
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Jesus “Jesse” Ramirez, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Carlos Alaniz, Chief of Fire
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Finance Director
Christina Perez, Interim Library Director
Ruben Guajardo, Director of Parks & Recreation / PAL Director
Jorge Garcia, 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

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00 p.m.
- II. INVOCATION:**
Tirso Garza, Interim City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- IV. PUBLIC COMMENTS:**
- V. PRESENTATIONS**
 - A. Proclamation Proclaiming the Week of April 13-19, 2024, as National Public Safety Telecommunicators Week. [Leandro Sifuentes, Chief of Police]**

DISCUSSION: The City of San Juan issued a proclamation recognizing the second week of April as Public Safety Telecommunicators Week, in line with national observance. The proclamation honored the city’s dispatchers for their critical role as the vital communication link between first responders and the public during emergencies. It highlighted their professionalism, compassion, and dedication over the past year. Mayor Mario Garza, joined by Mayor Pro Tem Marco “Markie” Villegas and City Commissioners, expressed gratitude to the telecommunicators and encouraged the public to recognize their service. Mayor Garza also shared a personal story about his past experience as a dispatcher in San Juan, underscoring the pressure and importance of the role. He praised the dispatch team for their commitment and called them “the eyes and ears” of public safety. A round of applause followed, and the proclamation was officially signed, with a photo taken to commemorate the moment.

- B. Presentation of the 3rd Annual 5k for Heroes presented by the Marine Corp League #1456. [Ruben Guajardo, Director of Parks & Recreation]**

DISCUSSION: During the meeting, a representative from the Marine Corps League RGV Detachment #1456 presented a request to use the Mayfield Sports Complex for their Third Annual “5K for Heroes” event, scheduled for Saturday, May 10. The 5K will start and finish at the sports complex, with a route that runs

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 8, 2025**

along San Antonio to the Hidalgo County Hike and Bike Trail. City staff is being asked to provide minimal support, such as setting up cones and managing a few small street closures. This is the third time the event has been held at the same location. Members of the Marine Corps League were in attendance and acknowledged for their service. City Commission expressed appreciation for their contributions and voiced support for the event. No formal action was taken during the meeting, as the presentation was informational only. In addition to the 5K presentation, department heads from sanitation, parks and recreation, planning, and the municipal library were available for updates and questions. The sanitation team was thanked for recent cleanup work in the Nebraska and Raul Longoria area. Mosquito spraying had taken place the day before and was continuing into the evening, with plans to evaluate future needs based on results. The parks and recreation department were praised for organizing a successful city-sponsored 5K the previous weekend, with commissioners highlighting the event's growing popularity and the strong safety measures in place. Overall, the meeting reflected a positive tone, with a focus on community engagement, public health, and continued support for veterans and city-sponsored events.

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

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

DISCUSSION: During the departmental presentations, all directors from planning, parks and recreation, sanitation, and the municipal, library were available for questions. Commissioner comments focused on recent accomplishments and ongoing efforts. Mr. Jorge J. Garcia and his staff were thanked for their work in cleaning up the Nebraska and Raul Longoria area and resolving signage issues, with visible improvements noted. Mosquito spraying had taken place the previous day and continued into the evening, targeting both main corridors and subdivisions. Additional spraying will be based on how conditions develop. The Department of Park & Recreation received praise for organizing a well-run city 5K event the prior weekend. Commissioners noted the event's growth and, most importantly, the effective safety measures in place — including proper traffic control at all intersections. Lastly, a question was raised about how long the city would continue waiving permit fees for storm-related repairs. Staff was asked to coordinate with the fire chief to determine a clear deadline and make it publicly available so residents are informed.

VI. PUBLIC HEARING/ORDINANCES

- A. Consider Second and Final Reading of the Ordinance Classifying Property Described as Being Lot 4, Block A, Original Townsite of San Juan, According to the Map or Plat Thereof Recorded in the Office of the County Clerk of Hidalgo County, Texas as "Surplus" Property and Authorizing the Transfer of that Certain Property to the San Juan Economic Development Corporation for Economic Development Purposes; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all other Provisions Related to the Subject Matter Hereof.**

DISCUSSION: Mayor Mario Garza announced that the council had reached the second reading of an ordinance related to the transfer of property to the San Juan Economic Development Corporation (EDC).

Commissioner Jesus "Jesse" Ramirez 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 Classifying Property Described as Being a 0.57-Acre Tract of Land Out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 1 Pages 24-26, Map Records Hidalgo County, Texas and According to Order of Judgment Recorded Under County Clerk's Document Number 150118, Official Records, Hidalgo County, Texas as "Surplus" Property and Authorizing the Transfer of that Certain Property to the San Juan Economic Development Corporation for Economic Development Purposes; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all other Provisions Related to the Subject Matter Hereof.**

DISCUSSION: Mayor Mario Garza inquired whether the agenda item pertained to the transfer of city property to the San Juan Economic Development Corporation (EDC)

Mayor Mario Garza opened the public hearing at 6:22 p.m.

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Mayor Mario Garza closed the public hearing at 6:22 p.m.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

VII. RESOLUTIONS

A. Consideration and Action on a Resolution Accepting Petition for Voluntary Annexation; Setting Dates and Times of Public Hearings; and Directing the Planning Department to Prepare a Service Plan. [Jorge J. Garcia, Director of Planning]

DISCUSSION: Jorge Garcia, Director of Planning and Zoning stated they are proposing to adopt a Resolution for a Voluntary Annexation Petition, Setting Dates and Times of the Public Hearing being an 0.75-acre tract of land out of Lot 13, Block 47, Alamo Land and Sugar Company's Subdivision. The property owner 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. Mr. Garcia stated that he recommends approval.

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

VIII. CONTRACTUALS

A. Consideration and Action, if any, on an Interlocal Cooperation Agreement Between the County of Hidalgo and City of San Juan to provide Efficient and Effective Library Services for County Residents. [Christina Perez, Library Director]

DISCUSSION: Christina Perez, the Library Director, clarified that the agreement with the City of San Juan is an annual interlocal agreement. She explained that the county contributes \$14,488.00 annually, and in return, the city ensures that all county residents have access to their library services.

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

B. Consideration and Action, if any, on a Contract Between the Hidalgo County Elections Administrator and the City of San Juan for Election Services for the General Election to be held on May 3, 2025. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary stated this contract with the Hidalgo County Elections Department for election services for the upcoming election on May 3, 2025. Mrs. Escalante informed the City Commission there was a possibility of being a joint election with the county. Meaning that residents from any municipality will be able to vote at our designated polling locations: the North Fire Station No. 2 and the San Juan Memorial Library.

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

C. Consideration and Action, if any, on Memorandum of Understanding (MOU) Between the City of San Juan and the San Juan Economic Development Corporation for Conveyance of Property Described as Being Lot 4, Block A, Original Townsite of San Juan, Texas.

DISCUSSION: Jorge Garcia, Interim Director of the San Juan Economic Development Corporation (EDC), stated that this item represents the second and final public hearing concerning Item V.A. The item, which has already been passed and approved, involves the transfer of property located at 6th Street and Wyoming Avenue—between Nebraska and Stewart Road—from the City of San Juan to the San Juan EDC.

Commissioner Ernesto Neto’ Guajardo made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (5-0)

D. Consideration and Action, if any, Authorizing the City Mayor to Amend the San Juan Economic Development Corporation Agreement for Administrative Services to Expand the Scope of Services to Include both Technical and Janitorial Services.

DISCUSSION: Jorge J. Garcia, Interim Executive Director of San Juan EDC, stated that this item is for the City Commission's consideration and action regarding the San Juan EDC agreement. He further explained

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CITY COMMISSION MEETING
TUESDAY, APRIL 8, 2025**

that the agreement was approved by the San Juan EDC in November 2021. However, it has not yet been formally presented to the City Commission, although it has been included in the budget and payments have been processed accordingly since its approval.

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

IX. CONSENT AGENDA

- A. Consider Approval of the Budget Expenditure Report for the Month of February 28, 2025. [Leroy Gonzales, Director of Finance].**
- B. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit) at “Ultima Ronda Bar & Grill” Located at 1618 N. Veterans Boulevard Suite E, Legally Described as the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Ramon Flores III. [Jorge J. Garcia, Director of Planning]**
- C. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “Hibachi by Ruben” Restaurant Located at 205 W. Nolana Avenue Suites 5 and 6, Legally Described as Lot 1, Plaza San Juan Subdivision, as Requested by Hibachi by Ruben, LLC. [Jorge J. Garcia, Director of Planning].**
- D. Consider Approval of City Commission Meeting Minutes:
- January 14, 2025**

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071**
 - 1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Economic Development Incentive Agreement Between the City of San Juan, San Juan Economic Development Corporation and Shops at Chavez - Lot 6, LTD.**
 - 2. Pursuant to Section §551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the City of San Juan Health Division's Health Inspector.**
 - 3. Pursuant §551.074 (Personnel Matters) and §551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee, Specifically the Interim City Manager.**

Commissioner Jesus “Jesse” Ramirez made motion to enter into executive session at 6:31 pm and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

Commissioner Jesus “Jesse” Ramirez made motion to reconvene at 6:56 pm and was seconded by Mayor Pro-Tem Marco “Markie” Villegas. Motion passed (5-0)

XI. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.**
 - 1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Economic Development Incentive Agreement Between the City of San Juan, San Juan Economic Development Corporation and Shops at Chavez - Lot 6, LTD.**

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Mayor Mario Garza made motion to approve as discussed under executive session and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (4-1)

Commissioner Adina “Dina” Santillan for the record stated that she opposed as in her opinion the money is excessive.

- 2. Section §551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the City of San Juan Health Division's Health Inspector.**

Mayor Mario Garza made motion to approve as directed under executive session and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (5-0)

- 3. Pursuant to Section 551.074 (Personnel Matters) and 551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee, Specifically the Interim City Manager.**

Mayor Mario Garza made motion to increase the weekly pay for the Interim City Manager from \$1,500.00 to \$1,800.00 and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

XII. ADJOURMENT

Mayor Pro-Tem Marco “Markie” Villegas made motion to adjourn at 6:59 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