



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

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, March 10, 2026

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

- 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 the Piñata Dash 5K Presented by the Keep San Juan Beautiful Board. [Israel Garza, Director of Sanitation]
- B. Presentation on a Proclamation Proclaiming the Month of March 2026 as Procurement Month.
- C. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, and San Juan Memorial Library.
 - 1. Department of Planning and Zoning Monthly Report. [Monica Gomez, Director of Planning]
 - 2. Department of Parks and Recreation Monthly Report. [Patrick Willingham, 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 for a Voluntary Annexation Petition Concerning a 6.814-acre tract of land out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet west of Stewart Road, along the south side of Las Milpas Road, as requested by Agricore Properties, LLC. [Monica Gomez, Director of Planning]
- B. Hold a Public Hearing for a Voluntary Annexation Petition concerning a 6.039-acre tract of land out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 417 feet South of Las Milpas Road, as requested by S&ML Properties, LLC. [Monica Gomez, Director of Planning]
- C. Hold a Public Hearing for a Voluntary Annexation Petition concerning a 4.748-acre tract of land out of Lots 55 and Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 810 feet South of Las Milpas Road, as requested by Aldape Family Investments, LLC. [Monica Gomez, Director of Planning]
- D. Hold a Public Hearing for a Voluntary Annexation Petition concerning a 7.708-acre tract of land out of Lots 55 and 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 395 feet South of Las Milpas Road, as requested by Texas RGV Investment, LLC. [Monica Gomez, Director of Planning]

- E. Hold a Public Hearing for a Voluntary Annexation Petition concerning a 5.936-acre tract of land out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 530 feet South of Las Milpas Road, as requested by RGV International Logistics, LLC. [Monica Gomez, Director of Planning]
- F. Hold a Public Hearing for a Voluntary Annexation Petition concerning a 6.706-Acre Tract of Land Out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West of Stewart Road and 650 Feet South of Las Milpas Road, as requested by National Proveedora de Hortalizas S.A. de C.V. [Monica Gomez, Director of Planning]
- G. Hold a Public Hearing and Consider an Ordinance Amending the Code of Ordinance of the City of San Juan, Texas Under Chapter 13. Utilities, Article 13.03. Water and Sewer Services, Division 2. Rates, Charges and Billing, Part III. Water Rates and Charges, Section 13.03.146. Standard Rate Schedule and Section 13.03.147. Nonstandard Rate Schedule and Under Part IV. Sewer Rates and Charges, Section 13.03.183. Rates, to Modify Water and Sewer Rates; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and Providing for Repealer Clause. [Maria L. Beltran, Director of Finance]

VII. APPOINTMENTS

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

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

- A. Discussion and Possible Action, if any, to Award RFB NO. 26-002-02-19 Annual Aluminum Sulfate/Blends Supply Water Plant #1 to the Lowest Most Responsible Bidder. [Lori A. Maldonado, Purchasing Agent]
- B. Discussion and Possible Action, if any, to Award RFB NO. 26-003-02-19 Annual Aluminum Sulfate/Blends Supply Water Plant #2 to the Lowest Most Responsible Bidder. [Lori A. Maldonado, Purchasing Agent]
- C. Discussion and Possible Action, if any, Approving a Budget Amendment to Increase the Economic Development Corporation (EDC) Fiscal Year 2025–2026 Budget in the following for the Communications and Marketing Specialist position: \$75,000 for Salaries; \$5,738 for Social Security tax; \$7,020 for Health Insurance; \$7,823 for Employee Retirement; \$308 for Workers' Compensation; and \$63 for Unemployment Compensation. [Maria L. Beltran, Director of Finance]

IX. RESOLUTIONS

- A. Consideration and Action, if any, on a Resolution Authorizing the San Juan Police Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for 2026-2027 SHSP LETPA Grant Program 5904101. [Leandro Sifuentes, Police Chief]
- B. Consideration and Action, if any, on a Resolution Authorizing the San Juan Police Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for 2026-2027 SHSP Regular Grant Program 5904201. [Leandro Sifuentes, Police Chief]

X. CONTRACTUALS

- A. Consideration and Action, if any, on Approving the City of San Juan's Participation in the TASB Energy Cooperative by Authorizing the Execution of the Interlocal Purchasing Agreement and Authorizing the Director of Finance to enter into a Contract with NRG/Direct Energy Business when Rates Become Favorable to the City of San Juan. [Maria L. Beltran, Director of Finance]

XI. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit Regarding the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retail Dealer's Off-Premise Permit) at "Viva Mini Mart #1" Located at 205 W Nolana Ave, Suite 11-12, Legally Described as Lot 1, San Juan Plaza Subdivision, as Requested by Luis Valencia. [Monica Gomez, Director of Planning]
- B. Consider Second and Final Reading of an Ordinance for a Rezoning Request from the Single-Family Residence District (R-S) to General Business District (C-2) of the 2.00-Acre Tract of Land Out of the South ½ of Lot 37, Stewart's Addition to Conway Gardens Subdivision, Located Approximately 875 Feet South of Juan Balli Road, Along the West Side of Stewart Road, as Requested by Francisco Cerda. [Monica Gomez, Director of Planning]
- C. Consider Approval of City Commission Meeting Minutes:
 - September 23, 2025
 - October 14, 2025
 - January 8, 2026

XII. EXECUTIVE SESSION

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

- 1. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074

Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Director of Utilities

2. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: City Manager
3. Pursuant to Section §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding an Update to the Terms of the Governmental Relations Consulting Agreement with Talk Less More Action, LLC.
4. Pursuant to Section §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Consideration Regarding Legal Issues Concerning Proposed Agreement with City of Pharr Related to the City of San Juan's Corporate Boundaries and Extraterritorial Jurisdiction.

XIII. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.
 1. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Director of Utilities
 2. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: City Manager
 3. Pursuant to Section §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding an Update to the Terms of the Governmental Relations Consulting Agreement with Talk Less More Action, LLC.
 4. Pursuant to Section §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Consideration Regarding Legal Issues Concerning Proposed Agreement with City of Pharr Related to the City of San Juan's Corporate Boundaries and Extraterritorial Jurisdiction.

XIV. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 4th day of March 2026 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the _____ of _____, 2026.

OFFICE OF THE CITY SECRETARY



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 03/02/2026

SUBJECT: Presentation on the Piñata Dash 5K Presented by the Keep San Juan Beautiful Board.
[Israel Garza, Director of Sanitation]

KEEP SAN JUAN BEAUTIFUL

PINATA DASH 5K

Family Event!

SAN JUAN, TEXAS

MAY 30

STARTING AT 8:00 AM

Adults 5K \$25 | **Kids 1 Mile \$15**

STARTING LOCATION:
SAN JUAN SPORTS COMPLEX

MUSIC & FUN FOR THE WHOLE FAMILY!



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 03/04/2026

SUBJECT: Presentation on a Proclamation Proclaiming the Month of March 2026 as Procurement Month.



PROCLAMATION

Designating March 2026 as Procurement Month

WHEREAS, procurement plays a vital role in promoting transparency, accountability, efficiency, and value for money in the acquisition of goods, services, and infrastructure projects; and

WHEREAS, effective procurement systems contribute significantly to economic development, good governance, ethical business practices, and public trust; and

WHEREAS, the observance of Procurement Month provides an opportunity to raise awareness of procurement best practices, strengthen professional standards, and recognize the dedication and integrity of procurement practitioners; and

WHEREAS, the theme for Procurement Month 2026, “Innovating Procurement for Sustainable and Transparent Growth,” highlights the importance of digital transformation, sustainability, and collaborative partnerships in modern procurement systems; and

WHEREAS, it is fitting and proper to dedicate a month to promoting excellence in procurement practices, enhancing capacity-building initiatives; and

WHEREAS, the City of San Juan is proud of the integrity, knowledge and efficiency of performing the daily duties and promoting the profession.

NOW, THEREFORE, Be it Resolved that I, **Mario Garza**, by the power vested in me as Mayor of the City of San Juan, along with **Mayor Pro-Tem Jesus “Jesse” Ramirez**, **Commissioner Mario Cantu**, **Commissioner Gilbert Garza** and **Commissioner Marco “Markie” Villegas** hereby proclaim **March 2026** as:

Procurement Month

In Witness Whereof, I have hereunto set my hand and caused the seal of the City of San Juan on this 10th day of March 2026.

CITY OF SAN JUAN, TEXAS

ATTEST:

Mario Garza, Mayor

Brenda Escalante, City Secretary



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Monica Gomez, Interim Director of Planning

DATE: 02/27/2026

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

- 66 building permits were issued during the month of February with a \$4,194,296.80 in total valuation.
- 186 garage sale permits were issued with \$2,790.00 in total valuation.
- We provided customer service and support to 592 people and handled approximately 990 calls.
- The building inspectors conducted approximately 300 inspections.
- 20 building permits were issued for new houses with \$3,784,496.00 in total valuation.

HEALTH DIVISION

Inspections: 14

Permits Issued: 14

Valuation: \$1,225.00

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.

Business Permits Renewed: 25

Valuation of business permits renewed: \$1,250.00

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

Officer Rodriguez

- Weedy Lots: 1
- Garage Sale w/o permit: 20
- Banners & Temporary signs: 19
- Building w/o permit: 2
- Certified Letters: 3
- Abandoned cars: 23
- Commercial abandoned vehicles: 1
- Occupational Inspection: 2

Officer Munoz

- Illegal Dumping: 2
- Weedy Lots: 10
- Garage Sale w/o permit: 5
- Rubbish: 2
- Foul odor: 1
- Building without permit: 6
- Certified Letters: 12
- Abandoned cars: 22
- Street vendors: 6
- Conducting business: 3
- Commercial abandoned vehicles: 2
- Occupational Inspection: 9

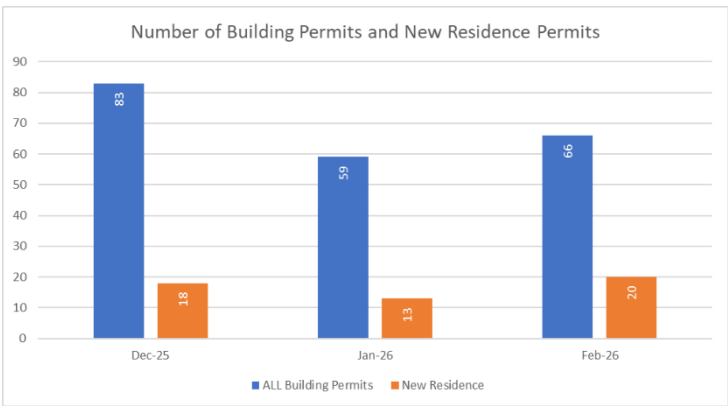
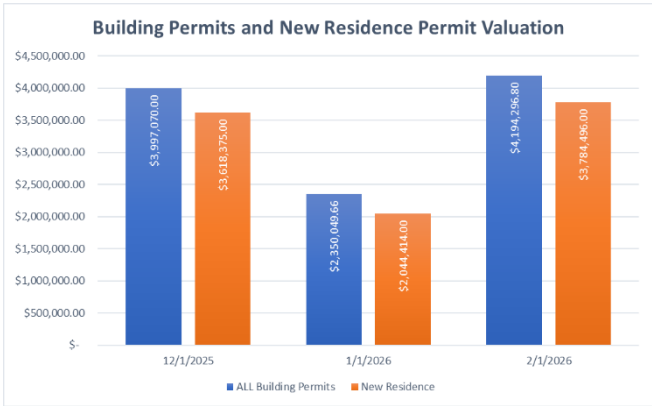
Officer Cavazos

- Weedy Lots: 6
- Garage Sale w/o permit: 7
- Rubbish: 1
- Banners & Temporary signs: 1
- Building without permit: 4
- Occupancy Inspection: 4
- Commercial abandoned vehicles: 22
- Signs in violation: 1
- Stagnant Water/Illicit discharge: 1
- Business permit check: 4

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

A total of ten (10) new businesses were opened in the City of San Juan during the month of February.

- | | |
|---|---|
| • Ayala Tire Shop | 600 W. Business Highway 83 |
| • Fastlane 2 Diecast | 412 N. Nebraska Avenue |
| • Grandmother's House Day Care | 1619 Scotty Street |
| • RGV Auto Group 3 LLC | 1003 N. Raul Longoria Road |
| • Rodolfo E Castillo | 2506 N. Raul Longoria Road Ste.16 |
| • SVTA (Showtime Volleyball Training Academy LLC) | 2506 N. Raul Longoria Road Ste. 18 & 19 |
| • Sweet Azz Glass | 2207 N. Raul Longoria Road |
| • Taqueria 2 Generaciones | 2025 N. Raul Longoria Road |
| • Torchy's Roasted Corn | 2207 N. Raul Longoria Road |
| • NXL Elite Training | 2506 N. Raul Longoria Road Ste. 20 |





PLANNING AND ZONING COMMISSION
JANUARY 12, 2026
SAN JUAN CITY HALL - EOC ROOM
512 S. NEBRASKA AVENUE
SAN JUAN, TX 78589
6:00 P.M.

P&Z PRESENT

Irma Castillo
Martin Gamboa
Daniel Garza
Luis Mancillas
Eliza Yzaguirre
Mark Salinas

P&Z ABSENT

Valerie Cardenas

STAFF PRESENT

Monica Gomez

GUESTS PRESENT

Jesse Zambrano

1. CALL TO ORDER

Vice chair Castillo called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES – January 15, 2026

Commissioner Mancillas made a motion to approve the minutes as presented by city staff. Commissioner Gamboa seconded the motion. The motion passed unanimously with a 6-0 vote.

3. PUBLIC HEARINGS

1. 3.1 Variance Request

To allow a detention pond on top of a 20-foot utility easement
1801 N. Veterans Boulevard
Lot 1, Castle Heights Subdivision
Applicant: Zambrano Investment Group, LLC.

REVIEW COMMENTS:

Ms. Gomez explained this item is a variance request to allow construction of a detention pond within the existing 20-foot utility easement along the south side of Lot 1, Castle Heights Subdivision, which was recorded 2015.

She explained the commercial plaza plans were originally approved in March 2025 with the detention pond located along Veterans Boulevard. The applicant is now proposing to relocate the pond within the utility easement. Staff previously advised the applicant to obtain letters of no objection from all affected utilities and pursue abandonment of the easement; however, the applicant instead submitted a variance request.

Magic Valley Electric Cooperative has overhead power lines within the easement, and the City of San Juan has an existing 8-inch water line in the same location.

Utility easements must remain clear and accessible for maintenance and future improvements. A detention pond is a permanent structure that may obstruct access and conflict with existing infrastructure.

For these reasons, staff does not support the requested variance, as the utility easement is not exclusively for City use and contains infrastructure belonging to multiple utility providers.

Mr. Jesse Zambrano, applicant, stated that he is proud to bring this project to the City of San Juan. He explained that relocating the detention pond from the front of the property to the south side would allow better use of the site, improve the layout, and enhance the appearance of the proposed \$3 million commercial development. He indicated that no permanent structures would be built over the utility easement and that the area would remain accessible to utility companies. He expressed concern that a detention pond in the front would resemble a ditch, collect trash, and negatively affect the property's appearance. He further stated that, as the property owner, he wants to maximize the use and value of his property.

Mr. Zambrano referenced Ms. Gomez's presentation and stated that he contacted Magic Valley Electric Cooperative (MVEC), who indicated they had no objection; however, he acknowledged that he did not have this in writing but could obtain it. He noted that the primary concern appeared to be the City's existing water line within the easement. Vice-Chair Castillo clarified that the easement is not exclusively for City use and that MVEC's overhead lines also utilize the easement, which must remain accessible.

Commissioner Garza asked about the size and depth of the proposed detention pond. Mr. Zambrano reiterated that the easement would remain clear and accessible.

Commissioner Yzaguirre, noting her experience working for a utility company, explained that utilities typically issue letters of no objection or process an abandonment of easement; however, abandonment would not be possible due to the existing water line. She emphasized that letters of no objection protect the city, particularly since future utility plans are unknown. She suggested potentially reducing the easement from 20 feet to 10 feet, as the water line and power poles appear to be located within the first 10 feet, and recording a revised easement.

Ms. Gomez informed the Board that three City engineers in rotation reviewed the matter and agreed that detention ponds should not be located within a utility easement. She also stated that, to date, feedback had only been received from MVEC and not from other utility providers. Copies of engineer's response were provided for review.

Commissioner Salinas asked whether submission of letters from all utility companies would allow the project to proceed without City liability. Commissioner Gamboa asked whether the water line could be relocated, to which Ms. Gomez responded that relocation would be at the applicant's expense. Commissioner Garza also inquired about a drainage easement on the north side of the lot; Ms. Gomez clarified that it had been addressed and the buildings were separated accordingly.

Mr. Zambrano acknowledged that construction projects often involve changes and reiterated that his request was not solely for aesthetic reasons but to better utilize the property and enhance development in the City. He stated he would respect the Board's decision and appreciated their recommendation.

Commissioner Yzaguirre stated her recommendation was intended to benefit both the City and the applicant but would require approvals from all affected utility providers. Vice-Chair Castillo and Commissioner Garza expressed agreement with her recommendation. Commissioner Garza also asked whether staff would be willing to continue meeting with the applicant to seek a workable solution.

FINAL RESOLUTION OF REQUEST & COMMENTS:

After discussion, Commissioner Gamboa made a motion to approve the variance request with the condition that applicant provide written letters of no objection from all utility companies with infrastructure located within the easement, confirming that the proposed detention pond will not interfere with their facilities. Commissioner Mancillas seconded the motion. The motion passed unanimously with a 6-0 vote.

4. NEXT MEETING - March 12, 2025

5. ADJOURNMENT

There being no further items to discuss, Commissioner Garza made a motion to adjourn; Commissioner Gamboa second the motion. The meeting was adjourned at 6:32 p.m.

City of San Juan, Texas

Valerie Cardenas, Chairwoman
Planning and Zoning Commission

Attest:

Monica Gomez
Director of Planning



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 02/27/2026

SUBJECT: Department of Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks & Recreation]

For February 2026, we have the following to report: During February 2026, our department addressed the following areas.

Parks Division-

- Parks staff has been maintaining the fields in preparations for the upcoming PONY Baseball/Softball season.
- Parks Staff continues to maintain the grounds of our city parks, land scaping departmental buildings and other assigned areas through-out the City.
- Weekly preparations at Municipal Park for the Men’s Class E Softball on Thursdays, Co-Ed Softball on Fridays and Soccer Fields for Girls Soccer.
- Saturday, February 21 at 10 am Tree Planting Event at Tierra del Sol. A total of seven trees were planted on Saturday. In partnership with Texas A & M Forest Service, San Juan Parks & Recreation received a grant for \$10,000 for trees.
- Flag Pole was installed at Municipal Park between the two baseball/softball fields
- The New Parks & Recreation Facility tentative grand opening date is March 25 or 26.

Recreation Division-

- Staff has been assisting opening and closing the weekday and weekend rentals
- Youth Boys Basketball with 30 teams and Girls Soccer with 18 teams.
- Winter Adult Softball Leagues started on Thursday nights Men’s Class E with 7 teams and

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

Friday nights Co-Ed Softball with 4 teams.

- Registration is ongoing for PONY Baseball ages 3-14 and Softball ages 5-14 with current registration numbers 370 in baseball and 143 in softball for a total of 513.
- February 11, 9 am-1 pm, Christine Soto and Angie Cano attended the Transitional Fair handed out department information and promotional items.
- February 11, from 7 pm- 9 pm, Alex Lopez assisted T.A.S.O. with hosting a Baseball Umpire training at Municipal Park.
- Saturday, February 21 at 10 am Tree Planting Event at Tierra del Sol. A total of seven trees were planted on Saturday. In partnership with Texas A & M Forest Service, San Juan Parks & Recreation received a grant for \$10,000 for trees.
- The New Parks & Recreation Facility tentative grand opening date is March 25 or 26.

Building Maintenance Division-

- Staff has 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
- Monthly city hall elevator test is conducted by Eduardo Guajardo
- Friday, February 13, Staff prepared the EOC for the Blood Drive.
- Staff have opening and closing for the Elections at the Library.
- Ruben Martinez is overseeing the renovation of the restroom at the Shooting Range
- The New Parks & Recreation Facility tentative grand opening date is March 25 or 26.

San Juan Parks & Recreation Advisory Board- Wednesday, February 4 at 6 pm. Topics discussed update on youth and adult leagues, new facility, parks update, Texas A & M Forrest Service Grant and upcoming events in the next few months were discussed.

San Juan Police Athletic League (PAL)- Meeting was rescheduled for March



Mayor: Mario Garza
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Gilbert Garza
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MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 03/02/2026

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

February 2026 Report **Sanitation Department (February 2026)**

- Solid Waste Collection ran on schedule all month.
- Brush Pickup ran on schedule all month
- Drop off Site: 954
- Residential: 969.76 Tons
- Commercial: 746.25 Tons
- Roll-Off Containers: 264.28 Tons/69 loads
- Brush: 541.35 Tons/180 loads of brush

Central Garage (February 2026)

- Tickets Open: 4
- Tickets Closed: 5 See Attachment
- 6 Residential Side Loaders operating
- 1 Commercial Side Loaders operator
- 2 Commercial Front Loader operators
- 2 Brush Truck Operating
- 1 Brush Tractor (grapple) operating
- 3 Brush Grapple Truck operating

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- 2 Roll-Offs Trucks operating

Recycling (February 2026)

• Cardboard:	17.82 tons/\$1069.68
• Curbside:	4.54 tons
• Mix White Paper:	0.00 tons/\$0.00
• Batteries:	0.00 tons/\$0.00
• Metal:	5.26 tons/\$526.00
• Books:	0.40 tons/\$0.00
• Tin Cans:	0.00 tons/\$0.00
• Plastic:	0.00 tons/\$0.00
• E-Waste:	0.00 tons/\$0.00
• Aluminum:	0.00 tons/\$0.00

Total Tons/Revenue: 27.62 tons/\$1595.68

• Savings of	\$552.40
• Walk-Ins:	299

Code Enforcements (February 2026)

Estaban Garcia

• Violation Notice Issued:	26
• Illegal Dumping:	31
• Contact People:	57
• Construction Material:	6
• Tires:	0

Code Enforcements (February 2026)

Ruben Navarro

• Violation Notice:	0
• Illegal Dumping:	0
• Contact People:	0
• Construction Material:	0
• Tires:	0



Mayor: Mario Garza
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Commissioners: Mario Cantu
Gilbert Garza
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MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Christina Perez, Director of Library

DATE: 02/27/2026

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

Enclosed is the February Monthly Report including statistics and programs:

For the month of February, we had, 1,605 visitors. Out of those visitors, 458 were here for computer use only. The library checked out a total of 338 physical items for both adult and children. We had 24 in-house circulation items. We requested and received twenty-eight (28) Interlibrary Loans (ILL). We had 73 new patrons added to our circulation system. We helped the public with an estimated 1,164 reference/informational questions. We had 23 fax transactions. The monthly amount deposited was \$1,137.39 both fines and fees.

Please see the attached statistical report.

During the month of February

- Hosted World Read Aloud
- Hosted Pokemon Party
- Hosted Valentine’s Candy Event
- Attended PSJA Special Education Fair
- Attended Hidalgo County Library System Meeting
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in March 2026

Multipurpose Room

Election Day, March 3rd

Keep San Juan Beautiful, March 4th

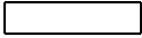
PSJA Lions Club, March 7th

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

City Commission, March 10th & 24th
Border Patrol Meeting, March 11th, 18th, & 24th
Rio Grande Childhood Educator Assoc., March 14th
Vanguard Superintendent Parent Meeting, March 26th

Training Room:

Border Patrol Meeting, March 3rd
Library Board, march 4th



February 2026 Youth & Children's Programs/Attendance

[illegible]

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Hold a Public Hearing for a Voluntary Annexation Petition Concerning a 6.814-acre tract of land out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet west of Stewart Road, along the south side of Las Milpas Road, as requested by Agricore Properties, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 24, 2026, the San Juan City Commission held the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

This is the second public hearing regarding a voluntary annexation petition for a 6.814-acre tract of land located approximately 450 feet west of Stewart Road, along the south side of Las Milpas Road.

The property owner has submitted a petition for voluntary annexation to the City of San Juan. The annexation petition was accepted by the San Juan City Commission at its January 13, 2026, meeting.

The purpose of this public hearing is to receive public comment concerning the proposed annexation of the subject property into the city limits in accordance with the requirements of the Texas Local Government Code, Chapter 43, after which the City Commission may consider action on the annexation request.

RECOMMENDATION:

Staff recommends holding the second public hearing as presented.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

City of San Juan

Planning Department

709 S. Nebraska Ave.

San Juan, Texas 78589

Phone: (956) 223-2220 | Fax: (956) 787-5978

Date: December 8, 2025

To the Honorable Mayor and Members of the Board of Commissioners, City of San Juan:

The undersigned, being an inhabitant and duly qualified voter of the property described below, which adjoins the corporate limits of the City of San Juan, respectfully petitions the Board of Commissioners to consider the annexation of the following tract of land into the City of San Juan:

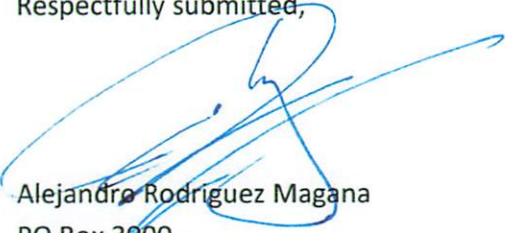
Exhibit A: Metes and Bounds Description For Lot 1 (Agricore Properties, LLC)

Exhibit B: Survey

Exhibit C: Warranty Deed

The petitioner affirms that the information provided herein is true and correct to the best of their knowledge and requests that the City of San Juan proceed with the annexation in accordance with applicable laws and ordinances.

Respectfully submitted,



Alejandro Rodriguez Magana

PO Box 3000

Edinburg TX 78505

956-369-6580

ACKNOWLEDGEMENT

State of Texas

County of Hidalgo

This instrument was acknowledged before me on this **8th day of December, 2025**, by **Alejandro Rodriguez Magana**, Member of **Agricore Properties, LLC**, a Texas limited partnership, on behalf of said partnership.



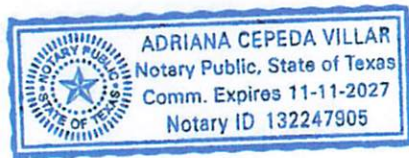
Signature of Notary Public

Adriana Cepeda Villar

Notary Public, State of Texas

My Commission Expires: 11-11-2027

(Seal)



R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13
Mission, Texas 78572

Metes and Bounds Description For Lot 1

Being a 6.814 acre tract of land out of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, conveyed to Agricore Properties, LLC, by a "Special Warranty Deed", as shown in Document Number 3610238, of the Official Records, Hidalgo County, Texas, said 6.814 acre tract of land being more particularly described as follows:

COMMENCING at a cotton spindle found on the Centerline of Las Milpas Rd, being the Northwest corner of said Lot 55;

Thence, South $81^{\circ}23'51''$ East, a distance of 150.00 feet, with the North line of said Lot 55, to a Magnail set for the Northwest corner of this tract and also being the **POINT OF BEGINNING** of this herein described tract;

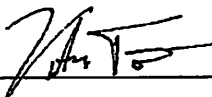
Thence, South $81^{\circ}23'51''$ East, a distance of 670.00 feet, with the North line of said Lot 55 to the Northeast corner of this herein described tract of land;

Thence, South $08^{\circ}36'09''$ West, a distance of 443.00 feet, to a corner of this herein described tract of land;

Thence, North $81^{\circ}23'51''$ West, a distance of 670.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North $08^{\circ}36'09''$ East, a distance of 443.00 feet to the **Point of Beginning**, containing a computed area of 6.814 acres.

Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.


Victor H. Trevino
Registered Professional Land Surveyor No. 6968

06/13/2025

Date



STATE OF TEXAS
COUNTY OF HIDALGO

I, VICTOR H. TRINNO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS ON THE CORNERS AND LOCATIONS INDICATED.

Victor H. Trinno

VICTOR H. TRINNO

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 69866

06/13/2025



FOUND 5/8" IRON ROD	○	H.C.R.R.
UNLESS OTHERWISE NOTED		P.O.B.
SET 3/4" IRON ROD		R.O.W.
STAINED FORMS PRICE COR. *		—H.T.L.—
UNLESS OTHERWISE NOTED		—ONE—
		—G—

NOTES:

1. GARNES, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4203), NORTH AMERICAN DATUM, 1983, VERTICAL BASED ON: MAM 1988 ELEVATION DATUM.

2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGROUND UTILITIES.

3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC 8663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR SUBSEQUENTIATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

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ROW

SURVEYING SERVICES, LLC
900 E. STEWART RD., SUITE 13
MILWAUKEE, WISCONSIN 53212-2472

TDRPUS NCO, FPMNH 10102011

P.O.C. COTTON SPINDLE
 NW CORNER LOT 55
 STEWART'S ADDITION TO
 THE CONWAY GARDENS

S 81°23'51" E
 150.00'
 443.00'
 670.00'
 443.00'
 670.00'

N 08°36'09" E
 N 81°23'51" W
 S 08°36'09" W

20.00' FUTURE RIGHT
 OF WAY TO
 HYDRA-CO COUNTY
 DRAINAGE DISTRICT #1
 (15523 AC.)

LOT 55
 STEWART'S ADDITION TO THE CONWAY
 GARDENS SUBDIVISION
 VOL. 0, PG. 43
 (M.R.H.C.T.)

AGRICORE PROPERTIES, LLC
 DOC. NO. 3610238
 (O.R.H.C.T.)

CITY OF PHARR ETJ
 CITY LIMITS OF CITY OF SAN JUAN

EASEMENT AGREEMENT
 TEXAS GAS SERVICE
 DOCUMENT 3571824
 DATED DECEMBER 10, 2019
 RECORDED
 H.C.D.R.

80' CANAL RIGHT OF WAY
 HCD#2 VOL. 19 PG. 17
 H.C.D.R. "G" 464 ACRE

APPARENT R.O.W. LINE

(NO RECORD FOUND)

HTL

ZONE A
 ZONE B
 ZONE C

SCALE 1"=100'
 11"x17"

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Hold a Public Hearing for a Voluntary Annexation Petition concerning a 6.039-acre tract of land out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 417 feet South of Las Milpas Road, as requested by S&ML Properties, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 24, 2026, the San Juan City Commission held the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

This is the second public hearing regarding a voluntary annexation petition for a 6.039-acre tract of land out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 417 feet South of Las Milpas Road.

The property owner has submitted a petition for voluntary annexation to the City of San Juan. The annexation petition was accepted by the San Juan City Commission at its January 13, 2026, meeting.

The purpose of this public hearing is to receive public comment concerning the proposed annexation of the subject property into the city limits in accordance with the requirements of the Texas Local Government Code, Chapter 43, after which the City Commission may consider action on the annexation request.

RECOMMENDATION:

Staff recommends holding the second public hearing as presented.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

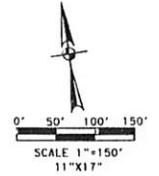
Ruben Guajardo, City
Manager



PRELIMINARY SURVEY PLAT STEWART INDUSTRIAL PARK DESIGNED AS A MAJOR STREET BY LARRY SHARP, A.L.A. OF T.O. & ASSOCIATES ACCORDING TO THE SOUTHWESTERN SURVEYING SYSTEM, 1911 EDITION, 17-14-42 IN ACCORDANCE WITH SWP RECORDING		PAGE
 SOUTH TEXAS INFRASTRUCTURE GROUP	1	

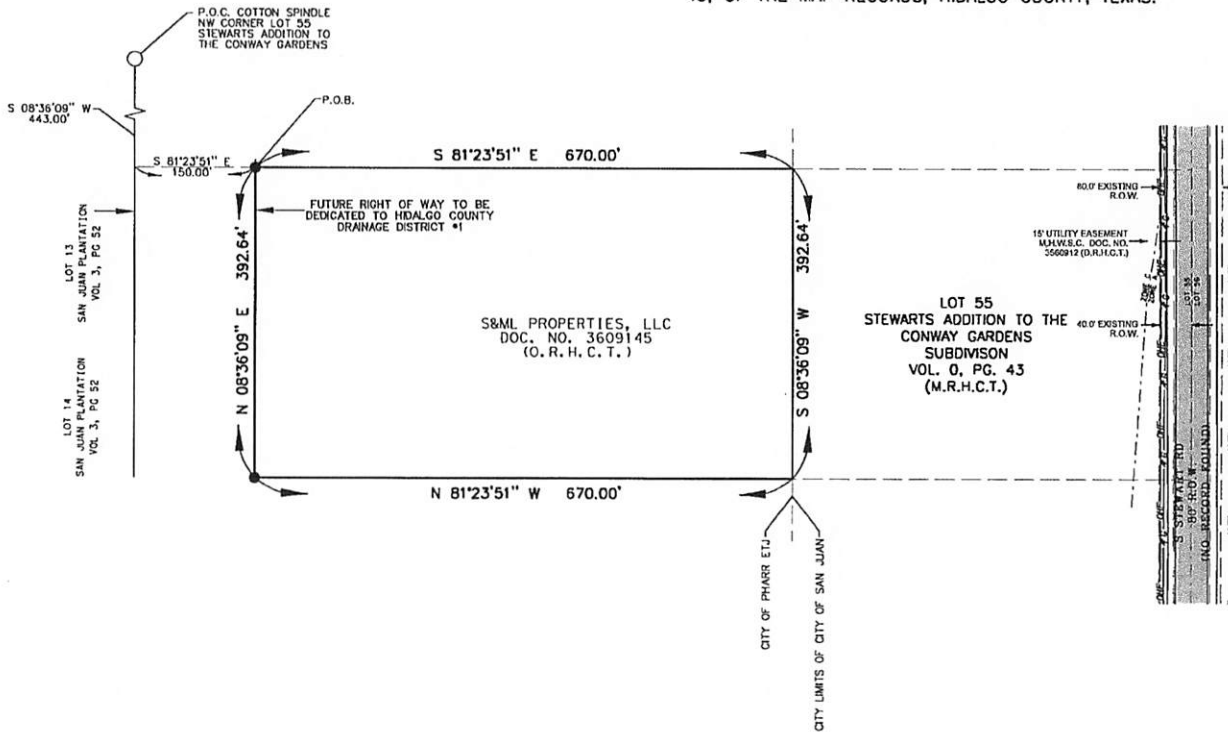
BOUNDARY SURVEY

BEING A 6.039 ACRE TRACT OF LAND OUT OF LOT 55,
STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISION, AS
PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE
43, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.



LEGEND:

- FOUND 5/8" IRON ROD
UNLESS OTHERWISE NOTED ○
- SET 5/8" IRON ROD
WITH PLASTIC CAP
STAMPED "ROWS PROP. COR." ●
- UNLESS OTHERWISE NOTED
- POWER POLE
- HIDALGO COUNTY
DEED RECORDS H.C.D.R.
- POINT OF COMMENCEMENT P.O.C.
- POINT OF BEGINNING P.O.B.
- RIGHT OF WAY R.O.W.
- HIGH VOLTAGE LINE HTL
- OVERHEAD ELECTRIC LINE OHE
- GAS LINE G
- ROAD (ASPHALT)



STATE OF TEXAS
COUNTY OF HIDALGO

I, VICTOR H. TREVINO, CERTIFY THAT THE ABOVE
PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION AND THAT THERE ARE NO
VISIBLE EASEMENTS OR ENCROACHMENTS, EXCEPT
AS SHOWN AND THAT ALL CORNERS HAVE BEEN
LOCATED AS INDICATED.

VICTOR H. TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968

06/13/2025



NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.
2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

ROW SURVEYING SERVICES, LLC.

800 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3336
FAX.: (956) 683-7116
TOLPS REG. FIRM# 10193888

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R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13
Mission, Texas 78572

Metes and Bounds Description For Lot 2

Being a 6.039 acre tract of land out of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, as per map thereof recorded in Volume 0, Page 43, of the Map Records, Hidalgo County, Texas, conveyed to S&ML Properties, LLC, by a "Deed of Trust", as described in Document Number 3609145, of the Official Records, Hidalgo County, Texas, said 6.039 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found for the Northwest corner of said Lot 55, Stewarts Addition to the Conway Gardens Subdivision, and also being on the centerline of E. Las Milpas Road (40.0 feet Right-of-Way), **Thence**, South 08°36'09" West, a distance of 443.00 feet on the West line of said Lot 55, **Thence**, South 81°23'51" East, a distance of 150.00 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set for the Northwest corner and the **Point of Beginning** this herein described tract of land;

Thence, South 81°23'51" East, a distance of 670.00 feet, to the Northeast corner this herein described tract of land;

Thence, South 08°36'09" West, a distance of 392.64 feet, to the Southeast corner this herein described tract of land;

Thence, North 81°23'51" West, a distance of 670.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°36'09" East, a distance of 392.64 feet to the **Point of Beginning**, containing a computed area of 6.039 acres.

Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.


Victor H. Trevino
Registered Professional Land Surveyor No. 6968

06/13/2025
Date



ACKNOWLEDGEMENT

State of Texas

County of Hidalgo

This instrument was acknowledged before me on this **8th day of December, 2025**, by **Guillermo Martinez**, Member of **S&ML Properties, LLC**, a Texas limited partnership, on behalf of said partnership.



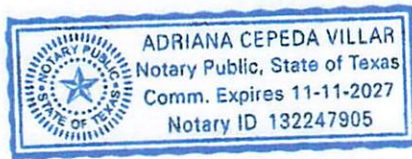
Signature of Notary Public

Adriana Cepeda Villar

Notary Public, State of Texas

My Commission Expires: 11-11-2027

(Seal)



City of San Juan

Planning Department

709 S. Nebraska Ave.

San Juan, Texas 78589

Phone: (956) 223-2220 | Fax: (956) 787-5978

Date: December 8, 2025

To the Honorable Mayor and Members of the Board of Commissioners, City of San Juan:

The undersigned, being an inhabitant and duly qualified voter of the property described below, which adjoins the corporate limits of the City of San Juan, respectfully petitions the Board of Commissioners to consider the annexation of the following tract of land into the City of San Juan:

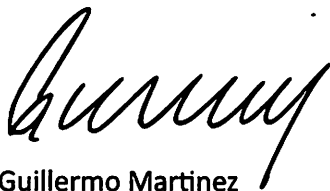
Exhibit A: Metes and Bounds Description for Lot 2 (S&ML Properties, LLC)

Exhibit B: Survey

Exhibit C: Warranty Deed

The petitioner affirms that the information provided herein is true and correct to the best of their knowledge and requests that the City of San Juan proceed with the annexation in accordance with applicable laws and ordinances.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Guillermo', written in a cursive style.

Guillermo Martinez

10801 S. Palm Drive

Pharr TX 78577

520-604-9086

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Hold a Public Hearing for a Voluntary Annexation Petition concerning a 4.748-acre tract of land out of Lots 55 and Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 810 feet South of Las Milpas Road, as requested by Aldape Family Investments, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 24, 2026, the San Juan City Commission held the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

This is the second public hearing regarding a voluntary annexation petition for a 4.748-Acre Tract of Land Out of Lots 55 and Lot 60, Stewart's Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West of Stewart Road and 810 Feet South of Las Milpas Road

The property owner has submitted a petition for voluntary annexation to the City of San Juan. The annexation petition was accepted by the San Juan City Commission at its January 13, 2026, meeting.

The purpose of this public hearing is to receive public comment concerning the proposed annexation of the subject property into the city limits in accordance with the requirements of the Texas Local Government Code, Chapter 43, after which the City Commission may consider action on the annexation request.

RECOMMENDATION:

Staff recommends holding the second public hearing as presented.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

City of San Juan
Planning Department
709 S. Nebraska Ave.
San Juan, Texas 78589
Phone: (956) 223-2220 | Fax: (956) 787-5978

Date: December 8, 2025

To the Honorable Mayor and Members of the Board of Commissioners, City of San Juan:

The undersigned, being an inhabitant and duly qualified voter of the property described below, which adjoins the corporate limits of the City of San Juan, respectfully petitions the Board of Commissioners to consider the annexation of the following tract of land into the City of San Juan:

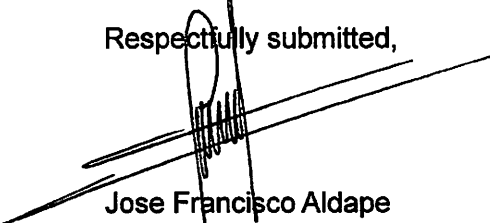
Exhibit A: Metes and Bounds Description for Lot 3 (Aldape Family Investments, LLC)

Exhibit B: Survey

Exhibit C: Warranty Deed

The petitioner affirms that the information provided herein is true and correct to the best of their knowledge and requests that the City of San Juan proceed with the annexation in accordance with applicable laws and ordinances.

Respectfully submitted,


Jose Francisco Aldape
4608 Ben Hogen Av.
McAllen TX 78503
956-802-4782

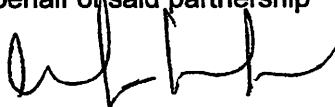
ACKNOWLEDGMENT

State of Texas §

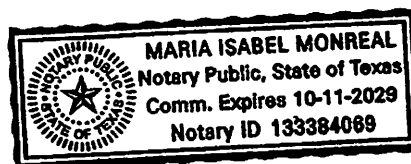
§

County of Hidalgo §

This instrument was acknowledged before me on this 10 day of December, 2025, by Jose Francisco Aldape, Member of Aldape Family Investments, LLC, a Texas limited partnership on behalf of said partnership



Notary Public, State of Texas
My Commission Expires: 10/11/2029



R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13

Mission, Texas 78572

Metes and Bounds Description For Lot 3

Being a 4.748 acre tract of land out of Lot 55 and Lot 60, Stewarts Addition to the Conway Gardens Subdivision, as per map or plat thereof recorded in Volume 0, Page 43, of the Map Records, Hidalgo County, Texas, Conveyed to Aldape Family Investments, LLC, by a "Special Warranty Deed", as described in Document Number 3604148, of the Official Records, Hidalgo County, Texas, said 4.748 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found on the Centerline of Las Milpas Rd, being on the Northwest corner of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, **Thence**, South 08°36'09" West, a distance of 835.64 feet on the West line of said Lot 55, **Thence**, South 81°23'51" East, a distance of 150.00 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set for the Northwest corner and the **Point of Beginning** this herein described tract of land;

Thence, South 81°23'51" East, a distance of 670.00 feet, to the Northeast corner this herein described tract of land;

Thence, South 08°36'09" West, a distance of 397.37 feet, to the Southeast corner of this herein described tract of land;

Thence, North 66°33'58" West, a distance of 693.09 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°36'09" East, a distance of 219.96 feet to the **Point of Beginning**, containing a computed area of 4.748 acres.

Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.

Victor H. Trevino

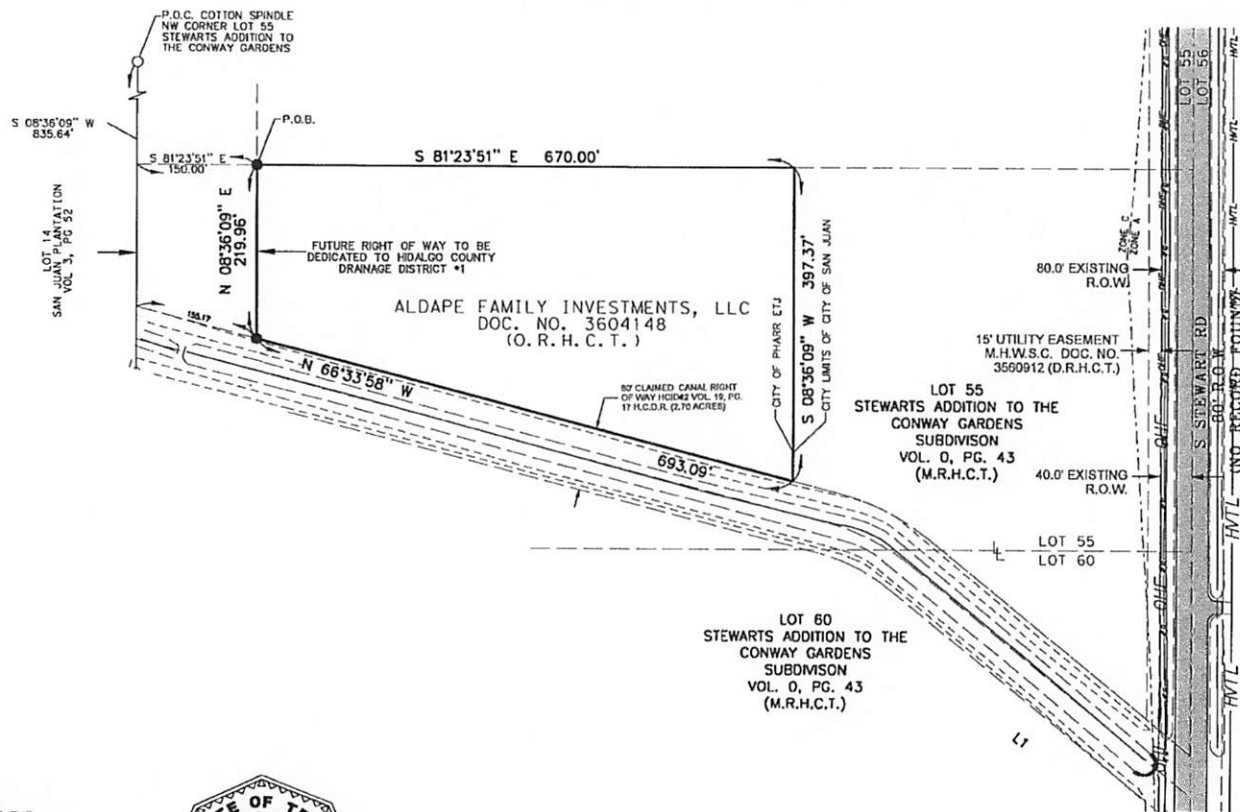
Registered Professional Land Surveyor No. 6968

06/13/2025

Date



BEING A 4.748 ACRE TRACT OF LAND OUT OF LOT 55 AND LOT 60, STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 43, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.



FOUND 5/8" IRON ROD	
UNLESS OTHERWISE NOTED	
SET 5/8" IRON ROD	
WITH PLASTIC CAP	
STAMPED "ROMS PROP. COR."	
UNLESS OTHERWISE NOTED	
POWER POLE	
HIDALGO COUNTY	H.C.D.
DEED RECORDS	
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGINNING	P.O.B.
RIGHT OF WAY	R.O.W.
HIGH VOLTAGE LINE	—HVL—
OVERHEAD ELECTRIC	—OHE—
Gas LINE	—G—
ROAD (ASPHALT)	

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.

2. THE SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGROUND UTILITIES.

3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC 8663.21, DOES NOT REFLECT THE RESULTS OF A TITLE SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE PRESENT SUBDIVISION FOR WHICH IT WAS PREPARED.

I, VICTOR H. TREVINO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

06/13/2025



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ROW SURVEYING SERVICES, LLC
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572

900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 583-7116
TBPLS REG. FIRMS 10193886

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Hold a Public Hearing for a Voluntary Annexation Petition concerning a 7.708-acre tract of land out of Lots 55 and 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 395 feet South of Las Milpas Road, as requested by Texas RGV Investment, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 24, 2026, the San Juan City Commission held the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

This is the second public hearing regarding a voluntary annexation petition for a 7.708-acre tract of land out of Lots 55 and 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 395 feet South of Las Milpas Road

The property owner has submitted a petition for voluntary annexation to the City of San Juan. The annexation petition was accepted by the San Juan City Commission at its January 13, 2026, meeting.

The purpose of this public hearing is to receive public comment concerning the proposed annexation of the subject property into the city limits in accordance with the requirements of the Texas Local Government Code, Chapter 43, after which the City Commission may consider action on the annexation request.

RECOMMENDATION:

Staff recommends holding the second public hearing as presented.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

City of San Juan

Planning Department

709 S. Nebraska Ave.

San Juan, Texas 78589

Phone: (956) 223-2220 | Fax: (956) 787-5978

Date: December 8, 2025

To the Honorable Mayor and Members of the Board of Commissioners, City of San Juan:

The undersigned, being an inhabitant and duly qualified voter of the property described below, which adjoins the corporate limits of the City of San Juan, respectfully petitions the Board of Commissioners to consider the annexation of the following tract of land into the City of San Juan:

Exhibit A: Metes and Bounds Description For Lot 4 (Texas RGV Investments)

Exhibit B: Survey

Exhibit C: Warranty Deed

The petitioner affirms that the information provided herein is true and correct to the best of their knowledge and requests that the City of San Juan proceed with the annexation in accordance with applicable laws and ordinances.

Respectfully submitted,



Hugo Martinez

1401 S Jackson Rd. Ste. 1

Pharr TX 78577

956-239-0187

ACKNOWLEDGEMENT

State of Texas

County of Hidalgo

This instrument was acknowledged before me on this **8th day of December, 2025**, by **Hugo Martinez**, Member of **Texas RGV Investment, LLC**, a Texas limited partnership, on behalf of said partnership.



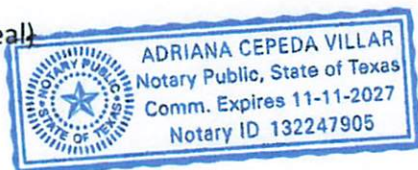
Signature of Notary Public

Adriana Cepeda Villar

Notary Public, State of Texas

My Commission Expires: 11-11-2027

(Seal)



R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13
Mission, Texas 78572

Metes and Bounds Description For Lot 4

Being a 7.708 acre tract of land out of Lot 55 and Lot 60, Stewarts Addition to the Conway Gardens Subdivision, as per map thereof recorded in Volume 0, Page 43, of the Map Records, Hidalgo County, Texas, conveyed to Texas RGV Investment, LLC, by "Special Warranty Deed", as described in Document Number 3570639, of the Official Records, Hidalgo County, Texas, said 7.708 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found for the Northwest corner of said Lot 55, Stewarts Addition to the Conway Gardens Subdivision, and also being on the centerline of E. Las Milpas Road (40.0 feet Right-of-Way), **Thence**, South 08°36'09" West, a distance of 1098.64 feet, with the West line of said Lot 55, to a point on the South line of an 80' claimed canal Right-of-Way (2.70 acres) owned by Hidalgo County Irrigation District No. 2, as per Volume 19, Page 17, Deed Records, Hidalgo County, Texas, **Thence**, South 66°33'58" East a distance of 196.35 feet, with the South line of an 80' claimed canal Right-of-Way, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set and being the **Point of Beginning** this herein described tract of land;

Thence, South 66°33'58" East, a distance of 651.91 feet, with the South line of an 80' claimed canal Right-of-Way (2.70 acres) owned by Hidalgo County Irrigation District No. 2, to the Northeast corner this herein described tract of land;

Thence, South 08°36'09" West, a distance of 449.52 feet, to the Southeast corner of this herein described tract of land;

Thence, North 81°23'51" West, a distance of 629.81 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°34'02" East, a distance of 616.39 feet, to the **Point of Beginning**, containing a computed area of 7.708 acres.

Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.

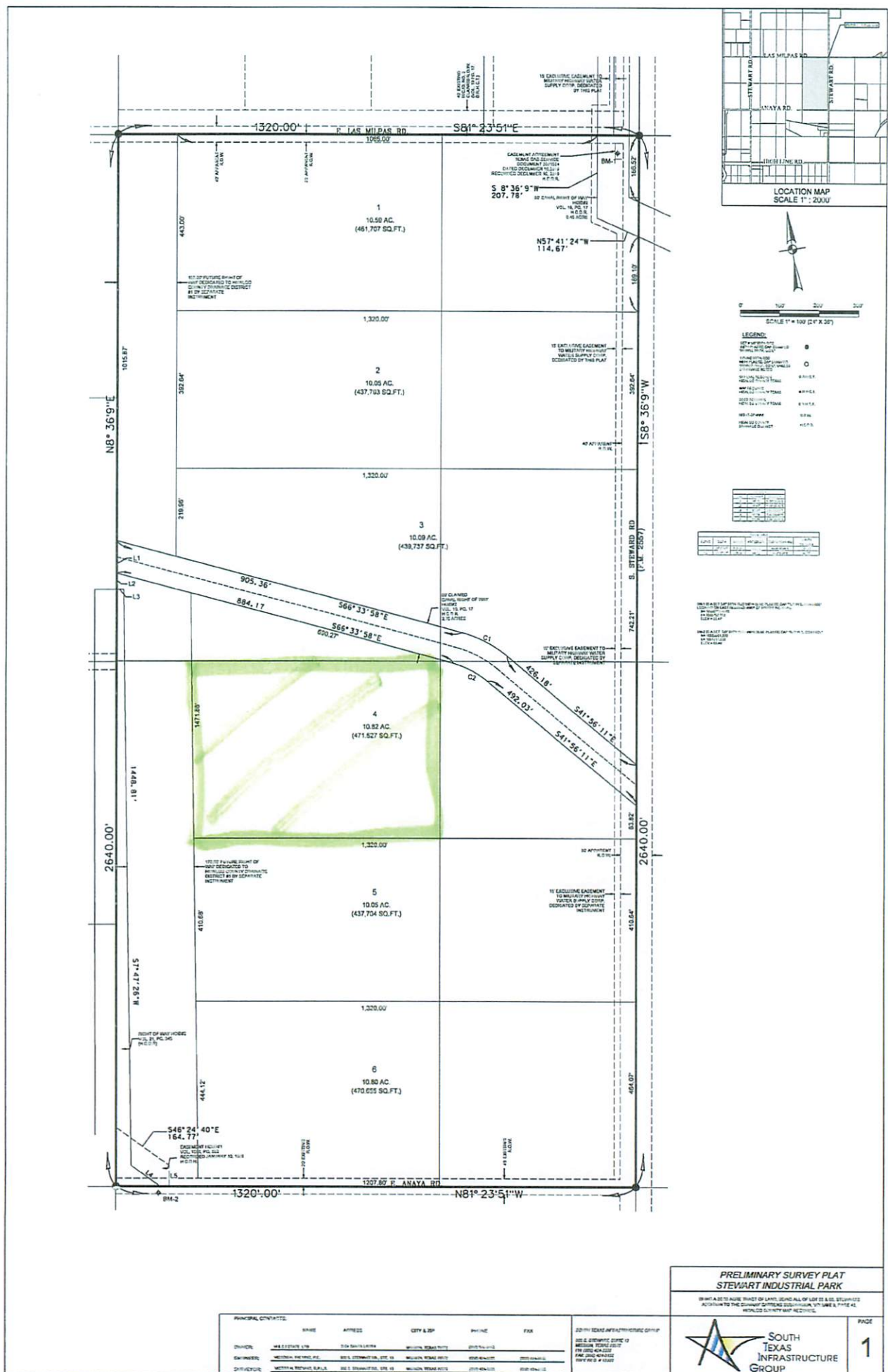


Victor H. Trevino
Registered Professional Land Surveyor No. 6968

06/13/2025

Date





AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Hold a Public Hearing for a Voluntary Annexation Petition concerning a 5.936-acre tract of land out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 530 feet South of Las Milpas Road, as requested by RGV International Logistics, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 24, 2026, the San Juan City Commission held the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

This is the second public hearing regarding a voluntary annexation petition for a 5.936-acre tract of land out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 530 feet South of Las Milpas Road.

The property owner has submitted a petition for voluntary annexation to the City of San Juan. The annexation petition was accepted by the San Juan City Commission at its January 13, 2026, meeting.

The purpose of this public hearing is to receive public comment concerning the proposed annexation of the subject property into the city limits in accordance with the requirements of the Texas Local Government Code, Chapter 43, after which the City Commission may consider action on the annexation request.

RECOMMENDATION:

Staff recommends holding the second public hearing as presented.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

City of San Juan

Planning Department

709 S. Nebraska Ave.

San Juan, Texas 78589

Phone: (956) 223-2220 | Fax: (956) 787-5978

Date: December 8, 2025

To the Honorable Mayor and Members of the Board of Commissioners, City of San Juan:

The undersigned, being an inhabitant and duly qualified voter of the property described below, which adjoins the corporate limits of the City of San Juan, respectfully petitions the Board of Commissioners to consider the annexation of the following tract of land into the City of San Juan:

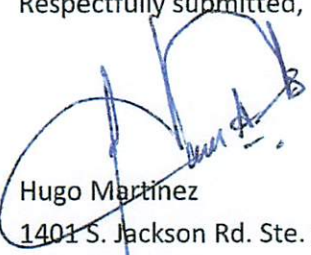
Exhibit A: Metes and Bounds Description For Lot 5 (RGV International Logistics Services, LLC.)

Exhibit B: Survey

Exhibit C: Warranty Deed

The petitioner affirms that the information provided herein is true and correct to the best of their knowledge and requests that the City of San Juan proceed with the annexation in accordance with applicable laws and ordinances.

Respectfully submitted,



Hugo Martinez

1401 S. Jackson Rd. Ste. 1

Pharr TX 78577

956-239-0187

ACKNOWLEDGEMENT

State of Texas

County of Hidalgo

This instrument was acknowledged before me on this 8th day of December, 2025, by Hugo Martinez, Member of RGV International Logistics Services, LLC, a Texas limited partnership, on behalf of said partnership.



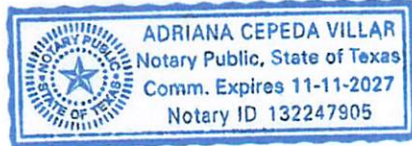
Signature of Notary Public

Adriana Cepeda Villar

Notary Public, State of Texas

My Commission Expires: 11-11-2027

(Seal)



R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13
Mission, Texas 78572

Metes and Bounds Description For Lot 5

Being a 5.936 acre tract of land out of Lot 60, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, conveyed to RGV International Logistics, LLC, by a "Deed of Trust", as shown in Document Number 3634314, of the Official Records, Hidalgo County, Texas, said 5.936 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found on the Centerline of Las Milpas Rd, being on the Northwest corner of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, **Thence**, South 08°36'09" West, a distance of 1,765.29 feet, to a point on the West line of said Lot 60, **Thence**, South 81°23'51" East a distance of 190.19 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set for the Northwest corner and the **Point of Beginning** this herein described tract of land;

Thence, South 81°23'51" East, a distance of 629.81 feet, to the Northeast corner this herein described tract of land;

Thence, South 08°36'09" West, a distance of 410.64 feet, to the Southeast corner this herein described tract of land;

Thence, North 81°23'51" West, a distance of 629.56 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°34'02" East, a distance of 410.64 feet to the **Point of Beginning**, containing a computed area of 5.936 acres.

Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.

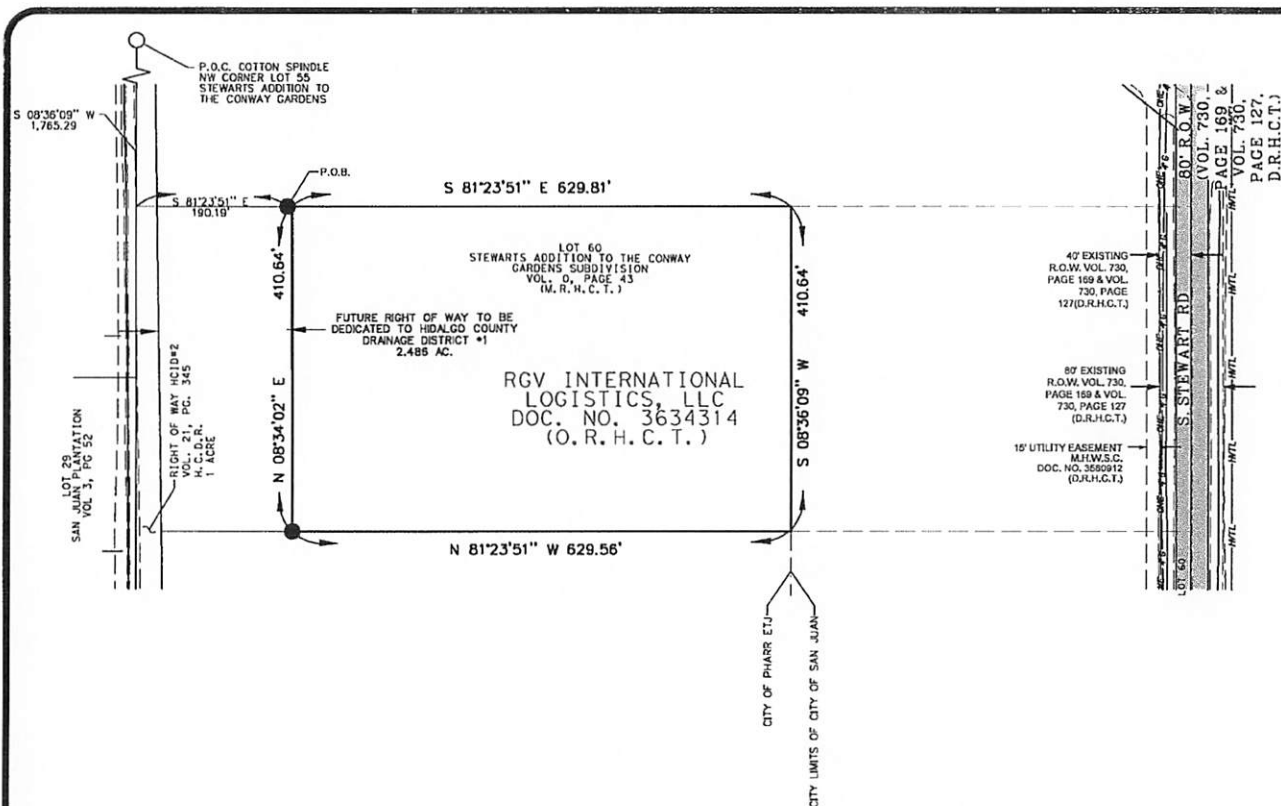


06/13/2025

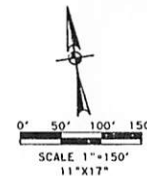
Victor H. Trevino
Registered Professional Land Surveyor No. 6968

Date





LEGEND:	
FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED	○
SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROW PROP. COR." UNLESS OTHERWISE NOTED	●
POWER POLE	⊙
HIDALGO COUNTY DEED RECORDS	H.C.D.R.
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGINNING	P.O.B.
RIGHT OF WAY	R.O.W.
HIGH VOLTAGE LINE	—HVL—
OVERHEAD ELECTRIC GAS LINE	—OHE—
ROAD (ASPHALT)	—G—



BOUNDARY SURVEY

BEING A 5.936 ACRE TRACT OF LAND OUT OF
LOT 60, STEWART'S ADDITION TO THE CONWAY
GARDENS SUBDIVISION, VOLUME 0, PAGE, 43,
HIDALGO COUNTY MAP RECORDS, TEXAS.

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.
2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

STATE OF TEXAS
COUNTY OF HIDALGO

I, VICTOR H. TREVINO, CERTIFY THAT THE
ABOVE PLAT IS AN ACTUAL SURVEY MADE
ON THE GROUND UNDER MY SUPERVISION
AND THAT THERE ARE NO VISIBLE
EASEMENTS OR ENCROACHMENTS, EXCEPT
AS SHOWN AND THAT ALL CORNERS HAVE
BEEN LOCATED AS INDICATED.

VICTOR H. TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968

06/13/2025



ROW SURVEYING SERVICES, L.L.C.

900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (958) 424-3335
FAX.: (958) 583-7116
TDPLS REG. FIRM# 19193886

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LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

JOE D. STEPHENS, QUOTE 13
MISSION TEXAS FOLIO
FAX (502) 424-2222
FAX (502) 424-2222
FAX (502) 424-2222



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Hold a Public Hearing for a Voluntary Annexation Petition concerning a 6.706-Acre Tract of Land Out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West of Stewart Road and 650 Feet South of Las Milpas Road, as requested by National Proveedora de Hortalizas S.A. de C.V. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 24, 2026, the San Juan City Commission held the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

This is the second public hearing regarding a voluntary annexation petition for a 6.706-Acre Tract of Land Out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West of Stewart Road and 650 Feet South of Las Milpas Road.

The property owner has submitted a petition for voluntary annexation to the City of San Juan. The annexation petition was accepted by the San Juan City Commission at its January 13, 2026, meeting.

The purpose of this public hearing is to receive public comment concerning the proposed annexation of the subject property into the city limits in accordance with the requirements of the Texas Local Government Code, Chapter 43, after which the City Commission may consider action on the annexation request.

RECOMMENDATION:

Staff recommends holding the second public hearing as presented.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

City of San Juan
Planning Department
709 S. Nebraska Ave.
San Juan, Texas 78589
Phone: (956) 223-2220 | Fax: (956) 787-5978

Date: December 8, 2025

To the Honorable Mayor and Members of the Board of Commissioners, City of San Juan:

The undersigned, being an inhabitant and duly qualified voter of the property described below, which adjoins the corporate limits of the City of San Juan, respectfully petitions the Board of Commissioners to consider the annexation of the following tract of land into the City of San Juan:

Exhibit A: Metes and Bounds Description for Lot 6 (Nacional Proveedora de Hortalizas S.A. De C.V)

Exhibit B: Survey

Exhibit C: Warranty Deed

The petitioner affirms that the information provided herein is true and correct to the best of their knowledge and requests that the City of San Juan proceed with the annexation in accordance with applicable laws and ordinances.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jorge Fernando De Doig Alvear', written over a horizontal line.

Jorge Fernando De Doig Alvear
Colinas del Parque Culiacan
Rosales Sinaloa 80227 Mexico
956-933-2950

ACKNOWLEDGEMENT

State of Texas

County of Hidalgo

This instrument was acknowledged before me on this **8th day of December, 2025**, by **Jorge Fernando De Doig Alvear Salinas**, Member of **Nacional Proveedora de Hortalizas, S.A. de C.V., LLC**, a Texas limited partnership, on behalf of said partnership.



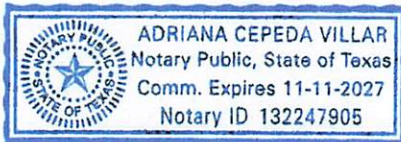
Signature of Notary Public

Adriana Cepeda Villar

Notary Public, State of Texas

My Commission Expires: 11-11-2027

(Seal)



R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13
Mission, Texas 78572

Metes and Bounds Description For Lot 6

Being a 6.706 acre tract of land out of Lot 60, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, conveyed to Nacional Proveedora de Hortalizas S.A. de C.V., by a "Special Warranty Deed", as shown in Document Number 3564469, of the Official Records, Hidalgo County, Texas, said 6.706 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found on the Centerline of Las Milpas Rd, being on the Northwest corner of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, **Thence, South 08°36'09" West**, a distance of 2175.93 feet, to a point on said West line, **Thence, South 81°23'51" East** a distance of 190.44 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set for the Northwest corner and the **Point of Beginning** this herein described tract of land;

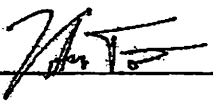
Thence, South 81°23'51" East, a distance of 629.56 feet, to the Northeast corner of this herein described tract of land;

Thence, South 08°36'09" West, a distance of 464.07 feet to the Southeast this corner this herein described tract of land;

Thence, North 81°23'51" West, a distance of 629.27 feet to a Magnail set for the Southwest corner this herein described tract of land;

Thence, North 08°34'02" East, a distance of 464.07 feet to the **Point of Beginning**, containing a computed area of 6.706 acres.

Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.


Victor H. Trevino
Registered Professional Land Surveyor No. 6968

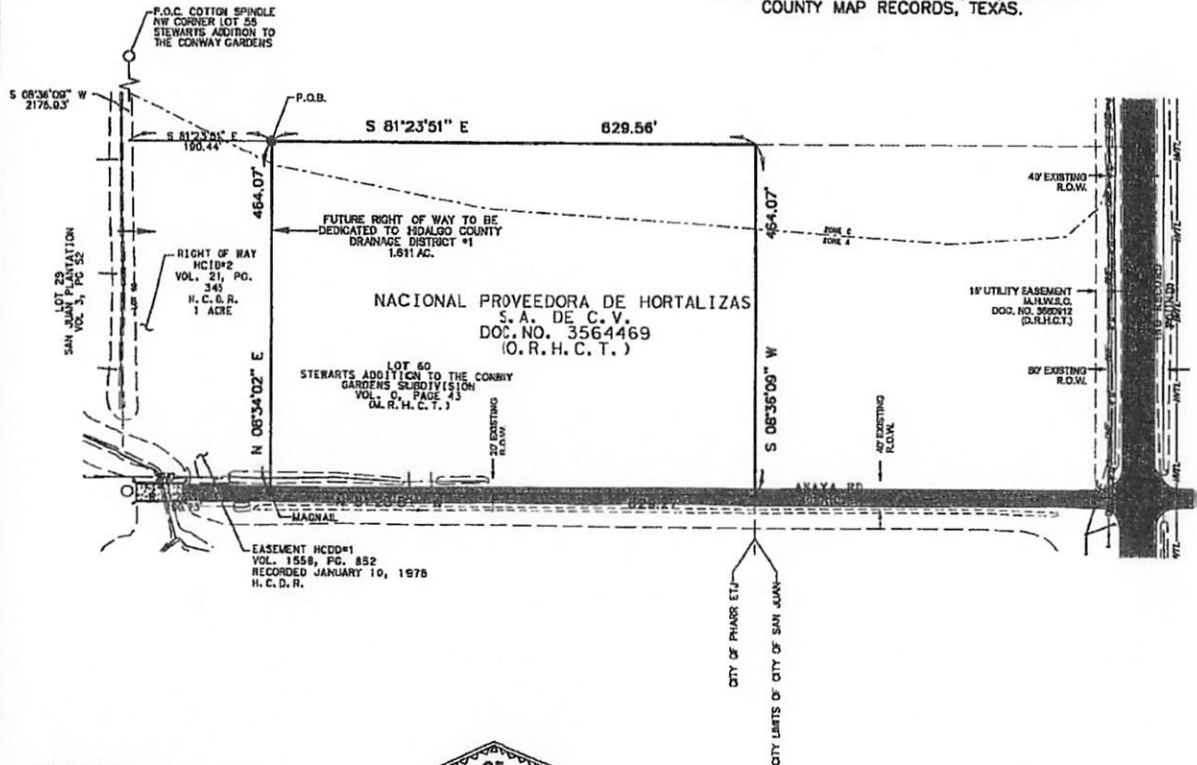
06/13/2025

Date



BOUNDARY SURVEY

BEING A 6.708 ACRE TRACT OF LAND OUT OF LOT 60, STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISION, VOLUME 0, PAGE 43, HIDALGO COUNTY MAP RECORDS, TEXAS.



LEGEND

FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED	○
SET 5/8" IRON ROD WITH PLASTIC CAP	●
STAMPED "ROWSS PROP. COR." UNLESS OTHERWISE NOTED	⊙
POWER POLE	⊙
HIDALGO COUNTY DEED RECORDS	K.C.D.R.
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGINNING	P.O.B.
RIGHT OF WAY	R.O.W.
HIGH VOLTAGE LINE	—HVL—
OVERHEAD ELECTRIC	—OHE—
GAS LINE	—G—
ROAD (ASPHALT)	—

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.
2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §683.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

STATE OF TEXAS
COUNTY OF HIDALGO

I, VICTOR H. REVINO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO UNRECORDED EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

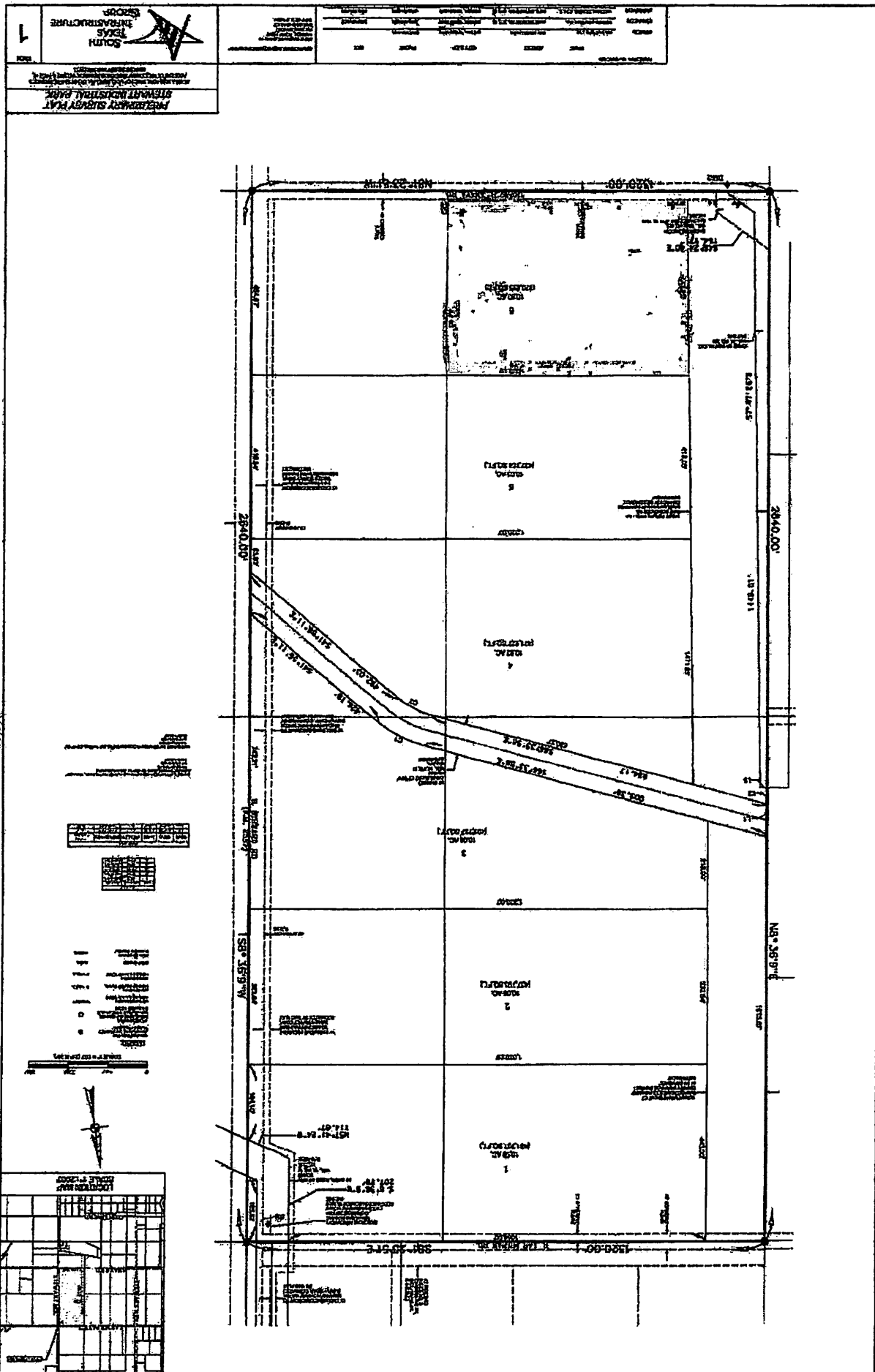
06/13/2025

VICTOR H. REVINO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6988



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ROW SURVEYING SERVICES, L.L.C.
800 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (856) 424-3338
FAX: (505) 583-7116
TAPLA REG. F1052 10182406



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Hold a Public Hearing and Consider an Ordinance Amending the Code of Ordinance of the City of San Juan, Texas Under Chapter 13. Utilities, Article 13.03. Water and Sewer Services, Division 2. Rates, Charges and Billing, Part III. Water Rates and Charges, Section 13.03.146. Standard Rate Schedule and Section 13.03.147. Nonstandard Rate Schedule and Under Part IV. Sewer Rates and Charges, Section 13.03.183. Rates, to Modify Water and Sewer Rates; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and Providing for Repealer Clause. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Approve the First Reading of the Adoption to Amend the Code of Ordinance on the Water and Sewer Rates as Approved During the Commission Meeting on February 24, 2025.

RECOMMENDATION:

Approve the First Reading of the Adoption to Amend the Code of Ordinance on the Water and Sewer Rates as Presented

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SAN JUAN, TEXAS UNDER CHAPTER 13. UTILITIES, ARTICLE 13.03. WATER AND SEWER SERVICE, DIVISION 2. RATES, CHARGES AND BILLING, PART III. WATER RATES AND CHARGES, SECTION 13.03.146. STANDARD RATE SCHEDULE AND SECTION 13.03.147. NONSTANDARD RATE SCHEDULE AND UNDER PART IV. SEWER RATES AND CHARGES, SECTION 13.03.183. RATES, TO MODIFY WATER AND SEWER RATES; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR REPEALER CLAUSE.

RECITALS

WHEREAS, the City of San Juan provides water and sewer services to the community and certain fees are necessary to offset the operational and capital costs incurred by the City in doing so; and

WHEREAS, the City of San Juan currently provides for water and sewer rates and other related regulations under Chapter 13. Utilities, Article 13.03. Water and Sewer Services under the City's Code of Ordinances; and

WHEREAS, the City's water and sewer rates were last increased in 2009; and

WHEREAS, after conducting a Water and Wastewater Rate Study to determine the City's long-term financial plan, the City Commission desires to amend such water and sewer rates specifically under Chapter 13. Utilities, Article 13.03. Water and Sewer Services, Division 2. Rates, Charges and Billing, Part III. Water Rates and Charges, Section 13.03.146. Standard Rate Schedule and Section 13.03.147. Nonstandard Rate Schedule and under Part IV. Sewer Rates and Charges, Section 13.03.183. Rates, under the City's Code of Ordinances.

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

SECTION 1. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter 13. Utilities, Article 13.03. Water and Sewer Service, Division 2. Rates, Charges and Billing, Part III. Water Rates and Charges, Section 13.03.146 Standard Rate Schedule, to add the underlined language and delete the stricken out language as highlighted below:

§ 13.03.146 Standard rate schedule.

- (a) Determination of type of use. The city's zoning regulations shall be relied on for resolving disputes regarding what constitutes a specific type of use.
- (b) Rate schedule for meters 3/4 inch in diameter (residential unit). Users shall be charged water rates on a monthly basis as provided for in table B as follows.

- (1) Gallons of water included in minimum rate. The initial amount of water covered by the minimum rate is the total number of units multiplied by 2,000 gallons.
- (2) Rates for use beyond minimum rate. The water rates for water consumed in excess of that covered by the minimum rate shall be charged as provided in table B as follows.

TABLE B. STANDARD MINIMUM RATE

- (A) The base rate for a residential account shall be \$12.05 at the effective base rate as follows.

	<u>Effective</u> <u>April</u> , <u>2026</u>	<u>Effective</u> <u>January 1,</u> <u>2027</u>	<u>Effective</u> <u>January 1,</u> <u>2028</u>	<u>Effective</u> <u>January 1,</u> <u>2029</u>	<u>Effective</u> <u>January 1,</u> <u>2030</u>
<u>Base Rate</u>	<u>\$13.98</u>	<u>\$16.21</u>	<u>\$17.51</u>	<u>\$18.91</u>	<u>\$20.43</u>

- (B) The rate of every 1,000 gallons of metered consumption shall be determined at the effective rate as follows:

<u>Usage in Gallons</u>	<u>Consumption Charge/1,000 Gallons</u>
<u>0 – 10,999</u>	<u>\$1.65</u>
<u>11,000 – 15,999</u>	<u>\$2.00</u>
<u>16,000 – 25,999</u>	<u>\$2.35</u>
<u>26,000 – higher</u>	<u>\$3.10</u>

	<u>Consumption Charge/1,000 Gallons</u>				
<u>Usage in</u> <u>Gallons</u>	<u>Effective</u> <u>April</u> , <u>2026</u>	<u>Effective</u> <u>January</u> <u>1, 2027</u>	<u>Effective</u> <u>January</u> <u>1, 2028</u>	<u>Effective</u> <u>January</u> <u>1, 2029</u>	<u>Effective</u> <u>January</u> <u>1, 2030</u>
<u>0 – 10,999</u>	<u>\$1.91</u>	<u>\$2.22</u>	<u>\$2.40</u>	<u>\$2.59</u>	<u>\$2.80</u>
<u>11,000 – 15,999</u>	<u>\$2.32</u>	<u>\$2.69</u>	<u>\$2.91</u>	<u>\$3.14</u>	<u>\$3.39</u>
<u>16,000 – 25,999</u>	<u>\$2.73</u>	<u>\$3.16</u>	<u>\$3.42</u>	<u>\$3.69</u>	<u>\$3.98</u>
<u>26,000 – higher</u>	<u>\$3.60</u>	<u>\$4.17</u>	<u>\$4.51</u>	<u>\$4.87</u>	<u>\$5.25</u>

SECTION 2. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter 13 Utilities, Article 13.03 Water and Sewer Services, Division 2. Rates, Charges and Billing, Part III. Water Rates and Charges, Section 13.03.147. Nonstandard Rate Schedule, to add the underlined language and delete the stricken out language as highlighted below:

§ 13.03.147 Nonstandard rate schedule.

- (a) Water meter sizes of one-inch diameter and greater. Users shall be charged water rates

on a monthly basis as provided for in table C.

- (b) Multifamily and mobile home parks. The water rates for multifamily and mobile home parks are classified as commercial use for utility billing purposes. Also see section 13.03.183(d).

TABLE C. MINIMUM WATER RATES, FIRST 2,000 GALLONS

The water rates for commercial, industrial, and institutional users for water shall be **\$1.90 at the effective rate below** for every 1,000 gallons consumed **and a base charge to be determined by meter size of:**

	Effective April , 2026	Effective January 1, 2027	Effective January 1, 2028	Effective January 1, 2029	Effective January 1, 2030
Water Rate	\$2.26	\$2.69	\$2.99	\$3.32	\$3.69

In addition to the water rate above, the base charge for commercial, industrial, and institutional users for water shall be determined by the meter size at the effective base charge below:

Meter Size	Base Charge
¾"	27.95
1"	33.28
2"	46.59
3"	56.00
4"	166.38
6"	332.75

	Base Charge				
Meter Size	Effective April , 2026	Effective January 1, 2027	Effective January 1, 2028	Effective January 1, 2029	Effective January 1, 2030
¾"	\$32.42	\$37.61	\$40.62	\$43.87	\$47.38
1"	\$38.60	\$44.78	\$48.36	\$52.23	\$56.41
2"	\$54.04	\$62.69	\$67.71	\$73.12	\$78.97
3"	\$64.96	\$75.35	\$81.38	\$87.89	\$94.92
4"	\$193.00	\$223.88	\$241.79	\$261.13	\$282.03
6"	\$385.99	\$447.75	\$483.57	\$522.25	\$564.03

SECTION 3. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter

13 Utilities, Article 13.03 Water and Sewer Services, Division 2. Rates, Charges and Billing, Part IV. Sewer Rates and Charges, Section 13.03.183. Rates, to add the underlined language and delete the stricken out language as highlighted below:

§ 13.03.183 Rates.

- (a) Base rate. The base rate for a residential account shall be \$11.00 at the effective rate below.

	Effective April , 2026	Effective January 1, 2027	Effective January 1, 2028	Effective January 1, 2029	Effective January 1, 2030
<u>Base Rate</u>	<u>\$12.21</u>	<u>\$13.55</u>	<u>\$14.23</u>	<u>\$14.94</u>	<u>\$15.69</u>

- (b) Consumption charge. The rate of every 1,000 gallons of metered water consumption shall be determined as follows:

<u>Usage in Gallons</u>	<u>Consumption Charge/1,000 Gallons</u>
<u>0 – 10,999</u>	<u>\$1.52</u>
<u>11,000 – 15,999</u>	<u>\$1.52</u>
<u>16,000 – 25,999</u>	<u>\$1.88</u>
<u>26,000 – higher</u>	<u>\$2.48</u>

<u>Usage in Gallons</u>	<u>Consumption Charge/1,000 Gallons</u>				
	Effective April , 2026	Effective January 1, 2027	Effective January 1, 2028	Effective January 1, 2029	Effective January 1, 2030
<u>0 – 10,999</u>	<u>\$1.69</u>	<u>\$1.87</u>	<u>\$1.97</u>	<u>\$2.06</u>	<u>\$2.17</u>
<u>11,000 – 15,999</u>	<u>\$1.69</u>	<u>\$1.87</u>	<u>\$1.97</u>	<u>\$2.06</u>	<u>\$2.17</u>
<u>16,000 – 25,999</u>	<u>\$2.09</u>	<u>\$2.32</u>	<u>\$2.43</u>	<u>\$2.55</u>	<u>\$2.68</u>
<u>26,000 – higher</u>	<u>\$2.75</u>	<u>\$3.06</u>	<u>\$3.21</u>	<u>\$3.37</u>	<u>\$3.54</u>

- (c) Commercial, industrial and institutional users. The sewer rates for commercial, industrial, and institutional users for sewer shall be \$1.40 at the effective sewer rate below for every 1,000 gallons of water consumed and a base charge of \$25.00 regardless of meter size.

	Effective April , 2026	Effective January 1, 2027	Effective January 1, 2028	Effective January 1, 2029	Effective January 1, 2030
<u>Sewer Rate</u>	<u>\$1.55</u>	<u>\$1.72</u>	<u>\$1.81</u>	<u>\$1.90</u>	<u>\$2.00</u>

In addition to the sewer rates above, commercial, industrial, and institutional users for sewer shall also incur a base charge at the effective base charge below regardless of meter size.

	<u>Effective</u> <u>April ,</u> <u>2026</u>	<u>Effective</u> <u>January 1,</u> <u>2027</u>	<u>Effective</u> <u>January 1,</u> <u>2028</u>	<u>Effective</u> <u>January 1,</u> <u>2029</u>	<u>Effective</u> <u>January 1,</u> <u>2030</u>
<u>Base Charge</u>	<u>\$27.75</u>	<u>\$30.80</u>	<u>\$32.34</u>	<u>\$33.96</u>	<u>\$35.66</u>

- (d) Mobile home and travel trailer parks. Mobile home and travel trailer parks are classified as commercial use for utility billing purposes.

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

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

SECTION 7. Codification. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas, and in accordance with the applicable laws of this State.

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

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

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of March, 2026.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held

in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of March, 2026.

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

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

STAFF COMMENTS AND RECOMMENDATIONS:

The Keep San Juan Beautiful Board consists of fifteen members serving two-year staggered terms. According to the board bylaws, any member who is absent for more than three consecutive meetings is automatically removed from membership.

Based on these attendance requirements, the following individuals are recommended for removal:

- Anaid Saldana
- Scott Leal
- Jelet Martinez

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

#	NAME	POSITION	EMPLOYMENT/ BUSINESS	INITIAL TERM	INITIAL DATE	DATE TERM EXPIRES	MOBILE NUMBER	EMAIL ADDRESS	ADDRESS
1	Eric Guajardo	Member	Independent Contractor	2 Yrs.	8/13/2024	3/22/2026	(956) 376-1465	cire7four69@live.com	1400 Rio Blanco
2	Fernando Castillo	Member		1 Yr.	3/23/2024	3/22/2025	(956) 998-6936	fcastillo14@icloud.com	1302 Ohio Ave.
3	Martha Alvarado	Member	PSJA ISD	2 Yrs.	2/11/2026	3/22/2026	(956) 457-8294	mialvarado_bba@yahoo.com	1319 Rio Grande St.
4	Rackel Jimenez	Member	Eric Real Estate Group	1 Yr.	8/13/2024	3/22/2024	(956) 821-5887	kellylongoria@msn.com	305 E. 10th St.
5	Jelet Martinez	Member	Continuum Gbl Solutions	1 Yr.	3/23/2024	3/22/2025	(956) 415-7022	jelet.95@gmail.com	2504 Fern Dr.
6	Irene "Jeanna" Ramirez	Member	County of Hidalgo	2 Yr.	8/8/2023	9/13/2024	(956) 784-1873	jeanna1434@yahoo.com	2203 Fresno St.
7	Carlos Puente	Member	Retired	1 Yr.	8/8/2023	9/13/2024	(847) 293-7401	puente823@yahoo.com	2205 David Ave.
8	Eric Ismael Jimenez	Member	Realtor		1/27/2025		(956) 292-4500	eric@bettercalleric.com	305 E. 10th St.
9	Samantha Sauri	Member	Tropical Texas Behavior Health		2/11/2026		(956) 570-4994	samsauri29@gmail.com	727 San Lucas St.
10	Eric Sanchez	Member	hidalgo county fire marshals		7/23/2025		(956) 225-3361	eric@bigrealty.com	1110 E. 10th
11	Anaid Saldana	Member	Oceangate Hospitality		7/10/2025		(956) 502-1997	anaisaldana29@gmail.com	223 E. Gomez Dr
12	Crystal Valdez	Member	LRGVDC - Community & Economic Development		7/22/2025		(956) 530-0951	crystal.alonzo96@gmail.com	1101 W. San Juan Circle
13	Fernando A. Betancour	Member	Lone Star National Bank		1/27/2025		(956) 655-1613	Fernie_b11@hotmail.com	407 Zebra Ct.
14	Bernardo Anthony Trevi	Member	Self Employed		7/16/2025		(956) 732-9069	anthonytrevino@gmail.com	1321 Rio Grande St
15	Skott Leal	Member	Twisted Media, LLC		7/21/2025		(956) 429-1718	skotty.leal@gmail.com	1916 S. Stewart Rd
	Mayor Mario Garza	Ex-Officio		2 Yrs.	3/23/2024	3/22/2026			

*Board consist of 15 members and 1 Ex-Officio.

*8 Members and Ex-Officio serve an initial two-year term and two (7) members serve an initial one-year term.



City of San Juan
Application for Appointment

RECEIVED
MAR 04 2026
By: Brenda E.

Date: 3/4/2026

Board / Commission / Committee: Keep San Juan Beautiful

Name: Kristina Loredo

Mailing Address: 516 W. 10th St.

Preferred Phone and Fax: 9562255154

Employer: PSJA

Occupation: professional

Email Address: klredo88@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 plus yrs

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)

--	--

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

I worked with Texas A&M Agrilife for 8 yrs. I have worked personally teaching gardening, and Nutrition as well worked in the research field for citrus, zebra chip and many other agricultural issues. I believe my knowledge, experience, ideas, and resources can be an asset to this committee.

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
MARCH 10, 2026

Discussion and Possible Action, if any, to Award RFB NO. 26-002-02-19 Annual Aluminum Sulfate/Blends Supply Water Plant #1 to the Lowest Most Responsible Bidder. [Lori A. Maldonado, Purchasing Agent]

STAFF COMMENTS AND RECOMMENDATIONS:

On February 4, 2026 and February 11, 2026 Staff solicited proposals for RFB NO. 26-002-02-19 Annual Aluminum Sulfate/Blends Supply Water Treatment Plant #1. On February 20, 2026 a bid opening was held and proposals were submitted by the following vendors:

USALCO, LLC
CHEMTRADE CHEMICALS US LLC

RECOMMENDATION:

Staff recommends awarding RFB NO. 26-002-02-19 Annual Aluminum Sulfate/Blends Supply Water Treatment Plant #1 to Chemtrade Chemicals US LLC based on the lowest Unit Price Per LB.

PREPARED BY:

Lori Maldonado,
Purchasing Agent

APPROVED BY:

Ruben Guajardo, City
Manager



ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY

WATER TREATMENT PLANT #1

RFB NO. 26-002-02-19

BID OPENING: FRIDAY, FEBRUARY 20, 2026 @ 10:00 A.M.

LOCATION: 512 S. NEBRASKA, SAN JUAN, TX

VENDOR	ESTIMATED QUANTITY	DELIVERY TIME	UNIT PRICE	EXTENDED PRICE	ADDENDUM ACKNOWLEDGED	LITIGATION SUMMARY
USALCO, LLC	6 LOADS	5-7 DAYS	\$0.21/LB (Per Wet LB)	\$56,700* Based on 45,000 lb. of deliveries for a total qty of 270,000 lbs.	YES	NONE PROVIDED
CHEMTRADE CHEMICALS US LLC	6 LOADS	3-5 DAYS	\$0.197/LB* (wet LB)	\$56,423.95*	YES	PROVIDED

*NOTE: Product bid is: Clar+Ion 91024.

Price total based o conversion of 10.8 LBS/Gallon and the indicated 6 loads of 4,420 Gallons.

Price Based on full truckload quantities.

For conversion purposes only, price equates to \$394.00/Liquid Ton



SPECIFICATIONS

REQUEST FOR SEALED PROPOSALS

ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY

WATER TREATMENT PLANT #1

RFB NO. 26-002-02-19

INVITATION TO BID

Sealed bids addressed to Lori A. Maldonado, Purchasing Agent, City of San Juan, 512 S. Nebraska Avenue, San Juan, Texas 78589-2649 are to be received no later than Thursday, February 19, 2026, at 10:00 a.m., for Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #1 at which time they will be taken to the City Hall Conference Room, and read aloud.

**REQUEST FOR SEALED PROPOSALS
ANNUAL ALUMINUM SULFATE/ BLENDS SUPPLY
WATER TREATMENT PLANT #1
RFB NO. 26-002-02-19
ATTN: LORI A. MALDONADO, PURCHASING AGENT
CITY OF SAN JUAN
512 S. NEBRASKA AVENUE
SAN JUAN, TEXAS 78589-2649**

Specifications can be obtained by calling the Purchasing Department (956)223-2204, by picking them up at the San Juan City Hall, 512 S. Nebraska Avenue, San Juan, Texas between the hours of 8:30 a.m. – 4:30 p.m., Monday thru Friday, or by downloading them from the City's web-site, www.sjtx.us.

Be advised that if a company downloads the bid specifications from the web page and is contemplating on submitting a bid to provide Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #1, the respondent must register with the Purchasing Division so that any changes/additions via Addendum can be forwarded to the company. Please download the specifications on our website. Any communication regarding this RFB is Lori A. Maldonado, Purchasing Agent, who can be reached at (956)223-2204. Any communication regarding this RFB should be emailed to lmaldonado@sjtx.us including in the subject line "Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #1 – RFB NO. 26-002-02-19". In all emails, please include in the subject line the RFB name and number and in body of the email, the company's name, address, phone and fax number, as well as the contact person.

The City of San Juan reserves the right to refuse and reject any or all proposals and to waive any or all formalities or technicalities or to accept the proposal to be the best and most advantageous to the City, and hold the proposals for a period of 60 days without taking action. Proposals submitted past the aforementioned date and time will not be accepted. Caution to those submitting proposals; those not in the proper form may be rejected.

It is the intent of this Request for Bids to describe and ultimately make it possible for the City of San Juan to purchase the below named ANNUAL ALUMINUM SULFATE/ BLENDS SUPPLY – WATER TREATMENT PLANT #1.

General Requirements and Agreement for Annual Aluminum Sulfate/ Blends Supply:

SPECIFICATIONS FOR ANNUAL ALUMINUM SULAFTE/ BLENDS SUPPLY

City of San Juan Water Treatment Plant #1 700 S. Kansas.

Specification – Water Treatment Plant #1 Annual Aluminum Sulfate/Blends Supply

City of San Juan Water Plant #1, 700 S Kansas, San Juan, Texas 78589

“Actual Quantities May Vary Significantly and are Dependent on Yearly Service Requests.”

1. Estimated quantities based on projected usage during a twelve-month period. The City will be ordering approximately half (.5) load, four thousand four hundred twenty (4,420) Gallons per load, approximately every month. The City may increase or decrease the usage depending on fund appropriations.
2. The unit prices for this contract shall remain the same, whether the City buys more or less than the amount of the product, and will not increase or decrease more than 20% unless mutually agreed in writing by both parties.
3. The price quoted shall prevail for a contract period of twelve months, or as otherwise specified from the time of acceptance and issuance of the Purchase Order.
4. The contract shall be for one (1) year period with the option to extend the contract for two (2) additional years at one (1) year intervals.
5. Bid price shall include any freight charges, deposits, rent, and demurrage charges for containers, and any environmental fees, if any. The city will not be responsible for any additional costs not included in the bid price.
6. The unit price per pound shall be specified by the bidder.
7. Superfund tax, hazardous handling charge, fuel surcharge, or other environmental charge shall be included in the bid price, or specified as an addendum. The city will not be responsible for any additional costs not included in the bid price.

8. Periodic integrity evaluation analysis shall be performed at least every six (6) months.
9. The approved Aluminum Sulfate/ Blends will have the Clar+Ion 91024 (Chem trade.) Aqualum 02471 (Brentagg southwest) Aluminum Sulfate/ Blends characteristics, or an approved equal. Any vendor proposing an approved equal must first perform an integrity evaluation analysis prior to submittal of bid and be added to the City's Approved list of Aluminum Sulfate/ Blends:
 - a. Appearance – Clear blue
 - b. Physical state – Liquid
 - c. PH – 2.4-2.7
 - d. Freezing point – -16 °C (3.2 °F)
 - e. Specific gravity – 1.30
 - f. Solubility – 100%

**BID FORM FOR ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY
WATER TREATMENT PLANT #1
BID NO. 26-002-02-19
BID OPENING DATE: FEBRUARY 19, 2026**

I/We submit the following bid in ORIGINAL FORM for ANNUAL ALUMINUM SULFATE/ BLENDS SUPPLY - WATER TREATMENT PLANT #1 according to City of San Juan requirements, less tax:

NOTE: In addition to responding to our “local solicitation for bids/proposals vendor/contractors are encouraged to provide pricing on the above referenced items/products/services passed on BuyBoard, H-GAC, TXMAS, TIPS, and/or other State of Texas *recognized and approved cooperative* which has compiled with the bidding requirements for the State of Texas (any and all applicable fees must be included). *All cooperative pricing must be submitted on or before bid/proposal opening date and hour.*

<u>CHECK ON</u>			
_____BUYBOARD	_____H-GAC	_____TXMAS	_____DEALER/LOCAL
_____TIPS	_____TX DIR	_____OTHER _____	
CONTRACT NUMBER: _____ (If Applicable)		COMMODITY NUMBER: _____ (If Applicable)	

Item	Estimated Quantity	Description	Unit Price	Extended Price
1	6 loads	Annual Aluminum Sulfate/ Blends (per specifications) Delivery Time <u>3-5 days after receipt of order.</u> Note: Unit Price Shall Be Per Pound *Note: Product bid is: Clar-Ion 91024. Price total based on conversion of 10.8 LBS/Gallon and the indicated 6 loads of 4,420 Gallons. Price based on full truckload quantities. For conversion purposes only, price equates to \$394.00/Liquid Ton	\$0.197/LB* (Wet LB)	\$ 56,423.95*

10. **LITIGATION SUMMARY:** A litigation summary that briefly describes any claims or lawsuits that have been filed within the last ten (10) years against the respondent individual or firm that relates to the services performed by the respondent individual or firm must be submitted. Identify the claim or lawsuit by naming the adverse party, case number, jurisdiction where filed and current status and/or outcome of the claim or lawsuit. **If no summary is given or if a general statement is given that refers the City to inquire with a respondent individual's counsel or firm's counsel, the RFQ, RFB, RFP or CSP may be considered NON-RESPONSIVE and eliminated from consideration.** This statement may be submitted as a separate document, but must be provided at the same time that the **RFQ, RFB, RFP or CSP** is submitted.

11. Vendor must submit a copy of their current W-9 as part of the proposal package.

12. The City of San Juan must receive one (1) hard copy of your submission (1) copy and one electronic PDF on a flash drive

All addenda issued in respect to this project shall be considered official changes to the original bidding documents. It shall be the Bidder(s) responsibility to ensure that all Addenda have been received. Furthermore, bidders are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their Bid Submittal. Bidder(s) signature on Addenda shall be San Juan and as such are made part of the original bidding documents.

Does the Company have an office located in San Juan, Texas? Yes____ No X
Has the Company ever conducted business with the City of San Juan? Yes X No____

Respectfully submitted this 17th day of February, 2026.

SIGNATURE: 

TYPE/PRINT NAME: Christine LaSala

TITLE: Bid/Price Analyst

COMPANY: Chemtrade Chemicals US LLC

ADDRESS: 90 East Halsey Road, Suite 200,
Parsippany, NJ 07054

TELEPHONE: 800-441-2659

FAX NO.: 973-515-4461

EMAIL: BIDS@CHEMTRADELOGISTICS.COM

SIGNATURE: _____

TYPE/PRINT NAME: _____

TITLE: City Manager

COMPANY: City of San Juan

ADDRESS: 512 S. Nebraska, San Juan, TX 78589

TELEPHONE: (956)223-2200

DATE: _____

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Chemtrade Chemicals Corporation	
	2 Business name/disregarded entity name, if different from above Chemtrade Chemicals US LLC (74-3104940)	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) 5 Exemption from FATCA reporting code (if any) (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. 90 East Halsey Road, Suite 200		Requester's name and address (optional)
6 City, state, and ZIP code Parsippany, NJ 07054		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-				-	
OR								
Employer identification number								
2	2	-	2	6	8	9	8	1 7

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Christine LaSalle

Date ► **12/10/2025**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



**City of San Juan, TX
Annual Aluminum Sulfate/Blends Supply Water Treatment Plant #1
RFB No 26-002092019**

Chemtrade Chemicals US, LLC is submitting the above-mentioned bid. In reference to the requirement #10-Litigation summary from our legal team identifying claims and lawsuits withing the last ten years as the time of bid submission, February 20, 2026:

- i. General Chemical Performance Products LLC, now Chemtrade Chemicals US LLC ("Chemtrade"), and certain of its affiliates had been named as defendants in several litigations in federal district court for the District of New Jersey, alleging anticompetitive conduct and related claims with respect to the sale of liquid aluminum sulfate. The named plaintiffs in these actions included U.S. municipalities, and certain private entities. General Chemical Performance Products LLC, now Chemtrade Chemicals US LLC, and certain of its affiliates, were also named defendants in certain state qui tam lawsuits filed by an ex-employee, alleging, among other claims, violations of false claims act statutes, based on the same general conduct alleged in the New Jersey actions. All the aforementioned actions have been resolved without any admission of liability or guilt and are no longer pending.

General Chemical Performance Products LLC, now Chemtrade Chemicals US LLC, and its affiliates and current officers, directors and employees, have not been convicted of or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract. In connection with the subject matter of these legal proceedings, one ex-employee was indicted (but the indictment was subsequently dismissed) and another pled guilty to a violation of the Sherman Act. However, these employees were terminated in 2011 and 2010 respectively and have not been associated with the company since that time.

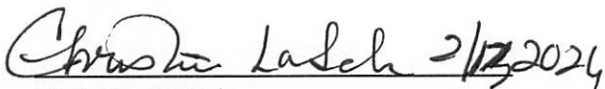
- i. James and Heather Harrington vs. Chemtrade Chemicals US LLC [and other defendants], filed December 22, 2021 – State Court of Gwinnett County, State of Georgia. The plaintiffs allege that Mr. Harrington sustained injuries while working at a Chemtrade facility. There has been no finding of fault or negligence on Chemtrade's part, and the case has been settled.
- ii. Terry and Carolyn Bodiford vs. Chemtrade Chemicals US LLC [and approximately 50+ other defendants], February 19, 2019 - Madison County, 3rd Judicial Circuit Court, IL. Plaintiffs allege that the exposure to asbestos resulted in Mr. Bodiford's mesothelioma.

Chemtrade's connection to the case was unclear and the case was dismissed July 22, 2021.

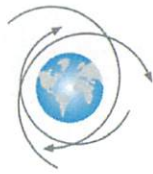
- iii. Chemtrade Chemicals US LLC vs. Fibrant, LLC, Fibrant B.V. and Chemicainvest Holding B.V., September 23, 2016 - Superior Court of Gwinnett County, Georgia. Chemtrade [as plaintiff] filed for damages relating to breach of contract. Case has been settled.
- iv. Herbert Herring vs. Chemtrade Chemicals US LLC [and other defendants], filed January 27, 2023 – St. Clair County Court, State of Illinois. Plaintiff alleges that his exposure to asbestos was from his father, who is alleged to be a former chemical worker at General Chemical (now Chemtrade Chemicals US LLC) plant in Washington Park, IL. There is no evidence of Plaintiff's father's employment with General Chemical and Chemtrade's connection to the case is still unclear. Case is pending.
- v. Other non-material litigation, administrative proceedings or claims ("Litigation") are in the ordinary course of Chemtrade's business. None of these Litigation matters have a material adverse impact on Chemtrade's ability to carry out its obligations under the applicable bid, if awarded the contract.

If you have any questions, please contact me bids@chemtradelogistics.com

Kind regards,



Christine LaSala
Bid/Price Analyst
Chemtrade Chemicals US LLC



**Product Certifications
City of San Juan, TX
Annual Aluminum Sulfate/Blends Supply Water Treatment Plant #1
RFB No 26-002092019**

Product bid is Chemtrade Chemical's Clar+Ion 91024 and is listed as an approved per the bid document. This product has been successfully used by the City of San Juan, TX at Plant #2 in the last several years. Furthermore, Robert Naranjo, Account Manager has successfully jar-tested, specific to this bid at both Plant #1 and Plant # 2 prior to the bid opening on February 20, 2026 to confirm compliance.

Chemtrade Chemicals US LLC certifies that all grades of Clar+Ion as produced by our manufacturing locations will meet National Sanitation Foundation Standard 60 and ANSI/AWWA B 403-16 standard in every respect.

Safety Data Sheet, NSF Certification and related technical information are attached for review.

Christine LaSala
Bid/Price Analyst
Chemtrade Chemicals US LLC
February 17, 2026

**CHEMTRADE**<http://www.chemtradelogistics.com>

Clar+Ion® 91024 PRODUCT DATA SHEET

CHARACTERISTICS

Clar+Ion® 91024 is a clear, blue colored liquid. It is an advanced cationic coagulant and flocculant suitable for industrial and municipal water and wastewater treatment applications.

NSF/ANSI/CAN Standard 60: Drinking Water Chemicals - Health Effects; Certified

TYPICAL PROPERTIES

Formula:	Aluminum sulfate mixture
C.A.S.	10043-01-3 / 7758-99-8 (Aluminum sulfate / Cupric sulfate pentahydrate)
pH (neat)	2.4 - 2.7
Specific Gravity @ 21°C (70°F)	1.30
Freezing Point (approx.)	-16°C (3°F)
Density, lbs./gal., US	10.84
Aluminum as Al, %	4.0 - 4.2
Aluminum as Al ₂ O ₃ , %	7.5 - 7.9
Copper (II) Sulfate Pentahydrate, %	0.8 - 1.2
Soluble Cupric Iron (Cu ⁺²), %	0.2 - 0.3

PRODUCT USES

Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking.

SHIPPING CONTAINERS

Bulk transport	Bulk car	275 US gal. one-way container	55 US gal. plastic drum
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SHIPPING REGULATIONS (US DOT / TDG)

Proper Shipping Name:

Corrosive Liquid, Acidic, Inorganic, N.O.S. (Contains Aluminum Sulfate)

Hazard Class: 8

ID Number: UN3264

Packing Group: III

The US EPA reportable quantity (RQ) for aluminum sulfate is 5,000 lbs. and for cupric sulfate is 10 lbs.

PRODUCT SAFETY INFORMATION

Anyone procuring, using or disposing of these products or their containers must be familiar with the appropriate safety and handling precautions. Such information may be found in the **Safety Data Sheets (SDS)** for these products or you may contact Chemtrade at 416-496-5856.

In the event of an emergency with these products, call the 24-hour **Emergency Number: USA and Canada (CHEMTREC) 1-800-424-9300**. For additional Water Chemicals contacts:

TECHNICAL SUPPORT

✉ WaterChem@chemtradelogistics.com

ORDERS & GENERAL INQUIRIES

☎ 1-844-204-9672

CHE-5121P

Revision Date: January 24, 2026

All information, statements, data, advice and/or recommendations, including, without limitation, those relating to storage, loading/unloading, piping and transportation (collectively referred to herein as "information") are believed to be accurate and reliable. However, no representation or warranty, express or implied, is made as to its completeness, accuracy, fitness for a particular purpose or any other matter, including, without limitation, that the practice or application of any such information is free of patent infringement or other intellectual property misappropriation. Chemtrade Logistics Inc. and its affiliates (collectively, "Chemtrade") are not engaged in the business of providing technical, operational, engineering or safety information for a fee, and, therefore, any such information provided herein has been furnished as an accommodation and without charge. All information provided herein is intended for use by persons having requisite knowledge, skill and experience in the chemical industry. Chemtrade shall not be responsible or liable for the use, application or implementation of the information provided herein, and all such information is to be used at the risk, and in the sole judgment and discretion, of such persons, their employees, advisors and agents.



Section 1. Identification

Product identifier

Product Identity

Clar+Ion® 91024 (CHE-5121S)

Other means of identification

Not Applicable

Relevant identified uses of the substance or mixture and uses advised against

Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking.

Restrictions on use:

Not available

Details of the supplier of the safety data sheet

Company Name

Chemtrade Logistics Inc. (Canada)
155 Gordon Baker Road Suite 300
Toronto, Ontario M2H 3N5
(416) 496-5856

Chemtrade Logistics Inc. (US)
90 East Halsey Road, Suite 200
Parsippany, NJ 07054
(800) 228- 8558

Emergency

24 hour Emergency Telephone No.

Chemtrade Emergency Contact: (866) 416-4404 (US and Canada)
CHEMTREC +1-800-424-9300
For Chemical Emergency, Spill, Leak, Fire, Exposure, or Accident, call CHEMTREC – Day or Night
For SDS Info: (416) 496-5856
www.chemtradelogistics.com

Customer Service:

Section 2. Hazard(s) identification

Classification of the substance or mixture

Metal corrosion;H290

May be corrosive to metals.

Serious eye damage / eye irritation,
category 1;H318

Causes serious eye damage.



Aquatic toxicity (acute), category
2;H401

Toxic to aquatic life.

Aquatic toxicity (chronic), category
3;H412

Harmful to aquatic life with long lasting effects.

Label elements



Danger

H290 May be corrosive to metals.

H318 Causes serious eye damage.

H401 Toxic to aquatic life.

H412 Harmful to aquatic life with long lasting effects.

[Prevention]:

P234 Keep only in original packaging.

P273 Avoid release to the environment.

P280 Wear protective gloves, eye protection, and face protection.

[Response]:

P305+351+338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.

P310 Immediately call a POISON CENTER, doctor or physician.

P390 Absorb spillage to prevent material damage.

[Storage]:

P406 Store in a corrosive resistant, container with a resistant inner liner.

[Disposal]:

P501 Dispose of contents or container in accordance with local and national regulations.

Other hazards

This product contains no PBT/vPvB/vPvM chemicals.

This product contains no endocrine disrupting chemicals.

Does NOT contain component(s) that meet a 'definition' of per & poly fluoroalkyl substance (PFAS) per the US EPA PFASMASTER combined list of PFAS chemicals.

Section 3. Composition/information on ingredients

This product contains the following substances that present a hazard within the meaning of the Hazardous Products Regulations.

Ingredient/Chemical Designations	Weight %	GHS Classification	Notes
Aluminium sulfate CAS Number: 10043-01-3 Synonyms: Aluminum sulfate, Aluminum sulfate.	45 - 70	Serious eye damage / eye irritation, category 1;H318 Metal corrosion;H290	No data available
Copper (II) sulfate pentahydrate (1:1:5) CAS Number: 7758-99-8 Synonyms: No available information	0.5 - 1.5	Acute toxicity(oral), category 4;H302 Aquatic toxicity (acute), category 1;H400 Aquatic toxicity (chronic), category 1;H410 Serious eye damage / eye irritation, category 1;H318	Acute M-Factor: 10 No data available

The actual concentration or concentration range is withheld as a trade secret.

*PBT/vPvB - PBT, vPvM or vPvB-substance.

The full texts of the phrases are shown in Section 16.

The specific chemical identity and/or exact percentage of composition are withheld as a trade secret within the meaning of the OSHA Hazard Communication Standard [29 CFR 1910.1200].

Section 4. First aid measures

Description of first aid measures

General	In all cases of doubt, or when symptoms persist, seek medical attention. Never give anything by mouth to an unconscious person.
Inhalation	Remove to fresh air, keep patient warm and at rest. If unconscious, place in the recovery position and obtain immediate medical attention. Give nothing by mouth.
Eyes	Irrigate copiously with clean water for at least 30 minutes, holding the eyelids apart and seek medical attention. Remove contact lenses, if present and easy to do. Continue rinsing.
Skin	Remove contaminated clothing. Wash skin thoroughly with soap and water or use a recognized skin cleanser. Drench affected area with water for at least 30 minutes. Obtain medical attention if irritation develops or persists.
Ingestion	If swallowed obtain immediate medical attention. Keep at rest. Do NOT induce vomiting.

Most important symptoms and effects, both acute and delayed

Overview	Causes serious eye damage. Acute Health Effects: the substance causes serious eyes damage. EYE: Contact causes serious eye damage. Causes permanent damage to the cornea, iris, or conjunctiva with redness, pain, swelling, blurred vision, and severe burns (Immediate). No delayed effects from eye contact are expected. No chronic effects from eye contact are known. SKIN: May cause irritation. Symptoms may include redness, pain, and irritation. (Immediate). No delayed effects from skin contact are expected. No chronic effects
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from skin contact are known.

INHALATION: May be corrosive to the respiratory tract. Prolonged exposure may cause irritation of the upper respiratory passages. (Immediate). May cause delayed pulmonary edema. No chronic effects from inhalation are known.

INGESTION: Ingestion may cause adverse effect. No chronic effects from ingestion are known.

Indication of Any Immediate Medical Attention and Special Treatment Needed: If exposed or concerned, get medical advice and attention.
 See section 2 for further details.

Eyes Causes serious eye damage.

Chronic effects Not available, none known.

Section 5. Fire-fighting measures

Extinguishing media

Suitable Extinguishing Media: Water spray, dry chemical, foam, carbon dioxide.

Unsuitable extinguishing media: Do not use water jet, or heavy water stream. Use of heavy stream of water may spread fire.

Special hazards arising from the substance or mixture

Hazardous decomposition: Thermal decomposition generates: Carbon oxides (CO, CO₂). Nitrogen oxides. Sulfur oxides. Oxides of aluminum. Hydrogen chloride. Hydrogen cyanide

Keep only in original packaging.

Advice for fire-fighters

As with all fires, wear positive pressure, self-contained breathing apparatus, (SCBA) with a full-face piece and protective clothing. Persons without respiratory protection should leave area. Wear SCBA during clean up immediately after fire. No smoking.

Fire Hazard: Product is not flammable but may burn at high temperatures.

Hazardous Combustion Products: Oxides of aluminum. Sulfur oxides. Carbon oxides (CO, CO₂). Nitrogen oxides. Hydrogen chloride, hydrogen cyanide.

Explosion Hazard: Product is not explosive. Contact with metallic substances may release flammable hydrogen gas.

Firefighting Instructions: Do not enter fire area without proper protective equipment, including respiratory protection. Use water spray or fog for cooling exposed containers. Remove containers from fire area if this can be done without risk. **Exercise caution when fighting any chemical fire.**

Hazardous reactions will not occur under normal conditions.

Other Information: Do not allow run-off from fire fighting to enter drains or water courses.

ERG Guide No. 154

Section 6. Accidental release measures**Personal precautions, protective equipment and emergency procedures**

General Measures: Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Do not touch or walk through spilled material. Avoid contact with eyes, skin and clothing. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment. See Section 8.

Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.

Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).

Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.

Environmental precautions

Prevent entry to sewers and public waters. Avoid release to environment.

See Section 8 for exposure controls and personal protection and Section 13 for disposal considerations.

Methods and material for containment and cleaning up

Upon arrival at the scene, a first responder is expected to recognize the presence of dangerous goods, protect oneself and the public, secure the area, and call for the assistance of trained personnel as soon as conditions permit.

Ventilate area.

Contain, dilute cautiously with water, and neutralize with soda ash or lime.

Containment: Contain any spills with dikes or absorbents to prevent migration and entry into sewers or streams. As an immediate precautionary measure, isolate spill or leak area in all directions. Ventilate area. Equip cleanup crew with proper protection.

Section 7. Handling and storage**Precautions for safe handling**

Handle containers carefully to prevent damage and spillage.

Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.

Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).

Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.

See section 2 for further details. - [Prevention]:

Conditions for safe storage, including any incompatibilities



Keep container closed when not in use. Store in a dry, cool place. Keep/Store away from extremely high or low temperatures and incompatible materials. Store in original container or corrosive resistant and/or lined container.

Comply with applicable regulations.

Incompatible materials: Strong acids, strong bases, strong oxidizers. Non acid-proof metals. Galvanized surfaces. Unalloyed steel.

May be corrosive to metals. May release corrosive vapors.

See section 2 for further details. - [Storage]:

Specific end use(s)

Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking.

Restrictions on use:

Not available

Section 8. Exposure controls / personal protection

Control parameters

Exposure Limits

CAS No.	Ingredient	Source	Value
7758-99-8	Copper (II) sulfate pentahydrate (1:1:5)	ACGIH	No Established Limit
		OSHA	No Established Limit
		NIOSH	1 mg/m ³ (as Cu, except for Copper fume) (listed under copper compounds, (n.o.s))
		Alberta	No Established Limit
		British Columbia	No Established Limit
		Manitoba	No Established Limit
		New Brunswick	No Established Limit
		Newfoundland and Labrador	No Established Limit
		Nova Scotia	No Established Limit
		Northwest Territories	No Established Limit
		Nunavut	No Established Limit
		Ontario	No Established Limit
		Prince Edward Island	No Established Limit
		Quebec	No Established Limit
		Saskatchewan	No Established Limit
		Yukon	No Established Limit
10043-01-3	Aluminium sulfate	ACGIH	No Established Limit
		OSHA	No Established Limit
		NIOSH	TWA 2 mg/m ³
		Alberta	No Established Limit
		British Columbia	No Established Limit



Safety Data Sheet
Clar+Ion® 91024

Revision Date:
3 November, 2025

	Manitoba	No Established Limit
	New Brunswick	No Established Limit
	Newfoundland and Labrador	No Established Limit
	Nova Scotia	No Established Limit
	Northwest Territories	No Established Limit
	Nunavut	No Established Limit
	Ontario	No Established Limit
	Prince Edward Island	No Established Limit
	Quebec	No Established Limit
	Saskatchewan	No Established Limit
	Yukon	No Established Limit

Exposure controls

Respiratory

If exposure limits are exceeded or irritation is experienced, approved respiratory protection should be worn. In case of inadequate ventilation, oxygen deficient atmosphere, or where exposure levels are not known wear approved respiratory protection.

Eyes

Chemical safety goggles and face shield.

Skin

Wear chemical resistant gloves: Poly vinyl chloride (PVC), nitrile, viton™ (a trademark of the Chemours company), butyl or butyl rubber. Avoid skin contact. Wear protective gloves. Wear suitable protective clothing.

Materials for Protective Clothing: Chemically resistant materials and fabrics.

Engineering Controls

Exposure Controls Appropriate Engineering Controls: Emergency eyewash fountains and safety showers should be available in the immediate vicinity of any potential exposure. Ensure adequate ventilation, especially in confined areas. Ensure all national/local regulations are observed.

Other Work Practices

Put on appropriate personal protective equipment. Chemically compatible gloves, protective clothing, and chemical resistant safety goggles and face shield. If insufficient ventilation: wear respiratory protection.

When line breaking and where there is higher exposure potential, additional protective clothing may be required. A site-specific PPE hazard assessment is recommended and should be reviewed for any additional requirements that may be needed for specific tasks.

Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.

Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).

Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work.



Promptly remove soiled clothing and wash thoroughly before reuse.

See section 2 for further details.

Section 9. Physical and chemical properties

Information on basic physical and chemical properties

Physical State	Liquid
Color	Clear Blue
Odor	Odorless
Odor threshold	No available information
Melting point / freezing point	-16°C (3°F)
Initial boiling point and boiling range	No available information
Flammability (solid, gas)	Not Applicable
Upper/lower flammability or explosive limits	Lower Explosive Limit: No available information Upper Explosive Limit: No available information
Flash Point	No available information
Auto-ignition temperature	No available information
Decomposition temperature	No available information
pH	2.4 - 2.7
Viscosity (cSt)	No available information
Solubility in Water	Completely Soluble in water.
Partition coefficient n-octanol/water (Log Kow)	No available information
Vapour pressure (Pa)	No available information
Relative Density	No available information
Vapour Density	No available information
Evaporation rate (Ether = 1)	No available information
Specific Gravity	1.30
Density (pounds/gallon)	10.84
Other information	
No other relevant information.	

Section 10. Stability and reactivity

Reactivity

Corrosive to metals. Contact with metals may evolve flammable hydrogen gas.

Chemical stability

Stable under recommended handling and storage conditions (see section 7).



Possibility of hazardous reactions

Hazardous polymerization will not occur.

Conditions to avoid

Direct sunlight, extremely high or low temperatures, and incompatible materials.

Incompatible materials

Strong acids, strong bases, strong oxidizers. Non acid-proof metals. Galvanized surfaces. Unalloyed steel.

Hazardous decomposition products

Thermal decomposition generates: Carbon oxides (CO, CO₂). Nitrogen oxides. Sulfur oxides. Oxides of aluminum. Hydrogen chloride. Hydrogen cyanide

Section 11. Toxicological information

Acute toxicity

Note: When no route specific LD50 data is available for an acute toxin, the converted acute toxicity point estimate was used in the calculation of the product's ATE (Acute Toxicity Estimate).

	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LC50, mg/L/4hr	Inhalation Dust/Mist LC50, mg/L/4hr	Inhalation Gas LC50, ppm
Product Acute Toxicity Estimates	> 10,000	NA	NA	NA	NA

Ingredient	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LC50, mg/L/4hr	Inhalation Dust/Mist LC50, mg/L/4hr	Inhalation Gas LC50, ppm
Aluminium sulfate - (10043-01-3)	6,207.00, Mouse - Category: NA	No data available.	No data available.	No data available.	No data available.
Copper (II) sulfate pentahydrate (1:1:5) - (7758-99-8)	No data available.	No data available.	No data available.	No data available.	No data available.

Carcinogen Data

CAS No.	Ingredient	Source	Value
7758-99-8	Copper (II) sulfate pentahydrate (1:1:5)	IARC	No
		ACGIH	No Established Limit
10043-01-3	Aluminium sulfate	IARC	No
		ACGIH	No Established Limit

Classification	Category	Hazard Description
Acute toxicity (oral)	---	Not Applicable
Acute toxicity (dermal)	---	Not Applicable
Acute toxicity (inhalation)	---	Not Applicable
Skin corrosion/irritation	---	Not Applicable
Serious eye damage/irritation	1	Causes serious eye damage.



Respiratory sensitization	---	Not Applicable
Skin sensitization	---	Not Applicable
Germ cell mutagenicity	---	Not Applicable
Carcinogenicity	---	Not Applicable
Reproductive toxicity	---	Not Applicable
STOT-single exposure	---	Not Applicable
STOT-repeated exposure	---	Not Applicable
Aspiration hazard	---	Not Applicable

Possible routes of entry:

Inhalation, ingestion, skin contact, and skin absorption.

Symptoms and effects, both acute and delayed:

Causes serious eye damage.

Acute Health Effects: the substance causes serious eyes damage.

EYE: Contact causes serious eye damage. Causes permanent damage to the cornea, iris, or conjunctiva with redness, pain, swelling, blurred vision, and severe burns (Immediate). No delayed effects from eye contact are expected. No chronic effects from eye contact are known.

SKIN: May cause irritation. Symptoms may include redness, pain, and irritation. (Immediate). No delayed effects from skin contact are expected. No chronic effects from skin contact are known.

INHALATION: May be corrosive to the respiratory tract. Prolonged exposure may cause irritation of the upper respiratory passages. (Immediate). May cause delayed pulmonary edema. No chronic effects from inhalation are known.

INGESTION: Ingestion may cause adverse effect. No chronic effects from ingestion are known.

Indication of Any Immediate Medical Attention and Special Treatment Needed: If exposed or concerned, get medical advice and attention.

Eyes Causes serious eye damage.

Chronic effects Not available, none known.

Section 12. Ecological information

Toxicity

Harmful to aquatic life with long lasting effects.

Aquatic Ecotoxicity

Ingredient	96 hr LC50 fish, mg/l	48 hr EC50 crustacea, mg/l	ErC50 algae, mg/l
Aluminium sulfate - (10043-01-3)	186.00, Danio rerio	38.20, Daphnia	No data available.
Copper (II) sulfate pentahydrate (1:1:5) - (7758-99-8)	0.96, Lepomis macrochirus	0.15, Daphnia magna	No data available.

Persistence and degradability

There is no data available on the preparation itself.

Bioaccumulative potential

No available information

Mobility in soil

No available information

Results of PBT and vPvB assessment

This product contains no PBT/vPvB/vPvM chemicals.

Other adverse effects

No available information

Section 13. Disposal considerations**Waste treatment methods**

Dispose of waste material in accordance with all local, regional, federal, provincial, state, territorial and international regulations.

Ecology - Waste Materials: Avoid release to the environment. This material is hazardous to the aquatic environment. Keep out of sewers and waterways.

Additional Information: Container may remain hazardous when empty. Continue to observe all precautions.

Section 14. Transport information

DOT (Domestic Surface Transportation): This product is excepted from HM regulation when transported in compliance with 49CFR 173.154(d).

Materials corrosive to aluminum or steel only. Except for a hazardous substance, a hazardous waste, or a marine pollutant, a material classed as a Class 8, Packing Group III, material solely because of its corrosive effect.

- (1) On aluminum is not subject to any other requirements of this subchapter when transported by motor vehicle or rail car in a packaging constructed of materials that will not react dangerously with or be degraded by the corrosive material; or
- (2) On steel is not subject to any other requirements of this subchapter when transported by motor vehicle or rail car in a bulk packaging constructed of materials that will not react dangerously with or be degraded by the corrosive material.





Classification Method: Classified as per Part 2, Sections 2.1-2.8 of the Transportation of Dangerous Goods Regulations.

DOT (Domestic Surface Transportation)

UN number	UN3264
UN proper shipping name	UN3264, Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate), 8, III
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

TDG (Domestic Surface Transportation)

UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

IMO / IMDG (Ocean Transportation)

UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

ICAO/IATA

UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

Environmental hazards

IMDG Marine Pollutant: No;

Special precautions for user

No available information

Section 15. Regulatory information

Regulatory Overview The regulatory data in Section 15 is not intended to be all-inclusive, only selected regulations are represented.

Toxic Substance Control Act (TSCA) All components of this material are either listed or exempt from listing on the TSCA Inventory.

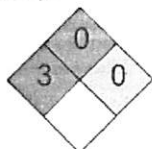
NFPA Ranking

Health (blue) :3

Fire (red) :0

Reactivity (yellow) :0

Special (white) :--



Toxic Substance Control Act (TSCA)

Aluminium sulfate

Organic polymer (XU)

Water

CERCLA Chemicals and RQs (lbs):

Aluminium sulfate (5,000.00)

EPCRA 302 Extremely Hazardous:

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

EPCRA 313 Toxic Chemicals:

Copper (II) sulfate pentahydrate (1:1:5)

Canadian Domestic Substance List (DSL):

Aluminium sulfate

Organic polymer

Water

Canadian Non-Domestic Substance List (NDSL):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

New Jersey RTK Substances (>1%):

Aluminium sulfate

Pennsylvania RTK Substances (>1%):

Aluminium sulfate

Proposition 65 - Carcinogens (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.



Proposition 65 - Developmental Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Female Repro Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Male Repro Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 Label Warning:

This product contains no chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

Chemical Name (CAS Number)	US TSCA	Australia AICS	Korea ECL	EU EINECS	EU ELINCS	EU SVHC	EN NLP	Mexico INSQ
Aluminium sulfate (10043-01-3)	Yes	Yes	Yes	Yes	No	No	No	Yes
Copper (II) sulfate pentahydrate (1:1:5) (7758-99-8)	No	Yes	No	No	No	No	No	No

Chemical Name (CAS Number)	China IECSC	Japan ENCS	Japan ISHL	Japan PDSC	Japan PRTR 1	Japan PRTR 2	Philippines PICCS	New Zealand NZIOC
Aluminium sulfate (10043-01-3)	Yes	Yes	No	No	No	No	Yes	Yes
Copper (II) sulfate pentahydrate (1:1:5) (7758-99-8)	Yes	Yes	No	Yes	Yes	No	Yes	Yes

Section 16. Other information

Revision Date 11/03/2025

Revision Number 4

The information and recommendations contained herein are based upon data believed to be correct. However, no guarantee or warranty of any kind, expressed or implied, is made with respect to the information contained herein. We accept no responsibility and disclaim all liability for any harmful effects which may be caused by exposure to our products. Customers/users of this product must comply with all applicable health and safety laws, regulations, and orders.

The full text of the phrases appearing in section 3 is:

H290 May be corrosive to metals.

H302 Harmful if swallowed.

H318 Causes serious eye damage.

H400 Very toxic to aquatic life.



H410 Very toxic to aquatic life with long lasting effects.

Disclaimer: The information presented herein is supplied as a guide to those who handle or use this product. Safe work practices must be employed when working with any materials. It is important that the end user makes a determination regarding the adequacy of the safety procedures employed during the use of this product.

End of Document



Trade Name Listing Detail

Current as of Sunday, Feb 15, 2026 at 12:02 AM Eastern Time.
Always confirm this information by clicking [here](#) or scan the QR code for the most accurate, up-to-date information.



Scan QR Code

Listing Details Clar+Ion® 91024

Chemical Name	Polymer Blends
Trade Name	Clar+Ion® 91024
Standard/Program	NSF/ANSI/CAN 60 - Drinking Water Treatment Chemicals - Health Effects
Function	Coagulation & Flocculation
Max Use	400 mg/L
Company	Chemtrade Solutions LLC (formerly General Chemical LLC) 155 Gordon Baker Road Suite 300 Toronto, Ontario, M2H 3N5 Canada
Contact	416-496-5856 866-887-8805

Listing Details by Facility

Facility	Related Footnotes
Odem, TX	[AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L. [CP] The finished drinking water shall be monitored to ensure that levels of copper do not exceed 1.3 mg/L.

Disclaimers

The NSF Product Listings show currently listed companies and products. Although every reasonable effort has been made to assure accuracy, omissions or errors may occur due to the complexity of these listings and their conversion for the internet. If you notice an omission or error, please report it to NSF.

Additions shall not be made to this document without prior evaluation and acceptance by NSF.



DELEGATION OF AUTHORITY

I, Scott Rook, President and Chief Executive of Chemtrade Chemicals US LLC, a Delaware limited liability company ("Chemtrade"), do hereby delegate and appoint the following agents of Chemtrade to execute all municipal contracts and instruments, including bids, proposals and quotations, which in the ordinary course of business are processed by the marketing group of the company:

Parul-Kachhia Patel; Lisa Brownlee; Paul Peters; Elizabeth Ryno; Leilina Gossa; Christine LaSala; Delana Peralta; Michele Schroeder; Marie-Josée Joly

Set forth below is a certified copy of the resolution of Chemtrade authorizing such action.

Dated as of the 6th day of January, 2026

Scott Rook
President & Chief Executive Officer

CERTIFICATE OF SECRETARY

I, Benjamin Burford, hereby certify that I am the Corporate Secretary of Chemtrade Chemicals US LLC ("Chemtrade") and that set forth below is a true and correct copy of the resolution of the Board of Managers of Chemtrade, adopted by unanimous written consent as of the **10th day of November, 2003** and that the same has not been modified or revoked and is on the date hereof in full force and effect:

RESOLVED that any officer of the Company be, and he hereby is, authorized to delegate, with the right of further delegation, to any other officer, employee or agent of the Company, all or any part of the authority granted to them by the Board of Managers: and that any such delegations may be general or specific and subject to such limitations and restrictions as the delegating officer shall determine.

I FURTHER CERTIFY that Scott Rook is the duly elected President and Chief Executive Officer of Chemtrade and holds such offices on the date hereof, that Mr. Rook is, in his capacity as President and Chief Executive Officer is authorized to represent and bind Chemtrade in all matters including, but not limited to, contracts and that set forth below is the genuine signature of such officer:

Scott Rook
President & Chief Executive Officer

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the seal of the Company to be affixed effective this the 6th day of January, 2026

Seal

Benjamin Burford
Corporate Secretary



ADDENDUM NO. 1

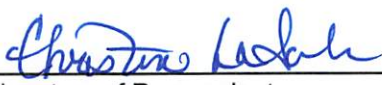
ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY
WATER TREATMENT PLANT #1

RFB NO. 26-002-02-19

Notice is hereby given to all prospective respondents of the following:

1. Bid opening date has been rescheduled from Thursday, February 19, 2026 to **Friday, February 20, 2026**. Time and location remain the same.

END OF ADDENDUM NO. 1
/s/Lori A. Maldonado, Purchasing Agent
February 13, 2026



Signature of Respondent
Christine LaSala
Bid/Price Analyst
Chemtrade

2/26/2027

Date



SPECIFICATIONS

REQUEST FOR SEALED PROPOSALS

ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY

WATER TREATMENT PLANT #2

RFB NO. 26-003-02-19

INVITATION TO BID

Sealed bids addressed to Lori A. Maldonado, Purchasing Agent, City of San Juan, 512 S. Nebraska Avenue, San Juan, Texas 78589-2649 are to be received no later than Thursday, February 19, 2026, at 10:00 a.m., for Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #2 at which time they will be taken to the City Hall Conference Room, and read aloud.

**REQUEST FOR SEALED PROPOSALS
ANNUAL ALUMINUM SULFATE/ BLENDS SUPPLY
WATER TREATMENT PLANT #2
RFB NO. 26-003-02-19
ATTN: LORI A. MALDONADO, PURCHASING AGENT
CITY OF SAN JUAN
512 S. NEBRASKA AVENUE
SAN JUAN, TEXAS 78589-2649**

Specifications can be obtained by calling the Purchasing Department (956)223-2204, by picking them up at the San Juan City Hall, 512 S. Nebraska Avenue, San Juan, Texas between the hours of 8:30 a.m. – 4:30 p.m., Monday thru Friday, or by downloading them from the City's web-site, www.sjtx.us.

Be advised that if a company downloads the bid specifications from the web page and is contemplating on submitting a bid to provide Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #1, the respondent must register with the Purchasing Division so that any changes/additions via Addendum can be forwarded to the company. Please download the specifications on our website. Any communication regarding this RFB is Lori A. Maldonado, Purchasing Agent, who can be reached at (956)223-2204. Any communication regarding this RFB should be emailed to lmaldonado@sjtx.us including in the subject line "Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #2 – RFB NO. 26-003-02-19". In all emails, please include in the subject line the RFB name and number and in body of the email, the company's name, address, phone and fax number, as well as the contact person.

The City of San Juan reserves the right to refuse and reject any or all proposals and to waive any or all formalities or technicalities or to accept the proposal to be the best and most advantageous to the City, and hold the proposals for a period of 60 days without taking action. Proposals submitted past the aforementioned date and time will not be accepted. Caution to those submitting proposals; those not in the proper form may be rejected.

It is the intent of this Request for Bids to describe and ultimately make it possible for the City of San Juan to purchase the below named ANNUAL ALUMINUM SULFATE/ BLENDS SUPPLY – WATER TREATMENT PLANT #2.

General Requirements and Agreement for Annual Aluminum Sulfate/ Blends Supply:

SPECIFICATIONS FOR ANNUAL ALUMINUM SULAFTE/ BLENDS SUPPLY

City of San Juan Water Treatment Plant #2 2111 N. Veterans Blvd.
Specification – Water Treatment Plant #2 Annual Aluminum Sulfate/Blends Supply

City of San Juan Water Plant #2, 2111 N. Veterans Blvd., San Juan, Texas 78589

"Actual Quantities May Vary Significantly and are Dependent on Yearly Service Requests."

1. Estimated quantities based on projected usage during a twelve-month period. The City will be ordering approximately half (.5) load, four thousand four hundred twenty (4,420) Gallons per load, approximately every month. The City may increase or decrease the usage depending on fund appropriations.
2. The unit prices for this contract shall remain the same, whether the City buys more or less than the amount of the product, and will not increase or decrease more than 20% unless mutually agreed in writing by both parties.
3. The price quoted shall prevail for a contract period of twelve months, or as otherwise specified from the time of acceptance and issuance of the Purchase Order.
4. The contract shall be for one (1) year period with the option to extend the contract for two (2) additional years at one (1) year intervals.
5. Bid price shall include any freight charges, deposits, rent, and demurrage charges for containers, and any environmental fees, if any. The city will not be responsible for any additional costs not included in the bid price.
6. The unit price per pound shall be specified by the bidder.
7. Superfund tax, hazardous handling charge, fuel surcharge, or other environmental charge shall be included in the bid price, or specified as an addendum. The city will not be responsible for any additional costs not included in the bid price.

8. Periodic integrity evaluation analysis shall be performed at least every six (6) months.
9. The approved Aluminum Sulfate/ Blends will have the Clar+Ion 91024 (Chem trade.) Aqualum 02471 (Brentagg southwest) Aluminum Sulfate/ Blends characteristics, or an approved equal. Any vendor proposing an approved equal must first perform an integrity evaluation analysis prior to submittal of bid and be added to the City's Approved list of Aluminum Sulfate/ Blends:
 - a. Appearance – Clear blue
 - b. Physical state – Liquid
 - c. PH – 2.4-2.7
 - d. Freezing point – -16 °C (3.2 °F)
 - e. Specific gravity – 1.30
 - f. Solubility – 100%

BID FORM FOR ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY
WATER TREATMENT PLANT #2
BID NO. 26-003-02-19
BID OPENING DATE: FEBRUARY 19, 2026

I/We submit the following bid in ORIGINAL FORM for ANNUAL ALUMINUM SULFATE/ BLENDS SUPPLY - WATER TREATMENT PLANT #2 according to City of San Juan requirements, less tax:

NOTE: In addition to responding to our “local solicitation for bids/proposals vendor/contractors are encouraged to provide pricing on the above referenced items/products/services passed on BuyBoard, H-GAC, TXMAS, TIPS, and/or other State of Texas *recognized and approved cooperative* which has compiled with the bidding requirements for the State of Texas (any and all applicable fees must be included). *All cooperative pricing must be submitted on or before bid/proposal opening date and hour.*

N/A	<u>CHECK ON</u>
_____ BUYBOARD	_____ H-GAC
_____ TIPS	_____ TX DIR
_____ TXMAS	_____ DEALER/LOCAL
_____ OTHER _____	
CONTRACT NUMBER: _____ (If Applicable)	COMMODITY NUMBER: _____ (If Applicable)

Item	Estimated Quantity	Description	Unit Price	Extended Price
1	6 loads	Annual Aluminum Sulfate/ Blends (per specifications) Delivery Time <u>5-7 Business Days ARO</u> Note: Unit Price Shall Be Per Pound	\$ 0.21 per wet pound	\$ 56,700.00 * *Based on 45,000 lb. deliveries for a total qty of 270,000 lbs.

USALCO, LLC does not have any litigation to report. If there is anything further needed please let us know.

10. **LITIGATION SUMMARY:** A litigation summary that briefly describes any claims or lawsuits that have been filed within the last ten (10) years against the respondent individual or firm that relates to the services performed by the respondent individual or firm must be submitted. Identify the claim or lawsuit by naming the adverse party, case number, jurisdiction where filed and current status and/or outcome of the claim or lawsuit. **If no summary is given or if a general statement is given that refers the City to inquire with a respondent individual's counsel or firm's counsel, the RFQ, RFB, RFP or CSP may be considered NON-RESPONSIVE and eliminated from consideration.** This statement may be submitted as a separate document, but must be provided at the same time that the **RFQ, RFB, RFP or CSP** is submitted.

11. Vendor must submit a copy of their current W-9 as part of the proposal package.

12. The City of San Juan must receive one (1) hard copy of your submission (1) copy and one electronic PDF on a flash drive

All addenda issued in respect to this project shall be considered official changes to the original bidding documents. It shall be the Bidder(s) responsibility to ensure that all Addenda have been received. Furthermore, bidders are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their Bid Submittal. Bidder(s) signature on Addenda shall be San Juan and as such are made part of the original bidding documents.

Does the Company have an office located in San Juan, Texas? Yes ☐ No ☒
Has the Company ever conducted business with the City of San Juan? Yes ☐ No ☒

Respectfully submitted this 16th day of February, 2026.

SIGNATURE: Terry Waldo

TYPE/PRINT NAME: Terry Waldo

TITLE: Chief Commercial Officer

COMPANY: USALCO, LLC

ADDRESS: 2601 Cannery Avenue, Baltimore, MD 21226

TELEPHONE: 800-453-2586

FAX NO.: 410-918-2240

EMAIL: bids@usalco.com

SIGNATURE: _____

TYPE/PRINT NAME: _____

TITLE: City Manager

COMPANY: City of San Juan

ADDRESS: 512 S. Nebraska, San Juan, TX 78589

TELEPHONE: (956)223-2200

DATE: _____



NOTICE OF INTENT TO RESPOND

Firms interested in submitting a bid on **26-003-02-19** as outlined in the specifications, should indicate their intention by signing, dating and returning the form to the email address below prior to FEBRUARY 13, 2026, so that they may receive any addendums to the specifications should the need arise.

City of San Juan
Attn: Lori A. Maldonado, Purchasing Agent
512 S. Nebraska Avenue, San Juan, Texas 78589
Phone: (956) 223-2204
lmaldonado@sjtx.us

Bidder: USALCO, LLC

[Please print or type the full name of your proprietorship, partnership, corporation, or joint venture.*)

Contact Name: Terry Waldo Chief Commercial Officer
[Please print or type name] [Title]

Address: 2601 Cannery Avenue, Baltimore, MD 21226
[Mailing]

[Street, if different]

Telephone: 800-453-2586
[Print or type telephone number]

Fax: 410-918-2240
[Print or type telephone number]

Email: bids@usalco.com
[Print or type]

Brett McCoy

From: Brett McCoy
Sent: Thursday, February 12, 2026 10:41 AM
To: 'lmaldonado@sjtx.us'
Subject: Notice of Intent to Respond - Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #2 – RFB NO. 26-003-02-19
Attachments: 2026 San Juan TX WTP 2 - Notice of Intent.pdf

Good morning, Lori.

Please see our intent to respond attached. Thank you.

Brett McCoy

BID TEAM SUPERVISOR

O: (410) 354-0100x2414 M: 443.900.8252



Usalco – Innovation flows here
Learn more at [Usalco.com](https://www.usalco.com)

This email message and any attachments are confidential information of Usalco. The information is intended to be conveyed only to the designated recipient(s) of the message. If you are not an intended recipient, please notify the sender immediately and delete the message from your email system. Unauthorized use, dissemination, distribution, or reproduction of this message by other than the intended recipient is strictly prohibited and may be unlawful.



ADDENDUM NO. 1

**ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY
WATER TREATMENT PLANT #2**

RFB NO. 26-003-02-19

Notice is hereby given to all prospective respondents of the following:

1. Bid opening date has been rescheduled from Thursday, February 19, 2026 to **Friday, February 20, 2026**. Time and location remain the same.

END OF ADDENDUM NO. 1
/s/Lori A. Maldonado, Purchasing Agent
February 13, 2026



Signature of Respondent
Terry Walby, Chief Commercial Officer

2-13-2026

Date



February 16, 2026

City of San Juan
Attn: Lori A. Maldonado
512 S. Nebraska Avenue
San Juan, TX 78589

Re: Request for Sealed Proposals Annual Aluminum Sulfate/Blends Supply Water Treatment
Plant #2 – RFB No. 26-003-02-19

Dear Ms. Maldonado,

USALCO is pleased to submit the attached bid for Aluminum Sulfate/Blends to the City of San Juan, TX. The information below is meant to provide background on USALCO as well as detail the company's various certifications.

USALCO is a leading manufacturer and distributor of aluminum-based water treatment chemical products to the industrial and municipal markets. The company was founded in 1980 and is headquartered in Baltimore, MD with twenty-six manufacturing locations.

All of USALCO's products are certified by NSF International to comply with ANSI/NSF/CAN Standard 60 for use in drinking water applications. Copies of these certifications are enclosed.

Thank you for the opportunity to participate in your bidding process and for your interest in USALCO's products and services. Please visit our website at www.usalco.com for additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brett McCoy", written over a faint circular watermark.

Brett McCoy
Bid Team Supervisor

Encl
bm



INNOVATION FLOWS HERE

2601 CANNERY AVENUE, BALTIMORE, MD 21226 USALCO.COM

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) USALCO, LLC	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.). See instructions. 2601 Cannery Ave 6 City, state, and ZIP code Baltimore, MD 21226 7 List account number(s) here (optional)	Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

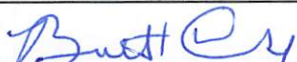
Social security number								
			-					
or								
Employer identification number								
2	7	-	1	1	2	5	2	3 4

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 2-16-2026
------------------	--	---------------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

PRODUCT SPECIFICATIONS

PRODUCT NAME: AQUALUM 02471

Coagulant

Product Description

AQUALUM 02471 is a proprietary blend of inorganic and organic coagulants with high cationic charge densities that neutralize the negative charge of colloidal particles. AQUALUM 02471 is certified under NSF/ANSI/CAN Standard 60 for use in municipal drinking water.

Physical Characteristics

Appearance	Blue, Blueish Green
Odor	None
Solubility in Water	Soluble
Specific Gravity	1.27 - 1.33 @ 25 °C (77 °F)
pH (as supplied)	1.0-3.0

Typical properties are listed for information only, and are not to be considered as specification requirements. These items are not analyzed on a routine basis.

Storage and Handling

Store in a cool, dry well-ventilated place away from heat, cold, direct sunlight and incompatible materials. Always use care when opening containers and keep tightly closed when not in use. Do not reuse storage containers unless properly reconditioned.

AQUALUM 02471 is corrosive. Wear personal protective equipment, such as goggles or safety glasses, gloves and other protective clothing when handling.

Read Safety Data Sheet before using, handling, or storing this product.

Packaging

AQUALUM 02471 is typically available in 55-gallon drums, totes, and bulk quantities. For further information, please contact your Brenntag representative.

Date Created: 11/9/2023

Effective Date: 11/9/2023

Created by: Brenntag Southwest

This document is only valid for the named product(s) in the packaging delivered. The information is provided "as is". Brenntag does not warrant the accuracy, currentness, and completeness of the information contained in this document. The statements do not constitute a warranty of any kind, such as but not limited to suitability for a particular purpose or merchantability, either express or implied, by fact or law, or otherwise. Brenntag reserves the right to update the information in this document at all times as reasonably necessary.

Brenntag North America, Inc. 5083 Pottsville Pike Reading, PA 19605-9724, Phone: [\(610\) 926-6100](tel:610-926-6100) Fax: [\(610\) 916-3782](tel:610-916-3782) Email: contactus@brenntag.com, www.Brenntag.com

[Version 2 - July 2023](#)

1. Identification

Other means of identification None known.
Product identifier **AQUALUM® 02471**
Recommended use ALL PROPER AND LEGAL PURPOSES
Recommended restrictions None known.
Manufacturer/Importer/Supplier/Distributor information
Manufacturer
Company name Brenntag Southwest, Inc.
Address 610 Fisher Road
Longview, TX 75604
Telephone 903-759-7151
E-mail Not available.
Emergency phone number 800-424-9300 CHEMTREC

2. Hazard(s) identification

Physical hazards Not classified.
Health hazards Acute toxicity, oral Category 4
Skin corrosion/irritation Category 1A
Serious eye damage/eye irritation Category 1
Environmental hazards Not classified.
OSHA defined hazards Not classified.

Label elements


Signal word Danger
Hazard statement Harmful if swallowed. Causes severe skin burns and eye damage. Causes serious eye damage.
Precautionary statement
Prevention Do not breathe mist/vapors. Wash thoroughly after handling. Do not eat, drink or smoke when using this product. Wear protective gloves/protective clothing/eye protection/face protection.
Response If swallowed: Rinse mouth. Do NOT induce vomiting. If on skin (or hair): Take off immediately all contaminated clothing. Rinse skin with water/shower. If inhaled: Remove person to fresh air and keep comfortable for breathing. If in eyes: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Immediately call a poison center/doctor. Wash contaminated clothing before reuse.
Storage Store locked up.
Disposal Dispose of contents/container in accordance with local/regional/national/international regulations.
Hazard(s) not otherwise classified (HNOC) None known.
Supplemental information 47.32% of the mixture consists of component(s) of unknown acute dermal toxicity. 53.93% of the mixture consists of component(s) of unknown acute inhalation toxicity.

3. Composition/information on ingredients
Mixtures

Chemical name	Common name and synonyms	CAS number	%
SULFURIC ACID, ALUMINUM SALT (3:2)		10043-01-3	45.57
Other components below reportable levels			54.43

4. First-aid measures

Inhalation	Move to fresh air. Call a physician if symptoms develop or persist.
Skin contact	Take off immediately all contaminated clothing. Rinse skin with water/shower. Call a physician or poison control center immediately. Chemical burns must be treated by a physician. Wash contaminated clothing before reuse.
Eye contact	Immediately flush eyes with plenty of water for at least 15 minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Call a physician or poison control center immediately.
Ingestion	Call a physician or poison control center immediately. Rinse mouth. Do not induce vomiting. If vomiting occurs, keep head low so that stomach content doesn't get into the lungs.
Most important symptoms/effects, acute and delayed	Burning pain and severe corrosive skin damage. Causes serious eye damage. Symptoms may include stinging, tearing, redness, swelling, and blurred vision. Permanent eye damage including blindness could result.
Indication of immediate medical attention and special treatment needed	Provide general supportive measures and treat symptomatically. Chemical burns: Flush with water immediately. While flushing, remove clothes which do not adhere to affected area. Call an ambulance. Continue flushing during transport to hospital. Keep victim warm. Keep victim under observation. Symptoms may be delayed.
General information	Ensure that medical personnel are aware of the material(s) involved, and take precautions to protect themselves. Show this safety data sheet to the doctor in attendance.

5. Fire-fighting measures

Suitable extinguishing media	Water fog. Foam. Dry chemical powder. Carbon dioxide (CO ₂).
Unsuitable extinguishing media	Do not use water jet as an extinguisher, as this will spread the fire.
Specific hazards arising from the chemical	During fire, gases hazardous to health may be formed.
Special protective equipment and precautions for firefighters	Self-contained breathing apparatus and full protective clothing must be worn in case of fire.
Fire fighting equipment/instructions	Move containers from fire area if you can do so without risk.
Specific methods	Use standard firefighting procedures and consider the hazards of other involved materials.
General fire hazards	No unusual fire or explosion hazards noted.

6. Accidental release measures

Personal precautions, protective equipment and emergency procedures	Keep unnecessary personnel away. Keep people away from and upwind of spill/leak. Wear appropriate protective equipment and clothing during clean-up. Do not breathe mist/vapors. Do not touch damaged containers or spilled material unless wearing appropriate protective clothing. Ensure adequate ventilation. Local authorities should be advised if significant spillages cannot be contained. For personal protection, see section 8 of the SDS.
Methods and materials for containment and cleaning up	Prevent entry into waterways, sewer, basements or confined areas. Large Spills: Stop the flow of material, if this is without risk. Dike the spilled material, where this is possible. Absorb in vermiculite, dry sand or earth and place into containers. Following product recovery, flush area with water. Small Spills: Wipe up with absorbent material (e.g. cloth, fleece). Clean surface thoroughly to remove residual contamination. Never return spills to original containers for re-use. For waste disposal, see section 13 of the SDS.
Environmental precautions	Avoid discharge into drains, water courses or onto the ground.

7. Handling and storage

Precautions for safe handling	Do not breathe mist/vapors. Do not get in eyes, on skin, or on clothing. Do not taste or swallow. When using, do not eat, drink or smoke. Provide adequate ventilation. Wear appropriate personal protective equipment. Wash hands thoroughly after handling. Observe good industrial hygiene practices.
Conditions for safe storage, including any incompatibilities	Store locked up. Store in tightly closed container. Store away from incompatible materials (see Section 10 of the SDS).

8. Exposure controls/personal protection

Occupational exposure limits	No exposure limits noted for ingredient(s).
Biological limit values	No biological exposure limits noted for the ingredient(s).

Appropriate engineering controls	Good general ventilation should be used. Ventilation rates should be matched to conditions. If applicable, use process enclosures, local exhaust ventilation, or other engineering controls to maintain airborne levels below recommended exposure limits. If exposure limits have not been established, maintain airborne levels to an acceptable level. Eye wash facilities and emergency shower must be available when handling this product.
Individual protection measures, such as personal protective equipment	The following are recommendations for Personnel Protective Equipment (PPE). The employer/user of this product must perform a Hazard Assessment of the workplace according to OSHA regulations 29 CFR 1910.132 to determine the appropriate PPE for use while performing any task involving potential exposure to this product.
Eye/face protection	Wear safety glasses with side shields (or goggles) and a face shield.
Skin protection	
Hand protection	Wear appropriate chemical resistant gloves.
Other	Wear appropriate chemical resistant clothing.
Respiratory protection	In case of insufficient ventilation, wear suitable respiratory equipment.
Thermal hazards	Wear appropriate thermal protective clothing, when necessary.
General hygiene considerations	Keep away from food and drink. Always observe good personal hygiene measures, such as washing after handling the material and before eating, drinking, and/or smoking. Routinely wash work clothing and protective equipment to remove contaminants.

9. Physical and chemical properties

Appearance	
Physical state	Liquid.
Form	Liquid.
Color	HAZY TO CLEAR, BLUE-GREEN
Odor	NONE
Odor threshold	Not available.
pH	Not available.
Melting point/freezing point	1418 °F (770 °C) estimated
Initial boiling point and boiling range	212.85 °F (100.47 °C) estimated
Flash point	Not available.
Evaporation rate	Not available.
Flammability (solid, gas)	Not applicable.
Upper/lower flammability or explosive limits	
Flammability limit - lower (%)	Not available.
Flammability limit - upper (%)	Not available.
Explosive limit - lower (%)	Not available.
Explosive limit - upper (%)	Not available.
Vapor pressure	Not available.
Vapor density	Not available.
Relative density	Not available.
Solubility(ies)	
Solubility (water)	Not available.
Partition coefficient (n-octanol/water)	Not available.
Auto-ignition temperature	Not available.
Decomposition temperature	Not available.
Viscosity	Not available.
Other information	
Density	10.96 lbs/gal 1.31 g/ml
Explosive properties	Not explosive.

Oxidizing properties	Not oxidizing.
Percent volatile	52.18 % estimated
Specific gravity	1.31

10. Stability and reactivity

Reactivity	The product is stable and non-reactive under normal conditions of use, storage and transport.
Chemical stability	Material is stable under normal conditions.
Possibility of hazardous reactions	Hazardous polymerization does not occur.
Conditions to avoid	Contact with incompatible materials.
Incompatible materials	Strong oxidizing agents.
Hazardous decomposition products	No hazardous decomposition products are known.

11. Toxicological information

Information on likely routes of exposure

Inhalation	May cause irritation to the respiratory system.
Skin contact	Causes severe skin burns.
Eye contact	Causes serious eye damage.
Ingestion	Causes digestive tract burns. Harmful if swallowed.
Symptoms related to the physical, chemical and toxicological characteristics	Burning pain and severe corrosive skin damage. Causes serious eye damage. Symptoms may include stinging, tearing, redness, swelling, and blurred vision. Permanent eye damage including blindness could result.

Information on toxicological effects

Acute toxicity	Harmful if swallowed.
-----------------------	-----------------------

Product	Species	Test Results
AQUALUM® 02471		

Acute

Oral

ATEmix

1091 mg/kg

Components	Species	Test Results
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SULFURIC ACID, ALUMINUM SALT (3:2) (CAS 10043-01-3)

Acute

Oral

LD50

Rat

1930 mg/kg

Skin corrosion/irritation	Causes severe skin burns and eye damage.
----------------------------------	--

Serious eye damage/eye irritation	Causes serious eye damage.
--	----------------------------

Respiratory or skin sensitization

Respiratory sensitization	Due to partial or complete lack of data the classification is not possible.
Skin sensitization	Due to partial or complete lack of data the classification is not possible.
Germ cell mutagenicity	Due to partial or complete lack of data the classification is not possible.
Carcinogenicity	Due to partial or complete lack of data the classification is not possible.

IARC Monographs. Overall Evaluation of Carcinogenicity

Not listed.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1053)

Not listed.

US. National Toxicology Program (NTP) Report on Carcinogens

Not listed.

Reproductive toxicity	Due to partial or complete lack of data the classification is not possible.
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Specific target organ toxicity - single exposure	Due to partial or complete lack of data the classification is not possible.
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Specific target organ toxicity - repeated exposure Due to partial or complete lack of data the classification is not possible.

Aspiration hazard Due to partial or complete lack of data the classification is not possible.

12. Ecological information

Ecotoxicity The product is not classified as environmentally hazardous. However, this does not exclude the possibility that large or frequent spills can have a harmful or damaging effect on the environment.

Components	Species	Test Results
SULFURIC ACID, ALUMINUM SALT (3:2) (CAS 10043-01-3)		
Aquatic		
Crustacea	EC50	Amphipod (<i>Crangonyx pseudogracilis</i>) 11.8 - 14 mg/l, 48 hours
Fish	LC50	Fathead minnow (<i>Pimephales promelas</i>) 3.4 - 5.6 mg/l, 96 hours
Persistence and degradability	No data is available on the degradability of this product.	
Bioaccumulative potential	No data available.	
Mobility in soil	No data available.	
Other adverse effects	No other adverse environmental effects (e.g. ozone depletion, photochemical ozone creation potential, endocrine disruption, global warming potential) are expected from this component.	

13. Disposal considerations

Disposal instructions	Collect and reclaim or dispose in sealed containers at licensed waste disposal site. Incinerate the material under controlled conditions in an approved incinerator. Dispose of contents/container in accordance with local/regional/national/international regulations.
Local disposal regulations	Dispose in accordance with all applicable regulations.
Hazardous waste code	D002: Waste Corrosive material [pH ≤2 or ≥12.5, or corrosive to steel] The waste code should be assigned in discussion between the user, the producer and the waste disposal company.
Waste from residues / unused products	Dispose of in accordance with local regulations. Empty containers or liners may retain some product residues. This material and its container must be disposed of in a safe manner (see: Disposal instructions).
Contaminated packaging	Since emptied containers may retain product residue, follow label warnings even after container is emptied. Empty containers should be taken to an approved waste handling site for recycling or disposal.

14. Transport information

DOT

UN number	UN3264
UN proper shipping name	CORROSIVE LIQUID, ACIDIC, INORGANIC, N.O.S. (CUPRIC SULFATE, ALUMINUM SULFATE)
Transport hazard class(es)	
Class	8
Subsidiary risk	-
Packing group	III
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.
ERG number	154
Transport information on packaging may be different from that listed. Transportation information on packaging may be different from that listed.	

IATA

UN number	UN3264
UN proper shipping name	CORROSIVE LIQUID, ACIDIC, INORGANIC, N.O.S. (CUPRIC SULFATE, ALUMINUM SULFATE)
Transport hazard class(es)	
Class	8
Subsidiary risk	-
Packing group	III
Environmental hazards	No.
ERG Code	154
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.

IMDG

UN number	UN3082
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UN proper shipping name	ENVIRONMENTALLY HAZARDOUS SUBSTANCE, LIQUID, N.O.S., MARINE POLLUTANT
Transport hazard class(es)	
Class	9
Subsidiary risk	-
Packing group	III
Environmental hazards	
Marine pollutant	Yes
EmS	F-A, S-F
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.

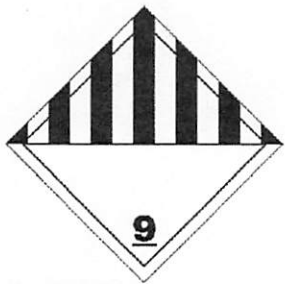
DOT



IATA



IMDG



Marine pollutant



General information IMDG Regulated Marine Pollutant.

15. Regulatory information

US federal regulations This product is a "Hazardous Chemical" as defined by the OSHA Hazard Communication Standard, 29 CFR 1910.1200.

Toxic Substances Control Act (TSCA)

TSCA Section 12(b) Export Notification (40 CFR 707, Subpt. D)

Not regulated.

CERCLA Hazardous Substance List (40 CFR 302.4)SULFURIC ACID, ALUMINUM SALT (3:2) Listed.
(CAS 10043-01-3)**SARA 304 Emergency release notification**

Not regulated.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1053)

Not listed.

Superfund Amendments and Reauthorization Act of 1986 (SARA)**SARA 302 Extremely hazardous substance**

Not listed.

SARA 311/312 Hazardous chemical

Yes

Classified hazard categories	Acute toxicity (any route of exposure)
	Skin corrosion or irritation
	Serious eye damage or eye irritation

SARA 313 (TRI reporting)

Not regulated.

Other federal regulations**Clean Air Act (CAA) Section 112 Hazardous Air Pollutants (HAPs) List**

Not regulated.

Clean Air Act (CAA) Section 112(r) Accidental Release Prevention (40 CFR 68.130)

Not regulated.

Safe Drinking Water Act (SDWA)

Not regulated.

US state regulations**California Proposition 65**

California Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65): This material is not known to contain any chemicals currently listed as carcinogens or reproductive toxins. For more information go to www.P65Warnings.ca.gov.

International Inventories

Country(s) or region	Inventory name	On inventory (yes/no)*
Australia	Australian Inventory of Chemical Substances (AICS)	Yes
Canada	Domestic Substances List (DSL)	No
Canada	Non-Domestic Substances List (NDSL)	No
China	Inventory of Existing Chemical Substances in China (IECSC)	Yes
Europe	European Inventory of Existing Commercial Chemical Substances (EINECS)	No
Europe	European List of Notified Chemical Substances (ELINCS)	No
Japan	Inventory of Existing and New Chemical Substances (ENCS)	Yes
Korea	Existing Chemicals List (ECL)	No
New Zealand	New Zealand Inventory	Yes
Philippines	Philippine Inventory of Chemicals and Chemical Substances (PICCS)	Yes
Taiwan	Taiwan Chemical Substance Inventory (TCSI)	Yes
United States & Puerto Rico	Toxic Substances Control Act (TSCA) Inventory	Yes

*A "Yes" indicates that all components of this product comply with the inventory requirements administered by the governing country(s)

A "No" indicates that one or more components of the product are not listed or exempt from listing on the inventory administered by the governing country(s).

16. Other information, including date of preparation or last revision

Issue date	02-01-2017
Revision date	06-24-2022
Version #	05

Material name: AQUALUM® 02471

159233 Version #: 05 Revision date: 06-24-2022 Issue date: 02-01-2017

SDS US

7 / 8

HMIS® ratings

Health: 3
Flammability: 0
Physical hazard: 0

NFPA ratings

Health: 3
Flammability: 0
Instability: 0

Disclaimer

While Brenntag believes the information contained herein to be accurate, Brenntag makes no representation or warranty, express or implied, regarding, and assumes no liability for, the accuracy or completeness of the information. The Buyer assumes all responsibility for handling, using and/or reselling the Product in accordance with applicable federal, state, and local law. This SDS shall not in any way limit or preclude the operation and effect of any of the provisions of Brenntag's terms and conditions of sale.

Revision information

Hazard(s) identification: Hazard statement
Hazard(s) identification: Response
Hazard(s) identification: GHS Signal Words
Handling and storage: Precautions for safe handling
Exposure controls/personal protection: Eye/face protection
Toxicological information: Corrosivity
Toxicological information: Eye contact
Toxicological information: Eye contact



The Public Health and Safety Organization

NSF Product and Service Listings

These NSF Official Listings are current as of **Friday, February 13, 2026** at 12:15 a.m. Eastern Time. Please [contact NSF](#) to confirm the status of any Listing, report errors, or make suggestions.

Alert: NSF is concerned about fraudulent downloading and manipulation of website text. Always confirm this information by clicking on the below link for the most accurate information:

<http://info.nsf.org/Certified/PwsChemicals/Listings.asp?TradeName=AQUALUM+02471&>

NSF/ANSI/CAN 60 Drinking Water Treatment Chemicals - Health Effects

Brenntag Southwest, LLC

610 Fisher Road

Longview, TX 75604

United States

800-722-3145

918-273-2265

Visit this company's website (<http://www.brenntag.com>)

Facility : Nowata, OK

Polymer Blends [AL]

Trade Designation

AQUALUM 02471[1] [PY]

Product Function

Coagulation & Flocculation

Max Use

125mg/L

[1] This product contains copper and may increase the amount of copper present in the finished drinking water. Following use of this product, the finished drinking water should be monitored to ensure that levels of copper do not exceed regulatory requirements.

[AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L.

[CP] The finished drinking water shall be monitored to ensure that levels of copper do not exceed 1.3 mg/L.

Facility : Houston, TX

Polymer Blends [AL] [PY]

Trade Designation	Product Function	Max Use
AQUALUM 02471	Coagulation & Flocculation	125mg/L

- [2] The finished drinking water should be monitored to ensure that levels of copper do not exceed 1.3 mg/L.
- [AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L.
- [CP] This product contains copper and may increase the amount of copper present in the finished drinking water. Following use of this product, the finished drinking water should be monitored to ensure that levels of copper do not exceed regulatory requirements.
- [PY] Polyamines Certified by NSF International comply with 40 CFR 141.111 requirements for percent monomer and dose.

NOTE: Only products bearing the NSF Mark on the product, product packaging, and/or documentation shipped with the product are Certified.

Number of matching Manufacturers is 1
Number of matching Products is 2
Processing time was 0 seconds

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Discussion and Possible Action, if any, to Award RFB NO. 26-003-02-19 Annual Aluminum Sulfate/Blends Supply Water Plant #2 to the Lowest Most Responsible Bidder. [Lori A. Maldonado, Purchasing Agent]

STAFF COMMENTS AND RECOMMENDATIONS:

On February 4, 2026 and February 11, 2026 Staff solicited proposals for RFB NO. 26-003-02-19 Annual Aluminum Sulfate/Blends Supply Water Treatment Plant #2. On February 20, 2026 a bid opening was held and proposals were submitted by the following vendors:

USALCO, LLC
CHEMTRADE CHEMICALS US LLC

RECOMMENDATION:

Staff recommends awarding RFB NO. 26-003-02-19 Annual Aluminum Sulfate/Bleds Supply Water Treatment Plant #2 to Chemtrade Chemicals US LLC based on the lowest Unit Price Per LB.

PREPARED BY:

Lori Maldonado,
Purchasing Agent

APPROVED BY:

Ruben Guajardo, City
Manager



ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY

WATER TREATMENT PLANT #2

RFB NO. 26-003-02-19

BID OPENING: FRIDAY, FEBRUARY 20, 2026 @ 10:00 A.M.

LOCATION: 512 S. NEBRASKA, SAN JUAN, TX

VENDOR	ESTIMATED QUANTITY	DELIVERY TIME	UNIT PRICE	EXTENDED PRICE	ADDENDUM ACKNOWLEDGED	LITIGATION SUMMARY
USALCO, LLC	6 LOADS	5-7 DAYS	\$0.21 Per Wet Lb.	\$56,700* *Based on 45,000 lb. deliveries for a total of 270,000 lbs.	YES	NONE PROVIDED
CHEMTRADE CHEMICALS US LLC	6 LOADS	3-5 DAYS	\$0.197/LB	\$56,423.95*	YES	PROVIDED

*Note: Product bid is: Clar+Ion 31024.

Price total based on conversion of 10.8 LBS/Gallon and the indicated 6 loads of 4,420 Gallons.

Price based on full truckload quantities.

For conversion purposes only, price equates to \$394.00/Liquid Ton



SPECIFICATIONS

REQUEST FOR SEALED PROPOSALS

ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY

WATER TREATMENT PLANT #1

RFB NO. 26-002-02-19

INVITATION TO BID

Sealed bids addressed to Lori A. Maldonado, Purchasing Agent, City of San Juan, 512 S. Nebraska Avenue, San Juan, Texas 78589-2649 are to be received no later than Thursday, February 19, 2026, at 10:00 a.m., for Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #1 at which time they will be taken to the City Hall Conference Room, and read aloud.

**REQUEST FOR SEALED PROPOSALS
ANNUAL ALUMINUM SULFATE/ BLENDS SUPPLY
WATER TREATMENT PLANT #1
RFB NO. 26-002-02-19
ATTN: LORI A. MALDONADO, PURCHASING AGENT
CITY OF SAN JUAN
512 S. NEBRASKA AVENUE
SAN JUAN, TEXAS 78589-2649**

Specifications can be obtained by calling the Purchasing Department (956)223-2204, by picking them up at the San Juan City Hall, 512 S. Nebraska Avenue, San Juan, Texas between the hours of 8:30 a.m. – 4:30 p.m., Monday thru Friday, or by downloading them from the City's web-site, www.sjtx.us.

Be advised that if a company downloads the bid specifications from the web page and is contemplating on submitting a bid to provide Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #1, the respondent must register with the Purchasing Division so that any changes/additions via Addendum can be forwarded to the company. Please download the specifications on our website. Any communication regarding this RFB is Lori A. Maldonado, Purchasing Agent, who can be reached at (956)223-2204. Any communication regarding this RFB should be emailed to lmaldonado@sjtx.us including in the subject line "Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #1 – RFB NO. 26-002-02-19". In all emails, please include in the subject line the RFB name and number and in body of the email, the company's name, address, phone and fax number, as well as the contact person.

The City of San Juan reserves the right to refuse and reject any or all proposals and to waive any or all formalities or technicalities or to accept the proposal to be the best and most advantageous to the City, and hold the proposals for a period of 60 days without taking action. Proposals submitted past the aforementioned date and time will not be accepted. Caution to those submitting proposals; those not in the proper form may be rejected.

It is the intent of this Request for Bids to describe and ultimately make it possible for the City of San Juan to purchase the below named ANNUAL ALUMINUM SULFATE/ BLENDS SUPPLY – WATER TREATMENT PLANT #1.

General Requirements and Agreement for Annual Aluminum Sulfate/ Blends Supply:

SPECIFICATIONS FOR ANNUAL ALUMINUM SULAFTE/ BLENDS SUPPLY

City of San Juan Water Treatment Plant #1 700 S. Kansas.
Specification – Water Treatment Plant #1 Annual Aluminum Sulfate/Blends Supply

City of San Juan Water Plant #1, 700 S Kansas, San Juan, Texas 78589

“Actual Quantities May Vary Significantly and are Dependent on Yearly Service Requests.”

1. Estimated quantities based on projected usage during a twelve-month period. The City will be ordering approximately half (.5) load, four thousand four hundred twenty (4,420) Gallons per load, approximately every month. The City may increase or decrease the usage depending on fund appropriations.
2. The unit prices for this contract shall remain the same, whether the City buys more or less than the amount of the product, and will not increase or decrease more than 20% unless mutually agreed in writing by both parties.
3. The price quoted shall prevail for a contract period of twelve months, or as otherwise specified from the time of acceptance and issuance of the Purchase Order.
4. The contract shall be for one (1) year period with the option to extend the contract for two (2) additional years at one (1) year intervals.
5. Bid price shall include any freight charges, deposits, rent, and demurrage charges for containers, and any environmental fees, if any. The city will not be responsible for any additional costs not included in the bid price.
6. The unit price per pound shall be specified by the bidder.
7. Superfund tax, hazardous handling charge, fuel surcharge, or other environmental charge shall be included in the bid price, or specified as an addendum. The city will not be responsible for any additional costs not included in the bid price.

8. Periodic integrity evaluation analysis shall be performed at least every six (6) months.
9. The approved Aluminum Sulfate/ Blends will have the Clar+Ion 91024 (Chem trade.) Aqualum 02471 (Brentagg southwest) Aluminum Sulfate/ Blends characteristics, or an approved equal. Any vendor proposing an approved equal must first perform an integrity evaluation analysis prior to submittal of bid and be added to the City's Approved list of Aluminum Sulfate/ Blends:
 - a. Appearance – Clear blue
 - b. Physical state – Liquid
 - c. PH – 2.4-2.7
 - d. Freezing point – -16 °C (3.2 °F)
 - e. Specific gravity – 1.30
 - f. Solubility – 100%

BID FORM FOR ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY
WATER TREATMENT PLANT #1
BID NO. 26-002-02-19
BID OPENING DATE: FEBRUARY 19, 2026

I/We submit the following bid in ORIGINAL FORM for ANNUAL ALUMINUM SULFATE/ BLENDS SUPPLY - WATER TREATMENT PLANT #1 according to City of San Juan requirements, less tax:

NOTE: In addition to responding to our “local solicitation for bids/proposals vendor/contractors are encouraged to provide pricing on the above referenced items/products/services passed on BuyBoard, H-GAC, TXMAS, TIPS, and/or other State of Texas *recognized and approved cooperative* which has compiled with the bidding requirements for the State of Texas (any and all applicable fees must be included). *All cooperative pricing must be submitted on or before bid/proposal opening date and hour.*

N/A	<u>CHECK ON</u>
_____BUYBOARD	_____H-GAC
_____TIPS	_____TX DIR
_____TXMAS	_____DEALER/LOCAL
_____OTHER _____	
CONTRACT NUMBER: _____ (If Applicable)	COMMODITY NUMBER: _____ (If Applicable)

Item	Estimated Quantity	Description	Unit Price	Extended Price
1	6 loads	Annual Aluminum Sulfate/ Blends (per specifications) Delivery Time <u>5-7 Business Days ARO</u> Note: Unit Price Shall Be Per Pound	\$0.21 per wet pound	\$ 56,700.00 * *Based on 45,000 lb. deliveries for a total qty of 270,000 lbs.

USALCO, LLC does not have any litigation to report. If there is anything further needed please let us know.

10. **LITIGATION SUMMARY:** A litigation summary that briefly describes any claims or lawsuits that have been filed within the last ten (10) years against the respondent individual or firm that relates to the services performed by the respondent individual or firm must be submitted. Identify the claim or lawsuit by naming the adverse party, case number, jurisdiction where filed and current status and/or outcome of the claim or lawsuit. **If no summary is given or if a general statement is given that refers the City to inquire with a respondent individual's counsel or firm's counsel, the RFQ, RFB, RFP or CSP may be considered NON-RESPONSIVE and eliminated from consideration.** This statement may be submitted as a separate document, but must be provided at the same time that the RFQ, RFB, RFP or CSP is submitted.

11. Vendor must submit a copy of their current W-9 as part of the proposal package.

12. The City of San Juan must receive one (1) hard copy of your submission (1) copy and one electronic PDF on a flash drive

All addenda issued in respect to this project shall be considered official changes to the original bidding documents. It shall be the Bidder(s) responsibility to ensure that all Addenda have been received. Furthermore, bidders are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their Bid Submittal. Bidder(s) signature on Addenda shall be San Juan and as such are made part of the original bidding documents.

Does the Company have an office located in San Juan, Texas? Yes ☐ No ☒
Has the Company ever conducted business with the City of San Juan? Yes ☐ No ☒

Respectfully submitted this 16th day of February, 2026.

SIGNATURE:

Terry Waldo

TYPE/PRINT NAME:

Terry Waldo

TITLE:

Chief Commercial Officer

COMPANY: USALCO, LLC

ADDRESS: 2601 Cannery Avenue, Baltimore, MD 21226

TELEPHONE: 800-453-2586

FAX NO.: 410-918-2240

EMAIL: bids@usalco.com

SIGNATURE: _____

TYPE/PRINT NAME: _____

TITLE: City Manager

COMPANY: City of San Juan

ADDRESS: 512 S. Nebraska, San Juan, TX 78589

TELEPHONE: (956)223-2200

DATE: _____



NOTICE OF INTENT TO RESPOND

Firms interested in submitting a bid on **26-002-02-19** as outlined in the specifications, should indicate their intention by signing, dating and returning the form to the email address below prior to FEBRUARY 13, 2026, so that they may receive any addendums to the specifications should the need arise.

City of San Juan
Attn: Lori A. Maldonado, Purchasing Agent
512 S. Nebraska Avenue, San Juan, Texas 78589
Phone: (956) 223-2204
lmaldonado@sjtx.us

Bidder: USALCO, LLC
[Please print or type the full name of your proprietorship, partnership, corporation, or joint venture.*)

Contact Name: Terry Waldo Chief Commercial Officer
[Please print or type name] [Title]

Address: 2601 Cannery Avenue, Baltimore, MD 21226
[Mailing]

[Street, if different]

Telephone: 800-453-2586
[Print or type telephone number]

Fax: 410-918-2240
[Print or type telephone number]

Email: bids@usalco.com
[Print or type]

Brett McCoy

From: Brett McCoy
Sent: Thursday, February 12, 2026 10:22 AM
To: 'lmaldonado@sjtx.us'
Subject: Notice of Intent to Respond - Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #1 – RFB NO. 26-002-02-19
Attachments: 2026 San Juan TX WTP 1 - Intent to Respond.pdf

Good morning, Lori.

Please see our intent to respond attached. Thank you.

Brett McCoy

BID TEAM SUPERVISOR

O: (410) 354-0100x2414 M: 443.900.8252



Usalco – Innovation flows here
Learn more at [Usalco.com](https://usalco.com)

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ADDENDUM NO. 1

**ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY
WATER TREATMENT PLANT #1**

RFB NO. 26-002-02-19

Notice is hereby given to all prospective respondents of the following:

1. Bid opening date has been rescheduled from Thursday, February 19, 2026 to Friday, February 20, 2026. Time and location remain the same.

END OF ADDENDUM NO. 1
/s/Lori A. Maldonado, Purchasing Agent
February 13, 2026



Signature of Respondent
Terry Walden, Chief Commercial Officer



Date



February 16, 2026

City of San Juan
Attn: Lori A. Maldonado
512 S. Nebraska Avenue
San Juan, TX 78589

Re: Request for Sealed Proposals Annual Aluminum Sulfate/Blends Supply Water Treatment
Plant #1 – RFB No. 26-002-02-19

Dear Ms. Maldonado,

USALCO is pleased to submit the attached bid for Aluminum Sulfate/Blends to the City of San Juan, TX. The information below is meant to provide background on USALCO as well as detail the company's various certifications.

USALCO is a leading manufacturer and distributor of aluminum-based water treatment chemical products to the industrial and municipal markets. The company was founded in 1980 and is headquartered in Baltimore, MD with twenty-six manufacturing locations.

All of USALCO's products are certified by NSF International to comply with ANSI/NSF/CAN Standard 60 for use in drinking water applications. Copies of these certifications are enclosed.

Thank you for the opportunity to participate in your bidding process and for your interest in USALCO's products and services. Please visit our website at www.usalco.com for additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brett McCoy", written over a faint circular watermark.

Brett McCoy
Bid Team Supervisor

Encl
bm



INNOVATION FLOWS HERE

2601 CANNERY AVENUE, BALTIMORE, MD 21226 USALCO.COM

Go to www.irs.gov/FormW9 for instructions and the latest information.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) USALCO, LLC	
2 Business name/disregarded entity name, if different from above.	
3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <u>P</u> Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
5 Address (number, street, and apt. or suite no.). See instructions. 2601 Cannery Ave 6 City, state, and ZIP code Baltimore, MD 21226	7 List account number(s) here (optional)
Requester's name and address (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

--	--	--	--	--	--	--	--	--	--

or

Employer identification number

2	7	-	1	1	2	5	2	3	4
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign
Here**

**Signature of
U.S. person**

Date _____

2-16-2020

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

PRODUCT SPECIFICATIONS

PRODUCT NAME: AQUALUM 02471

Coagulant

Product Description

AQUALUM 02471 is a proprietary blend of inorganic and organic coagulants with high cationic charge densities that neutralize the negative charge of colloidal particles. AQUALUM 02471 is certified under NSF/ANSI/CAN Standard 60 for use in municipal drinking water.

Physical Characteristics

Appearance	Blue, Blueish Green
Odor	None
Solubility in Water	Soluble
Specific Gravity	1.27 - 1.33 @ 25 °C (77 °F)
pH (as supplied)	1.0-3.0

Typical properties are listed for information only, and are not to be considered as specification requirements. These items are not analyzed on a routine basis.

Storage and Handling

Store in a cool, dry well-ventilated place away from heat, cold, direct sunlight and incompatible materials. Always use care when opening containers and keep tightly closed when not in use. Do not reuse storage containers unless properly reconditioned.

AQUALUM 02471 is corrosive. Wear personal protective equipment, such as goggles or safety glasses, gloves and other protective clothing when handling.

Read Safety Data Sheet before using, handling, or storing this product.

Packaging

AQUALUM 02471 is typically available in 55-gallon drums, totes, and bulk quantities. For further information, please contact your Brenntag representative.

Date Created: 11/9/2023

Effective Date: 11/9/2023

Created by: Brenntag Southwest

This document is only valid for the named product(s) in the packaging delivered. The information is provided "as is". Brenntag does not warrant the accuracy, currentness, and completeness of the information contained in this document. The statements do not constitute a warranty of any kind, such as but not limited to suitability for a particular purpose or merchantability, either express or implied, by fact or law, or otherwise. Brenntag reserves the right to update the information in this document at all times as reasonably necessary.

Brenntag North America, Inc. 5083 Pottsville Pike Reading, PA 19605-9724, Phone: [\(610\) 926-6100](tel:610-926-6100) Fax: [\(610\) 916-3782](tel:610-916-3782) Email: contactus@brenntag.com, www.Brenntag.com

Version 2 - July 2023

1. Identification

Other means of identification None known.
Product identifier **AQUALUM® 02471**
Recommended use ALL PROPER AND LEGAL PURPOSES
Recommended restrictions None known.
Manufacturer/Importer/Supplier/Distributor information
Manufacturer
Company name Brenntag Southwest, Inc.
Address 610 Fisher Road
Longview, TX 75604
Telephone 903-759-7151
E-mail Not available.
Emergency phone number 800-424-9300 CHEMTREC

2. Hazard(s) identification

Physical hazards Not classified.
Health hazards Acute toxicity, oral Category 4
Skin corrosion/irritation Category 1A
Serious eye damage/eye irritation Category 1
Environmental hazards Not classified.
OSHA defined hazards Not classified.

Label elements



Signal word Danger
Hazard statement Harmful if swallowed. Causes severe skin burns and eye damage. Causes serious eye damage.
Precautionary statement
Prevention Do not breathe mist/vapors. Wash thoroughly after handling. Do not eat, drink or smoke when using this product. Wear protective gloves/protective clothing/eye protection/face protection.
Response If swallowed: Rinse mouth. Do NOT induce vomiting. If on skin (or hair): Take off immediately all contaminated clothing. Rinse skin with water/shower. If inhaled: Remove person to fresh air and keep comfortable for breathing. If in eyes: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Immediately call a poison center/doctor. Wash contaminated clothing before reuse.
Storage Store locked up.
Disposal Dispose of contents/container in accordance with local/regional/national/international regulations.
Hazard(s) not otherwise classified (HNOC) None known.
Supplemental information 47.32% of the mixture consists of component(s) of unknown acute dermal toxicity. 53.93% of the mixture consists of component(s) of unknown acute inhalation toxicity.

3. Composition/information on ingredients

Mixtures

Chemical name	Common name and synonyms	CAS number	%
SULFURIC ACID, ALUMINUM SALT (3:2)		10043-01-3	45.57
Other components below reportable levels			54.43

4. First-aid measures

Inhalation	Move to fresh air. Call a physician if symptoms develop or persist.
Skin contact	Take off immediately all contaminated clothing. Rinse skin with water/shower. Call a physician or poison control center immediately. Chemical burns must be treated by a physician. Wash contaminated clothing before reuse.
Eye contact	Immediately flush eyes with plenty of water for at least 15 minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Call a physician or poison control center immediately.
Ingestion	Call a physician or poison control center immediately. Rinse mouth. Do not induce vomiting. If vomiting occurs, keep head low so that stomach content doesn't get into the lungs.
Most important symptoms/effects, acute and delayed	Burning pain and severe corrosive skin damage. Causes serious eye damage. Symptoms may include stinging, tearing, redness, swelling, and blurred vision. Permanent eye damage including blindness could result.
Indication of immediate medical attention and special treatment needed	Provide general supportive measures and treat symptomatically. Chemical burns: Flush with water immediately. While flushing, remove clothes which do not adhere to affected area. Call an ambulance. Continue flushing during transport to hospital. Keep victim warm. Keep victim under observation. Symptoms may be delayed.
General information	Ensure that medical personnel are aware of the material(s) involved, and take precautions to protect themselves. Show this safety data sheet to the doctor in attendance.

5. Fire-fighting measures

Suitable extinguishing media	Water fog. Foam. Dry chemical powder. Carbon dioxide (CO ₂).
Unsuitable extinguishing media	Do not use water jet as an extinguisher, as this will spread the fire.
Specific hazards arising from the chemical	During fire, gases hazardous to health may be formed.
Special protective equipment and precautions for firefighters	Self-contained breathing apparatus and full protective clothing must be worn in case of fire.
Fire fighting equipment/instructions	Move containers from fire area if you can do so without risk.
Specific methods	Use standard firefighting procedures and consider the hazards of other involved materials.
General fire hazards	No unusual fire or explosion hazards noted.

6. Accidental release measures

Personal precautions, protective equipment and emergency procedures	Keep unnecessary personnel away. Keep people away from and upwind of spill/leak. Wear appropriate protective equipment and clothing during clean-up. Do not breathe mist/vapors. Do not touch damaged containers or spilled material unless wearing appropriate protective clothing. Ensure adequate ventilation. Local authorities should be advised if significant spillages cannot be contained. For personal protection, see section 8 of the SDS.
Methods and materials for containment and cleaning up	Prevent entry into waterways, sewer, basements or confined areas. Large Spills: Stop the flow of material, if this is without risk. Dike the spilled material, where this is possible. Absorb in vermiculite, dry sand or earth and place into containers. Following product recovery, flush area with water. Small Spills: Wipe up with absorbent material (e.g. cloth, fleece). Clean surface thoroughly to remove residual contamination. Never return spills to original containers for re-use. For waste disposal, see section 13 of the SDS.
Environmental precautions	Avoid discharge into drains, water courses or onto the ground.

7. Handling and storage

Precautions for safe handling	Do not breathe mist/vapors. Do not get in eyes, on skin, or on clothing. Do not taste or swallow. When using, do not eat, drink or smoke. Provide adequate ventilation. Wear appropriate personal protective equipment. Wash hands thoroughly after handling. Observe good industrial hygiene practices.
Conditions for safe storage, including any incompatibilities	Store locked up. Store in tightly closed container. Store away from incompatible materials (see Section 10 of the SDS).

8. Exposure controls/personal protection

Occupational exposure limits	No exposure limits noted for ingredient(s).
Biological limit values	No biological exposure limits noted for the ingredient(s).

Appropriate engineering controls	Good general ventilation should be used. Ventilation rates should be matched to conditions. If applicable, use process enclosures, local exhaust ventilation, or other engineering controls to maintain airborne levels below recommended exposure limits. If exposure limits have not been established, maintain airborne levels to an acceptable level. Eye wash facilities and emergency shower must be available when handling this product.
Individual protection measures, such as personal protective equipment	The following are recommendations for Personnel Protective Equipment (PPE). The employer/user of this product must perform a Hazard Assessment of the workplace according to OSHA regulations 29 CFR 1910.132 to determine the appropriate PPE for use while performing any task involving potential exposure to this product.
Eye/face protection	Wear safety glasses with side shields (or goggles) and a face shield.
Skin protection	
Hand protection	Wear appropriate chemical resistant gloves.
Other	Wear appropriate chemical resistant clothing.
Respiratory protection	In case of insufficient ventilation, wear suitable respiratory equipment.
Thermal hazards	Wear appropriate thermal protective clothing, when necessary.
General hygiene considerations	Keep away from food and drink. Always observe good personal hygiene measures, such as washing after handling the material and before eating, drinking, and/or smoking. Routinely wash work clothing and protective equipment to remove contaminants.

9. Physical and chemical properties

Appearance	
Physical state	Liquid.
Form	Liquid.
Color	HAZY TO CLEAR, BLUE-GREEN
Odor	NONE
Odor threshold	Not available.
pH	Not available.
Melting point/freezing point	1418 °F (770 °C) estimated
Initial boiling point and boiling range	212.85 °F (100.47 °C) estimated
Flash point	Not available.
Evaporation rate	Not available.
Flammability (solid, gas)	Not applicable.
Upper/lower flammability or explosive limits	
Flammability limit - lower (%)	Not available.
Flammability limit - upper (%)	Not available.
Explosive limit - lower (%)	Not available.
Explosive limit - upper (%)	Not available.
Vapor pressure	Not available.
Vapor density	Not available.
Relative density	Not available.
Solubility(ies)	
Solubility (water)	Not available.
Partition coefficient (n-octanol/water)	Not available.
Auto-ignition temperature	Not available.
Decomposition temperature	Not available.
Viscosity	Not available.
Other information	
Density	10.96 lbs/gal 1.31 g/ml
Explosive properties	Not explosive.

Oxidizing properties	Not oxidizing.
Percent volatile	52.18 % estimated
Specific gravity	1.31

10. Stability and reactivity

Reactivity	The product is stable and non-reactive under normal conditions of use, storage and transport.
Chemical stability	Material is stable under normal conditions.
Possibility of hazardous reactions	Hazardous polymerization does not occur.
Conditions to avoid	Contact with incompatible materials.
Incompatible materials	Strong oxidizing agents.
Hazardous decomposition products	No hazardous decomposition products are known.

11. Toxicological information

Information on likely routes of exposure

Inhalation	May cause irritation to the respiratory system.
Skin contact	Causes severe skin burns.
Eye contact	Causes serious eye damage.
Ingestion	Causes digestive tract burns. Harmful if swallowed.

Symptoms related to the physical, chemical and toxicological characteristics Burning pain and severe corrosive skin damage. Causes serious eye damage. Symptoms may include stinging, tearing, redness, swelling, and blurred vision. Permanent eye damage including blindness could result.

Information on toxicological effects

Acute toxicity Harmful if swallowed.

Product	Species	Test Results
AQUALUM® 02471		
<u>Acute</u>		
Oral		
ATEmix		1091 mg/kg

Components	Species	Test Results
SULFURIC ACID, ALUMINUM SALT (3:2) (CAS 10043-01-3)		
<u>Acute</u>		
Oral		
LD50	Rat	1930 mg/kg

Skin corrosion/irritation Causes severe skin burns and eye damage.

Serious eye damage/eye irritation Causes serious eye damage.

Respiratory or skin sensitization

Respiratory sensitization Due to partial or complete lack of data the classification is not possible.

Skin sensitization Due to partial or complete lack of data the classification is not possible.

Germ cell mutagenicity Due to partial or complete lack of data the classification is not possible.

Carcinogenicity Due to partial or complete lack of data the classification is not possible.

IARC Monographs. Overall Evaluation of Carcinogenicity

Not listed.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1053)

Not listed.

US. National Toxicology Program (NTP) Report on Carcinogens

Not listed.

Reproductive toxicity Due to partial or complete lack of data the classification is not possible.

Specific target organ toxicity - single exposure Due to partial or complete lack of data the classification is not possible.

Specific target organ toxicity - repeated exposure Due to partial or complete lack of data the classification is not possible.

Aspiration hazard Due to partial or complete lack of data the classification is not possible.

12. Ecological information

Ecotoxicity The product is not classified as environmentally hazardous. However, this does not exclude the possibility that large or frequent spills can have a harmful or damaging effect on the environment.

Components	Species	Test Results
SULFURIC ACID, ALUMINUM SALT (3:2) (CAS 10043-01-3)		
Aquatic		
Crustacea	EC50	Amphipod (<i>Crangonyx pseudogracilis</i>) 11.8 - 14 mg/l, 48 hours
Fish	LC50	Fathead minnow (<i>Pimephales promelas</i>) 3.4 - 5.6 mg/l, 96 hours
Persistence and degradability	No data is available on the degradability of this product.	
Bioaccumulative potential	No data available.	
Mobility in soil	No data available.	
Other adverse effects	No other adverse environmental effects (e.g. ozone depletion, photochemical ozone creation potential, endocrine disruption, global warming potential) are expected from this component.	

13. Disposal considerations

Disposal instructions	Collect and reclaim or dispose in sealed containers at licensed waste disposal site. Incinerate the material under controlled conditions in an approved incinerator. Dispose of contents/container in accordance with local/regional/national/international regulations.
Local disposal regulations	Dispose in accordance with all applicable regulations.
Hazardous waste code	D002: Waste Corrosive material [pH <=2 or >=12.5, or corrosive to steel] The waste code should be assigned in discussion between the user, the producer and the waste disposal company.
Waste from residues / unused products	Dispose of in accordance with local regulations. Empty containers or liners may retain some product residues. This material and its container must be disposed of in a safe manner (see: Disposal instructions).
Contaminated packaging	Since emptied containers may retain product residue, follow label warnings even after container is emptied. Empty containers should be taken to an approved waste handling site for recycling or disposal.

14. Transport information

DOT

UN number	UN3264
UN proper shipping name	CORROSIVE LIQUID, ACIDIC, INORGANIC, N.O.S. (CUPRIC SULFATE, ALUMINUM SULFATE)
Transport hazard class(es)	
Class	8
Subsidiary risk	-
Packing group	III
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.
ERG number	154
Transport information on packaging may be different from that listed. Transportation information on packaging may be different from that listed.	

IATA

UN number	UN3264
UN proper shipping name	CORROSIVE LIQUID, ACIDIC, INORGANIC, N.O.S. (CUPRIC SULFATE, ALUMINUM SULFATE)
Transport hazard class(es)	
Class	8
Subsidiary risk	-
Packing group	III
Environmental hazards	No.
ERG Code	154
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.

IMDG

UN number	UN3082
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UN proper shipping name	ENVIRONMENTALLY HAZARDOUS SUBSTANCE, LIQUID, N.O.S., MARINE POLLUTANT
Transport hazard class(es)	
Class	9
Subsidiary risk	-
Packing group	III
Environmental hazards	
Marine pollutant	Yes
EmS	F-A, S-F
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.

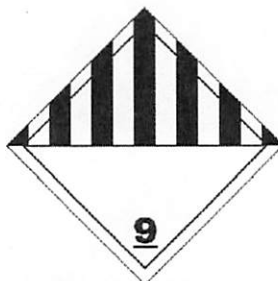
DOT



IATA



IMDG



Marine pollutant



General information

IMDG Regulated Marine Pollutant.

15. Regulatory information

US federal regulations

This product is a "Hazardous Chemical" as defined by the OSHA Hazard Communication Standard, 29 CFR 1910.1200.

Toxic Substances Control Act (TSCA)

TSCA Section 12(b) Export Notification (40 CFR 707, Subpt. D)

Not regulated.

CERCLA Hazardous Substance List (40 CFR 302.4)SULFURIC ACID, ALUMINUM SALT (3:2) Listed.
(CAS 10043-01-3)**SARA 304 Emergency release notification**

Not regulated.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1053)

Not listed.

Superfund Amendments and Reauthorization Act of 1986 (SARA)**SARA 302 Extremely hazardous substance**

Not listed.

SARA 311/312 Hazardous chemical

Yes

Classified hazard categories Acute toxicity (any route of exposure)
Skin corrosion or irritation
Serious eye damage or eye irritation**SARA 313 (TRI reporting)**

Not regulated.

Other federal regulations**Clean Air Act (CAA) Section 112 Hazardous Air Pollutants (HAPs) List**

Not regulated.

Clean Air Act (CAA) Section 112(r) Accidental Release Prevention (40 CFR 68.130)

Not regulated.

Safe Drinking Water Act (SDWA)

Not regulated.

US state regulations**California Proposition 65**California Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65): This material is not known to contain any chemicals currently listed as carcinogens or reproductive toxins. For more information go to www.P65Warnings.ca.gov.**International Inventories**

Country(s) or region	Inventory name	On inventory (yes/no)*
Australia	Australian Inventory of Chemical Substances (AICS)	Yes
Canada	Domestic Substances List (DSL)	No
Canada	Non-Domestic Substances List (NDSL)	No
China	Inventory of Existing Chemical Substances in China (IECSC)	Yes
Europe	European Inventory of Existing Commercial Chemical Substances (EINECS)	No
Europe	European List of Notified Chemical Substances (ELINCS)	No
Japan	Inventory of Existing and New Chemical Substances (ENCS)	Yes
Korea	Existing Chemicals List (ECL)	No
New Zealand	New Zealand Inventory	Yes
Philippines	Philippine Inventory of Chemicals and Chemical Substances (PICCS)	Yes
Taiwan	Taiwan Chemical Substance Inventory (TCSI)	Yes
United States & Puerto Rico	Toxic Substances Control Act (TSCA) Inventory	Yes

*A "Yes" indicates that all components of this product comply with the inventory requirements administered by the governing country(s)

A "No" indicates that one or more components of the product are not listed or exempt from listing on the inventory administered by the governing country(s).

16. Other information, including date of preparation or last revision

Issue date 02-01-2017
Revision date 06-24-2022
Version # 05

HMIS® ratings	Health: 3 Flammability: 0 Physical hazard: 0
NFPA ratings	Health: 3 Flammability: 0 Instability: 0
Disclaimer	While Brenntag believes the information contained herein to be accurate, Brenntag makes no representation or warranty, express or implied, regarding, and assumes no liability for, the accuracy or completeness of the information. The Buyer assumes all responsibility for handling, using and/or reselling the Product in accordance with applicable federal, state, and local law. This SDS shall not in any way limit or preclude the operation and effect of any of the provisions of Brenntag's terms and conditions of sale.
Revision information	Hazard(s) identification: Hazard statement Hazard(s) identification: Response Hazard(s) identification: GHS Signal Words Handling and storage: Precautions for safe handling Exposure controls/personal protection: Eye/face protection Toxicological information: Corrosivity Toxicological information: Eye contact Toxicological information: Eye contact



The Public Health and Safety Organization

NSF Product and Service Listings

These NSF Official Listings are current as of **Friday, February 13, 2026** at 12:15 a.m. Eastern Time. Please contact NSF to confirm the status of any Listing, report errors, or make suggestions.

Alert: NSF is concerned about fraudulent downloading and manipulation of website text. Always confirm this information by clicking on the below link for the most accurate information:

<http://info.nsf.org/Certified/PwsChemicals/Listings.asp?TradeName=AQUALUM+02471&>

NSF/ANSI/CAN 60 Drinking Water Treatment Chemicals - Health Effects

Brenntag Southwest, LLC
610 Fisher Road
Longview, TX 75604
United States
800-722-3145
918-273-2265
Visit this company's website (<http://www.brenntag.com>)

Facility : Nowata, OK

Polymer Blends [AL]

Trade Designation	Product Function	Max Use
AQUALUM 02471[1] [PY]	Coagulation & Flocculation	125mg/L

- [1] This product contains copper and may increase the amount of copper present in the finished drinking water. Following use of this product, the finished drinking water should be monitored to ensure that levels of copper do not exceed regulatory requirements.
- [AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L.
- [CP] The finished drinking water shall be monitored to ensure that levels of copper do not exceed 1.3 mg/L.

Facility : Houston, TX

Polymer Blends [AL] [PY]

Trade Designation	Product Function	Max Use
AQUALUM 02471	Coagulation & Flocculation	125mg/L

- [2] The finished drinking water should be monitored to ensure that levels of copper do not exceed 1.3 mg/L.
- [AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L.
- [CP] This product contains copper and may increase the amount of copper present in the finished drinking water. Following use of this product, the finished drinking water should be monitored to ensure that levels of copper do not exceed regulatory requirements.
- [PY] Polyamines Certified by NSF International comply with 40 CFR 141.111 requirements for percent monomer and dose.

NOTE: Only products bearing the NSF Mark on the product, product packaging, and/or documentation shipped with the product are Certified.

Number of matching Manufacturers is 1
Number of matching Products is 2
Processing time was 0 seconds



SPECIFICATIONS

REQUEST FOR SEALED PROPOSALS

ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY

WATER TREATMENT PLANT #2

RFB NO. 26-003-02-19

INVITATION TO BID

Sealed bids addressed to Lori A. Maldonado, Purchasing Agent, City of San Juan, 512 S. Nebraska Avenue, San Juan, Texas 78589-2649 are to be received no later than Thursday, February 19, 2026, at 10:00 a.m., for Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #2 at which time they will be taken to the City Hall Conference Room, and read aloud.

**REQUEST FOR SEALED PROPOSALS
ANNUAL ALUMINUM SULFATE/ BLENDS SUPPLY
WATER TREATMENT PLANT #2
RFB NO. 26-003-02-19
ATTN: LORI A. MALDONADO, PURCHASING AGENT
CITY OF SAN JUAN
512 S. NEBRASKA AVENUE
SAN JUAN, TEXAS 78589-2649**

Specifications can be obtained by calling the Purchasing Department (956)223-2204, by picking them up at the San Juan City Hall, 512 S. Nebraska Avenue, San Juan, Texas between the hours of 8:30 a.m. – 4:30 p.m., Monday thru Friday, or by downloading them from the City's web-site, www.sjtx.us.

Be advised that if a company downloads the bid specifications from the web page and is contemplating on submitting a bid to provide Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #1, the respondent must register with the Purchasing Division so that any changes/additions via Addendum can be forwarded to the company. Please download the specifications on our website. Any communication regarding this RFB is Lori A. Maldonado, Purchasing Agent, who can be reached at (956)223-2204. Any communication regarding this RFB should be emailed to lmaldonado@sjtx.us including in the subject line "Annual Aluminum Sulfate/ Blends Supply – Water Treatment Plant #2 – RFB NO. 26-003-02-19". In all emails, please include in the subject line the RFB name and number and in body of the email, the company's name, address, phone and fax number, as well as the contact person.

The City of San Juan reserves the right to refuse and reject any or all proposals and to waive any or all formalities or technicalities or to accept the proposal to be the best and most advantageous to the City, and hold the proposals for a period of 60 days without taking action. Proposals submitted past the aforementioned date and time will not be accepted. Caution to those submitting proposals; those not in the proper form may be rejected.

It is the intent of this Request for Bids to describe and ultimately make it possible for the City of San Juan to purchase the below named ANNUAL ALUMINUM SULFATE/ BLENDS SUPPLY – WATER TREATMENT PLANT #2.

General Requirements and Agreement for Annual Aluminum Sulfate/ Blends Supply:

SPECIFICATIONS FOR ANNUAL ALUMINUM SULAFTE/ BLENDS SUPPLY

City of San Juan Water Treatment Plant #2 2111 N. Veterans Blvd.
Specification – Water Treatment Plant #2 Annual Aluminum Sulfate/Blends Supply

City of San Juan Water Plant #2, 2111 N. Veterans Blvd., San Juan, Texas 78589

“Actual Quantities May Vary Significantly and are Dependent on Yearly Service Requests.”

1. Estimated quantities based on projected usage during a twelve-month period. The City will be ordering approximately half (.5) load, four thousand four hundred twenty (4,420) Gallons per load, approximately every month. The City may increase or decrease the usage depending on fund appropriations.
2. The unit prices for this contract shall remain the same, whether the City buys more or less than the amount of the product, and will not increase or decrease more than 20% unless mutually agreed in writing by both parties.
3. The price quoted shall prevail for a contract period of twelve months, or as otherwise specified from the time of acceptance and issuance of the Purchase Order.
4. The contract shall be for one (1) year period with the option to extend the contract for two (2) additional years at one (1) year intervals.
5. Bid price shall include any freight charges, deposits, rent, and demurrage charges for containers, and any environmental fees, if any. The city will not be responsible for any additional costs not included in the bid price.
6. The unit price per pound shall be specified by the bidder.
7. Superfund tax, hazardous handling charge, fuel surcharge, or other environmental charge shall be included in the bid price, or specified as an addendum. The city will not be responsible for any additional costs not included in the bid price.

8. Periodic integrity evaluation analysis shall be performed at least every six (6) months.
9. The approved Aluminum Sulfate/ Blends will have the Clar+Ion 91024 (Chem trade.) Aqualum 02471 (Brentagg southwest) Aluminum Sulfate/ Blends characteristics, or an approved equal. Any vendor proposing an approved equal must first perform an integrity evaluation analysis prior to submittal of bid and be added to the City's Approved list of Aluminum Sulfate/ Blends:
 - a. Appearance – Clear blue
 - b. Physical state – Liquid
 - c. PH – 2.4-2.7
 - d. Freezing point – -16 °C (3.2 °F)
 - e. Specific gravity – 1.30
 - f. Solubility – 100%

**BID FORM FOR ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY
WATER TREATMENT PLANT #2
BID NO. 26-003-02-19
BID OPENING DATE: FEBRUARY 19, 2026**

I/We submit the following bid in ORIGINAL FORM for ANNUAL ALUMINUM SULFATE/ BLENDS SUPPLY - WATER TREATMENT PLANT #2 according to City of San Juan requirements, less tax:

NOTE: In addition to responding to our "local solicitation for bids/proposals vendor/contractors are encouraged to provide pricing on the above referenced items/products/services passed on BuyBoard, H-GAC, TXMAS, TIPS, and/or other State of Texas *recognized and approved cooperative* which has compiled with the bidding requirements for the State of Texas (any and all applicable fees must be included). *All cooperative pricing must be submitted on or before bid/proposal opening date and hour.*

<u>CHECK ON</u>			
_____BUYBOARD	_____H-GAC	_____TXMAS	_____DEALER/LOCAL
_____TIPS	_____TX DIR	_____OTHER _____	
CONTRACT NUMBER: _____ (If Applicable)		COMMODITY NUMBER: _____ (If Applicable)	

Item	Estimated Quantity	Description	Unit Price	Extended Price
1	6 loads	Annual Aluminum Sulfate/ Blends (per specifications) Delivery Time <u>3-5 days after receipt of order.</u> Note: Unit Price Shall Be Per Pound *Note: Product bid is: Clar+Ion 91024. Price total based on conversion of 10.8 LBS/Gallon and the indicated 6 loads of 4,420 Gallons. Price based on full truckload quantities. For conversion purposes only, price equates to \$394.00/Liquid Ton	\$ <u>0.197/LB</u>	\$ <u>56,423.95*</u>

10. **LITIGATION SUMMARY:** A litigation summary that briefly describes any claims or lawsuits that have been filed within the last ten (10) years against the respondent individual or firm that relates to the services performed by the respondent individual or firm must be submitted. Identify the claim or lawsuit by naming the adverse party, case number, jurisdiction where filed and current status and/or outcome of the claim or lawsuit. **If no summary is given or if a general statement is given that refers the City to inquire with a respondent individual's counsel or firm's counsel, the RFQ, RFB, RFP or CSP may be considered NON-RESPONSIVE and eliminated from consideration.** This statement may be submitted as a separate document, but must be provided at the same time that the **RFQ, RFB, RFP or CSP** is submitted.

11. Vendor must submit a copy of their current W-9 as part of the proposal package.

12. The City of San Juan must receive one (1) hard copy of your submission (1) copy and one electronic PDF on a flash drive

All addenda issued in respect to this project shall be considered official changes to the original bidding documents. It shall be the Bidder(s) responsibility to ensure that all Addenda have been received. Furthermore, bidders are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their Bid Submittal. Bidder(s) signature on Addenda shall be San Juan and as such are made part of the original bidding documents.

Does the Company have an office located in San Juan, Texas? Yes____ No X
Has the Company ever conducted business with the City of San Juan? Yes X No____

Respectfully submitted this 17th day of February, 2026.

SIGNATURE:



TYPE/PRINT NAME: Christine LaSala

TITLE: Bid/Price Analyst

COMPANY: Chemtrade Chemicals US LLC

ADDRESS: 90 East Halsey Road, Suite 200,
Parsippany, NJ 07054

TELEPHONE: 800-441-2659

FAX NO.: 973-515-4461

EMAIL: BIDS@CHEMTRADELOGISTICS.COM

SIGNATURE: _____

TYPE/PRINT NAME: _____

TITLE: City Manager

COMPANY: City of San Juan

ADDRESS: 512 S. Nebraska, San Juan, TX 78589

TELEPHONE: (956)223-2200

DATE: _____



**City of San Juan, TX
Annual Aluminum Sulfate/Blends Supply Water Treatment Plant #1
RFB No 26-003092019**

Chemtrade Chemicals US, LLC is submitting the above-mentioned bid. In reference to the requirement #10-Litigation summary from our legal team identifying claims and lawsuits withing the last ten years as the time of bid submission, February 20, 2026:

- i. General Chemical Performance Products LLC, now Chemtrade Chemicals US LLC ("Chemtrade"), and certain of its affiliates had been named as defendants in several litigations in federal district court for the District of New Jersey, alleging anticompetitive conduct and related claims with respect to the sale of liquid aluminum sulfate. The named plaintiffs in these actions included U.S. municipalities, and certain private entities. General Chemical Performance Products LLC, now Chemtrade Chemicals US LLC, and certain of its affiliates, were also named defendants in certain state qui tam lawsuits filed by an ex-employee, alleging, among other claims, violations of false claims act statutes, based on the same general conduct alleged in the New Jersey actions. All the aforementioned actions have been resolved without any admission of liability or guilt and are no longer pending.

General Chemical Performance Products LLC, now Chemtrade Chemicals US LLC, and its affiliates and current officers, directors and employees, have not been convicted of or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract. In connection with the subject matter of these legal proceedings, one ex-employee was indicted (but the indictment was subsequently dismissed) and another pled guilty to a violation of the Sherman Act. However, these employees were terminated in 2011 and 2010 respectively and have not been associated with the company since that time.

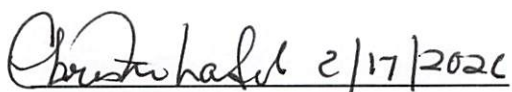
- i. James and Heather Harrington vs. Chemtrade Chemicals US LLC [and other defendants], filed December 22, 2021 – State Court of Gwinnett County, State of Georgia. The plaintiffs allege that Mr. Harrington sustained injuries while working at a Chemtrade facility. There has been no finding of fault or negligence on Chemtrade's part, and the case has been settled.
- ii. Terry and Carolyn Bodiford vs. Chemtrade Chemicals US LLC [and approximately 50+ other defendants], February 19, 2019 - Madison County, 3rd Judicial Circuit Court, IL. Plaintiffs allege that the exposure to asbestos resulted in Mr. Bodiford's mesothelioma.

Chemtrade's connection to the case was unclear and the case was dismissed July 22, 2021.

- iii. Chemtrade Chemicals US LLC vs. Fibrant, LLC, Fibrant B.V. and Chemicainvest Holding B.V., September 23, 2016 - Superior Court of Gwinnett County, Georgia. Chemtrade [as plaintiff] filed for damages relating to breach of contract. Case has been settled.
- iv. Herbert Herring vs. Chemtrade Chemicals US LLC [and other defendants], filed January 27, 2023 – St. Clair County Court, State of Illinois. Plaintiff alleges that his exposure to asbestos was from his father, who is alleged to be a former chemical worker at General Chemical (now Chemtrade Chemicals US LLC) plant in Washington Park, IL. There is no evidence of Plaintiff's father's employment with General Chemical and Chemtrade's connection to the case is still unclear. Case is pending.
- v. Other non-material litigation, administrative proceedings or claims ("Litigation") are in the ordinary course of Chemtrade's business. None of these Litigation matters have a material adverse impact on Chemtrade's ability to carry out its obligations under the applicable bid, if awarded the contract.

If you have any questions, please contact me bids@chemtradelogistics.com

Kind regards,



Christine LaSala
Bid/Price Analyst
Chemtrade Chemicals US LLC

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Chemtrade Chemicals Corporation	
	2 Business name/disregarded entity name, if different from above Chemtrade Chemicals US LLC (74-3104940)	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) 5 Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
	5 Address (number, street, and apt. or suite no.) See instructions. 80 East Halsey Road, Suite 200	
	6 City, state, and ZIP code Parsippany, NJ 07054	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN) Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.	<table border="1"><tr><td colspan="9">Social security number</td></tr><tr><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td></tr><tr><td colspan="9">or</td></tr><tr><td colspan="9">Employer identification number</td></tr><tr><td>2</td><td>2</td><td></td><td>-</td><td>2</td><td>6</td><td>8</td><td>9</td><td>8 1 7</td></tr></table>	Social security number													-					or									Employer identification number									2	2		-	2	6	8	9	8 1 7
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Part II Certification Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Christine LaSalle</i>	Date ► 12/10/2025
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



**Product Certifications
City of San Juan, TX
Annual Aluminum Sulfate/Blends Supply Water Treatment
Plant 2 RFB# 26-003092019**

Product bid is Chemtrade Chemical's Clar+Ion 91024 and is listed as an approved per the bid document. This product has been successfully used by the City of San Juan, TX at Plant #2 in the last several years. Furthermore, Robert Naranjo, Account Manager has successfully jar-tested, specific to this bid at both Plant #1 and Plant # 2 prior to the bid opening on February 20, 2026 to confirm compliance.

Chemtrade Chemicals US LLC certifies that all grades of Clar+Ion as produced by our manufacturing locations will meet National Sanitation Foundation Standard 60 and ANSI/AWWA B 403-16 standard in every respect.

Safety Data Sheet, NSF Certification and related technical information are attached for review.

Christine LaSala
Bid/Price Analyst
Chemtrade Chemicals US LLC
February 17, 2026

**CHEMTRADE**<http://www.chemtradelogistics.com>

Clar+lon® 91024 PRODUCT DATA SHEET

CHARACTERISTICS

Clar+lon® 91024 is a clear, blue colored liquid. It is an advanced cationic coagulant and flocculant suitable for industrial and municipal water and wastewater treatment applications.

NSF/ANSI/CAN Standard 60: Drinking Water Chemicals - Health Effects; Certified

TYPICAL PROPERTIES

Formula:	Aluminum sulfate mixture
C.A.S.	10043-01-3 / 7758-99-8 (Aluminum sulfate / Cupric sulfate pentahydrate)
	pH (neat) 2.4 - 2.7
	Specific Gravity @ 21°C (70°F) 1.30
	Freezing Point (approx.) -16°C (3°F)
	Density, lbs./gal., US 10.84
	Aluminum as Al, % 4.0 - 4.2
	Aluminum as Al ₂ O ₃ , % 7.5 - 7.9
	Copper (II) Sulfate Pentahydrate, % 0.8 - 1.2
	Soluble Cupric Iron (Cu ⁺²), % 0.2 - 0.3

PRODUCT USES

Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking.

SHIPPING CONTAINERS

Bulk transport	Bulk car	275 US gal. one-way container	55 US gal. plastic drum
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SHIPPING REGULATIONS (US DOT / TDG)

Proper Shipping Name:

Corrosive Liquid, Acidic, Inorganic, N.O.S. (Contains Aluminum Sulfate)

Hazard Class: 8

ID Number: UN3264

Packing Group: III

The US EPA reportable quantity (RQ) for aluminum sulfate is 5,000 lbs. and for cupric sulfate is 10 lbs.

PRODUCT SAFETY INFORMATION

Anyone procuring, using or disposing of these products or their containers must be familiar with the appropriate safety and handling precautions. Such information may be found in the **Safety Data Sheets (SDS)** for these products or you may contact Chemtrade at 416-496-5856.

In the event of an emergency with these products, call the 24-hour **Emergency Number: USA and Canada (CHEMTREC) 1-800-424-9300**. For additional Water Chemicals contacts:

TECHNICAL SUPPORT

✉ WaterChem@chemtradelogistics.com

ORDERS & GENERAL INQUIRIES

☎ 1-844-204-9672

CHE-5121P

Revision Date: January 24, 2026

All information, statements, data, advice and/or recommendations, including, without limitation, those relating to storage, loading/unloading, piping and transportation (collectively referred to herein as "information") are believed to be accurate and reliable. However, no representation or warranty, express or implied, is made as to its completeness, accuracy, fitness for a particular purpose or any other matter, including, without limitation, that the practice or application of any such information is free of patent infringement or other intellectual property misappropriation. Chemtrade Logistics Inc. and its affiliates (collectively, "Chemtrade") are not engaged in the business of providing technical, operational, engineering or safety information for a fee, and, therefore, any such information provided herein has been furnished as an accommodation and without charge. All information provided herein is intended for use by persons having requisite knowledge, skill and experience in the chemical industry. Chemtrade shall not be responsible or liable for the use, application or implementation of the information provided herein, and all such information is to be used at the risk, and in the sole judgment and discretion, of such persons, their employees, advisors and agents.



Section 1. Identification

Product identifier

Product Identity

Clar+Ion® 91024 (CHE-5121S)

Other means of identification

Not Applicable

Relevant identified uses of the substance or mixture and uses advised against

Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking.

Restrictions on use:

Not available

Details of the supplier of the safety data sheet

Company Name

Chemtrade Logistics Inc. (Canada)
155 Gordon Baker Road Suite 300
Toronto, Ontario M2H 3N5
(416) 496-5856

Chemtrade Logistics Inc. (US)
90 East Halsey Road, Suite 200
Parsippany, NJ 07054
(800) 228- 8558

Emergency

24 hour Emergency Telephone No.

Chemtrade Emergency Contact: (866) 416-4404 (US and Canada)
CHEMTREC +1-800-424-9300
For Chemical Emergency, Spill, Leak, Fire, Exposure, or Accident, call CHEMTREC – Day or Night
For SDS Info: (416) 496-5856
www.chemtradelogistics.com

Customer Service:

Section 2. Hazard(s) identification

Classification of the substance or mixture

Metal corrosion;H290

May be corrosive to metals.

Serious eye damage / eye irritation, category 1;H318

Causes serious eye damage.



Aquatic toxicity (acute), category
2;H401

Toxic to aquatic life.

Aquatic toxicity (chronic), category
3;H412

Harmful to aquatic life with long lasting effects.

Label elements



Danger

H290 May be corrosive to metals.

H318 Causes serious eye damage.

H401 Toxic to aquatic life.

H412 Harmful to aquatic life with long lasting effects.

[Prevention]:

P234 Keep only in original packaging.

P273 Avoid release to the environment.

P280 Wear protective gloves, eye protection, and face protection.

[Response]:

P305+351+338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.

P310 Immediately call a POISON CENTER, doctor or physician.

P390 Absorb spillage to prevent material damage.

[Storage]:

P406 Store in a corrosive resistant, container with a resistant inner liner.

[Disposal]:

P501 Dispose of contents or container in accordance with local and national regulations.

Other hazards

This product contains no PBT/vPvB/vPvM chemicals.

This product contains no endocrine disrupting chemicals.

Does NOT contain component(s) that meet a 'definition' of per & poly fluoroalkyl substance (PFAS) per the US EPA PFASMASTER combined list of PFAS chemicals.

Section 3. Composition/information on ingredients

This product contains the following substances that present a hazard within the meaning of the Hazardous Products Regulations.

Ingredient/Chemical Designations	Weight %	GHS Classification	Notes
Aluminium sulfate CAS Number: 10043-01-3 Synonyms: Aluminum sulfate, Aluminum sulfate.	45 - 70	Serious eye damage / eye irritation, category 1;H318 Metal corrosion;H290	No data available
Copper (II) sulfate pentahydrate (1:1:5) CAS Number: 7758-99-8 Synonyms: No available information	0.5 - 1.5	Acute toxicity(oral), category 4;H302 Aquatic toxicity (acute), category 1;H400 Aquatic toxicity (chronic), category 1;H410 Serious eye damage / eye irritation, category 1;H318	Acute M-Factor: 10 No data available

The actual concentration or concentration range is withheld as a trade secret.

*PBT/vPvB - PBT, vPvM or vPvB-substance.

The full texts of the phrases are shown in Section 16.

The specific chemical identity and/or exact percentage of composition are withheld as a trade secret within the meaning of the OSHA Hazard Communication Standard [29 CFR 1910.1200].

Section 4. First aid measures

Description of first aid measures

General

In all cases of doubt, or when symptoms persist, seek medical attention.
Never give anything by mouth to an unconscious person.

Inhalation

Remove to fresh air, keep patient warm and at rest. If unconscious, place in the recovery position and obtain immediate medical attention. Give nothing by mouth.

Eyes

Irrigate copiously with clean water for at least 30 minutes, holding the eyelids apart and seek medical attention. Remove contact lenses, if present and easy to do. Continue rinsing.

Skin

Remove contaminated clothing. Wash skin thoroughly with soap and water or use a recognized skin cleanser. Drench affected area with water for at least 30 minutes. Obtain medical attention if irritation develops or persists.

Ingestion

If swallowed obtain immediate medical attention. Keep at rest. Do NOT induce vomiting.

Most important symptoms and effects, both acute and delayed

Overview

Causes serious eye damage.

Acute Health Effects: the substance causes serious eyes damage.

EYE: Contact causes serious eye damage. Causes permanent damage to the cornea, iris, or conjunctiva with redness, pain, swelling, blurred vision, and severe burns (Immediate). No delayed effects from eye contact are expected. No chronic effects from eye contact are known.

SKIN: May cause irritation. Symptoms may include redness, pain, and irritation.

(Immediate). No delayed effects from skin contact are expected. No chronic effects



from skin contact are known.

INHALATION: May be corrosive to the respiratory tract. Prolonged exposure may cause irritation of the upper respiratory passages. (Immediate). May cause delayed pulmonary edema. No chronic effects from inhalation are known.

INGESTION: Ingestion may cause adverse effect. No chronic effects from ingestion are known.

Indication of Any Immediate Medical Attention and Special Treatment Needed: If exposed or concerned, get medical advice and attention.
See section 2 for further details.

Eyes	Causes serious eye damage.
Chronic effects	Not available, none known.

Section 5. Fire-fighting measures

Extinguishing media

Suitable Extinguishing Media: Water spray, dry chemical, foam, carbon dioxide.

Unsuitable extinguishing media: Do not use water jet, or heavy water stream. Use of heavy stream of water may spread fire.

Special hazards arising from the substance or mixture

Hazardous decomposition: Thermal decomposition generates: Carbon oxides (CO, CO₂). Nitrogen oxides. Sulfur oxides. Oxides of aluminum. Hydrogen chloride. Hydrogen cyanide
Keep only in original packaging.

Advice for fire-fighters

As with all fires, wear positive pressure, self-contained breathing apparatus, (SCBA) with a full-face piece and protective clothing. Persons without respiratory protection should leave area. Wear SCBA during clean up immediately after fire. No smoking.

Fire Hazard: Product is not flammable but may burn at high temperatures.

Hazardous Combustion Products: Oxides of aluminum. Sulfur oxides. Carbon oxides (CO, CO₂). Nitrogen oxides. Hydrogen chloride, hydrogen cyanide.

Explosion Hazard: Product is not explosive. Contact with metallic substances may release flammable hydrogen gas.

Firefighting Instructions: Do not enter fire area without proper protective equipment, including respiratory protection. Use water spray or fog for cooling exposed containers. Remove containers from fire area if this can be done without risk. **Exercise caution when fighting any chemical fire.**

Hazardous reactions will not occur under normal conditions.

Other Information: Do not allow run-off from fire fighting to enter drains or water courses.

ERG Guide No. 154

Section 6. Accidental release measures**Personal precautions, protective equipment and emergency procedures**

General Measures: Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Do not touch or walk through spilled material. Avoid contact with eyes, skin and clothing. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment. See Section 8.

Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.

Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).

Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.

Environmental precautions

Prevent entry to sewers and public waters. Avoid release to environment.

See Section 8 for exposure controls and personal protection and Section 13 for disposal considerations.

Methods and material for containment and cleaning up

Upon arrival at the scene, a first responder is expected to recognize the presence of dangerous goods, protect oneself and the public, secure the area, and call for the assistance of trained personnel as soon as conditions permit.

Ventilate area.

Contain, dilute cautiously with water, and neutralize with soda ash or lime.

Containment: Contain any spills with dikes or absorbents to prevent migration and entry into sewers or streams. As an immediate precautionary measure, isolate spill or leak area in all directions. Ventilate area. Equip cleanup crew with proper protection.

Section 7. Handling and storage**Precautions for safe handling**

Handle containers carefully to prevent damage and spillage.

Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.

Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).

Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work. Promptly remove soiled clothing and wash thoroughly before reuse.

See section 2 for further details. - [Prevention]:

Conditions for safe storage, including any incompatibilities



Keep container closed when not in use. Store in a dry, cool place. Keep/Store away from extremely high or low temperatures and incompatible materials. Store in original container or corrosive resistant and/or lined container.

Comply with applicable regulations.

Incompatible materials: Strong acids, strong bases, strong oxidizers. Non acid-proof metals. Galvanized surfaces. Unalloyed steel.

May be corrosive to metals. May release corrosive vapors.

See section 2 for further details. - [Storage]:

Specific end use(s)

Municipal and industrial water and wastewater treatment for the removal of turbidity, color, suspended solids and phosphorus. Sludge compaction and volume reduction. Lagoon treatment. Oily wastewater clarification and dissolved air flotation. Emulsion breaking.

Restrictions on use:

Not available

Section 8. Exposure controls / personal protection

Control parameters

Exposure Limits

CAS No.	Ingredient	Source	Value
7758-99-8	Copper (II) sulfate pentahydrate (1:1:5)	ACGIH	No Established Limit
		OSHA	No Established Limit
		NIOSH	1 mg/m ³ (as Cu, except for Copper fume) (listed under copper compounds, (n.o.s))
		Alberta	No Established Limit
		British Columbia	No Established Limit
		Manitoba	No Established Limit
		New Brunswick	No Established Limit
		Newfoundland and Labrador	No Established Limit
		Nova Scotia	No Established Limit
		Northwest Territories	No Established Limit
		Nunavut	No Established Limit
		Ontario	No Established Limit
		Prince Edward Island	No Established Limit
		Quebec	No Established Limit
		Saskatchewan	No Established Limit
		Yukon	No Established Limit
10043-01-3	Aluminium sulfate	ACGIH	No Established Limit
		OSHA	No Established Limit
		NIOSH	TWA 2 mg/m ³
		Alberta	No Established Limit
		British Columbia	No Established Limit



	Manitoba	No Established Limit
	New Brunswick	No Established Limit
	Newfoundland and Labrador	No Established Limit
	Nova Scotia	No Established Limit
	Northwest Territories	No Established Limit
	Nunavut	No Established Limit
	Ontario	No Established Limit
	Prince Edward Island	No Established Limit
	Quebec	No Established Limit
	Saskatchewan	No Established Limit
	Yukon	No Established Limit

Exposure controls**Respiratory**

If exposure limits are exceeded or irritation is experienced, approved respiratory protection should be worn. In case of inadequate ventilation, oxygen deficient atmosphere, or where exposure levels are not known wear approved respiratory protection.

Eyes

Chemical safety goggles and face shield.

Skin

Wear chemical resistant gloves: Poly vinyl chloride (PVC), nitrile, viton™ (a trademark of the Chemours company), butyl or butyl rubber. Avoid skin contact. Wear protective gloves. Wear suitable protective clothing.

Materials for Protective Clothing: Chemically resistant materials and fabrics.

Engineering Controls

Exposure Controls Appropriate Engineering Controls: Emergency eyewash fountains and safety showers should be available in the immediate vicinity of any potential exposure. Ensure adequate ventilation, especially in confined areas. Ensure all national/local regulations are observed.

Other Work Practices

Put on appropriate personal protective equipment. Chemically compatible gloves, protective clothing, and chemical resistant safety goggles and face shield. If insufficient ventilation: wear respiratory protection.

When line breaking and where there is higher exposure potential, additional protective clothing may be required. A site-specific PPE hazard assessment is recommended and should be reviewed for any additional requirements that may be needed for specific tasks.

Use only outdoors or in a well-ventilated area. Do not breathe mist, spray, and vapours.

Do not get in eyes, on skin, or on clothing. Use appropriate personal protection equipment (PPE). Wear protective gloves, eye protection, face protection (refer to section 8 for more details).

Use good personal hygiene practices. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking and when leaving work.



Promptly remove soiled clothing and wash thoroughly before reuse.

See section 2 for further details.

Section 9. Physical and chemical properties

Information on basic physical and chemical properties

Physical State	Liquid
Color	Clear Blue
Odor	Odorless
Odor threshold	No available information
Melting point / freezing point	-16°C (3°F)
Initial boiling point and boiling range	No available information
Flammability (solid, gas)	Not Applicable
Upper/lower flammability or explosive limits	Lower Explosive Limit: No available information Upper Explosive Limit: No available information
Flash Point	No available information
Auto-ignition temperature	No available information
Decomposition temperature	No available information
pH	2.4 - 2.7
Viscosity (cSt)	No available information
Solubility in Water	Completely Soluble in water.
Partition coefficient n-octanol/water (Log Kow)	No available information
Vapour pressure (Pa)	No available information
Relative Density	No available information
Vapour Density	No available information
Evaporation rate (Ether = 1)	No available information
Specific Gravity	1.30
Density (pounds/gallon)	10.84
Other information	No other relevant information.

Section 10. Stability and reactivity

Reactivity

Corrosive to metals. Contact with metals may evolve flammable hydrogen gas.

Chemical stability

Stable under recommended handling and storage conditions (see section 7).



Possibility of hazardous reactions

Hazardous polymerization will not occur.

Conditions to avoid

Direct sunlight, extremely high or low temperatures, and incompatible materials.

Incompatible materials

Strong acids, strong bases, strong oxidizers. Non acid-proof metals. Galvanized surfaces. Unalloyed steel.

Hazardous decomposition products

Thermal decomposition generates: Carbon oxides (CO, CO₂). Nitrogen oxides. Sulfur oxides. Oxides of aluminum. Hydrogen chloride. Hydrogen cyanide

Section 11. Toxicological information

Acute toxicity

Note: When no route specific LD50 data is available for an acute toxin, the converted acute toxicity point estimate was used in the calculation of the product's ATE (Acute Toxicity Estimate).

	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LC50, mg/L/4hr	Inhalation Dust/Mist LC50, mg/L/4hr	Inhalation Gas LC50, ppm
Product Acute Toxicity Estimates	> 10,000	NA	NA	NA	NA

Ingredient	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LC50, mg/L/4hr	Inhalation Dust/Mist LC50, mg/L/4hr	Inhalation Gas LC50, ppm
Aluminium sulfate - (10043-01-3)	6,207.00, Mouse - Category: NA	No data available.	No data available.	No data available.	No data available.
Copper (II) sulfate pentahydrate (1:1:5) - (7758-99-8)	No data available.	No data available.	No data available.	No data available.	No data available.

Carcinogen Data

CAS No.	Ingredient	Source	Value
7758-99-8	Copper (II) sulfate pentahydrate (1:1:5)	IARC	No
		ACGIH	No Established Limit
10043-01-3	Aluminium sulfate	IARC	No
		ACGIH	No Established Limit

Classification	Category	Hazard Description
Acute toxicity (oral)	---	Not Applicable
Acute toxicity (dermal)	---	Not Applicable
Acute toxicity (inhalation)	---	Not Applicable
Skin corrosion/irritation	---	Not Applicable
Serious eye damage/irritation	1	Causes serious eye damage.



Respiratory sensitization	---	Not Applicable
Skin sensitization	---	Not Applicable
Germ cell mutagenicity	---	Not Applicable
Carcinogenicity	---	Not Applicable
Reproductive toxicity	---	Not Applicable
STOT-single exposure	---	Not Applicable
STOT-repeated exposure	---	Not Applicable
Aspiration hazard	---	Not Applicable

Possible routes of entry:

Inhalation, ingestion, skin contact, and skin absorption.

Symptoms and effects, both acute and delayed:

Causes serious eye damage.

Acute Health Effects: the substance causes serious eyes damage.

EYE: Contact causes serious eye damage. Causes permanent damage to the cornea, iris, or conjunctiva with redness, pain, swelling, blurred vision, and severe burns (Immediate). No delayed effects from eye contact are expected. No chronic effects from eye contact are known.

SKIN: May cause irritation. Symptoms may include redness, pain, and irritation. (Immediate). No delayed effects from skin contact are expected. No chronic effects from skin contact are known.

INHALATION: May be corrosive to the respiratory tract. Prolonged exposure may cause irritation of the upper respiratory passages. (Immediate). May cause delayed pulmonary edema. No chronic effects from inhalation are known.

INGESTION: Ingestion may cause adverse effect. No chronic effects from ingestion are known.

Indication of Any Immediate Medical Attention and Special Treatment Needed: If exposed or concerned, get medical advice and attention.

Eyes Causes serious eye damage.

Chronic effects Not available, none known.

Section 12. Ecological information

Toxicity

Harmful to aquatic life with long lasting effects.

Aquatic Ecotoxicity

Ingredient	96 hr LC50 fish, mg/l	48 hr EC50 crustacea, mg/l	ErC50 algae, mg/l
Aluminium sulfate - (10043-01-3)	186.00, Danio rerio	38.20, Daphnia	No data available.
Copper (II) sulfate pentahydrate (1:1:5) - (7758-99-8)	0.96, Lepomis macrochirus	0.15, Daphnia magna	No data available.



Persistence and degradability

There is no data available on the preparation itself.

Bioaccumulative potential

No available information

Mobility in soil

No available information

Results of PBT and vPvB assessment

This product contains no PBT/vPvB/vPvM chemicals.

Other adverse effects

No available information

Section 13. Disposal considerations

Waste treatment methods

Dispose of waste material in accordance with all local, regional, federal, provincial, state, territorial and international regulations.

Ecology - Waste Materials: Avoid release to the environment. This material is hazardous to the aquatic environment. Keep out of sewers and waterways.

Additional Information: Container may remain hazardous when empty. Continue to observe all precautions.

Section 14. Transport information

DOT (Domestic Surface Transportation): This product is excepted from HM regulation when transported in compliance with 49CFR 173.154(d).

Materials corrosive to aluminum or steel only. Except for a hazardous substance, a hazardous waste, or a marine pollutant, a material classed as a Class 8, Packing Group III, material solely because of its corrosive effect.

- (1) On aluminum is not subject to any other requirements of this subchapter when transported by motor vehicle or rail car in a packaging constructed of materials that will not react dangerously with or be degraded by the corrosive material; or
- (2) On steel is not subject to any other requirements of this subchapter when transported by motor vehicle or rail car in a bulk packaging constructed of materials that will not react dangerously with or be degraded by the corrosive material.





Classification Method: Classified as per Part 2, Sections 2.1-2.8 of the Transportation of Dangerous Goods Regulations.

DOT (Domestic Surface Transportation)

UN number	UN3264
UN proper shipping name	UN3264, Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate), 8, III
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

TDG (Domestic Surface Transportation)

UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

IMO / IMDG (Ocean Transportation)

UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

ICAO/IATA

UN number	UN3264
UN proper shipping name	Corrosive liquid, acidic, inorganic, n.o.s. (Contains Aluminum Sulfate)
Transport hazard class(es)	8
Sub Class	Not Applicable
Packing group	III

Environmental hazards

IMDG Marine Pollutant: No;

Special precautions for user

No available information

Section 15. Regulatory information

Regulatory Overview The regulatory data in Section 15 is not intended to be all-inclusive, only selected regulations are represented.

Toxic Substance Control Act (TSCA) All components of this material are either listed or exempt from listing on the TSCA Inventory.

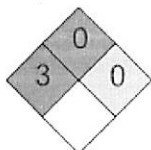
NFPA Ranking

Health (blue) :3

Fire (red) :0

Reactivity (yellow) :0

Special (white) :--



Toxic Substance Control Act (TSCA)

Aluminium sulfate

Organic polymer (XU)

Water

CERCLA Chemicals and RQs (lbs):

Aluminium sulfate (5,000.00)

EPCRA 302 Extremely Hazardous:

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

EPCRA 313 Toxic Chemicals:

Copper (II) sulfate pentahydrate (1:1:5)

Canadian Domestic Substance List (DSL):

Aluminium sulfate

Organic polymer

Water

Canadian Non-Domestic Substance List (NDSL):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

New Jersey RTK Substances (>1%):

Aluminium sulfate

Pennsylvania RTK Substances (>1%):

Aluminium sulfate

Proposition 65 - Carcinogens (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.



Proposition 65 - Developmental Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Female Repro Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Male Repro Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 Label Warning:

This product contains no chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

Chemical Name (CAS Number)	US TSCA	Australia AICS	Korea ECL	EU EINECS	EU ELINCS	EU SVHC	EN NLP	Mexico INSQ
Aluminium sulfate (10043-01-3)	Yes	Yes	Yes	Yes	No	No	No	Yes
Copper (II) sulfate pentahydrate (1:1:5) (7758-99-8)	No	Yes	No	No	No	No	No	No

Chemical Name (CAS Number)	China IECSC	Japan ENCS	Japan ISHL	Japan PDSCS	Japan PRTR 1	Japan PRTR 2	Philippines PICCS	New Zealand NZIOC
Aluminium sulfate (10043-01-3)	Yes	Yes	No	No	No	No	Yes	Yes
Copper (II) sulfate pentahydrate (1:1:5) (7758-99-8)	Yes	Yes	No	Yes	Yes	No	Yes	Yes

Section 16. Other information

Revision Date 11/03/2025

Revision Number 4

The information and recommendations contained herein are based upon data believed to be correct. However, no guarantee or warranty of any kind, expressed or implied, is made with respect to the information contained herein. We accept no responsibility and disclaim all liability for any harmful effects which may be caused by exposure to our products. Customers/users of this product must comply with all applicable health and safety laws, regulations, and orders.

The full text of the phrases appearing in section 3 is:

H290 May be corrosive to metals.

H302 Harmful if swallowed.

H318 Causes serious eye damage.

H400 Very toxic to aquatic life.



H410 Very toxic to aquatic life with long lasting effects.

Disclaimer: The information presented herein is supplied as a guide to those who handle or use this product. Safe work practices must be employed when working with any materials. It is important that the end user makes a determination regarding the adequacy of the safety procedures employed during the use of this product.

End of Document



Trade Name Listing Detail

Current as of Sunday, Feb 15, 2026 at 12:02 AM Eastern Time.
Always confirm this information by clicking [here](#) or scan the QR code for the most accurate, up-to-date information.



Scan QR Code

Listing Details Clar+Ion® 91024

Chemical Name	Polymer Blends
Trade Name	Clar+Ion® 91024
Standard/Program	NSF/ANSI/CAN 60 - Drinking Water Treatment Chemicals - Health Effects
Function	Coagulation & Flocculation
Max Use	400 mg/L
Company	Chemtrade Solutions LLC (formerly General Chemical LLC) 155 Gordon Baker Road Suite 300 Toronto, Ontario, M2H 3N5 Canada
Contact	416-496-5856 866-887-8805

Listing Details by Facility

Facility	Related Footnotes
Odem, TX	[AL] Based on an evaluation of health effects data, the level of aluminum in the finished drinking water shall not exceed 2 mg/L. [CP] The finished drinking water shall be monitored to ensure that levels of copper do not exceed 1.3 mg/L.

Disclaimers

The NSF Product Listings show currently listed companies and products. Although every reasonable effort has been made to assure accuracy, omissions or errors may occur due to the complexity of these listings and their conversion for the internet. If you notice an omission or error, please report it to NSF.

Additions shall not be made to this document without prior evaluation and acceptance by NSF.



DELEGATION OF AUTHORITY

I, Scott Rook, President and Chief Executive of Chemtrade Chemicals US LLC, a Delaware limited liability company ("Chemtrade"), do hereby delegate and appoint the following agents of Chemtrade to execute all municipal contracts and instruments, including bids, proposals and quotations, which in the ordinary course of business are processed by the marketing group of the company:

Parul-Kachhia Patel; Lisa Brownlee; Paul Peters; Elizabeth Ryno; Leilina Gossa; Christine LaSala; Delana Peralta; Michele Schroeder; Marie-Josée Joly

Set forth below is a certified copy of the resolution of Chemtrade authorizing such action.

Dated as of the 6th day of January, 2026

Scott Rook
President & Chief Executive Officer

CERTIFICATE OF SECRETARY

I, Benjamin Burford, hereby certify that I am the Corporate Secretary of Chemtrade Chemicals US LLC ("Chemtrade") and that set forth below is a true and correct copy of the resolution of the Board of Managers of Chemtrade, adopted by unanimous written consent as of the **10th day of November, 2003** and that the same has not been modified or revoked and is on the date hereof in full force and effect:

RESOLVED that any officer of the Company be, and he hereby is, authorized to delegate, with the right of further delegation, to any other officer, employee or agent of the Company, all or any part of the authority granted to them by the Board of Managers: and that any such delegations may be general or specific and subject to such limitations and restrictions as the delegating officer shall determine.

I FURTHER CERTIFY that Scott Rook is the duly elected President and Chief Executive Officer of Chemtrade and holds such offices on the date hereof, that Mr. Rook is, in his capacity as President and Chief Executive Officer is authorized to represent and bind Chemtrade in all matters including, but not limited to, contracts and that set forth below is the genuine signature of such officer:

Scott Rook
President & Chief Executive Officer

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the seal of the Company to be affixed effective this the 6th day of January, 2026

Seal

Benjamin Burford
Corporate Secretary



ADDENDUM NO. 1

**ANNUAL ALUMINUM SULFATE/BLENDS SUPPLY
WATER TREATMENT PLANT #2**

RFB NO. 26-003-02-19

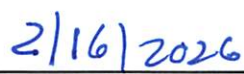
Notice is hereby given to all prospective respondents of the following:

1. Bid opening date has been rescheduled from Thursday, February 19, 2026 to **Friday, February 20, 2026**. Time and location remain the same.

END OF ADDENDUM NO. 1
/s/Lori A. Maldonado, Purchasing Agent
February 13, 2026



Signature of Respondent
Christine LaSala
Bid Price Analyst
Chemtrade



Date

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Discussion and Possible Action, if any, Approving a Budget Amendment to Increase the Economic Development Corporation (EDC) Fiscal Year 2025–2026 Budget in the following for the Communications and Marketing Specialist position: \$75,000 for Salaries; \$5,738 for Social Security tax; \$7,020 for Health Insurance; \$7,823 for Employee Retirement; \$308 for Workers' Compensation; and \$63 for Unemployment Compensation. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Approve as Presented

RECOMMENDATION:

Approve as Presented

PREPARED BY:

Maria Beltran,
Director of Finance

APPROVED BY:

Ruben Guajardo, City
Manager

Budget Adjustment No. _____
(Assigned by Fin. Dept)

(Assigned by Fin. Dept)

TOTALS EXPEDITURES	290,435	-	95,952	-	194,483
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To amend the salaries, social security, health insurance, employee retirement, workers comp and unemployment compensation for the position of Communications and Marketing Specialist created by the Economic Development Corporation.

DEPT. DIRECTOR DATE
 Department Director (Signature)

REVIEWED BY	DATE
(Finance Department)	

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Consideration and Action, if any, on a Resolution Authorizing the San Juan Police Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for 2026-2027 SHSP LETPA Grant Program 5904101. [Leandro Sifuentes, Police Chief]

STAFF COMMENTS AND RECOMMENDATIONS:

The City of San Juan Police Department is seeking to apply for funding under the Law Enforcement Terrorism Prevention Activities (LETPA) grant program. This grant will support the acquisition of equipment necessary to prevent and target acts of terrorism and to protect its citizens, residents, and visitors from the most significant threats and hazards.

RECOMMENDATION:

Approve

PREPARED BY:

Leandro Sifuentes,
Chief of Police

APPROVED BY:

Ruben Guajardo, City
Manager



RESOLUTION NO. 2026-

WHEREAS, The City of San Juan finds it in the best interest of the citizens of City of San Juan that the SHSP LETPA be operated for the 2026-2027; and

WHEREAS, City of San Juan agrees to provide applicable matching funds for the said project as required by the HS-Homeland Security Grant Program (HSGP) grant application; and

WHEREAS, City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City of San Juan designates city manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS, City of San Juan designates finance director as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves submission of the grant application for the SHSP LETPA to the Office of the Governor.

PASSED and **APPROVED** this ____ of _____, 2026.

CITY OF SAN JUAN

Mario Garza, MAYOR

ATTEST:

Brenda Escalante, City Secretary

Grant Number: 5904101

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Consideration and Action, if any, on a Resolution Authorizing the San Juan Police Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for 2026-2027 SHSP Regular Grant Program 5904201. [Leandro Sifuentes, Police Chief]

STAFF COMMENTS AND RECOMMENDATIONS:

The City of San Juan Police Department is seeking funding through the State Homeland Security Program (SHSP) grant. This funding will support local initiatives aimed at preventing terrorism and targeted violence, as well as enhancing preparedness for the threats and hazards that pose the greatest risk to our community.

RECOMMENDATION:

Approve

PREPARED BY:

Leandro Sifuentes,
Chief of Police

APPROVED BY:

Ruben Guajardo, City
Manager



RESOLUTION NO. 2026-

WHEREAS, The City of San Juan finds it in the best interest of the citizens of City of San Juan that the SHSP Regular be operated for the 2026-2027 (Year); and

WHEREAS, City of San Juan agrees to provide applicable matching funds for the said project as required by the HS-Homeland Security Grant Program (HSGP) grant application; and

WHEREAS, City of San Juan agrees that in the event of loss or misuse of the Office of the Governor funds, City of San Juan assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City of San Juan designates city manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS, City of San Juan designates finance director as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City of San Juan approves submission of the grant application for the SHSP Regular to the Office of the Governor.

PASSED and **APPROVED** this ____ of _____, 2026.

CITY OF SAN JUAN

Mario Garza, MAYOR

ATTEST:

Brenda Escalante, City Secretary

Grant Number: 5904201

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Consideration and Action, if any, on Approving the City of San Juan's Participation in the TASB Energy Cooperative by Authorizing the Execution of the Interlocal Purchasing Agreement and Authorizing the Director of Finance to enter into a Contract with NRG/Direct Energy Business when Rates Become Favorable to the City of San Juan. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval to Join the TASB Energy Cooperative by Signing the Interlocal Purchasing Agreement and Authorizing the Director of Finance to Enter Into a Contract with NRG/Direct Energy Business When Rates Become Favorable to the City of San Juan. [Maria L. Beltran, Director of Finance]

RECOMMENDATION:

Consider Approval by Signing the Interlocal Purchasing Agreement

PREPARED BY:

Maria Beltran,
Director of Finance

APPROVED BY:

Ruben Guajardo, City
Manager

TASB ENERGY COOPERATIVE

INTERLOCAL PARTICIPATION AGREEMENT

This Interlocal Participation Agreement ("Agreement") is made and entered into by and between TASB Energy Cooperative ("Energy Cooperative"), an administrative agency of cooperating local governments, acting on its own behalf and the behalf of all participating local governments, and the undersigned local government of the State of Texas ("Energy Cooperative Member" or "Member").

I. RECITALS

WHEREAS, a local government entity is authorized by the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, to agree with other local government entities to form a cooperative; and

WHEREAS, the Energy Cooperative is further authorized as a local purchasing cooperative organization as set forth in Section 271.101, *et seq.*, of the Texas Local Government Code; and

WHEREAS, the purpose of this Agreement is to facilitate compliance with state procurement requirements, to identify qualified vendors of electricity, transportation fuel and other types of energy products, commodities, and services (collectively "energy services"), to relieve the burdens of the governmental purchasing function, and to realize the various potential economies, including administrative cost savings, for Energy Cooperative Members; and

WHEREAS, the Energy Cooperative has contracted with the Texas Association of School Boards, Inc. ("TASB"), a Texas nonprofit corporation, to administer energy services-related programs for Energy Cooperative Members;

NOW THEREFORE, in consideration of the mutual covenants, promises and obligations contained herein, the undersigned Energy Cooperative Member and the Energy Cooperative agree as follows.

II. TERMS AND CONDITIONS

1. **Definitions.** As used throughout this Agreement, the following terms shall have the meanings set forth below unless otherwise indicated in this Agreement, regardless of whether initial capitalization or italics are used consistently. Further, the below terms may be described differently in other documents, but substance shall prevail over form in such instances.

"Aggregation Pool" means an aggregation in which the requirements of a member of the Energy Cooperative for certain energy services are joined with the requirements of other members of the Energy Cooperative to create a purchasing unit for the purchase of those energy services.

"Energy Services Agreement" means a form purchase, sales, supply or other agreement between an energy services vendor and the Energy Cooperative Member to sell and purchase energy services, the terms of which may have been negotiated between TASB, as administrator of the Energy Cooperative, and the vendor.

“Energy Services Vendor” means a vendor authorized by the Energy Cooperative to sell energy services to an Energy Cooperative Member. Without limiting the generality of this definition, the term includes a retail electric provider (“REP”), an entity certified by the Texas Public Utility Commission to sell electricity to retail customers in Texas.

“Letter of Commitment” means an agreement executed by the Energy Cooperative Member committing the Member to join a specific Aggregation Pool and/or purchase energy services from the Energy Services Vendor awarded by the Energy Cooperative and establishing the terms applicable to such purchase.

2. **Adopt Charter Interlocal Cooperation Agreement.** The Energy Cooperative Member, by the execution or acceptance of this Agreement, hereby adopts and approves the Charter Interlocal Agreement effective as of January 16, 2008, which agreement is incorporated herein by reference (and is available from the Energy Cooperative upon request). The Charter Interlocal Agreement established the Energy Cooperative as an administrative agency of its collective participants, and the Energy Cooperative Member agrees to become a participant or additional party to that Charter Interlocal Agreement.

3. **Term.**

(a) The initial term of this Agreement shall commence on the date it is executed by both parties and shall automatically renew for successive one-year terms unless sooner terminated in accordance with the provisions of this Agreement.

(b) If the Energy Cooperative Member is an existing Member that joined the Energy Cooperative by executing a participation agreement which authorized amendment upon the Energy Cooperative providing 60 days prior notice, then this Agreement will be deemed an **Amendment by Notice**, which will be effective on the 65th day after the date the Energy Cooperative Member is sent notice of this document. In addition, this Agreement will continue to automatically renew for successive one-year terms on the anniversary date of the Energy Cooperative Member’s initial term (not the effective date of the Amendment by Notice), unless the Agreement is sooner terminated in accordance with the provisions herein.

4. **Services.** The Energy Cooperative, through its administrator, TASB, shall provide the Energy Cooperative Member with opportunities to procure energy services through programs established by the Energy Cooperative, including the electricity aggregation and the fixed-rate transportation fuel programs, pursuant to the terms and conditions that the Energy Cooperative establishes for the Member’s participation in such programs. As a general matter, with respect to the establishment and administration of such programs:

(a) The Energy Cooperative shall require that TASB, from time to time, (i) conduct a competitive procurement process, using any means permitted by Texas law, to recommend to the Energy Cooperative the selection of one or more Energy Services Vendors to serve members of the Energy Cooperative; and (ii) negotiate with such Vendor(s) the terms of an Energy Services Agreement for the purchase of energy services by members of the Energy Cooperative. The Energy Cooperative, through TASB, may offer the Energy Cooperative Member the opportunity to participate in an Aggregation Pool with other members of the Energy Cooperative to purchase energy services, or it

may arrange for the purchase of energy services by the Energy Cooperative Member individually and not as part of an Aggregation Pool.

- (b) Neither the Energy Cooperative nor TASB shall be responsible for addressing customer service issues relating to the Energy Cooperative Member's energy services that occur under any Energy Services Agreement. The Energy Cooperative Member shall resolve such issues directly with the Energy Services Vendor or, in the case of electricity, its local utility or the REP.

5. Obligations of Energy Cooperative Member. The Energy Cooperative Member agrees to perform the following obligations:

- (a) When requested by the Energy Cooperative or TASB from time to time, the Energy Cooperative Member shall execute a Letter of Commitment and such other documentation as the Energy Cooperative may require for the Member to participate in an Aggregation Pool. If the Energy Cooperative Member fails to execute such Letter of Commitment or other documentation as required, the Energy Cooperative Member will not be allowed to participate in the Aggregation Pool.
- (b) If the Energy Cooperative Member is not participating in an Aggregation Pool and if executable energy services pricing provided by the Energy Cooperative or its administrator, TASB, is acceptable to the Energy Cooperative Member, then the Energy Cooperative Member will execute the Energy Services Agreement to purchase such energy services.

6. Termination.

- (a) **By the Energy Cooperative Member.** This Agreement may be terminated by the Energy Cooperative Member at any time by giving 30 days prior written notice to the Energy Cooperative, provided any amounts owed to the Energy Cooperative and any Energy Services Vendor have been fully paid. Notwithstanding the foregoing, this Agreement shall continue in effect during the term specified in any Letter of Commitment, Energy Services Agreement, or other contractual obligation which the Energy Cooperative Member has with the Energy Services Vendor, TASB or the Energy Cooperative under an Energy Cooperative program.
- (b) **By the Energy Cooperative.** The Energy Cooperative may terminate this Agreement by:
 - (1) Giving 10 days notice by certified mail to the Energy Cooperative Member if the Energy Cooperative Member breaches this Agreement; or
 - (2) Giving 30 days notice by certified mail to the Energy Cooperative Member with or without cause. Notwithstanding the foregoing, this Agreement shall continue in effect during the term specified in a Letter of Commitment or other existing contractual obligation.
- (c) **Termination Procedure.** If the Energy Cooperative Member terminates its participation under this Agreement or breaches this Agreement, or if the Energy Cooperative terminates participation of the Energy Cooperative Member, the Energy Cooperative Member shall bear the full financial responsibility for its commitments to Energy Services Vendors under or through this Agreement. In

addition, the Energy Cooperative Member agrees that it will not be entitled to any funds from the Energy Cooperative after it terminates its participation.

7. **Aggregation Fees.** The Energy Cooperative Member agrees that the Energy Cooperative and its administrator, TASB, shall be fairly compensated for the services provided under and through this Agreement. Therefore, it is agreed that the Energy Cooperative and/or TASB is authorized to receive payment, directly or indirectly, of aggregation, administrative or service fees (collectively "Aggregation Fees") from Energy Services Vendors. The amount of such Aggregation Fees shall be disclosed in the Letter of Commitment, Energy Services Agreement, or any other contract which binds the Energy Cooperative Member to the purchase of energy services. The Energy Cooperative Member understands and agrees that such Aggregation Fees may be included in the price of energy services the Cooperative Member pays the Energy Services Vendor. Further, the Energy Cooperative Member affirmatively disclaims any rights to such Aggregation Fees, acknowledging that all such fees are the property of the Energy Cooperative and/or TASB. Similarly, in no event shall the Energy Cooperative Member be directly responsible for payment of Aggregation Fees.
8. **Distribution.** At the sole discretion of the Energy Cooperative Board of Trustees ("Board"), the Energy Cooperative may issue a distribution to Energy Cooperative Members under a plan developed by the Board. The Energy Cooperative Member acknowledges that a distribution is generally not contemplated, never guaranteed, and depends on the overall financial condition of the Energy Cooperative.
9. **Administration.** The Energy Cooperative may enter into contracts with others, including non-profit associations, for the administration, operation, sponsorship and endorsement of the energy services programs established by the Energy Cooperative as provided for in this Agreement. The Energy Cooperative Member acknowledges and agrees that the Energy Cooperative has contracted with TASB as administrator for the Energy Cooperative and that such relationship is authorized by Section 791.013 of the Texas Government Code.

III. GENERAL PROVISIONS

1. **Amendment by Notice.** The Board may amend this Agreement, provided that prior written notice is sent to the Energy Cooperative Member at least 60 days prior to the effective date of any change described in such amendment and provided that the Energy Cooperative Member does not terminate its participation in the Energy Cooperative before the expiration of said 60 days.
2. **Authorization to Participate and Compliance with Local Policies.** The Energy Cooperative Member represents and warrants that its governing body has duly authorized its participation in the Energy Cooperative and that the Energy Cooperative Member will comply with all state and local laws and policies pertaining to purchasing of energy services, including without limitation electricity, through its membership in the Energy Cooperative.
3. **Bylaws.** The Energy Cooperative Member agrees to abide by the Bylaws of the Energy Cooperative, as they may be amended, and any and all written policies and procedures established by the Energy Cooperative.

4. **Cooperation and Access.** The Energy Cooperative Member agrees that it will cooperate in compliance with any reasonable requests for information and/or records made by the Energy Cooperative. The Energy Cooperative reserves the right to audit the relevant records of any Energy Cooperative Member. Any breach of this provision shall be considered material and shall make the Agreement subject to termination on 10 days written notice to the Energy Cooperative Member.
5. **Coordinator.** The Energy Cooperative Member agrees to appoint a program coordinator for each energy services program in which the Member participates. The coordinator shall have express authority to represent and bind the Energy Cooperative Member, and the Energy Cooperative will not be required to contact any other individual regarding program matters. Any notice to or any agreements with the coordinator shall be binding upon the Energy Cooperative Member. The Energy Cooperative Member reserves the right to change the coordinator as needed by giving written notice to the Energy Cooperative. Such notice is not effective until actually received by the Energy Cooperative.
6. **Fiscal Responsibility.**
 - (a) The Energy Cooperative Member is not responsible for the payment of any sum of money to the Energy Cooperative, TASB, or an Energy Services Vendor solely by reason of the Member's execution of this Agreement. A payment obligation for the Member will only arise under the terms and provisions of a Letter of Commitment, Energy Services Agreement, or other separate contractual document entered into by the Member.
 - (b) The Energy Cooperative Member hereby warrants that all payments, fees, and disbursements required of it hereunder shall be made from current revenues budgeted and available to the Member.
7. **Defense and Prosecution of Claims.** The Energy Cooperative Member authorizes the Energy Cooperative to regulate the commencement, defense, intervention, or participation in a judicial, administrative, or other governmental proceeding or in an arbitration, mediation, or any other form of alternative dispute resolution, or other appearances of the Energy Cooperative in any litigation, claim or dispute which arises from the services provided by the Energy Cooperative on behalf of its members, collectively or individually. Neither this provision nor any other provision in this Agreement will create a legal duty for the Energy Cooperative to provide a defense or prosecute a claim; rather, the Energy Cooperative may exercise this right in its sole discretion and to the extent permitted or authorized by law. The Energy Cooperative Member shall reasonably cooperate and supply any information necessary or helpful in such prosecution or defense. Subject to specific revocation, the Energy Cooperative Member hereby designates the Energy Cooperative to act as a class representative on its behalf in matters arising out of this Agreement. However, nothing herein shall preclude the Energy Cooperative Member from pursuing, either independently or in conjunction with the Energy Cooperative, a claim against an Energy Services Vendor with whom the Member has a contractual agreement that was entered into through an Energy Cooperative program.
8. **Governance.** The Board will govern the Energy Cooperative in accordance with its Bylaws.

9. **Jurisdiction/Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and, to the extent permitted by law, venue for all disputes arising under this Agreement shall lie in Travis County, Texas.
10. **Legal Authority.** The Energy Cooperative Member represents and warrants to the Energy Cooperative the following:
- (a) It is a political subdivision of the state of Texas and it meets the definition of “Local Government” or “State Agency” under the Interlocal Cooperation Act (“Act”), Chapter 791 of the Texas Government Code.
 - (b) The functions and services to be performed under this Agreement will be limited to “Administrative Functions” as defined in the Act, which includes purchasing.
 - (c) It possesses the legal authority to enter into this Agreement and can allow the Agreement to automatically renew or be amended without subsequent action of its governing body.
 - (d) Purchases made under this Agreement will satisfy all procedural procurement requirements that the Energy Cooperative Member must meet under all applicable local policy, regulation, or state law.
 - (e) All requirements – local or state – for a third party to approve, record or authorize this Agreement have been met.
11. **Disclaimer.** THE ENERGY COOPERATIVE, AND ITS ENDORSER(S) AND SERVICING CONTRACTOR (TASB), DO NOT WARRANT THAT THE OPERATION OR USE OF SERVICES WILL BE UNINTERRUPTED OR ERROR FREE. NEITHER THE ENERGY COOPERATIVE NOR ITS ENDORSER(S) OR SERVICING CONTRACTOR CAN CONTROL THE DELIVERY OF ENERGY SERVICES, INCLUDING WITHOUT LIMITATION THE DELIVERY OR FLOW OF ELECTRICITY OR FUEL, AND NEITHER SHALL HAVE ANY LIABILITY FOR ANY DAMAGES OR CONSEQUENCES THAT MAY OCCUR IF ENERGY SERVICES ARE INTERRUPTED OR NOT TIMELY DELIVERED FOR ANY REASON.

THE ENERGY COOPERATIVE AND ITS ENDORSER(S) AND SERVICING CONTRACTOR HEREBY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, IN REGARD TO ANY INFORMATION, PRODUCT OR SERVICE FURNISHED UNDER THIS AGREEMENT, INCLUDING WITHOUT LIMITATION, ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE PARTIES AGREE AND ACKNOWLEDGE THAT THE CUSTOMER PROTECTION RULES ADOPTED BY THE TEXAS PUBLIC UTILITY COMMISSION (AS CONTAINED IN PUC SUBSTANTIVE RULES 25.471 ET. SEQ.) DO NOT APPLY TO THIS AGREEMENT AND THE ENERGY COOPERATIVE MEMBER WAIVES SUCH CUSTOMER PROTECTION RULES TO THE FULLEST EXTENT PERMITTED BY LAW.

12. **Limitation of Liability.** Without waiver of the disclaimer or other limitation of liability in this Agreement, the parties agree as follows:
- (a) Neither party waives any immunity from liability afforded under law.
 - (b) In regard to any lawsuit or formal adjudication arising out of or relating to this Agreement, neither party shall be liable to the other under any circumstance for special, incidental, consequential, or exemplary damages.
 - (c) The maximum amount of damages recoverable will be limited to the amount of fees which the Energy Cooperative, its servicing contractor, or endorser(s) received, directly or indirectly, as a direct result of the Energy Cooperative Member's purchase activity within 24 months of when the lawsuit or action was filed. Energy Services Vendors in an Energy Cooperative program are not governed by this provision.
 - (d) In the event of a lawsuit or formal adjudication the prevailing party will be entitled to recover reasonable attorney's fees that are equitable and just.
13. **Limitation of Rights.** Except as otherwise expressly provided in this Agreement, nothing in this Agreement, is intended to confer upon any person, other than the parties hereto, any benefits, rights, or remedies under or by reason of this Agreement.
14. **Entirety and Effect on Prior Agreements.** Upon taking effect as provided for herein, this Agreement, together with the Energy Cooperative's Bylaws and Charter Interlocal Agreement, represents the complete understanding of the Energy Cooperative and the Energy Cooperative Member. The terms of this Agreement shall control and take precedence over all prior agreements; provided, however, that the terms of a prior agreement between the Energy Cooperative and the Member will govern the Member's participation in any Aggregation Pool or purchase established under such prior agreement.
15. **Notice.** Unless otherwise provided in this Agreement, any written notice to the Energy Cooperative shall be made by first class mail, postage prepaid, and delivered to Executive Director, Texas Association of School Boards, Inc., P.O. Box 400, Austin, Texas 78767-0400. The Energy Cooperative Member shall designate a general contact person, and notices to the Member that involve general matters may be made by first class mail, postage prepaid, and delivered to such contact person or the Member's chief executive officer (e.g., superintendent, city manager, county judge or mayor). Notices regarding specific Energy Cooperative programs may be made by first class mail, postage prepaid, and delivered to the program coordinator designated by the Member.
16. **Severability.** If any portion of this Agreement shall be declared illegal or held unenforceable for any reason, the remaining portions shall continue in full force and effect.
17. **Signatures/Counterparts.** The failure of a party to provide an original, manually executed signature to the other party will not affect the validity, enforceability or binding effect of this Agreement because either party may rely upon a facsimile or imaged signature as if it were an original. Furthermore, this

Agreement may be executed in several separate counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

18. **Warranty.** By the execution and delivery of this Agreement, the undersigned individuals warrant that they have been duly authorized by all requisite administrative action required to enter into and perform the terms of this Agreement.

WHEREFOR, the parties, acting through their duly authorized representatives, accept this Agreement.

TASB ENERGY COOPERATIVE

By: _____ Date: _____
Dan Troxell, Ph.D., Secretary

TO BE COMPLETED BY ENERGY COOPERATIVE MEMBER:

(Name of Local Government)

By: _____ Date: _____
Signature of authorized representative

Printed name and title of authorized representative

General Contact for the Energy
Cooperative Member: _____

Name

Mailing Address

City

Texas, _____
(zip)

Telephone

Fax

Email

Approved by the TASB Energy Cooperative Board of Trustees on November 9, 2010.

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RESOLUTION

CITY OF SAN JUAN

(Name of Local Government)

TASB Energy Cooperative

WHEREAS, the above-named entity, (hereinafter "Energy Cooperative Member") desires to participate in a local government cooperative purchasing program pursuant to the authority granted by Chapter 791 of the Texas Government Code, the Interlocal Cooperation Act ("Act"), and has elected to be an Energy Cooperative Member in the TASB Energy Cooperative (hereinafter "Energy Cooperative"), a local government purchasing energy cooperative program created by local governments in accordance with and pursuant to the Act and Section 271.101, *et seq.*, of the Texas Local Government Code; and

WHEREAS, the Energy Cooperative Member is of the opinion that participation in the Energy Cooperative's purchasing program will be highly beneficial through the efficiencies and potential savings to be realized; and

WHEREAS, the Energy Cooperative Member has reviewed the Interlocal Participation Agreement ("Agreement") and seeks to adopt such Agreement in order to become a member of, and participate in, the Energy Cooperative;

NOW, THEREFORE, BE IT RESOLVED:

1. The City Commission of the City of San Juan hereby adopts the above-referenced Agreement as presented, thereby becoming a member of the TASB Energy Cooperative; and

2. The City Commission of the City of San Juan authorizes the Director of Finance to execute the Interlocal Participation Agreement which includes the adoption and approval of the Charter Interlocal Agreement previously executed and adopted by two or more local governments.

PASSED AND ADOPTED at a meeting of the City Commission of the City of San Juan as of the following date:

_____.

MAYOR, Mario Garza

ATTEST:

CITY SECRETARY, Brenda Escalante

*TASB Energy Cooperative Electricity Purchasing Program
Required Disclosure Statement*

The TASB Energy Cooperative (“Cooperative”) electricity purchasing program is available to local governmental entities located in areas of Texas with retail electric competition who have executed an Interlocal Participation Agreement with the Cooperative (“Cooperative Members”). The Cooperative is administered by the Texas Association of School Boards, Inc. The regulations of the Public Utility Commission of Texas require that TASB disclose the following information to Cooperative Members that seek to purchase electricity through the Cooperative’s purchasing program:

1. Texas Association of School Boards, Inc. (“TASB”) is registered with the Public Utility Commission of Texas as an electricity aggregator (Registration No. EL020123) and as an electricity broker (Registration No. BR190573). TASB’s mailing address is 12007 Research Blvd., Austin, Texas 78759.
2. TASB is not affiliated with any electric utility or any retail electric provider (“REP”).
3. TASB serves as the administrator for the Cooperative. In that role, TASB assists the Cooperative in the selection of a REP for the Cooperative’s electricity purchasing program. The Cooperative and TASB are not responsible for addressing customer service issues relating to the electric service a Cooperative Member receives from the selected REP. The Cooperative receives an administrative fee from the selected REP, a portion of which is paid to TASB to compensate TASB for the administrative services it provides to the Cooperative.
4. The Cooperative electricity purchasing program is a voluntary program and a Cooperative Member is given the opportunity, but is not required, to purchase electricity from the selected REP. No specific action is required for a Cooperative Member to end its participation in the Cooperative electricity purchasing program; provided, however that a Cooperative Member who has executed a retail electricity service agreement with the selected REP has a contractual obligation under that agreement to purchase electricity from that REP until the end of the specified contract term.
5. Any questions related to the Cooperative’s electricity purchasing program or TASB’s administration of the program may be addressed to Mark Wey, Division Director, TASB Business Services Sales and Marketing, at 800-580-8272 or mark.vey@tasb.org. Inquiries or complaints related to the brokerage services provided by TASB may be addressed to the Public Utility Commission of Texas, Customer Protection Division at 888-782-8477 or at customer@puc.texas.gov.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Consider Second and Final Reading of an Ordinance for a Conditional Use Permit Regarding the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retail Dealer’s Off-Premise Permit) at “Viva Mini Mart #1” Located at 205 W Nolana Ave, Suite 11-12, Legally Described as Lot 1, San Juan Plaza Subdivision, as Requested by Luis Valencia. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 24, 2026, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is requesting approval of a Conditional Use Permit (CUP) for the Sale of Alcoholic Beverages under a BQ – Wine and Malt Beverages Retailer’s Off-Premise Permit at a commercial plaza located at 205 W. Nolana Avenue, Suites 11-12, the proposed use is a mini mart. Hours of Operation: Monday through Sunday: 6:00 a.m. to 12:00 a.m.

The applicant will be required to comply with all Texas Alcoholic Beverage Commission (TABC) regulations and all applicable City of San Juan requirements governing the sale of alcoholic beverages at this location. Additional permits may be necessary depending on the specific type of alcohol sales authorized.

Based on the analysis above, staff recommends approval of the Conditional Use Permit request as presented.

RECOMMENDATION:

During the Planning and Zoning Meeting held on January 15, 2026, the Planning and Zoning Commission recommended approval of the Conditional Use Permit as presented, with a 6–0 vote.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

CONDITIONAL USE PERMIT
“VIVA MINI MART #1”
MARCH 10, 2026

PAGE 1

Conditional Use Permit

Applicant: Luis Valencia

Request: Conditional Use Permit for the Sale of Alcoholic Beverages (BQ - Wine and Malt Beverages Retailer’s Off-Premise Permit)

Address: 205 W. Nolana Avenue, Suites 11 and 12

Legal Description: Lot 1, San Juan Plaza

The applicant is requesting approval of a Conditional Use Permit (CUP) for the Sale of Alcoholic Beverages under a BQ – Wine and Malt Beverages Retailer’s Off-Premise Permit at a commercial plaza located at 205 W. Nolana Avenue, Suites 11-12, the proposed use is a mini mart.

Hours of Operation:

- Monday thru Sunday: 6:00 a.m. to 12:00 a.m.

The applicant will be required to comply with all Texas Alcoholic Beverage Commission (TABC) regulations and all applicable City of San Juan requirements governing the sale of alcoholic beverages at this location. Additional permits may be necessary depending on the specific type of alcohol sales authorized.

The following is the list of requirements:

1. The applicant shall comply with all City of San Juan and Texas Alcoholic Beverage Commission (TABC) regulations and included permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking and other city regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, conditional use permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

Notice of the public hearing was published in the newspaper, and notification letters were mailed out to eighteen (18) property owners within the required 200-foot radius. No comments were received.

Based on the analysis above, staff recommends approval of the Conditional Use Permit request as presented.



Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 01/15/2026 Vice Chair Castillo made a motion to approve the conditional use permit as presented. Commissioner Yzaguirre second the motion. The motion passed unanimously with a 6-0 vote.

Ms. Gomez explained that this item is a public hearing for the approval of a Conditional Use Permit (CUP) for the sale of alcoholic beverages under a BQ – Wine and Malt Beverages Retailer’s Off-Premise Permit at a commercial plaza located at 205 W. Nolana Avenue, Suites 11–12. The proposed use is a mini mart.

Hours of Operation:

- Monday thru Sunday: 6:00 a.m. to 12:00 a.m.

The applicant will be required to comply with all Texas Alcoholic Beverage Commission (TABC) regulations and all applicable City of San Juan requirements governing the sale of alcoholic beverages at this location. Additional permits may be necessary depending on the specific type of alcohol sales authorized.

Staff recommends approval of the Conditional Use Permit as presented.

CONDITIONAL USE PERMIT
“VIVA MINI MART #1”
MARCH 10, 2026

PAGE 3

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

No discussion took place on this item.

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



ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (*BQ – WINE AND MALT BEVERAGE RETAILDEALER’S OFF-PREMISE PERMIT*) AT “VIVA MINI MART #1” LOCATED AT 205 W. NOLANA AVENUE SUITES 11-12, LEGALLY DESCRIBED AS LOT 1, SAN JUAN PLAZA SUBDIVISION, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Luis Valencia has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverage Retail Dealer’s Off-Premise Permit*) at “Viva Mini Mart #1”, located at 205 W. Nolana Avenue Suites 11-12, San Juan, Texas.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Luis Valencia has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages (*BQ – Wine and Malt Beverage Retail Dealer’s Off-Premise Permit*) at “Viva Mini Mart #1”, subject to the following conditions:

1. The applicant complies with the hours of operation for the On-Premise Consumption of wine and beer as allowed by the City of San Juan and the Texas Alcoholic Beverages Commission (TABC).
2. Adequate security lighting must be provided for customer safety and crime prevention purposes.
3. The applicant needs to comply with all city requirements: building, fire code, landscaping, parking and all other city requirements.
4. The business must comply with the City of San Juan Noise Ordinance.
5. No loading or unloading of merchandise in a public street.
6. Owner agrees to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning and City Commission.

SECTION II. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 24th day of February, 2026.

PASSED and **APPROVED** on second and final reading on the 10th day of March, 2026.

CITY OF SAN JUAN

MARIO GARZA, MAYOR

ATTEST:

APPROVED BY:

Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

Viva Mini Mart LLC
Viva Mini Mart #1
205 W. Nolana Ste 11-12 San Juan, Texas 78589
(956)821-8414
12/23/2025

To whom it may concern,

Viva Mini Mart #1 is a neighborhood convenience store designed to provide quick, affordable, and reliable access to everyday essentials. The store will offer snacks, beverages, basic groceries, and household items, making it a convenient stop for local residents, students, and workers.

Focused on cleanliness, friendly service, and well-organized products, Viva Mini Mart #1 aims to create a welcoming shopping experience. By meeting daily needs efficiently and consistently, the store seeks to become a trusted part of the community and a go-to mini mart in the area.

Osc Maldonado
Authorized Representative
12/29/25

Viva Mini Mart LLC
Viva Mini Mart #1
205 W. Nolana Ste 11-12 San Juan, Texas 78589
(956)821-8414
12/23/2025

Store operations are managed by a staff of six employees, providing coverage from 6:00
a.m. until 12:00 a.m.



Parking Area

Parking Area



GMA
DRAFTING SERVICE
EST. 2001



"YOUR DREAMS MADE REAL"
GM DRAFTING SERVICE
1200 S. Main St. Suite D
McAllen, TX 78501
(956) 766-4865

Viva Mini Mart
1001 S Raul Longoria Rd
Suite 18-19-20
Edinburg Tx 78542
Lot 3
The Links Commercial Sub

Date: 11-13-2025
DRAFTED BY: GS
CHECKED BY: GS

SHEET
2 OF 3

SHEET #
2

Conditional Use Permit for the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retail Dealer’s Off-Premise Permit) at “Viva Mini Mart #1” located at 205 W Nolana Ave, Suite 11-12, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Luis Valencia.

MONARCA INVESTMENT GROUP
LTD

4101 PALMETTO PALM DR
MISSION, TX 78573-8548

RONNIE CANTU CONSTRUCTION
LLC

2912 S JACKSON RD
MCALLEN, TX 78503-1870

LUBIN PROPERTIES LLC
PO BOX 2978
MCALLEN, TX 78502-2978

RUIZ JONATHAN U DAVILA & DAISY
HERNANDEZ
2111 S CARTIER DR
EDINBURG, TX 78542

GARZA LEASING
PO BOX 658
SAN JUAN, TX 78589-0658

VILLARREAL RICARDO
2918 S JACKSON
MCALLEN, TX 78504

PEREZ HERIBERTO & HORTENCIA S
TRUSTEES

1013 VANESSA AVE
MCALLEN, TX 78503-1123

ALVAREZ CHRISTIAN DEL ROSARIO
RAMOS

700 S LINDA ST APT 1
ALTON, TX 78573-0466

VILLESCHAS MARIBEL
211 W NOLANA
SAN JUAN, TX 78589-3739

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

CHRISTIAN ESTATES HOA INC
620 S 12TH ST
MCALLEN, TX 78501

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

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

DYNASTY CUSTOM HOMES LLC
2918 S JACKSON RD
MCALLEN, TX 78503-1870

ZAMBRANO INVESTMENT GROUP
LLC

408 LION CT
SAN JUAN, TX 78589

LUIS VALENCIA
1821 S MCCOLL RD 200
EDINBURG, TX 78542

AIDEN JETT CONSTRUCTION LLC
10082 THOROUGHbred LN
CINCINNATI, OH 45231

CHRISTIAN CRUZ ENTERPRISES
LTD

2912 S JACKSON RD
MCALLEN, TX 78503

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Consider Second and Final Reading of an Ordinance for a Rezoning Request from the Single-Family Residence District (R-S) to General Business District (C-2) of the 2.00-Acre Tract of Land Out of the South ½ of Lot 37, Stewart's Addition to Conway Gardens Subdivision, Located Approximately 875 Feet South of Juan Balli Road, Along the West Side of Stewart Road, as Requested by Francisco Cerda. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

At the City Commission Meeting on February 24, 2026, the City Commission approved the First Reading of the Ordinance as presented by staff.

Previously, staff provided the following background:

The applicant is requesting a rezoning of a 2.00-acre tract of land from residential (R-S) to commercial (C-2). The purpose of the request is to allow for future commercial development consistent with the City's long-term planning objectives.

Stewart Road functions as a major thoroughfare and serves as a transition area between residential neighborhoods and higher-intensity land uses. The surrounding area along Stewart Road is characterized primarily by commercial and industrial development. Existing land uses in the vicinity include businesses, service establishments, and industrial operations, which are compatible with the requested C-2 zoning district.

Based on the analysis above, staff recommends approval of the rezoning request from Single-Family Residence District (R-S) to General Business District (C-2) as presented.

RECOMMENDATION:

During the Planning and Zoning Meeting held on January 15, 2026, the Planning and Zoning Commission recommended approval of the rezoning request as presented, with a 6–0 vote.

PREPARED BY:

Monica Gomez,
Interim Director of
Planning

APPROVED BY:

Ruben Guajardo, City
Manager

Rezoning Request

Applicant: Francisco Cerda

Request: Rezoning from Single-Family Residence District (R-S) to General Business District (C-2)

Address: 4502 S. Stewart Road

Acreage: 2.00 acres

Location: Approximately 875 feet South of Juan Balli Road, West side of Stewart Road

The applicant is requesting a rezoning of a 2.00-acre tract of land from residential (R-S) to commercial (C-2). The purpose of the request is to allow for future commercial development consistent with the City's long-term planning objectives.

The subject property is located approximately 875 feet south of Juan Balli Road, along the west side of Stewart Road. Stewart Road functions as a major thoroughfare and serves as a transition area between residential neighborhoods and higher-intensity land uses.

The surrounding area along Stewart Road is characterized primarily by commercial and industrial development. Existing land uses in the vicinity include businesses, service establishments, and industrial operations, which are compatible with the requested C-2 zoning district.

Notice of the public hearing was published in the newspaper, and notification letters were mailed out to seven (7) property owners within the required 200-foot radius. No comments were received.

Based on the analysis above, staff recommends approval of the rezoning request from Single-Family Residence District (R-S) to General Business District (C-2) as presented.



Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 01/15/2026 Commissioner Yzaguirre made a motion to approve the rezoning request as presented. Commissioner Garza second the motion. The motion passed unanimously with a 6-0 vote.

Ms. Gomez explained that the applicant is requesting a rezoning of a 2.00-acre tract of land from Residential (R-S) to Commercial (C-2). She stated that the surrounding area along Stewart Road is characterized primarily by commercial and industrial development. Notice of the public hearing was published in the newspaper, and notification letters were mailed to seven (7) property owners. No comments were received either in favor of or in opposition to the request. Staff recommended approval of the rezoning request as presented.

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

Commissioner Gamboa asked whether there were specific plans for the use of the property.

Ms. Gomez responded that no information had been provided.

Commissioner Yzaguirre noted that there is a house located at the front of the property.

Ms. Gomez stated that the back portion of the property is vacant.

Commissioner Gamboa asked about the size of roads that may be required in the future.

Ms. Gomez reminded the Commission that the request is solely for rezoning and that any future development will be required to comply with all applicable requirements from City departments.

Chairwoman Cardenas closed the public hearing at 6:09 p.m.



ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF SAN JUAN ZONING ORDINANCE NO. 98-006, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO GENERAL BUSINESS DISTRICT (C-2) OF 2.00-ACRE TRACT OF LAND OUT OF THE SOUTH ½ OF LOT 37, STEWARTS ADDITION TO CONWAY GARDENS SUBDIVISION, LOCATED APPROXIMATELY 875 FEET SOUTH OF E JUAN BALLI RD, ALONG THE WEST SIDE OF STEWART ROAD, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

Consistent with the City's land use plan as set-forth in the land use map that is a part of the City's Zoning Ordinance, and consistent with the City's intentions of allowing and encouraging commercial district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as 2.00-Acre Tract of Land out of the South ½ of Lot 37, Stewarts Addition to Conway Gardens Subdivision, located approximately 875 feet South of E Juan Balli Rd, along the West side of Stewart Road, shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 24th day of February, 2026.

PASSED and **APPROVED** on second and final reading on the 10th day of March, 2026.

CITY OF SAN JUAN

MARIO GARZA
MAYOR

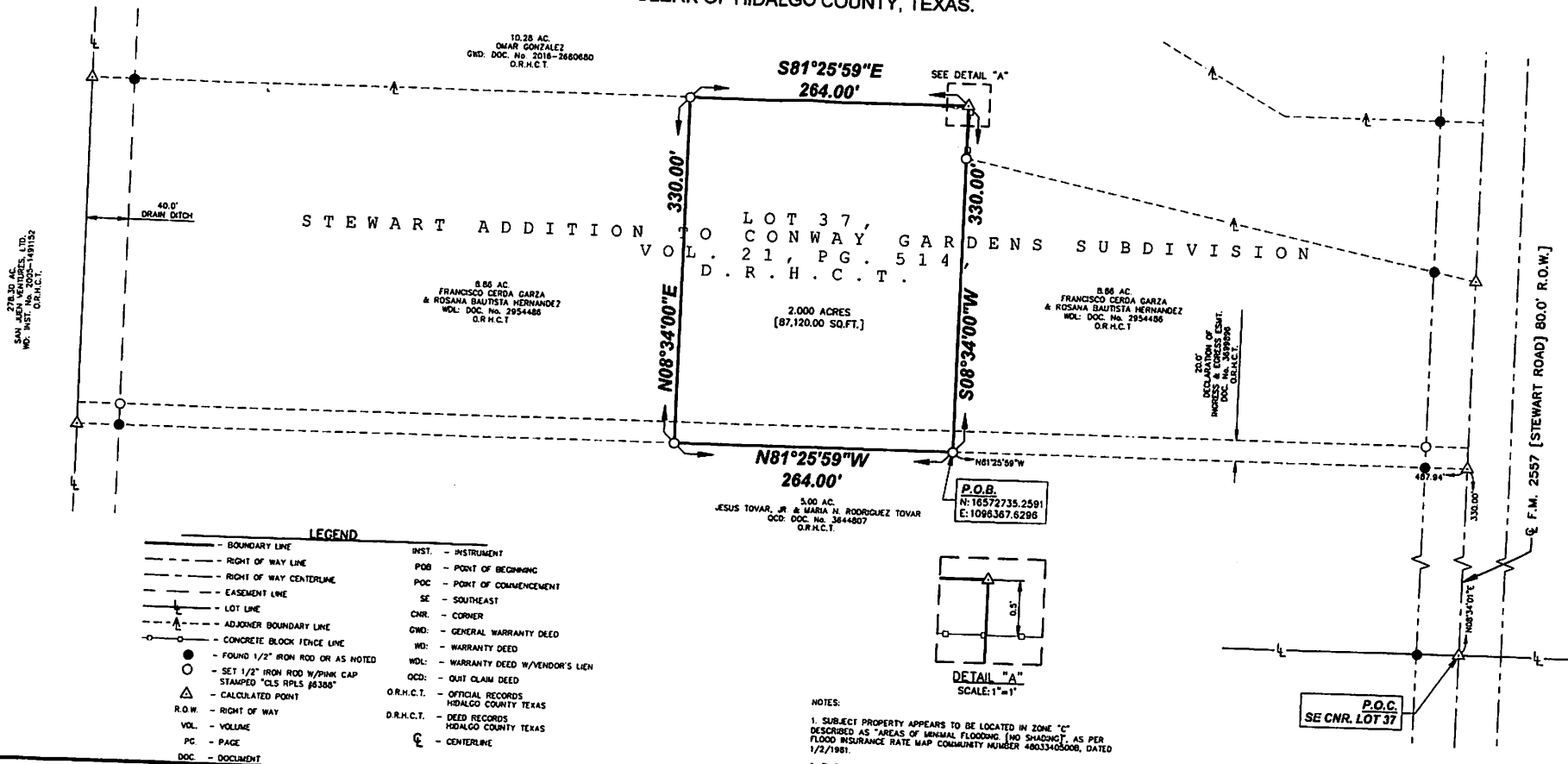
ATTEST:

APPROVED BY:
Palacios, Garza & Thompson, P.C.

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY

PLAT SHOWING:
A 2.000 ACRE [87,120.00 SQ.FT] TRACT OF LAND
BEING OUT OF THE SOUTH ONE-HALF OF LOT 37, STEWARTS ADDITION TO CONWAY
GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP
RECORDED IN VOLUME 21, PAGE 514, DEED RECORDS IN THE OFFICE OF THE COUNTY
CLERK OF HIDALGO COUNTY, TEXAS.



I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF NOVEMBER, 2025 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT.

Manuel Carrizales
 MANUEL CARRIZALES
 R.P.L.S. #6388
 11-20-2025
 DATE



Rezoning Request from Single Family Residence District (R-S) to General Business District (C-2) of the 2.00-acre tract of land out of the South ½ of Lot 37, Stewarts Addition to Conway Gardens Subdivision, located approximately 875 feet South of E Juan Balli Rd, along the West side of S Stewart Rd as requested by Francisco Cerda.

GONZALEZ OMAR
4418 S STEWART RD
SAN JUAN, TX 78589-4209

PEREZ HERIBERTO III & MIRNA
310 N CAGE BLVD
PHARR, TX 78577-3904

LUCIO LUIS A
4510 S STEWART RD
SAN JUAN, TX 78589-4201

TOVAR JESUS JR & MARIA N
RODRIGUEZ
4506 S STEWART RD
SAN JUAN, TX 78589

CERDA FRANCISCO GARZA
PO BOX 2993
MCALLEN, TX 78502-2993

MITTANCK INVESTMENTS LLC
3201 N 10TH ST
MCALLEN, TX 78501-1925

FRANCISCO CERDA
4502 S STEWART RD
SAN JUAN, TX 78589

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 10, 2026

Consider Approval of City Commission Meeting Minutes:

- September 23, 2025
 - October 14, 2025
 - January 8, 2026
-

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:

- September 9, 2025
- October 14, 2025
- January 8, 2026

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, September 23, 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: Ruben Guajardo, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Interim Director of Finance
Christina Perez, Library Director
Ramiro Moreno, Interim Director of Parks & Recreation
Monica Gomez, Assistant Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Alfredo De Leon, Interim 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:**
Ruben Guajardo, City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the 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

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 23, 2025**

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.

Polo Flores a San Juan resident expressed concerns regarding the allocation of funds for the Fire and Police Departments. He specifically advocates for increased funding for the Police Department to support better equipment and training. Additionally, he recommended that the city hire a grant writer to pursue additional funding opportunities. Stephanie Alvarez, a San Juan resident Ms. Alvarez raised several points regarding the city budget and personnel expenditures: EDC Salaries: She noted that the EDC Director is currently receiving an EDC-approved salary while maintaining a full-time role with the city as the Director of Planning and Zoning. Reclassification: She highlighted the reclassification of an Administrative Assistant III position, noting that the salary for this staff member was decreased to \$38,000.00. Budgetary Items: She expressed concerns regarding the budgets for Travel and Training, the 4th of July celebrations, and Small Housing Grants.

V. PRESENTATIONS

A. Presentation Concerning the Día de Los Muertos Festival Scheduled for November 1, 2025.

DISCUSSION: Miriam Gelman has acknowledged and praised the team, including Mr. Roy Garcia, for their effective work and resourcefulness, particularly regarding advertising and public relations efforts. She also shared her thanks for the contributions of the Cultural Arts District Board and individuals such as Mary. Miriam has departed the meeting, but she directed any further questions or requests for updates to Mr. Ruben Guajardo.

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

- 1. Department of Finance Monthly Report. [Maria L. Beltran, Interim Director of Finance]**
- 2. Fire Department Monthly Report. [Tirso Garza, Fire Chief]**
- 3. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]**
- 4. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]**
- 5. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]**

DISCUSSION: Commissioner Jesus “Jesse” Ramirez inquired about the status of the Water/Wastewater Comprehensive Master Plan. It is currently 95% complete; however, we are awaiting a date for the workshop presentation. Lift Station #6: The contractor began work on August 22. Progress is ongoing, though groundwater issues are currently causing some delays.

VI. PUBLIC HEARING/ORDINANCES

A. Consider Second and Final Hearing of an Ordinance Adopting the Budget for the City of San Juan, Texas for the Fiscal Year Beginning October 1, 2025, ending September 30, 2026. [Maria L. Beltran, Interim Director of Finance]

DISCUSSION: Maria L. Beltran, Assistant Director of Finance, stated that this was the second and final public hearing on the City of San Juan’s budget for fiscal year 2025–2026, the finance director recommended approval of a balanced budget.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 23, 2025**

Mayor Mario Garza opened the public hearing at 6:15 p.m.

Stephanie Alvarez questioned the hearing process. Rick Palacios, City Attorney clarified that public hearings are intended for public comment rather than for taking votes. Concerns were raised regarding a budget line titled “Immigration and Customs Enforcement.” Chief of Police Leandro Sifuentes explained this refers to a Homeland Security Investigations task force and agreed to correct the wording. Mrs. Alvarez advocated for increased funding for staff training and employee salaries. She also urged for more resources dedicated to police mental health programs, crime victim assistance, and fuel costs. Polo Flores criticized the library’s funding—noting it is less than two percent of the overall budget—and called for higher pay for library and administrative staff, along with more investment in books and cultural programs. Mae Anzaldúa Trevino highlighted concerns regarding levels of lead, copper, and radium in the water. She suggested reallocating economic development funds toward mental health and cultural initiatives. Mrs. Alvarez noted a proposal to convert the historic San Juan Hotel into a Rio Grande Valley Civil Rights Museum. Residents emphasized the need for improved planning, digital infrastructure, and protections for employees who provide feedback. The City Commissioners responded by affirming that the budget is balanced and was thoroughly reviewed during workshops. They also expressed their appreciation for the input provided by staff and the public.

Mayor Mario Garza closed the public hearing at 7:06 p.m.

Commissioner Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion Passed (5-0)

VII. APPOINTMENTS

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

No Action Taken

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

A. Discussion and Possible Action, if any, to Approve Revised Change Order No.1, Previously Approved on August 18, 2025, in the amount of \$245,775.77, for the City of San Juan Ridge Road and The Grove Subdivision Street Improvement Project. [Israel Garza, Director of Sanitation]

DISCUSSION: Israel Garza, Director of Sanitation, has informed the City Commission of a necessary revision to a change order for the Ridge Road and Grove Subdivision Street Improvement Project. The change order, originally approved in August 2025 for \$245,775.77, required correction because an alternative bid of \$611,954 was mistakenly omitted from the initial contract and change order. City staff have clarified that this revision does not increase project costs or require additional city funds; it simply corrects the documentation to reflect the full, previously approved contract amount. Jose Perez with Trimad Consultants explained that the omission occurred due to time constraints during document preparation. While the correction was noted, Commissioners Jesus “Jesse” Ramirez expressed concern regarding the oversight and emphasized that all future submissions must include accurate figures.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion Passed (5-0)

B. Consider Approval of the San Juan Economic Development Corporation's Proposed Budget for Fiscal Year 2025-2026. [Maria L. Beltran, Interim Director of Finance]

DISCUSSION: The EDC board had reviewed and approved the budget prior to the meeting. Although EDC Executive Director Jorge Garcia was absent, his recommendation for approval was noted for the record.

Commissioner Jesus “Jesse” Ramirez made a motion to approve the budget, which was seconded by Commissioner Gilbert Garza. The motion passed 4-0, with Mayor Pro Tem Marco “Markie” Villegas abstaining.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 23, 2025**

IX. CONTRACTUALS

- A. Consideration and Action, if any, to Approve the Interlocal Agreement Between the City of San Juan and the City of Weslaco for Animal Control Operations and Impoundment Services and Authorize the Mayor to Execute any Related Documents. [Leandro Sifuentes, Chief of Police]**

DISCUSSION: Chief of Police Leandro Sifuentes informed that the City of Weslaco is currently the only available service provider for our needs. However, their per-animal fee has increased from \$150 to between \$200 and \$250. He noted that the city budget was initially based on the lower rate. As of July, San Juan has handled 485 animals, and we are still awaiting invoices for the subsequent months.

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

X. RESOLUTIONS

- A. Consideration and Action, if any, on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare a Service Plan for a 3.03- Acre Tract of land out of Lot 12, Stewart's Addition to the Conway Gardens, as per map Recorded in Volume 0, Page 43, Map Records, as Requested by Teysha Group, LLC. [Jorge J. Garcia, Director of Planning]**

DISCUSSION: Monica Gomez, Assistant Director of Planning, has stated that this resolution is to accept a voluntary annexation petition from Tesa Group LLC for a 3.03-acre tract of land located south of Stewart Road, near the Castillo State Subdivision (between Moore and Acres). The resolution directs the Planning Department to prepare a service plan and begin the annexation process in accordance with Chapter 43 of the Texas Government Code and the City Charter.

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

XI. CONSENT AGENDA

- A. Consider Approval of the Tax Collection Report for the Month of August 2025. [Maria L. Beltran, Interim Director of Finance]**

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0)

XII. 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 Entertainment for 2025 Noche de Paz.**

Commissioner Jesus “Jesse” Ramirez made a motion to enter executive session at 7:20 p.m. and was seconded by Commissioner Mario Cantu. Motion Passed (5-0)

Commissioner Jesus “Jesse” Ramirez made a motion to reconvene at 7:44 p.m. and was seconded by Commissioner Gilbert Garza. Motion Passed (5-0)

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 23, 2025**

XIII. RECONVENE

- 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 Entertainment for 2025 Noche de Paz.**

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

XIV. ADJOURNMENT

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to adjourn at 7:45 p.m. and was seconded by Commissioner Marco “Markie” Villegas. 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, October 14, 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: Ruben Guajardo, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Maria L. Beltran, Interim Director of Finance
Adelaida Cordero, Director of Human Resources
Christina Perez, Library Director
Monica Gomez, Interim Director of Planning
Israel Garza, Director of Sanitation/Public Works
Alfredo De Leon, Interim Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology
Ramiro Moreno, Interim Director of Park & Recreation

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00 p.m.
- II. INVOCATION:**
Ruben Guajardo, City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the 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

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

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.

Polo Flores a San Juan resident expressed concerns regarding the allocation of funds for the Fire and Police Departments. He specifically advocates for increased funding for the Police Department to support better equipment and training. Additionally, he recommended that the city hire a grant writer to pursue additional funding opportunities. Stephanie Alvarez, a San Juan resident Ms. Alvarez raised several points regarding the city budget and personnel expenditures: EDC Salaries: She noted that the EDC Director is currently receiving an EDC-approved salary while maintaining a full-time role with the city as the Director of Planning and Zoning. Reclassification: She highlighted the reclassification of an Administrative Assistant III position, noting that the salary for this staff member was decreased to \$38,000.00. Budgetary Items: She expressed concerns regarding the budgets for Travel and Training, the 4th of July celebrations, and Small Housing Grants.

V. PRESENTATIONS

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

DISCUSSION: The City of San Juan presented a proclamation proclaiming October 2025 as National Breast Cancer Awareness Month. Mayor Mario Garza read the official proclamation, recognizing the impact of breast cancer and the critical role of early detection. The event honored survivors and acknowledged the dedication of researchers and healthcare professionals, specifically the staff at DHR Health. Representatives from DHR Health and the Oncology Institute at Renaissance attended, including hematology-oncology specialist Dr. Carlos Briones. Dr. Briones thanked the city for its support and emphasized that breast cancer affects 1 in 8 women. He highlighted that advances in technology and early screening greatly improve survival rates. To encourage community participation, DHR Health is offering a \$99 mammogram special contact: 956-362-7503.

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. [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]**

DISCUSSION: The Mayor and Commissioners recognized the directors present and noted that attendees wore pink to honor Breast Cancer Awareness Month. During the meeting, Mayor Mario Garza inquired about the advertisement for the Planning and Zoning Department Director position; City Manager Ruben Guajardo informed the group that applications will open within the week. Additionally, Ramiro Moreno, Interim Director of the Parks and Recreation Department, provided updates on youth sports programs, including girls' basketball, boys' soccer, and winter baseball. He also noted that the current men's league will conclude soon, with a new season beginning in January, and shared that preparations are underway for upcoming special events.

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

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]

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning stated that the City of San Juan is required to hold a public hearing to gather input regarding the City's needs under the Urban County Program for Fiscal Year 2026. This hearing is necessary to comply with the requirements for the Consolidated Plan for Community Planning and Development Grant (CDBG) funding. According to Mrs. Gomez the City of San Juan will have a total of \$279,996.00 in CDBG funds available. Mrs. Gomez also confirmed that the City has already received two letters formally requesting these funds.

Mayor Mario Garza open the Public Hearing at 6:10 p.m.

Amigos del Valle respectfully requested \$10,000 in CDBG funds to support nine seniors in San Juan. This funding would cover 165 days of services, including Meals on Wheels.

Mae Anzaldúa Trevino inquired about how the Urban County disbursement process works and asked for confirmation regarding the authority responsible for deciding the distribution of these funds

Mayor Mario Garza noted that the program's annual funding typically ranges between \$236,000 and \$250,000, though the specific amount can vary each year. He emphasized that the majority of these funds are dedicated to street projects, with a legal requirement to prioritize low-income areas. The program can also serve as a potential funding source for improvements in other areas that are in poor condition. Finally, nonprofit organizations are eligible to apply for funding, provided they submit a formal written request for consideration.

Mayor mentioned that he was approached by a separate non-profit organization interested in submitting a letter for consideration. Mrs. Gomez confirmed that the deadline for submitting the work plan is November 15th, and this opportunity can be extended to them as well.

Daniel Sanchez, Finance Director of the Children's Advocacy Center in Edinburg stated they submitted recent funding request of \$15,000 or fiscal year 2026. These funds would support several key programs, including mental health counseling, forensic interviews, family advocacy, and parent/child education classes. He noted that the Children's Advocacy Center has not previously partnered with the City of San Juan and expressed appreciation for the opportunity to apply for this funding.

Polo Flores inquired about the repair of Lucky Street and the process for adding essential infrastructure like sewer lines. City staff explained that Lucky Street is classified as a private easement owned by a private entity, not a public street. Since the street was never officially developed with necessary features like drainage, curbs, or setbacks, the City is prohibited from directly funding its repair or improvement. Currently, some private contractors are resurfacing the area using their own resources. Mr. Flores then asked about the possibility of using Community Development Block Grant (CDBG) funding, including qualification and application procedures. Mrs. Gomez clarified that CDBG funds are managed by the County's Urban County Office, not the City's Economic Development Corporation (EDC). To qualify, low-income subdivisions must submit detailed cost estimates and engineering plans to the County for review. Mrs. Gomez offered to provide the specific CDBG application information to Mr. Flores in person tomorrow at 3:00 p.m.

Rolando Flores from the Lower Rio Grande Valley Development Council's Health and Human Services department, representing the Aging and Disability Resource Center (ADRC) and the Area Agency on Aging (AAA). Mr. Flores requested CDBG funding to support local seniors, specifically those aged 60 and over, with critical homemaker and health maintenance services. The requested funds would be distributed directly to clients, supporting their needs for supplies, medications, and equipment, rather than going to the agency itself. Mr. Flores noted that the ADRC and AAA assist seniors and disabled individuals by helping to fill existing service gaps, which reduces waitlists for essential resources. He also emphasized that all services provided are free, transparent, and board-approved. The

**CITY OF SAN JUAN
CITY COMMISSION MEETING
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program's goal is to expand its reach to serve more small communities throughout the area that are currently underserved.

Mayor Mario Garza and Ricardo Palacios, City Attorney confirmed that the item discussed was a required public hearing for the Urban County Program process and was not a vote to approve specific funding requests. The vote that took place was solely to continue the grant process and officially accept the public input received. Please note that the submission deadline for the grant is confirmed as November 15. Specific decisions regarding funding allocation will be made at a later meeting.

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 Commissioner Gilbert Garza. Motion Passed (5-0).

- 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]**

DISCUSSION: Monica Gomez, Interim Director of Planning, reported that the petition was accepted at the September 23, 2025, City Commission meeting via Resolution 2025-19. This resolution also established the dates and times for the required public hearings. The department recommended approval of the first reading, and all supporting documents—including the petition, survey, and resolution—were provided to the Commission.

Mayor Mario Garza open the Public Hearing at 6:26 p.m.

San Juan resident Polo Flores raised concerns regarding drainage and sewer capacity. He noted elevation variations between the levee and Stewart Road, expressing concern that future development could strain the existing pump station and worsen odor issues. He emphasized the importance of the city studying these impacts before final approval.

Mayor Mario Garza closed the Public Hearing at 6:29 p.m.

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

VII. APPOINTMENTS

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

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

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

DISCUSSION: Brenda Escalante, City Secretary stated staff recommended appointing two new members, one to fill the remainder of Juan J. Vasquez’s term (following his resignation) and another to replace David Alvarado, whose term expired on September 24, 2025.

Mayor Mario Garza made a motion to remove David Alvarado and appoint Robert Hernandez in his place. Additionally, a motion was made to appoint Eric Sanchez to fill the vacant seat previously held by Juan J. Vasquez. and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0)

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

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DISCUSSION: Brenda Escalante, City Secretary noted that the City Manager will serve as an ex officio member able to participate in discussions and submit suggestions but without voting rights. Mrs. Escalante further stated that three members' terms — Cesar Cantu, Luis Mancias Jr., and Eric Sanchez — had expired on September 10, 2025, and all expressed interest in continuing to serve.

Mayor Mario Garza made a motion to remove Cesar Canu and appoint Daniel Garcia, remove Eric Sanchez and appoint Martin Gamboa approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0)

Commissioner Marco “Markie” Villegas made a motion to re-appoint Luis Mancias and was seconded by Mayor Mario Garza. Motion Passed (5-0)

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

Tabled

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]

DISCUSSION: The commission considered authorizing staff to solicit proposals for a request for qualifications for an agent of record to handle employee health insurance and voluntary benefit products. Mayor Pro Tem Jesus “Jesse” Ramirez asked whether this process would affect the recently approved budget. Rick Palacios, City Attorney clarified that this action was only to seek qualifications for potential agents, not to solicit actual insurance proposals yet. Once an agent is selected, that agent will then gather and present insurance proposals.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion Passed (5-0)

IX. RESOLUTION

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.

DISCUSSION: The City Commission recently considered a resolution to nominate candidates to the Hidalgo County Appraisal District Board of Directors for the 2026–2029 term. City Attorney Rick Palacios explained that this is currently the nomination stage. Once all nominations are finalized, the city will receive an allotted number of votes to allocate. There is no limit to the number of nominations the city can submit at this time.

Mayor Mario Garza made a motion to nominate Robert Loreda and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0)

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]

DISCUSSION: Monica Gomez, Director of Planning, has explained that this renewal will continue to support the implementation, development, training, and maintenance of the city’s GIS system. This system is essential for departments and partner agencies to share and access information. Mrs. Gomez stated that staff recommend approval of the renewal. She also noted that this marks the third year of the agreement, with no changes to the cost or terms.

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

- 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]**

DISCUSSION: Monica Gomez, Director of Planning stated that this Memorandum of Understanding (MOU) between the City of San Juan and Military Highway Water Supply Corporation regarding a temporary water interconnection. According to Mrs. Gomez, Director of Planning, this interconnection will serve as a metered, physical connection to provide mutual support during emergencies, such as fires, freezes, or hurricanes. Representatives from Military Highway Water Supply and Alfonso Quintanilla of Headley & Associates noted that the project aims to improve system resiliency and ensure reliable service for developments near the city’s southern boundary. Estimated project costs are between \$50,000 and \$100,000; however, no financial commitments have been made at this stage. This MOU authorizes collaboration and planning, with final designs, bids, and costs to be presented at a later date.

Commissioner Jesus “Jesse” Ramirez made a motion to approve and was seconded by Mayor Mario Garza. Motion Passed (5-0)

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

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0)

XII. ADJOURNMENT

Commissioner Jesus “Jesse” Ramirez made a motion to adjourn at 6:48 p.m. and was seconded by Mayor Mario Garza. Motion passed (5-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

MINUTES OF WORKSHOP OF THE CITY OF SAN JUAN COMMISSION

DATE: Thursday, January 8, 2026

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

STAFF PRESENT: Brenda Escalante, City Secretary
Tirso Garza, Fire Chief
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Director of Finance
Alfredo De Leon, Interim Director of Utilities

WORK SESSION AGENDA

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called workshop to order at 6:00 p.m.
- II. PRESENTATIONS:**
 - A. Presentation by Willdan Group, Inc. on the Proposed Cost of Service, Water and Wastewater Rate, and Debt Capacity Study.**

DISCUSSION: Jason Gray, Vice President of Wild Financial Services based in Dallas, presented an update on the city’s wastewater and water rate study, tentatively targeting completion for March. His firm has conducted around 300 similar studies in Texas over the past decade, including previous work for the city. He emphasized that the presentation is not final, as additional work is needed on the capital improvement plan (CIP), which is a major factor influencing future rate adjustments. Two funding scenarios were introduced: one that finances half of the identified capital improvement projects through long-term debt (leaving the remainder to be funded by grants or other sources, or potentially not completed), and another that funds 100% of the projects through long-term debt over time. Because the CIP is substantial—particularly for a growing community—the rates required under each scenario would differ significantly. Beyond capital projects, rising operational costs also contribute to the need for rate adjustments. Gray explained that nationally, water and wastewater rates have been increasing by about 5–6% annually, with projections suggesting even faster growth in the coming years. Industry forecasts indicate rates could potentially triple over the next 15 years due to escalating construction costs, regulatory requirements, and increasing expenses tied to water access and wastewater treatment. He noted that many of these cost drivers

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are outside local control and are the primary forces behind rate increases. Additionally, he pointed out that 30–40% of utilities nationwide do not fully cover their costs through rates, often relying on subsidies, grants, or deferred maintenance, which can create long-term financial challenges. The city’s current water and wastewater rates were adopted in 2009 and have remained unchanged for 17 years. Maintaining solvency that long has largely been possible due to community growth, which increased revenue and improved economies of scale, though it likely also means some maintenance has been deferred. The city currently has some of the lowest rates in the state and the Rio Grande Valley. However, inflation—especially sharp increases in chemical costs for water treatment, which have risen 15–20% annually and even doubled in some cities—has significantly raised operating expenses. Infrastructure modernization, system optimization, and expansion to support growth further add to financial pressure. Given these combined factors, the consultant’s professional opinion is that it is no longer sustainable to keep rates at 2009 levels and that an increase is necessary. The current rate structure includes a monthly base charge for residential customers, tiered usage rates for residential consumption, and higher base charges for larger commercial and industrial meters due to their greater impact on the system. The city’s tiered water rate structure is common and designed to encourage conservation, though officials must balance reduced usage with maintaining enough revenue to operate the system. While there was discussion about increasing commercial and industrial rates, the consultant explained that those users typically have less ability to conserve since their high-water use supports business operations, not discretionary activities like irrigation. Commercial rates are often set between residential tiers because they generate large volumes from fewer accounts, creating a different cost profile. However, it was noted that commercial and industrial customers may not be fully covering their share of system costs, particularly in meter charges and wastewater treatment, which is generally more expensive due to stronger waste content. Compared to other Valley communities, the city’s residential rates are significantly lower, suggesting possible deferred maintenance rather than operational efficiencies. The system currently serves about 7,700 water customers, most of whom are residential, including some outside city limits who pay a premium rate. It’s normal to have fewer wastewater than water accounts because irrigation uses water but not sewer service, and commercial properties often share a single sewer account. Residential customers make up about two-thirds of total water use, so most revenue impact comes from them, even if commercial rates change. The city currently serves about 7,700 water accounts and is projected to grow to over 9,000 within 10 years. Smart meters were discussed as a future option; they improve accuracy, often increasing billed usage by around 10% because older meters underreport consumption, and they help customers detect leaks and improve efficiency while streamlining city operations. Smart meters can detect leaks quickly, even hourly, helping customers monitor usage and avoid waste. The city likely loses revenue with older meters because they under read water use by around 10% or more. Replacing them would improve accuracy and potentially increase bills if usage habits don’t change, though customers could also save money by adjusting their consumption based on real-time data. The city currently uses just under 800 million gallons per year and expects that to grow to about 878 million gallons over the next 10 years, assuming 1% annual growth. Two funding scenarios were presented, both using the same cost assumptions except for the amount of debt taken on for nearly \$97 million in planned capital improvements. Scenario one funds 100% of the projects through debt, while scenario two funds 50%, requiring project prioritization. Costs were projected using standard inflation rates, with higher increases applied to items like chemicals and construction, and debt was estimated at 30 years with 4% interest. The presentation compared two scenarios: funding the full \$97 million capital plan with 100% debt would raise annual debt payments from about \$1.6 million to roughly \$4 million and require about 16% yearly water rate increases for four years, while funding about half would lower debt payments to around \$2.7 million and require closer to 12% increases. Both options still require significant rate hikes due to inflation and years without increases, though restructuring commercial rates could slightly reduce residential impacts. Even with increases, rates would remain competitive regionally. The City Commission and staff discussed affordability, potential grant eligibility risks if rates remain too low, and the need to decide soon—delaying past summer would require even steeper increases. The City Commission plans to meet again, review commercial adjustments, consult financial advisors and engineers, and possibly analyze

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household income impacts before moving toward a final proposal.

III. ADJOURNMENT:

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to adjourn at 7:05 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (5-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary