



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, April 8, 2025

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. 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]
- B.** Presentation of the 3rd Annual 5k for Heroes presented by the Marine Corp League #1456. [Ruben Guajardo, Director of Parks & Recreation]
- 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. [Jorge J. Garcia, Director of Planning]

2. Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Director of Parks & Recreation]
3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
4. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]

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.
- 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.

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]

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]
- 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]

- 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.
- 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.

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

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).
 - 1. Pursuant to Section §551.087 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 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.

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.
 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 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.

XII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 4th day of April 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: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Leandro Sifuentes, Chief of Police

DATE: 04/01/2025

SUBJECT: Proclamation Proclaiming the Week of April 13-19, 2024, as National Public Safety Telecommunicators Week. [Leandro Sifuentes, Chief of Police]



PROCLAMATION

*National Public Safety Telecommunicators Week:
April 13th – 19th, 2025*

Whereas, Congress and the President of the United States have established the second week of April as National Public Safety Telecommunicators Week; and

Whereas, when an emergency occurs, the prompt response of police officers, firefighters, and paramedics is critical to the protection of life and preservation of property, and the City of San Juan Public Safety Telecommunicators are the single vital link between first responders and persons seeking immediate relief during an emergency; and

Whereas, the work of these “unseen first responders” is invaluable in emergency situations; and

Whereas, each dispatcher has exhibited compassion, understanding, and professionalism during the performance of their job in the past year; and

Whereas, the San Juan City Commission encourages the citizens to express their appreciation to the San Juan Public Telecommunicators for their diligence and professionalism in keeping our city and citizens safe.

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, Commissioner Adina “Dina” Santillan, and Commissioner Jesus “Jesse” Ramirez, hereby proclaim the week of April 13th – 19th, 2025 as National Public Safety Telecommunicators Week in the City of San Juan, Texas.

PROCLAIMED this 8th day of April, 2025.

CITY OF SAN JUAN, TEXAS

ATTEST:

Mario Garza, Mayor

Brenda Escalante, City Secretary



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Ruben Guajardo, Director of Parks & Recreation

DATE: 04/01/2025

SUBJECT: Presentation of the 3rd Annual 5k for Heroes presented by the Marine Corp League #1456. [Ruben Guajardo, Director of Parks & Recreation]



3RD ANNUAL

5K FOR HEROES

PRESENTED BY THE MARINE CORPS LEAGUE
RGV DETACHMENT #1456

SCAN HERE



7:00AM. SATURDAY. MAY 10TH 2025

BENEFITTING: MARINE CORPS LEAGUE

T-SHIRT DEADLINE: FRIDAY, APRIL 11TH 2025

SAN JUAN SPORTS COMPLEX

1419 SAN ANTONIO AVENUE, SAN JUAN, TX 78589

5K - \$25 INCLUDES CHIP TIMING, PARTICIPANT T-SHIRT*, AND FINISHER MEDAL

*IF REGISTERED BY T-SHIRT DEADLINE

CONTACT: (956)460-9589 ★ THEATHLETICCOLLECTIVELLC@GMAIL.COM ★ WWW.MCLRGV.ORG

THANK YOU FOR YOUR SUPPORT OF THE MARINE CORPS LEAGUE!



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Jorge Garcia, Planning Director

DATE: 04/02/2025

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

The City of San Juan Planning and 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.

- 125 building permits were issued during the month of March with a \$6,023,472.00 in total valuation.
- 214 garage sale permits were issued with \$3,135.00 in total valuation.
- We provided customer service and support to 945 people and handled approximately 1,365 calls.
- The building inspectors conducted approximately 493 inspections.
- 32 building permits were issued for new houses with \$5,231,485.00 in total valuation.

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 and day care/foster home permits.

Business Permits Renewed: 13

Valuation of business permits renewed: \$650.00

Officer Rodriguez

- Garage Sale w/o permit: 28
- Building w/o permit: 4
- Certified letters mailed out: 6
- Abandoned cars: 7
- Commercial vehicles: 1

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

- Banners & Temp. Signs: 47

Officer Munoz

- Weedy Lots: 1
- Certified letters mailed out: 1
- Abandoned cars: 9
- Occupational Inspections: 25

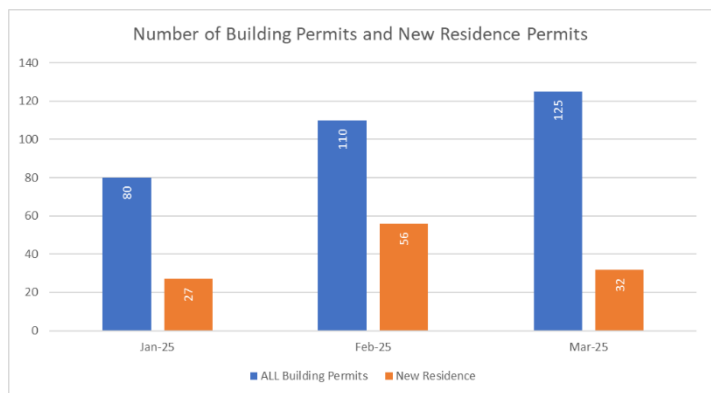
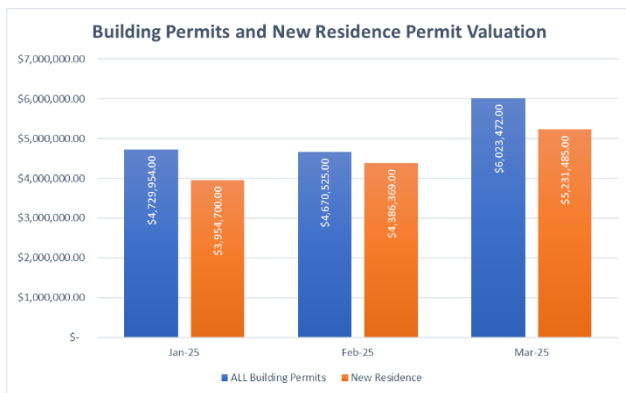
Officer Cavazos

- Garage Sale w/o permit: 17
- Building w/o permit: 1
- Abandoned cars: 12

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

A total of six (6) new businesses were open in the City of San Juan during the month of March.

- | | |
|----------------------------------|---------------------------------|
| • America's Best | 1600 E. IH 2 |
| • Casa de Dios Alto Refugio | 302 E. Bus Hwy 83 Ste. 4 |
| • Freedom Tax Services | 502 N. Veterans Blvd. Ste. C |
| • Jireh Eventos | 624 E. Nolana Ave. Ste. 1 |
| • La Caja Chilaquiles & Catering | 2506 N. Raul Longoria Rd. #11-6 |
| • Ray Ray's Gift & Thrift | 1618 N. Veterans Blvd. Ste. K |





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

P&Z PRESENT

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

P&Z ABSENT

Eric Sanchez

STAFF PRESENT

Jorge J. Garcia, CFM
Monica Gomez
Clarissa Aviles

GUESTS PRESENT

Martha Patterson

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – January 23, 2025

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

3. SUBDIVISIONS

3.1 Preliminary Plat Approval

Shops at Chavez Lot 6 Subdivision

Being a 1.94-acre tract of land out of Lot 4, Block 35,
Alamo Land and Sugar Company's Subdivision

The property is located approximately 350 feet North of
Frontage Road, along the West side of Cesar Chavez Road

Developer: Merit Commercial Real Estate

Engineer: Halff Associates

Flood Zone: C

Water: City of San Juan

Sewer: City of San Juan

REVIEW COMMENTS:

Mr. Garcia explained the location of the property. He mentioned that subdivision was approved previously, but the lot distribution has been changed.

Vice Chair Cardenas asked if is this for the Chick-fil-A Restaurant located in front of Alamo Flea Market.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Yzaguirre made a motion to approve the Preliminary Plat as presented. Commissioner Mancillas second the motion. The motion passed unanimously with a 6-0 vote.

3.2 Preliminary Plat Approval
with Variance Request
Chapter 5 Landscape
Regulations
§10.00 Tree Preservation

Shops at Chavez Subdivision
Being a 13.39-acre tract of land out of Lot 4 and 5, Block 35,
Alamo Land and Sugar Company's Subdivision
The property is located approximately 500 feet West of Cesar
Chavez Road, along the North side of Frontage Road
Developer: Merit Commercial Real Estate
Engineer: Halff Associates
Flood Zone: C
Water: City of San Juan
Sewer: City of San Juan

REVIEW COMMENTS:

Mr. Garcia explained the location of the property. He explained that it is for a commercial development on Frontage and Cesar Chavez Road. Project Engineer is requesting a variance to remove some trees located in the middle of the property.

No discussion took place on this item.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Cantu made a motion to approve the Preliminary Plat along with variance as presented. Commissioner Salinas second the motion. The motion passed unanimously with a 6-0 vote.

NEXT MEETING – March 20, 2025.

5. ADJOURNMENT

There being no further items to discuss, Vice Chair Castillo made a motion to adjourn; Commissioner Cantu seconded the motion. The meeting was adjourned at 6:05 p.m.

City of San Juan, Texas

Valerie Cardenas, Chairwoman
Planning and Zoning Commission

Attest:

Jorge J. Garcia, CFM
Director of Planning & Zoning



**PLANNING AND ZONING COMMISSION
MARCH 20, 2025
SAN JUAN CITY HALL
EOC ROOM
6:00 P.M.**

P&Z PRESENT

Irma Castillo
Luis Mancillas
Valerie Cardenas
Eliza Yzaguirre

P&Z ABSENT

Eric Sanchez
Cesar Cantu
Mark Salinas

STAFF PRESENT

Jorge J. Garcia, CFM
Monica Gomez
Clarissa Aviles

GUESTS PRESENT

Carlos Garza

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – March 6, 2025

Vice-Chair Castillo made a motion to approve the minutes as presented by staff. Commissioner Mancillas seconded the motion. The motion passed unanimously with a 4-0 vote.

3. PUBLIC HEARINGS

3.1 Conditional Use Permit

For the Sale of Alcoholic Beverages (MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit)

Ultima Ronda Bar & Grill

1618 N. Veterans Boulevard Suite E

Being the West 335 feet of the North 440 feet of Lot 12,
Block 5, John Closner Subdivision,

Applicant: Ramon Flores III

REVIEW COMMENTS:

Mr. Garcia explained Ramon Flores III is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption and late hours permit (*MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit*) at “Ultima Ronda Bar & Grill” Restaurant. The property is located at the commercial plaza located at the Southeast corner of Veterans Boulevard and FM 495.

Mr. Garcia explained the adjacent zonings along the property, operation hours and list of requirements attached to the packet.

Chairwoman Cardenas opened the public hearing at 6:03 p.m.

No discussion took place on this item.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Vice-Chair Castillo made a motion to approve the conditional use permit with modifications on hours of operation. Commissioner Yzaguirre second the motion. The motion passed unanimously with a 4-0 vote.

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

3.2 Conditional Use Permit	For the Sale of Alcoholic Beverages (<i>BG – Wine and Beer Retailer’s Permit</i>) “Hibachi by Ruben” Restaurant 205 W. Nolana Avenue Suites 5 Lot 1, Plaza San Juan Subdivision Applicant: Hibachi by Ruben, LLC.
-----------------------------------	---

REVIEW COMMENTS:

Mr. Garcia explained Hibachi by Ruben is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (*BG – Wine and Beer Retailer’s Permit*) at “Hibachi by Ruben”. The property is located at the commercial plaza located 500 feet West of Raul Longoria Road, along the South side of Nolana Avenue.

Mr. Garcia explained the adjacent zonings along the property, operation hours and list of requirements attached to the packet.

Chairwoman Cardenas opened the public hearing at 6:05 p.m.

No discussion took place on this item.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Mancillas made a motion to approve the conditional use permit as presented. Vice-Chair Castillo second the motion. The motion passed unanimously with a 4-0 vote.

Chairwoman Cardenas closed the public hearing at 6:05 p.m.

4.1 SUBDIVISIONS

4.1 Preliminary Plat Approval	DG Veterans Subdivision Being a 2.43-acre tract of land out Lot 8, Block 5, John Closner Subdivision The property is located at the Southeast corner of Eldora Road and Veterans Boulevard Developer: The Overland Group Engineer: AEC Engineering, LLC. Flood Zone: AH Water: North Alamo Water Supply Corporation Sewer: City of San Juan
--------------------------------------	--

REVIEW COMMENTS:

Mr. Garcia explained the proposed subdivision is located at the southeast corner of Eldora and Veterans Boulevard and property is located in a flood zone "AH". Water service will be provided by the North Alamo Water Supply Corporation; sewer by the City of San Juan.

Chairwoman Cardenas asked if this is a flood zone "AH".

Carlos Garza, Project Engineer, explained it is an AH flood zone and will build 2-feet above. Two elevation certificates will be submitted: before to pre-pour concrete and another when they finish the project. He mentioned that he is working with Precinct 2 regarding the right-of-way along Eldora and North Alamo Water Supply regarding the relocation of waterline.

Mr. Garza asked if he could obtain the building permit with knowing that no variances were requested.

Chairwoman Cardenas stated they are discussing the subdivision plat only and other issues will be addressed to city staff.

Commissioner Yzaguirre asked if the water line is the only thing holding back the plat.

Vice-Chair Castillo asked if they will comply with elevation.

Chairwoman Cardenas asked if this is a one lot subdivision. Mr. Garza responded yes, the building will occupy the whole lot.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Vice-Chair Castillo made a motion to approve the Preliminary Plat as presented by staff. Commissioner Mancillas seconded the motion. Motion passed unanimously with a 4-0 vote.

NEXT MEETING – TBD.**5. ADJOURNMENT**

There being no further items to discuss, Vice Chair Castillo made a motion to adjourn; Commissioner Yzaguirre seconded the motion. The meeting was adjourned at 6:13 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: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Ruben Guajardo, Director of Parks & Recreation

DATE: 04/01/2025

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

For March 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.
- Parks Staff has prepared the Sports Complex and Municipal Park baseball/softball fields for our upcoming Pony season by cutting, watering, and fertilizing.
- Parks Staff repainted the North Police Department parking lot.
- Parks Staff is preparing for the Friendly City 5K, Fun Run, and Bike Ride scheduled for April 5, 2025.
- Parks Staff has removed all Soccer Goals from the municipal park's multipurpose field. (Soccer Field)
- Parks Staff coordinated the city tent setup for Carman Elementary and Clover Elementary.
- Parks Staff has trimmed trees at all city parks as needed.
- Parks Staff coordinated the cutting and removal of a large tree that collapsed due to high winds at Explorers Park.
- Parks Staff cleared and disposed of debris due to the severe rain and flooding, along with

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

searching for any damages throughout the city.

Recreation Division-

- On Thursday, March 13, Alex Lopez, Recreation Supervisor, held the PONY Baseball & Softball coaches' meeting. Coaches reviewed the league rules and received team rosters and equipment.
- A total of 34 Baseball Teams and 19 Softball Teams have begun practices.
- Our Girls Soccer League, consisting of 18 total teams, and our Boys Basketball League, consisting of 27 teams, concluded in mid-March.
- Adult Softball Men's Class E Softball consisting of 9 teams and Co-Ed Softball consisting of 7 teams also concluded this month.
- Preparations for packet pick-up continue for our Friendly 5K Run, Fun Run, and Bike Ride to be held April 5th, 2025.
- Pony Baseball/Softball Opening Day @ Municipal Park, Thursday April 10th, 2025.
- 2025 Pony Baseball/Softball Opening Day Honoree- Mr. Johnny Martinez, SJYP President.

Building Maintenance Division-

- Staff has 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 has installed plexiglass and a mini-split A/C in the Municipal Park scoring room above the concession.
- Staff oversaw Metro Electric replacing the burnt light bulbs and ballast at the Sports Complex, Arcuate & Mayfield parks in preparation for the upcoming PONY Baseball/Softball leagues.
- Two new custodial hires are in training until the beginning of April.
- Staff has replaced an exterior door handle at South Side Police Dept due to being stuck.
- Staff did replace a sensor at the South Side Police Department's automatic gate.
- Staff cleaned and disposed of all debris and interior water damage due to the severe rain and flooding, they continue searching for any damages caused by the storm.
- Staff has made contact with roofing and building contractors to gather quotes for the repair of damaged city-owned buildings.

Facility Rentals-

- Municipal Park Pavillion: No Rentals for the month of March 2025.
- Municipal Park Baseball/Softball Fields: 3-8-25 & 3-9-25 G-Fam Organization – Baseball Tournament Fee: \$1500.00

Valley View ISD JV Baseball - Rentals for Saturday games and mid-week practice. Due to field issues. Fee: \$150.00 per use. No lights. Concludes April 5th, 2025.

- Sports Complex (Mayfield-Arcoute): No rentals for the month of March 2025.

San Juan Parks and Rec. Advisory Board

- Meeting Date – March 12, 2025, @ 6:00pm
- Quorum-Yes
- Update-Friendly City 5K, Girls Soccer, Boys Basketball, Men's / Coed Softball, Pony Baseball Registration.
- Future Events-Pony Baseball / Softball Opening Day April 10th, 2025.
- Discussion-Approval of the San Juan Parks Board scholarship application. Approval of BBQ tickets for the chicken plate scholarship fundraiser scheduled for May 3rd, 2025.

San Juan Police Athletic League:

- Meeting Date – March 26, 2025, @ 6:00 pm
- Quorum- Yes
- Update- Friendly City 5K, PSJA High SJPAL scholarship.
- Future Events- PSJA Special needs Easter Egg hunt April 16, 2025. Pony Baseball / Softball Opening Day April 10th, 2025.
- Discussion- Approval of the San Juan PAL Board scholarship application PSJA High.



Mayor: Mario Garza
Mayor Pro-Tem: Marco “Markie” Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus “Jesse” Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Israel Garza, Sanitation Director

DATE: 04/02/2025

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

Sanitation Department (**March 2025**)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site: 1,632 Residents
- Residential: 1,020.43 Tons
- Commercial: 747.06 Tons
- Roll-Off Containers: 391.83 Tons/82 loads
- Brush: 550.19 Tons/178 loads of brush

Central Garage (**March 2025**)

- Tickets Open: 68
- Tickets Closed: 31
- 5 Residential Side Loaders operating
- 1 Commercial Side Loaders operator

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

- 2 Front Loader Commercial Operator
- 2 Brush Truck Operating
- 1 Brush Tractor (grapple) Operating
- 2 Brush Grapple Truck operating
- 1 Roll- Offs Trucks operating

Recycling (March 2025)

Cardboard : 12.64 tons/ \$983.68

- Curbside : 6.16 tons/\$0.00
- Mix White Paper: 0.34 tons/\$13.60
- Books: 0.00 tons/\$0.00
- Tin Cans: 0.067 tons/\$8.10
- Plastic: 1.67 tons
- E-Waste : 0.00 tons/\$0.00
- Aluminum: 0.00 tons/\$0.00

Total Tons/Revenue: 20.88 tons/\$1005.38

- Savings of \$417.60
- Walk-Ins: 253

Code Enforcements (March 2025)

- **Esteban Garcia**
- Violation Notice Issued: 35
- Illegal Dumping: 32
- Contact People: 60
- Construction Material: 6
- Tires: 4

Code Enforcement (March 2025)

- **Ruben Navarro**
- Violation Notice Issued 2
- Illegal Dumping 4
- Contact People: 11
- Construction Material: 2
- Tires: 0



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus "Jesse" Ramirez

MEMORANDUM

TO: Tirso Garza, Interim City Manager

FROM: Christina Perez, Director of Library

DATE: 03/31/2025

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

Enclosed is the March Monthly Report including statistics and programs:
For the month of March, we had, 2,368 visitors. Out of those visitors, 443 were here for computer use only. The library checked out a total of 341 physical items for both adult and children. We had 3 in-house circulation items. We requested and received one hundred and three (103) Interlibrary Loans (ILL). We had 66 new patrons added to our circulation system. We helped the public with an estimated 932 reference/informational questions. We had 16 fax transactions. The monthly amount deposited was \$866.35 both fines and fees.

Please see the attached statistical report.

During the month of February

- Held Read Across America Event
- Held Very Hungry Caterpillar Event
- Held Minecraft Party
- Partnered with San Ana National Wildlife Refuge for our Bird Event
- Completed E-Rate
- Completed Texas Public Libraries Annual Report
- Advertised Adult Craft Classes on Telemundo
- Attended Hidalgo County Library System Meeting
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in April 2025

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

Multipurpose Room

Vanguard Academy, April 3rd

Planning And Zoning, April 3rd & 17th

Border Patrol, April 4th , 7th , 14th

Lions Club, April 5th , 12th

City Commission, April 8th

Library Board, April 9th

Early Voting, April 22nd – 29th

Training Room:

Adult Crafts, April 1st, 14th,

Health Classes, April 1st, 8th, 22nd, 29th

Keep San Juan Beautiful, April 2nd

RGV Early Childhood Educators, April 12th

Adult Medicare Education Seminar, April 14th,

Border Patrol, April 28th

Statistics	
Total Visitors	2,368
Computer Users	443
Total Checkouts	341
In-House Use	3
Inter-Library Loans	103
New Patrons	66
Reference\ Informational Questions	932
FAX transactions	16
Children's Programs	13
Attendance	340

Multipurpose Room Reservations	Attendance
Lions Club	25
3 Border Patrol	20
5 Read Across America	72
6 Planing and Zoning	12
10 Border Patrol	34
11 City Comission	38
12 KSJB	16
17 Border Patrol	12
17 Bird Event	81
18 Very Hungry Caterpillar	21
19 Minecraft Activity	40
20 Planning & Zoning	10
22 Lions Club	12
24 Border Patrol	32
24 Bilingual (Story time Author)	0
25 City Commission	32
27 Footlocker	27
29 Lions Club	0
Total	346

Training Room Reservations	Attendance
4 Library Board	5
25 Adult Medicare Education	6
27 Texas A&M	4
Total	11

Total DVD Checkouts	
Children's DVDs	4
Other than Children's DVDs	5
Total	9

Total Book Checkouts	
Children's Books	249
Other than Children's Books	83
Total	332

WiFi Usage	
LibGuest	4,642
LibStaff	2,390
Total	7,032

Study Room Attendance	
Study Rooms	72

Likes	24
Visitors	1,573

SJML Homepage	
Visitors	7,032

Deposits	
Fines	\$ 15.76
Copies	\$ 850.59
Surcharges	\$ -
	\$866.35

Total + Surcharges

Youth & Children's Programs/Attendance

Date	Program	Attendance
Monday, March 3, 2025	Coloring Time	18
Wednesday, March 5, 2025	Read Across America	72
Friday, March 7, 2025	Homeschool Hour	27
Monday, March 10, 2025	Playdoh Time	6
Tuesday, March 11, 2025	Crafts & Snacks	10
Wednesday, March 12, 2025	Coloring Time	20
Friday, March 14, 2025	Homeschool Hour	19
Monday, March 17, 2025	Bird Event	81
Tuesday, March 18, 2025	Crafts & Snacks	21
Wednesday, March 19, 2025	Minecraft Coin Box	40
Thursday, March 20, 2025	Toddler Time	8
Friday, March 21, 2025	Homeschool Hour	12
Tuesday, March 25, 2025	Crafts & Snacks	6
Total	13	340

MINUTES OF REGULAR MEETING OF THE SAN JUAN LIBRARY ADVISORY BOARD

DATE: Wednesday, March 4, 2025

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Iris Lara
Maria Estela Ayala
Elizabeth Saldana
Dina Santillan
Melina Montoya
Maria Alicia Navarro

MEMBERS ABSENT: Sarah Guerra
Christina Garza

LIBRARY DIRECTOR: Christina Perez

ORDER OF BUSINESS

- I. INVOCATION:**
Maria Alicia Navarro led the Invocation
- II. PLEDGE OF ALLEGIANCE:**
Maria Estela Ayala
- III. CALL MEETING TO ORDER:**
Meeting was call to order at 6:17 p.m.
- IV. ROLL CALL:**
All Board Members were present with the exception of Sarah Guerra and Christina Garza.
- V. REVIEW OF MINUTES:**
Minutes were accepted: Motion: Maria Estela Ayala
2nd: Maria Alicia Navarro

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

VI. NEW BUSINESS:

- a. Park Ranger (April 9,2025)
- b. No Adult Classes
- c. Science Night Experiment
- d. March Calendar: Read Across America – Story time (Author)

VII. Old Business:

Next Agenda Meeting: Election of Chairperson.

VIII. DIRECTOR'S REPORT:

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

IX. ADJOURMENT:

A motion to adjourn was made at 6:40 p.m. by Maria Alicia Navarro and 2nd by Maria Estela Ayala.

Elizabeth Saldana, Chair

Iris Lara, Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 8, 2025

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.

STAFF COMMENTS AND RECOMMENDATIONS:

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.

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

**A Restricted Appraisal
of
A Vacant Tract of Land
Located at
6th Street & Wyoming Avenue
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 8, 2025**

Photographs of the Subject Property



Aerial View/Tax Map

Photographs of the Subject Property



Site View from E. 6th Street

Photographs of the Subject Property



Westbound 6th Street



Eastbound 6th 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 10, 2025
Effective Date of Appraisal-	March 8, 2025
Intended Use-	Internal Evaluation
Subject Address-	Wyoming Avenue/6 th Street, San Juan, Texas
Legal Description-	<i>Lettered Blocks (San Juan), Lot 4, Block A, Hidalgo County, Texas</i>
Property Interest Appraised-	Fee Simple Interest
Purpose of the Appraisal-	To opine a market value estimate of the subject property
Census Tract-	0220.01
Owner-	City of San Juan, Texas

Subject Property Description

Property Type-	Land
Existing Use-	Vacant
Site Size-	59,400 Square Feet
Type of Inspection-	Site Inspection
Zoning-	C-2 (General Business)

Market Value Opinion- \$285,000

Utilities- Water, Electricity, Sewer, Gas

Flood Zone- X (C)

Highest and Best Use

As Improved- N/A

As Vacant- Office/MFR Development

Marketing Time- 6-12 Months

Exposure Time- 6-12 Months

Property Tax ID- 218307

2024 Mkt Assessment- \$193,050

Sales History- Per HCAD, there are no prior sales of the subject property in the past 3 years. No active listing of the subject is found on GMAR/MLS. There is a sign situated on the subject site offering the property for sale by San Juan EDC. The same property offering is found on sanjuanedc.com along with the tract to the north at an unstated price.

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

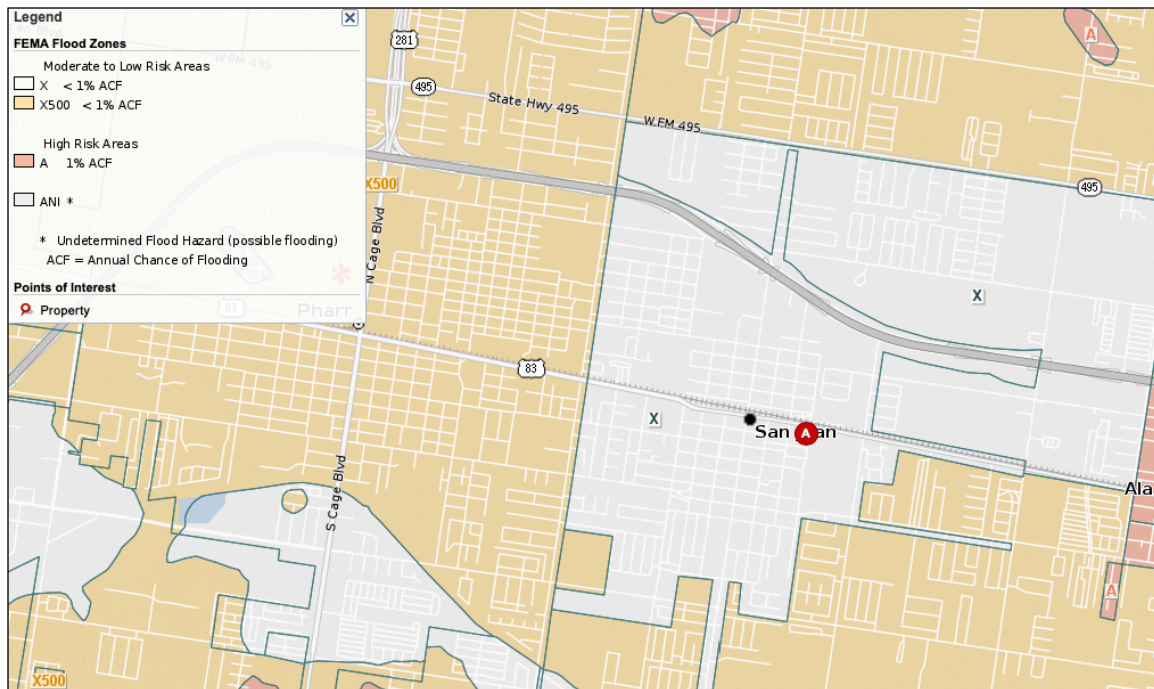
The appraiser has determined that a credible opinion of value can be rendered utilizing the sales comparison approach only. The appraiser has identified the characteristics of the subject property that are relevant to the type and definition of value and intended use of the appraisal. This has been accomplished 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



Comparable Land Sale 1

A / MLS #: 393361 (Sold)		List Price: \$295,000	5202 N Raul Longoria Road, San Juan, TX 78589	
Sold Price:	\$295,000	Closing Date:	05/19/2023	Financing: Cash
Selling Office:	Imperio Real Estate LLC	Selling Agent:	Sameer Suresh	
Seller Concessions:	\$2,500	Seller Conc Type:	Non-Realty Items \$:	
Non Allowables:	No	Repairs:	Buyer Closing Costs/Prepays: Yes	
SP/SqFt:				
SP/Acre:	325,650.20			



Type:	Commercial, Unimproved	County:	Hidalgo
Suitable Use:	Commercial	Subdivision:	Buena Suerte
Lot Dim:	197.30X200	School District:	PSJA ISD
Lot SqFt:	39,460	Elementary Sch:	PSJA
Acreage:	0.91	Middle School:	Yzaguiere
Topography:	Level	High School:	PSJA North H.S.
Crops:	None	POA/HOA:	No Mandatory:
Improvements:	None	Lease Exp Date:	
Tax GEO ID:	691754		
Base Taxes:	\$3,926		
Tax Year:	2022		

Showing Instructions: Show Anytime, Use ShowingTime

Directions: San Juan Police Department 2301 N Raul Longoria Rd, San Juan, TX 78589 Head north on Dos Arbolitos Ave/Eagle St 85 ft Turn left toward N Raul Longoria Rd 338 ft Turn right onto N Raul Longoria Rd Destination will be on the left 1.7 mi 5202 N Raul Longoria Rd San Juan, TX 78589

Legal Description: BUENA SUERTE LOT C

Utilities: Other	Location Features: Corner Lot
Water/Sewer: City Sewer	Access: City Street, Paved Road
Water Supplier: City	Street Type: Dirt
Water Comments: city	Fence Type: Wood
Irrigation District: HCID#1	Community Amenities: Curb & Gutter, Street Lights
Irrig/Water Rights: No	Leased (Rent/Share): N/A

Remarks: *Perfect for a Commercial building or plaza. This Lot is available on the corner of Owassa and North Raul Longoria.

Agent Remarks: Please submit all offers to myrealtorsameer@gmail.com & Sureshgroupctc@gmail.com. The lot is available to see anytime it is vacant.

Escrow (Use \$ or %): 3,000	Relocation:	Short Sale:	
REO: No		Possession:	Closing and Funding
Agreement Type: Exclusive Right to Sell			
Proposed Terms: Cash, Conventional			
Owner Name: Fernandez Juana Uribe	Owner Name 2: Elisa Lopez	DOM:	151
Original LP: \$295,000	List Date: 11/10/2022	Expiration Date:	08/31/2023
Internet: Yes	Display Addr: Yes	Allow AVM:	Yes
Broker License #: 592622		Broker:	Jorge Valdez
Office Lic #: 9007265			
LP/OLP: 1.00	LP/SqFt:		
Curr \$/Acre: \$325,650.20	LP/Acre: \$325,650.20		

Listing Office: Imperio Real Estate LLC	Listing Agent: Sameer Suresh
Address: 2201 W Dove Ave, McAllen, TX 78504	Agent Email: myrealtorsameer@gmail.com
Main: (956) 803-0341	Contact #: (956) 225-7062
Fax: (956) 992-1089	License #: 0762976

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

Comparable Land Sale 2

E / MLS #: 385443 (Sold)		List Price: \$240,000		3110 N Raul Longoria Road, San Juan, TX 78589	
Sold Price:	\$200,000	Closing Date:	08/03/2023	Financing:	Cash
Selling Office:	1st Brokerage	Seller Conc Type:		Selling Agent:	Glenda Martinez-Gaona
Seller Concessions:	\$0	Repairs:		Non-Realty Items \$:	
Non Allowables:	No			Buyer Closing Costs/Prepays:	No
SP/SqFt:					
SP/Acre:	193,519.05				



Type:	Commercial, Unimproved	County:	Hidalgo
Suitable Use:	Commercial	Subdivision:	Northgate Manor
Lot Dim:	IRREGULAR	School District:	PSJA ISD
Lot SqFt:	45,019	Elementary Sch:	North San Juan
Acreage:	1.03	Middle School:	San Juan
Topography:	Other	High School:	PSJA North H.S.
Crops:	None	POA/HOA:	No Mandatory
Improvements:	None	Lease Exp Date:	
Tax GEO ID:	N4855-01-000-0001-00		
Base Taxes:	\$4,581		
Tax Year:	2021		

Showing Instructions: Show Anytime, Use ShowingTime, Vacant

Directions: FROM EXPRESSWAY 83 HEAD NORTH ON RAUL LONGORIA PAST ELDORA RD. PROPERTY ON THE LEFT ON THE NW CORNER OF NORTHGATE AVE AND RAUL LONGORIA RD

Legal Description: NORTHGATE MANOR PH 1 LOT 1 EXC S40'-W40' FOR LIFT STATION

Utilities:	City Garbage, Electric, Public Water, Sewer, Telephone	Location Features:	None
Water/Sewer:	City Sewer	Access:	City Street
Water Supplier:	North Alamo WSC	Street Type:	Paved
Water Comments:	CITY	Fence Type:	None
Irrigation District:	HCID#1	Community Amenities:	Other
Irrig/Water Rights:	No	Leased (Rent/Share):	0

Remarks: 1 ACRE IRREGULAR LOT WITH FRONTAGE TO RAUL LONGORIA RD. FANTASTIC COMMERCIAL UNIMPROVED LOT WITH GREAT POTENTIAL FOR MULTIPLE TYPES OF BUSINESSES. The Lines in red are for a physical view for informational purposes only and may not represent actual boundary lines. A survey is always recommended.

Agent Remarks: MOTIVATED SELLER OWNER FINANCING OPTIONAL. If interested, please contact David Pena at (956)309-6986. Please submit all offers to offers@maggieharrissteam.com and cc david@maggieharrissteam.com thank you!

Escrow (Use \$ or %):	5,000	Relocation:		Short Sale:	
REO:	No	Proposed Terms:	Cash, Conventional, Owner Financing	Possession:	Closing and Funding
Agreement Type:	Exclusive Right to Sell	Owner Name:	ALUMNINIO Y CRYSTALES FINANCING	Owner Name 2:	
Original LP:	\$250,000	List Date:	07/11/2022	Expiration Date:	08/03/2023
Internet:	Yes	Display Addr:	Yes	DOM:	282
Broker License #:	598310			Allow AVM:	Yes
Supervisor Lic #:	0475642			Broker:	Dendea L. Balli
LP/OLP:	0.96	LP/SqFt:		Supervisor:	Sandra A. De La Garza
Curr \$/Acre:	\$193,519.05	LP/Acre:	\$232,222.86		

Listing Office:	Keller Williams Realty RGV	Listing Agent:	Maggie Harris
Address:	3300 N McColl. Ste P & Q, McAllen, TX 78501	Agent Email:	maggie@maggieharrissteam.com
Main:	(956) 928-1155	Contact #:	(956) 821-9990
Fax:	n/a	License #:	0530155

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 #: 402217 (Sold)		List Price: \$100,000		0000 S Ridge Avenue, San Juan, TX 78589	
Sold Price:	\$93,500	Closing Date:	05/19/2023	Financing:	Cash
Selling Office:	Encore Fine Properties	Selling Agent:	Jose Alfredo Paez		
Seller Concessions:	\$0	Seller Conc Type:		Non-Realty Items \$:	
Non Allowables:	No	Repairs:		Buyer Closing Costs/Prepays:	No
SP/SqFt:					
SP/Acre:	355,216.17				



Type:	Improved, Residential Multi-Family	County:	Hidalgo
Suitable Use:	Other, Residential	Subdivision:	South Ridge Estates
Lot Dim:	78 x 147	School District:	PSJA ISD
Lot SqFt:	11,466	Elementary Sch:	Arnold
Acreage:	0.26	Middle School:	Yzaguierre
Topography:	Level	High School:	PSJA H.S.
Crops:	None	POA/HOA:	No Mandatory:
Improvements:	None	Lease Exp Date:	
Tax GEO ID:	S4555-00-002-0012-00		
Base Taxes:	\$2,360		
Tax Year:	2022		

Showing Instructions: Show Anytime, Vacant

Directions: FROM THE EXPRESSWAY EXIT ON NOLANA TURN EAST THEN RIGHT (SOUTH) ON RAUL LONGORIA THEN RIGHT ON S RIDGE AVENUE.

Legal Description: SOUTH RIDGE ESTATES LOT 12 BLK 2

Utilities Electric, Public Water Water/Sewer: City Sewer Water Supplier: City Water Comments: N/A Irrigation District: Other Irrig/Water Rights: No	Location Features: Curb & Gutters Access: City Street Street Type: Paved Fence Type: None Community Amenities: Other, Sidewalks, Street Lights Leased (Rent/Share): 0
--	--

Remarks: LOOKING FOR A LOT IN A GREAT LOCATION? JUST A FEW LEFT... LOT SIZE 78 X 147 READY TO BUILD YOUR RESIDENTIAL MULTI PLEX. THIS PROPERTY IS LOCATED IN SAN JUAN TEXAS NEAR RAUL LONGORIA AND EL DORA RD, CLOSE TO SCHOOLS, RESTAURANTS AND MINUTES FROM THE EXPRESSWAY. DON'T MISS IT AND CALL FOR MORE INFORMATION!

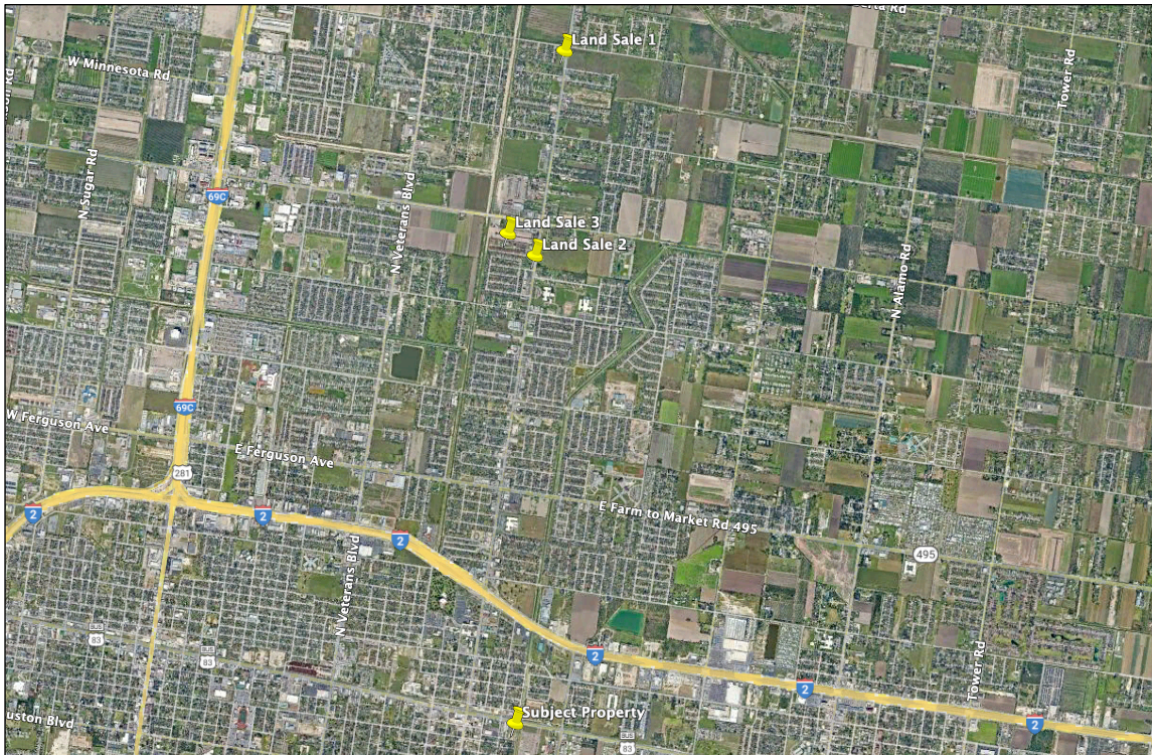
Agent Remarks: VACANT LAND NO GATE SHOW ANYTIME.

Escrow (Use \$ or %): 1,000		Short Sale:	
REO:	No	Possession:	Closing and Funding
Agreement Type:	Exclusive Right to Sell		
Proposed Terms:	Cash, Conventional, VA		
Owner Name:	ELIAS S ESCOBAR	Owner Name 2:	ROSALINDA G VILLAREAL
Original LP:	\$100,000	Expiration Date:	05/01/2024
Internet:	Yes	DOM:	20
Broker License #:	521694	Allow AVM:	Yes
Supervisor Lic #:	0454329	Allow Comments:	Yes
LP/OLP:	1.00	Broker:	Norma Hinojosa
Curr \$/Acre:	\$355,216.17	Supervisor:	Mac McFarland
	LP/SqFt:		
	LP/Acre:		\$379,910.34

Listing Office: RE/MAX elite Address: 2575 E. Griffin Parkway, Suite 14, Mission, TX 78572 Main: (956) 583-2100 Fax: (956) 583-2199	Listing Agent: Tania J. Salinas Agent Email: tania.remex1@gmail.com Contact #: (956) 223-3216 License #: 0669357
--	---

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	6th Street-Wyoming Ave	5202 N Raul Longoria Rd	3110 N Raul Longoria Rd	S. Ridge Avenue
City	San Juan	San Juan	San Juan	San Juan
County	Hidalgo	Hidalgo	Hidalgo	Hidalgo
State	Texas	Texas	Texas	Texas
Highest & Best Use	Office/MFR	Office/Retail	Office/Retail	MFR
Square Feet	59,900	39,460	45,019	11,466
Acres	1.38	0.91	1.03	0.26
Cash Equiv. Sale Price	N/A	\$295,000	\$200,000	\$93,500
Sale Date	N/A	May-23	August-23	May-23
Sale Price/SF	N/A	\$7.48	\$4.44	\$8.15
Time/Mkt. Adjustment	N/A			
Time Adj. Price/SF	N/A	\$7.48	\$4.44	\$8.15
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>		-20% (\$1.50)	-10% (\$0.44)	-10% (\$0.82)
<i>Size</i>		-5% (\$0.37)	-15% (\$0.67)	-25% (\$2.04)
<i>Shape</i>		\$0.00	\$0.00	\$0.00
<i>Highest & Best Use/Zoning</i>		\$0.00	\$0.00	\$0.00
Net Percent Adjustment		-25%	-25%	-35%
Net Adjustment per SF		(\$1.87)	(\$1.11)	(\$2.85)
Adjusted Sale Price/SF		\$5.61	\$3.33	\$5.30

Subject Value Conclusion	
59,900 Square Feet @ \$4.75/SF-	\$284,525
ROUNDED-	\$285,000

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 services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment- in January 2019, October 2021 & February 2023.
- The effective date of this appraisal is March 8, 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 10, 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.



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS 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 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 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 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 1. 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 17th day of March, 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 April, 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: _____

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 8, 2025

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.

STAFF COMMENTS AND RECOMMENDATIONS:

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.

RECOMMENDATION:

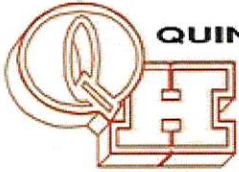
Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager



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

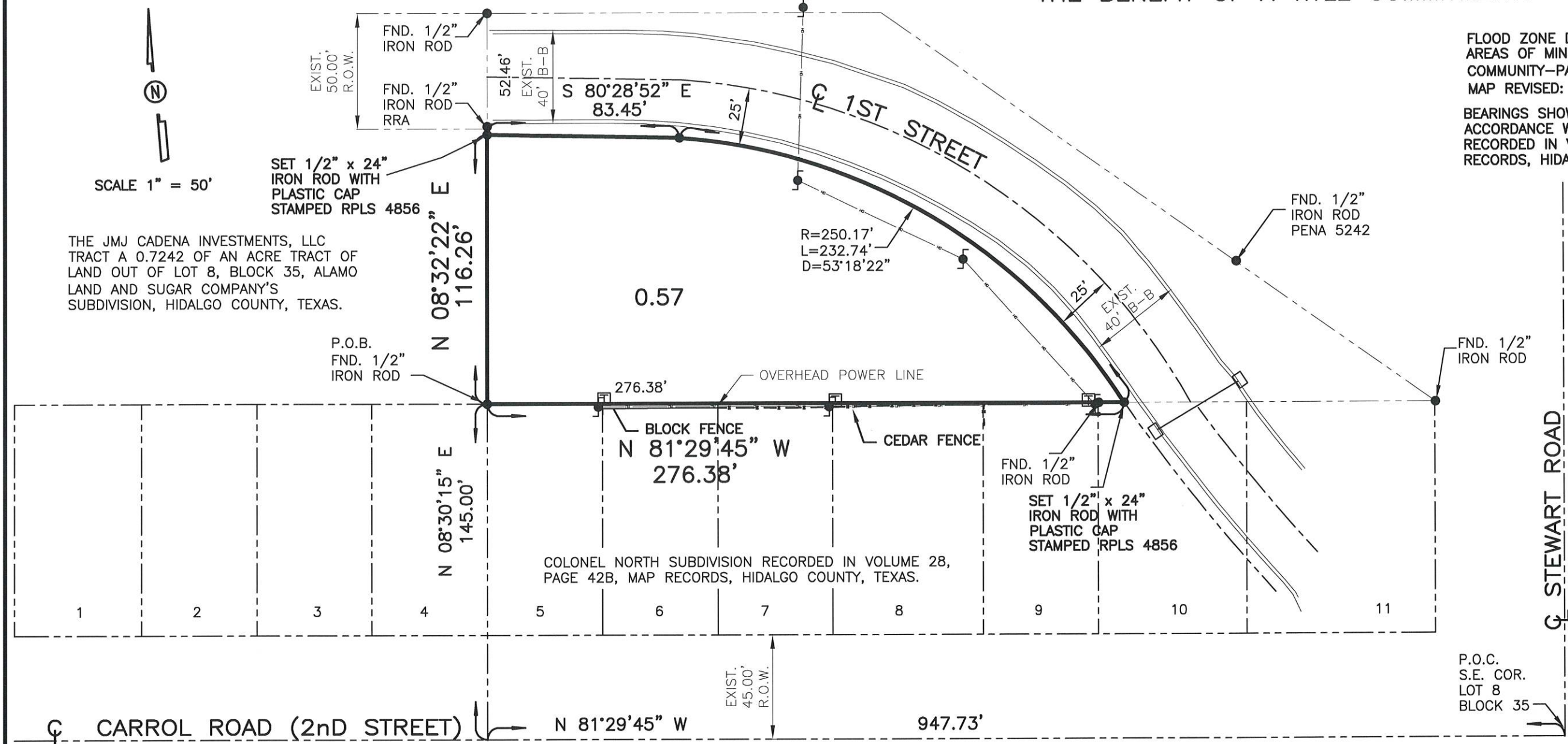


NOTE: THIS SURVEY WAS DONE WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

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

**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**

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

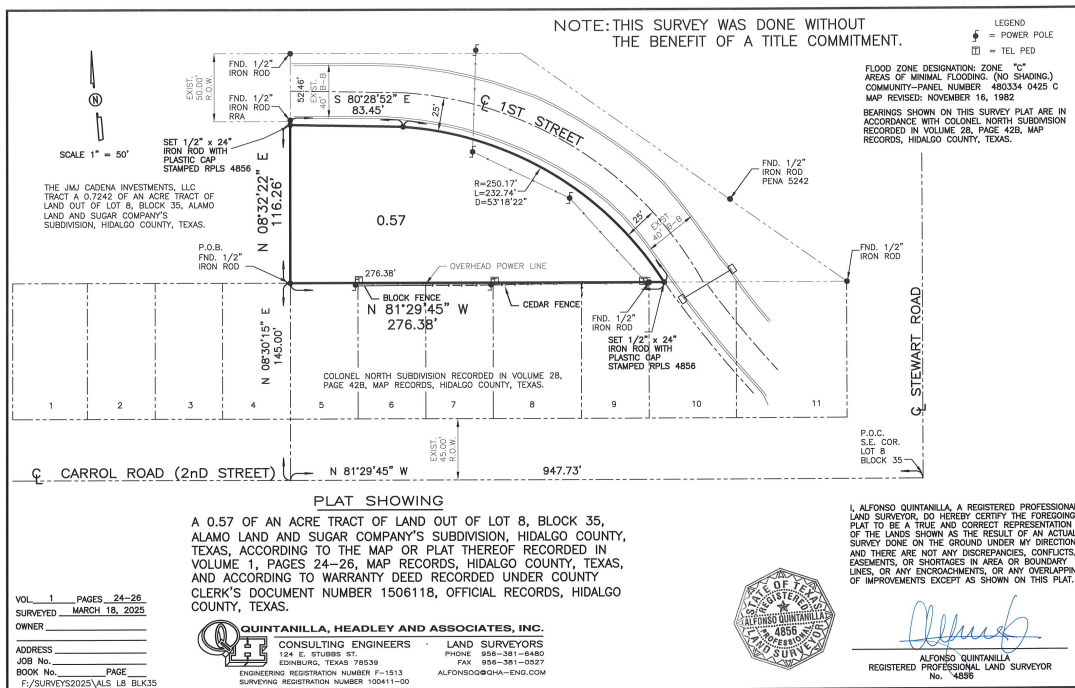
An environmental assessment of the subject property is beyond the scope of this report. Any reference to environmental issues indicates our research into the environmental aspects of affecting the market and is not to be construed as an opinion regarding specific issues concerning the subject property 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.

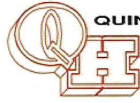
Flood Map



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		

1 / 5

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			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	List Date:	11/08/2023	Expiration Date:	11/08/2024
Internet:	Yes	Display Addr:	Yes	DOM:	58
Broker License #:	561680			Allow AVM:	Yes
LP/OLP:	1.00	LP/SqFt:		Broker:	Daniel Javier Galvan
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

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

Relocation:

List Date: 06/10/2024

Display Addr: Yes

LP/SqFt:

LP/Acre: \$282,606.17

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](#)

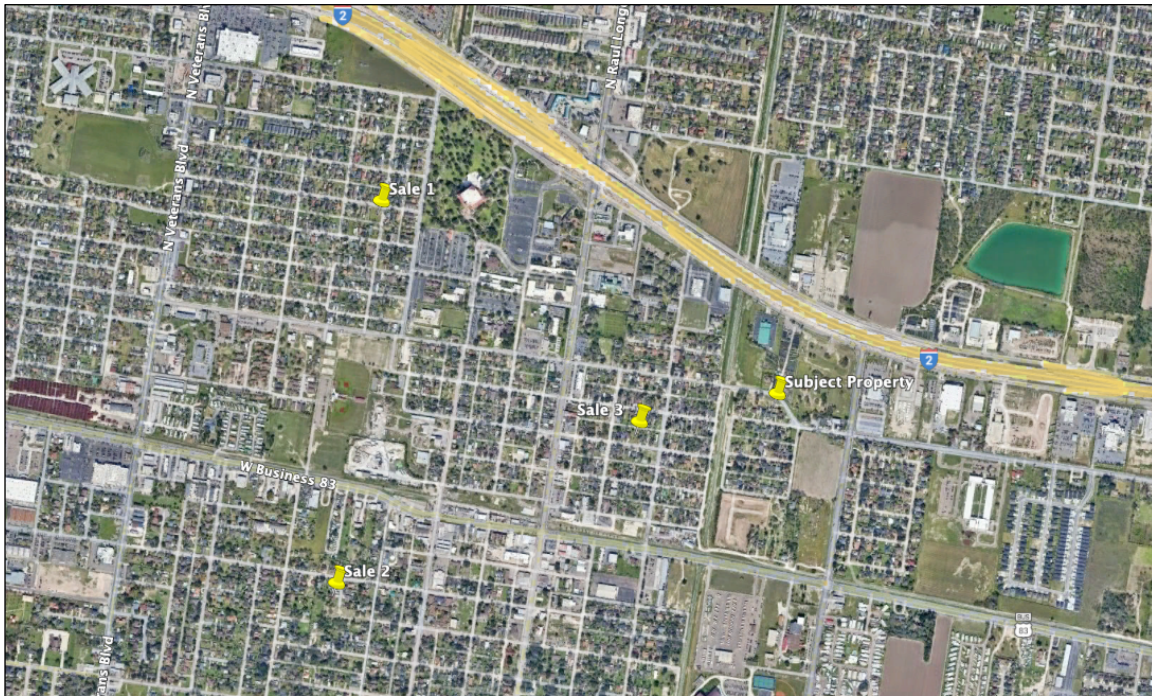
Agent Email: fito.landa01@gmail.com

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

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.
 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.



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 _____ day of _____, 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: _____

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 8, 2025

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]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning and Zoning Department is proposing to adopt a Resolution for a Voluntary Annexation Petition, Setting Dates and Times of the Public Hearing 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.

RECOMMENDATION:

Adopt a Resolution to Accept Petition for Voluntary Annexation; Setting Dates and Times of the Public Hearings.

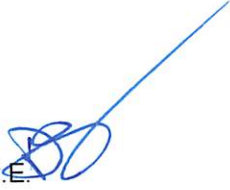
PREPARED BY:

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.

dsalinas@salinasengineering.com
 TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

ADJOINER:
OWNER: TREVINO FEDE
PROPERTY I.D. NO.:
WARRANTY DEED: VOL. 2
H.C.D.R.

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

TRACT-I
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.

BASIS OF BEARING: DEED AND SURVEY (BY OTHERS)
N: \SUBDIVISIONPLATS\LIGHTOF THE VALLEY CHURCH.SUB\0.73.032525

GENERAL PLAT NOTES:

UNRECORDED PLAT NOTES:

1. Barring Basis: Warranty Deed And Survey (By Others)
2. 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 hereon and may not be copied or transferred to another plat without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define welland hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archaeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. 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 hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission at Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 561.46 and Section 563.19 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 (SEE METES AND BOUNDS DESCRIPTION)
ALAMO LAND & SUGAR COMPANY'S SUBDIVISION

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
H.C.

DRN. BY
03/25/25
DATE

S-25-26274
JOB NO.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782



RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF THE 0.73-ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

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

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

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at the Amigos del Valle located at 600 W. 1st Street, San Juan, Texas 78589 at 6:00 p.m. on April 22, 2025. The second public hearing shall be held at the City Commission Meeting at San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on May 13, 2005 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

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

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

CONSIDERED, PASSED AND APPROVED on this 8th day of April, 2025 at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

Mario Garza
Mayor

Attest:

Brenda Escalante
City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 8, 2025

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]

STAFF COMMENTS AND RECOMMENDATIONS:

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]

RECOMMENDATION:

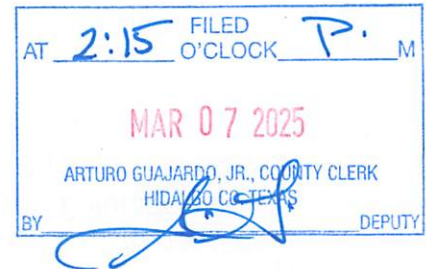
Approve as recommended by the City Commission.

PREPARED BY:

Christina Perez,
Director of Library

APPROVED BY:

Tirso Garza, Interim City
Manager



THE STATE OF TEXAS §
COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN COUNTY OF HIDALGO, TEXAS AND CITY OF SAN JUAN, TEXAS**

This Agreement is made effective as of this 4th day of March, 2025, by and between HIDALGO COUNTY, 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, as follows:

WHEREAS, the County has established the Hidalgo County Library System (hereinafter "HCLS");

WHEREAS, the County wishes to Contract with the City for library privileges from the City's established library;

WHEREAS, pursuant to Tex. Loc. Gov't Code Section 323.011 the City understands that the City's library will assume the functions of a County library within the County;

WHEREAS, pursuant to standard HCLS operating procedures, HCLS acquires library materials, supplies and services, electronic database services, audiovisual equipment, and computer hardware, software and other resources for library services for the free use of City's library by residents of rural areas of the County;

WHEREAS, the County and City desire to clarify the terms and conditions of the operation of HCLS, and to provide direct funding to City in certain circumstances;

WHEREAS, the County finds that the City is suitably organized to provide efficient and effective free library services to County residents under Chapter 323; and

WHEREAS, the County therefore desires to expend funds to assist City with the expenses of establishing, operating and maintaining its free library in the County.

NOW THEREFORE, for and in good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the County and the City hereby agree as follows:

1. The County shall budget an estimated amount each year for the following fiscal year and allocate such amount from the County's General Fund as payment for various libraries of County of which City library is one. Such estimated amount will be allocated to County libraries in accordance with a formula established, reviewed and

approved by HCLS. This allocation formula shall be reviewed and approved annually at the beginning of the County fiscal year by HCLS meeting in regular-session. Funds disbursed to the City shall be in consideration for the City agreeing that the City's library will assume the functions of a county library within Hidalgo County. Funds disbursed to the City pursuant to this paragraph and HCLS provisions shall be used by City only for the City library to purchase contractual services and library materials, including but not limited to, books, supplies and services, Internet connectivity, electronic database services and connections, equipment and furnishings, and computer hardware and software.

2. The City agrees to maintain and operate its city library in accordance with the standards of the State of Texas, the State Library System Act and Local Government Code Chapter 323. The City specifically covenants to assure that the librarian of the City's library meets the minimum standards established by Texas State Library and Archives Commission ("State Library"), including any and all certification mandated by the State Library. The City further agrees to cooperate with the County in any programs, promotions or interlocal initiatives in furtherance of the purposes of HCLS.

3. The City agrees to supervise the activities and operation of its library and agrees to assume full responsibility and liability for any and all activities conducted under the terms of this Agreement.

4. The City library personnel shall not be entitled to any of the benefits of an employee of the County, including, but not limited to, County fringe benefits or the County Civil Service program.

5. This Agreement shall continue until December 31, 2025; or until amended, replaced or terminated in accordance with Chapter 323. Either party may terminate this Agreement by providing six (6) months' advance written notice to the other party. The parties agree that any property acquired under this Agreement is subject to division upon termination of this contract in accordance with Texas Local Government Code Section 323.011(c). Upon termination of this Agreement, any property acquired under this Agreement shall remain in the possession of the City in the City library and the City agrees to take any and all necessary measures to ensure that such property is safeguarded from theft and/or damage.

6. The City agrees to give County and its authorized representatives access to, and the right, to examine, excerpt and transcribe all books, accounts, records, reports, files and other papers, documents, things, or property belonging to or in use by the City in relation to its library operations for so long as such are maintained by City.

7. Conflict of 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 any provision of their 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(s) 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.

8. 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.

9. 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 City and County, and not otherwise.

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.

10. 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 County: County of Hidalgo
Attention: Richard F. Cortez, County Judge
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

If to City: City of San Juan, Texas
Attn: City Manager
701 S 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.

11. 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.

12. 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.

13. Assignment. This Agreement shall not be assignable.

14. 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.

15. 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.

16. Authority to Execute. The execution and performance of this Agreement by City and County have been duly authorized by all necessary laws, resolutions corporate action, and this Agreement constitutes the valid and enforceable obligations of City and County in accordance with its terms

17. 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.

18. 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 this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party.

19. 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 to race, color, national origin, religion, sex, age, veteran status, or disability.

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES this 4th day of March, 2025.



ATTEST:

Arturo Guajardo, Jr.
Arturo Guajardo, Jr., County Clerk

HIDALGO COUNTY, TEXAS

Richard F. Cortez
Richard F. Cortez, County Judge

CITY OF SAN JUAN, TEXAS

Mario Garza
Mario Garza, Mayor

ATTEST:

By: _____
Brenda Escalante, City Secretary

APPROVED BY
COMMISSIONERS COURT
ON: 3/4/25

APPROVED AS TO FORM:

Hidalgo County Criminal District Attorney's Office
Toribio "Terry" Palacios

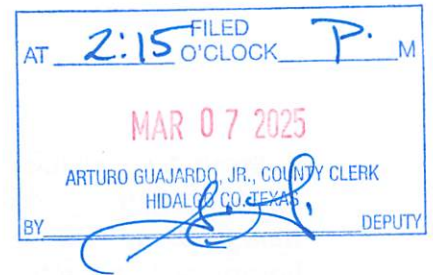
By: Victor M. Garza
Victor M. Garza, Chief Administrative Attorney

CITY:

By: _____

_____, City Attorney

THE STATE OF TEXAS §
COUNTY OF HIDALGO §



**INTERLOCAL COOPERATION AGREEMENT
BETWEEN COUNTY OF HIDALGO, TEXAS AND CITY OF SAN JUAN, TEXAS**

This Agreement is made effective as of this 4th day of March, 2025, by and between HIDALGO COUNTY, 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, as follows:

WHEREAS, the County has established the Hidalgo County Library System (hereinafter "HCLS");

WHEREAS, the County wishes to Contract with the City for library privileges from the City's established library;

WHEREAS, pursuant to Tex. Loc. Gov't Code Section 323.011 the City understands that the City's library will assume the functions of a County library within the County;

WHEREAS, pursuant to standard HCLS operating procedures, HCLS acquires library materials, supplies and services, electronic database services, audiovisual equipment, and computer hardware, software and other resources for library services for the free use of City's library by residents of rural areas of the County;

WHEREAS, the County and City desire to clarify the terms and conditions of the operation of HCLS, and to provide direct funding to City in certain circumstances;

WHEREAS, the County finds that the City is suitably organized to provide efficient and effective free library services to County residents under Chapter 323; and

WHEREAS, the County therefore desires to expend funds to assist City with the expenses of establishing, operating and maintaining its free library in the County.

NOW THEREFORE, for and in good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the County and the City hereby agree as follows:

1. The County shall budget an estimated amount each year for the following fiscal year and allocate such amount from the County's General Fund as payment for various libraries of County of which City library is one. Such estimated amount will be allocated to County libraries in accordance with a formula established, reviewed and

approved by HCLS. This allocation formula shall be reviewed and approved annually at the beginning of the County fiscal year by HCLS meeting in regular-session. Funds disbursed to the City shall be in consideration for the City agreeing that the City's library will assume the functions of a county library within Hidalgo County. Funds disbursed to the City pursuant to this paragraph and HCLS provisions shall be used by City only for the City library to purchase contractual services and library materials, including but not limited to, books, supplies and services, Internet connectivity, electronic database services and connections, equipment and furnishings, and computer hardware and software.

2. The City agrees to maintain and operate its city library in accordance with the standards of the State of Texas, the State Library System Act and Local Government Code Chapter 323. The City specifically covenants to assure that the librarian of the City's library meets the minimum standards established by Texas State Library and Archives Commission ("State Library"), including any and all certification mandated by the State Library. The City further agrees to cooperate with the County in any programs, promotions or interlocal initiatives in furtherance of the purposes of HCLS.

3. The City agrees to supervise the activities and operation of its library and agrees to assume full responsibility and liability for any and all activities conducted under the terms of this Agreement.

4. The City library personnel shall not be entitled to any of the benefits of an employee of the County, including, but not limited to, County fringe benefits or the County Civil Service program.

5. This Agreement shall continue until December 31, 2025; or until amended, replaced or terminated in accordance with Chapter 323. Either party may terminate this Agreement by providing six (6) months' advance written notice to the other party. The parties agree that any property acquired under this Agreement is subject to division upon termination of this contract in accordance with Texas Local Government Code Section 323.011(c). Upon termination of this Agreement, any property acquired under this Agreement shall remain in the possession of the City in the City library and the City agrees to take any and all necessary measures to ensure that such property is safeguarded from theft and/or damage.

6. The City agrees to give County and its authorized representatives access to, and the right, to examine, excerpt and transcribe all books, accounts, records, reports, files and other papers, documents, things, or property belonging to or in use by the City in relation to its library operations for so long as such are maintained by City.

7. Conflict of 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 any provision of their 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(s) 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.

8. 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.

9. 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 City and County, and not otherwise.

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.

10. 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 County: County of Hidalgo
Attention: Richard F. Cortez, County Judge
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

If to City: City of San Juan, Texas
Attn: City Manager
701 S 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.

11. 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.

12. 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.

13. Assignment. This Agreement shall not be assignable.

14. 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.

15. 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.

16. Authority to Execute. The execution and performance of this Agreement by City and County have been duly authorized by all necessary laws, resolutions corporate action, and this Agreement constitutes the valid and enforceable obligations of City and County in accordance with its terms

17. 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.

18. 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 this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party.

19. 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 to race, color, national origin, religion, sex, age, veteran status, or disability.

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES this 4th day of March, 2025.



ATTEST:

Arturo Guajardo, Jr.
Arturo Guajardo, Jr., County Clerk

HIDALGO COUNTY, TEXAS

Richard F. Cortez
Richard F. Cortez, County Judge

CITY OF SAN JUAN, TEXAS

Mario Garza
Mario Garza, Mayor

ATTEST:

By: _____
Brenda Escalante, City Secretary

APPROVED BY
COMMISSIONERS COURT
ON: 3/4/25 grd

APPROVED AS TO FORM:

Hidalgo County Criminal District Attorney's Office
Toribio "Terry" Palacios

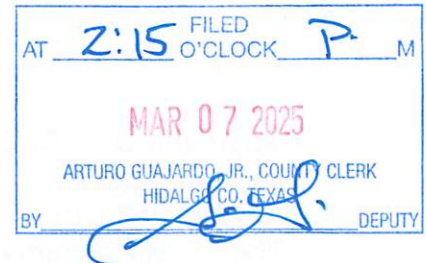
By: Victor M. Garza
Victor M. Garza, Chief Administrative Attorney

CITY:

By: _____

_____, City Attorney

THE STATE OF TEXAS §
COUNTY OF HIDALGO §



**INTERLOCAL COOPERATION AGREEMENT
BETWEEN COUNTY OF HIDALGO, TEXAS AND CITY OF SAN JUAN, TEXAS**

This Agreement is made effective as of this 4th day of March, 2025, by and between HIDALGO COUNTY, 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, as follows:

WHEREAS, the County has established the Hidalgo County Library System (hereinafter "HCLS");

WHEREAS, the County wishes to Contract with the City for library privileges from the City's established library;

WHEREAS, pursuant to Tex. Loc. Gov't Code Section 323.011 the City understands that the City's library will assume the functions of a County library within the County;

WHEREAS, pursuant to standard HCLS operating procedures, HCLS acquires library materials, supplies and services, electronic database services, audiovisual equipment, and computer hardware, software and other resources for library services for the free use of City's library by residents of rural areas of the County;

WHEREAS, the County and City desire to clarify the terms and conditions of the operation of HCLS, and to provide direct funding to City in certain circumstances;

WHEREAS, the County finds that the City is suitably organized to provide efficient and effective free library services to County residents under Chapter 323; and

WHEREAS, the County therefore desires to expend funds to assist City with the expenses of establishing, operating and maintaining its free library in the County.

NOW THEREFORE, for and in good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the County and the City hereby agree as follows:

1. The County shall budget an estimated amount each year for the following fiscal year and allocate such amount from the County's General Fund as payment for various libraries of County of which City library is one. Such estimated amount will be allocated to County libraries in accordance with a formula established, reviewed and

approved by HCLS. This allocation formula shall be reviewed and approved annually at the beginning of the County fiscal year by HCLS meeting in regular-session. Funds disbursed to the City shall be in consideration for the City agreeing that the City's library will assume the functions of a county library within Hidalgo County. Funds disbursed to the City pursuant to this paragraph and HCLS provisions shall be used by City only for the City library to purchase contractual services and library materials, including but not limited to, books, supplies and services, Internet connectivity, electronic database services and connections, equipment and furnishings, and computer hardware and software.

2. The City agrees to maintain and operate its city library in accordance with the standards of the State of Texas, the State Library System Act and Local Government Code Chapter 323. The City specifically covenants to assure that the librarian of the City's library meets the minimum standards established by Texas State Library and Archives Commission ("State Library"), including any and all certification mandated by the State Library. The City further agrees to cooperate with the County in any programs, promotions or interlocal initiatives in furtherance of the purposes of HCLS.

3. The City agrees to supervise the activities and operation of its library and agrees to assume full responsibility and liability for any and all activities conducted under the terms of this Agreement.

4. The City library personnel shall not be entitled to any of the benefits of an employee of the County, including, but not limited to, County fringe benefits or the County Civil Service program.

5. This Agreement shall continue until December 31, 2025; or until amended, replaced or terminated in accordance with Chapter 323. Either party may terminate this Agreement by providing six (6) months' advance written notice to the other party. The parties agree that any property acquired under this Agreement is subject to division upon termination of this contract in accordance with Texas Local Government Code Section 323.011(c). Upon termination of this Agreement, any property acquired under this Agreement shall remain in the possession of the City in the City library and the City agrees to take any and all necessary measures to ensure that such property is safeguarded from theft and/or damage.

6. The City agrees to give County and its authorized representatives access to, and the right, to examine, excerpt and transcribe all books, accounts, records, reports, files and other papers, documents, things, or property belonging to or in use by the City in relation to its library operations for so long as such are maintained by City.

7. Conflict of 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 any provision of their 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(s) 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.

8. 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.

9. 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 City and County, and not otherwise.

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.

10. 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 County: County of Hidalgo
Attention: Richard F. Cortez, County Judge
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

If to City: City of San Juan, Texas
Attn: City Manager
701 S 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.

11. 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.

12. 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.

13. Assignment. This Agreement shall not be assignable.

14. 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.

15. 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.

16. Authority to Execute. The execution and performance of this Agreement by City and County have been duly authorized by all necessary laws, resolutions corporate action, and this Agreement constitutes the valid and enforceable obligations of City and County in accordance with its terms

17. 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.

18. 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 this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party.

19. 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 to race, color, national origin, religion, sex, age, veteran status, or disability.

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES this 4th day of March, 2025.



ATTEST:

Arturo Guajardo, Jr.
Arturo Guajardo, Jr., County Clerk

HIDALGO COUNTY, TEXAS

Richard F. Cortez
Richard F. Cortez, County Judge

CITY OF SAN JUAN, TEXAS

Mario Garza
Mario Garza, Mayor

ATTEST:

By: _____
Brenda Escalante, City Secretary

APPROVED BY
COMMISSIONERS COURT
ON: 3/4/25 gmc

APPROVED AS TO FORM:

Hidalgo County Criminal District Attorney's Office
Toribio "Terry" Palacios

By: Victor M. Garza
Victor M. Garza, Chief Administrative Attorney

CITY:

By: _____

_____, City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 8, 2025

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]

STAFF COMMENTS AND RECOMMENDATIONS:

A contract for Elections Services with the Hidalgo County Elections Department for the General City of San Juan Election is to be held on May 3, 2025.

RECOMMENDATION:

As recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

THE STATE OF TEXAS §
 § CONTRACT FOR ELECTION SERVICES
COUNTY OF HIDALGO §

This Contract is entered into by and between the HIDALGO COUNTY ELECTIONS ADMINISTRATOR, **Hilda A. Salinas**, hereinafter referred to as “**ELECTIONS ADMINISTRATOR**”, on behalf of Hidalgo County, a political subdivision of the State of Texas, and **CITY OF SAN JUAN** hereinafter referred to as the “ENTITY”, pursuant to Texas Election Code Section 31.092.

RECITALS

WHEREAS, the ENTITY, by appropriate action of its governing body acting in accordance with all applicable laws, has called a **GENERAL ELECTION** to be held on **MAY 3, 2025**;

WHEREAS, pursuant to Section 31.092(a) of the Texas Election Code, the County Election Officer may contract with the governing body of a political subdivision situated wholly or partly in the county served by the officer to perform election services in any one or more elections ordered by an authority of the political subdivision; and

WHEREAS, pursuant to Section 31.091(1) of the Texas Election Code, the County Election Officer means the Elections Administrator for Hidalgo County; and

WHEREAS, the ENTITY is a political subdivision in Hidalgo County that desires the County to conduct and supervise the **MAY 3, 2025**, election of the ENTITY(the “Election”); and

WHEREAS, the ENTITY and the COUNTY, through the ELECTIONS ADMINISTRATOR, desire to enter into a contract setting out the respective responsibilities of the parties; and

WHEREAS, the COUNTY agrees to perform election services for the ENTITY; and

WHEREAS, pursuant to Section 271.002(a) of the Texas Election Code, when applicable two or more political subdivisions to enter into an agreement to hold elections jointly in the election precincts that can be served by common polling places; and

WHEREAS, pursuant to Section 271.003 (a) & (b) the location of a common polling place may be a regular county polling place used in a joint election, where the voters of a particular election precinct or political subdivision may be served in a joint election by common polling locations located outside the boundary of the election precinct or political subdivision if the location can adequately and conveniently serve the affected voters and if it will facilitate the orderly conduct of the election; and

WHEREAS, pursuant to Section 43.007 of the Texas Election Code, the COUNTY has approved participation in a **countywide** program. Therefore, countywide/districtwide polling locations will be used for the election held on **MAY 3, 2025**, and any resulting runoff; and

WHEREAS, pursuant to Section 43.007(e), each countywide/districtwide polling location must allow a voter to vote in the same elections in which the voter would be entitled to vote in the county election precinct in which the voter resides; and

WHEREAS, ELECTIONS ADMINISTRATOR has provided costs for election services to be rendered by ELECTIONS ADMINISTRATOR'S office pursuant to the terms of this Contract, which costs are set out in Article VI hereof;

NOW, THEREFORE, the COUNTY, through the ELECTIONS ADMINISTRATOR, and the ENTITY for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, do hereby agree to hold contract, covenant and agree as follows:

ARTICLE I PURPOSE

- 1.01 The parties hereto have entered into this Contract for election services described in Article II to be provided to the ENTITY for its election to be held on **MAY 3, 2025**, and any runoff, if applicable.
- 1.02 If applicable, acknowledgement of Shared Polling Places. The ENTITY acknowledges that the ELECTIONS ADMINISTRATOR, as the County's Contracting Officer in accordance with Section 31.092 of the Texas Election Code, may enter into similar Election Services Contracts with any other entity in the same county that may be running their election concurrently. In such event, the ENTITY agrees to share common polling places with the other entities. It is not the intent of this paragraph to establish a joint election, but rather to share services, equipment, and the costs when it is appropriate, efficient, and economical to do so.

ARTICLE II SERVICES

- 2.01 The COUNTY, through the ELECTIONS ADMINISTRATOR, agrees to provide to the ENTITY the following:
 - (A) Procure, provide, code and distribute Hart Hybrid voting systems, election equipment and transport equipment to and from the polling locations, including Early Voting and Election Day, for the ENTITY;
 - (B) Prepare and provide Hart Hybrid training for election workers;

- (C) Prepare and provide Logic and Accuracy testing on ENTITY's election ballot for every Hart Hybrid voting machines to be utilized by ENTITY during Early Voting and Election Day;
- (D) Procure, provide, prepare and code Electronic Poll Book(s) per polling locations with the Voter Registration Database. To include laptop(s), training for poll book, insurance, and delivery fee, as well as supplies such as, but not limited to labels and printer;
- (E) Provide and prepare all mail-in ballot supplies, paper ballots, envelopes and postage;
- (F) Provide training for Election Workers;
- (G) Procure, provide, prepare, and distribute all necessary election supplies, including:
 - 1. Ballots (print and distribution only);
 - 2. Election kits and election paperwork;
 - 3. Voting Equipment;
- (H) Provide cages and covers, cage kit, to include, but not limited to surge protectors, tape, printer, headphones and scanner as well as supplies such as bags, aprons, clipboards, pens, pencils, rulers, magnifiers, inkpads, screen cloths, sanitizers and badges;
- (I) Provide signage to be placed at each polling location regarding Texas Penal Code Section 46.03(a)(2)'s prohibition of firearms on the premises of a polling place;
- (J) Prepare Writ of Election to election officers and notice of appointment to Presiding judges for Election Day, and notify the election judges of the date, time and place of the election as required by law.
- (K) Prepare, distribute, and publish notice of election as required by Texas Election Code Section 4.003(a)(1) and Early Voting and Election Day schedules;
- (L) Notice will also be posted on the Hidalgo County elections website as per Texas Election Code Section 4.008.
- (M) Procure and pay election workers for Early Voting and countywide/districtwide Election Day voting;
- (N) Provide general supervision during the contracted Election period. Advisory services in connection with the decisions to be made and the actions to be taken by the ENTITY may be provided on an as needed basis;
- (O) Procure and pay Early Voting Ballot Board members;
- (P) Provide information for election officers;
- (Q) Provide such incidental related services as may be necessary to conduct the election;
- (R) Serve as the Early Voting Clerk;
- (S) Establish a Central Counting Station for the purpose of tabulating ballots;

- (T) Tabulate election results in preparation for ENTITY's canvassing;
- (U) Preserve locked ballot transport bags containing voted ballots securely in a locked room for 60 days as required by Texas Election Code Section 66.058, at which time, the records will be retained by the Hidalgo County Elections Administrator to serve as custodian for the remainder of the twenty-two month preservation period.
- (V) The ELECTIONS ADMINISTRATOR shall be the agent of the ENTITY for the purposes of contracting with third parties with respect to the election expenses within the scope of the County Elections Administrator's duties;
- (W) The COUNTY shall file copies of this Contract with the County Treasurer and the County Auditor;
- (X) In accordance with Section 31.100(b) of the Texas Election Code, only actual expenses directly attributable to this Contract may be paid. The ELECTIONS ADMINISTRATOR shall submit the actual costs for items contracted pursuant to the Contract with the ENTITY as soon as all invoices from third party vendors are received;
- (Y) If applicable, the COUNTY agrees to provide the election services described herein for a Runoff election.
 - i. The County may combine polling locations in accordance with section 42.0051 of the Election Code, in order to properly supervise and conduct a Runoff election.
 - ii. If a Runoff election is required, the ENTITY hereby agrees to the combining of polling locations, in accordance with section 42.0051 of the Election Code.
 - iii. The COUNTY, through the ELECTIONS ADMINISTRATOR, agrees to provide to the ENTITY the costs for any Runoff Election services to be rendered by the ELECTIONS ADMINISTRATOR'S office pursuant to the terms of this Contract as soon as practicable, once a Runoff is determined necessary.
 - iv. In accordance with Section 31.100(b) of the Texas Election Code, only actual expenses directly attributable to this Contract may be paid. The ELECTIONS ADMINISTRATOR shall submit the actual costs for items contracted pursuant to the Contract with the ENTITY as soon as all invoices from third party vendors are received regarding the Runoff.

2.02 The ENTITY shall be responsible for performing the following:

- (A) Payment of all necessary election supplies as required by the COUNTY, including but not limited to ballots, election kits, mail-in ballot supplies, laptop rentals, labels and combination forms;
- (B) Pay the proportionate cost of election workers for hourly pay submitted by the County Elections Administrator at the rate of \$16.00 per hour for Judges and \$14.00

per hour for Alternate Judges and \$12.00 per hour for Clerks for both Early Voting and Election Day. The entity shall also pay the proportionate cost for training of Election Workers at the rate of \$10.00 per hour per person, and the Delivery / Pick Up Fee of \$50.00 for Election Judges for each Early Voting and Election Day polling location.

- (C) Reimburse the COUNTY for the cost for liability insurance coverage for election workers employed for both Early Voting and Election Day;
- (D) Canvass the Election Results for the ENTITY'S governing body;
- (E) As stated in Section 31.096 of the Texas Election Code, this Contract may not change:
 - (1) the authority with whom applications of candidates for a place on a ballot are filed; and
 - (2) the authority with whom documents are filed under Title 15. Under this Contract, the Hidalgo County Elections Administrator shall be the custodian of voted ballots for 60 days after the date of the election, as required by Texas Election Code 66.058, at which time, the records will be retained by the Hidalgo County Elections Administrator to serve as custodian for the remainder of the twenty two month preservation period.
- (F) Reimburse the COUNTY for any and all costs associated with recounts and/or election contests associated with the election;
- (G) Confirm and/or correct the boundaries of the political subdivision holding the election on a map provided by the County. Once confirmed and/or corrected, Entity certifies the veracity of the boundaries and geographical area that represents the Entity and the area subject to the election.
- (H) If applicable, in consideration for the services provided for a Runoff Election by the COUNTY, the ENTITY agrees to pay ELECTIONS ADMINISTRATOR for the costs of services for a Runoff election.
- (I) Create the appropriate ballot and candidate placement for the Entity's election. Once confirmed and/or corrected Entity shall verify the appropriateness of their ballot under the law.
- (J) Procure Early Voting and Election Day polling locations; Provide contact information on the approval (s) for the use of Early Voting and Election Day polling locations.

ARTICLE III SCHEDULE FOR PERFORMANCE OF SERVICES

- 3.01 Specific services to be provided related to the general services identified in Article II shall be performed in accordance with the time requirements set out in the Texas Election

Code.

ARTICLE IV
SERVICES NOT PROVIDED BY COUNTY

- 4.01 ELECTIONS ADMINISTRATOR shall have no responsibility for ensuring the passage of the appropriate Election Order by the ENTITY, publishing and/or posting the Election Order as required by the Texas Election Code section 3.004(3), or Texas Election Code 67.002(2) which is canvassing election results. In addition, ELECTIONS ADMINISTRATOR shall have no responsibility for creating the appropriate ballot and candidate placement for the Entity's election.

ARTICLE V
TERM

- 5.01 Except as hereinafter set out, the term of this Contract shall be from the time of execution until all items with respect to this Contract and the election held hereunder have been completed.

ARTICLE VI
COST OF SERVICE AND BILLING

In consideration for the services provided hereunder by ELECTIONS ADMINISTRATOR, the ENTITY agrees to pay ELECTIONS ADMINISTRATOR for the following costs of services:

- 6.01 HART Hybrid:
- (A) One base charge of \$475.00 for Coding Hybrid voting machines, a \$25.00 additional charge per additional ballot styles and a minimum of \$10.00 charge for requested changes on Coded Ballot.
 - (B) A \$10.00 recording fee for each Audio File;
 - (C) Cost of creating election media, such as but limited to V-drives, Verity Keys; etc. at \$100.00 per location.
 - (D) The amount of \$610.00 for each Verity Scan/ Ballot Box, \$150.00 for each Verity Duo Go (curbside) Voting Machine, \$465.00 for each Verity Controller, and a \$447.00 for each Verity Touch Duo Voting Machine;
 - (E) Cost of delivery and pick-up of HART Verity Duo Voting Equipment for Early Voting and Election Day to include fuel charge and mileage at COUNTY's cost;
 - (F) The above described fees shall be additionally charged for any Runoff Election.
- 6.02 Electronic Poll Book:
- (A) Database access at \$100.00 per day;
 - (B) To include but not limited to the Early Voting and Election Day laptop rentals at \$150.00 per location;
 - (C) Printer label fee of \$.03 per label (price subject to change);
 - (D) Creation of separate Username and password for each polling location at \$20.00 per location;
- 6.03 Fee for Early Voting and Election Day Combination forms, maps, election kits, Verity Access Thermal code paper, Thermal ballot paper, and 'I VOTED' stickers. One- hundred sample ballots at no charge with additional sample ballots at twenty

- cents per copy. No charge for provisional ballot bags, table tops, ballot box (es), and PPE.
- 6.04 Reimbursement of ballot supplies, mail-in ballot kits, paper ballots, correspondence postage, and mail ballot postage (per request) at COUNTY's cost;
- 6.05 Reimbursement fee for publications of all notices and newspaper advertisements, (if applicable)
- 6.07 (A) Cost of election workers for time worked to be submitted to the ENTITY by the ELECTIONS ADMINISTRATOR. The ENTITY shall reimburse the COUNTY for a the cost of payroll for election workers at the rate of \$16.00 per hour for Judges and \$14.00 per hour for Alternate Judges and \$12.00 per hour for Clerks for both Early Voting and Election Day. The entity shall also pay the proportionate cost for training of Election Workers at the rate of \$10.00 per hour per person, and the Delivery / Pick Up Fee of \$50.00 for Election Judges for each Early Voting and Election Day polling location.
- (B) Reimburse the County for the cost of payroll overtime incurred by County for regular full time County employees who work during the contracted election (cost to be shared with each contracted entity);
- 6.08 Pay for the cost of the Early Voting Ballot Board judge at the rate of \$16.00 per hour, the Alternate Judge at the rate of \$14.00 per hour, and clerks at the rate of \$12.00 per hour;
- 6.09 Reimbursement to the COUNTY for the cost of liability insurance coverage as set by the County for all election workers employed for the elections;
- 6.10 Reimbursement to the COUNTY for the cost of the use of wireless cell phones at polling locations with the rate set by the wireless vendor at the time of usage which includes an additional per minute fee as charged by the vendor, a service charge of \$10.00 per phone line and a vendor base fee of \$4.99 per phone line;
- 6.11 Billing:
- (A) The form of the invoice to be used in the final billing by the COUNTY, includes a good faith estimate of costs and is attached hereto as Exhibit A.
- (B) After the election and as soon as practicable, upon receiving the final invoice from third party vendors, the C o u n t y shall prepare and will send to the ENTITY, a final itemized invoice with the actual costs of the Election and will include the 10% Administrative Fee of the actual costs as set forth by Texas Election Code Sec. 31.100(d).
- (C) Full payment shall be made by the ENTITY within thirty (30) days of receipt of the invoice.
- (D) Payment shall be made by check payable to the Hidalgo County Elections
- (E) Notice. Except as may be otherwise specifically provided in this contract, 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:

Hilda A. Salinas
Elections Administrator
Hidalgo County Elections Department
PO Box 659
Edinburg, Texas 78540

Mario Garza
Mayor
512 S. Nebraska Ave.
San Juan, Texas 78589

- 6.12 Any balances, if any remain after the payment of all costs of election bills, shall be the property of the ENTITY and returned to it.

ARTICLE VII

- 7.01 IF ANY OF THE ELECTION EQUIPMENT IS LOST, STOLEN, DESTROYED, OR DAMAGED, THE CITY, SCHOOL DISTRICT OR ENTITY IS LIABLE FOR THE DAMAGE AND AGREES TO PAY THE ELECTIONS ADMINISTRATOR THE COST OF THE REPLACEMENT OR REPAIR OF THE ELECTION EQUIPMENT SO LOST, STOLEN, DESTROYED OR DAMAGED.

ARTICLE VIII GENERAL PROVISIONS

- 8.01 This Contract 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.
- 8.02 In case any one or more of the provisions contained in this Contract 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 Contract shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- 8.03 This Contract constitutes the sole and only agreement of the parties hereto and supersedes any prior understanding or written or oral agreement between the parties respecting the written subject matter.
- 8.04 No amendment, modification, or alteration of the term hereof shall be binding unless the same be in writing, dated subsequent to the date hereof and duly executed by the parties hereto

SIGNED this _____ day of _____, 2025

APPROVAL COUNTY OF HIDALGO:

City of San Juan
ENTITY

BY: _____

RICHARD F. CORTEZ
COUNTY JUDGE

BY: _____

Mario Garza, Mayor

ATTEST:

ATTEST:

BY: _____

ARTURO GUAJARDO, JR.

COUNTY CLERK

BY: _____

PRINT: _____

TITLE: _____

ELECTIONS ADMINISTRATOR

BY: _____

HILDA A. SALINAS

APPROVED AS TO LEGAL FORM:

OFFICE OF CRIMINAL DISTRICT ATTORNEY
Toribio "Terry" Palacios

BY: _____

Leigh Ann Tognetti,
Assistant District Attorney



2025 Hidalgo County Elections Contract Estimate

EXHIBIT A

PLEASE NOTE THAT THIS TOOL IS FOR ESTIMATION PURPOSES ONLY.
PRICES ARE SUBJECT TO CHANGE AS DETERMINED BY FINAL INVOICE.

ELECTION: City of San Juan Mayor, Place #2 and Place #3		DATE: May 3, 2025			
6.01	Coding Services for HART	Price	Quantity	Total	
A	Base Charge: Ballot Coding	\$475.00	1	\$475.00	
B	Ballot Audio Files	\$10.00	10	\$100.00	
C	Election Media per Polling Location(s)	\$100.00	4	\$400.00	
D	Verity Controller(s)	\$465.00	4	\$1,860.00	
D	Verity Touch Duo Machine(s)	\$447.00	16	\$7,152.00	
D	Verity Scan and Ballot Box	\$610.00	4	\$2,440.00	
D	Verity Duo Go Carrier (Curbside Voters)	\$150.00	8	\$1,200.00	
E	Delivery/ Pick-up Fee (includes Mileage)	\$1,100.00	1	\$1,100.00	
Total iVotronic Coding Charges				\$14,727.00	
6.02	Electronic Poll Book (VoteSafe)	Price	Quantity	Total	
A	Voter Registration Database Access (Per Day)	\$100.00	8	\$800.00	
B	EV/ ED Laptop Rental (includes Bar Code Scanner/ Brother Printer)	\$150.00	8	\$1,200.00	
C	Printer Labels (per vote)	19414	\$0.03	38828	\$1,164.84
D	Username/Password - Per Polling Location	\$20.00	4	\$80.00	
Total Electronic Poll Book Charges				\$3,244.84	
6.03	Supplies	Price	Quantity	Total	
	Early Voting Combination Forms	\$0.55	560	\$308.00	
	Election Day Combination Forms	\$0.55	560	\$308.00	
	Election Judge Kit for Early Voting	\$50.00	2	\$100.00	
	Election Judge Kit for Election Day	\$50.00	2	\$100.00	
	Verity Access Thermal Code paper (per vote)	\$0.10	19414	\$1,941.40	
	EV/ ED Thermal Ballot paper (per vote)	\$0.40	19414	\$7,765.60	
	I VOTED stickers (per vote)	\$0.01	19414	\$194.14	
	Polling Location Map(s)	\$17.00	4	\$68.00	
	100 Sample ballots provided. Additional Copies of Sample Ballots @ \$0.20 each.	\$0.20	300	\$60.00	
	Covid PPE's per location	\$0.00	4	\$0.00	
Total Supplies Charges				\$10,845.14	
6.04	Mail & Ballot Service	Price	Quantity	Total	
	Mail-in-Paper Ballots	\$0.40	650	\$260.00	
	Mail-in-Ballots Kit(s) per request	\$2.00	650	\$1,300.00	
	Postage Mail-in-Ballots (per request)	\$0.73	650	\$474.50	
	Correspondence Postage	\$0.58	2	\$1.16	
Total Mail & Ballot Service Charges				\$2,035.66	
6.05	Advertisements/Notices	Price	Quantity	Total	
	The Monitor newspaper	\$1,800.00	1	\$1,800.00	
	Local newspaper		0	\$0.00	
Total Advertisement/Notice Charges				\$1,800.00	
6.07	*Payroll for Training and Election Poll Workers	Price	Total		
	Payroll for Early Voting Employees	\$14,620.00	\$14,620.00		
	Payroll for Election Day Employees	\$2,146.00	\$2,146.00		
Total Payroll Charges				\$16,766.00	
	Payroll for Staff Overtime	Price	Total		
	Payroll for Early Voting and Eleciton Day Staff Employees	\$6,000.00	\$6,000.00		
Total Payroll Charges				\$6,000.00	
6.08	Payroll for Ballot Board	Price	Quantity	Total	
	Ballot Board	\$950.00	1	\$950.00	
Total Ballot Board Charges				\$950.00	
6.10	Insurance	Hourly rate	Hours wk	%	Total
	Liability insurance for Early Voting Supervisors (2)	\$ 16.00	220	0.0021	\$7.39
	(hourly rate X hrs worked X .0021)				
	Liability insurance for Early Voting Alternates (2)	\$ 14.00	220	0.0021	\$6.47
	(hourly rate X hrs worked X .0021)				
	Liability insurance for Early Voting Clerks (6)	\$ 12.00	660	0.0021	\$16.63
	(hourly rate X hrs worked X .0021)				
	Liability insurance for Election Day Presiding Judges (2)	\$ 16.00	31	0.0021	\$1.04
	(hourly rate X hrs worked X .0021)				
	Liability insurance for Election Day Alternates (2)	\$ 14.00	31	0.0021	\$0.91
	(hourly rate X hrs worked X .0021)				
	Liability insurance for Election Day Clerks (6)	\$ 12.00	93	0.0021	\$2.34
	(hourly rate X hrs worked X .0021)				
Total Insurance Charges				\$34.78	
6.11	Cell Phones	Price	Quantity	Total	
	Verizon Wireless phone (subject to change with out notice)	\$45.00	4	\$180.00	
Total Cell Phone Charges				\$180.00	
6.12	Subtotal			\$56,583.42	
	Administrative Fees (10%)			\$5,658.34	
	ESTIMATED GRAND TOTAL			\$62,241.76	

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 8, 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 Lot 4, Block A, Original Townsite of San Juan, Texas.

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 Lot 4, Block A, Original Townsite of San Juan, Texas.

RECOMMENDATION:

Approve as recommended by the City Commission.

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 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 (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, 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 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 (hereinafter referred to as the “Property”) and more particularly described in Metes and Bounds 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.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

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**

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 8, 2025

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.

STAFF COMMENTS AND RECOMMENDATIONS:

RECOMMENDATION:

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

Amended Agreement for Administrative Services

This Amended Agreement is entered into between the San Juan Economic Development Corporation, hereinafter referred to as “The EDC,” and the City of San Juan, Texas, hereafter referred to as the “City,” in consideration of the mutual benefits, terms and condition hereafter specified. On November 2, 2021, the EDC board of directors, at a duly authorized meeting, voted unanimously to amend its Agreement for Administrative Services with the City to include Technical Services and janitorial services for the EDC’s office and the fees for such services. Therefore, this agreement was created to amend the previous Agreement for Administrative Services that the EDC approved on December 4, 2017.

1. **PURPOSE:** The EDC engages the City to perform its administrative services as listed in Section 2, “Scope of Services.”
2. **SCOPE OF SERVICES:** The City will perform services for the benefit of the EDC for a fee. The services to be provided are:
 - i. Maintain all Insurance policies, accounts, and records.
 - ii. Maintain and organize employee salaries and benefits.
 - iii. Provide any and all human resource support and guidance in areas including, but limited to, hiring and terminating employees, workman’s compensation issues, risk management, employee relations and services, ensuring compliance with federal and state laws, and unemployment commission issues and/or hearings.
 - iv. Provide janitorial services and cleaning products to clean and maintain the EDC offices.
 - v. The City of San Juan Information Technology Department will provide the following services to the San Juan Economic Development Corporation (EDC).
 - vi. Technical Services
Guidance and instruction on the use of application software i.e., Microsoft Office, Microsoft Outlook, Tyler Incode financial application, Civic Clerk, Adobe Acrobat, and others like.
Training on cybersecurity threats, responsible Internet usage, and threat mitigation.
Training on updating personal computer operating system.
Training on utilizing a person's computer operating system for day-to-day use.
Training and utilization of time clock software.
Maintenance and upkeep of personal computers, laptops, tablets, phones, cell phones, printers, and copiers.
 - vii. Media Services
Participate in meetings to set expectations and goals.
Assist in the marketing efforts of the EDC such as commercial grade video production.
Design and publish flyers to social media.
Design and digital prints of signs and posters.
Design and production of videos for social media.

Provide resources for groundbreaking and ribbon cutting ceremonies for the purpose of gathering audio and video.

Design, create, produce, and publish audio and video of groundbreaking and ribbon cutting ceremonies.

Provide live social media feeds of groundbreakings and ribbon cutting ceremonies when possible.

Provide interviews of business owners which will be incorporated into social media videos.

Provide voice-over services for video presentations.

Provide a "Master of Ceremonies" at scheduled events for groundbreakings and ribbon cutting ceremonies.

Provide audio equipment for groundbreakings and ribbon cutting ceremonies.

Gather drone footage of existing properties, businesses, ceremonies, and so forth.

3. TIME FOR PERFORMANCE: CITY shall perform all services and provide all work products required pursuant to this agreement during the contract period, beginning November 2, 2021.

4. PAYMENTS: The EDC shall pay the City for services rendered under this agreement as follows:

(a) The EDC shall pay in the monthly installment of FIVE THOUSAND TWO HUNDRED SEVENTEEN DOLLARS (\$5,217.00) for the period indicated above.

(b) The breakdown for the MOU is between the San Juan EDC and the City of San Juan:

Human Resources \$ 600.00

Finance Department \$ 600.00

Custodial Services \$ 300.00

IT Services \$3,717.00

5. TERMINATION: The parties reserve the right to terminate this agreement at any time without cause by providing the other party a THIRTY (30) day written notice.

6. INTEGRATED AGREEMENT: This Agreement represents the entire and integrated agreement between the EDC and the City and supersedes all prior negotiations, representations, or agreements, written or oral. This agreement may be amended only by written instruments signed by the EDC and City and ratified by all required governing bodies.

San Juan Economic Development Corporation:

DATED this 2nd day of November, 2021

Marco Villegas

President San Juan Economic Development Corporation

Attested by: _____
Jesus Ramirez
San Juan Economic Development Corporation Secretary

City Of San Juan, Texas:

Dated this _____ day of _____, 2025

Mario Garza
Mayor

Attested by: _____
Brenda Escalante
City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 8, 2025

Consider Approval of the Budget Expenditure Report for the Month of February 28, 2025.
[Leroy Gonzales, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Budget Expenditure Report for the Month of February 28, 2025.

RECOMMENDATION:

Approve as presented

PREPARED BY:

Leroy Gonzales,
Director of Finance

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: March 21, 2025
Subject: Budget Expenditure Report – February 28, 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

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

c. Bond Series 2019-A	43	26
-----------------------	----	----

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
February 28, 2025

							Budget Target 42%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	8,931,296	7,781,362	-	(1,149,934)	2,765,656	736,497	87.12
SALES TAX REVENUE	5,482,269	1,932,366	-	(3,549,903)	428,305	602,056	35.25
FRANCHISE TAX	1,070,000	448,424	-	(621,576)	42,446	299,354	41.91
LICENSES & PERMITS	1,015,010	316,801	-	(698,209)	56,697	58,801	31.21
FEES & FINES	271,437	90,068	-	(181,369)	17,242	20,089	33.18
INTERGOVERNMENTAL REVENUE	747,852	283,905	-	(463,947)	59,005	57,358	37.96
OTHER REVENUE	1,287,927	593,580	-	(694,347)	130,368	161,824	46.09
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	18,805,791	11,446,507	-	(7,359,284)	3,499,719	1,935,979	60.87
EXPENDITURE SUMMARY							
LEGISLATIVE							
PUR PROP SRVS & OTH SRVS	17,722	6,508	596	10,619	1,253	2,168	40.08
SUPPLIES	5,090	1,931	103	3,057	276	71	39.95
MISCELLANEOUS	175,907	75,447	39,356	61,104	1,013	7,627	65.26
LEGISLATIVE	198,719	83,885	40,055	74,779	2,542	9,867	62.37
CITY MANAGER							
SALARIES & WAGES/BENEFIT	332,694	86,017		246,677	22,029	9,567	25.85
PURCHASED PROF/TECH SRVS	101,500	49,540	21,000	30,960	5,540	8,000	69.50
PUR PROP SRVS & OTH SRVS	7,750	1,100	-	6,650	-	-	14.19
SUPPLIES	5,900	298	98	5,504	159	101	6.70
CAPITAL OUTLAY	50,000	-	-	50,000	-	-	-
MISCELLANEOUS	1,350	406	621	323	79	90	76.08
CITY MANAGER	499,194	137,361	21,719	340,114	27,807	17,758	31.87
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	220,986	93,976	-	127,010	18,221	22,618	42.53
PURCHASED PROF/TECH SRVS	9,000	7,157	-	1,843	28	4,220	79.53
PUR PROP SRVS & OTH SRVS	9,500	834	30	8,636	5	(159)	9.09
SUPPLIES	4,049	790	688	2,570	32	-	36.52
MISCELLANEOUS	40,430	125	-	40,305	125	-	0.31
CITY SECRETARY	283,965	102,883	718	180,364	18,411	26,679	36.48
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	249,758	80,409	-	169,349	12,026	11,881	32.19
PURCHASED PROF/TECH SRVS	94,022	28,604	60,749	4,668	6,674	11,167	95.03
PUR PROP SRVS & OTH SRVS	12,165	3,332	-	8,833	1,501	-	27.39
SUPPLIES	5,579	1,185	95	4,299	-	-	22.94
MISCELLANEOUS	755	180	-	575	180	-	23.84
MUNICIPAL COURT	362,279	113,710	60,845	187,724	20,381	23,049	48.18

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42%
% RECEIV. EXPENDED

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	508,083	197,113	-	310,970	39,648	39,797	38.80
PUR PROP SRVS & OTH SRVS	20,944	8,867	1,411	10,666	1,631	1,228	49.08
SUPPLIES	4,988	2,512	1,111	1,365	588	425	72.63
MISCELLANEOUS	5,007	1,628	863	2,516	110	565	49.75
FINANCE	539,022	210,121	3,385	325,516	41,977	42,016	39.61
PLANNING							
SALARIES & WAGES/BENEFIT	723,826	232,122	-	491,704	45,320	45,516	32.07
PURCHASED PROF/TECH SRVS	65,000	30,651	1,047	33,302	23,693	1,602	48.77
PUR PROP SRVS & OTH SRVS	25,085	3,453	2,401	19,232	407	1,299	23.33
SUPPLIES	40,010	13,212	1,016	25,782	3,632	1,950	35.56
MISCELLANEOUS	10,000	1,321	-	8,679	137	495	13.21
PLANNING	863,921	280,758	4,464	578,699	73,189	50,861	33.01
POLICE							
SALARIES & WAGES/BENEFIT	4,661,898	1,786,388	-	2,875,510	392,746	367,087	38.32
PURCHASED PROF/TECH SRVS	49,210	35,368	60	13,782	2,426	1,227	71.99
PUR PROP SRVS & OTH SRVS	136,902	83,394	12,586	40,922	18,278	9,905	70.11
SUPPLIES	439,813	145,290	76,340	218,183	23,800	20,713	50.39
MISCELLANEOUS	103,000	54,058	560	48,382	15,984	-	53.03
POLICE	5,390,824	2,104,498	89,546	3,196,780	453,234	398,931	40.70
FIRE							
SALARIES & WAGES/BENEFIT	2,409,696	747,277	-	1,662,419	160,106	155,810	31.01
PURCHASED PROF/TECH SRVS	33,863	4,173	1,499	28,191	-	1,065	16.75
PUR PROP SRVS & OTH SRVS	116,717	49,057	4,641	63,018	11,936	11,646	46.01
SUPPLIES	156,282	47,953	18,860	89,469	12,569	18,152	42.75
CAPITAL OUTLAY	226,054	7,226	64,415	154,413	-	-	31.69
DEBT SERVICE	124,680	122,778	-	1,902	-	47,800	98.47
MISCELLANEOUS	316,000	113,125	25,000	177,875	35,080	25,975	43.71
FIRE	3,383,292	1,091,589	114,415	2,177,287	219,691	260,448	35.65
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	486,334	186,692	-	299,642	39,710	38,312	38.39
PUR PROP SRVS & OTH SRVS	436,009	150,305	2,446	283,258	37,913	18,083	35.03
SUPPLIES	142,480	53,001	10,861	78,618	9,459	18,046	44.82
CAPITAL OUTLAY	5,000	-	-	5,000	-	-	-
MISCELLANEOUS	7,400	845	1,382	5,174	(2,888)	255	30.08
STREETS, ALLEY, OTHER	1,077,223	390,843	14,688	671,692	84,195	74,695	37.65

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	222,324	50,714	-	171,610	9,326	10,051	22.81
PUR PROP SRVS & OTH SRVS	8,134	2,416	-	5,718	224	256	29.70
SUPPLIES	29,718	7,685	11,295	10,739	1,117	4,386	63.86
CAPITAL OUTLAY	17,170	17,170	-	-	-	2,700	100.00
MISCELLANEOUS	386	-	-	386	-	-	-
CENTRAL GARAGE	277,732	77,985	11,295	188,453	10,667	17,394	32.15
PARKS							
SALARIES & WAGES/BENEFIT	1,251,317	434,424		816,893	76,422	79,931	34.72
PURCHASED PROF/TECH SRVS	4,600	1,780		2,820	506	206	38.69
PUR PROP SRVS & OTH SRVS	177,533	58,295	5,350	113,888	14,757	12,943	35.85
SUPPLIES	72,049	27,951	7,162	36,935	6,811	3,232	48.74
DEBT SERVICE	55,967	-	-	55,967	-	-	-
MISCELLANEOUS	394,900	268,496	17,265	109,140	26,560	27,357	72.36
PARKS	1,956,366	790,946	29,777	1,135,644	125,056	123,669	41.95
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	428,538	144,962	-	283,576	29,793	23,985	33.83
PURCHASED PROF/TECH SRVS	751	600	-	151	600	-	79.89
PUR PROP SRVS & OTH SRVS	71,214	48,127	1,015	22,072	2,561	6,837	69.01
SUPPLIES	63,279	23,451	10,924	28,904	6,632	4,008	54.32
CAPITAL OUTLAY	6,130	-	-	6,130	-	-	-
BUILDING MAINTENANCE	569,912	217,139	11,939	340,834	39,586	34,829	40.20
LIBRARY							
SALARIES & WAGES/BENEFIT	357,278	106,430	-	250,848	21,574	21,647	29.79
PURCHASED PROF/TECH SRVS	3,440	1,304	1,025	1,111	1,194	-	67.70
PUR PROP SRVS & OTH SRVS	28,152	10,163	2,318	15,671	2,068	2,809	44.33
SUPPLIES	4,102	1,090	46	2,966	484	45	27.69
MISCELLANEOUS	10,500	2,703	1,785	6,012	1,176	597	42.74
LIBRARY	403,472	121,690	5,173	276,608	26,496	25,098	31.44
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	512,838	186,233	136,583	190,021	55,071	10,140	62.95
PUR PROP SRVS & OTH SRVS	299,417	160,762	-	138,655	31,370	32,762	53.69
SUPPLIES	5,947	1,492	-	4,455	585	278	25.09
DEBT SERVICE	128,000	104,800	-	23,200	-	104,800	81.88
MISCELLANEOUS	385,350	121,778	32,861	230,711	39,220	-	40.13
ADMINISTRATION	1,331,552	575,066	169,444	587,042	126,246	147,980	55.91

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42%

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	251,294	96,558	-	154,736	19,732	19,644	38.42
PURCHASED PROF/TECH SRVS	9,010	2,215	2,270	4,525	730	150	49.78
PUR PROP SRVS & OTH SRVS	7,300	4,064	1,217	2,019	1,971	1,264	72.34
SUPPLIES	4,570	1,203	-	3,367	43	121	26.31
MISCELLANEOUS	1,720	230	-	1,490	230	-	13.37
HUMAN RESOURCES	273,894	104,270	3,487	166,138	22,706	21,180	39.34
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	605,370	231,366	-	374,004	47,109	48,738	38.22
PURCHASED PROF/TECH SRVS	59,902	44,697	200	15,005	100	100	74.95
PUR PROP SRVS & OTH SRVS	223,222	66,750	1,332	155,140	16,869	20,148	30.50
SUPPLIES	30,591	8,370	2,248	19,973	2,173	3,962	34.71
MISCELLANEOUS	182,382	135,767	6,997	39,617	4,742	15,437	78.28
INFORMATION TECHNOLOGY	1,101,467	486,951	10,777	603,740	70,992	88,385	45.19
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
SUPPLIES	19,000	568	192	18,240	118	263	4.00
CAPITAL OUTLAY	41,947	-	11,947	30,000	-	-	28.48
EMERGENCY MANAGEMENT	65,947	568	12,139	53,240	118	263	19.27
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	97,999	31,873	-	66,126	8,022	8,000	32.52
PUR PROP SRVS & OTH SRVS	8,562	517	357	7,688	-	85	10.20
SUPPLIES	27,560	15,561	725	11,275	4,640	1,419	59.09
CAPITAL OUTLAY	5,000	-	-	5,000	-	-	-
MISCELLANEOUS	197,350	13,875	181,485	1,990	-	-	98.99
ANIMAL CONTROL	336,471	61,826	182,566	92,079	12,662	9,504	72.63
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	18,915,252	6,952,088	786,431	11,176,733	1,375,956	1,372,603	40.91
REVENUES OVER/(UNDER) EXPENDITURES	(109,461)	4,494,419	(786,431)	3,817,449	2,123,763	563,376	(3,387.49)

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42%

22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	4,273,600	1,481,100	-	(2,792,500)	375,222	359,208	34.66
OTHER REVENUE	200,200	34,517	-	(165,683)	7,306	6,070	17.24
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	4,473,800	1,515,617	-	(2,958,183)	382,528	365,278	33.88
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,814,265	522,498	-	1,291,767	132,059	126,441	28.80
PUR PROF/TECH SRVS	-	286	-	(286)	34	28	-
PUR PROP SRVS & OTH SRVS	400,102	117,202	10,759	272,140	18,829	42,912	31.98
SUPPLIES	603,061	190,999	76,760	335,302	45,453	32,593	44.40
CAPITAL OUTLAY	55,000	25,458	-	29,542	25,458	-	46.29
MISCELLANEOUS	688,981	282,535	5,078	401,368	56,978	109,971	41.74
SANITATION	3,561,408	1,138,978	92,597	2,329,833	278,810.95	311,945	34.58
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	91,125	28,631	576	61,918	7,085	7,142	32.05
PUR PROP SRVS & OTH SRVS	96,300	55,425	-	40,875	11,007	11,007	57.55
DEBT SERVICE	515,409	299,839	-	215,570	-	299,839	58.17
MISCELLANEOUS	215,630	339,348	-	(123,718)	17,619	267,791	157.38
ORGANIZATIONAL	918,464	723,242	576	194,646	35,711	585,779	78.81
Transfer Out	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,479,872	1,862,220	93,173	2,524,479	314,522	897,724	43.65
REVENUES OVER/(UNDER) EXPENDITURES	(6,072)	(346,603)	(93,173)	(433,704)	68,005	(532,446)	7,242.23

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget
Target
42%

56-UTILITY FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,994,200	784,553	-	(2,209,647)	242,458	217,959	26.20
SEWER SYSTEMS	3,238,500	1,148,736	-	(2,089,764)	259,165	297,533	35.47
INTERGOV'T REVENUE		2,019,386	-	2,019,386	44,100	457,769	-
OTHER REVENUES	577,800	116,157	-	(461,643)	32,863	17,227	20.10
OTHER	(1,663,073)	(1,470,674)	-	192,399	(294,135)	(294,135)	88.43
TOTAL REVENUES	5,147,427	2,598,159	-	(2,549,268)	284,451	696,353	50.47
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	399,959	133,331	-	266,628	31,228	31,347	33.34
PURCHASED PROF/TECH SRVS	31,298	28,273	488	2,537	8,999	244	91.89
PUR PROP SRVS & OTH SRVS	115,535	48,633	752	66,150	6,415	12,958	42.74
SUPPLIES	30,959	11,950	7,308	11,702	3,112	1,932	62.20
MISCELLANEOUS	42,120	49,890	658	(8,428)	9,564	11,196	120.01
UTILITY BILLING & COLLEC	619,871	272,077	9,206	338,589	59,317	57,678	45.38
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	270,031	85,614	-	184,417	20,281	20,513	31.71
PURCHASED PROF/TECH SRVS	202,500	49,740	168,939	(16,179)	22,500	-	107.99
PUR PROP SRVS & OTH SRVS	23,548	16,557	1,058	5,932	5,892	3,686	74.81
SUPPLIES	18,934	5,469	1,299	12,166	581	1,399	35.74
MISCELLANEOUS	5,869	2,860	590	2,419	860	500	58.78
UTILITY ADMINISTRATION	520,882	160,240	171,886	188,756	50,114	26,098	63.76
WATER PLANT							
SALARIES & WAGES/BENEFIT	595,915	183,064	-	412,851	44,806	42,074	30.72
PURCHASED PROF/TECH SRVS	31,837	4,992	4,454	22,391	1,079	429	29.67
PUR PROP SRVS & OTH SRVS	229,290	81,046	7,682	140,561	16,611	7,839	38.70
SUPPLIES	384,722	134,571	20,344	229,806	31,664	29,014	40.27
CAPITAL OUTLAY	66,000	-	40,947	25,053	-	-	62.04
MISCELLANEOUS	49,058	22,907	-	26,151	2,234	1,100	46.69
WATER PLANT	1,356,821	426,581	73,427	856,813	96,394	80,456	36.85
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	392,909	103,149	-	289,760	25,619	22,998	26.25
PUR PROP SRVS & OTH SRVS	21,445	7,088	1,075	13,282	374	3,982	38.07
SUPPLIES	94,683	34,666	15,081	44,936	14,455	3,258	52.54
CAPITAL OUTLAY	97,708	76,435	16,273	5,000	-	51,314	94.88
MISCELLANEOUS	1,076	432	-	644	432	-	40.15
WATER DISTRIBUTION	607,821	221,770	32,429	353,622	40,880	81,553	41.82
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	432,467	142,194	-	290,273	32,021	31,452	32.88
PUR PROP SRVS & OTH SRVS	262,543	64,867	8,959	188,716	18,629	12,163	28.12
SUPPLIES	115,843	44,528	17,536	53,779	15,130	3,204	53.58
CAPITAL OUTLAY		-	-	-	-	-	-
MISCELLANEOUS	1,386	444	-	942	-	-	32.03
SEWER COLLECTION	812,239	252,033	26,495	533,710	65,780	46,819	34.29

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42%

56 -UTILITY FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	315,820	104,948	-	210,872	25,230	24,333	33.23
PURCHASED PROF/TECH SRVS	50,000	10,280	-	39,720	1,986	2,049	20.56
PUR PROP SRVS & OTH SRVS	275,452	85,687	52,182	137,583	19,281	19,736	50.05
SUPPLIES	172,136	37,519	7,484	127,133	8,086	8,415	26.14
MISCELLANEOUS	121,080	35,355	-	85,725	555	-	29.20
SEWER PLANT	934,488	273,789	59,667	601,033	55,138	54,533	35.68
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	79,399	20,489	576	58,334	5,049	5,130	26.53
PUR PROP SRVS & OTH SRVS	145,405	83,762	-	61,643	16,619	16,619	57.61
DEBT SERVICE	1,000	-	-	1,000	-	-	-
MISCELLANEOUS	413,820	171,185	-	242,635	33,985	33,985	41.37
ORGANIZATIONAL	639,624	275,436	576	363,612	55,653	55,734	43.15
TOTAL EXPENDITURES	5,491,746	1,881,925	373,686	3,236,135	423,277	402,872	41.07
	=====	=====	=====	=====	=====	=====	=====
			-	-	-	-	
REVENUES OVER/(UNDER) EXPENDITURES	(344,319)	716,234	(373,686)	686,867	-	293,481	(99.49)
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(344,319)	716,234	(373,686)	686,867	-	293,481	(99.49)
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42%

60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	2,240		2,240	442	399	-
OTHER FINANCING SOURCES	1,601,697	1,445,100		(156,597)	289,020	289,020	90.22
TOTAL REVENUES	1,601,697	1,447,340	-	(154,357)	289,462	289,418	90.36
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,601,697	1,440,786	-	160,911	-	550,547	89.95
MISCELLANEOUS	-	725	-	(725)	725	-	-
DEBT SERVICE	1,601,697	1,441,511	-	160,186	725	550,547	90.00
TOTAL EXPENDITURES	1,601,697	1,441,511	-	160,186	725	550,547	-
REVENUES OVER/(UNDER) EXPENDITURES	-	5,829	-	5,829	-	(261,128)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	5,829	-	5,829	-	(261,128)	-

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

							Budget Target 42%
61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		13,136	-	13,136	2,594	2,337	-
OTHER FINANCING SOURCES	61,376	25,574	-	(35,802)	5,115	5,115	41.67
TOTAL REVENUES	61,376	38,711	-	(35,802)	7,709	7,452	63.07
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	61,376	38,711	-	(22,665)	7,709	7,452	63.07
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	38,711	-	(22,665)	7,709	7,452	63.07

City of San Juan, Texas
 Budget Expenditures Report
 February 28, 2025

Budget Target 42%

18 -LOCAL TRUANCY PREVENTION &
 DIVERSION FUND
 FINANCIAL SUMMARY

	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES		2,566	-	2,566	469	430	-
TOTAL REVENUES		2,566	-	2,566	469	430	-

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	Budget Target 42% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES		51	-	51	9	9	-
TOTAL REVENUES		51	-	51	9	9	-

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	Budget Target 42%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,500	2,675	-	(2,825)	490	460	48.63
TOTAL REVENUES	5,500	2,675	-	(2,825)	490	460	48.63
SUPPLIES	-	777		(777)	-	-	-
MISCELLANEOUS	-	-	180	(180)	-	-	-
MUNICIPAL COURT	-	777.12	180	(957)	-	-	-
TOTAL EXPENDITURES	-	777.12	180	(957)	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	5,500	1,897	(180)	(3,783)	490	460	31.23

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	Budget Target 42%
							% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	2,174	-	(3,826)	403	380	36.24
TOTAL REVENUES	6,000	2,174	-	(3,826)	403	380	36.24
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES		-		-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
MUNICIPAL COURT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	6,000	2,174	-	(3,826)	403	380	36.24

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		15	-	15	3	-	-
TOTAL REVENUES		15	-	15	3	-	-
EXPENDITURE SUMMARY							
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES		15	-	15	3	-	-

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42%

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	2,500	1,689	-	(811)	443	507	67.55
TOTAL REVENUES	2,500	1,689	-	(811)	443	-	67.55
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	2,500	1,689	-	(811)	443	-	67.55

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

							Budget Target 42%
26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER INCOME	35,000	36,483	-	1,483	5,951	3,127	104.24
TOTAL REVENUES	35,000	36,483	-	1,483	5,951	3,127	104.24
	=====	=====	=====	=====	=====	=====	=====
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	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(198,000)	25,950	-	223,950	5,951	3,127	(13.11)

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	14,000	2,965	-	(11,035)	1,595	-	21.18
TOTAL REVENUES	14,000	2,965	-	(11,035)	1,595	-	21.18
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	650	120	160	370	-	120	43.08
SUPPLIES	10,000	-	-	10,000	-	-	-
MISCELLANEOUS	15,000	(290)	223	15,067	5,059	712	(0.44)
ADMINISTRATION	25,650	(170)	383	25,437	5,059	832	0.83
TOTAL EXPENDITURES	25,650	(170)	383	25,437	-	832	0.83
REVENUES OVER/(UNDER) EXPENDITURES	(11,650)	3,135	(383)	14,402	-	(832)	(23.62)

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42% % RECEIV. EXPENDED
--

28-ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	105	-	(895)	35	-	10.50
FORFEIT LOCAL		-	-	-	-	-	-
TOTAL REVENUES	1,000	105	-	(895)	35	-	10.50
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)	105	-	5,405		-	(1.98)

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42%

30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	505,188	79,800	-	(425,388)	-	10,134	15.80
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	505,188	79,800	-	(425,388)	-	10,134	15.80
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	184,922	98,086	-	86,836	18,724	16,172	53.04
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	169,928	-	128,970	40,958	-	-	75.90
POLICE	354,850	98,086	128,970	127,794	18,724	16,172	63.99
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	15	-	97.86
SUPPLIES	1,250	-	-	1,250	-	-	-
MISCELLANEOUS	5,075	691	-	4,384	250	-	13.62
LIBRARY	14,625	8,814	-	5,811	265	-	60.26
TOTAL EXPENDITURES	505,412.76	106,900	264,908	133,605	18,989	16,172	73.57
REVENUES OVER/(UNDER) EXPENDITURES	(225)	(27,100)	(264,908)	(291,782)	(18,989)	(6,037)	129,948.40

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

							Budget Target 42%
33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	20,300	14,839	-	(5,461)	12,984	-	73.10
FINES & FEES	300	-	-	(300)	-	-	-
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	20,600	14,839	-	(5,761)	12,984	-	72.03
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	14,839	-	(5,761)	12,984	-	72.03

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42%

35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	7,000	9,715	-	2,715	2,200	1,884	138.78
FORFEIT FEDERAL	50,000	31,296	-	(18,704)	-	-	62.59
TOTAL REVENUES	57,000	41,011	-	(15,989)	2,200	1,884	71.95
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	92,518	10,060	1,669	80,790	-	7,222	12.68
SUPPLIES	63,845	12,073	-	51,772	678	1,650	18.91
CAPITAL OUTLAY	132,000	64,369	-	67,631	49,996	-	48.76
MISCELLANEOUS	-	10	-	(10)	-	10	-
POLICE	288,363	86,512	1,669	200,182	50,674	8,882	30.58
TOTAL EXPENDITURES	288,363	86,512	1,669	200,182	50,674	8,882	30.58
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(231,362.93)	(45,501)	(1,669)	184,194	(48,475)	(6,997)	20.39

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42% % RECEIV. EXPENDED
--

55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	312,000	104,613	-	(207,387)	26,333	26,136	33.53
TOTAL REVENUES	312,000	104,613	-	(207,387)	26,333	26,136	33.53
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	293,406	80,235	-	213,171	18,657	17,129	27.35
PUR PROP SRVS & OTH SRVS	1,286	902	-	384	94	171	70.14
SUPPLIES	16,808	5,044	6,814	4,950	1,078	931	70.55
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	500	509	-	(9)	509	-	101.85
STORM WATER	312,000	86,690	6,814	218,496	20,338	18,231	29.97
TOTAL EXPENDITURES	312,000	86,690	6,814	218,496	20,338	18,231	29.97
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	17,922	(6,814)	11,109	5,995	7,905	-

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

							Budget Target 42%
36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	4,093,957	3,628,166	-	(465,791)	1,291,989	341,053	88.62
OTHER REVENUE	77,500	41,165	-	(36,335)	6,460	5,815	53.12
TOTAL REVENUES	4,171,457	3,669,331	-	(502,126)	1,298,449	346,869	87.96
	=====	=====	=====	=====	=====	=====	=====
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	616,315	-	132,731	1,298,449	346,869	127.45

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42% % RECEIV. EXPENDED
--

41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-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
February 28, 2025

Budget Target 42% % RECEIV. EXPENDED
--

42-2019 BOND SERIES FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT							
PUR PROP SRVS & OTH SRVS	-	15,819	-	(15,819)	7,500	7,500	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES		15,819	-	(15,819)	-	7,500	-
	=====	=====	=====	=====	=====	=====	=====
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	-	(15,819)	-	(15,819)	-	(7,500)	-

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target 42% % RECEIV. EXPENDED
--

43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	
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
February 28, 2025

Budget
Target
42%

44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		4,589	-	(4,589)	906	816	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	4,589	-	(4,589)	906	816	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS		-	-	-	-	-	-
DEBT		-	-	-	-	-	-
SANITATION		-	-	-	-	-	-
LIBRARY	-	-	-	-	-	-	-
LONG TERM DEBT							
TRANSFER OUT	-	-	-	-	-	-	-
LONG TERM DEBT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	-	4,589	-	(4,589)	906	816	-

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target #REF! % RECEIV. EXPENDED
--

48- Certificate of Obligation -2017
FINANCIAL SUMMARY

BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY						
OTHER REVENUE	1,508	-	1,508	298	268	-
TOTAL REVENUES	1,508	-	1,508	298	268	-
EXPENDITURE SUMMARY						
NEW CITY HALL						
PROF/TECH SRVS	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-
NEW CITY HALL	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	1,508	-	1,508	268	-

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target #REF!
% RECEIV. EXPENDED

51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		39,030	-	39,030	5,563	4,105	-
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES		39,030	-	39,030	5,563	4,105	-
POLICE DEPARTMENT							
CAPITAL OUTLAY		92,505	-	(92,505)	92,505	-	-
POLICE DEPARTMENT	-	92,505	-	(92,505)	92,505	-	-
WATER PLANT							
CAPITAL OUTLAY	-	10	125,791	(125,801)	-	10	-
WATER PLANT	-	10	125,791	(125,801)	-	10	-
SEWER COLLECTION							
CAPITAL OUTLAY	76,112	150,000	180,730	(254,618)	-	150,000	434.53
SEWER COLLECTION	76,112	150,000	180,730	(254,618)	-	-	-
Transfer Out		-	-	-	-	-	-
TOTAL EXPENDITURES	76,112	242,515	306,521	(472,924)	92,505	10	721.35
REVENUES OVER/(UNDER) EXPENDITURES	(76,112)	(203,485)	(306,521)	(433,894)	-	4,095	670.07

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target #REF! % RECEIV. EXPENDED
--

53 - CAPITAL PROJECTS FIRESTATION FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-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)	-	5,568	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(383,782)	(262,434)	(646,216)	-	(5,566)	-

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target #REF! % RECEIV. EXPENDED
--

54-2014 BOND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		5,311	-	5,311	1,049	945	-
TOTAL REVENUES		5,311	-	5,311	1,049	945	-
		=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES		-	-	-	-	-	-
		=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES		5,311	-	5,311	-	945	-

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target #REF!
% RECEIV. EXPENDED

58-CERT. OF OBLIG. SER 2023 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		53,815	-	53,815	8,662	9,391	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		53,815	-	53,815	8,662	9,391	-
EXPENDITURE SUMMARY							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS & ALLEYS							
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS & ALLEYS	-	-	-	-	-	-	-
PARKS AND RECREATION							
CAPITAL OUTLAY	160,697	2,594,520	973,026	(3,406,849)	144,871	1,382,971	2,220.04
PARKS AND RECREATION	160,697	2,594,520	973,026	(3,406,849)	144,871	1,382,971	2,220.04
SANITATION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
WATER PLANT							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER PLANT	-	-	-	-	-	-	-
SEWER COLLECTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
SEWER COLLECTION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	160,697	2,594,520	973,026	(3,406,849)	144,871	1,382,971	2,220.04
REVENUES OVER/(UNDER) EXPENDITURES	(160,697)	(2,540,705)	(973,026)	(3,353,034)		(1,373,580)	2,186.55

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target #REF! % RECEIV. EXPENDED
--

59-Cert. of Oblig. Ser. 2024 BOND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	
REVENUE SUMMARY							
OTHER REVENUE		32,239	-	32,239	7,522	6,777	-
OTHER FINANCING SOURCES		14,809,758	-	14,809,758	-	-	-
TOTAL REVENUES		14,841,996	-	14,841,996	7,522	6,777	-
EXPENDITURE SUMMARY							
POLICE DEPARTMENT							
CAPITAL OUTLAY	11,250,000	506,333	328,152	10,415,515	130,397	-	7.42
POLICE DEPARTMENT	11,250,000	506,333	328,152	10,415,515	130,397	-	7.42
FIRE DEPARTMENT							
CAPITAL OUTLAY	1,659,000	746,724	-	912,276	-	746,724	45.01
FIRE DEPARTMENT	1,659,000	746,724	-	912,276	-	746,724.00	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	1,562,814	328,152	12,609,033	-	-	13.04
REVENUES OVER/(UNDER) EXPENDITURES	(14,500,000)	13,279,182	(328,152)	27,451,030	-	6,777	(89.32)

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

Budget Target #REF! % RECEIV. EXPENDED
--

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,742,502	640,960	-	(1,101,542)	142,198	199,652	36.78
OTHER REVENUE	70,000	45,141	-	(24,859)	8,789	7,840	64.49
OTHR FINANCING SOURCES/U	(107,627)	(44,845)	-	62,782	(8,969)	(8,969)	41.67
TOTAL REVENUES	1,704,875	641,257	-	(1,063,618)	142,017	198,523	37.61
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	271,918	100,495	-	171,423	15,732	31,284	36.96
PURCHASED PROF/TECH SRVS	270,000	53,367	-	216,633	11,717	6,500	19.77
PUR PROP SRVS & OTH SRVS	124,036	25,227	-	98,809	11,365	2,371	20.34
SUPPLIES	19,500	2,870	-	16,630	2,393	243	14.72
DEBT SERVICE	284,375	182,825	-	101,550	-	182,825	64.29
MISCELLANEOUS	735,046	309,755	-	425,291	16,422	4,489	42.14
SAN JUAN ECONOMIC DEV	1,704,875	674,539	-	1,030,336	57,628	227,712	39.57
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,704,875	674,539	-	1,030,336	-	227,712	39.57
REVENUES OVER/(UNDER) EXPENDITURES	-	(33,282)	-	(33,282)	-	(29,189)	-

City of San Juan, Texas
Budget Expenditures Report
February 28, 2025

29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jan-25	Feb-25	Budget Target #REF! % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		876	-	876	217	137	-
OTHR FINANCING SOURCES/U	107,627	44,844	-	(62,783)	8,969	8,969	41.67
					-	-	
TOTAL REVENUES	107,627	45,720	-	(61,907)	9,186	9,106	42.48
	=====	=====	=====	=====	=====	=====	=====
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	(50,593)	-	(52,182)	9,186	(87,207)	(3,183.98)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 8, 2025

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]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption and late hours permit until 2:00 a.m. (MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit) at “Ultima Ronda Bar & Grill” Restaurant. The property is located at the commercial plaza located at the Southeast corner of Veterans Boulevard and FM 495.

Adjacent zoning is General Business District (C-2) along FM 495 and Veterans Boulevard.

The applicant is proposing to sell wine, beer and mixed beverages to complement the food they serve at the restaurant. The proposed days and hours of operation are Tuesday through Saturday from 3:00 p.m. to 2:00 a.m. Sunday and Monday will be closed.

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.

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 March 20, 2025, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit with correction on the operation hours with a 4-0 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 and late hours permit until 2:00 a.m. (*MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit*) at “Ultima Ronda Bar & Grill” Restaurant. The property is located at the commercial plaza located at the Southeast corner of Veterans Boulevard and FM 495.

Adjacent zoning is General Business District (C-2) along FM 495 and Veterans Boulevard.

The applicant is proposing to sell wine, beer and mixed beverages to complement the food they serve at the restaurant. The proposed days and hours of operation are Tuesday through Saturday from 3:00 p.m. to 2:00 a.m. Sunday and Monday will be closed.

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 – 03/20/2025 Vice-Chair Castillo made a motion to approve the conditional use permit with modifications on hours of operation. Commissioner Yzaguirre second the motion. The motion passed unanimously with a 4-0 vote.

Mr. Garcia explained Ramon Flores III is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption and late hours permit (*MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit*) at “Ultima Ronda Bar & Grill” Restaurant. The property is located at the commercial plaza located at the Southeast corner of Veterans Boulevard and FM 495.

Mr. Garcia explained the adjacent zonings along the property, operation hours and list of requirements attached to the packet.

CONDITIONAL USE PERMIT
“ULTIMA RONDA BAR & GRILL”
APRIL 8, 2025

PAGE 1

Chairwoman Cardenas opened the public hearing at 6:03 p.m.

No discussion took place on this item.

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



Proposed Site



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (MB- MIXED BEVERAGES 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 CLOSER 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, Ramon Flores III 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 (*MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit*) for On-Premise Consumption at Ultima Ronda Bar & Grill, located at 1618 N. Veterans Boulevard Suite E, 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 Ramon Flores III has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit*) for On-Premise Consumption at Ultima Ronda Bar & Grill, 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 25th day of March, 2025.

PASSED and APPROVED on second and final reading on the 8th day of April, 2025.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

**BRENDA ESCALANTE
CITY SECRETARY**

CITY ATTORNEY

Ultima Ronda Bar & Grill

1618 N Veterans Boulevard, Suite E, San Juan, Texas 78589

Ramon Flores III

(956) 789-3304

Ramon Flores III, is the owner and operator of business d/b/a Ultima Ronda Bar & Grill located at 1618 N Veterans Boulevard, Suite E, San Juan, Hidalgo County, Texas 78589

This new business will operate as a Bar and Grill serving Mixed Drinks, Beer and Wine for On Premise consumption Only.

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

Tuesday to Saturday 3:00 PM till 2:00 AM

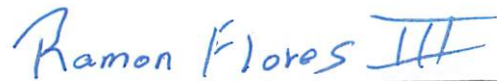
Sunday & Monday CLOSED

We will employ three to four employees to operate our business including the following positions (duties will include Cooks, waiters and bartenders.

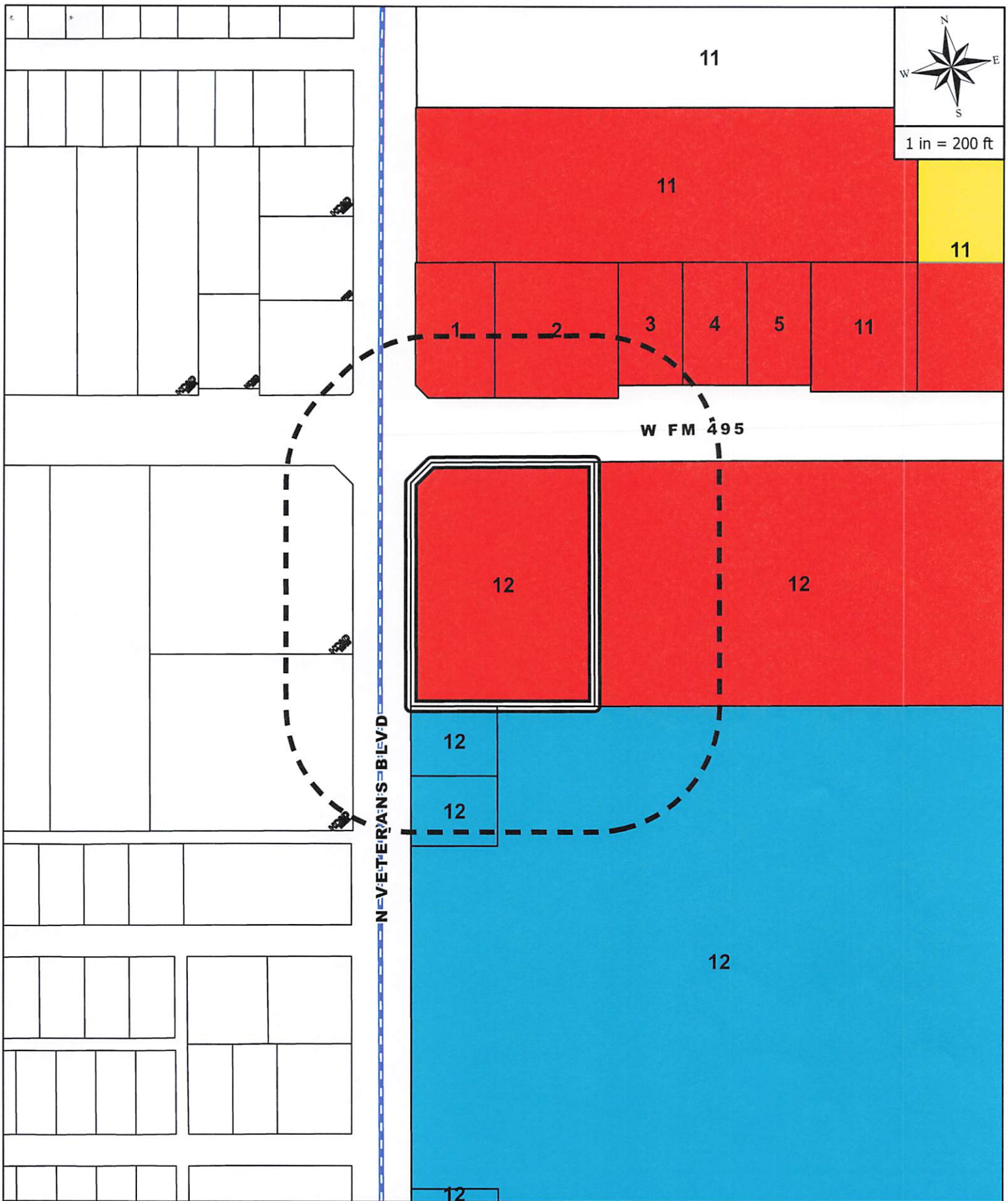
We will operate as a Restaurant serving mainly Appetizers such as Mozzarella Sticks, Nachos, loaded fries and other appetizers and we will provide a comfortable atmosphere resulting in a positive lounging and dining experience. Family, Friends, and guests can enjoy our Mixed Drinks, Micheladas, Domestic and Imported Beer, Wine and Wine Coolers, Beverage refreshments, cold bottled water, and mineral water while on our premises.

Our restaurant will have an area where you can sit and relax and enjoy a Cold beverage and a variety of different Appetizers.

We have adequate parking space for our guests on the property.



Ramon Flores III-Owner



ZONING MAP
CASE ADDRESS:
1618 N VETERANS BLVD, STE E
RAMON FLORES III

LEGEND			
	CITY LIMITS	ZONING	
	NOTIFICATIONS		R-S
	SITE		R-MH
			R-MF
			C-1
			C-2
			C-3
			L-1
			I-2
			I
			O
			EC
			PUD

Conditional Use Permit for the 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.

Ramon Flores III
1618 N. Veterans
San Juan, TX 78589

S B W IT OF 2021 INC
1225 N EXPY STE C4
BROWNSVILLE, TX 78520-8358

JUGLEE REAL ESTATE LLC
PO BOX 147
SAN JUAN, TX 78589-0147

SANCHEZ JOAQUIN
607 ROYAL PALM ST
SAN JUAN, TX 78589-3117

SANCHEZ ALICIA MARTINEZ
1614 N VETERANS BLVD
SAN JUAN, TX 78589-3216

SANCHEZ MARIA LUISA
802 N OBLATE
SAN JUAN, TX 78589-2360

495 & SAN JUAN CROSSING LLC
11311 FUQUA ST
HOUSTON, TX 77089

THREE VIEW PLAZA LLC
1200 E JACKSON AVE
PHARR, TX 78577-6162

VEGA FRANCISCO & MARIA E
1920 ZENaida AVE
MCALLEN, TX 78504-5625

7- ELEVEN
PO BOX 711
DALLAS, TX 75221-0711

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 8, 2025

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]

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 “Hibachi by Ruben”. The property is located at the commercial plaza located 500 feet West of Raul Longoria Road, along the South side of Nolana Avenue.

Adjacent zoning is General Business District (C-2) along Nolana Avenue and Raul Longoria Road.

The applicant is proposing to sell wine and beer to complement the Japanese food serve at the restaurant. The proposed days and hours of operation are Sunday through Friday from 7:00 a.m. to 12:00 a.m. and Saturday from 7:00 a.m. to 1:00 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.

Staff mailed a notice of the public hearing to eighteen (18) 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 March 20, 2025, the Planning and Zoning Commission unanimously recommended approval of the conditional use permit as presented with a 4-0 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 “Hibachi by Ruben”. The property is located at the commercial plaza located 500 feet West of Raul Longoria Road, along the South side of Nolana Avenue.

Adjacent zoning is General Business District (C-2) along Nolana Avenue and Raul Longoria Road.

The applicant is proposing to sell wine and beer to complement the Japanese food serve at the restaurant. The proposed days and hours of operation are Sunday through Friday from 7:00 a.m. to 12:00 a.m. and Saturday from 7:00 a.m. to 1:00 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 eighteen (18) 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 – 03/20/2025 Commissioner Mancillas made a motion to approve the conditional use permit as presented. Vice-Chair Castillo second the motion. The motion passed unanimously with a 4-0 vote.

Mr. Garcia explained Hibachi by Ruben is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (*BG – Wine and Beer Retailer’s Permit*) at “Hibachi by Ruben”. The property is located at the commercial plaza located 500 feet West of Raul Longoria Road, along the South side of Nolana Avenue.

Mr. Garcia explained the adjacent zonings along the property, operation hours and list of requirements attached to the packet.

Chairwoman Cardenas opened the public hearing at 6:05 p.m.

No discussion took place on this item.

Chairwoman Cardenas closed the public hearing at 6:05 p.m.



Proposed Site



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (BG – WINE AND BEER RETAILER’S PERMIT) AT “HIBACHI BY RUBEN” LOCATED AT 205 W. NOLANA AVENUE SUITES 5 AND 6, LEGALLY DESCRIBED AS LOT 1, PLAZA SAN JUAN 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, Hibachi by Ruben, 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*) for On-Premise Consumption at “Hibachi by Ruben”, located at 205 W. Nolana Avenue Suite 5 and 6, 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 Hibachi by Ruben, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Beer Retailer’s Permit*) for On-Premise Consumption at Hibachi by Ruben, 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 25th day of March, 2025.

PASSED and **APPROVED** on second and final reading on the 8th day of April, 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 HIBACHI BY Ruben

205 W Nolana, Suite 5 & 6, San Juan, Texas 78589

(956) 258-8000

HIBACHI by Ruben, LLC. d/b/a HIBACHI by Ruben is operated by Jose R. Torres (Managing Member) located at 205 W Nolana, Suite 5 & 6, San Juan, Hidalgo County, Texas 78589

This new business will operate as a Japanese Food Restaurant selling Beer and Wine for On Premise consumption Only.

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

Saturday 7:00 AM till 1:00 AM

Sunday - Friday 7:00 AM till 12:00 Midnight

We will be a family operated business including the following positions (duties will include Cooks, waitresses, cashiers, and janitorial staff).

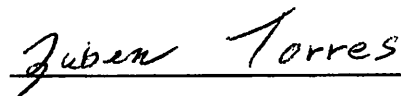
Our Menu will include,

Chicken Teriyaki, Steak & Chicken, Steak & Chicken & Shrimp, Teppanyaki, California Roll, Seafood, Hibachi Salmon etc.

We feel we can operate a First-Class Japanese Restaurant with top quality food and we will 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.

Our restaurant will have an area where you can sit and relax and enjoy a Cold beverage and a variety of delicious Japanese food.

We have an adequate parking area for our guests.

A handwritten signature in dark ink, reading "Jose Ruben Torres", is written over a horizontal line.

Jose Ruben Torres-Managing Member

Conditional Use Permit for the 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.

Hibachi by Ruben, LLC
205 W. Nolana Ave.
San Juan, TX 78589

TRIPLE J & A INVESTMENTS LLC
2912 S JACKSON RD
MCALLEN, TX 78503-1870

Monarca Investment Group LTD.
4101 Palmetto Palm Dr.
Mission, TX 78573

RONNIE CANTU CONSTRUCTION
LLC
2912 S JACKSON RD
MCALLEN, TX 78503-1870

Lubin Properties LLC
PO Box 2978
McAllen, TX 78502

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

Garza Leasing
PO BOX 658
San Juan, TX 78589

VILLARREAL RICARDO
2918 S JACKSON
MCALLEN, TX 78504

Perez Heriberto & Hortencia S
Trustees
1013 Vanessa Ave.
McAllen, TX 78503

ALVAREZ CHRISTIAN DEL ROSARIO
RAMOS
700 S LINDA ST APT 1
ALTON, TX 78573-0466

Villescas Maribel
211 W. Nolana Ave.
San Juan, TX 78589

PENA JAQUELINE ADILENE
4224 N MCCOLL RD APT 4106
MCALLEN, TX 78504-4476

Heriberto & Mirna Perez
310 N. Cage
Pharr, TX 78577

777 FAMILY LTD
2912 S JACKSON RD
MCALLEN, TX 78503-1870

OC Development LTD
2912 S. Jackson Rd.
McAllen, TX 78503

OC DEVELOPMENT LTD
2918 S JACKSON RD
MCALLEN, TX 78503-1870

MARTINEZ MARIA OLGA
3510 N RAUL LONGORIA RD
SAN JUAN, TX 78589-5036

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 8, 2025

Consider Approval of City Commission Meeting Minutes:
- January 14, 2025

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:
- January 14, 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, January 14, 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. Garcia and his sanitation staff were thanked for their work in cleaning up the Nebraska Raul 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 parks department 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. There was a lighthearted moment when two commissioners joked about their race results. 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.**

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, January 14, 2025**

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.

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, Library Director stated this was an annual interlocal agreement between the county and the City of San Juan as the county provides \$14,488.00 and in return, they make sure all county residents have access to 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 between the Hidalgo County Elections Department for the election services for the election to be held on May 3, 2025. Mrs. Escalante informed the City Commission there was a possibility of being a joint election with the county. This means any municipality can vote at our polling locations; being the North Fire Station No. 2 and 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)

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, January 14, 2025**

- 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 this item was for consideration and action for San Juan Economic Development Corporation agreement. He further stated this item was approved back in November 2021 by the San Juan EDC but had not been presented to the city commission, but has been budgeted and paid for since then.

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.**

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, January 14, 2025**

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.

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

