



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
Tuesday, October 14, 2025

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. 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.

V. PRESENTATIONS

- A.** Presentation on a Proclamation Proclaiming the Month of October 2025 as National Breast Cancer Awareness Month.
- B.** Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, San Juan Memorial Library.
 - 1. Planning and Zoning Monthly Report. [Monica Gomez, Interim Director of Planning]
 - 2. Department of Parks & Recreation Monthly Report. [Ramiro Moreno, Interim 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.** Hold a Public Hearing to Solicit Input from Interested Parties on the City of San Juan Needs Under the Urban County Program Fiscal Year 26. [Monica Gomez, Interim Director of Planning]
- B.** Hold a Public Hearing Regarding the Voluntary Annexation Petition of the 3.03-Acre Tract of Land out of Lot 12, Stewart's Addition to the Conway Gardens, Located Approximately 600 feet North of Hall Acres Road, along the West side of Stewart Road, as Requested by Teysha Group, LLC. [Monica Gomez, Interim Director of Planning]

VII. APPOINTMENTS

- A.** Consider Appointment of a Member of the City Commission as Mayor Pro-Tempore.
- B.** Consider Removal, Appointment or Re-Appointment of Board Member(s) Related to the Civil Service Commission. [Brenda Escalante, City Secretary]
- C.** Consider Removal, Appointment or Re-Appointment of Board Member(s) Related to the Planning and Zoning Commission. [Brenda Escalante, City Secretary]
- D.** Consider Removal, Appointment or Re-Appointment of Board Member(s) Related to the Parks

& Recreation Advisory Board. [Brenda Escalante, City Secretary]

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

- A. Consideration and Possible Action to Authorize Staff to Solicit Proposals for Request for Qualifications for Agent of Record that Includes Proposals for Employee Health Insurance and Voluntary Products. [Lori A. Maldonado, Purchasing Agent]

IX. RESOLUTIONS

- A. Consideration and Possible Action, if any, on Resolution for Nomination of Candidates to the Hidalgo County Appraisal District Board of Directors for 2026-2029.

X. CONTRACTUALS

- A. Consideration and Action, if any, Authorizing the City Manager to Renew a Contract Between the City of San Juan and AIM GIS Solutions, LLC. for the Geographic Information System (GIS) Services. [Monica Gomez, Interim Director of Planning]
- B. Consideration and Action, if any, to Approve the Memorandum of Understanding (MOU) Between the City of San Juan and the Military Highway Water Supply Corporation Regarding Portable Water Interconnect. [Monica Gomez, Interim Director of Planning]

XI. CONSENT AGENDA

- A. Budget Expenditure Report – August 2025 [Maria L. Beltran, Interim Director of Finance]
- B. Consider Approval of City Commission Meeting Minutes:
- July 27, 2021
 - September 28, 2021
 - June 10, 2025
 - July 8, 2025

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 7th day of October 2025 at 6:00 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: Ruben Guajardo, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 10/02/2025

SUBJECT: Presentation on a Proclamation Proclaiming the Month of October 2025 as National Breast Cancer Awareness Month.



PROCLAMATION

Whereas, breast cancer is the second most commonly diagnosed form of cancer for women in the United States and remains the second leading cause of cancer death among American women; and

Whereas, mammography, an “x-ray of the breast,” is recognized as the single most effective method of detecting breast changes long before physical symptoms can be seen or felt. Early detection and improved treatment are believed to have significantly reduced the number of deaths caused by breast cancer; and

Whereas, researchers, scientists, and numerous nonprofit organizations, are dedicated to discovering the cure for breast cancer. During the month of October, we acknowledge the extraordinary commitment and effort invested in this cause by DHR Health Physicians, Nurses and all staff of the Advanced Care Center; and

Whereas, we recognize that over two and a half million Americans are breast cancer survivors that give us hope of a better future.

Whereas, with deep respect, we honor and support those who continue to cope with breast cancer, extend our heartfelt admiration to survivors, and recognize the unwavering efforts of those advocating prevention, awareness, and a cure.

Now, Therefore, I, Mario Garza, Mayor of the City of San Juan, Texas by virtue of the authority vested in me and on behalf of the City Commission, do hereby proclaim October 2025 as:

“National Breast Cancer Awareness Month”

In Witness Whereof, I have hereunto set my hand and caused the seal of the City of San Juan to be affixed on this 6th day of October 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: Ruben Guajardo, City Manager

FROM: Monica Gomez, Interim Director of Planning

DATE: 10/06/2025

SUBJECT: Department of Planning and Zoning Monthly Report. [Monica Gomez, Interim Director of Planning]

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

- 94 building permits were issued during the month of September with a \$5,498,879.50 in total valuation.
- 151 garage sale permits were issued with \$2,235.00 in total valuation.
- We provided customer service and support to 750 people and handled approximately 1,482 calls.
- The building inspectors conducted approximately 424 inspections.
- 27 building permits were issued for new houses with \$4,585,284.00 in total valuation.

HEALTH DIVISION

Inspections: 33
Permits Issued: 19
Valuation: \$1,850.00

CODE ENFORCEMENT

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

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

Business Permits Renewed: 28

Valuation of business permits renewed: \$1,400.00

Officer Rodriguez

- Weedy Lots: 22
- Work Orders: 12
- Garage Sale w/o permit: 28
- Building w/o permit: 1
- Certified letters mailed out: 29
- Abandoned cars: 29
- Occupational Inspection: 4
- Commercial abandoned vehicles: 2
- Banners & Temporary signs: 17

Officer Munoz

- Weedy Lots: 5
- Work Orders: 3
- Certified letters mailed out: 4
- Abandoned cars: 11
- Occupational Inspection: 8
- Building w/o permit: 2
- Garage Sale w/o permit: 3
- Commercial abandoned vehicles: 2

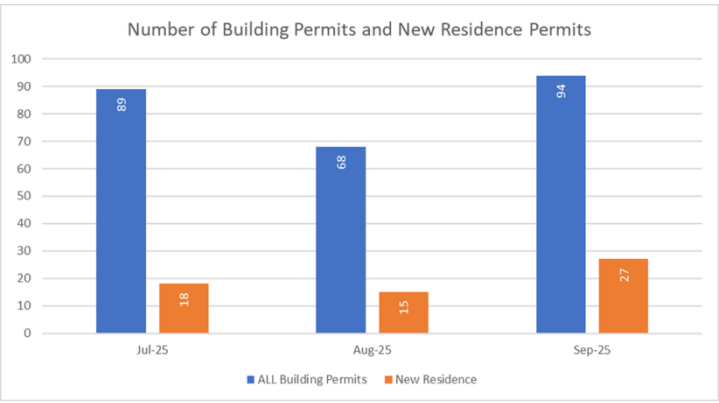
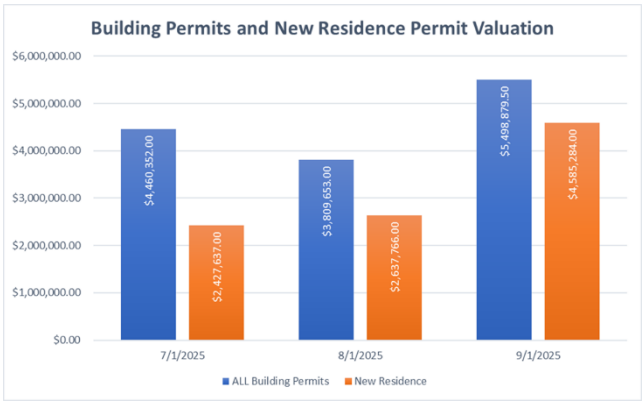
Officer Cavazos

- Weedy Lots: 41
- Garage Sale w/o permit: 5
- Rubbish: 1
- Building w/o permit: 2
- Certified letters mailed out: 23
- Complaints filed in court: 1
- Conducting business in a residence: 2
- Commercial abandoned vehicles: 26

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

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

- | | |
|--|---------------------------|
| • Belle Beauty Med Spa | 600 N. Veterans Blvd. |
| • Big Dawg Brazilian Jui-Jitsu and MMA | 1801 N. Raul Longoria Rd. |
| • Little Wrangler's Learning | 200 W. Bus. Hwy. 83 |
| • Macias Barber Shop | 406 N. Nebraska Ave. |
| • Pachucos La Esperanza RGV | 101 Alta St. |
| • Sunrise Cafe | 627 S. Veterans Blvd. |
| • Tacos Pepe Express | 101 Alta St. |





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Jesus “Jesse” Ramirez

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Ramiro Moreno, Interim Parks & Rec Director

DATE: 09/29/2025

SUBJECT: Department of Parks & Recreation Monthly Report. [Ramiro Moreno, Interim Director of Parks & Recreation]

For September 2025, we have the following to report: During September 2025, our department addressed the following areas.

Parks Division-

- Parks staff has maintained our athletic fields by marking and grooming them in preparation for the rentals
- Parks Staff continues to maintain the grounds of our city parks, land scaping departmental buildings and other assigned areas throughout the City.
- Assisted with weekend tournaments
- Weekly preparations at Municipal Park for the Men’s Class E Softball on Thursdays.
- Staff attended a Sexual Harassment & Bullying Training
- Preparations for the Dia de Los Muertos are ongoing.
- Assisted with Bob Mills Furniture Grand Opening on Friday, September 12 at 10 am

Recreation Division-

- Staff has been assisting with the opening and closing the weekday and weekend rentals
- Recreation Supervisor Alex Lopez attended the PSJA ISD PE Coaches meeting on September 15 at RYMS, September 16 at Liberty Middle School, Thursday, September 17, 2025 at Reed Mock Elementary. Alex handed out fall registration forms and league items to each school.
- Registration finished for youth volleyball and flag football. There are 25 teams Flag Football and 27 teams in Volleyball. The coaches' meeting was held on September 30, 2025, at 6 pm.

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Tackle Football Registration is ongoing.

- Staff attended a Sexual Harassment & Bullying Training on September 18 & 19.
- Preparations for the upcoming leagues are ongoing.
- Assisted with Bob Mills Furniture Grand Opening on Friday, September 12 at 10 am

Building Maintenance Division-

- Staff continued daily and weekly cleaning, repairing, and maintaining all city buildings. Along with coordinating the Amigo del Valle Rentals, City Hall EOC Room, Library set-ups for weekly meetings as needed.
- Regular care & preventative maintenance of A/C at City Buildings
- Honest Abe repaired the roof leak at City Hall door entrance
- A monthly city hall elevator test is conducted.
- Staff attended a Sexual Harassment & Bullying Training
- Metro Electric has finished installing the support beams, electrical circuit box and meter. AEP has been contacted to reconnect the power lines at Municipal Park Soccer Fields.

San Juan Parks & Recreation Advisory Board- Meeting will be held next month

San Juan Police Athletic League (PAL)- Meeting will be held next month



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MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 10/02/2025

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

September 01, 2025

Sanitation Department (September 2025)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site: 1,168
- Residential: 990.88 Tons
- Commercial: 740.34 Tons
- Roll-Off Containers: 305.13 Tons/58 loads
- Brush: 707.49 Tons/115 loads of brush

Central Garage (September 2025)

- Tickets Open: 67
 - Tickets Closed: 31
 - Pending Vehicles: 15
- Unit SW784 (seals & AC button) Peterbilt
- Unit SW783 (rims) Freightliner
- Unit SW749 (DEF pump & ladder) Peterbilt
- Unit SW748 (window motor) Peterbilt
- Unit SW737 Currently in repair
- Unit SW736 (tarp) pending budget Reyes Tarps
- Unit PW421 Currently in repair
- Unit PW420 (oil change) pending budget John Deere

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Unit PW407 (locating parts unavailable from prior vendor) New Way
 Unit PW406 (A/C) pending budget Roque's AC
 Unit PD42 (brakes/Warranty) Fiesta dealership
 Unit PD37 Currently in repair
 Unit PD34 (transmission/Warranty) Fiesta dealership
 Unit PD17 (ABS module)/Warranty) Sames dealership
 Unit PD14 Currently in repair

- 5 Residential Side Loaders In operation
- 1 Commercial Side Loaders In operation
- 2 Commercial Front Loaders In operation
- 2 Brush Truck In operation
- 1 Brush Tractor (grapple) In operation
- 2 Brush Grapple Truck In operation
- 1 Roll- Offs Trucks In operation

Recycling (September 2025)

- Cardboard: 15.57 tons/ \$1090.39
- Curbside: 7.810 tons
- Mix White Paper: 0.00 tons/\$0.00
- Batteries: 0.00 tons/\$0.00
- Metal: 0.00 tons/\$0.00
- Books: 1.75 tons/\$35.00
- Tin Cans: 0.00 tons/\$0.00
- Plastic: 0.00 tons/\$0.00
- E-Waste: 0.00 tons/\$0.00
- Aluminum: 0.000 tons/\$0.00
- Total Tons/Revenue: 25.13 tons/\$1,125.39
- Savings of \$502.60
- Walk-Ins: 252

Storm Water (September 2025)

- Storm drains cleaned: 69
- Subdivisions: 9

Royal Ridge	8 Inlets
Las Flores	22 Inlets
Shufford Estates	4 Inlets
Cole/Marilu Subd	12 Inlets
Old 83/King & San Antonio	4 Inlets
Tierra del Sol#3	5 Inlets
Tierra del Sol#2	2 Inlets
Clark Terrace #1	6 Inlets
Minnesota Village	6 Inlets

Code Enforcement (September 2025)
 Estaban Garcia

- Violation Notice Issued: 21

- Illegal Dumping: 51
- Contact People: 64
- Construction Material: 10
- Tires: 0

Code Enforcement (September 2025)

Ruben Navarro

- Violation Notice: 4
- Illegal Dumping: 10
- Contact People: 7
- Construction Material: 0
- Tires: 0



Mayor: Mario Garza
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Jesus "Jesse" Ramirez

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Christina Perez, Director of Library

DATE: 10/03/2025

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

Enclosed is the September Monthly Report including statistics and programs:

For the month of September, we had, 1,974 visitors. Out of those visitors, 368 were here for computer use only. The library checked out a total of 356 physical items for both adult and children. We had 21 in-house circulation items. We requested and received twenty-one (21) Interlibrary Loans (ILL). We had 66 new patrons added to our circulation system. We helped the public with an estimated 1,080 reference/informational questions. We had 23 fax transactions. The monthly amount deposited was \$752.55 both fines and fees.

Please see the attached statistical report.

During the month of August

- Attended Garza-Peña for Library Card Sign-up Month
- Partnered with Agrilife for Homeschool Hour Events
- Partnered with Agrilife for Health Classes
- Attended UTRGV Volunteer Fair
- Held Fiesta de Lectura Party with local author Monica Velasquez
- Attended Sexual Harassment Training
- Attended Hidalgo County Library System Meeting
- Attended Raul Yzaguirre "Meet the Parents" Night
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in October 2025

Multipurpose Room

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Keep San Juan Beautiful, October 1st
Vanguard Superintendent Roundtable, October 2nd, 7th, & 30th
Keep San Juan Beautiful, October 2nd
Rio Grande Early Childhood Edu Assoc, October 4th
Border Patrol meeting, October 6th
Agrilife Exercise Classes, October 9th & 16th
Girl Scouts Meeting, October 18th

Training Room:

SJ Pageant Board, October 1st
Agrilife Exercise Classes, October 2nd
San Juan Library Board, October 2nd
Border Patrol Meeting, October 14th

Youth & Children's Programs/Attendance

[illegible]

MINUTES OF REGULAR MEETING OF THE SAN JUAN LIBRARY ADVISORY BOARD

DATE: Wednesday, August 6, 2025

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Maria Alicia Navarro
Elizabeth Saldana
Christina Garza
Melina Montoya
Mario Cantu

MEMBERS ABSENT: Sarah Guerra
Maria Estela Ayala
Iris Lara

LIBRARY DIRECTOR: Christina Perez

ORDER OF BUSINESS

- I. INVOCATION:**
Maria Alicia Navarro led the Invocation
- II. PLEDGE OF ALLEGIANCE:**
Elizabeth Saldana
- III. CALL MEETING TO ORDER:**
Meeting was call to order at 6:05 p.m.
- IV. ROLL CALL:**
All Board Members were present with the exception of Iris Lara, Sarah Guerra and Maria Estela Ayala.

**CITY OF SAN JUAN
LIBRARY BOARD MEETING
WEDNESDAY, APRIL 9, 2025**

V. REVIEW OF MINUTES:

Minutes were accepted: Motion: Maria Alicia Navarro
2nd: Melina Montoya

VI. NEW BUSINESS:

August Events

- a. Numbers Dropped – School Starting

Calendar

- b. National Night Out – August 7, 2025 (rulers @ Municipal Park @ 6:00pm)

VII. DIRECTOR'S REPORT:

August 1, 2025

Idea meet parents

Summer Reading Program a lot of organization / community

Flyers – Facebook (City of San Juan and San Juan Memorial Library)

Directors report Accepted: Motion: Maria Alicia Navarro
2nd: Melina Montoya

VIII. ADJOURMENT:

A motion to adjourn was made at 6:25 p.m. by Christina Garza and 2nd by Maria Alicia Navarro
Next meeting September 3, 2025

Elizabeth Saldana, Chair

Iris Lara, Secretary

MINUTES OF REGULAR MEETING OF THE SAN JUAN LIBRARY ADVISORY BOARD

DATE: Wednesday, September 3, 2025

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Maria Estela Ayala
Elizabeth Saldana...
Christina Garza
Melina Montoya
Sarah Guerra
Amanda Muniz (Children's Librarian)

MEMBERS ABSENT: Maria Alicia Navarro
Iris Lara

LIBRARY DIRECTOR: Christina Perez

ORDER OF BUSINESS

- I. INVOCATION:**
Elizabeth Saldana led the Invocation
- II. PLEDGE OF ALLEGIANCE:**
Maria Estela Ayala
- III. CALL MEETING TO ORDER:**
Meeting was call to order at 6:11 p.m.
- IV. ROLL CALL:**

All Board Members were present with the exception of Iris Lara and Maria Alicia Navarro.

**CITY OF SAN JUAN
LIBRARY BOARD MEETING
WEDNESDAY, SEPTEMBER 3, 2025**

V. REVIEW OF MINUTES:

No Minutes

VI. NEW BUSINESS:

September Calendar

- a. Tuesday, September 16, 2025 – Call author, Monica (Mexico) pinatas and crafts.
- b. Agri life – Chair Exercise, Nutrition. (11,18,25)
- c. Home school
- d. Amanda, Children’s librarian – Survey – toddler time @ 1:30pm on channel 5

VII. DIRECTOR’S REPORT:

Amanda on the news

Idea School – info on library

Agri-life – homeschool

VIII. ADJOURNMENT:

A motion to adjourn was made by Maria Estela Ayala and 2nd by Sarah Guerra

Next meeting October 1, 2025

Elizabeth Saldana, Chair

Iris Lara, Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
OCTOBER 14, 2025

Hold a Public Hearing to Solicit Input from Interested Parties on the City of San Juan Needs Under the Urban County Program Fiscal Year 26. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

To comply with the Consolidated Plan for Community Planning and Development Grant (CDBG) funding, the City of San Juan is required to conduct a public hearing to solicit input from interested parties regarding the City's needs under the Urban County Program for Fiscal Year 26.

A total of \$279,996.00 in CDBG funds will be available to the City of San Juan.

RECOMMENDATION:

Conduct the public hearing as required by the Hidalgo County Urban County Program.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

HIDALGO COUNTY - PRECINCT NO. 2 RESIDENTS
PUBLIC HEARING NOTICE
HIDALGO COUNTY - URBAN COUNTY PROGRAM
Publication Date: Wednesday, September 24, 2025

In compliance with the Consolidated Plan for Community Planning & Development (CDBG), the **Cities listed below** will conduct a public hearing to solicit input from interested parties on the **Cities' needs** under the **Urban County Program Fiscal Year 26**.

The overall goals for the Consolidated Plan are to strengthen partnerships with jurisdictions, to extend and strengthen partnerships among all levels of government and the private sector, including profit and nonprofit organizations, to enable them to provide decent housing, to establish and maintain a suitable living environment, and to expand economic opportunities for every citizen, particularly for very low income persons.

The public hearing for the **City of Hidalgo** will be held on **Monday, October 06, 2025 at 6:00 P.M.** at the following location: **Hidalgo City Hall located at 704 E. Ramon Ayala Dr., Hidalgo Texas 78577**. For more information, please come by our city office or call (956) 843-2286. Written comments can be forwarded to: **Mayor Sergio Coronado - City of Hidalgo, 704 E. Ramon Ayala Dr., Hidalgo Texas 78577**. Expected allocation is \$ 251,932.00.

The public hearing for the **City of San Juan** will be held on **Tuesday, October 14, 2025 at 6:00 P.M.** at the following location: **San Juan Library located at 1010 S. Standard Ave., San Juan, Texas 78589**. For more information, please come by our city office or call (956) 223-2200. Written comments can be forwarded to: **Mayor Mario Garza - City of San Juan, 709 S. Nebraska St., San Juan, Texas 78589**. Expected allocation is \$ 279,996.00.

Listed below is a partial listing of eligible activities.

Public Facilities Needs

Senior Centers Youth Centers
Neighborhood Facilities

Parks and Recreation Facilities Health
Facilities

Child Care Facilities Parking
Facilities

Infrastructure Improvement Needs Flood
Drain Improvements
Water Improvements
Sewer Improvements
Street Improvements

Public Service Needs
Senior Services Handicapped
Services Youth Services

Child Care Services

Accessibility

Economic Development Needs
Technical Assistance

Lead-Based Paint/Hazard Abatement

Code Enforcement

Emergency Shelter Needs

Housing Needs

Community Planning

Program Administration

It is the objective of Hidalgo County to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. Persons with disabilities/handicapped, non-English speaking, or limited English proficiency (LEP) who may require an interpreter shall be provided upon request by calling (956) 787-8127 at least three (3) days in advance. Persons who are deaf, hard-of-hearing, deaf-blind or speech-disabled may use Relay Texas at (800) 735-2989 to call the Hidalgo County Urban County Program (UCP) and request arrangements in order to participate in the citizen participation process. Hidalgo County Urban County Program does not discriminate on the basis of disability status in the admission of, or access to, or treatment in its federally assisted programs or activities.

Joel Rivera, Ph.D., UCP Director
Programa Urbano del Condado de Hidalgo
1916 Tesoro Street
Pharr, Texas 78577



**AVISO DE AUDIENCIA PÚBLICA PARA RESIDENTES DEL
PRECINTO #2 DEL CONDADO DE HIDALGO
PROGRAMA URBANO DEL CONDADO DE HIDALGO
Fecha de Publicación: Miércoles 24 de septiembre de 2025**

En cumplimiento con el **Plan Consolidado para Planificación y Desarrollo Comunitario (CDBG)**, las ciudades enumeradas a continuación llevarán a cabo una audiencia pública para solicitar aportaciones de las partes interesadas sobre las necesidades del Precinto en el marco del **Programa Urbano del Condado de Hidalgo para el Año Fiscal 2026**.

Los objetivos generales del Plan Consolidado son fortalecer las alianzas con las jurisdicciones, ampliar y fortalecer las asociaciones entre todos los niveles de gobierno y el sector privado, incluidas las organizaciones con fines de lucro y sin fines de lucro, para permitirles proporcionar viviendas adecuadas, establecer y mantener un entorno de vida adecuado y ampliar las oportunidades económicas para todos los ciudadanos, especialmente para las personas de ingresos muy bajos.

La audiencia pública para **la Ciudad de Hidalgo** se llevará a cabo el **lunes 06 de octubre 2025 a las 6:00 P.M.** en la siguiente ubicación: **Municipalidad de la Ciudad de Hidalgo ubicado en el 704 E. Ramon Ayala Dr., Hidalgo Texas 78577**. Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 843-2286**. Los comentarios escritos pueden hacer enviados a: **Alcalde Sergio Coronado de la Ciudad de Hidalgo al 704 E. Ramon Ayala Dr., Hidalgo Texas 78577**. Asignación esperada de **\$ 251,932.00**.

La audiencia pública para **la Ciudad de San Juan** se llevará a cabo el **martes 14 de octubre 2025 a las 6:00 P.M.** en la siguiente ubicación: **La Biblioteca de la Ciudad de San Juan ubicado en el 1010 S. Standard Ave., San Juan, Texas 78589**. Para obtener más información, por favor venga a nuestra oficina de la ciudad o llame al **(956) 223-2200**. Los comentarios escritos pueden hacer enviados a: **Alcalde Mario Garza de la Ciudad de San Juan al 709 S. Nebraska St., San Juan, Texas 78589**. Asignación esperada de **\$ 279,996.00**.

A continuación se muestra una lista parcial de actividades elegibles.

Necesidades de Instalaciones Publica	Necesidades de Mejoramiento de Infraestructura
Centros para Personas Mayores	Mejoras en el Drenaje contra Inundaciones
Centros para Jóvenes	Mejoras en el Abastecimiento de Agua
Instalaciones Vecinales	Mejoras en el Abastecimiento de Agua
Instalaciones de Parques y Recreación	Mejoras en el Alcantarillado Mejoras en las Calles
Instalaciones de Salud	
Instalaciones de Cuidado Infantil	Accesibilidad
Instalaciones de Estacionamiento	Necesidades de DesarrolloEconómico
	Asistencia Técnica
Necesidades de Servicios Públicos	Eliminación de Pintura con Plomo/Riesgos de Abatimiento
Servicios para Personas Mayores	Cumplimiento de Códigos
Servicios para Personas con Discapacidades	Necesidades de Refugio de Emergencia
Servicios para Jóvenes	Necesidades de Vivienda Planificación Comunitaria
Servicios de Cuidado Infantil	Adminitracion del Programa

Es el objetivo del Condado de Hidalgo para cumplir con la Sección 504 de la Ley de Rehabilitación de 1973, según enmendada, los Americanos con Discapacidades de la Ley de barreras arquitectónicas (ADA) de 1990 y la Ley ADA Enmienda de 2008, la Ley de Equidad de Vivienda, y Con todo respeto. Las personas con discapacidades / minusválidos, que no hablan inglés o con un dominio limitado del inglés (LEP) que pueden requerir un intérprete se les proporcionarán previa solicitud llamando al (956) 787-8127 por lo menos con tres (3) días de anticipación. Las personas sordas, con problemas de audición, sordo-ciegos o del habla discapacitados pueden utilizar Relay Texas al (800) 735-2989 para llamar al Programa del Condado de Hidalgo Condado Urbano (UCP) y los arreglos de solicitud con el fin de participar en el ciudadano proceso de participación. El Programa Urbano del Condado de Hidalgo no discrimina en base al estado de discapacidad en la admisión, el acceso o el tratamiento en sus programas o actividades con asistencia federal.

**Joel Rivera, Ph.D., UCP Director
Programa Urbano del Condado de Hidalgo
1916 Tesoro Street,
Pharr, Texas 78577**



HIDALGO COUNTY URBAN COUNTY PROGRAM

FY 2026 ANNUAL ACTION PLAN - NEEDS ASSESSMENT PUBLIC HEARING SCHEDULE

CITY/PRECINCT	DATE	TIME	LOCATION ADDRESS
ALAMO	10/7/2025	6:00 p.m.	City Hall - 420 N. Tower Road, Alamo, Texas 78516
ALTON	10/14/2025	7:30 p.m.	City Hall - 509 S. Alton Blvd., Alton, Texas 78573
DONNA	10/21/2025	5:30p.m.	City Hall - 307 S. 12th Donna, Texas 78537
EDCOUCH	10/2/2025	6:00pm	City Hall - 211 Southern Ave., Edcouch, Texas 78538
ELSA	10/14/2025	6:30 p.m.	City Hall - 102 S. Diana Street Elsa, Texas 78543
GRANJENO	10/14/2025	7:00 p.m.	City Hall 6603 S. FM 494, Granjeno Texas 78572
HIDALGO	10/6/2025	6:00 p.m.	City Hall 704 E. Ramon Ayala Drive, Hidalgo, Texas 78557
LA JOYA	10/14/2025	6:00 p.m.	City Hall 701 E. Expressway83, La Joya, Texas 78560
LA VILLA	10/8/2025	6:00p.m.	City Hall 916 S. Mike Chapa, La Villa Texas 78562
MERCEDES	10/7/2025	6:30 p.m.	City Hall 400 S. Ohio Street, Mercedes, Texas 78570
PALMVIEW	10/6/2025	5:30 p.m.	City Hall 400 W. Veterans Ave., Palmview, Texas 78572
PENITAS	10/8/2025	6:00 p.m.	Library: 1111 S. Main Street, Peñitas, Texas 78576
PROGRESO	10/20/2025	6:00 p.m.	City Hall 300 N. Business FM 1015, Progreso Texas 78579
SAN JUAN	10/14/2025	6:00 p.m.	Memorial Library 1010 S. Standard Ave., San Juan 78589
SULLIVAN	10/6/2025	6:00 p.m.	City Hall 500 Cenizo Dr. Sullivan City, Texas 78595
WESLACO	10/21/2025	5:30 p.m.	City Hall 255 S. Kansas Ave., Weslaco, Texas 78596
PCT 1	10/1/2025	6:00 p.m.	Pct. #1 Office1902 Joe Stephens, Suite 101, Weslaco, Texas 78596
PCT 2	10/15/2025	6:00p.m.	Pct. #2 Office 300 W. Hall Acres, Pharr, Texas 78577 suite G
PCT 3	10/16/2025	5:30 p.m.	Pct. #3 Office 724 N. Breyfogle, Mission Texas 78574
PCT 4	10/20/2025	6:00 p.m.	Pct. #4 Annex Building1124 N. M Rd, Edinburg, Texas 78542.



"Providing 50 Years of Service"
1974 - 2025

212 W. 18TH ST.
MISSION, TX 78572

Phone: (956) 213-9400

Fax: (956) 213-8119

www.advrgv.org

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Juan J. Barrios
Banking / Finance

Executive Director - Amigos Del Valle, Inc.
Alejandro Guerra

September 8, 2025

Mr. Tirso Garza
Interim City Manager
City of San Juan
709 S. Nebraska
San Juan, TX 78589

Re: Letter of request for CDBG Funds FY 2026-2027

Dear Mr. Garza,

Amigos Del Valle, Inc. is respectfully requesting \$10,000 in CDBG funds for Fiscal Year 2026-2027. These funds will continue to be utilized to provide home delivered meals to 09 eligible citizens for 165 days that reside within the City of San Juan area.

With your continued financial support, we will be able to continue providing much needed meals to the homebound seniors to assist them to continue living as healthy, independent, productive and self-sufficient lives as possible.

Please be assured that we are very grateful for your proven generous, valuable financial and moral support for our agency's projects throughout our Fifty (50) years of experience.

If you have any questions or concerns, please do not hesitate to contact us at (956)213-9400 or by email:

Alejandro Guerra, Executive Director: aguerra@advrgv.org
Dianira Gonzalez, Nutrition Coordinator: dgonzalez@advrgv.org
Ayssa DeAlejandro, Nutrition Clerk: adealejandro@advrgv.org

Alejandro Guerra
Executive Director

AG/AD



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
OCTOBER 14, 2025

Hold a Public Hearing Regarding the Voluntary Annexation Petition of the 3.03-Acre Tract of Land out of Lot 12, Stewart's Addition to the Conway Gardens, Located Approximately 600 feet North of Hall Acres Road, along the West side of Stewart Road, as Requested by Teysha Group, LLC. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is currently processing a voluntary annexation petition for a property located approximately 600 feet north of Hall Acres Road, on the west side of Stewart Road. This action is in accordance with City policy, which requires subdivisions approved within the City of San Juan's Extraterritorial Jurisdiction (ETJ) to be voluntarily annexed into the City.

On September 23, 2025, the San Juan City Commission adopted Resolution No. 2025-19, formally accepting the property owner's petition for annexation and establishing the dates and times for the legally required public hearings.

Following completion of the annexation process and official recording of the subdivision plat, the City of San Juan will assume responsibility for issuing building permits and conducting inspections related to the proposed residential development on the property.

This annexation is being conducted in compliance with Chapter 43, Section 43.028 of the Texas Local Government Code and is pursuant to the Charter of the City of San Juan.

RECOMMENDATION:

Staff recommends approval of the first reading of the Voluntary Annexation Ordinance. This recommendation is based on compliance with applicable state and local regulations, including Chapter 43, Section 43.028 of the Texas Local Government Code, and the City of San Juan Charter. The annexation will facilitate proper permitting and inspection processes for the proposed residential development and ensure consistency with the City's long-term planning goals.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

SEA

SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE., MCALLEN, TEXAS, 78501
(956) 682-9081/(956) 686-1489 FACSIMILE
(956) 648-8899 CELL
DSALINAS@SALINASENGINEERING.COM

INTRA-OFFICE MEMORANDUM

TO: CITY OF SAN JUAN
Attn: Monica Gomez
(Via Hand Delivery on 08/29/25)

**SUBJECT PROP. BELLA VISTA AT
STEWART ROAD SUBD.
ANNEXATION AND
REZONING**

FROM David Omar Salinas, P.E., MSEE,
R.P.L.S.

DATE: 09/04/25

Monica:

1. Please accept this memorandum as a request to ANNEX the west 440.0 feet out of the certain 6.68 Ac. tract out of Lot 12, Stewart's Addition to the Conway Gardens Subd. (3.03 Acres). Request is to annex for an upcoming multi-family subdivision (Please see Survey Job No. SP-25-26360A);
2. Please accept this memorandum to REZONE that certain 6.68 Acre tract out of Lot 12, Stewart's Addition to the Conway Gardens Subd., H.C.T. Attached is the rezoning application, the \$ 300.00 rezoning fee and a copy of the survey SP-25-25360R representing the area to be rezoned.

I have attached the deed to the property, a survey to the property, the POA and metes and bounds description and the rezoning application and the rezoning fee.

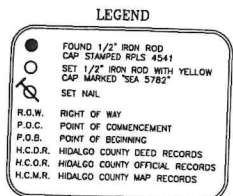
Let me know if you have any questions. Thank you.

Cc: file

Attachments

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

P.O.C.
N.E.C.
LOT 12
NORTHEAST CORNER
CASTILLO SUBDIVISION



SCALE: 1" = 100'

ANNEXATION
METES AND BOUNDS DESCRIPTION

BEING A 3.03 GROSS ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE WEST 440.00 FEET OF THE EAST 970.00 FEET OUT OF THAT CERTAIN 6.68 ACRE TRACT OF LAND OUT OF LOT 12, STEWARTS ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS, LYING SOUTH OF AND ADJACENT TO CASTILLO SUBDIVISION (VOL. 40, PAGE 114, H.C.M.R.); SAID 3.03 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12 LOCATED IN THE CENTER OF STEWART ROAD; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 31 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 12, A DISTANCE OF 330.00 FEET TO A NAIL SET ON THE SOUTHEAST CORNER OF SAID CASTILLO SUBDIVISION SAME CORNER BEING THE NORTHEAST CORNER OF SAID 6.68 ACRE TRACT; THENCE,

NORTH 81 DEGREES 29 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID CASTILLO SUBDIVISION, AND THE NORTH LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 530.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

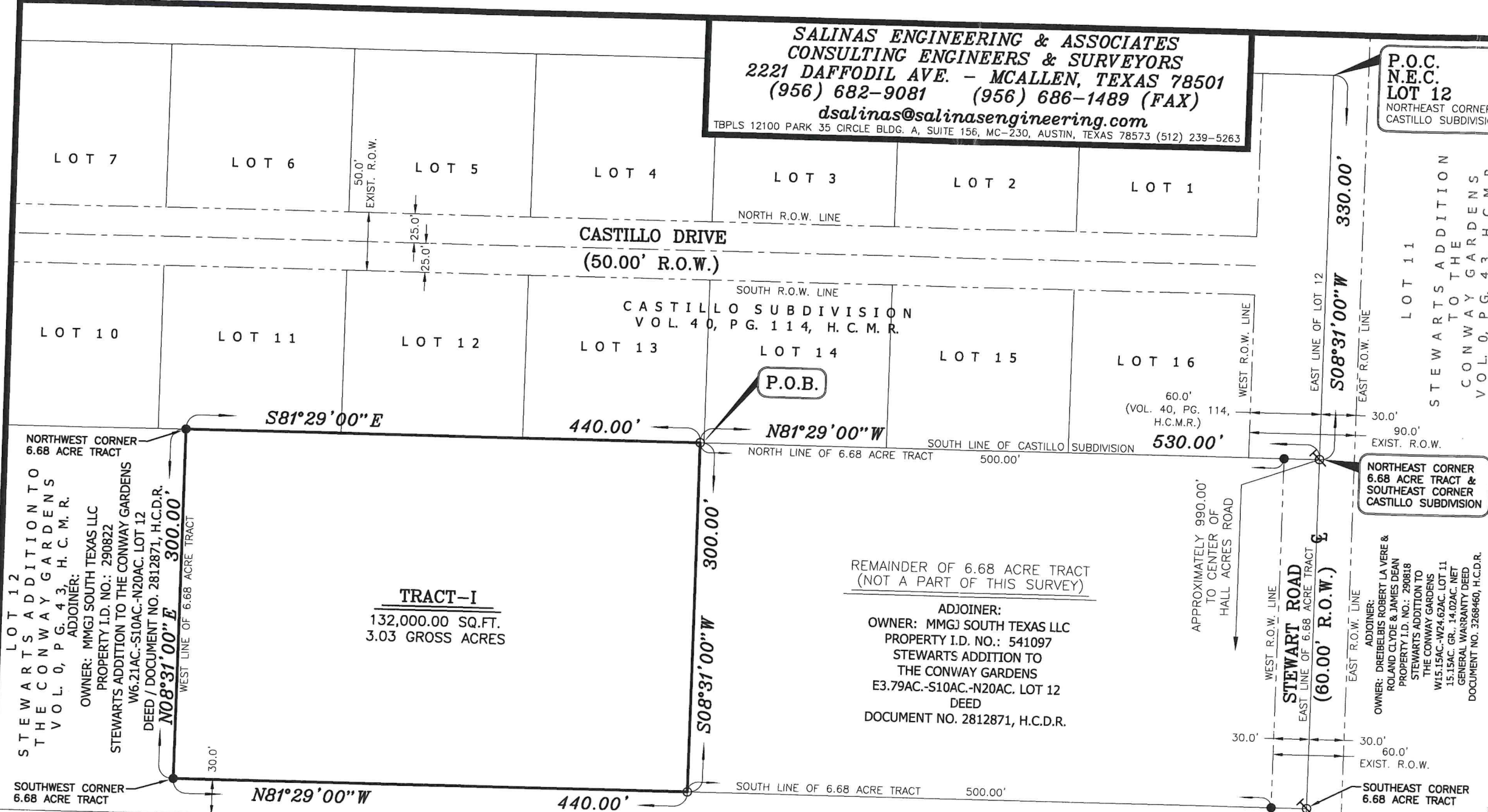
(1) THENCE, SOUTH 08 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SAID 6.68 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 29 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 440.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH CAP STAMPED RPLS 4541 FOUND ON THE SOUTHWEST CORNER OF SAID 6.68 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 31 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID 6.68 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH A CAP STAMPED RPLS 4541 FOUND ON THE NORTHWEST CORNER OF SAID 6.68 ACRE TRACT AND LOCATED ON INTERSECTION WITH THE SOUTH LINE OF SAID CASTILLO SUBDIVISION FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 29 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID 6.68 ACRE TRACT, AND, THE SOUTH LINE OF SAID CASTILLO SUBDIVISION, A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.03 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: STEWARTS ADDITION TO THE CONWAY GARDENS, H.C.T. N:SUBDIVISIONPLATSBELLAVISTAATSTEWARTROAD.SUB3.03.082725



LOT 12
STEWARTS ADDITION TO
THE CONWAY GARDENS
VOL. 0, PG. 43, H.C.M.R.
OWNER: MMGI SOUTH TEXAS LLC
PROPERTY I.D. NO.: 290822
STEWARTS ADDITION TO THE CONWAY GARDENS
W6.21AC.-S10AC.-N20AC. LOT 12
DEED / DOCUMENT NO. 2812871, H.C.D.R.
N08°31'00\"E 300.00'
WEST LINE OF 6.68 ACRE TRACT

TRACT-I
132,000.00 SQ.FT.
3.03 GROSS ACRES

REMAINDER OF 6.68 ACRE TRACT
(NOT A PART OF THIS SURVEY)
ADJOINER:
OWNER: MMGI SOUTH TEXAS LLC
PROPERTY I.D. NO.: 541097
STEWARTS ADDITION TO
THE CONWAY GARDENS
E3.79AC.-S10AC.-N20AC. LOT 12
DEED
DOCUMENT NO. 2812871, H.C.D.R.

NORTHEAST CORNER
6.68 ACRE TRACT &
SOUTHEAST CORNER
CASTILLO SUBDIVISION

ADJOINER:
OWNER: DREIBELBIS ROBERT LA VERE &
ROLAND CLYDE & JAMES DEAN
PROPERTY I.D. NO.: 290818
STEWARTS ADDITION TO
THE CONWAY GARDENS
W15.15AC.-W24.62AC. LOT 11
15.15AC. GR. 14.02AC. NET
GENERAL WARRANTY DEED
DOCUMENT NO. 3268460, H.C.D.R.

LOT 12
STEWARTS ADDITION TO
THE CONWAY GARDENS
VOL. 0, PG. 43, H.C.M.R.

ADJOINER:
OWNER: XLH INVESTMENTS LLC
PROPERTY I.D. NO.: 290824
STEWARTS ADDITION TO
THE CONWAY GARDENS
W6.21AC.-N10AC.-S20AC. LOT 12
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 3468472, H.C.D.R.

GENERAL PLAT NOTES:

- Bearing Basis: Recorded plat of STEWARTS ADDITION TO THE CONWAY GARDENS, Hidalgo County, Texas.
- 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 party without the express written consent of the surveyor.
- 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.
- The surveyor has made no attempt to locate or define wetlands, 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.
- The surveyor has made no attempt to locate or define archeological 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.
- 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 of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
- This is a standard survey and does not include a subsurface utility or topographic investigation.
- If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

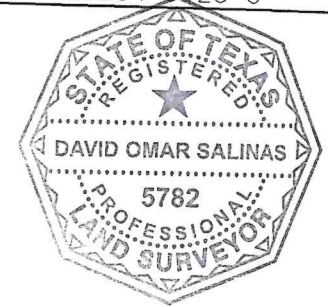
This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at _____ AS SHOWN ABOVE _____ in _____ HIDALGO COUNTY, _____ Texas, described as follows: BEING A 3.03 GROSS ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE WEST 440.0 FEET OF THE EAST 970.0 FEET OUT OF THAT CERTAIN 6.68 ACRE TRACT OF LAND OUT OF _____ (SEE METES AND BOUNDS DESCRIPTION) Lot _____ 12 _____, Block _____, of _____ STEWARTS ADDITION TO THE CONWAY GARDENS _____

Texas, according to the plat recorded in Volume _____ 0 _____, Page _____ 43 _____, of the _____ MAP _____ Records of Hidalgo County, Texas. I further certify that this property lies in Zone " _____ B _____ " as per FIRM (Flood Insurance Rate Map) dated _____ NOV. 16, 1982 _____ Community Panel No. _____ 480334 0425 C _____.

DRN. BY
08/27/25
DATE

SP-25-26360A
JOB NO.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782



ANNEXATION
METES AND BOUNDS DESCRIPTION

BEING A 3.03 GROSS ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE WEST 440.00 FEET OF THE EAST 970.00 FEET OUT OF THAT CERTAIN 6.68 ACRE TRACT OF LAND OUT OF LOT 12, STEWARTS ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS, LYING SOUTH OF AND ADJACENT TO CASTILLO SUBDIVISION (VOL. 40, PAGE 114, H.C.M.R.); SAID 3.03 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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BASIS OF BEARING: STEWARTS ADDITION TO THE CONWAY GARDENS, H.C.T.
N:\SUBDIVISIONPLATS\BELLAVISTAATSTEWARTROAD.SUB\3.03.082725

DAVID OMAR SALINAS, RPLS
SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE., MCALLEN, TEXAS, 78501
(956) 682-9081
dsalinas@salinasengineering.com

DATE: 09/04/25
JOB: BELLA VISTA AT STEWART ROAD





RESOLUTION NO. 2025- 19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF THE 3.03-ACRE TRACT OF LAND OUT OF LOT 12, STEWART'S ADDITION TO THE CONWAY GARDENS, 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:

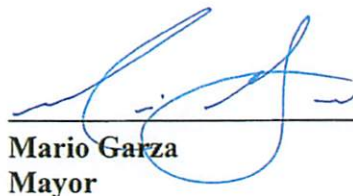
Section 1. The City of San Juan has received a petition from the following property owners for voluntary annexation of properties described in Exhibit "A". The City Commission of the City of San Juan hereby declares its intention to institute proceedings to annex to the City the territory generally described 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 San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on October 14, 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 October 28, 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 23rd day of September, 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



**Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE
Proposed Bella Vista Subdivision**

Subject Property	Being a 3.03-acre tract of land out of Lot 12, Stewart's Addition to the Conway Gardens, Hidalgo County, Texas.
Monday, September 8, 2025	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Wednesday, September 10, 2025	Negotiate written service agreement with property owner and City.
Tuesday, September 23, 2025	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, October 1, 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, October 14, 2025	City Commission holds public hearing on Voluntary Annexation.
Wednesday, October 15, 2025	Notice of 2 nd Public Hearing is published in the local newspaper.
Tuesday, October 28, 2025	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, November 11, 2025	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, November 25, 2025	2 nd Reading: City Commission Approves Voluntary Annexation Ordinance.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
OCTOBER 14, 2025

Consider Appointment of a Member of the City Commission as Mayor Pro-Tempore.

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Appointment of a member of the City Commission as Mayor Pro-Tempore.

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
OCTOBER 14, 2025

Consider Removal, Appointment or Re-Appointment of Board Member(s) Related to the Civil Service Commission. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

Under the Texas Government Code, 143.006, the Civil Service Commission consists of three members appointed by the municipality's chief executive and confirmed by the governing body of the municipality. Members serve staggered three-year terms with the term of one member expiring each year. If a vacancy occurs or if an appointee fails to qualify within 10 days after the date of appointment, the chief executive shall appoint a person to serve for the remainder of the unexpired term in the same manner as the original appointment. (c) A person appointed to the commission must: (1) be of good moral character; (2) be a United States citizen; (3) be a resident of the municipality who has resided in the municipality for more than three years; years. (4) be over 25 years of age; and (5) not have held a public office within the preceding three years.

Our office was notified of the resignation of Vice-Chair Juan J. Vasquez, who was serving a two-year term set to expire on September 24, 2026. Additionally, Commissioner David Alvarado's one-year term has expired as of September 24, 2025.

Staff recommends appointing one (1) new member to serve the remainder of Mr. Vasquez's unexpired term and appointing one (1) member to fill the recently expired one-year term.

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

CIVIL SERVICE COMMISSION

#	NAME	POSITION	EMPLOYMENT/ BUSINESS	INITIAL TERM	INITIAL DATE	DATE TERM EXPIRES	OFFICE NUMBER	MOBILE NUMBER	EMAIL ADDRESS	ADDRESS
1	Rolando Casas	Chair	Cameron County Asst. Emergency Mgmt Coordinator	3 Yrs.	9/24/2024	9/24/2027		(956) 342-6150	rcasas956@gmail.com	425 W. 12th St. San Juan
2	Juan J. Vasquez	Vice-Chair	Hidalgo County Sheriff's Office	2 Yrs.	2/8/2018	9/24/2026	(956) 303-8114	(956) 867-4809	joe.vasquez1972@yahoo	210 W. 4th St. San Juan
3	David Alvarado	Commissioner	City of McAllen Police Officer	1 Yr.	2/23/2016	9/24/2025	(956) 681-2000	(956) 460-7230	dalva6717@gmail	1227 E. Texas Ave. San Juan

*Members serve staggered three-year terms with the term of one member expiring each year.

*Municipality's Chief Executive may reappoint a commission member to consecutive terms. A commission member may not be reappointed to more than a third consecutive term.

#	TERM
1	2nd (11/23/2021)
2	3rd (4/12/2022)
3	2nd (11/23/2021)



City of San Juan

Application for Appointment



Date: 10-7-25

Board / Commission / Committee: Civil Service

Name: Moises Avellaneda

Mailing Address: PO Box 1824 San Juan TX 78589

Preferred Phone and Fax: 956-648-2119

Employer: City of Pharr Fire Dept

Occupation: Firefighter

Email Address: firemedic-118@yahoo.com

Are you or can you be qualified to vote in a City of San Juan Election? yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 36 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

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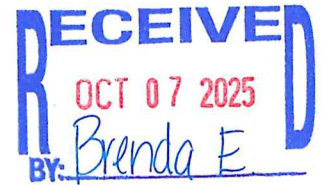
Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Firefighter For 26 years



City of San Juan

Application for Appointment



Date:

Board / Commission / Committee:

Name:

Mailing Address:

Preferred Phone and Fax:

Employer:

Occupation:

Email Address:

Are you or can you be qualified to vote in a City of San Juan Election?

Are you a City of San Juan resident? ☒ Yes ☐ No How long?

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Pharr Volunteer Firefighter/EMT/ Retired Pharr Fire Department (30yrs of service)
Member of Palm Valley Church

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Board Member ETAB/RGV Fire Academy.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
OCTOBER 14, 2025

Consider Removal, Appointment or Re-Appointment of Board Member(s) Related to the Planning and Zoning Commission. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning and Zoning Commission consists of seven members. Each member must reside in and own real property within the City, and their service will be uncompensated. Members will be appointed for two-year terms, with less than half but at least two-fifths of the members appointed in even-numbered years, and the remaining members appointed in odd-numbered years.

The City Manager will serve as an ex-officio member, with the right to submit suggestions and plans, and to participate in discussions. However, the City Manager will not be entitled to vote on official matters.

Active participation is a requirement for all members. Any member who is absent from three consecutive regular meetings will be automatically removed from the Commission. In such an event, the Planning Commission will promptly notify the City Commission of the vacancy.

Staff recommend the appointment or reappointment of three members to serve a two-year term.

The terms of the following members expired on September 10, 2025:

- Cesar Cantu
- Luis Mancillas, Jr.
- Eric Sanchez

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

PLANNING AND ZONING COMMISSION

#	NAME	POSITION	EMPLOYMENT/ BUSINESS	INITIAL TERM	INITIAL DATE	DATE TERM EXPIRES	MOBILE NUMBER	EMAIL ADDRESS	ADDRESS
1	Irma Castillo	Chairwoman	Retired	2 Yrs.	3/26/2019	9/10/2026	(956) 802-2951	icastillo114@yahoo.com	114 Deanna Dr.
2	Mark A. Salinas	Vice-Chairman	Structure Team LLC.	2 Yrs.	8/23/2022	9/10/2026	(956) 777-0700	msalinas@sil.com	1308 El Presidente
3	Cesar Cantu	Member	Americian Fence	2 Yrs.	10/26/2021	9/10/2025	(956) 929-6000	ccantu71@yahoo.com	1501 Foster St.
4	Eliza Yzaguirre	Member	Texas Gas Services	2 Yrs.	7/9/2019	9/10/2026	(956) 467-9775	e.yzaguirre@icloud.com	1217 S. Standard Ave.
5	Valerie Cardenas	Member	Texas National Bank	2 Yrs.	2/27/2018	9/10/2026	(956) 331-6313	vvargas74@live.com	205 Campo Verde
6	Luis Mancillas, Jr.	Member	Prime Source Building Products	2 Yrs.	2/28/2023	9/10/2025	(956) 212-9007	luismancillas1221@gmail.com	405 Noble Dr.
7	Eric Sanchez	Member	Hidalgo County Fire Marshal Office	2 Yrs.	9/10/2024	9/10/2025	(956) 225-3361	esanchezsdfd@yahoo.com	1110 E. 10th
8		Ex-Officio							

*Board consist of 7 members and 1 Ex-officio

*7 members serve a two-year staggered term.



PLANNING AND ZONING COMMISSIONERS
ATTENDANCE FORM
2025

Commissioners	JAN 1/9	JAN 1/23	MAR 3/06	MAR 3/20	APR 4/10	MAY 5/08	JUN 6/12	JUN 6/26	JUL 7/24	AUG 8/28	OCT/16		% of Attendance
Irma Castillo	√	√	√	√	√	√	X	√	√	√			90%
Mark A. Salinas	X	X	√	X	√	X	√	√	√	X			50%
Valerie Cardenas	√	√	√	√	√	√	√	√	X	√			90%
Eliza Yzaguirre	√	X	√	√	√	X	√	X	√	X			60%
Luis Mancillas	X	X	√	√	√	√	√	√	X	√			70%
Cesar Cantu	X	√	√	X	√	√	X	X	√	X			50%
Eric Sanchez	√	√	X	X	X	√	√	X	√	√			60%



City of San Juan

Application for Appointment



Date:

Board / Commission / Committee:

Name:

Mailing Address:

Preferred Phone and Fax:

Employer:

Occupation:

Email Address:

Are you or can you be qualified to vote in a City of San Juan Election?

Are you a City of San Juan resident? ☒ Yes ☐ No How long?

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

City of San Juan Civil Service Commission Chairman
Fire District #4 Tresure
Van Guard District Safety Commitee member

South Texas Arson Investigators Association Member
VIP EAST HOA board Member
South Texas Fire Chiefs Association Member
Keep San Juan Beautiful Board member

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us

I am seeking the opportunity to serve on the City of San Juan Planning and Zoning Board. I have served on various boards and committees within the City of San Juan and Hidalgo County, and I am committed to contributing my experience to further the growth and improvement of our community.

With over 23 years of public service as a Fire Inspector and Investigator, I bring extensive knowledge in planning, zoning, and life safety. My work with the Hidalgo County Planning Department has given me hands-on experience with diverse development projects across the county. In addition, as a licensed Realtor, I offer valuable insight into real estate trends, land use, and community needs.

I believe my background uniquely positions me to provide informed, practical, and balanced input on matters before the board, and I look forward to the opportunity to serve the residents of San Juan.



City of San Juan

Application for Appointment

RECEIVED
OCT 02 2025
BY: Brenda E.

Date: 10/01/25

Board / Commission / Committee: Planning and Zoning Commission

Name: Martin Gamboa

Mailing Address: 1228 S. Wyoming Avenue

Preferred Phone and Fax: 956-358-1178

Employer: NEXA Mortgage, Gamboa Construction

Occupation: Mortgage Broker, Real Estate Investor

Email Address: mgamboalo@yahoo.com

Are you or can you be qualified to vote in a City of San Juan Election? yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 25 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Active member of: Alamo Lions Club, Chamber of Commerce, Texas Builders Association, National Hispanic Mortgage Brokers

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

15 years experience in real estate development and construction have given me an understanding of how zoning regulations, land use planning, and infrastructure decisions directly impact community growth and development. I have hands-on experience navigating permitting processes, site planning and code compliance that give me a practical perspective that can help the commission make informed, balanced decisions.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan
Application for Appointment

RECEIVED
OCT 02 2025
BY: Brenda E.

Date: 10/2/28

Board / Commission / Committee: Planning & Zoning

Name: Manuel (Meme) Garza Jr

Mailing Address: 400 Chula Vista Dr.

Preferred Phone and Fax: 784 2538

Employer: Alamo Fire Dept

Occupation: Fire Marshal

Email Address: DragonSlayer3261@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 30 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

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Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

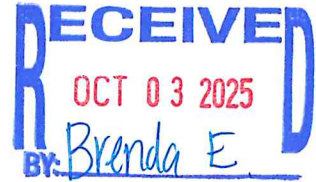
fire marshal

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 10.3.2025

Board / Commission / Committee: Planning & Zoning Commission

Name: Agapito Vargas Jr

Mailing Address: 200 Cecil Drive, San Juan TX 78589

Preferred Phone and Fax: 956-460-6364

Employer: Retired

Occupation: Retired

Email Address: carnic48@gmail.com

Are you or can you be qualified to vote in a City of San Juan Election? yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 49 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Pieter J.C. Club
Alamo Boyz & Girls Club

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Served in both Planning and Zoning Commission (City of San Juan) Partis & Rec
Served in the Hidalgo County Commuter Rail Board
City of Pieter 7 and 10 year Project Commission

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment

RECEIVED
OCT 07 2025
BY: Brenda E.

Date: 10/6/2025

Board / Commission / Committee: Planning and Zoning Commission

Name: Mario M. Giles

Mailing Address: 205 E. 8th St San Juan, TX 78589

Preferred Phone and Fax: 956-562-8784

Employer: Giles Construction

Occupation: Construction

Email Address: giles.mario04@yahoo.com

Are you or can you be qualified to vote in a City of San Juan Election? NO

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 24 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

NCCER CORE (IN PROGRESS)
ELPT HIA (IN PROGRESS)

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

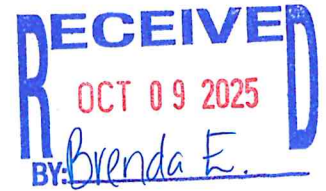
15 years in construction industry with hands on knowledge of building methods, materials and structural requirements. I am proficient in interpreting blueprints and construction plans.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 10/8/2025

Board / Commission / Committee: Planning and Zoning

Name: Reynaldo Cantu

Mailing Address: 815 E. Nebraska St., Alamo, TX 78516

Preferred Phone and Fax: 956-668-8245 Ext. 323

Employer: Valley Association For Independent Living

Occupation: Mobility Outreach Specialist

Email Address: rcantu@vailrgv.org

Are you or can you be qualified to vote in a City of San Juan Election?

YES

☐

Are you a City of San Juan resident? X Yes No How long? 20

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes X No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes X No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes X No

List of professional or social membership(s)

- Regional Transportation Advisory Panel
- Su Clinica Migrant Coalition Meeting

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

As a **Mobility Outreach Specialist** at the **Valley Association for Independent Living**, I am dedicated to fostering personal dignity and empowerment through individual representation as a peer advocate, counselor, and Independent Living Skills specialist. My experience includes collaborating with individuals with disabilities to provide orientation and mobility training on public transit as a Travel Trainer. We tailor their travel training

plans based on their unique needs and input.

I also work closely with the **Regional Transportation Advisory Panel Committee** to advocate for accessible, inclusive, and affordable public transportation for all.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
OCTOBER 14, 2025

Consider Removal, Appointment or Re-Appointment of Board Member(s) Related to the Parks & Recreation Advisory Board. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Parks & Recreation Advisory Board consists of seven (7) members, each of whom must be a resident of San Juan or operate a business within the city. Members must be at least eighteen (18) years of age, possess good moral character, and be well-regarded in the community. They should also demonstrate a clear interest in the beautification of public property, the parks system, and the city's recreational programs.

Ramiro Herrera was recently appointed to the PAL Board. Additionally, the terms for Sabrina Rodriguez-Fuentes and Genovevo “Gene” Quintanilla expired on September 10, 2025.

Staff recommends appointing one (1) new member to fill the recent vacancy and appointing or re-appointing two (2) members to fill the expired two-year terms.

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

PARKS RECREATION ADVISORY BOARD

#	NAME	POSITION	EMPLOYMENT/ BUSINESS	INITIAL TERM	INITIAL DATE	DATE TERM EXPIRES	MOBILE NUMBER	EMAIL ADDRESS	ADDRESS
1	Aaron Gonzalez	Secretary		2 Yrs.	5/12/2020	5/12/2026	(956) 827-9756	aaron.gonzalez@psjaisd.us	
2	Ramiro Herrera	Member		2 Yrs.	6/11/2019	9/25/2025	(956) 821-1214	ramherrera@aol.com	
3	Sabrina Rodriguez-Fuentes	Member	Costa Messa Restaurant	2 Yrs.	9/10/2024	9/10/2025	(956) 627-7295	sabrinardz10@yahoo.com	2906 Summer Village Circle
4	Genovevo "Gene" Quintanilla	Member	City of McAllen	2 Yrs.	9/10/2024	9/10/2025	(956) 624-4969	geneg26@yahoo.com	3001 Grandora St.
5	Rodrigo De La Cerda	Member		2 Yrs.	4/25/2022	4/25/2026	(956) 784-1927	Rigo.dlc@yahoo.com	
6	Claudia Alvarado	President		2 Yrs.	1/28/2020	4/25/2026	(956) 789-9484	myrene5310@gmail.com	
7	Erica Lopez	Vice-President		2 Yrs.	1/28/2020	4/25/2026	(956) 502-2929	mrs_elo@yahoo.com	

* Board shall consist of 7 members

* 7 members serve a two-year term.



City of San Juan

Application for Appointment



Date: 9-3-24

Board / Commission / Committee: Parks & Rec Board / PAL

Name: Sabrina Rodriguez-Fuentes

Mailing Address: 2906 Summer Village Circle San Juan, TX

Preferred Phone and Fax: 956-627-7295

Employer: Costa Mesa Restaurant

Occupation: Administrative Assistant

Email Address: sabrinardz10@yahoo.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 3 years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

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Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

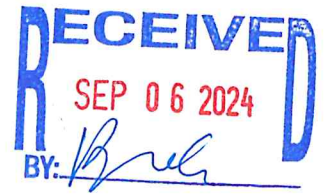
I have no experience on being on a board but I have a 9 year old son who currently plays almost every sport in rec and I feel there needs to be more organization. There are issues I've seen along the years and I'd love to join the board to bring ideas to our community.

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



City of San Juan

Application for Appointment



Date: 09/05/2024

Board / Commission / Committee: San Juan Parks & Rec.

Name: Genovevo "GENE" Quintanilla

Mailing Address: 3001 Grandora St. San Juan Tx. 78589

Preferred Phone and Fax: (956)624-4969

Employer: City of Mcallen

Occupation: Code Compliance Officer

Email Address: geneq26@yahoo.com

Are you or can you be qualified to vote in a City of San Juan Election? Yes

Are you a City of San Juan resident? ☒ Yes ☐ No How long? 47 Years

Have you ever represented any other private person, group or entity for compensation before the City Commission or any department, commission, board of committee within the last three years? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in any contract with the City? ☐ Yes ☒ No

Do you, your spouse, or your employer have any financial interest, direct or indirect in the sale to the city of any land, materials, supplies or service? ☐ Yes ☒ No

List of professional or social membership(s)

Over 12 years volnteer for the park and rec deparment as a coach for baseball, basketball, soccer, flag football.

License Code Officer.

Experience/ Knowledge Pertaining to Board/ Commission/ Committee of Interest:

Have knowledge in the recyclinf work for the City of Mcallen for 2 years in that Deparment. Help out In KMB when needed to gho paint houses, I just want to help beautify City of San Juan my hometown. ...

Application will be kept on file for two (2) years: thereafter applicants must reapply. Applications may be faxed (956) 787-5978, mailed to the City Secretary (512 S. Nebraska, San Juan, TX 78589) or emailed to City Secretary Brenda Escalante at: bescalante@sjtx.us



**Park's & Recreation Advisory Board
Attendance Form
2025**

Fiscal Year: 2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Claudia Alvarado	P	NQ	NQ	P	*	NQ	P	*	*			
Erica Lopez	A	NQ	NQ	A	*	NQ	A	*	*			
Aaron Gonzalez	P	NQ	NQ	P	*	NQ	P	*	*			
Ramiro Herrera	P	NQ	NQ	P	*	NQ	P	*	*			
Rigo De La Cerda	P	NQ	NQ	A	*	NQ	A	*	*			
Sabrina Fuentes	P	NQ	NQ	P	*	NQ	P	*	*			
Gene Quintanilla	P	NQ	NQ	A	*	NQ	P	*	*			

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

LEGEND

* - NO MEETING HELD

P - PRESENT

A - ABSENT

E - EXCUSED

R - RESIGNED

NQ - NO QUORUM

NM- NEW MEMBER

Re. REPLACED

TE - TERM EXPIRED

AO - AUTOMATICALLY OUT

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
OCTOBER 14, 2025

Consideration and Possible Action to Authorize Staff to Solicit Proposals for Request for Qualifications for Agent of Record that Includes Proposals for Employee Health Insurance and Voluntary Products. [Lori A. Maldonado, Purchasing Agent]

STAFF COMMENTS AND RECOMMENDATIONS:

Authorize Staff to solicit proposals for Request for Qualifications for Agent of Record that Includes Proposals for Employee Health Insurance and Voluntary Products.

RECOMMENDATION:

Authorize Staff to solicit proposals for Request for Qualifications for Agent of Record that Includes Proposals for Employee Health Insurance and Voluntary Products.

PREPARED BY:

Lori Maldonado,
Purchasing Agent

APPROVED BY:

Ruben Guajardo, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
OCTOBER 14, 2025

Consideration and Possible Action, if any, on Resolution for Nomination of Candidates to the Hidalgo County Appraisal District Board of Directors for 2026-2029.

STAFF COMMENTS AND RECOMMENDATIONS:

The Hidalgo County Appraisal District will be conducting its biennial voting entitlement for the 2026-2029 Board of Directors of the Hidalgo County Appraisal District from September through December 2025. Attached is a timeline with important information and dates to assist with the voting entitlement process.

The Board of Directors consists of nine (9) members, five (5) voting members who are appointed by the participating entities, three (3) members elected by the voters of the county, and one (1) ex-officio member, which is the County Tax Assessor/Collector.

The eligible voting taxing units will appoint two (2) Board of Directors members during this year's appointment process. Each eligible taxing unit may nominate one (1) but no more than two (2) candidates for a place on the ballot. The governing body for each eligible taxing unit must submit the adopted resolution with the candidate's name(s) and their contact information to the Chief Appraiser before October 15, 2025.

RECOMMENDATION:

Staff recommends the Board of Commissioners to submit the name(s) of the nominee(s).

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

HIDALGO COUNTY APPRAISAL DISTRICT

Joe D. Olivarez Chairman
Eddy Betancourt Vice-Chairman
Amador Requenez Secretary
Richard A. Garza Member
Albert D. Cardenas Member



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Edinburg, TX 78540-0208
(956) 381-8466 (956) 565-2461
www.hidalgoad.org

Pablo "Paul" Villarreal, Jr. Member
Place 1 Erica E. Canales Member
Place 2 Veronica "Ronnie" Ontiveros Member
Place 3 Karina Cardoza Member
Rolando Garza Chief Appraiser



August 20, 2025

City of San Juan Mayor
Mr. Mario Garza
709 S. Nebraska Ave.
San Juan TX 78589

Dear Mayor Garza,

As per Senate Bill 2 of the 2nd Called Session of the 88th Legislature, the Hidalgo County Appraisal District (HCAD) will be conducting the voting entitlement for the 2026-2029 term of the Board of Directors (BOD) from September through December 2025. I have included with this letter a timeline with important information and dates to assist you with the voting entitlement process.

Per Sec. 6.0301 of the Texas Property Tax Code (TPTC), HCAD is governed by a BOD appointed by the eligible taxing units participating in the district AND elected by majority vote at the general election for state and county officers. The BOD consists of nine (9) members, five (5) members who are appointed by participating entities, three (3) members elected by the voters of the county, and one (1) ex officio member, who, by state statute, is the County Tax Assessor/Collector. Members of the BOD appointed by the eligible taxing units serve staggered four-year (4) terms beginning January 1 of every other even-numbered year, and elected BOD members serve staggered four-year (4) terms starting January 1 of every other odd-numbered year.

The eligible voting taxing units will appoint two (2) BOD members during this year's appointment process. Therefore, the initial step will be for participating taxing units to nominate candidates by **resolution**. Each eligible taxing unit may nominate (1) but no more than two (2) candidates for a place on the ballot. The governing body for each eligible taxing unit must submit the adopted resolution with the candidate's name(s) and their contact information to the Chief Appraiser **before October 15th**.

Before October 30th, the Chief Appraiser shall prepare and deliver a ballot to the presiding officer of each eligible taxing unit, listing the candidates whose names were submitted on time and the number of votes the taxing unit is entitled to. The governing body shall then determine its vote and submit such vote by an adopted resolution to the Chief Appraiser **before December 15th**.

Before December 31st, the Chief Appraiser shall count all timely submitted votes, declare the two candidates that received the most votes elected, and submit the results to the candidates and the governing bodies of each taxing unit in the district.

Please do not hesitate to contact me if you need further assistance or additional information regarding the voting entitlement process.

Sincerely,

A handwritten signature in cursive script that reads "Rolando Garza".

Rolando Garza, RPA
Chief Appraiser

RG:plg

Enclosures

HIDALGO COUNTY APPRAISAL DISTRICT

Joe D. Olivarez
Eddy Betancourt
Amador Requenez
Richard A. Garza
Albert D. Cardenas

Chairman
Vice-Chairman
Secretary
Member
Member



Pablo "Paul" Villarreal, Jr. Member
Place 1 Erica E. Canales Member
Place 2 Veronica "Ronnie" Ontiveros Member
Place 3 Karina Cardoza Member
Rolando Garza Chief Appraiser

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Hidalgo County Appraisal District Timeline Election of the Board of Directors 2026 - 2029	
August 2025 But before October 1, 2025	Notify all presiding officers of each taxing unit about the upcoming election and their voting entitlement for the 2025-2026 election for the Board of Directors for the Appraisal District.
Before October 15, 2025	The Presiding Officer of the taxing unit submits the name(s) of the candidate(s) by written resolution to the Chief Appraiser.
Before October 30, 2025	The Chief Appraiser prepares and delivers the ballot to the presiding officer, listing the candidates in order by surname and the number of votes each taxing unit has.
At the First or Second Open Meeting After Receiving Ballot OR Before December 15, 2025	Each voting unit with 250 or more of the total votes casts its votes by written resolution and submits them to the Chief Appraiser before the third day after adopting the resolution. OR Each voting unit with fewer than 250 votes casts its votes by written resolution and submits them to the Chief Appraiser.
Before December 31, 2025	The Chief Appraiser shall count the votes, declare the candidates elected with the largest cumulative vote total, and submit the results to the governing bodies and the candidates.



RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF SAN JUAN TEXAS EXPRESSING ITS NOMINATION FOR APPRAISAL DISTRICT DIRECTORS FOR 2026-2029 ON THE HIDALGO COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS

WHEREAS, the City Commission for the City of San Juan is Authorized to make nominations for each position to be filled in the Hidalgo County appraisal District Board of Directors; and

WHEREAS, these directors shall serve a two (4) year term beginning January 1, 2026 and that all taxing entities associated with the Hidalgo County Appraisal District are authorized to nominate one (1) but not more than two (2) persons for said Board; and

WHEREAS, the City Commission of the City of San Juan must submit the name(s) of the nominee(s) by written resolution to the Chief Appraiser by October 15, 2025.

NOW, THEREFORE, BE IT RESOLVED by the **City Commissioners of the City of San Juan**, that the name(s) of:

_____ is hereby nominated by the City of San Juan to the Hidalgo County Appraisal District Board of Directors.

FURTHERMORE, the City Commission of San Juan directs the Chief Appraiser to submit said nomination for consideration by all the taxing entities within the Hidalgo County Appraisal District in the upcoming district election.

READ, PASSED, AND APPROVED at a regular meeting by the City Commissioners of the **City of San Juan**, on this 14th day of October, 2025.

CITY OF SAN JUAN

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
OCTOBER 14, 2025

Consideration and Action, if any, Authorizing the City Manager to Renew a Contract Between the City of San Juan and AIM GIS Solutions, LLC. for the Geographic Information System (GIS) Services. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The approval of this Agreement will support the implementation, development, training, and maintenance of Geographic Information System (GIS) services. The GIS will benefit both the City and its citizens by ensuring accurate data management and facilitating easy access to information across departments and partner agencies. Over the past year, GIS has played a key role in supporting various departments by improving the way information is managed, shared, and maintained.

RECOMMENDATION:

Staff recommends approval of the agreement as presented.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

AIM GIS



SOLUTIONS



esri

Partner Network
Bronze

Geographic Information System (GIS) Solutions and Services Renewal Proposal

prepared for

City of San Juan

October 1, 2025

Proposal Contacts:

Sergio Castro
Owner

Direct: 956-480-2437

scastr@aimgissolutions.com

Aimee Castro, MSOL
Owner

Direct: 956-578-5999

acastro@aimgissolutions.com

Non-Disclosure

The contents of this document and provided to the Customer by **AIM GIS Solutions, LLC (AIMGIS)** are confidential. This restricts the disclosure of any information herein to a third party and other terms and conditions under the terms of a Non-Disclosure Agreement between **AIMGIS** and the Customer, if applicable.

Open Records Act Request

The customer will immediately advise **AIMGIS** in writing of any Open Records Act type of requests as it may relate to this proposal, or any information contained herein.

Evaluation Purpose Only

AIMGIS's evaluation herein is based on its knowledge and expertise but is dependent upon information provided to **AIMGIS** on behalf of the customer. As such, the information contained herein is intended for Customer evaluation purposes only.

Social Media Disclaimer

Upon approval of this proposal, please note that any references, posts, or mentions of this project or partnership on social media are intended for general informational or promotional purposes only. Such posts represent our own views and experiences and should not be interpreted as formal guarantees, endorsements, or commitments outside of the terms of a signed proposal. Confidential information or proprietary details will never be shared without written consent.

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1. NEEDS ASSESSMENT OVERVIEW

AIMGIS always strives to provide the best solutions and services possible. For this reason, we always like to understand our client's needs and expectations through a needs assessment study to better guide ourselves on what GIS solutions and services to offer.

1.1 ABOUT US

AIMGIS builds strong relationships with our clients, and we want our clients to be satisfied with our GIS solutions and services.

Unlock the power of your data!

With **twenty (20) years** of experience in Geographic Information Systems (GIS) in many industries such as 9-1-1, public safety, emergency management industry, and local government entities, **AIMGIS** understands the day-to-day GIS solutions and services needed by them. **AIMGIS** strongly associates with many local governments, the private sector, educational entities, and international relationships.

VISION STATEMENT

AIMGIS's vision is to provide outstanding professional services, practical and innovative training, and cost-effective solutions for those we serve. Our vision empowers us to grow and contribute to the quality of life of the communities and organizations of the Lower Rio Grande Valley.

MISSION STATEMENT

- To assist an ever-increasing number of public, educational, or private sector clients in uniting state-of-the-art geographical information technologies to enhance and expand their operations.
- To provide unparalleled, client-focused services designed to ensure long-term, mutually beneficial relationships.
- To assist our employees in maximizing their talents and reward them for their individual contributions.
- To generate profits to allow the company to grow and prosper to ensure the continuation of services of the highest quality.
- To leverage our recognized position as a community asset to promote social betterment.

We provide all-inclusive GIS solutions and services as follows:

- GIS Map Data Development and Enhancements
- Server and WEB GIS Applications Administration Services
- ArcGIS Online Administration
- Addressing and Address Verification Process
- Database Developments, including but not limited to:
 - Planning and Zoning
 - Public Works
 - Utilities
 - Solid Waste Management
- GPS Field Collection and Verification
- Drone Services and Implementation
- Data Analysis
- Maintenance Services
- NG9-1-1, Public Safety, and Emergency Management GIS Data Development
- Grant GIS Data Resources
- Customize Training Services
- Project Management Services

And much more!

1.2 AGENCY NEEDS AND EXPECTATIONS

As many agencies need to create, maintain, and develop their GIS data, solutions and services, The **City of San Juan (AGENCY)** has the same exact needs. The **AGENCY** needs to continue with mapping out all types of geospatial data, train on such data, and many other features to serve their clients better. As we continue with the **AGENCY** as their GIS expert, **AIMGIS** has been able to identify the following Needs and Expectations of the **AGENCY** that still need to be worked on and maintained:

- 1.) Continue to serve as the addressing coordinator and provide address for new developments
- 2.) Continue to process street name verifications for new developments
- 3.) Continue to create, maintain, and development the following GIS Data:
 - a. Subdivisions
 - b. Converting the following AutoCAD DWG Data to GIS:
 - i. Water
 - ii. Sanitary Sewer
 - iii. Stormwater
 - iv. Annexations
- 4.) Currently continue creating and developing the following smart forms using ArcGIS Survey123 Application:
 - a. Planning & Zoning Commission Application
 - b. Subdivision Plat Review Application

- c. Mobile Food Court Application
- d. Physical Address Request
- 5.) Creating and developing GIS workflow to generate documents needed for Zoning Cases.
- 6.) Continue to maintain and update GIS data that was created and develop during the previous proposal term.
- 7.) Continue ArcGIS Online administration and management.
- 8.) The city still has the need to integrate GIS data with other equipment such as GPS units, drones, permitting systems and others.
- 9.) Continue to maintain and update the **AGENCY's** GIS Online Map.
- 10.) Planning and Zoning Cases continue to be time consuming.
- 11.) Continue to Update and Maintain Annexation Data
- 12.) Still need to develop workflows and processes for other day-to-day operations.
- 13.) Continue to make recommendations for IT support with WEB administration and general needs
- 14.) Continue to serve as liaison with other stakeholders.
- 15.) Continue to prepare, develop and create Field Map applications for data collection and use of Field Worker license.
- 16.) Continue to develop other applications for displaying Capital Improvement Projects and Street Paving Programs.

The **AGENCY** can continue to accomplish all these needs and expectations with our GIS solutions and services. However, this is dependent on the **AGENCY** providing data to **AIMGIS** to process and work on.

2. PROPOSAL OVERVIEW

The following is the proposal for the **AGENCY**, which will continue to help implement, develop, train, and maintain its GIS solutions and services within their organization to serve its stakeholders better. We created a plan to deliver the needed GIS solutions and services based on information gathered from our need assessment study.

Specifically, this proposal is for the **AGENCY** to continue with their GIS solutions and services program, maintain GIS data as accurate as possible and become a GIS driven organization. All solutions and services will be done with ESRI technology, the leader in GIS platform development. Our GIS solutions and services will assist the **AGENCY** in developing new data, accessing information more efficiently, and sharing data more easily with other agencies. The advanced feature of GIS will help us develop better workflows and customized training for the **AGENCY**.

It is understood that the **AGENCY** is interested in continuing GIS solutions and services from **AIMGIS**, and we are here to serve and partner with the **AGENCY** to fulfill this goal.

2.1 GIS SOLUTIONS AND SERVICES

Besides the **NEEDS** specified in **SECTION 1.2**, As part of this proposal, the following GIS solutions and services will continue to be included:

- GIS Map Data Development and Enhancements
- Addressing and Address Verification Process
- ArcGIS Online Administration
- All Departments Database Development
- Third party software data integrations and updates
- NG9-1-1, Public Safety, and Emergency Management GIS Data Development
- Data Analysis
- Maintenance Services
- Customize Training Services with limited hours as specified in **SECTION 2.2**
- IT Support and Maintenance including hardware and software procurement.

Other services, **NOT INCLUDED IN THIS PROPOSAL** but may be requested from **AIM GIS** include:

- Other Customize Trainings upon usage of hours included in this proposal and/or other training needed not covered by this proposal.
- GPS Field Collection and Verification
- Drone Services and Implementation
- Project Management Services (Non-GIS Related)

2.2 CUSTOMIZE TRAINING SERVICES

As part of this proposal, **AIMGIS** will provide eight (8) hours of training included in the pricing per year. However, the hours will expire each year, and they will not accumulate to the next year. **AIMGIS**, with the assistance of the **AGENCY**, will be responsible for the setup of all training.

If **AIMGIS** is requested to do training after the eight (8) hours have been used, a job task order will be generated for these services and **AIMGIS** will charge the corresponding fee associated for the training under the **Services and Fees Schedule**. However, no such services shall commence unless **AIMGIS** obtains written approval from **AGENCY** to proceed with such services.

Dates and Times for such trainings will be coordinated with the **AGENCY**, and they will also be responsible for providing the venue for the training. **AIMGIS** will not charge for travel or meals within the Lower Rio Grande Valley (Hidalgo, Cameron, Starr, and Willacy Counties).

2.3 SOFTWARE REQUIREMENTS

The **AGENCY** is still responsible for all software licenses and renewal fees that may occur during the term of this proposal and will provide **AIMGIS** access as needed. However, **AIMGIS** will provide administrative assistance and assist the **AGENCY** in obtaining temporary licenses if needed. **AIMGIS** will serve as your liaison with ESRI to ensure you purchase the necessary licenses and extensions.

2.4 GIS DATA FORMAT

Any GIS data created, gathered, or developed by **AIMGIS** will be provided to the **AGENCY** in a file geodatabase and will do all work using ArcGIS Pro. Furthermore, most current data will be housed in the **AGENCY's** ArcGIS Online organizational account.

2.5 HARDWARE REQUIREMENTS

The **AGENCY** is responsible for all the hardware needed to fulfill the GIS solutions and services outlined in this proposal. **AIMGIS** will serve as an IT consultant to the **AGENCY**, updating any existing or new hardware available so that the software can run efficiently. Upon request, **AIMGIS** can also recommend new hardware specifications if needed at no additional cost.

2.6 NETWORK RECOMMENDATIONS

If the **AGENCY** has a network in place, **AIMGIS** will work with the **AGENCY's** respective IT personnel to ensure all GIS solutions and services work properly through the network. **AIMGIS** will make recommendations to the **AGENCY** as we move along with the project to improve and enhance network reliability for the purpose of this proposal.

2.7 DELIVERABLES

The success of these deliverables depends on both agencies' participation and involvement in promptly providing GIS solutions and services. The **AGENCY** will need to provide a reliable point of contact for communication purposes and questions as needed from the **AGENCY**. We will ask the city for data as needed throughout the duration of this proposal.

AIMGIS can make certain deliverables from their offices, and others will require on-site customer visits, venue visits, or fieldwork. For the following table, refer to the following legend to identify which deliverables will be performed at **AIMGIS** office or customer location:

-  Performed from **AIM GIS** office.
-  Performed at the customer location, venue, or fieldwork.

Outline of Deliverables:

-  Customize trainings (**AGENCY** may define a location as needed)
-  Attend meetings as requested by **AGENCY** (must coordinate with **AIMGIS** at least a week in advance)
-  Update map data and training materials.
-  Develop, create, and implement new data and/or online applications.
-  Progress meetings via Zoom once a month or in-person as needed.
-  Ongoing support and maintenance
-  Administer ArcGIS Online Services
-  Publish all GIS data to ArcGIS Online
-  Standardize all GIS data.
-  Configure and set up all mobile devices.
-  Synchronize data for sharing of most updated information across all platforms.
-  Provide consulting services as requested.
-  Develop Standard Operating Procedures for day-to-day operations, for example Rezoning Cases.

2.8 OTHER SERVICES

As part of this proposal, **AIMGIS** will provide the following services at no additional cost to the **AGENCY**:

- IT support and maintenance in general
- Consulting services for new or existing projects
- Serve as a liaison with other agencies.

These services can be requested by the **AGENCY** as needed throughout the term of this proposal and will work with **AIMGIS** available schedule.

DISCLAIMER:

AIMGIS would like to make sure the **AGENCY** understands that for **AIMGIS** to fulfill this proposal access to the software and data will be required.

However, the **AGENCY** is the sole owner and authority of all licenses and data utilized, updated, or maintained by **AIMGIS**.

Furthermore, **AGENCY** is responsible for all software renewals and hardware requirements.

3. TERMS, CONDITIONS, AND PRICING INFORMATION

AIMGIS offers the **AGENCY** GIS solutions and services that will allow the **AGENCY** to improve how it serves its members. This pricing includes the costs for developing, implementing, training, and delivering such GIS solutions and services.

The terms, conditions, and pricing below are based on costs associated with carrying out the best possible proposal plan for the **AGENCY**. The estimates are based on our experience in delivering cost-effective services to agencies. All travel for installation, collection, and delivery of GIS data is included in this proposal. **AIMGIS** commits to the costs specified within this proposal through the **ACCEPTANCE AND APPROVAL** by both agencies.

3.1 TERMS AND CONDITIONS

1. **TERM:** The term for this proposal shall be for **twelve (12) months**, starting from **October 15, 2025, to October 14, 2026, for a lump sum per month as specified in Section 3.2**. Furthermore, the proposal may be renewed according to **Section 3.3**.
2. **MONTHLY RECURRING CHARGE (MRC):** This proposal will be paid out in monthly payments & **will be due on or before the 15th of the month starting on November 15, 2025. Invoices will be submitted on the 1st of every month starting on November 1, 2025.** **AIMGIS** to coordinate with the **AGENCY** to submit invoices on a timely matter for payment to be processed.
3. **GIS SOLUTIONS AND SERVICES:** **AIMGIS** will provide all the items specified under **SECTION 2.1** of this proposal as part of the price.
4. **CUSTOMIZE TRAINING SOLUTIONS:** **AIMGIS** will provide training hours as specified in **SECTION 2.2** of this proposal.
5. **IT SUPPORT AND MAINTENANCE:** **AIMGIS** will work with the **AGENCY'S** IT Department to provide recommendations needed for the software and data storage.
6. **PROJECT MANAGEMENT SERVICES:** This only applies to any existing or new GIS-related projects from the **ACCEPTANCE AND APPROVAL** of this proposal.
7. **TRAVEL, MEALS, AND LIVING EXPENSES:** As mentioned in **SECTION 2.2**, travel and meal expenses will not be charged to the **AGENCY**. However, any living expenses will be charged to the **AGENCY** unless they pay for them in advance.

3.2 PRICING INFORMATION

The following table outlines the pricing for all items in **SECTION 3.1 - TERMS AND CONDITIONS**:

DESCRIPTION	TERM ¹	MRC ²
GIS Solutions and Services ³	12 Months	\$1,500
Training Services ⁴	8 Hours	\$0.00
IT Support and Maintenance ⁵	12 Months	\$0.00
Project Management Services ⁶	12 Months	\$0.00
Travel, Meals & Living Expenses ⁷	12 Months	\$0.00

NOTE: This proposal is a lump sum per month with an estimated amount of 10 hours per month at \$150 per hour according to our **Services and Fees Schedule and AGENCY having a 2020 Census population count of 35,294**. Please note, any additional hours that **AIMGIS** invest at their discretion **WILL NOT BE CHARGED TO THE AGENCY**.

3.3 RENEWAL CONTINGENCY

This proposal may be renewed by mutual written agreement by both parties for an additional one-year term.

3.4 CANCELLATION CLAUSE

To cancel this proposal, written notice shall be received by either party **30 days** prior to cancellation date.

3.5 NON-APPROPRIATION CLAUSE

Notwithstanding anything in this proposal to the contrary, any and all payments which the **AGENCY** is required to make under this proposal shall be subject to annual appropriation or other availability of funds. If the **AGENCY** cannot appropriate funding, then either party has the right to terminate this proposal by providing ten (10) days' written notice to the other party.

4. ACCEPTANCE AND APPROVAL

The parties hereto, each acting with proper authority **APPROVE AND AUTHORIZE** this proposal to begin on **October 15, 2025**.

Sergio Castro / Aimee A Castro

Full name

Full name

Owners

Title

Title

Signature

Signature

10/1/2025

Date

Date

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
OCTOBER 14, 2025

Consideration and Action, if any, to Approve the Memorandum of Understanding (MOU) Between the City of San Juan and the Military Highway Water Supply Corporation Regarding Portable Water Interconnect. [Monica Gomez, Interim Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The purpose of this Memorandum of Understanding (MOU) is to outline the collaboration between the Military Highway Water Supply Corporation and the City of San Juan for the provision of potable water to residents in the area surrounding South Stewart Road. This agreement permits a temporary water interconnection to serve the area until the installation of the planned 12-inch water main is completed.

Pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, political subdivisions and water supply corporations are authorized to enter into agreements to perform governmental functions and services, including the operation, maintenance, and interconnection of water utility systems.

RECOMMENDATION:

Staff recommends approval of the MOU as presented.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

MEMORANDUM OF UNDERSTANDING
REGARDING POTABLE WATER INTERCONNECT BY AND BETWEEN THE
CITY OF SAN JUAN, TEXAS &
MILITARY HIGHWAY WATER SUPPLY CORPORATION

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This Memorandum of Understanding (“Agreement”) is made and entered into on this ____ day of _____, 2025, by and between the City of San Juan, Texas, a home-rule municipal corporation organized and existing under the laws of the State of Texas (“City”), and Military Highway Water Supply Corporation, a non-profit water supply corporation duly organized and existing under the laws of the State of Texas pursuant to Chapter 67 of the Texas Water Code (“MHWSC”). The City and MHWSC may hereinafter be referred to collectively as the “Parties” and individually as a “Party.”

RECITALS

WHEREAS, Military Highway Water Supply Corporation (“MHWSC”) is a non-profit water supply corporation duly organized and existing under Chapter 67 of the Texas Water Code, authorized to construct, maintain, and operate water supply facilities for the benefit of its members and service area;

WHEREAS, the City of San Juan, Texas (“City”), is a home-rule municipal corporation authorized under the Texas Constitution, the Texas Local Government Code, and applicable law to own and operate a municipal water system for the provision of potable water to its residents;

WHEREAS, pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, political subdivisions and water supply corporations are authorized to contract with one another to perform governmental functions and services, including the operation, maintenance, and interconnection of water utility systems;

WHEREAS, the Parties recognize that an interconnect between their respective potable water systems promotes the public health, safety, and welfare by providing mutual aid and emergency supply capability, thereby strengthening regional resilience and reliability;

WHEREAS, the Parties further acknowledge that growth and development in the area near South Stewart Road, including projects pending before Eduardo Cantu, necessitate additional water supply reliability, and that the interconnect will provide temporary capacity support to MHWSC until the planned 12-inch water main is installed;

WHEREAS, the Parties desire to establish this Memorandum of Understanding to set forth their respective commitments, obligations, and understandings regarding the construction, ownership, operation, and use of the interconnect, in furtherance of their mutual responsibilities to provide safe and reliable potable water service; and

WHEREAS, although styled as a “Memorandum of Understanding,” the Parties expressly intend this instrument to constitute a binding and enforceable agreement, to be construed and enforced in accordance with the contract laws of the State of Texas, and acknowledge that this document sets forth the full and actual agreement of the Parties with respect to the subject matter herein.

NOW, THEREFORE, in consideration of the mutual covenants, benefits, and obligations set forth herein, and intending to be legally bound, the City of San Juan, Texas, and Military Highway Water Supply Corporation agree as follows:

TERMS

ARTICLE I - PARTIES, AUTHORITY, AND DEFINITIONS

Section 1.01 – Parties and Authority.

This Agreement is entered into by and between the City of San Juan, Texas (hereinafter the “City”), a home-rule municipal corporation organized and existing under the laws of the State of Texas, and Military Highway Water Supply Corporation (hereinafter “MHWSC”), a non-profit water supply corporation duly organized and existing pursuant to Chapter 67 of the Texas Water Code. Each Party represents and warrants that it has full power and lawful authority to enter into this Agreement and to perform the obligations set forth herein.

The City derives its authority from the Texas Constitution, the Texas Local Government Code, and other applicable laws authorizing municipalities to own, operate, and interconnect public water systems. MHWSC derives its authority from Chapter 67 of the Texas Water Code, which authorizes water supply corporations to acquire, construct, maintain, and operate water facilities necessary to provide potable water service to their members, and further grants the ability to contract with municipalities and other political subdivisions for such purposes. The Parties additionally rely upon the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, which authorizes agreements between political subdivisions and nonprofit water supply corporations for the joint performance of governmental functions and services.

Section 1.02 – Definitions.

For purposes of this Agreement, the following terms shall have the meanings set forth below. Terms defined in the singular shall include the plural, and vice versa, as the context requires:

- **“Agreement”** means this Memorandum of Understanding Regarding Potable Water Interconnect, together with all exhibits, amendments, and attachments hereto.
- **“Interconnect”** means the physical pipeline, valves, metering devices, controls, and associated facilities constructed and operated to allow the temporary or emergency transfer

of potable water between the City's and MHWSC's water systems at the designated Point of Delivery.

- **“Emergency”** means a condition in which either Party's water system is unable to maintain adequate pressure, capacity, or quality due to mechanical failure, contamination, drought, loss of power, or other unplanned events that jeopardize public health, safety, or welfare, and for which temporary supply from the other Party is necessary.
- **“Planned Support”** means a non-emergency, mutually agreed provision of potable water through the Interconnect, including but not limited to scheduled testing, maintenance, development-related service, or capacity support during construction of permanent facilities.
- **“Capacity”** means the maximum flow rate, expressed in gallons per minute (gpm), and the maximum daily volume, expressed in gallons per day (gpd), that may be delivered through the Interconnect as established in this Agreement or subsequent amendments.
- **“Point of Delivery” or “POD”** means the physical location at which potable water passes from the facilities owned by one Party to the facilities owned by the other Party, as depicted in Exhibit A attached hereto. Ownership, operation, and maintenance responsibilities of each Party shall be divided at the POD.
- **“Quality Specifications”** means the water quality standards required by the Texas Commission on Environmental Quality (TCEQ) under 30 Texas Administrative Code Chapter 290 and the federal Safe Drinking Water Act, including any applicable residual disinfectant, turbidity, or contaminant level requirements.
- **“Curtailement”** means the reduction, suspension, or termination of water deliveries through the Interconnect in whole or in part, whether due to Emergency conditions, Capacity limitations, regulatory requirements, or acts of Force Majeure.
- **“SCADA”** means Supervisory Control and Data Acquisition systems, or equivalent telemetry and automated control systems used to monitor, regulate, and record flows, pressures, and quality parameters at the Interconnect.
- **“Force Majeure”** means an event beyond the reasonable control of a Party, including but not limited to natural disasters, extreme weather, flood, fire, pandemic, war, civil unrest, supply chain disruptions, labor disputes, or governmental orders, which prevents or materially delays the performance of obligations under this Agreement despite the affected Party's reasonable efforts to mitigate the event.

The definitions set forth in this Section 1.02 are intended to provide clarity and consistency of interpretation throughout this Agreement. Any terms not expressly defined herein shall be given their ordinary and customary meaning within the context of water utility operations and Texas law.

ARTICLE II - PURPOSE AND SCOPE

Section 2.01 – Purpose.

The purpose of this Agreement is to establish and govern the terms under which the City and MHWSC will construct, own, operate, and maintain a potable water interconnect between their respective public water systems. The Interconnect is intended primarily to provide mutual aid during emergencies, ensuring the continued protection of public health, safety, and welfare within each Party's service area. The Interconnect may also be utilized for limited, planned support

purposes when mutually agreed upon by the Parties, subject to the conditions, limitations, and procedures set forth herein.

Section 2.02 – Emergency Use.

The Parties agree that the Interconnect shall remain in a normally closed position under ordinary operating conditions. Opening of the Interconnect shall occur only in the event of an Emergency, as defined in this Agreement, and shall be authorized in accordance with the operational protocols established in Exhibit B. Each Party acknowledges that it may rely on the Interconnect as a temporary measure to mitigate system disruptions, but that such reliance does not replace or diminish its independent responsibility to maintain adequate facilities for serving its respective customers.

Section 2.03 – Planned Support.

In addition to Emergency use, the Interconnect may be opened for Planned Support, such as during testing, scheduled maintenance, construction of new infrastructure, or temporary service to facilitate development projects. Planned Support shall be subject to the advance written request of one Party and the written consent of the other Party, which consent shall not be unreasonably withheld, conditioned, or delayed. Planned Support shall be limited in duration, quantity, and scope to that expressly agreed upon in writing by the Parties for each instance of use.

Section 2.04 – No Duty to Supply Absent Conditions.

Nothing in this Agreement shall be construed as creating a continuing or unconditional duty for either Party to provide water supply to the other. The obligation to supply water arises only when the conditions for Emergency or Planned Support, as expressly defined and agreed to herein, have been met. Both Parties expressly acknowledge that the availability of water under this Agreement is subordinate to each Party's obligation to serve its own customers and to comply with applicable laws, permits, and regulatory standards.

Section 2.05 – Scope of Agreement.

This Agreement governs only the construction, ownership, operation, and use of the Interconnect as set forth herein. It does not create, nor shall it be interpreted to create, any right or obligation for either Party to provide continuous wholesale water service or to transfer retail service outside of each Party's certificated service area under Chapter 13 of the Texas Water Code. Any expansion of the relationship between the Parties beyond the scope of this Agreement shall require a separate written contract, duly approved by the governing body of each Party.

ARTICLE III - RELATIONSHIP TO OTHER AGREEMENTS

Section 3.01 – Governance of the Interconnect.

This Agreement shall govern the Parties' respective rights and obligations with respect to the ownership, construction, operation, maintenance, and use of the Interconnect. It is intended to provide the contractual framework for governance, allocation of risk, operational protocols, and procedures for water delivery between the City and MHWSC. The detailed technical specifications, operating standards, rates, and other supplemental requirements shall be set forth

in exhibits attached hereto and incorporated by reference, which may be amended from time to time by mutual written agreement of the Parties.

Section 3.02 – Integration with Other Agreements.

The Parties acknowledge that this Agreement is limited in scope and is not intended to constitute a comprehensive wholesale water supply agreement or long-term interlocal services contract. However, nothing herein shall prevent the Parties from entering into subsequent agreements, including but not limited to a Wholesale Water Supply Agreement pursuant to Chapter 13 of the Texas Water Code or an Interlocal Cooperation Agreement under Chapter 791 of the Texas Government Code.

Section 3.03 – Preservation of Rights and Protections.

Any future agreement entered into by the Parties relating to water supply, service, or interconnection shall not diminish, waive, or impair the rights, protections, or obligations established under this Agreement, unless expressly provided in writing and approved by both Parties. In the event of a conflict between this Agreement and any later agreement, the provisions of this Agreement shall control with respect to the governance, risk allocation, and operational protocols for the Interconnect, unless the Parties expressly agree otherwise in writing.

Section 3.04 – Transition or Conversion.

If the Parties mutually determine that it is desirable to convert this Agreement into, or integrate it with, a Wholesale Water Supply Agreement or other long-term contract, they may do so by written instrument duly approved by their governing bodies. Such conversion or integration shall not be construed to invalidate or extinguish the obligations previously established herein, but shall operate as a continuation and extension of the Parties' cooperative relationship concerning the Interconnect.

ARTICLE IV - PROJECT DESCRIPTION AND TECHNICAL STANDARDS

Section 4.01 – General Description of the Interconnect.

The Parties agree to design, construct, and operate a potable water interconnect between the City's and MHWSC's respective water systems. The Interconnect shall consist of an appropriately sized transmission line, anticipated to be an eight-inch (8") pipeline or such other size as determined by final engineering design, together with all appurtenances necessary for proper operation, including but not limited to isolation valves, backflow prevention assemblies, pressure-reducing and pressure-sustaining valves, blow-offs, and flushing assemblies. The Interconnect shall be designed and constructed in such a manner as to allow for safe, reliable, and efficient transfer of potable water without risk of cross-contamination or impairment to either Party's system.

Section 4.02 – Design and Construction Standards.

All facilities comprising the Interconnect shall be designed, installed, and tested in accordance with the applicable requirements of the Texas Commission on Environmental Quality ("TCEQ"), including but not limited to Title 30, Texas Administrative Code, Chapter 290, and with applicable standards of the American Water Works Association ("AWWA"). The final design shall be prepared by a professional engineer licensed in the State of Texas, and all construction shall

comply with sound engineering practices, accepted industry standards, and applicable federal, state, and local law.

Section 4.03 – Plans, Drawings, and Record Documents.

The Parties shall require the preparation of stamped engineering drawings and specifications, which shall be submitted for review and approval prior to commencement of construction. Upon completion, the responsible Party shall furnish to the other Party record drawings (“as-builts”), a certified commissioning report, and all documentation necessary to demonstrate compliance with regulatory requirements. Such documentation shall include, at a minimum, bacteriological test results, pressure test results, and certifications of proper installation of backflow prevention and control assemblies.

Section 4.04 – Acceptance and Commissioning.

No portion of the Interconnect shall be placed into service until it has been fully inspected, tested, and accepted by both Parties. Commissioning shall include performance testing under anticipated operating conditions, verification of metering accuracy, confirmation of pressure controls, and validation of disinfectant residuals. The Parties shall execute a joint certificate of acceptance, which shall be maintained with the official records of each Party.

ARTICLE V - OWNERSHIP, SITE CONTROL, AND EASEMENTS

Section 5.01 – Ownership of Facilities.

The Parties expressly acknowledge and agree that ownership of the Interconnect facilities shall be divided at the Point of Delivery (“POD”). All facilities, appurtenances, and improvements located on MHWSC’s side of the POD shall be owned, operated, and maintained exclusively by MHWSC. All facilities, appurtenances, and improvements located on the City’s side of the POD shall be owned, operated, and maintained exclusively by the City. Unless expressly stated otherwise in this Agreement or a subsequent written amendment, each Party shall bear sole responsibility for the costs, risks, liabilities, and obligations associated with the facilities it owns.

Section 5.02 – Point of Delivery Defined.

The POD shall be specifically identified in Exhibit A-4 (System Interface Map), attached hereto and incorporated herein by reference. The POD shall serve as the physical and legal boundary between the Parties’ respective systems for purposes of ownership, operation, maintenance, and liability. Each Party shall retain exclusive control over its respective system upstream or downstream of the POD, subject only to the operational protocols established in this Agreement.

Section 5.03 – Easements and Site Control.

Each Party shall obtain, at its sole cost and expense, all permanent easements, rights-of-way, and license rights necessary to construct, access, operate, repair, and maintain its respective portion of the Interconnect facilities. Such easements shall be of sufficient width and legal form to permit safe construction and operation, and shall include rights for ingress, egress, and the installation of utilities necessary to support the Interconnect. All easements and site control instruments shall be recorded in the official public records of the county in which the property is located.

Section 5.04 – Right-of-Entry.

To the extent Interconnect facilities are located within easements, rights-of-way, or property owned by one Party but serving the Interconnect as a whole, the owning Party shall grant the other Party a continuing right-of-entry, subject to reasonable advance notice, for purposes of inspection, maintenance, repair, and emergency response. Such right-of-entry shall not convey any ownership interest in the underlying property but shall constitute a license that is irrevocable for so long as this Agreement remains in effect.

Section 5.05 – Cooperation and Documentation.

The Parties agree to cooperate fully in the preparation, execution, and filing of all plats, legal descriptions, easement instruments, and related documentation necessary to perfect and preserve site control for the Interconnect. Each Party shall deliver to the other evidence of recorded instruments within thirty (30) days after recording. Failure to timely obtain or maintain required easements or rights-of-entry shall constitute a material breach of this Agreement.

ARTICLE VI - REGULATORY COMPLIANCE**Section 6.01 – General Compliance Obligations.**

Each Party shall, at all times, operate and maintain its respective facilities in full compliance with all applicable federal, state, and local laws, rules, and regulations governing public water systems, including but not limited to the regulations of the Texas Commission on Environmental Quality (“TCEQ”) codified in Title 30, Texas Administrative Code, Chapter 290, the federal Safe Drinking Water Act (“SDWA”), and all applicable cross-connection control requirements. Each Party shall adopt and implement sampling plans, disinfectant residual monitoring, and other regulatory programs as required to ensure water delivered through the Interconnect meets the applicable Quality Specifications set forth in this Agreement.

Section 6.02 – Cross-Connection and Backflow Prevention.

The Interconnect shall be designed, constructed, and operated in a manner that prevents the possibility of backflow or cross-connection between the City’s and MHWSC’s systems. The Parties shall install, test, and maintain backflow prevention assemblies as required by TCEQ rules and the standards of the American Water Works Association (“AWWA”). Backflow assemblies shall be tested at intervals required by law, with copies of test results shared between the Parties upon request.

Section 6.03 – Certificates of Convenience and Necessity.

Nothing in this Agreement shall be construed to authorize either Party to provide retail water service within the certificated service area of the other Party as established under Chapter 13 of the Texas Water Code and the jurisdiction of the Public Utility Commission of Texas (“PUC”). Each Party affirms that this Agreement is limited solely to wholesale interconnection purposes and does not alter, amend, or waive any existing Certificates of Convenience and Necessity (“CCNs”). Retail service across certificated boundaries shall be permitted only upon compliance with all applicable regulatory requirements, including PUC approval, where required.

Section 6.04 – Permits and Approvals.

Each Party shall be solely responsible for obtaining and maintaining any permits, licenses, or approvals required for the construction, ownership, and operation of its respective facilities associated with the Interconnect. Such permits may include, but are not limited to, construction permits, environmental clearances, water quality authorizations, and utility approvals.

Section 6.05 – Coordination of Notices and Reports.

To the extent regulatory notices, filings, or reports are required in connection with the Interconnect, the Parties shall coordinate in good faith to ensure timely and accurate submission. This includes, without limitation, the duty to notify TCEQ or other agencies of any boil-water notices, treatment technique violations, or other reportable events affecting water delivered through the Interconnect. Each Party shall promptly provide the other with copies of any regulatory correspondence that relates to the Interconnect or the water quality delivered through it.

Section 6.06 – No Waiver of Compliance.

The obligations set forth in this Article are material terms of this Agreement. Neither Party may claim reliance on the other's compliance as a defense for failing to meet its own regulatory responsibilities. Each Party remains independently responsible to regulators for compliance with all applicable requirements governing its system.

ARTICLE VII - OPERATIONS — “NORMALLY CLOSED” PROTOCOL

Section 7.01 – General Operating Status.

The Parties agree that the Interconnect shall remain in a **normally closed** position under ordinary circumstances. Neither Party shall open or operate the Interconnect for the transfer of water except in strict accordance with the terms and procedures set forth in this Agreement. This provision is intended to ensure system integrity, preserve potable water quality, and avoid unauthorized or uncoordinated use of the Interconnect.

Section 7.02 – Authorized Conditions for Operation.

The Interconnect may be opened and operated only under the following circumstances:

(a) **Emergency Use.** Upon the occurrence of an Emergency, as defined in Article I, either Party may request water through the Interconnect. The supplying Party shall exercise good faith in responding to such requests, subject to the availability of water and its continuing duty to serve its own customers and maintain regulatory compliance.

(b) **Planned Support or Testing.** The Interconnect may be opened for limited, non-emergency purposes such as system testing, scheduled maintenance, temporary service during construction of permanent facilities, specific use permitting, or capacity support for development projects. Any such use must be preceded by a written request from the requesting Party and a written approval from the supplying Party, which approval shall not be unreasonably withheld.

(c) **Exercises and Training.** The Parties may mutually agree to open the Interconnect for the purpose of training personnel, simulating emergency scenarios, or exercising operational readiness. Such exercises shall be planned in advance, with reasonable notice to both Parties, and shall be documented in accordance with Section 7.05 of this Agreement.

Section 7.03 – Request and Authorization Workflow.

Any request to open the Interconnect shall be submitted in writing to each party.

Section 7.04 – Emergency Requests.

In the case of an Emergency, oral authorization may be given by the designated contact of the supplying Party, followed by written confirmation (e.g., email or memorandum) within twenty-four (24) hours. Emergency operation shall be limited to the duration necessary to stabilize the requesting Party's system, and the Parties shall coordinate to return the Interconnect to a closed position as soon as practicable.

Section 7.05 – Documentation and Recordkeeping.

Each instance of Interconnect operation, whether for Emergency, Planned Support, or Exercise, shall be documented in writing, including the date and time of opening and closing, the volume of water transferred, the purpose of the transfer, and the names of the personnel authorizing and executing the operation. Records shall be maintained by both Parties for a minimum of five (5) years and shall be made available for inspection upon reasonable request.

ARTICLE VIII - SUPPLY PRIORITY, CURTAILMENT, AND SYSTEM PROTECTION

Section 8.01 – Priority of Service.

The Parties expressly agree that the primary duty of each Party is to maintain adequate water service to its own customers and service area. In particular, MHWSC's obligation to serve its certificated members and customers shall take absolute priority over any delivery of water through the Interconnect. Nothing in this Agreement shall be construed to require either Party to provide water to the other if doing so would jeopardize the supplying Party's ability to maintain regulatory compliance, adequate system pressure, minimum storage requirements, or safe and reliable service to its own customers.

Section 8.02 – Curtailment Authority.

The supplying Party retains the unilateral right to curtail, reduce, or suspend deliveries through the Interconnect whenever, in its sole and reasonable judgment, continuation of such deliveries would impair system performance, violate regulatory standards, or otherwise place its customers at risk. Curtailment may be partial or total, temporary or extended, depending on the circumstances.

Section 8.03 – Notice of Curtailment.

Where practicable, the supplying Party shall provide advance notice to the receiving Party before implementing curtailment. Notice may be oral in the case of an immediate or unanticipated emergency, provided that written confirmation follows within twenty-four (24) hours. In all cases,

the supplying Party shall provide a written explanation of the reason for curtailment and the anticipated duration, to the extent such information is reasonably known.

Section 8.04 – System Protection Obligations.

The Parties shall cooperate to protect each other's systems from harm arising from Interconnect operations. Each Party shall operate its valves, pumps, and controls in a manner that avoids pressure transients, backflow, contamination, or other adverse impacts. The Parties shall immediately notify one another of any condition that threatens to impair the safety, reliability, or compliance status of the other Party's system, and shall coordinate to mitigate such conditions.

Section 8.05 – Non-Liability for Curtailment.

Curtailment undertaken in good faith pursuant to this Article shall not constitute a breach of this Agreement. Neither Party shall be liable to the other for damages resulting from curtailment or suspension of water deliveries, provided that such actions were taken in accordance with this Agreement and not in willful disregard of the other Party's rights

ARTICLE IX - WATER QUALITY AND CROSS-CONNECTION CONTROL

Section 9.01 – Water Quality Standards at the Point of Delivery.

All water delivered through the Interconnect at the Point of Delivery ("POD") shall meet or exceed the primary drinking water standards established by the Texas Commission on Environmental Quality ("TCEQ") under 30 Texas Administrative Code Chapter 290 and the federal Safe Drinking Water Act ("SDWA"). At a minimum, the water shall maintain:

- A **free chlorine residual** of not less than 0.5 mg/L and not more than 4.0 mg/L (or equivalent chloramine residual if applicable), measured at the POD;
- **Turbidity** levels not exceeding the maximum contaminant levels prescribed by law; and
- Compliance with all maximum contaminant levels ("MCLs") for microbiological and chemical parameters applicable to potable water.

Should delivered water fail to meet these standards, the supplying Party shall immediately notify the receiving Party and shall take corrective action, including the suspension of flows through the Interconnect if necessary to protect public health.

Section 9.02 – Cross-Connection and Backflow Prevention.

The Interconnect shall be equipped with backflow prevention and cross-connection control devices of a type approved by TCEQ, such as a double check valve assembly or reduced pressure zone assembly, as determined by final engineering design. The supplying Party shall be responsible for maintaining its facilities upstream of the POD, including disinfectant levels and quality compliance. The receiving Party shall be responsible for ensuring that no cross-connections or contamination occur downstream of the POD.

All backflow assemblies shall be tested at the intervals required by law, but no less than annually, by a licensed backflow prevention assembly tester. Copies of all test results shall be provided to

both Parties within ten (10) business days of testing. Any failed test shall be corrected immediately, and the assembly shall be re-tested until compliance is achieved.

Section 9.03 – Unidirectional Flushing.

The Parties shall implement a unidirectional flushing plan to preserve water quality and prevent stagnation at or near the Interconnect. Flushing activities shall be scheduled and documented in accordance with Exhibit B (Operations SOP) and conducted in a manner that minimizes disruption to system pressures and customer service.

Section 9.04 – Boil-Water Notices and Regulatory Violations.

In the event that either Party is required to issue a boil-water notice or reports a violation of any primary drinking water standard that could impact water delivered through the Interconnect, that Party shall provide immediate notice to the other Party by telephone and electronic mail. Notice shall include the nature of the violation, the area affected, corrective measures being implemented, and the anticipated duration of the event.

Section 9.05 – Public Messaging and Coordination.

The Parties agree to coordinate in good faith on public communications relating to water quality or boil-water events affecting the Interconnect. No public notice or press release shall reference the other Party's system without first providing that Party an opportunity to review and comment, except to the extent disclosure is mandated by law or regulatory order. The Parties shall strive to issue consistent, accurate, and timely information to the public to avoid confusion and protect consumer confidence.

Section 9.06 – Regulatory Reporting.

Each Party shall independently fulfill its regulatory reporting obligations to TCEQ and other agencies but shall furnish copies of any notices, reports, or correspondence relating to Interconnect water quality to the other Party within five (5) business days of submission

ARTICLE X - MAINTENANCE, REPAIRS, AND PLANNED OUTAGES

Section 10.01 – Preventive Maintenance.

Each Party shall be responsible for the preventive maintenance of the facilities it owns pursuant to Article V of this Agreement. Preventive maintenance shall include, without limitation, the routine inspection, lubrication, calibration, cleaning, exercising of valves, testing of backflow prevention assemblies, and any other measures reasonably necessary to preserve the functionality, reliability, and regulatory compliance of the Interconnect facilities

Section 10.02 – Planned Maintenance and Outages.

Planned maintenance that requires temporary suspension of Interconnect operations shall be scheduled with not less than seven (7) days' advance written notice to the other Party, except in cases where regulatory compliance or public safety requires more immediate action. The Parties shall cooperate in scheduling such outages during periods of lowest demand, and shall coordinate operational adjustments to minimize impacts on system pressures and service. During any planned

outage, each Party shall continue to maintain access to its facilities for inspection, testing, or verification by the other Party upon reasonable notice.

Section 10.03 – Access and Safety Protocols.

Each Party shall grant the other, its employees, agents, and contractors, reasonable access to Interconnect facilities as necessary for inspection, maintenance, or coordination of repairs. All personnel performing work at or near the Interconnect shall comply with applicable safety standards, including lockout/tagout procedures, confined space entry rules, and Occupational Safety and Health Administration (“OSHA”) regulations. The Parties shall coordinate site safety procedures in advance of work and shall ensure that only authorized personnel are permitted entry.

Section 10.04 – Emergency Repairs.

In the event of a sudden failure, leak, contamination risk, or other emergency condition threatening the safe operation of the Interconnect, either Party may take immediate corrective action as necessary to protect public health and system integrity. The Party responsible for ownership of the affected facility under Article V shall bear the costs of emergency repairs, except to the extent such emergency was directly caused by the negligence or willful misconduct of the other Party, in which case the negligent Party shall reimburse the reasonable repair costs. The initiating Party shall promptly notify the other Party of the emergency condition, the corrective actions taken, and the anticipated restoration timeline.

Section 10.05 – Restoration of Service.

Following any emergency repair or planned outage, the Parties shall expedite the restoration of Interconnect service to normal operating condition. Restoration activities shall include, as appropriate, pressure testing, bacteriological sampling, disinfection, calibration of meters, and validation of backflow prevention assemblies. No facility shall be returned to service until both Parties confirm that all applicable TCEQ and SDWA requirements are satisfied.

Section 10.06 – Documentation.

All maintenance activities, outages, and repairs shall be documented in a written log maintained by the responsible Party, with copies provided to the other Party upon request. Documentation shall include the date, nature of the work performed, names of personnel or contractors involved, and test results verifying compliance. Records shall be retained for at least five (5) years

ARTICLE XI - RATES, FEES, AND BILLING

Section 11.01 – Applicable Rate.

Water delivered through the Interconnect pursuant to this Agreement shall be billed at a rate of **[INSERT \$X.XX PER 1,000 GALLONS]** (the “Rate”). This Rate shall apply equally to all deliveries, whether under Emergency conditions or Planned Support, unless otherwise amended by written agreement of the Parties. The Rate is intended to recover the supplying Party’s cost of water production, treatment, and delivery, together with reasonable administrative and operational expenses.

Section 11.02 – Additional Cost Allocations.

In addition to the Rate, the receiving Party shall reimburse the supplying Party for any extraordinary costs incurred in connection with start-up, standby, or testing of the Interconnect, including but not limited to meter calibration, flushing, and laboratory analyses directly attributable to Interconnect operations. Any such costs shall be documented and invoiced separately.

Section 11.03 – Billing and Payment Cycle.

Invoices for water delivered and any additional cost allocations shall be issued on a monthly basis, within fifteen (15) days after the end of each calendar month. Payment shall be due within thirty (30) days of the invoice date. Payments not received by the due date shall accrue interest at the rate of ____% per annum, or the maximum rate allowed by law, whichever is less, until paid in full.

Section 11.04 – Disputed Invoices; Pay Under Protest.

If the receiving Party disputes any portion of an invoice, it shall provide written notice of the dispute within fifteen (15) days of receipt of the invoice, identifying the disputed amount and the basis for the objection. The undisputed portion of the invoice shall be paid in accordance with Section 11.03. The disputed portion shall be paid under protest pending resolution of the dispute. Upon resolution, any overpayment shall be credited against the next invoice or refunded within thirty (30) days, at the option of the paying Party.

Section 11.05 – Audit Rights.

Each Party shall maintain complete and accurate records relating to Interconnect deliveries, billing, and payments for a minimum period of five (5) years. Upon reasonable written notice, the other Party shall have the right, at its own expense, to audit such records no more than once per calendar year. Any errors identified in an audit shall be corrected by appropriate billing adjustments, with interest applied to amounts owed or refunded.

Section 11.06 – True-Up for Meter Error or Data Loss.

If meters are found to be out of calibration beyond the allowable tolerance established by AWWA standards, or if telemetry or data loss prevents accurate billing, the Parties shall adjust invoices based on the best available data, including historical usage, pump run-time records, or other reliable information. Such adjustments shall cover the period from the date the inaccuracy first occurred (if known) or, if unknown, for a period not to exceed six (6) months prior to discovery of the error.

Section 11.07 – Exclusive Rates and Fees.

Except as expressly set forth in this Article, no additional charges, fees, or surcharges shall be imposed by either Party in connection with the operation or use of the Interconnect. Any amendment to the Rate or cost allocation provisions must be made by mutual written agreement of the Parties and approved by their respective governing bodies.

ARTICLE XII - RECORDS, ENFORCEMENT, RISK ALLOCATION, AND GENERAL PROVISIONS

Section 12.01 – Records, Reporting, and Audit.

Each Party shall maintain accurate and complete records of all Interconnect operations, including but not limited to flow logs, valve operations, water quality data, and event reports. Such records shall be retained for not less than five (5) years and shall be made available to the other Party upon reasonable written request. Audit rights shall be limited to records directly related to the Interconnect, billing, and payments under this Agreement. Audits shall be conducted no more than once per calendar year, at the requesting Party's expense, and shall be scheduled to avoid unreasonable disruption of operations.

Section 12.02 – Default, Suspension, and Termination.

Events of default under this Agreement shall include, but are not limited to: (a) failure to timely pay amounts due; (b) repeated unauthorized openings of the Interconnect; (c) persistent water quality failures; and (d) failure to obtain or maintain required permits or easements. In addition, either Party may immediately suspend performance under this Agreement where continuation of deliveries would threaten the party's system integrity, public health, or regulatory compliance. Defaults may be cured within thirty (30) days after written notice, unless the nature of the default requires immediate action.

This Agreement may be terminated for no or for convenience upon ninety (90) days' prior written notice. The obligations relating to payment, indemnification, confidentiality, and audit shall survive termination.

Section 12.03 – Indemnification, Liability, and Immunities.

Each Party agrees to indemnify, defend, and hold harmless the other Party from and against all claims, damages, and expenses arising from its own negligence or willful misconduct in connection with the Interconnect. This indemnity is subject to the following limitations: (a) no Party shall be liable for consequential, incidental, or exemplary damages; (b) direct damages shall be limited to the total amount of charges paid or payable in the twelve (12) months preceding the event giving rise to liability, except for third-party bodily injury or property damage claims; and (c) the City expressly retains all defenses and immunities available to municipalities under Texas law, and nothing herein shall be construed as a waiver of governmental immunity unless expressly authorized by statute.

Section 12.04 – Insurance.

Each Party shall maintain, at its sole expense, insurance coverage in forms and amounts reasonably acceptable to the other, including commercial general liability, automobile liability, workers' compensation, and umbrella or excess liability coverage. Certificates of insurance shall be furnished upon request and shall provide for not less than thirty (30) days' advance notice of cancellation or material change. Where appropriate, the Parties shall name each other as additional insureds and waive rights of subrogation.

Section 12.05 – Force Majeure and Emergency Management.

Neither Party shall be deemed in default of this Agreement for delays or failures in performance caused by events beyond its reasonable control, including natural disasters, extreme weather, fire, flood, war, civil disturbance, pandemics, supply chain disruptions, or governmental orders. The affected Party shall promptly notify the other, shall use reasonable efforts to mitigate the impact, and shall resume performance as soon as practicable. The Parties shall coordinate emergency response activities in accordance with the National Incident Management System (NIMS) and Incident Command System (ICS) protocols to the extent applicable.

Section 12.06 – Confidentiality and Public Information.

The Parties recognize that information regarding critical infrastructure, system security, and cybersecurity measures must be protected. Each Party shall maintain the confidentiality of such information except as required by law, regulation, or court order. The City, as a governmental body subject to the Texas Public Information Act, shall be responsible for handling public information requests, but shall provide MHWSC with notice and a reasonable opportunity to assert applicable exceptions prior to disclosure.

Section 12.07 – Change in Law or Regulatory Action.

If any change in law, regulation, or regulatory order materially affects the obligations or economic feasibility of this Agreement, the Parties shall meet in good faith to renegotiate terms as necessary to restore fairness and preserve the intent of this Agreement.

Section 12.08 – Dispute Resolution, Venue, and Governing Law.

The Parties shall endeavor to resolve any dispute arising under this Agreement through good-faith negotiations. If negotiations fail, the Parties agree to submit the matter to non-binding mediation prior to filing suit. Venue for any litigation shall lie exclusively in Hidalgo County, Texas, and this Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

Section 12.09 – Assignment and Subcontracting.

Neither Party may assign its rights or obligations under this Agreement without the prior written consent of the other, which consent shall not be unreasonably withheld. Subcontracting of discrete tasks is permitted, provided the subcontractor remains under the supervision and responsibility of the contracting Party.

Section 12.10 – Notices.

All notices required or permitted under this Agreement shall be in writing and delivered personally, by certified mail, or by recognized courier service to the addresses set below. Electronic delivery may be used for emergency contacts, but formal notices shall follow as required herein. Notice shall be effective upon receipt or refusal.

MHWSC: _____

CITY: _____

Section 12.11 – Miscellaneous Provisions.

This Agreement constitutes the entire understanding of the Parties with respect to the Interconnect. The Parties are independent contractors, and nothing herein shall create any agency, partnership, or third-party beneficiary rights. In the event of conflict, the terms of this Agreement shall control over any exhibit unless expressly stated otherwise. Amendments must be in writing and executed by both Parties. If any provision is held invalid, the remainder shall not be affected. This Agreement may be executed in counterparts and electronic signatures shall be deemed originals.

SIGNATURES

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Understanding Regarding Potable Water Interconnect on behalf of their respective entities. This Agreement shall become effective upon the date of approval by both Parties, as reflected below.

CITY OF SAN JUAN, TEXAS
A Home-Rule Municipal Corporation

By: _____

Name: _____

Title: _____

Date Approved: _____

MILITARY HIGHWAY WATER SUPPLY CORPORATION
A Texas Non-Profit Water Supply Corporation

By: _____

Name: _____

Title: _____

Date Approved: _____



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Maria Beltran, Interim Finance Director

DATE: 09/29/2025

SUBJECT: Budget Expenditure Report – August 2025. [Maria L. Beltran, Interim Director of Finance]



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

Memorandum

To: Ruben Guajardo, City Manager
From: Maria L. Beltran, Interim Director of Finance
Date: September 24, 2025
Subject: Budget Expenditure Report – August 31, 2025

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

The funds are listed as follows:

<u>Approved Budgets:</u>	<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

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Other City Funds:

• Capital Projects		
a. Bond Series 2025	40	24
b. City Hall/Park	41	25
c. Bond Series 2019	42	26
d. Bond Series 2019-A	43	27

Other City Funds –Continue

e. CIP-Street-Series 2015	44	28
f. Certificate of Obligation 2017	48	29
g. TDEM Fund	51	30
h. Capital Projects Fire Station	53	31
i. 2014 Bond	54	32
j. Certificate of Obligation 2023	58	33
k. Certificate of Obligation 2024	59	34

Component Unit:

• San Juan E.D.C.	24	35
• San Juan Economic Development Corp.	29	36

C: Mayor, Mario Garza

Mayor Pro-Tem,- Marco “Markie” Villegas

Commissioners:- Mario Cantu

Gilbert Garza

Jesus “Jesse” Ramirez

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

Budget Target 92%

10 - GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	8,931,296	8,724,932	-	(206,364)	152,397	92,058	97.69
SALES TAX REVENUE	5,482,269	4,684,862	-	(797,407)	465,865	521,481	85.45
FRANCHISE TAX	1,070,000	895,669	-	(174,331)	118,445	80,066	83.71
LICENSES & PERMITS	1,015,010	755,473	-	(259,537)	62,832	63,786	74.43
FEES & FINES	271,437	203,592	-	(67,845)	16,987	18,623	75.01
INTERGOVERNMENTAL REVENUE	747,852	663,393	-	(84,459)	55,012	64,333	88.71
OTHER REVENUE	1,287,927	1,136,529	-	(151,398)	56,514	55,150	88.24
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	18,805,791	17,064,450	-	(1,741,341)	928,052	895,498	90.74
EXPENDITURE SUMMARY							
LEGISLATIVE							
PURCHASED PROF/TECH SRVS	485	448	-	37	-	448	92.31
PUR PROP SRVS & OTH SRVS	21,722	15,434	596	5,692	1,461	2,230	73.80
SUPPLIES	5,090	3,944	358	789	135	(221)	84.50
MISCELLANEOUS	171,422	141,474	120	29,828	999	19,618	82.60
LEGISLATIVE	198,719	161,300	1,073	36,346	2,596	22,075	81.71
CITY MANAGER							
SALARIES & WAGES/BENEFIT	332,694	149,875	-	182,819	12,095	12,439	45.05
PURCHASED PROF/TECH SRVS	121,500	108,055	7,000	6,445	3,510	8,115	94.70
PUR PROP SRVS & OTH SRVS	7,953	5,380	2,450	123	-	4,100	98.45
SUPPLIES	5,964	2,691	261	3,012	98	1,359	49.50
CAPITAL OUTLAY	50,000	-	-	50,000	-	-	-
MISCELLANEOUS	1,335	1,381	160	(206)	231	385	115.41
CITY MANAGER	519,446	267,382	9,870	242,194	15,934	26,398	53.37
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	220,986	203,035	-	17,951	17,109	17,123	91.88
PURCHASED PROF/TECH SRVS	14,100	13,771	-	329	995	976	97.67
PUR PROP SRVS & OTH SRVS	8,100	4,676	147	3,277	1,140	2,939	59.54
SUPPLIES	4,724	2,570	1,077	1,077	-	33	77.20
MISCELLANEOUS	87,915	82,397	652	4,866	173	82,098	94.46
CITY SECRETARY	335,825	306,449	1,875	27,501	19,417	103,169	91.81
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	249,758	185,175	-	64,583	17,007	19,050	74.14
PURCHASED PROF/TECH SRVS	94,022	74,564	17,933	1,525	5,760	6,773	98.38
PUR PROP SRVS & OTH SRVS	12,165	6,230	-	5,935	565	651	51.21
SUPPLIES	5,079	2,736	-	2,343	1,028	311	53.87
MISCELLANEOUS	1,255	235	473	547	-	-	56.44
MUNICIPAL COURT	362,279	268,940	18,407	74,933	24,359	26,785	79.32

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

Budget Target 92%

10-GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	508,083	459,401	-	48,682	43,192	41,601	90.42
PUR PROP SRVS & OTH SRVS	21,244	16,398	584	4,263	178	1,157	79.93
SUPPLIES	5,988	4,729	-	1,259	128	514	78.98
MISCELLANEOUS	5,007	3,241	1,048	718	-	232	85.65
FINANCE	540,322	483,768	1,631	54,923	43,498	43,504	89.84
PLANNING							
SALARIES & WAGES/BENEFIT	723,826	556,126	-	167,700	50,830	50,660	76.83
PURCHASED PROF/TECH SRVS	64,500	40,705	1,338	22,457	1,470	1,401	65.18
PUR PROP SRVS & OTH SRVS	30,085	13,858	3,244	12,983	1,674	3,825	56.84
SUPPLIES	47,510	27,096	3,254	17,160	2,974	2,219	63.88
MISCELLANEOUS	10,000	2,422	543	7,035	40	306	29.65
PLANNING	875,921	640,207	8,379	227,335	56,988	58,411	74.05
POLICE							
SALARIES & WAGES/BENEFIT	4,661,898	4,219,841	-	442,057	360,598	351,274	90.52
PURCHASED PROF/TECH SRVS	40,535	38,016	1,440	1,079	70	78	97.34
PUR PROP SRVS & OTH SRVS	215,242	174,153	38,444	2,645	27,469	17,172	98.77
SUPPLIES	399,926	433,405	24,689	(58,168)	55,109	32,554	114.54
MISCELLANEOUS	116,272	110,953	5,148	172	-	-	99.85
POLICE	5,433,874	4,976,367	69,721	387,786	443,246	401,078	92.86
FIRE							
SALARIES & WAGES/BENEFIT	2,409,696	1,799,728	-	609,968	163,700	157,330	74.69
PURCHASED PROF/TECH SRVS	33,863	9,060	80	24,723	-	-	26.99
PUR PROP SRVS & OTH SRVS	178,717	139,664	4,697	34,355	8,377	28,730	80.78
SUPPLIES	156,282	123,593	4,747	27,942	17,791	12,355	82.12
CAPITAL OUTLAY	164,054	95,646	45,929	22,480	-	40,515	86.30
DEBT SERVICE	124,680	124,678	-	2	-	1,900	100.00
MISCELLANEOUS	316,000	288,418	-	27,582	50,000	25,293	91.27
FIRE	3,383,292	2,580,787	55,453	747,052	239,868	266,124	77.92
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	486,334	428,376	-	57,958	37,779	37,258	88.08
PUR PROP SRVS & OTH SRVS	437,887	392,697	3,083	42,107	911	56,443	90.38
SUPPLIES	143,238	159,841	12,816	(29,419)	24,595	26,957	120.54
CAPITAL OUTLAY	3,622	3,622	-	-	-	-	100.00
MISCELLANEOUS	6,143	(338)	1,480	5,000	33	(1,349)	18.60
STREETS, ALLEY, OTHER	1,077,223	984,197	17,379	75,647	63,318	119,309	92.98

City of San Juan, Texas
Budget Expenditures Report
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							Budget Target 92%
10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	222,324	122,551	-	99,773	11,829	12,629	55.12
PUR PROP SRVS & OTH SRVS	6,034	3,463	95	2,476	-	89	58.96
SUPPLIES	31,818	24,226	2,970	4,622	1,046	6,354	85.47
CAPITAL OUTLAY	17,170	17,170	-	-	-	-	100.00
MISCELLANEOUS	386	-	-	386	-	-	-
CENTRAL GARAGE	277,732	167,410	3,065	107,257	12,875	19,072	61.38
PARKS							
SALARIES & WAGES/BENEFIT	1,251,317	1,136,336		114,981	144,836	108,551	90.81
PURCHASED PROF/TECH SRVS	4,600	4,663		(63)	348	596	101.36
PUR PROP SRVS & OTH SRVS	173,747	105,969	2,177	65,601	(26,865)	11,469	62.24
SUPPLIES	90,190	73,923	3,256	13,011	7,043	6,751	85.57
DEBT SERVICE	55,967	-	-	55,967	-	-	-
MISCELLANEOUS	460,545	480,139	16,398	(35,992)	39,392	5,151	107.82
PARKS	2,036,366	1,801,029	21,831	213,506	164,754	132,518	89.52
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	428,538	330,215	-	98,323	30,086	29,815	77.06
PURCHASED PROF/TECH SRVS	2,051	1,000	-	1,051	-	400	48.76
PUR PROP SRVS & OTH SRVS	133,688	88,273	12,125	33,289	(4,131)	10,020	75.10
SUPPLIES	75,865	56,841	9,162	9,863	4,142	6,736	87.00
CAPITAL OUTLAY	6,170	4,600	1,563	7	-	-	99.89
BUILDING MAINTENANCE	646,312	480,929	22,850	142,533	30,097	46,971	77.95
LIBRARY							
SALARIES & WAGES/BENEFIT	357,278	251,706	-	105,572	22,709	22,722	70.45
PURCHASED PROF/TECH SRVS	2,980	2,481	-	499	23	19	83.24
PUR PROP SRVS & OTH SRVS	29,262	26,386	190	2,686	565	2,443	90.82
SUPPLIES	3,452	1,870	506	1,076	-	41	68.84
MISCELLANEOUS	10,500	8,823	548	1,129	270	1,875	89.24
LIBRARY	403,472	291,266	1,243	110,963	23,566	27,100	72.50
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	551,917	391,921	46,680	113,316	34,877	27,566	79.47
PUR PROP SRVS & OTH SRVS	299,417	356,833	223	(57,639)	33,697	31,649	119.25
SUPPLIES	5,947	5,990	94	(137)	346	349	102.30
DEBT SERVICE	128,000	128,000	-	-	-	23,200	100.00
MISCELLANEOUS	385,350	383,570	41,193	(39,413)	73,183	38,512	110.23
ADMINISTRATION	1,370,631	1,266,314	88,189	16,127	142,104	121,276	98.82

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

Budget Target 92%
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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	251,294	210,560	-	40,734	16,868	17,007	83.79
PURCHASED PROF/TECH SRVS	9,510	9,351	159	-	3,755	1,860	100.00
PUR PROP SRVS & OTH SRVS	10,800	7,420	1,137	2,243	-	276	79.24
SUPPLIES	7,070	2,472	3,138	1,460	92	161	79.36
MISCELLANEOUS	1,720	936	105	680	-	506	60.49
HUMAN RESOURCES	280,394	230,739	4,539	45,116	20,715	19,809	83.91
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	605,370	531,706	-	73,664	47,059	48,422	87.83
PURCHASED PROF/TECH SRVS	53,902	52,841	200	861	100	100	98.40
PUR PROP SRVS & OTH SRVS	218,222	172,573	15,197	30,452	18,076	26,230	86.05
SUPPLIES	42,091	24,231	7,812	10,048	3,598	998	76.13
MISCELLANEOUS	181,882	166,432	1,794	13,656	1,762	5,530	92.49
INFORMATION TECHNOLOGY	1,101,467	947,782	25,004	128,681	70,595	81,280	88.32
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	5,000	-	-	5,000	-	-	-
SUPPLIES	17,900	10,274	2,747	4,879	298	5,393	72.75
CAPITAL OUTLAY	43,047	11,765	31,213	69	-	-	99.84
EMERGENCY MANAGEMENT	65,947	22,039	33,960	9,947	298	5,393	84.92
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	97,999	82,082	-	15,917	7,967	8,183	83.76
PUR PROP SRVS & OTH SRVS	8,562	3,025	1,232	4,305	1,503	145	49.72
SUPPLIES	32,129	27,030	791	4,308	1,929	3,868	86.59
CAPITAL OUTLAY	2,223	2,223	-	-	-	-	100.00
MISCELLANEOUS	195,558	69,438	126,120	0	13,885	-	100.00
ANIMAL CONTROL	336,471	183,798	128,143	24,530	25,285	12,197	92.71
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	19,245,693	16,060,704	512,613	2,672,376	1,399,511	1,532,468	86.11
REVENUES OVER/(UNDER) EXPENDITURES	(439,902)	1,003,746	(512,613)	931,036	(471,460)	(636,971)	(111.65)

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

							Budget Target 92%
22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	4,273,600	3,363,242	-	(910,358)	365,053	286,005	78.70
OTHER REVENUE	200,200	136,979	-	(63,221)	6,854	8,871	68.42
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	4,473,800	3,500,221	-	(973,579)	371,907	294,876	78.24
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	1,814,265	1,302,746	-	511,519	123,170	122,624	71.81
PUR PROF/TECH SRVS	1,000	1,008	-	(8)	90	420	100.77
PUR PROP SRVS & OTH SRVS	402,102	375,103	10,374	16,625	28,680	37,230	95.87
SUPPLIES	605,761	537,907	18,019	49,835	39,317	42,393	91.77
CAPITAL OUTLAY	60,100	35,080	24,774	246	6,000	-	99.59
MISCELLANEOUS	680,181	639,090	2,176	38,914	58,308	58,732	94.28
SANITATION	3,563,408	2,890,933	55,344	617,132	255,564.19	261,400	82.68
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	91,125	75,946	576	14,603	6,708	1,370	83.98
PUR PROP SRVS & OTH SRVS	96,300	121,591	-	(25,291)	11,007	11,007	126.26
DEBT SERVICE	515,409	515,415	-	(6)	-	41,636	100.00
MISCELLANEOUS	215,630	445,278	-	(229,648)	17,619	17,619	206.50
ORGANIZATIONAL	918,464	1,158,231	576	(240,343)	35,334	71,632	126.17
Transfer Out		-	-	-	-	-	-
TOTAL EXPENDITURES	4,481,872	4,049,164	55,920	376,789	290,898	333,031	91.59
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(8,072)	(548,943)	(55,920)	(596,790)	81,009	(38,155)	7,492.94

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

							Budget Target 92%
56 - UTILITY FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	2,994,200	2,053,995	-	(940,205)	242,602	258,284	68.60
SEWER SYSTEMS	3,238,500	2,686,070	-	(552,430)	294,700	194,481	82.94
OTHER REVENUES		189	-	189	-	1	-
INTERGOV'T REVENUE		2,067,286	-	2,067,286	-	-	-
OTHER REVENUES	577,800	250,428	-	(327,372)	18,601	3,398	43.34
OTHER	(1,663,073)	(1,635,587)	-	27,486	(27,486)	(27,486)	98.35
TOTAL REVENUES	5,147,427	5,422,381	-	274,954	528,418	428,678	105.34
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	399,959	327,782	-	72,177	29,981	28,097	81.95
PURCHASED PROF/TECH SRVS	31,298	29,737	488	1,073	244	244	96.57
PUR PROP SRVS & OTH SRVS	111,838	107,380	1,480	2,978	17,163	141	97.34
SUPPLIES	35,659	30,878	578	4,203	1,821	2,350	88.21
MISCELLANEOUS	85,120	118,708	329	(33,917)	23,601	11,912	139.85
UTILITY BILLING & COLLEC	663,874	614,485	2,875	46,514	72,810	42,745	92.99
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	270,031	214,083	-	55,948	18,519	20,236	79.28
PURCHASED PROF/TECH SRVS	218,490	207,240	11,250	-	56,250	101,250	100.00
PUR PROP SRVS & OTH SRVS	28,248	31,524	2,774	(6,051)	1,057	11,678	121.42
SUPPLIES	19,109	11,713	369	7,027	740	868	63.22
MISCELLANEOUS	6,450	6,432	500	(482)	500	982	107.47
UTILITY ADMINISTRATION	542,328	470,992	14,893	56,442	77,066	135,013	89.59
WATER PLANT							
SALARIES & WAGES/BENEFIT	586,660	430,305	-	156,355	38,712	35,703	73.35
PURCHASED PROF/TECH SRVS	31,837	22,450	2,403	6,984	2,118	5,171	78.06
PUR PROP SRVS & OTH SRVS	538,617	435,955	43,159	59,502	233,283	17,718	88.95
SUPPLIES	606,762	400,128	86,687	119,946	35,255	61,489	80.23
CAPITAL OUTLAY	66,000	41,395	13,492	11,113	-	448	83.16
MISCELLANEOUS	49,334	44,359	-	4,975	550	6,050	89.92
WATER PLANT	1,879,209	1,374,592	145,741	358,875	309,918	126,579	80.90
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	392,909	289,401	-	103,508	25,638	28,997	73.66
PUR PROP SRVS & OTH SRVS	22,945	14,150	3,812	4,983	28	1,837	78.28
SUPPLIES	134,761	81,033	11,958	41,769	10,007	3,915	69.00
CAPITAL OUTLAY	97,708	87,059	9,271	1,378	-	7,002	98.59
MISCELLANEOUS	1,076	432	-	644	-	-	40.15
WATER DISTRIBUTION	649,399	472,076	25,041	152,282	35,673	41,751	76.55
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	432,467	315,440	-	117,027	25,834	25,140	72.94
PUR PROP SRVS & OTH SRVS	445,213	334,084	23,356	87,773	148,645	29,116	80.29
SUPPLIES	146,643	105,962	12,072	28,608	5,372	15,219	80.49
CAPITAL OUTLAY		-	-	-	-	-	-
MISCELLANEOUS	1,386	864	-	522	-	-	62.34
SEWER COLLECTION	1,025,709	756,351	35,428	233,930	179,851	69,476	77.19

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

							Budget Target 92%
56 -UTILITY FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	315,820	261,149	-	54,671	24,586	23,985	82.69
PURCHASED PROF/TECH SRVS	50,000	30,181	-	19,819	2,265	5,869	60.36
PUR PROP SRVS & OTH SRVS	331,142	288,797	14,279	28,066	29,554	24,662	91.52
SUPPLIES	168,111	115,589	13,605	38,917	22,274	7,656	76.85
MISCELLANEOUS	121,080	88,420	-	32,660	7,700	8,250	73.03
SEWER PLANT	986,153	784,136	27,885	174,133	86,379	70,422	82.34
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	79,399	68,377	576	10,446	4,661	1,314	86.84
PUR PROP SRVS & OTH SRVS	145,405	183,691	-	(38,286)	16,619	16,619	126.33
DEBT SERVICE	1,000	-	-	1,000	-	-	-
MISCELLANEOUS	413,820	544,596	-	(130,776)	33,985	33,985	131.60
ORGANIZATIONAL	639,624	796,664	576	(157,616)	55,265	51,918	124.64
TOTAL EXPENDITURES	6,386,296	5,269,297	252,439	864,560	816,963	537,904	86.46
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(1,238,869)	153,085	(252,439)	1,139,514	(288,545)	(109,225)	8.02
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	(1,238,869)	153,085	(252,439)	1,139,514	(288,545)	(109,225)	8.02
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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Budget Target 92%
% RECEIV. EXPENDED

60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	4,857		4,857	442	443	-
OTHER FINANCING SOURCES	1,601,697	1,579,325	-	(22,372)	22,371	22,371	98.60
TOTAL REVENUES	1,601,697	1,584,183	-	(17,514)	22,813	22,814	98.91
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,601,697	1,606,698	-	(5,001)	-	53,647	100.31
MISCELLANEOUS	-	7,720	-	(7,720)	-	-	-
DEBT SERVICE	1,601,697	1,614,418	-	(12,721)	-	53,647	100.79
TOTAL EXPENDITURES	1,601,697	1,614,418	-	(12,721)	-	53,647	100.79
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	(30,235)	-	(30,235)	22,813	(30,833)	-
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	-	(30,235)	-	(30,235)	22,813	(30,833)	-
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
Budget Expenditures Report
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Budget Target 92%
% RECEIV. EXPENDED

61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		28,481	-	28,481	2,593	2,597	-
OTHER FINANCING SOURCES	61,376	56,262	-	(5,114)	5,115	5,115	91.67
TOTAL REVENUES	61,376	84,743	-	(5,114)	7,708	7,712	138.07
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	61,376	84,743	-	23,367	7,708	7,712	138.07
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
REVENUES & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER(USES)	61,376	84,743	-	23,367	7,708	7,712	138.07

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Budget Target 92%

18 -LOCAL TRUANCY PREVENTION & DIVERSION FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEEES & FINES		5,928	-	5,928	570	625	-
TOTAL REVENUES		5,928	-	5,928	570	625	-
	=====	=====	=====	=====	=====	=====	=====

City of San Juan, Texas
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Budget Target 92%

19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES		119	-	119	11	13	-
TOTAL REVENUES		119	-	119	11	13	-

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Budget Target 92%

20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,500	6,161	-	661	570	652	112.03
TOTAL REVENUES	5,500	6,161	-	661	570	652	112.03
	=====	=====	=====	=====	=====	=====	=====
SUPPLIES	-	777		(777)	-	-	-
MISCELLANEOUS	-	-	180	(180)	-	-	-
MUNICIPAL COURT	-	777.12	180	(957)	-	-	-
TOTAL EXPENDITURES	-	777.12	180	(957)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	5,500	5,384	(180)	(296)	570	652	94.62

City of San Juan, Texas
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Budget Target 92%

21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	5,015	-	(985)	468	524	83.58
TOTAL REVENUES	6,000	5,015	-	(985)	468	524	83.58
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	-	-	1,000	(1,000)	-	-	-
MUNICIPAL COURT	-	-	1,000	(1,000)	-	-	-
TOTAL EXPENDITURES	-	-	1,000	(1,000)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	6,000	5,015	(1,000)	(1,985)	468	524	66.92

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Budget Target 92%

23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		39	-	39	4	4	-
TOTAL REVENUES		39	-	39	4	4	-
EXPENDITURE SUMMARY							
ADMINSTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINSTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES		39	-	39	4	4	-

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Budget Target 92%

25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	2,500	2,810	-	310	15	316	112.38
TOTAL REVENUES	2,500	2,810	-	310	15	316	112.38
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	2,500	2,810	-	310	15	316	112.38

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Budget Target 92%

26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER INCOME	35,000	76,884	-	41,884	6,596	6,097	219.67
TOTAL REVENUES	35,000	76,884	-	41,884	6,596	6,097	219.67
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	233,000	21,420	35,670	175,910	-	10,887	24.50
PARKS	233,000	21,420	35,670	175,910	-	10,887	24.50
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	233,000	21,420	35,670	175,910	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(198,000)	55,464	(35,670)	217,794	6,596	6,097	(10.00)

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Budget Target 92%

27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	14,000	14,094	-	94	1,990	6,442	100.67
TOTAL REVENUES	14,000	14,094	-	94	1,990	6,442	100.67
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	650	280	-	370	-	-	43.08
SUPPLIES	10,000	3,926	-	6,074	-	2,700	39.26
MISCELLANEOUS	15,000	8,778	-	6,222	-	-	58.52
ADMINISTRATION	25,650	12,985	-	12,665	-	2,700	50.62
TOTAL EXPENDITURES	25,650	12,985	-	12,665	-	2,700	50.62
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(11,650)	1,109	-	12,759	-	3,742	(9.52)

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Budget Target 92%

28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	6,090	-	5,090	-	-	609.00
FORFEIT LOCAL		17,006	-	17,006	-	-	-
TOTAL REVENUES	1,000	23,096	-	22,096	-	-	2,309.55
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
SUPPLIES	6,300	-	4,139	2,161	-	-	65.70
POLICE	6,300	-	4,139	2,161	-	-	65.70
TOTAL EXPENDITURES	6,300	-	4,139	2,161	-	-	65.70
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(5,300)	23,096	(4,139)	24,256	-	-	(357.66)

City of San Juan, Texas
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							Budget Target 92%
30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	679,274	311,264	-	(368,010)	169,299	28,363	45.82
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	679,274	311,264	-	(368,010)	169,299	28,363	45.82
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	271,433	241,546	-	29,887	24,501	29,657	88.99
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	257,503	128,970	77,494	51,039	-	-	80.18
POLICE	528,936	370,516	77,494	80,925	24,501	29,657	84.70
FIRE							
CAPITAL OUTLAY	135,938	135,938	-	1	-	-	100.00
FIRE	135,938	135,938	-	1	-	-	100.00
LIBRARY							
PUR PROP SRVS & OTH SRVS	9,320	8,989	-	331	-	-	96.45
SUPPLIES	383	-	-	383	-	-	-
MISCELLANEOUS	4,922	1,034	40	3,847	-	85	21.84
LIBRARY	14,625	10,023	40	4,561	-	85	68.81
TOTAL EXPENDITURES	679,498.76	516,477	77,535	85,486	24,501	29,742	87.42
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(225)	(205,213)	(77,535)	(282,523)	144,798	(1,379)	125,827.90

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Budget
Target
92%

33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	20,300	99,047	-	78,747	12,838	14,251	487.92
FINES & FEES	300	280	-	(20)	-	-	93.33
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	20,600	99,327	-	78,727	12,838	14,251	482.17
	=====	=====	=====	=====	=====	=====	=====
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	99,327	-	78,727	12,838	14,251	482.17
					-	-	

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							Budget Target 92%
35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	22,562	36,657	-	14,095	1,960	1,959	162.47
FORFEIT FEDERAL	50,000	116,284	-	66,284	-	-	232.57
TOTAL REVENUES	72,562	152,941	-	80,379	1,960	1,959	210.77
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	68,518	37,949	766	29,802	(354)	2,275	56.50
SUPPLIES	48,122	23,070	2,308	22,745	931	172	52.74
CAPITAL OUTLAY	183,723	175,652	2,265	5,806	-	-	96.84
MISCELLANEOUS	-	25	-	(25)	5	-	-
POLICE	300,363	236,696	5,339	58,328	582	2,446	80.58
TOTAL EXPENDITURES	300,363	236,696	5,339	58,328	582	2,446	80.58
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(227,800.93)	(83,755)	(5,339)	138,707	1,378	(488)	39.11

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							Budget Target 92%
55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	312,000	242,766	-	(69,234)	26,579	20,758	77.81
TOTAL REVENUES	312,000	242,766	-	(69,234)	26,579	20,758	77.81
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	293,406	206,699	-	86,707	20,860	18,997	70.45
PUR PROP SRVS & OTH SRVS	1,336	1,112	95	130	-	157	90.29
SUPPLIES	16,758	15,413	2,442	(1,096)	2,046	2,022	106.54
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	13,691	13,713	-	(22)	-	-	100.16
STORM WATER	325,191	236,937	2,536	85,718	22,906	21,176	73.64
TOTAL EXPENDITURES	325,191	236,937	2,536	85,718	22,906	21,176	73.64
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(13,191)	5,829	(2,536)	16,484	3,673	(418)	(24.96)

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Budget Target 92% % RECEIV. EXPENDED
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36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	4,093,957	4,058,493	-	(35,464)	67,815	40,801	99.13
OTHER REVENUE	77,500	82,430	-	4,930	6,459	6,469	106.36
TOTAL REVENUES	4,171,457	4,140,923	-	(30,534)	74,273	47,270	99.27
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	3,687,873	3,897,925	-	(210,052)	-	844,910	105.70
MISCELLANEOUS	-	7,821	-	(7,821)	-	-	-
ORGANIZATIONAL EXPENSE	3,687,873	3,905,747	-	(217,874)	-	844,910	105.91
	=====	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	3,687,873	3,905,747	-	(217,874)	-	-	105.91
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	483,584	235,177	-	(248,407)	74,273	47,270	48.63

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Budget Target 92%

40-BOND SERIES - 2025 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		4,932	-	4,932	-	4,932	-
OTHER FINANCING SOURCES		8,279,908	-	8,279,908	-	8,279,908	-
TOTAL REVENUES	-	8,284,840	-	8,284,840	-	8,284,840	-
EXPENDITURE SUMMARY							
FIRE							
CAPITAL OUTLAY		-	197,403	(197,403)	-	-	-
FIRE		-	197,403	(197,403)	-	-	-
ADMINISTRATION							
PROF/TECH SRVS	-	58,726	-	(58,726)	-	58,726	-
COST OF ISSUANCE	-	221,182	-	(221,182)	-	221,182	-
ADMINISTRATION	-	279,908	-	(279,908)	-	279,908	-
SNITATION							
CAPITAL OUTLAY		-	77,667	(77,667)	-	-	-
SANITATION		-	77,667	(77,667)	-	-	-
TOTAL EXPENDITURES	-	279,908	275,071	(554,979)	-	279,908	-
REVENUES OVER/(UNDER) EXPENDITURES	-	8,004,932	(275,071)	(7,729,861)	-	8,004,932	-

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Budget Target 92%

41-CAPITAL PROJECT - CITY HALL/PARK FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
CITY MANAGER							
CAPITAL OUTLAY		162,568	-	(162,568)	-	162,568	-
CITY MANAGER		162,568	-	(162,568)	-	162,568	-
PARK AND RECREATION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS, ALLEY, OTHER	-	-	-	-	-	-	-
ADMINISTRATION							
CAPITAL OUTLAY		-	-	-	-	-	-
STREETS, ALLEY, OTHER		-	-	-	-	-	-
TOTAL EXPENDITURES	-	162,568	-	(162,568)	-	162,568	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	162,568	-	(162,568)	-	162,568	-

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

Budget Target 92%

42-2019 BOND SERIES FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT							
PUR PROP SRVS & OTH SRVS	-	15,000	-	(15,000)	-	(1,575)	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES		15,000	-	(15,000)	-	(1,575)	-
	=====	=====	=====	=====	=====	=====	=====
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	-	15,000	-	(15,000)	-	(1,575)	-

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

Budget Target 92% % RECEIV. EXPENDED
--

43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
SEWER PLANT							
PURCHASED PROF/TECH SRVS	-	1,200	27,420	(28,620)	-	-	-
PUR PROP SRVS & OTH SRVS	-	47,590	75,639	(123,230)	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES		48,790	103,059	(151,850)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	-	48,790	103,059	(151,850)	-	-	-

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

Budget Target 92% % RECEIV. EXPENDED
--

44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		9,950	-	9,950	906	907	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		-	-	-	-	-	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	9,950	-	9,950	906	907	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS		25,560	2,840	(28,400)	-	-	-
DEBT		-	-	-	-	-	-
SANITATION		-	-	-	-	-	-
LIBRARY	-	25,560	2,840	(28,400)	-	-	-
LONG TERM DEBT							
TRANSFER OUT	-	-	-	-	-	-	-
LONG TERM DEBT		-	-	-	-	-	-
TOTAL EXPENDITURES		25,560	2,840	(28,400)	-	-	-
	=====	=====	=====	=====	=====	=====	=====
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	-	(15,610)	(2,840)	(18,450)	906	907	-

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

							Budget Target 92%
48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		3,271	-	3,271	298	298	-
TOTAL REVENUES		3,271	-	3,271	298	298	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
NEW CITY HALL							
PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY		-	-	-	-	-	-
NEW CITY HALL	-	-	-	-	-	-	-
					-	-	
TOTAL EXPENDITURES		-	-	-	-	-	-
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	-	3,271	-	3,271		298	-

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

							Budget Target 92%
51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		55,869	-	55,869	2,769	2,774	-
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES		55,869	-	55,869	2,769	2,774	-
POLICE DEPARTMENT							
CAPITAL OUTLAY		92,505	-	(92,505)	-	-	-
POLICE DEPARTMENT	-	92,505	-	(92,505)	-	-	-
WATER PLANT							
CAPITAL OUTLAY	-	-	13,291	(13,291)	-	-	-
WATER PLANT	-	-	13,291	(13,291)	-	-	-
SEWER COLLECTION							
CAPITAL OUTLAY	76,112	150,000	162,830	(236,718)	-	-	411.01
SEWER COLLECTION	76,112	150,000	162,830	(236,718)	-	-	411.01
Transfer Out		-	-	-	-	-	-
TOTAL EXPENDITURES	76,112	242,505	176,121	(342,514)	-	-	550.01
REVENUES OVER/(UNDER) EXPENDITURES	(76,112)	(186,636)	(176,121)	(286,645)	-	2,774	476.61

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

							Budget Target 92%
53 - CAPITAL PROJECTS FIRESTATION FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		3	-	3	-	0	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		3	-	3	-	0	-
EXPENDITURE SUMMARY							
FIRE							
CAPITAL OUTLAY		-	-	-	-	-	-
FIRE	-	-	-	-	-	-	-
STREETS & ALLEYS							
CAPITAL OUTLAY		383,784	-	(383,784)	-	-	-
STREETS & ALLEYS	-	383,784	-	(383,784)	-	-	-
PARKS & RECREATION							
CAPITAL OUTLAY		-	-	-	-	-	-
PARKS & RECREATION	-	-	-	-	-	-	-
SANITATION							
CAPITAL OUTLAY		-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
ADMINISTRATION							
PROF/TECH SRVS		-	-	-	-	-	-
COST OF ISSUANCE		-	-	-	-	-	-
ADMINISTRAION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	383,784	-	(383,784)	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	-	(383,781)	-	(383,781)	-	0	-

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

							Budget Target 92%
54-2014 BOND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		11,515	-	11,515	1,048	1,050	-
TOTAL REVENUES		11,515	-	11,515	1,048	1,050	-
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	-	-	-	-	-	-	-
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	-	-
TOTAL EXPENDITURES		-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES		11,515	-	11,515	-	1,050	-

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

							Budget Target 92%
58-CERT. OF OBLIG. SER 2023 FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		113,029	-	113,029	10,470	7,790	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		113,029	-	113,029	10,470	7,790	-
EXPENDITURE SUMMARY							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY		-	-	-	-	-	-
STREETS & ALLEYS							
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS & ALLEYS	-	-	-	-	-	-	-
PARKS AND RECREATION							
CAPITAL OUTLAY	160,697	3,086,896	498,932	(3,425,131)	545	12,590	2,231.42
PARKS AND RECREATION	160,697	3,086,896	498,932	(3,425,131)	545	12,590	2,231.42
SANITATION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
SANITATION	-	-	-	-	-	-	-
WATER PLANT							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER PLANT	-	-	-	-	-	-	-
SEWER COLLECTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
SEWER COLLECTION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	160,697	3,086,896	498,932	(3,425,131)	545	12,590	2,231.42
REVENUES OVER/(UNDER) EXPENDITURES	(160,697)	(2,973,867)	(498,932)	(3,312,102)		(4,801)	2,161.08

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

							Budget Target 92%
59-Cert. of Oblig. Ser. 2024 BOND FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		132,597	-	132,597	20,765	20,819	-
OTHER FINANCING SOURCES		14,809,758	-	14,809,758	-	-	-
TOTAL REVENUES		14,942,354	-	14,942,354	20,765	20,819	-
	=====	=====	=====	=====	=====	=====	=====
EXPENDITURE SUMMARY							
POLICE DEPARTMENT							
CAPITAL OUTLAY	11,250,000	671,204	168,065	10,410,730	-	1,946	7.46
POLICE DEPARTMENT	11,250,000	671,204	168,065	10,410,730	-	1,946	7.46
FIRE DEPARTMENT							
CAPITAL OUTLAY	1,659,000	759,063	-	899,937	-	-	45.75
FIRE DEPARTMENT	1,659,000	759,063	-	899,937	-	-	45.75
STREETS DEPARTMENT							
CAPITAL OUTLAY	1,591,000	95,171	14,194	1,481,636	94,835	336	6.87
STREETS DEPARTMENT	1,591,000	95,171	14,194	1,481,636	94,835	336.00	6.87
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	1,835,196	182,259	12,482,545	-	2,282	13.91
	=====	=====	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(14,500,000)	13,107,159	(182,259)	27,424,900	-	18,537	(89.14)

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

Budget Target 92%

24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,742,502	1,553,797	-	(188,705)	154,537	173,001	89.17
OTHER REVENUE	70,000	446,472	-	376,472	10,394	215,493	637.82
OTHR FINANCING SOURCES/U	(107,627)	(97,863)	-	9,764	(8,836)	(8,836)	90.93
TOTAL REVENUES	1,704,875	1,902,406	-	197,531	156,094	379,657	111.59
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	271,918	205,532	-	66,386	17,001	17,272	75.59
PURCHASED PROF/TECH SRVS	270,000	146,398	-	123,602	18,098	11,717	54.22
PUR PROP SRVS & OTH SRVS	124,036	62,704	-	61,332	713	2,993	50.55
SUPPLIES	19,500	4,128	-	15,372	111	272	21.17
DEBT SERVICE	284,375	213,175	-	71,200	-	30,350	74.96
MISCELLANEOUS	735,046	343,949	-	391,097	3,136	9,696	46.79
SAN JUAN ECONOMIC DEV	1,704,875	975,886	-	728,989	39,059	72,300	57.24
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES	-	-	-	-	-	-	-
OTHER PROJECTS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,704,875	975,886	-	728,989	-	72,300	57.24
REVENUES OVER/(UNDER) EXPENDITURES	-	926,520	-	926,520	-	307,357	-

City of San Juan, Texas
Budget Expenditures Report
August 31, 2025

Budget Target 92%

29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2024-2025	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Jul-25	Aug-25	% RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		1,390	-	1,390	121	128	-
OTHR FINANCING SOURCES/U	107,627	97,863	-	(9,764)	8,836	8,836	90.93
TOTAL REVENUES	107,627	99,253	-	(8,374)	8,958	8,965	92.22
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	106,038	106,038	-	1	-	-	100.00
ORGANIZATIONAL EXPENSES	106,038	106,038	-	1	-	-	100.00
TOTAL EXPENDITURES	106,038	106,038	-	1	-	-	100.00
REVENUES OVER/(UNDER) EXPENDITURES	1,589	(6,785)	-	(8,374)	8,958	8,965	(426.98)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
OCTOBER 14, 2025

Consider Approval of City Commission Meeting Minutes:

- July 27, 2021
 - September 28, 2021
 - June 10, 2025
 - July 8, 2025
-

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:

- July 27, 2021
- September 28, 2021
- June 10, 2025
- July 8, 2025

RECOMMENDATION:

Approval of minutes as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, July 27, 2021

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro Tem
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzales, Directo of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesein, Library Director
Patrick Willingham, Director of Parks & Recreation
Roberto Escobar, Director of Planning
Roel Garza, Director of Sanitation/Public Works
David Salinas, 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:**
Benjamin Arjona, City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- IV. PUBLIC COMMENTS:**
No public comments.
- V. PRESENTATIONS**
 - A. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities, Planning and Zoning Monthly Report.**
 - 1. Department of Finance Monthly Report**
 - 2. Fire Department Monthly Report for the Month of April 2021.**
 - 3. Fire Department Monthly Report for the Month of May 2021.**
 - 4. Fire Department Monthly Report for the Month of June 2021.**
 - 5. Police Department Monthly Report.**
 - 6. Municipal Court Monthly Report.**
 - 7. Department of Utilities Monthly Report.**

DISCUSSION: Commissioner Adina “Dina” Santillan reported that a local Family Dollar store has repeatedly failed fire inspections due to blocked aisles. Fire Chief Tirso Garza stated that the city is considering sending a certified letter to corporate due to ongoing noncompliance.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JULY 27, 2021**

Commissioner Ernesto “Neto” Guajardo raised a previous discussion about parking in front of mailboxes, suggesting a city ordinance to restrict parking during mail delivery times. Police Chief Ruben Morin noted that the city may coordinate with the postmaster and refine the ordinance language for clarity and enforcement.

Mayor Mario Garza requested more information regarding the proposed detention pond. David Salinas, Director of Utilities, provided an update on the pond, which aims to reduce flooding. Landowners are open to leasing or selling property, and further study is needed to determine land use and drainage capacity.

Chief Morin also shared plans for National Night Out on August 12, including sponsors, vendors, and a community event. A backup plan is in place should COVID restrictions return.

Regarding the police department budget, Mayor Garza inquired about equipment requests. It was noted that these requests were not based on a previous assessment, which Chief Morin will now review.

Finally, Commissioner Guajardo commended the Sanitation Department for their ongoing city yard work and staff efforts.

B. Presentation on the Upcoming Hurricane Season- Emergency Management. [Tirso Garza, Fire Chief]

DISCUSSION: Fire Chief Tirso Garza reported that over 2,000 sandbags were distributed during the recent rains. He also highlighted the ongoing coordination between departments to manage flooding. Although some neighborhoods experienced flooding, no homes were affected due to quick drainage efforts, which included assistance from the irrigation district. As August and September, the busiest storm months, approach, the city is prepared with updated evacuation plans and shelter agreements with the school district, the Red Cross, and the county. A future roundtable meeting, similar to one held two years ago, is being planned to review the city's emergency action plan and will be livestreamed on social media to inform the public. Regarding pumps, Chief Garza advised leasing rather than purchasing them, as pumps are only effective when there is a destination for the water. He noted that new developments replacing open land are contributing to worsening flooding. However, the city remains confident in its ability to respond and recover quickly from any emergencies.

VI. ORDINANCES

A. Consider Adoption of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees, Section 1.05.006 San Juan Memorial Park, Section 1.05.007 Mayfield Park, and Section 1.05.009 Parks and Recreation of the City Of San Juan's Code of Ordinances to Consolidate all Provisions Related to Parks and Recreation Fees Under Section 1.005.006, to be Renamed as Parks and Recreation Fees and to Include Additional Related Fees for the San Juan Sports Complex and the San Juan Municipal Park; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause. [Patrick Willingham, Director of Parks and Recreation]

DISCUSSION: Patrick Willingham, Director of Parks & Recreation proposed an ordinance to consolidate and update all parks and recreation fees under a single section, now called “Parks and Recreation Fees.” This includes new rates for the San Juan Sports Complex and Municipal Park, reflecting recent upgrades and rising maintenance costs. Practice fees at the Sports Complex will increase from \$30 to \$45 for two hours, and tournament rentals will be \$200 per field per day, with possible discounts if the city operates concessions. Mr. Willingham further stated that at Municipal Park, practice rentals will be \$75, and tournaments \$300 per field per day, with a proposed 25% discount for booking all four fields. Commissioner Adina “Dina” Santillan stressed the importance of enforcing rules to protect turf fields, including banning metal cleats and requiring deposits for potential damages. Mayor Mario Garza argued the tournament fees are too low and suggested raising them to better match the quality of the facilities and market rates. The City Commissioners discussed raising rental fees for its upgraded turf and multipurpose fields. Mr. Willingham stated that turf field rentals may increase from the current rate of \$300 to either \$500 or \$1,000 per day as a turnkey package, which would include maintenance, trash pickup, and staffing. A \$300 deposit will also be required for cleanup. For ticketed events at the multipurpose field, the rental fee will be \$1,500, with an optional \$2,500 turnkey fee if the city manages cleanup. Additional charges include \$250 per day for electrical usage. The city will also collect a fee of \$0.75 per \$5 of ticket value, capped at \$3 per ticket. Batting cages will be rented separately at a rate of \$50 for 90 minutes. Field and cage rentals are separate. Contracts will clearly outline responsibilities, especially for cleanup, and enforcement of turf rules remains in place. Commissioner Santillan inquired about alcohol sales at events were briefly mentioned but need further discussion. Mr. Willingham confirmed that event renters must provide their own insurance and security, releasing the city from liability. Standard contracts with hold-harmless clauses are being finalized. He stated recreation fees were raised slightly to cover rising costs. The summer program fee increased from \$30 to \$50, which includes coaching, transportation, and snacks. Equipment and supply costs (like uniforms and baseballs) were also factored into small increases across other sports. Adult league fees were discussed, with a likely increase from \$350 to \$400 per team. Refund policy changes were proposed: a \$5 fee before a program starts and \$15 after it begins, to cover administrative costs. Once a program begins (defined as the first practice), partial refunds may still be allowed on a case-by-case basis, but not if games have started. Staff agreed a cutoff date or clear refund limits may be needed to avoid confusion. Mayor Garza asked to handle refunds on a case by case, with discretion left to the department. Ricardo Palacios, City Attorney recommend language to added to clarify this in the policy. Mayor Garza inquired about the boxing programs and MOU details with the school district are still being worked on, especially regarding eligibility for non-PSJA students who live in the city. Mayor Garza recommended to approved raising adult men’s softball fees from \$350 to \$400 and approved the recreation program registration fees (Section D). All other park-related items were tabled for future review.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JULY 27, 2021**

Mayor Mario Garza made a motion to amend the men's softball fees from \$350 to \$400 and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

Mayor Mario Garza made a motion to table additional items and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

VII. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS

- A. Discussion and Possible Action to Authorize a Budget Amendment From Retained Earnings for an Emergency Repair of a Sinkhole at the Wastewater Plant in an Amount Not to Exceed \$60,000 and Authorize the Mayor to Execute all Related Documents. [David Salinas, Director of Utilities]**

DISCUSSION: David Salinas, Director of Utilities, reported that a sinkhole caused by a collapsed ductile iron sewer line requires immediate attention. The city has received two quotes for the repair and has selected the lower bid of \$50,000. Mr. Salinas has requested up to \$60,000 to cover potential additional pipe needs. Future repairs may also include lining the entire pipe.

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

VII. RESOLUTIONS

- A. Consider Resolution Authorizing the City of San Juan to Submit and Accept an application for the 2020 Operation Stonegarden Application to the Office of the Governor, Homeland Security Grants Division for the City of San Juan. [Ruben Morin, Chief of Police]**

DISCUSSION: Benjamin Arjona, City Manager, stated that the resolution to submit and accept the annual 2020 Operation Stonegarden grant application is for homeland security funding. He clarified that this is an annual resolution.

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

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Rezoning Request from Manufactured Home District (R-MH) to Single Family Residence District (R-S) of the property legally described as the North 0.34 acre tract of land out of the North 0.86 feet of the South 6.92 of the East 10.0 acres of the West 31.46 of Lots 1 and 2, Block 11, John Closner Subdivision, located at the Southwest corner of Orange Drive and Stewart Road, as Requested by Iden Trevino. [Robert Escobar, Director of Planning]**
- B. Consider Second and Final Reading of the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 8.69 acre tract of land out of Lot 12, Block 8, John Closner Subdivision, located approximately 300 feet South of Nolana Avenue, along the West side of Raul Longoria Road, as Requested by OC Development, LTD. [Robert Escobar, Director of Planning]**
- C. Consider Second and Final Reading of an Ordinance for the Voluntary Annexation Petition of the Valley Ranch Subdivision Phase 2 being a 9.76 Acre Tract of Land Out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records, as Requested by OC Development, LTD. [Robert Escobar, Director of Planning].**
- D. Tax Collection Report - June 2021. [Leroy Gonzales, Director of Finance]**
- E. Consider Approval of the Budget Expenditure Report - October 2021**

Mayor Pro Tem Leonardo “Lenny” Sanchez made a motion to approve all items under consent agenda 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 §551.07 Consultation with Attorney.**
- 1. Pursuant to Section §551.071 Consultation with Attorney; Discussion and Possible Action Regarding Issues Concerning a Festival Event to take Place in October 2021.**

Mayor Pro Tem Leonardo “Lenny” Sanchez made a motion to enter executive session at 7:12 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

Commissioner Ernesto “Neto” Guajardo made a motion to reconvene at 7:51 p.m. and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion passed (5-0)

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JULY 27, 2021
XI. RECONVENE**

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

- 1. Pursuant to Section §551.071 Consultation with Attorney; Discussion and Possible Action Regarding Issues Concerning a Festival Event to take Place in October 2021.**

Commissioner Marco “Markie” Villegas made a motion to authorize the City Manager to enter into an agreement as discussed under executive session. The motion was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

XII. ADJOURNMENT

Mayor Pro Tem Leonardo “Lenny” Sanchez made a motion to adjourn at 7:52 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

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, September 28, 2021

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Leonardo “Lenny” Sanchez, Mayor Pro Tem
Adina “Dina” Santillan, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Marco “Markie” Villegas, Commissioner
Eloy Hernandez, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzales, Directo of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesin, Library Director
Patrick Willingham, Director of Parks & Recreation
Roberto Escobar, Director of Planning
Roel Garza, Director of Sanitation/Public Works
David Salinas, 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:**
Benjamin Arjona, City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- IV. PUBLIC COMMENTS:**
No public comments.
- V. PRESENTATIONS**
 - A. Presentation of Texas Amateur Athletic Federation Silver Award to the Parks and Recreation Staff as well as Recognition of a Top 25 Nationally Ranked Local Athlete. [Patrick Willingham, Director of Parks and Recreation]**

DISCUSSION: Patrick Willingham, Director of Parks & Recreation, gave a presentation regarding the Texas Amateur Athletic Federation Silver Award. This award was presented to the San Juan Parks and Recreation staff for their outstanding work in youth sports and recreation, especially following a challenging year due to earlier closures. Mr. Willingham mentioned that the department had previously received the bronze award and is now aiming for gold. Staff members were recognized for their efforts, which contributed to restarting and growing programs, resulting in nearly 600 participants this fall across various sports.

Following this, the city honored Jessica Villanueva, a local student-athlete who began her journey in San Juan's Parks and Recreation programs. Jessica has achieved national recognition as the #18 ranked female wrestler (165 lbs) by USA Wrestling. This multi-talented high school senior was celebrated not only for her athletic achievements but also for her dedication to raising awareness for different types of cancer each season. She expressed her gratitude to the city, her family, and her supporters, and was commended by the commission for her accomplishments and for representing San Juan at a national level.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 28, 2021**

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

- 1. Department of Finance Monthly Report.**
- 2. Fire Department Monthly Report.**
- 3. Police Department Monthly Report.**
- 4. Municipal Court Monthly Report.**
- 5. Department of Utilities Monthly Report.**

DISCUSSION: During a recent discussion, Mayor Mario Garza inquired about the progress on Citrus. David Salinas, Director of Utilities, directed the question to Roel Garza, Director of Sanitation, who now oversees stormwater management. Mr. Garza reported that his team recently acquired a root cutter, a crucial piece of equipment for clearing lines, and is currently scheduling training for early October. Once the training is complete, they will finalize the project. He emphasized that the team has been actively addressing the problem and is now in the final stages of completion. Mayor Garza acknowledged the significant progress, particularly in anticipation of the upcoming rainy season, and commended the team's efforts.

VI. PUBLIC HEARINGS

A. Consider Hold a Public Hearing for the Conditional Use Permit for the Sale of Alcoholic Beverages (Mixed Beverages) for On-Premise Consumption at "Tacos Kissi" Located at 5004 N. Raul Longoria, Legally Described as Lot 3, Mesquite Acres Subdivision, as Requested by Oscar R. Kissi.

DISCUSSION: Monica Gomez, Interim Director of Sanitation public hearing was held for a conditional use permit request by Oscar R. Kisi to allow the sale of mixed alcoholic beverages for on-premise consumption at Tacos Kisi, located at 5004 North Longoria. Notices were sent to nearby property owners and published in the newspaper, with no responses received. The applicant must still comply with TABC and health regulations.

Mayor Mario Garza open the Public Hearing at 6:14 p.m.

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

Mayor Pro Tem Leonardo “Lenny” Sanchez made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0)

B. Hold Second and Final Public Hearing to Consider Ordinance Adopting the Budget for the City of San Juan, Texas, for Fiscal Year Beginning October 1, 2021 to September 30, 2022. [Leroy Gonzales, Director of Finance]

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

DISCUSSION: City Manager Benjamin Arjona informed the commission that the budget had been previously reviewed and approved in a special meeting, with no changes made since then, other than those already discussed. During the hearing, there was a discussion regarding the lack of a generator at the police department. David Salinas, Director of Utilities, confirmed that grant paperwork has been submitted for generators and portable pumps under a freeze hazard program. The estimated award timeline for this grant is three to six months, with an 80/20 match requirement. Mayor Mario Garza proposed a possible 1.5% raise for employees, acknowledging past practices and their ongoing contributions. Mr. Arjona confirmed that a 1.5% raise is currently feasible and agreed to bring it back as a budget amendment at the next meeting. Parks and Recreation funding was also briefly discussed.

Mayor Mario Garza closed the Public Hearing at 6:20 p.m.

Commissioner Marco “Markie” Villegas made a motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0)

VII. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS

A. Preliminary and Final Plat Approval of the Christian Estates Subdivision being a 10.95-acre tract of land out of Lot 12, Block 8, John Closner Subdivision, located approximately a quarter of a mile South of Nolana Avenue, along the West side of Raul Longoria Road, as Requested by Quintanilla, Headley and Associates, Inc. [Robert Escobar, Director of Planning] [TABLED]

Leonardo “Lenny” Sanchez made a motion to untale item and was seconded by Commissioner Marco “Markie” Villegas Mayor Pro Tem. Motion Passed (5-0)

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning, reported that the commission discussed the preliminary and final plat approval for the Christian State Subdivision. This is a proposed 10.95-acre development located south of Nolana Avenue on the west side of Raul Longoria Road, and it includes 28 multi-family residential units and two commercial lots. City staff and the city engineer reviewed the plans, noting the need for utility extensions, fire hydrants, and compliance with easement and lighting requirements. Benjamin Arjona, City Manager, stated that while the Planning and Zoning Commission had initially denied the request due to issues like handicap ramps, the developer, represented by Eduardo “Eddie” Cantu, confirmed that these concerns specifically regarding the ramps would be addressed.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 28, 2021**

Commissioner Marco “Markie” Villegas made a motion to approve with the provisions that Mr. Cantu will take care of the handicap ramps and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0)

B. Consider Approval of the Economic Development Corporation Proposed Budget for Fiscal Year 2021-2022. [Leroy Gonzales, Director of Finance]

DISCUSSION: The city commission reviewed the budget, which had already been approved by the EDC board. Mayor Mario Garza noted the budget size, approximately \$1.4 to \$1.5 million, and suggested establishing a consistent meeting calendar for the EDC, similar to the city commission’s schedule. Commissioner Adina “Dina” Santillan raised concerns about board member attendance and the use of funds for travel and training, emphasizing the importance of closely monitoring these expenditures as they involve taxpayer money. In response, Mr. Arjona acknowledged the concerns but highlighted that travel expenses have been minimal. He also noted the significant improvement in the EDC’s financial position in recent years, citing increased sales tax revenue and a healthy fund balance. Overall, the budget was commended for reflecting the EDC's growth and strong leadership.

Mayor Pro Tem Leonardo “Lenny” Sanchez made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0)

C. Discussion and Possible Action to Approve the City's Participation in Upsizing the Water and Sewer Lines from an eight (8) inch to a 12 inch as Discussed at the Commission Meeting of February 9, 2021 as Part of the Meadows on Ridge Subdivision and Authorize the City manager to Execute all Related Documents and Budget Amendment as Needed. [David Salinas, Director of Utilities]

DISCUSSION: City Manager Benjamin Arjona stated that the city's participation in upgrading the water line from 8 inches to 12 inches was previously discussed and approved. While both water and sewer line upsizing were initially considered, the sewer line has already been installed within the subdivision. Therefore, the city will only be involved in upsizing the water line along the perimeter. David Salinas, Director of Utilities, explained that the purpose of this upgrade is to align with the city's master plan and support future growth, specifically to complete a loop that will feed the nearby water tower. The city's share of the project cost is \$61,601.50. Mr. Salinas also noted that staff recommends proceeding with the project now due to rising material costs and supply shortages, which could lead to increased expenses if delayed.

Mayor Pro Tem Leonardo “Lenny” Sanchez made a motion to approve as recommended by Mr. David Salinas and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0)

D. Discussion and Possible Action Regarding Proposed Collective Bargaining Agreement with San Juan Professional Fire Fighters Association, IAFF Local #4697.

DISCUSSION: City Manager Benjamin Arjona announced that after prior negotiations and executive session discussions, both parties reached a mutual agreement with no unresolved issues. Mr. Arjona highlighted that the primary concern, salary increases, was successfully negotiated to a reasonable amount for the current fiscal year, with a smaller increase set for the following year. He extended his gratitude to the staff, legal counsel, and department representatives for their dedicated work throughout the process. All parties have expressed satisfaction with the two-year agreement.

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

VIII. CONTRACTUALS

A. Consider Authorizing the City Manager to Enter into a Cooperative Agreement with Texas A&M Forest Service for a Department of Defense Equipment Consisting of One (1) 1995 Stewart Stevenson Truck, Cargo 2.5 Ton. [Tirso Garza, Fire Chief]

DISCUSSION: City Manager Benjamin Arjona stated that this request, originally submitted in 2017, was recently approved. Fire Chief Tirso Garza confirmed that the truck is in good condition and will be used by the fire department for both flood evacuations and firefighting. As per the agreement, the vehicle will be painted to remove its military colors and will be fitted with a 300-gallon water tank and potentially a ramp for evacuating individuals with disabilities. Chief Garza also mentioned that the truck, provided to the city at no cost, will be maintained regularly like other fire vehicles and stored at one of the city's fire stations.

Commissioner Marco “Markie” Villegas made a motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0)

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 28, 2021
IX. RESOLUTIONS**

- A. Consider Resolution Nominating the Candidates for the Hidalgo County Appraisal District Board of Directors 2022-2023. [Benjamin Arjona, City Manager]**

DISCUSSION: City Manager Benjamin Arjona explained that each participant could nominate up to five individuals. Commissioner Adina "Dina" Santillan nominated Pedro "Pete" Garcia, and Mayor Mario Garza nominated Al Cardenas. With no further nominations, the Mayor confirmed that resolutions would be prepared and signed before being submitted to the appraisal district. A vote involving cities and school districts will occur at a later date.

Mayor Mario Garza made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0)

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow a Truck Parking at 301 W. Nolana Avenue, legally described as the North 330 feet of the West 314 feet excluding the West 100 feet of Drainage Ditch of Lot 12, Block 8, John Closner Subdivision, as Requested by Eliud Gonzalez. [Robert Escobar, Director of Planning]**
- B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Yadira Drive-Thru" located at 506 E. FM 495, legally described as Lot 1, Yadira Subdivision, as Requested by Margarito Esquivel. [Roberto Escobar, Director of Planning]**
- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow an Automotive Repair and Service at "El Tio Auto Sales" located at 804 E. Business 83, legally described as Lots 84-89, Tierra Blanca Estates Subdivision, as Requested by Luis A. Vazquez. [Robert Escobar, Director of Planning]**
- D. Consider Second and Final Reading of an Ordinance Abandoning a 15-Foot Utility Easement Dedication out of Lots 12 through 22, Cesar Heights Subdivision, Hidalgo County, Texas, as recorded by Instrument Number 3235451, as requested by the Owner(s); Authorizing the Mayor to Execute any and all Necessary Transfer Documents for said Abandonment; Providing a Repealer Clause; Providing a Saving Clause; Providing for Effective Date; Providing for Publication; and Ordaining Other Provisions Related to the Subject Matter Hereof. [Robert Escobar, Director of Planning]**
- E. Consider and Ordinance Adopting the Budget for the City of San Juan, Texas for fiscal Year Beginning October 1, 2021 through September 30, 2022. [Leroy Gonzales, Director of Finance]**
- F. Tax Collection Report- August 2021**
- G. Budget Expenditure Report - August 31, 2021 [Leroy Gonzales, Director of Finance]**
- H. Budget Expenditure Report - August 31, 2021 [Leroy Gonzales, Director of Finance]**
- I. Consider Second and Final Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees, Section 1.05.006 San Juan Memorial Park, Subsection (A) Park Facility Rental Fees of the City of San Juan's Code of Ordinances to Add Paragraph (4) to Provide Provisions to Allow Co-Sponsorship and Co-Promotion of Events Held at the City's Park Facilities; Providing for Effective Date; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.**

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

X. ADJOURNMENT

Mayor Pro Tem Leonardo "Lenny" Sanchez made a motion to adjourn at 6:43 p.m. and was seconded by Commissioner Adina "Dina" Santillan. Motion Passed (5-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, June 10, 2025

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Marco “Markie” Villegas, Mayor Pro Tempore
Mario Cantu, Commissioner
Jesus “Jesse” Ramirez, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Carlos Alaniz, Assist. Chief of Fire
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Finance Director
Christina Perez, 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
Greg Trevino, Public Information Officer

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:** Debahni Garcia, a resident of 1227 E. Texas Ave. in San Juan, addressed the City Commission regarding an ongoing issue with her neighbor, David Alvarado, who serves on the San Juan Civil Service Commission.
Emma Garcia, also a San Juan resident and the mother of Debahni Garcia, spoke to the Commission about a matter that has been negatively affecting her family. Mrs. Garcia alleged that Mr. David Alvarado has been abusing his authority both as a Civil Service Commission member and as a Hidalgo County Officer. She explained that a noise complaint has escalated into alleged intimidation whenever San Juan police officers are called. She further stated that Mr. Alvarado had contacted the Planning & Zoning Department to inquire about any loud noise permits issued for her address. Mrs. Garcia requested assistance from the Commission to stop what she described as constant harassment by Mr. Alvarado.
Azenneth Garcia, a long-time San Juan resident, shared that she has lived at 1217 E. Texas Ave. for 23 years and has never experienced issues with neighbors until Mr. Alvarado moved into the area. She expressed fear for her family's safety due to Mr. Alvarado’s alleged daily inappropriate behavior. Ms. Garcia stated that the situation began over music being played by her father and urged the Commission to intervene and put an end to Mr. Alvarado’s behavior.
Ricardo Ramirez, another San Juan resident, urged the city to preserve or restore the historic San Juan Hotel rather than demolish it. He expressed strong support for saving the hotel, noting its significant historical value.
Stephanie Alvarez addressed the Commission once again, reiterating her request for a workshop to discuss preserving the San Juan Hotel. She noted that she had been requesting this for over a year and a half. Mrs. Alvarez emphasized that they have the people and resources necessary to apply for grants to restore the hotel. She also shared historical events associated with the property.
Rene Ballesteros, a member of the Hidalgo County Historical Preservation Commission, also spoke in support of saving the San Juan Hotel. He noted that the building has been designated a historical landmark and pointed out that the city could obtain funding through various preservation channels.
Mae Anzaldua requested a workshop to explore the possibility of saving the San Juan Hotel, highlighting its historical importance. She also questioned the approval process of the South Side Police Expansion, pointing out that ERO Architects were given an opportunity through a workshop.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 10, 2025**

Additionally, she raised concerns about drainage, street, and sewer system improvements. Mrs. Anzaldua concluded by advising the Commission to be cautious about who is included in their group communications. Alvaro Corral encouraged the Commission to visit the 956 Museum and shared information about the Montgomery National Memorial Museum. He stated that no other museum in the Rio Grande Valley captures the history of San Juan in the same way.

Rebecca Obregon, a resident of the City of Pharr, expressed her support for preserving the San Juan Hotel. She mentioned hearing considerable public interest in the hotel's preservation during the Moonlight Market event.

Sarah Cabrera suggested that the City of San Juan join the Museo de Historia at UTRGV.

Alexandra Salazar, although not a San Juan resident, shared her perspective as someone raised in the Rio Grande Valley and currently pursuing a Ph.D. at the University of Texas at Austin. She highlighted the importance of community-led Chicano services and preserving regional history.

Vanessa Cruz, also not a resident of San Juan, voiced her support for saving the San Juan Hotel. She emphasized the need for today's youth—San Juan's future—to have opportunities to learn about the city's history.

Juventina Herrera, a non-resident of San Juan, returned once again to request a workshop focused on saving the San Juan Hotel. Mrs. Herrera emphasized that her group possesses the knowledge and manpower necessary to apply for grants and maintain the property.

Jeanna and the Keep San Juan Beautiful Board delivered a presentation to unveil the Board's new logo. Kelly Longoria introduced and explained the meaning behind each design element of the logo.

V. PRESENTATIONS

A. Update Presentation on the City of San Juan Downtown Revitalization Plan – Presented by ERO Architects.

No Action Taken.

B. 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 presentation of the departmental report, updates were provided by Planning and Zoning, Parks and Recreation, Sanitation, and the San Juan Memorial Library. The Parks and Recreation Director reported that the San All-Stars program is progressing well, with five softball teams and six baseball teams actively participating in invitational tournaments. The sectional qualifying tournament is scheduled for next week. Additionally, plans are in place to evaluate and repair fencing once the season concludes. No further questions were raised, and the reports were concluded.

VI. PUBLIC HEARING/ORDINANCES

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

DISCUSSION: The Commission held a public hearing and approved the first reading of an ordinance for the voluntary annexation of a 0.73-acre tract of land located on the north side of Nolana Road. The annexation is being carried out in accordance with the Texas Local Government Code and the City Charter."

Commissioner Jesus "Jesse" Ramirez made motion to approve and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (4-0)

VII. APPOINTMENTS

A. Consider the Removal and/or Appointment of a Municipal Court Judge.

DISCUSSION: The commission considered appointments for the municipal judge position, which is an unpaid, voluntary role. A motion was made and approved to appoint Juan Amura and AJ Garcia to assist with criminal dockets and civil matters.

Mayor Mario Garza made motion to appoint Juan Zamora and AJ Garcia as Municipal Court Judges and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (4-0)

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, JUNE 10, 2025**

B. Consider Removal and Appointment of Board Member(s) to the San Juan Noche de Paz Pageant Board.

DISCUSSION: During the recent commission meeting, the topic of removing and appointing members to the San Juan Noche De Paz Pageant Board was discussed. However, it was determined that the current bylaws restrict the board to a maximum of five members. Mayor Mario Garza recommended tabling this item until the next meeting on the 24th of this month. This will allow time for potential revisions to the bylaws.

Mayor Mario Garza made motion to table item and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (4-0)

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

A. Discussion and Possible Action, if any, on the San Juan Municipal Court Extending the Amnesty Program. [Mary Enriquez, Court Administrator]

DISCUSSION: The commission approved the extension of the San Juan Municipal Court amnesty program, which previously ended in April, has been extended. Mary Enriquez, Municipal Court Coordinator stated that the program will now run from June 20th to August 29th. During the prior period, the program successfully collected \$2,131.78 in fees.

Mayor Pro Tem Marco “Markie” Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion passed (4-0)

IX. CONTRACTUALS

A. Consideration and Action to Approve the Memorandum of Understanding (MOU) between the City of San Juan Police Department Law Enforcement Emergency Regional Response Team (LEERRT) SWAT and the City of Palmview Fire Department. [Leandro Sifuentes, Chief of Police]

DISCUSSION: The commission has approved a Memorandum of Understanding (MOU) between the San Juan Police Department and the Palm View Fire Department. Leandro Sifuentes, Chief of Police stated that this MOU will allow two Palm View firefighters to serve as tactical medics with the regional SWAT team. This collaboration will significantly enhance safety during high-risk operations and ensure a more robust medical response in critical situations. This agreement highlights our commitment to inter-agency cooperation and improved public safety.

Mayor Pro Tem Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (4-0)

B. Consideration and Possible Action to Enter Into an Interlocal Agreement between the City of San Juan and the County of Hidalgo for the Provision of Rural Emergency Services. [Carlos Alaniz, Interim Fire Chief]

DISCUSSION: The commission approved entering an interlocal agreement between the City of San Juan and Hidalgo County for the provision of rural emergency services. The agreement includes a \$20,000 annual payment, distributed monthly, and will be in effect from June 1, 2025, to May 31, 2026.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Mayor Mario Garza. Motion passed (4-0)

X. CONSENT AGENDA

**A. Consider Approval of City Commission Meeting Minutes:
- May 13, 2025**

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Mayor Mario Garza. Motion passed (4-0)

XI. EXECUTIVE SESSION

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

- 1. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Related to the City of San Juan Event Center Presented by ERO Architects.**

No Action was Taken.

XII. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.**
 - 1. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Related to the City of San Juan Event Center Presented by ERO Architects.**

XIII. ADJOURMENT

Mayor Pro Tem Marco “Markie” Villegas made motion to adjourn at 6:56 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (4-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, July 8, 2025

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Marco “Markie” Villegas, Mayor Pro Tempore
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Jesus “Jesse” Ramirez, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Carlos Alaniz, Assist. Chief of Fire
Jorge Moya, Assist. Chief of Police
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Finance Director
Christina Perez, 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
Greg Trevino, Public Information Officer

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:** Dendea Balli, Executive Director for Paws Fur Help, Inc., a 501(c)(3) nonprofit volunteer advocacy group for companion animals, requested the City Commission's support for a county-wide ban on the roadside, parking lot, and flea market sales of live animals. Ms. Balli noted that House Bill 598, passed on May 24, 2023, makes it a crime for individuals previously convicted of animal cruelty to possess a companion animal. She highlighted that the sale of live animals in uncontrolled environments like roadsides and parking lots remains unchecked. Luis Pena expressed his support for removing a Civil Service Board Member due to alleged abuse of power. Mr. Pena stated that this situation demonstrates poor leadership within the San Juan Police Department.
- V. PRESENTATIONS**
 - A. Update Presentation of the Distinguished Budget Award to the City of San Juan Finance Department from the Government Finance Officers Association (GFOA) for the Fiscal Period Year 2024-2025. [Leroy Gonzales, Director of Finance]**

DISCUSSION: Leroy Gonzales, Director of Finance announced that the City of San Juan, Texas, has received the Distinguished Budget Presentation Award from the Government Finance Officers Association (GFOA) for the third consecutive year. Mr. Gonzales noted that this award signifies excellence in budget documentation, which must function as a policy document, financial plan, operational guide, and communication tool. He extended his gratitude to his staff and department directors for their diligent work, emphasizing the complexity of fulfilling the award's rigorous criteria, which includes meticulously formatted Excel and Word documents. City officials commended the finance team for their continuous behind-the-scenes efforts in effectively managing city funds and encouraged them to continue sharing their successes with the community.

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

1. Department of Finance Monthly Report.
2. Fire Department Monthly Report.
3. Police Department Monthly Report.
4. Municipal Court Monthly Report.
5. Department of Utilities Monthly Report.
6. Department of Planning and Zoning Monthly Report.
7. Department of Parks and Recreation Monthly Report.
8. Department of Sanitation Monthly Report.
9. San Juan Memorial Library Monthly Report.

DISCUSSION: Commissioner Jesus "Jesse" Ramirez expressed concern about over 1,800 past-due accounts and inquired about collection efforts. Leroy Gonzales, Director of Finance, noted that service disconnections usually prompt payment but highlighted issues with renter accounts and suggested exploring legal assistance for collections. Commissioner Ramirez inquired about Medicare's absence from city events, despite prior agreements. Interim Fire Chief Carlos Alaniz confirmed the department plans to follow up on this. He also asked about enforcement readiness. Assistant Police Chief Jorge Moya confirmed that signs are in place and officers are prepared to enforce the policy. He commended the parks department for recent events, specifically the flag decorations along Nebraska and successful nature events despite recent storms. He inquired about a previous conversation regarding a shortage of roll-off containers due to rapid construction. Israel Garza, Director of Sanitation, mentioned outsourcing as a potential solution when city demand cannot be met, possibly with ordinance adjustments for contracted services and a revenue-sharing model. He requested an updated list of the Sanitation Department's vehicle fleet, recommending that reports include both working and non-working vehicles to aid budget decisions. Also inquired about metal collection. Mr. Garza noted that the new company provides smaller but more profitable containers, though there have been issues with pickup delays. The city is still finalizing details with the new vendor.

Mayor Mario Garza requested a separate emergency preparedness meeting with department directors to be scheduled in light of the upcoming hurricane season, rather than adding it to an existing agenda.

Mayor Marco "Markie" Villegas thanked the Sanitation and Parks and Recreation Departments for their successful coordination of a recent community event. Public feedback on the event's new location was positive, and officials suggested considering this setup for future events, particularly for the Fourth of July.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing and Consider an Ordinance Regarding the Rezoning Request from Single Family Residence District (R-S) to General Business District (C-2) of the 5.00-Acre Tract of Land out of Lot 8, Block 5, John Closner Subdivision, Located Approximately 200 feet East of Veterans Boulevard, along the South side of Eldora Road, as Requested by People's Manufactured Homes. [Jorge J. Garcia, Director of Planning]

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, presented a request from People's Manufactured Homes to rezone a five-acre tract of land from single-family residential (RS) to general business (C2). The property is situated approximately 200 feet east of Veterans Boulevard, along the south side of Eldora Road. Mr. Garcia noted that the surrounding area consists of residences to the north and east, a drainage ditch to the south, and commercial properties to the west. He also mentioned that the property had previous commercial use and that notices were sent to nearby property owners, none of whom responded for or against the rezoning. Both the Planning and Zoning Commission and city staff have recommended approval of this request.

Mayor Mario Garza open the Public Hearing at 6:22 p.m.

Joe Cavazos, a representative for the applicant, spoke in favor of the rezoning. He stated that his company, People's Manufactured Homes, has been in business for approximately 30 years and is seeking to relocate to San Juan. Their goal is to sell new manufactured homes, often to first-time buyers, and they want to ensure the process is handled correctly before purchasing the property. Mr. Garcia confirmed that the entrance to the property via Eldora Road would be sufficient and would be widened for trailer access, including meeting fire safety requirements.

Mayor Mario Garza closed the Public Hearing at 6:23 p.m.

Commissioner Jesus "Jesse" Ramirez made a motion to approve and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (5-0)

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- B. Hold a Public Hearing and Consider an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) and Late Hours Permit (BL – Retail Dealer’s On-Premise Late Hours License) at “Quinta Rivera” located at 605 E. Hall Acres Road, Legally Described as Lot 96, Valley Ranch No. 5 Subdivision, as Requested by Quinta Rivera, LLC. [Jorge J. Garcia, Director of Planning]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, has presented a request submitted by Quinta Rivera, LLC for their venue, Quinta Rivera, located at 605 East Hall Acres Road. The request seeks permission to sell alcoholic beverages (wine and beer) for on-premise consumption, along with a late-hours license. The proposed venue is an outdoor event center that will feature a swimming pool, playground, and soccer field. The applicant is required to comply with all Texas Alcoholic Beverage Commission (TABC) regulations, and additional city permits may be necessary depending on the specific types of alcohol served. Notices were sent to four nearby property owners, and no public comments were received concerning the request. Both the Planning and Zoning Commission and city staff have recommended its approval.

Mayor Mario Garza open the Public Hearing at 6:25 p.m.

Mayor Mario Garza closed the Public Hearing at 6:25 p.m.

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

VII. APPOINTMENTS

- A. Consider the Removal and Appointment of Board Member(s) Related to the San Juan Economic Development Corporation.**

Mayor Mario Garza made a motion to appoint Roberto “Bob” Garza, Robert F. Loreda, and Pedro Contreras. This motion also included the removal of Ernesto “Neto” Guajardo, Pedro “Pete” Garcia, and Mario Garza. The motion was seconded by Commissioner Gilbert Garza. Motion passed (5-0)

- B. Consider the Removal and Appointment of Board Members Related to the Housing Authority Board.**

Mayor Mario Garza made a motion to appoint Nickki Ybarra to the Housing Authority Board.

- C. Consider the Removal, Appointment, or Reappointment of Member(s) to the Keep San Juan Beautiful Board. [Brenda Escalante, City Secretary]**

DISCUSSION: Brenda Escalante, City Secretary stated that three members of the Keep San Juan Beautiful Board have recently resigned. Due to a short advertising period, no new applications were received to fill these vacancies. As a result, the commission decided to table this item and will revisit it at the next meeting.

Commissioner Jesus “Jesse” Ramirez made a motion to table the item, which was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

- D. Consider the Appointment of a City Commission Liaison to the San Juan Memorial Library Advisory Board. [Brenda Escalante, City Secretary]**

DISCUSSION: Brenda Escalante, City Secretary stated that is recommend the commission consider appointing a new liaison to the San Juan Memorial Library Advisory Board. This recommendation follows the departure of former Commissioner Adina “Dina” Santillan. The board meets once a month on the first Wednesday at 6 p.m.

Mayor Mario Garza made a motion to appoint Commissioner Mario Cantu as Liaison to the San Juan Memorial Library Advisory Board and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

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

- A. Preliminary Plat Approval of the Re-plat of Lot A Hall Acres Estates Subdivision being a 1.68-Acre Tract of Land out of Lot A, Hall Acres Estates Subdivision Located Approximately 1,100 feet West of Stewart Road, along the North Side of Hall Acres Road, as Requested by TRIMAD Consultants, LLC. [Jorge Garcia, Director of Planning]**

DISCUSSION: Jorge J. Garcia stated this property is a replat of Lot A Hall Acres Estates, which was originally recorded in January 2005. The lot measures 261' by 280' and was rezoned from residential to commercial in March 2018. The property has two access points along Hall Acres Road and currently features an outdoor event center with an existing parking lot.

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The applicant is proposing to divide the property into two commercial lots. The subdivision is located in Flood Zone "B," which includes areas between the limits of the 100-year and 500-year floods, areas subject to 100-year flooding with average depths less than one foot or with contributing drainage areas less than one square mile, or areas protected by levees from the base flood.

Water service for the property is provided by the Military Highway Water Supply Corporation, and sewer service is provided by the City of San Juan.

Mayor Pro Tem Marco “Markie” Villegas made a motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (5-0)

B. Preliminary Plat Approval with Variance Request of the Stewart Coves Phase II Subdivision, being a 16.00-Acre Tract of land out of Lots 1 and 6, Stewarts Addition to the Conway Gardens, Located on the West Side of Stewart Road, Approximately 1,215 feet North of Moore Road, as Requested by Melden & Hunt, Inc. [Jorge Garcia, Director of Planning]

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning stated the developer is proposing to subdivide a 16.002-acre tract of land for the second phase of the Stewart Coves Subdivision. This 89-lot residential subdivision will have its entrance and exit along Stewart Road (FM 1426) and is located at the northwest corner of Moore and Stewart Road. According to the FEMA Map, the subdivision is in Flood Zone C, an area with minimal flooding.

The developer is requesting the following variances:

1. Non-compliance with the minimum lot width of 60 feet for interior lots and 65 feet for corner lots.
2. Non-compliance with the minimum lot area of 6,000 square feet for single-family residential lots.
3. Non-compliance with the 20-foot front setback requirement for Lots 133-140, proposing a 15-foot setback instead.
4. Non-compliance with the 15-foot easement around the subdivision, proposing a 10-foot easement and 5-foot utility easements for corner Lots 109, 119, 127, 147, and 184.

Water and sewer services are provided by the City of San Juan. Staff recommends approval of the Preliminary Plat along with variances.

Mayor Mario Garza asked Mr. Garcia if this was the first time this request was brought up, Mr. Garcia confirmed it was.

Commissioner Jesus “Jesse” Ramirez Villegas made a motion to approve and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

C. Consider Resolution to Approve a Waterline Access Agreement Between the North Alamo Water Supply Corporation, the City of San Juan and Aldo A. Rios for The Heights at Raul Longoria Subdivision. [Jorge J. Garcia, Director of Planning]

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning stated that this was a resolution for a waterline access agreement. This agreement is between North Alamo Water Supply Corporation, the City of San Juan, and Aldo A. Rios, and pertains to the Heights of Raul Longoria subdivision. North Alamo Water Supply requires this agreement before installing fire hydrants and water lines. Mr. Garcia informed the commission that the format of this agreement is consistent with those approved previously, and City staff recommended its approval.

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

D. Discussion and Possible Action to Award RFQ No. 25-010-06-20 for Utilities Professional Services – Water and Sanitary Sewer Cost of Service, Rate, and Debt Capacity Study to the Most Qualified Firm; and to Authorize the Interim City Manager to Negotiate and Execute a Contract and Any Related Documents. [Lori A. Maldonado, Purchasing Agent]

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

IX. CONTRACTUALS

A. Consideration and Possible Action to Approve a Lease Purchase Agreement with Municipal Emergency Services (MES), a State Contract Vendor under the BuyBoard

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Cooperative Purchasing Program, for the Acquisition of 41 Complete Sets of Structural Fire Bunker Gear. [Carlos Alaniz, Interim Fire Chief]

DISCUSSION: The City Commission has approved a lease-purchase agreement with Municipal Emergency Services (MES), a state contract vendor under the BuyBoard Cooperative Purchasing Program. This agreement is for the purchase of 41 complete sets of structural fire bunker gear for the fire department, at a total cost of \$229,998.

Carlos Alaniz, Interim Fire Chief stated the city will make a down payment of \$23,000 using available funds. The remaining balance will be financed through a three-year lease plan, with annual payments of approximately \$76,000. The fire chief confirmed the necessity of this replacement, as bunker gear must be fully replaced every 10 years.

Commissioner Jesus “Jesse” Ramirez made a motion to approve and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

X. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance for a Voluntary Annexation Petition of the 0.73-Acre Tract of Land Out of Lot 13, Block 47, Alamo Land and Sugar company's Subdivision, According to the Plat or Map thereof Recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. [Jorge J. Garcia, Director of Planning]**
- B. Consider Approval of the Tax Collection Report for the Month of May 31, 2025. [Leroy Gonzales, Director of Finance]**
- C. Consider Approval of the Budget Expenditure Report for the Month of May 31, 2025. [Leroy Gonzales, Director of Finance]**
- D. Consider Approval of City Commission Meeting Minutes:
- March 25, 2025**

Mayor Pro Tem Marco “Markie” Villegas made a motion to approve all items under consent agenda and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (5-0)

XI. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).**
 - 1. Pursuant to Section § 551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning the Appointment and/or Removal of Board Member(s) of the San Juan Civil Service Commission.**
 - 2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Related to Water and Wastewater Rates.**
 - 3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the North San Juan Park.**
 - 4. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the Lease Agreement with Tony's Kitchen, LLC.**
 - 5. Pursuant to Section §551.087 of the Texas Government Code (Deliberation Regarding Economic Development Negotiations); Discussion and Possible Action on Economic Development Matters Related to the Stewart Projects.**

Commissioner Jesus “Jesse” Ramirez made a motion to enter executive session at 6:39 p.m. and was seconded by Mayor Mario Garza. Motion Passed (5-0)

Commissioner Jesus “Jesse” Ramirez made a motion to reconvene at 7:51 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0)

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XII. RECONVENE

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

- 1. Pursuant to Section § 551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning the Appointment and/or Removal of Board Member(s) of the San Juan Civil Service Commission.**

Mayor Mario Garza made a motion as directed under executive session and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

- 2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Related to Water and Wastewater Rates.**

No Action was Taken.

- 3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the North San Juan Park.**

Mayor Mario Garza made a motion to move forward as discussed under executive session and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (5-0)

- 4. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the Lease Agreement with Tony's Kitchen, LLC.**

No Action was Taken.

- 5. Pursuant to Section §551.087 of the Texas Government Code (Deliberation Regarding Economic Development Negotiations); Discussion and Possible Action on Economic Development Matters Related to the Stewart Projects.**

Mayor Mario Garza made a motion to move forward as discussed under executive session and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

XIII. ADJOURMENT

Commissioner Jesus “Jesse” Ramirez made a motion to adjourn at 7:53 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary