



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Mario Cantu
Gilbert Garza
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
Monday, August 18, 2025

SPECIAL CALLED MEETING AGENDA **5:00 PM**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENTS ON AGENDA ITEMS

- A.** The Public Comment portion of the meeting ensures a fair and transparent process in the governance of the City. In accordance with the Texas Open Meetings Act, the Mayor and City Commissioners do not respond to comments during this time; they listen. Individuals wishing to address the governing body must register with the City Secretary fifteen (15) minutes prior to the scheduled start time of the meeting by completing the registration form. The City reserves the right to refuse a speaker if the registration form is incomplete. Registered speakers may only speak on items listed on the agenda and are limited to three (3) minutes. A registered speaker may not donate time to another speaker. To promote efficiency and minimize repetitive commentary, the governing body may request that an identifiable group appoint a spokesperson to represent their views. Additionally, the number of speakers representing the same group may be limited. Once the public comments under this section conclude, no further public comments will be permitted.

Any Public Comments regarding items listed under the Public Hearing section will be accepted when the governing body formally opens each item for discussion under the Public Hearing portion of the meeting.

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

- A. Discussion and Possible Action, if any, Regarding Change Order No. 1 in the Amount of \$245,775.77 for the City of San Juan Ridge Road and The Grove Subdivision Street Improvement Project. [Juan Carlos Martinez, Director of Utilities]

V. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551, Section 551.071 (Consultation with the City Attorney).
 - 1. Pursuant to Section 551.071 (Consultation with Attorney) and Section 551.074 (Personnel Matters) of the Texas Government Code; Discussion and Possible Action Regarding the City Manager Position.

VI. RECONVENE

- A. The San Juan City Commission will Reconvene in Open Session to take any Necessary Action, if any, in Accordance with Chapter 551, Subchapter E of the Texas Government Code, Regarding Procedures Related to Closed Meetings and the Requirement to Vote or take Final Action in an Open Meeting.
 - 1. Pursuant to Section 551.071 (Consultation with Attorney) and Section 551.074 (Personnel Matters) of the Texas Government Code; Discussion and Possible Action Regarding the City Manager Position.

VII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Special Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 15th day of August 2025 at 4:00 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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
AUGUST 18, 2025

Discussion and Possible Action, if any, Regarding Change Order No. 1 in the Amount of \$245,775.77 for the City of San Juan Ridge Road and The Grove Subdivision Street Improvement Project. [Juan Carlos Martinez, Director of Utilities]

STAFF COMMENTS AND RECOMMENDATIONS:

City Staff is requesting a change order for the City of San Juan Ridge Rd project. The requested amount is for \$245,775.77, which will cover the material change from asphalt to concrete.

This change to concrete necessitates the replacement of the 8" asbestos waterline beneath the road with PVC piping before road repairs can begin. The cost breakdown for this change order is as follows:

- * Waterline replacement: \$77,507.50
- * Material change (asphalt to concrete): \$135,552.27

RECOMMENDATION:

Staff Recommends Approval

PREPARED BY:

Juan Martinez,
Utilities Director

APPROVED BY:

Tirso Garza, Interim City
Manager



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

August 14, 2025

Israel Garza
Public Works Director
City of San Juan
512 S. Nebraska Ave.
San Juan, Texas 78589

Re: Change Order #1
City of San Juan Ridge Road and The Grove Subdivision Street Improvements Project
Project No. 25-011-07-30

Dear Mr. Garza,

Please find attached, Elite Grading & Paving LLC Change Order #1 for the above-mentioned project. This change order reflects changes required in the field. An itemized quantity sheet is attached showing all changes needed for project completion.

We have checked the quantities and the amounts and found everything to be correct. It is recommended that this change order for an addition from the original contract amount in the sum of \$245,775.77 be approved as submitted. The new contract amount will be \$857,729.77.

We are available to answer any questions regarding this matter.

Respectfully Submitted,

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

Ricardo Salazar, P.E.
President

CHANGE ORDER NO. 1

Owner: City of San Juan Date: August 14, 2025
Project: City of San Juan Ridge Road and The Grove Subdivision Street Improvements Project
Owner's Contract No. Project No. 25-011-07-30 Contractor: Elite Grading & Paving LLC
Date of Contract Start: 08/08/2025 \$611,954.00

You are directed to make the following changes in the Contract Documents. Description"

1. "Concrete Pavement (9-Inch)" in lieu of contract line item 3 – "Hot Mix Asphalt (2-Inch)" for the intersection of Ridge Rd. and San Antonio ST contract amount.
2. Replacing the existing 8-Inch Asbestos Water Line for an 8-Inch PVC Water Line with all appurtenances included.
3. "Remove of Material" and "Grading" in lieu of contract line item 1 – "Remove Existing 2-Inch Asphalt and 4-Inch Caliche", line item 2 – "Caliche (up to 6-Inch) to match current street elevations prior to laying new asphalt" line item 3 – "Remove Existing 2-Inch Asphalt and 4-Inch Caliche", and line item 4 – "Cliche (up to 6-Inch) to match current street elevations prior to laying new asphalt" contract amounts.

Reason for Change Order:

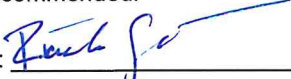
1. As per the City's request, the original material that was going to be installed on the intersection of Ridge Rd. and San Antonio St. will now be of concrete pavement
2. As per the City's request, the existing 8-inch Asbestos Water Line will be replaced with an 8-inch PVC water line.
3. Due to the presence of asphalt cracking, the entire roadway requires milling, followed by the installation of new asphalt.

CONTRACT PRICE		CONTRACT TIMES (Calendar Days)	
		To substantial completion	To final completion
Original:	<u>\$611,954.00</u>	<u>60</u>	<u>70</u>
Previous C.O.s:	<u>\$ 0</u>	<u>0</u>	<u>0</u>
Add/(Deduct)			
This C.O.:	<u>\$245,775.77</u>	<u>0</u>	<u>0</u>
Add/(Deduct)			
Contract Price	<u>\$857,729.77</u>		
with all approved			
Change Orders:			
		Original Completion Date: <u>08/08/2025</u>	<u>10/07/2025</u>
		Revised Completion Date: <u>N/A</u>	<u>N/A</u>

It is agreed by the Contractor that this Change Order includes any and all costs associated with or resulting from change(s) ordered herein, including all impact, delays, and acceleration costs. Other than the dollar amount and time allowance listed above, there shall be no further time or dollar compensation as a result of this Change Order.

THIS DOCUMENT SHALL BECOME AN AMMENDMENT TO THE CONTRACT AND ALL STIPULATIONS AND COVENANTS OF THE CONTRACT SHALL APPLY HERETO.

Recommended:

By:  8/14/2025
Engineer (Authorized Signature) Date

Approved:

By: _____
Owner (Authorized Signature) Date

Accepted:

By:  8/14/25
Contractor (Authorized Signature) Date



CITY OF SAN JUAN
RIDGE RD AND S. SAN ANTONIO AVE IMPROVEMENTS PROJECT
QUANTITY SHEET

WATER SYSTEM

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8" C-900 Water Line	LF	260	\$ 115.00	\$ 29,900.00
2	8" Tee Connection	EA	2	\$ 1,750.00	\$ 3,500.00
3	Gate Valve	EA	2	\$ 4,000.00	\$ 8,000.00
4	Water Valve	EA	2	\$ 1,250.00	\$ 2,500.00
5	8" PVC to Asbestos Coupling	EA	2	\$ 1,250.00	\$ 2,500.00
6	8" PVC Coupling	EA	2	\$ 1,500.00	\$ 3,000.00
7	Tie-in to existing 8" PVC Water Line	EA	2	\$ 2,670.00	\$ 5,340.00
8	Tie-in to existing 8" Asbestos Water Line	EA	2	\$ 2,000.00	\$ 4,000.00
9	Disinfection Testing	EA	1	\$ 5,500.00	\$ 5,500.00
10	Hydrostatic Testing	EA	1	\$ 5,500.00	\$ 5,500.00
11	Trench Excavation Safety Protection (4' to 6')	LF	196	\$ 20.00	\$ 3,920.00
12	2" HMAC Type D	SY	54	\$ 20.00	\$ 1,080.00
13	MC-30 Prime Coat (0.25 Gal/SY)	GAL	13.5	\$ 25.00	\$ 337.50
14	10" Caliche	SY	54	\$ 30.00	\$ 1,620.00
15	8" Subgrade	SY	54	\$ 15.00	\$ 810.00
TOTAL					\$ 77,507.50

ROADWAY IMPROVEMENTS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	*Concrete Pavement	SY	791	\$ 148.50	\$ 107,552.27
2	Demolition	LS	1	\$ 28,000.00	\$ 28,000.00
TOTAL					\$ 135,552.27

*TOTAL COST OF CONCRETE PAVEMENT REFLECTS THE DEDUCTION OF THE AREA OF THE INTERSECTION FOR THE HOT MIX ASPHALT (2-INCH) THAT WAS ORIGINALLY BID BY THE CONTRACTOR.

GRAND TOTAL				\$	213,059.77
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BID NO.

RFB No. 25-011-07-30

PROJECT ENGINEER:

Ricardo Salazar, P.E.

BID TABULATION
RIDGE ROAD AND THE GROVE SUBDIVISION
STREET IMPROVEMENTS PROJECT



PROJECT

ENG.25.008

PREPARED BY:

Jose Perez

DATE PREPARED

8/14/2025

					ELITE GRADING & PAVING LLC	
ITEM NO.	SECTION NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT BID PRICE	AMOUNT BID
1		*Remove Existing 2" Asphalt and 4" Caliche	SY	3185	\$ 4.18	\$ 13,300.00
2	02717	*Caliche (up to 6-Inch) to match current street elevations prior to laying new asphalt	SY	3185	\$ 6.18	\$ 19,684.00
3		*Remove Existing 2" Asphalt and 4" Caliche (Alternative Bid Table)	SY	1500	\$ 7.20	\$ 10,800.00
4	02717	*Caliche (up to 6-Inch) to match current street elevations prior to laying new asphalt (Alternative Bid Table)	SY	1500	\$ 10.20	\$ 15,300.00
5		Removal of Material	SY	17000	\$ 4.05	\$ 68,850.00
6		Grading	SY	17000	\$ 1.35	\$ 22,950.00
TOTAL BID AMOUNT					\$	32,716.00

*ITEMS (1-4) IN RED WILL BE DEDUCTED FROM THE ADDITIONAL ITEMS (5-6) LISTED IN BLACK.