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, April 28, 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 2026 Emergency Management Hurricane Preparedness Update. [Tirso Garza, Fire Chief]

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, Director of Finance]

2. Fire Department Monthly Report. [Tirso Garza, Fire Chief]

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

4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]

5. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

A. Consider Second and Final Reading of an Ordinance Amending the Budget for the 2025-2026 Fiscal Year by Providing Additional Appropriation to the General Fund, Solid Waste, Storm Water and Utility Fund. ***Tabled*** [Maria L. Beltran, Director of Finance]

B. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.04 Water Conservation; Drought Contingency and Emergency Management Plan of the Code of the City of San Juan, Texas by Amending Section 13.04.001 Adoption of Plans to Formally Adopt the April 2024 Water Conservation and Drought Contingency and Emergency Management Plan; Providing for a Penalty not to Exceed Two Thousand ($2,000.00) Dollars for each Offense; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.

C. Hold a Public Hearing Regarding the Voluntary Annexation Petition of the 20.00-Acre Tract of Land Out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, Located Approximately Half of a Mile West from Cesar Chavez Road Along the North side of Minnesota Road, as Requested by Bona Fide Re LLC. [Monica Gomez, Director of Planning]

D. Hold a Public Hearing and Consider the First Reading of the Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the

property located at 1307 S. Nebraska Avenue, legally described as the North 70 feet of the West 130 feet of the West 200 feet of Lot 10, Block L, San Juan Original Townsite, as Requested by David Mata Hernandez. [Monica Gomez, Director of Planning]

E. Hold a Public Hearing and Consider the First Reading of the Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of a 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision, as Requested by James C. Keller. [Monica Gomez, Director of Planning]

F. Hold a Public Hearing and Consider the First Reading of the Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BG- Wine and Malt Beverage Retail Dealer's On-Premise Permit) at Vapes and Smoke Shop El Primo located at 3306 N. Raul Longoria Road Suite 5, legally described as Lots 6 through 10, Block 1, South Ridge Estates Subdivision, as Requested by Georgina Garza de Lujan. [Monica Gomez, Director of Planning]

VII. RESOLUTIONS

A. Consideration and Action, if any, on a Resolution Approving and Adopting the 2025 Water and Wastewater Master Plan Prepared and Presented by Trimad Consultants, L.L.C. [Alfredo De Leon, Interim Director of Utilities]

VIII. CONSENT AGENDA

A. Consider Approval of the Tax Collection Report for the Month of March 31, 2026. [Maria L. Beltran, Director of Finance]

B. Consider Approval of the Investment Report for the Second Quarter Ending March 31, 2026. [Maria L. Beltran, Director of Finance]

C. Consider Approval of City Commission Meeting Minutes:
- October 3, 2022
- November 12, 2025
- February 24, 2026
- March 10, 2026
- March 24, 2026

IX. 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 22nd

day of April 2026 at 5:30 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: Tirso Garza, Fire Chief

DATE: 04/21/2026

SUBJECT: Presentation on 2026 Emergency Management Hurricane Preparedness Update. [Tirso Garza, Fire Chief]

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

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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Maria Beltran, Director of Finance

DATE: 04/20/2026

SUBJECT: Department of Finance Monthly Report [Maria L. Beltran, Director of Finance]

The Finance Department is responsible for managing core functions, overseeing the administration and accuracy of Utility Billing operations and the Risk Management program.

Finance Department:
The Finance Department is responsible for managing the City’s financial operations, ensuring accurate financial reporting, maintaining internal controls, safeguarding the City’s financial assets and managing its resources in accordance with the City Charter and ordinances enacted by the City Commission.

- Administer all financial transactions, including accounts payables, and payroll including the Economic Development Corporation are accurate in the general ledger.
- Provide monthly financial reports to Departments and City Commission.
- Overseeing cash flow, investments, and financial planning activities.
- Generate and prepare monthly financial reporting according to GAAP
- Generate financial reports for the annual audit.
- Coordinate budgeting, forecasting, and financial planning.
- Implementing and maintaining internal controls to safeguard the City’s assets.
- Prepare and generate quarterly investment reports.

ADDITIONAL INFORMATION:
Maintained 29, funds, assisted 24, departments. March Sales Tax 18.14% increase of $96,136 compared to last year.

- Check Disbursement – 288
- Bank Drafts – 53
- Voided Checks – 10

 Direct Deposit Payroll – 633
 Reconciled Bank Accounts – 11
 Budget Adjustments – 1
 Journal Entries Posted - 151

 Finance Employees - 8

Manage a 37,7 million budget
 General Fund Budget of 19,6 million
 Utility Fund 6.0 million
 Stormwater Fund 343 thousand
 Debt Service Fund 4.3 million
 Sanitation Fund 4.4 million
 Other Funds 2.3 million

Risk Management:
Implementing strategies to identify, evaluate, and mitigate risks; maintaining risk registers; coordinating insurance coverage; and ensuring compliance with organizational risk policies.
 6 Claims Submitted to the Texas Municipal Leage

Utility Billing & Collection Department:
The Utility Billing Department is responsible for ensuring timely billing cycles of water usage, sanitary sewer, residential garbage collection, customer account integrity. Maintaining accurate customer records, monitoring collections and resolving billing discrepancies.
 The City of San Juan collects 7,570 Water Accts., 7,111 Sewer and Brush 7,221 accounts.
 North Alamo Water Supply Corporation service 3,726 sewer accounts, garbage and brush 3,726 Accounts.
 Military Highway Service 122 combined sewer and garbage accounts
 Financial Report, in FYE 9/30/2025, Utility Fund collected 6 million and Sanitation Fund 4.1 million with a combined 10 million.
 Bills Emailed 1250

Service Orders:
 Connects - 94
 Meter information - 29
 Disconnect - 92
 Dead Meters Change
 Past Due Notice - 1,733 - $8,665
 Cut List/11th - 139
 Cut List Register/21st - 27

Payments are made by:
 Paid in Person - 58 %
 Juniors Supermarket - 0 %
 Online - 32 %
 Bank Drafts - 6 %
 Phone Payments - 4 %

 Utility Billing Employees - 9

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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Tirso Garza, Fire Chief

DATE: 04/17/2026

SUBJECT: Fire Department Monthly Report. [Tirso Garza, Fire Chief]

The San Juan Fire Department did the following activities in March 2026.

Emergency Calls
A total of 113 calls were made in March 2026. (Please see attached report.)
- A Shift = 52
- B Shift = 20
- C Shift = 41

Pharr EMS
Pharr EMS and the Fire Department responded to 82 calls in March 2026. Please see the attached report submitted by Pharr EMS.

County Calls
The San Juan Fire Department had no county calls in March 2026.

Volunteer Department
The San Juan Volunteer Fire Department has been unable to hold its monthly business meeting.

Fire Inspections
A total of 33 inspections were conducted in March 2026, which are as follows:

- 3/3/2026 - Aylyn's Event Center located at 4306 N Raul Longoria RD.
- 3/3/2026 - RGV Rax2 Co LLC located at 2506 N Raul Longoria, Ste 15 RD
- 3/4/2026 - The Industrial Ballroom, LLC located at 1200 E US Highway 83
- 3/5/2026 - Tremendoz Drive Thru located at 2201 N Cesar Chavez RD, S.

- 3/5/2026 - Rolo's #3 Drive-Thru, located at 401 S Nebraska AVE.
- 3/5/2026 - The Wings Sports Bar located at 205 W Nolana, STE 16-18.
- 3/6/2026 - Premier High School located at 1202 E 83.
- 3/9/2026 - Valley Bakery located at 816 N I RD, STE F.
- 3/9/2026 - Izaguirre Wellness Clinic located at 1110 S Stewart RD, Ste B.
- 3/9/2026 - El Rebozo located at 905 W FM 495, Ste 1,.
- 3/10/2026 - Moments Event Center located at 816 N Veterans, Ste D & E BLVD.
- 3/11/2026 - Flo Sculpt Studio, LLC located at 2211 S Veterans BLVD, STE 10,.
- 3/11/2026 - My Little House Day Care located at 221 Ebano DR.
- 3/11/2026 - Buffalo Wild Wings Go located at 105 S Cesar Chavez RD,.
- 3/11/2026 - H Wellness Beauty Studio located at 2604 N Raul Longoria RD, Ste 118.
- 3/11/2026 - Cheers Food Trucks located at Stir Fry Express - 232 E Business 83, Space 1,.
- 3/12/2026 - Xoom located at 822 W. Business 83 HWY.
- 3/12/2026 - Michael's Burger and More located at 909 W 1st St,.
- 3/17/2026 - Steve's Liquor House located at 2101 N Raul Longoria RD,.
- 3/17/2026 - Eli Auto Service located at 806 W Business 83, Ste I HWY,
- 3/17/2026 - Impulsa Beauty Co. located at 905 W 495, Ste 5,.
- 3/17/2026 - Denny's Restaurant - 1601 E Interstate 2 HWY E,.
- 3/17/2026 - Acayucan located at 2506 N Raul Longoria, Ste 3,
- 3/24/2026 - Eddies Drive In located at 2801 N Veterans.
- 3/24/2026 - MBTS, LLC located at 1618 N Veterans, Ste A BLVD,.
- 3/24/2026 - Azure Bistro Inc located at 400 Virgen De San Juan BLVD,.
- 3/24/2026 - Crazy About Mangonadas located at 1110 S Stewart RD, Ste A,
- 3/24/2026 - Crazy About Mangonadas located at 510 E FM 495,.
- 3/25/2026 - The Spot - Aurora Coffee Shop located at 101 Alta, Unit 3 ST,.
- 3/26/2026 - La Palabra Vivente Ministries located at 171 Deanna DR.
- 3/26/2026 - Templo Biblico Palabra Vivente located at 1808 N Raul Longoria RD,.
- 3/27/2026 – Ositos Learning Daycare located at 717 W Sam Houston BLVD,.
- 3/31/2026 - Garza Compressors & AC Service located at 1102 E 83.

Plan Reviews

The following plans were reviewed for March 2026:

- El Ronco Carne Seca
- Petritas Adult Day Care Center – Fire Alarm Plans
- Stewart Park Site – Fire Alarm Plans
- Zambrano Offices– Fire Alarm Plans

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belongs only to the logs submitted by the Fire Chief, Lieutenant, or Firefighter in charge of March 2026 to the Administration Office.

- A total of 312.8 Gallons of Unleaded
- A total of 628.2 Gallons of Diesel

NERIS Fire Index - Incident Types

Apr 16, 2026 8:31:24 AM Fire Incidents (NERIS)

Filter statement

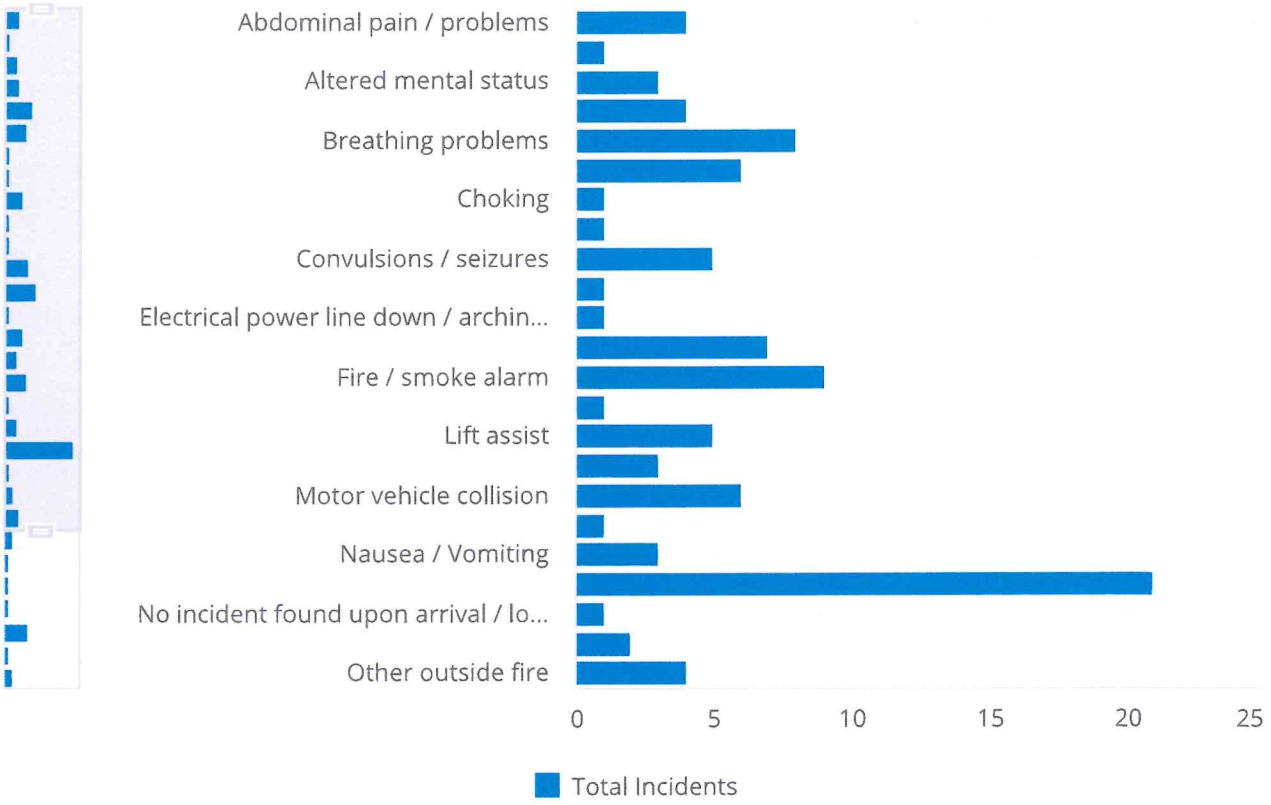
Filters **Incident onset** 3/1/26 to 3/31/26 | **Incident status** Locked

Count of Total Incidents (NERIS)

Count of Incidents

113

Count of Incidents by Incident Type



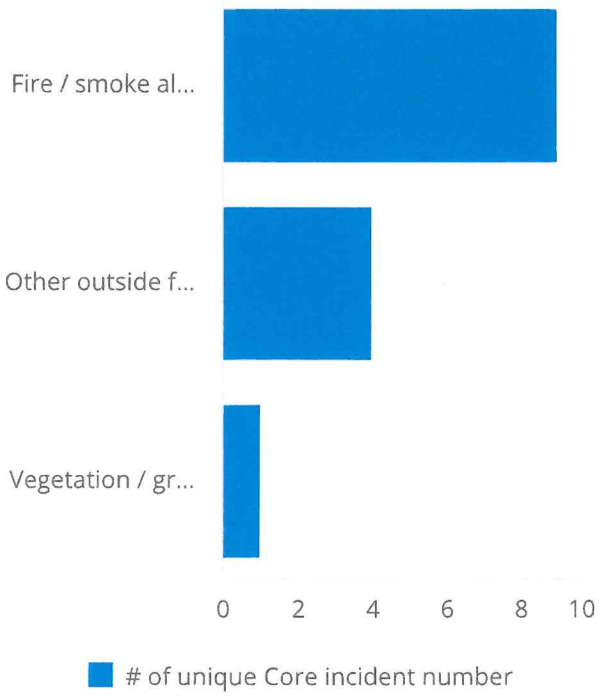
NERIS Fire Index - Incident Types

Apr 16, 2026 8:31:24 AM Fire Incidents (NERIS)

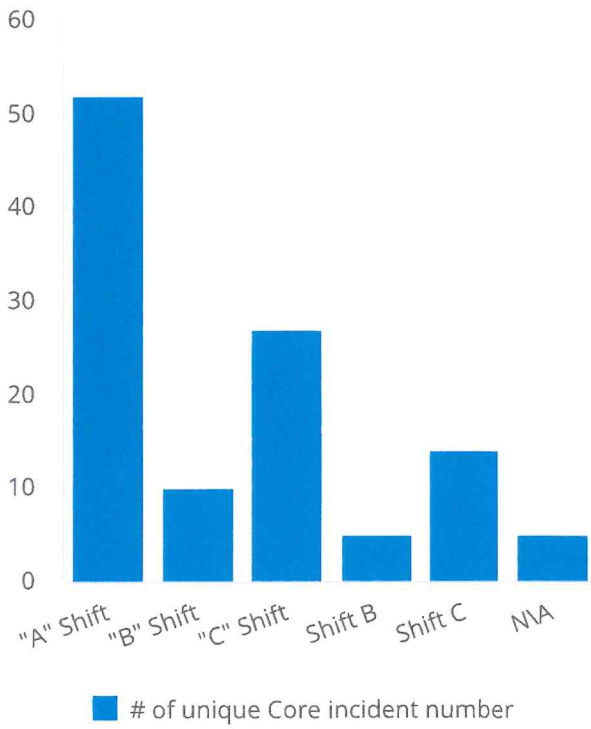
Filter statement

Filters **Incident onset** 3/1/26 to 3/31/26 | **Incident status** Locked

Count of Fire Incidents by Type



Count of Fire Incidents by Shift



Total Aid Given or Received

Filter statement

Filters **Incident onset** 3/1/26 to 3/31/26 | **Incident status** Locked

Incident Types (NERIS)

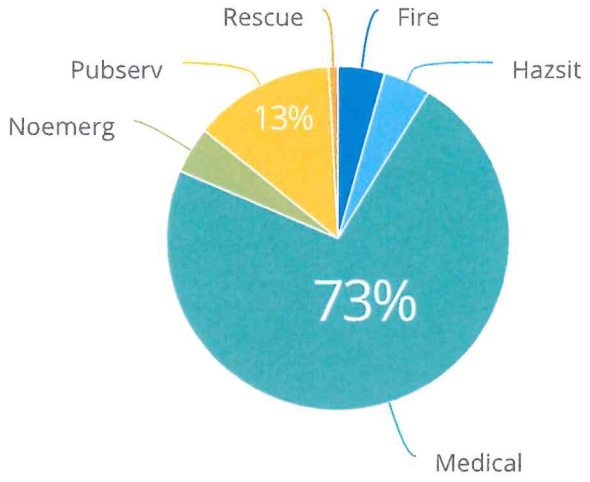
Count of Incide...	Count of Medic...	Count of Fire In...	Count of Other I...	Mutual Aid Give...
Count of Incidents	Count of EMS Calls	Count of Fire Calls	Count of Other Calls	Aid Given
113	82	5	26	1
Count of Exposures **0**	Percent of EMS C... **72.57%**	Percent of Fire Calls **4.42%**	Percent of Other ... **23.01%**	Aid Received **1**

Incident Types (NERIS) Apr 16, 2026 8:30:45 AM Fire Incidents (NERIS)

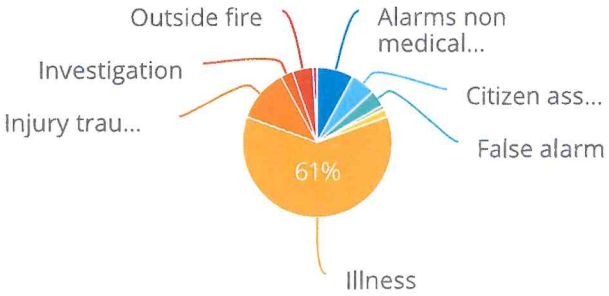
Filter statement

Filters **Incident onset** 3/1/26 to 3/31/26 | **Incident status** Locked

Primary Incident Type by Category



Primary Incident Types by Subcategory

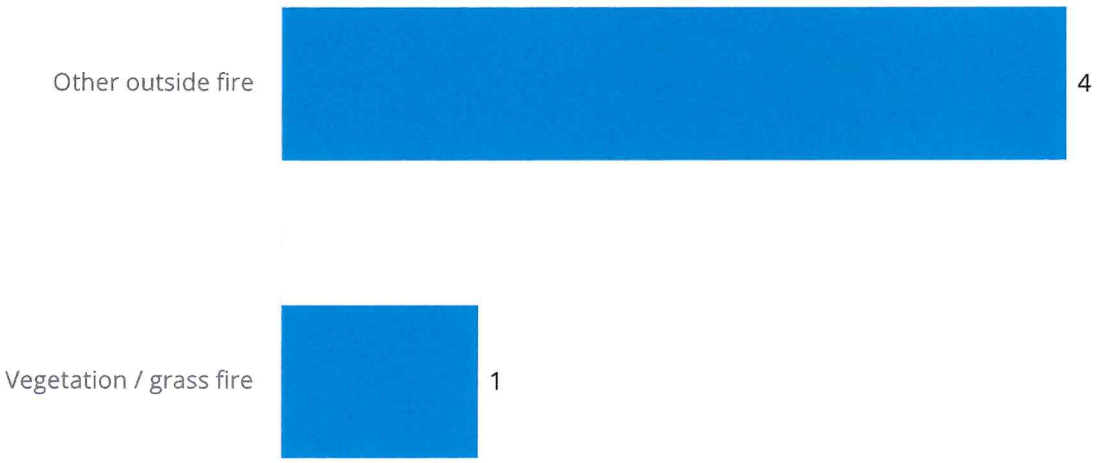


Incident Types (NERIS) Apr 16, 2026 8:30:45 AM Fire Incidents (NERIS)

Filter statement

Filters **Incident onset** 3/1/26 to 3/31/26 | **Incident status** Locked

Count of Fire Incidents



Incident Types (NERIS) Apr 16, 2026 8:30:45 AM Fire Incidents (NERIS)

Filter statement

Filters **Incident onset** 3/1/26 to 3/31/26 | **Incident status** Locked

Primary Incident Types (by month)

Primary Incident Type
Abdominal pain / problems
Accidental alarm
Altered mental status
Back pain (non-trauma)
Breathing problems
Chest pain (non-trauma)
Choking
Citizen assist / service call
Convulsions / seizures
Diabetic problems
Electrical power line down / arching / malfunction
Fall
Fire / smoke alarm
Heart problems
Lift assist
Malfunctioning alarm
Motor vehicle collision
Motor vehicle collision extrication / entrapment
Nausea / Vomiting
No appropriate choice (medical response)
No incident found upon arrival / location error
Odor investigation
Other outside fire
Psychological / behavior issues
Sick case
Grand Total

1 2 ›

Additional Incident Types (by month)

Additional Incident Type	Incidents
	03/2026	Grar
Hemorrhage / laceration	1	
Room and contents fire	1	
Grand Total	2	

CITY OF PHARR EMS
MARCH 2026 RESPONSE REPORT

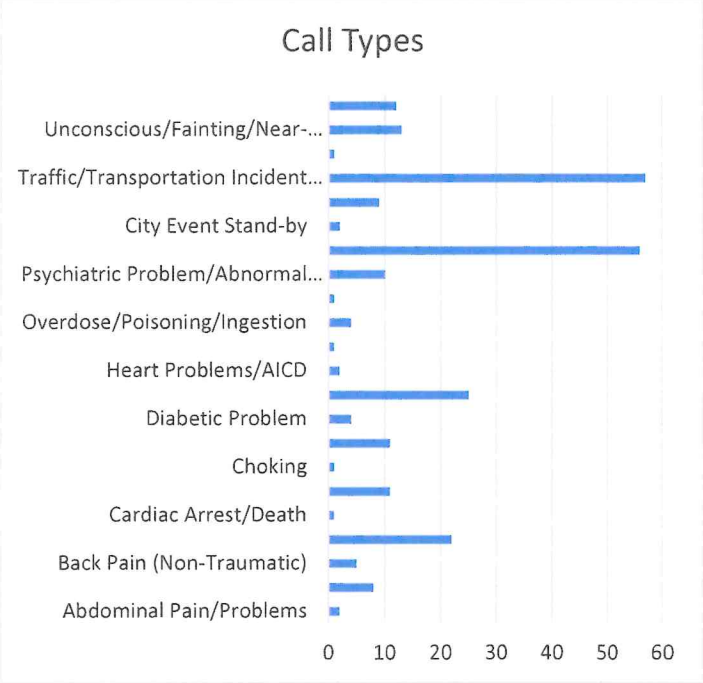
Call Types

Abdominal Pain/Problems	2
Assault	8
Back Pain (Non-Traumatic)	5
Breathing Problem	22
Cardiac Arrest/Death	1
Chest Pain (Non-Traumatic)	11
Choking	1
Convulsions/Seizure	11
Diabetic Problem	4
Falls	25
Heart Problems/AICD	2
Hemorrhage/Laceration	1
Overdose/Poisoning/Ingestion	4
Pregnancy/Childbirth/Miscarriage	1
Psychiatric Problem/Abnormal Behavior/Suicide A	10
Sick Person	56
City Event Stand-by	2
Stroke/CVA	9
Traffic/Transportation Incident (MVC)	57
Traumatic Injury	1
Unconscious/Fainting/Near-Fainting	13
Unknown Problem/Person Down	12
	258

Destination by Facility

DHR Women's	1
Doctors Hospital at Renaissance	35
Driscoll Children's Hospital	3
Mission Regional	1
RGR Free Standing ER San Juan	20
Rio Grande Regional Hospital - Main	62
STHS Children's	3
STHS Edinburg	6
STHS Free Standing ER Pharr	1
STHS Free Standing ER McColl	1
STHS Heart	3
STHS McAllen	32
	168

Response Compliance	92.2%
EMS Stand-bys	2
LEERRT Call Out	0



Response Incident Number (eResponse .03)	Response EMS Response Number (eResponse .04)	Response EMS Unit Call Sign (eResponse .14)	Incident Unit Notified By Dispatch Date Time (eTimes.03)	Incident Unit En Route Date Time (eTimes.05)	Incident Unit Arrived On Scene Date Time (eTimes.06)	Incident Unit En Route To Unit Arrived On Scene In HHMMSS	Incident Unit Left Scene Date Time (eTimes.09)	Incident Patient Arrived At Destination Date Time (eTimes.11)	Incident Dispatch Priority Patient Acuity (eDispatch.05)	Incident Complaint Reported By Dispatch/Dispatch Reason (eDispatch.01)	Scene Incident Street Address (eScene.15)	Scene Incident City Name (eScene.17)	Disposition Destination Name Delivered Transferred To (eDisposition.01)
26-02096	26-002459	Medic 31	3/1/2026 3:42	3/1/2026 3:43	3/1/2026 3:51	0:08:59	3/1/2026 4:14	3/1/2026 4:26	Priority 1	Sick Person	300 NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-02097	26-002460	Medic 31	3/1/2026 5:24	3/1/2026 5:31	3/1/2026 5:33	0:09:18	3/1/2026 5:49	3/1/2026 5:56	Priority 1	Sick Person	300 N NEBRASKA AVE	SAN JUAN	STHS McAllen
26-02100	26-002464	Medic 31	3/1/2026 8:48	3/1/2026 8:49	3/1/2026 8:54	0:05:13	3/1/2026 9:08	3/1/2026 9:21	Priority 1	Assault	800 N RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
26-02102	26-002465	Medic 31	3/1/2026 12:18	3/1/2026 12:20	3/1/2026 12:27	0:06:40			Priority 1	Stroke/CVA	508 COIL DR	SAN JUAN	
26-02104	26-002466	Medic 31	3/1/2026 13:00	3/1/2026 13:01	3/1/2026 13:08	0:06:43			Priority 1	Stroke/CVA	508 COIL DR	SAN JUAN	
26-02106	26-002467	Medic 31	3/1/2026 13:49	3/1/2026 13:49	3/1/2026 13:53	0:03:47			Priority 1	Traffic/Transportation Incident (MVC)	1701 N RAUL LONGORIA RD	SAN JUAN	
26-02108	26-002470	Medic 31	3/1/2026 15:34	3/1/2026 15:36	3/1/2026 15:41	0:05:37	3/1/2026 15:54	3/1/2026 16:06	Priority 1	Falls	905 W 1ST ST	SAN JUAN	STHS McAllen
26-02113	26-002477	Medic 31	3/1/2026 18:42	3/1/2026 18:43	3/1/2026 18:54	0:11:22	3/1/2026 19:23	3/1/2026 19:44	Priority 1	Back Pain (Non-Traumatic)	1302 SUNSET ST	SAN JUAN	Doctors Hospital at Renaissance
Long distance from station													
26-02114	26-002484	Medic 2	3/1/2026 18:49	3/1/2026 18:50	3/1/2026 18:59	0:09:06			Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-02114	26-002483	Medic 2	3/1/2026 18:49	3/1/2026 18:50	3/1/2026 18:59	0:09:06			Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-02114	26-002482	Medic 2	3/1/2026 18:49	3/1/2026 18:50	3/1/2026 18:59	0:09:06			Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	

26-02114	26-002481	Medic 2	3/1/2026 18:49	3/1/2026 18:50	3/1/2026 18:59	0:09:06			Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-02114	26-002672	Falcon 1	3/1/2026 18:49	3/1/2026 18:50	3/1/2026 18:59	0:09:06			Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ N CESAR CHAVEZ RD	SAN JUAN	
26-02115	26-002479	Medic 2	3/1/2026 19:54	3/1/2026 19:56	3/1/2026 19:59	0:02:47			Priority 1	Traffic/Transportation Incident (MVC)	105 N CESAR CHAVEZ RD	SAN JUAN	
26-02115	26-002478	Medic 2	3/1/2026 19:54	3/1/2026 19:56	3/1/2026 19:59	0:02:47			Priority 1	Traffic/Transportation Incident (MVC)	105 N CESAR CHAVEZ RD	SAN JUAN	
26-02115	26-002480	Medic 2	3/1/2026 19:54	3/1/2026 19:56	3/1/2026 19:59	0:02:47			Priority 1	Traffic/Transportation Incident (MVC)	105 N CESAR CHAVEZ RD	SAN JUAN	
26-02119	26-002486	Medic 31	3/1/2026 22:43						Priority 1	Unconscious/Fainting/Near-Fainting	335 E 2ND ST	SAN JUAN	
26-02120	26-002488	Medic 31	3/1/2026 22:50	3/1/2026 22:51	3/1/2026 22:58	0:07:12			Priority 1	Sick Person	335 E 2ND ST	SAN JUAN	
26-02123	26-002490	Medic 31	3/1/2026 23:52	3/1/2026 23:54	3/2/2026 0:09	0:14:34	3/2/2026 0:14	3/2/2026 0:26	Priority 1	Chest Pain (Non-Traumatic)	801 RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
Unit intially responded to 511 S Veterans (o'rileys)													
26-02134	26-002509	Medic 31	3/2/2026 12:11	3/2/2026 12:11	3/2/2026 12:18	0:06:16	3/2/2026 12:30	3/2/2026 12:45	Priority 1	Sick Person	130 E BUSINESS 83	SAN JUAN	Rio Grande Regional Hospital - Main
26-02136	26-002513	Medic 1	3/2/2026 12:36	3/2/2026 12:37	3/2/2026 12:46	0:08:10	3/2/2026 13:05	3/2/2026 13:23	Priority 1	Unconscious/Fainting/Near-Fainting	609 SUN CHASE ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02137	26-002507	Medic 4	3/2/2026 13:00	3/2/2026 13:01					Priority 1	Breathing Problem	1307 LOS CIELOS DR	SAN JUAN	
26-02139	26-002510	Medic 31	3/2/2026 13:34	3/2/2026 13:35	3/2/2026 13:46	0:10:43	3/2/2026 14:04	3/2/2026 14:20	Priority 2	Sick Person	300 N NEBRASKA AVE	SAN JUAN	Doctors Hospital at Renaissance
26-02140	26-002508	Medic 101	3/2/2026 13:44	3/2/2026 13:44	3/2/2026 13:51	0:06:28	3/2/2026 14:05	3/2/2026 14:16	Priority 1	Falls	400 VIRGEN DE SAN JUAN BLVD	SAN JUAN	STHS McAllen
26-02144	26-002518	Medic 31	3/2/2026 17:49	3/2/2026 17:50	3/2/2026 18:02	0:12:33	3/2/2026 18:16	3/2/2026 18:29	Priority 1	Unconscious/Fainting/Near-Fainting	412 W BUSINESS HIGHWAY 83	SAN JUAN	STHS McAllen

Posting for PD - waiting for scene safety													
26-02145	26-002514	Medic 102	3/2/2026 18:03	3/2/2026 18:03	3/2/2026 18:11	0:08:31	3/2/2026 18:18	3/2/2026 18:44	Priority 1	Sick Person	1614 N RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
26-02146	26-002515	Medic 3	3/2/2026 18:26	3/2/2026 18:27	3/2/2026 18:34	0:06:45	3/2/2026 19:02	3/2/2026 19:22	Priority 1	Chest Pain (Non-Traumatic)	1019 E 12 1/2 ST	SAN JUAN	Doctors Hospital at Renaissance
26-02150	26-002520	Medic 102	3/2/2026 23:01	3/2/2026 23:05	3/2/2026 23:14	0:09:10			Priority 1	Chest Pain (Non-Traumatic)	700 ATHOL ST	SAN JUAN	
26-02155	26-002525	Medic 31	3/3/2026 2:20	3/3/2026 2:21	3/3/2026 2:30	0:08:28	3/3/2026 3:05	3/3/2026 3:17	Priority 1	Falls	513 TAYLOR ST	SAN JUAN	STHS McAllen
26-02157	26-002531	Medic 31	3/3/2026 6:30	3/3/2026 6:31	3/3/2026 6:36	0:04:54			Priority 1	Sick Person	1502 PULLIN AVE	SAN JUAN	
26-02171	26-002550	Medic 31	3/3/2026 14:00	3/3/2026 14:00	3/3/2026 14:07	0:07:13	3/3/2026 14:28	3/3/2026 14:47	Priority 1	Traffic/Transportation Incident (MVC)	E NOLANA LOOP/ LA PALOMA ST	SAN JUAN	Doctors Hospital at Renaissance
26-02171	26-002573	Medic 31	3/3/2026 14:00	3/3/2026 14:00	3/3/2026 14:07	0:07:13	3/3/2026 14:28	3/3/2026 14:47	Priority 1	Traffic/Transportation Incident (MVC)	E NOLANA LOOP/ LA PALOMA ST	SAN JUAN	Doctors Hospital at Renaissance
26-02174	26-002548	Medic 3	3/3/2026 15:25	3/3/2026 15:26	3/3/2026 15:35	0:08:28			Priority 1	Sick Person	513 TAYLOR ST	SAN JUAN	
26-02179	26-002561	Medic 31	3/3/2026 19:19	3/3/2026 19:20	3/3/2026 19:32	0:11:46			Priority 2	Falls	513 TAYLOR ST	SAN JUAN	
26-02187	26-002570	Medic 101	3/3/2026 21:28	3/3/2026 21:29	3/3/2026 21:33	0:04:39	3/3/2026 21:43	3/3/2026 21:56	Priority 1	Traffic/Transportation Incident (MVC)	100 W FM 495	SAN JUAN	Doctors Hospital at Renaissance
26-02187	26-002571	Medic 101	3/3/2026 21:28	3/3/2026 21:29	3/3/2026 21:33	0:04:39	3/3/2026 21:43	3/3/2026 21:56	Priority 1	Traffic/Transportation Incident (MVC)	100 W FM 495	SAN JUAN	Doctors Hospital at Renaissance
26-02187	26-002572	Medic 31	3/3/2026 21:10	3/3/2026 21:11	3/3/2026 21:17	0:05:19	3/3/2026 21:35	3/3/2026 21:52	Priority 1	Traffic/Transportation Incident (MVC)	100 W FM 495	SAN JUAN	Doctors Hospital at Renaissance
26-02194	26-002576	Medic 31	3/4/2026 2:31	3/4/2026 2:33	3/4/2026 2:43	0:10:53			Priority 2	Falls	316 W 3RD ST	SAN JUAN	
26-02197	26-002592	Medic 31	3/4/2026 5:13	3/4/2026 5:13	3/4/2026 5:22	0:08:46			Priority 1	Breathing Problem	4700 N RAUL LONGORIA RD	SAN JUAN	
26-02219	26-002611	Medic 31	3/4/2026 18:40	3/4/2026 18:41	3/4/2026 18:48	0:06:45	3/4/2026 19:00	3/4/2026 19:16	Priority 1	Sick Person	501 N CESAR CHAVEZ RD	SAN JUAN	STHS Heart

26-02226	26-002627	Medic 102	3/5/2026 0:41	3/5/2026 0:44	3/5/2026 0:55	0:10:49	3/5/2026 1:20	3/5/2026 1:32	Priority 2	Sick Person	513 TAYLOR ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02228	26-002631	Medic 31	3/5/2026 1:58	3/5/2026 1:59	3/5/2026 2:20	0:20:42	3/5/2026 2:37	3/5/2026 3:03	Priority 1	Breathing Problem	206 W 18TH ST	SAN JUAN	Doctors Hospital at Renaissance
Initial incorrect address - 206 W 8th, rerouted once correct address was obtained													
26-02236	26-002649	Medic 31	3/5/2026 8:57	3/5/2026 8:58	3/5/2026 9:05	0:06:28	3/5/2026 9:14	3/5/2026 9:26	Priority 1	Sick Person	920 W INTERSTATE 2	SAN JUAN	Rio Grande Regional Hospital - Main
26-02239	26-002660	Medic 102	3/5/2026 9:35	3/5/2026 9:36	3/5/2026 9:40	0:03:47	3/5/2026 9:56	3/5/2026 10:20	Priority 1	Convulsions/ Seizure	500 E FM 495	SAN JUAN	Driscoll Children's Hospital
26-02242	26-002653	Medic 31	3/5/2026 10:24						Priority 1	Sick Person	121 GONZALEZ DR	SAN JUAN	
26-02247	26-002655	Medic 31	3/5/2026 11:37	3/5/2026 11:38	3/5/2026 11:44	0:05:43			Priority 1	Unconscious /Fainting/Near-Fainting	1108 SAN CRISTOBAL ST	SAN JUAN	
26-02249	26-002659	Medic 31	3/5/2026 12:23	3/5/2026 12:26	3/5/2026 12:35	0:09:14	3/5/2026 12:46	3/5/2026 12:57	Priority 1	Unknown Problem/Person Down	1222 FOSTER ST	SAN JUAN	RGR Free Standing ER San Juan
26-02252	26-002663	Medic 1	3/5/2026 13:47	3/5/2026 13:47	3/5/2026 13:56	0:08:20	3/5/2026 14:14		Priority 1	Sick Person	403 JENICA CIR S	SAN JUAN	
26-02258	26-002676	Medic 31	3/5/2026 16:53	3/5/2026 16:54					Priority 1	Unknown Problem/Person Down	216 E BUSINESS 83	SAN JUAN	
26-02265	26-002684	Medic 102	3/5/2026 20:48						Priority 1	Convulsions/ Seizure	506 W BUSINESS 83	SAN JUAN	
26-02269	26-002688	Medic 31	3/5/2026 23:14	3/5/2026 23:16	3/5/2026 23:23	0:07:33			Priority 2	Sick Person	1709 SYLVIA CIR	SAN JUAN	
26-02281	26-002702	Medic 31	3/6/2026 10:55	3/6/2026 10:58	3/6/2026 11:05	0:07:05	3/6/2026 11:21	3/6/2026 11:40	Priority 2	Back Pain (Non-Traumatic)	312 LIBERTY LOOP N	SAN JUAN	STHS McAllen
26-02284	26-002726	Medic 2	3/6/2026 11:53	3/6/2026 11:54	3/6/2026 12:00	0:06:56	3/6/2026 12:18	3/6/2026 12:28	Priority 1	Unconscious /Fainting/Near-Fainting	400 VIRGEN DE SAN JUAN BLVD	SAN JUAN	Rio Grande Regional Hospital - Main
26-02290	26-002705	Medic 31	3/6/2026 14:39	3/6/2026 14:40	3/6/2026 14:46	0:06:27	3/6/2026 15:06	3/6/2026 15:15	Priority 1	Breathing Problem	108 E 6TH ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02294	26-002718	Medic 31	3/6/2026 16:57	3/6/2026 16:57	3/6/2026 17:00	0:02:54	3/6/2026 17:14	3/6/2026 17:30	Priority 1	Breathing Problem	118 SANDRA ST	SAN JUAN	STHS McAllen
26-02300	26-002717	Medic 31	3/6/2026 19:38	3/6/2026 19:39	3/6/2026 19:45	0:06:18	3/6/2026 20:03	3/6/2026 20:15	Priority 1	Sick Person	905 41ST ST	SAN JUAN	STHS Edinburg
26-02305	26-002730	Medic 31	3/6/2026 23:10	3/6/2026 23:11	3/6/2026 23:16	0:04:45	3/6/2026 23:30	3/6/2026 23:37	Priority 1	Assault	2211 FRESNO AVE	SAN JUAN	RGR Free Standing ER San Juan

26-02308	26-002729	Medic 31	3/7/2026 3:03	3/7/2026 3:04	3/7/2026 3:11	0:07:20	3/7/2026 3:25	3/7/2026 3:36	Priority 2	Back Pain (Non-Traumatic)	136 E CIRO DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-02317	26-002738	Medic 31	3/7/2026 9:27	3/7/2026 9:28	3/7/2026 9:33	0:05:16	3/7/2026 9:48	3/7/2026 10:05	Priority 1	Falls	730 TENAZA DR	SAN JUAN	STHS Edinburg
26-02323	26-002741	Medic 31	3/7/2026 11:54	3/7/2026 11:54	3/7/2026 11:58	0:03:12			Priority 1	Chest Pain (Non-Traumatic)	210 W ELDORA RD	SAN JUAN	
26-02328	26-002745	Medic 31	3/7/2026 14:19	3/7/2026 14:20	3/7/2026 14:25	0:05:19	3/7/2026 14:43	3/7/2026 14:51	Priority 1	Chest Pain (Non-Traumatic)	920 W INTERSTATE 2	SAN JUAN	Rio Grande Regional Hospital - Main
26-02339	26-002759	Medic 31	3/7/2026 20:35	3/7/2026 20:35	3/7/2026 20:46	0:10:50	3/7/2026 20:58	3/7/2026 21:08	Priority 1	Sick Person	1311 S NEBRASKA AVE	SAN JUAN	STHS McAllen
26-02351	26-002777	Medic 31	3/8/2026 8:05	3/8/2026 8:05	3/8/2026 8:15	0:09:11	3/8/2026 8:38	3/8/2026 8:48	Priority 1	Sick Person	2001 SUNRISE DR	SAN JUAN	RGR Free Standing ER San Juan
26-02354	26-002807	Medic 31	3/8/2026 11:03	3/8/2026 11:04	3/8/2026 11:09	0:05:28	3/8/2026 11:31	3/8/2026 11:42	Priority 1	Stroke/CVA	1107 CALLE ANACUA	SAN JUAN	STHS McAllen
26-02355	26-002775	Medic 3	3/8/2026 11:53	3/8/2026 11:55	3/8/2026 12:04	0:09:14	3/8/2026 12:12		Priority 1	Unknown Problem/Person Down	4810 N RAUL LONGORIA RD	SAN JUAN	
26-02359	26-002776	Medic 31	3/8/2026 13:56	3/8/2026 13:57	3/8/2026 14:10	0:12:13	3/8/2026 14:25	3/8/2026 14:41	Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	S STEWART RD/ E MOORE RD	SAN JUAN	Rio Grande Regional Hospital - Main
Long distance from station													
26-02382	26-002806	Medic 31	3/9/2026 1:45	3/9/2026 1:46	3/9/2026 1:57	0:10:22	3/9/2026 2:16	3/9/2026 2:38	Priority 1	Breathing Problem	206 W 18TH ST	SAN JUAN	Doctors Hospital at Renaissance
Delayed out of chute													
26-02386	26-002817	Medic 31	3/9/2026 7:46	3/9/2026 7:47	3/9/2026 7:50	0:02:50	3/9/2026 8:10		Priority 1	Overdose/Poisoning/Ingestion	206 S RIDGE LN	SAN JUAN	
26-02390	26-002844	Medic 31	3/9/2026 11:06	3/9/2026 11:09	3/9/2026 11:14	0:04:30	3/9/2026 11:54		Priority 1	Sick Person	803 ALAMEDA ST	SAN JUAN	
26-02391	26-002821	Medic 4	3/9/2026 11:49	3/9/2026 11:49	3/9/2026 11:59	0:09:21			Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/ E DICKER RD	SAN JUAN	
26-02391	26-002824	Medic 4	3/9/2026 11:49	3/9/2026 11:49	3/9/2026 11:59	0:09:21	3/9/2026 12:22	3/9/2026 12:47	Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/ E DICKER RD	SAN JUAN	Rio Grande Regional Hospital - Main

26-02391	26-002822	Medic 4	3/9/2026 11:49	3/9/2026 11:49	3/9/2026 11:59	0:09:21			Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/ E DICKER RD	SAN JUAN	
26-02391	26-002823	Medic 4	3/9/2026 11:49	3/9/2026 11:49	3/9/2026 11:59	0:09:21	3/9/2026 12:22	3/9/2026 12:47	Priority 1	Traffic/Transportation Incident (MVC)	S STEWART RD/ E DICKER RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-02394	26-002843	Medic 31	3/9/2026 12:36	3/9/2026 12:38	3/9/2026 12:43	0:05:02	3/9/2026 12:56	3/9/2026 13:14	Priority 1	Traumatic Injury	701 E SAM HOUSTON BLVD	SAN JUAN	Rio Grande Regional Hospital - Main
26-02398	26-002837	Medic 31	3/9/2026 14:36	3/9/2026 14:37	3/9/2026 14:48	0:10:48	3/9/2026 15:11	3/9/2026 15:31	Priority 1	Falls	628 SUNDANCE LN	SAN JUAN	Doctors Hospital at Renaissance
Delay do to heavy traffic due to freeway construction													
26-02399	26-002839	Medic 3	3/9/2026 14:43	3/9/2026 14:43	3/9/2026 14:52	0:08:29	3/9/2026 15:13	3/9/2026 15:21	Priority 1	Sick Person	105 W 16TH ST	SAN JUAN	STHS McAllen
26-02406	26-002834	Medic 31	3/9/2026 19:11	3/9/2026 19:13	3/9/2026 19:19	0:05:56	3/9/2026 19:25		Priority 1	Assault	2002 N COUGAR ST	SAN JUAN	
26-02411	26-002842	Medic 31	3/9/2026 20:45	3/9/2026 20:46	3/9/2026 20:54	0:07:51	3/9/2026 21:08	3/9/2026 21:11	Priority 1	Diabetic Problem	120 W 7TH ST	SAN JUAN	RGR Free Standing ER San Juan
26-02419	26-002853	Medic 31	3/10/2026 6:20	3/10/2026 6:21	3/10/2026 6:27	0:06:03	3/10/2026 6:45	3/10/2026 6:58	Priority 1	Convulsions/ Seizure	300 N NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-02424	26-002856	Medic 31	3/10/2026 8:46	3/10/2026 8:47	3/10/2026 8:51	0:04:10			Priority 1	Psychiatric Problem	206 S RIDGE LN	SAN JUAN	
26-02428	26-002863	Medic 31	3/10/2026 10:02	3/10/2026 10:02	3/10/2026 10:10	0:08:02	3/10/2026 10:30	3/10/2026 10:53	Priority 1	Falls	707 S SAN ANTONIO AVE	SAN JUAN	Doctors Hospital at Renaissance
26-02433	26-002870	Medic 31	3/10/2026 12:39	3/10/2026 12:41	3/10/2026 12:53	0:11:50	3/10/2026 12:59	3/10/2026 13:21	Priority 1	Pregnancy/Childbirth/Miscarriage	900 W SAM HOUSTON BLVD	SAN JUAN	DHR Women's Health Hospital
26-02436	26-002873	Medic 3	3/10/2026 13:30	3/10/2026 13:31	3/10/2026 13:40	0:09:11	3/10/2026 14:14	3/10/2026 14:15	Priority 1	Traffic/Transportation Incident (MVC)	S NEBRASKA AVE/ W 4TH ST	SAN JUAN	RGR Free Standing ER San Juan
26-02436	26-002874	Medic 2	3/10/2026 13:30	3/10/2026 13:31	3/10/2026 13:35	0:03:37	3/10/2026 14:10	3/10/2026 14:16	Priority 1	Traffic/Transportation Incident (MVC)	S NEBRASKA AVE/ W 4TH ST	SAN JUAN	STHS McAllen
26-02436	26-002871	Medic 3	3/10/2026 13:36	3/10/2026 13:40					Priority 1	Traffic/Transportation Incident (MVC)	S NEBRASKA AVE/ W 4TH ST	SAN JUAN	
26-02439	26-002877	Medic 1	3/10/2026 14:07	3/10/2026 14:08	3/10/2026 14:14	0:06:13	3/10/2026 14:26	3/10/2026 14:43	Priority 1	Abdominal Pain/Problems	508 SAN JOSE ST	SAN JUAN	STHS Children's

26-02457	26-002957	Medic 101	3/10/2026 21:04	3/10/2026 21:05	3/10/2026 21:14	0:09:30	3/10/2026 21:33	3/10/2026 21:49	Priority 1	Chest Pain (Non-Traumatic)	1101 E 6TH ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02474	26-002942	Medic 31	3/11/2026 11:06	3/11/2026 11:07	3/11/2026 11:14	0:07:00	3/11/2026 11:25	3/11/2026 11:35	Priority 1	Falls	910 ORANGE ST	SAN JUAN	STHS McAllen
26-02476	26-002921	Medic 102	3/11/2026 11:29	3/11/2026 11:30	3/11/2026 11:38	0:08:00	3/11/2026 11:48	3/11/2026 11:57	Priority 1	Stroke/CVA	300 SYLVIA CIR	SAN JUAN	Rio Grande Regional Hospital - Main
26-02487	26-002950	Medic 31	3/11/2026 15:42	3/11/2026 15:43	3/11/2026 15:51	0:08:31	3/11/2026 16:04	3/11/2026 16:20	Priority 1	Unknown Problem/Person Down	E FM 495/ CHULA VISTA DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-02488	26-002923	Medic 102	3/11/2026 15:47	3/11/2026 15:48	3/11/2026 16:00	0:12:22	3/11/2026 16:11	3/11/2026 16:36	Priority 1	Sick Person	1219 FOSTER ST	SAN JUAN	Rio Grande Regional Hospital - Main
2nd 9-1-1 call													
26-02510	26-002974	Medic 31	3/12/2026 7:42	3/12/2026 7:43	3/12/2026 7:49	0:05:47			Priority 1	Unconscious /Fainting/Near-Fainting	801 E EXPRESSWAY 83	SAN JUAN	
26-02518	26-003024	Medic 31	3/12/2026 9:26	3/12/2026 9:26	3/12/2026 9:34	0:07:57	3/12/2026 9:53	3/12/2026 10:11	Priority 1	Sick Person	1301 S LINCOLN AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-02525	26-002981	Medic 31	3/12/2026 11:53	3/12/2026 11:53					Priority 1	Unknown Problem/Person Down	800 CARROLL LN	SAN JUAN	
26-02526	26-003025	Medic 31	3/12/2026 12:20	3/12/2026 12:21	3/12/2026 12:28	0:06:11	3/12/2026 12:40	3/12/2026 12:59	Priority 1	Falls	806 W 3RD ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02534	26-002992	Medic 31	3/12/2026 15:34	3/12/2026 15:41	3/12/2026 15:47	0:05:34			Priority 1	Traffic/Transportation Incident (MVC)	300 E IH 2	SAN JUAN	
26-02543	26-003026	Medic 31	3/12/2026 18:51	3/12/2026 18:51	3/12/2026 19:01	0:09:27	3/12/2026 19:14	3/12/2026 19:18	Priority 1	Falls	802 S SAN ANTONIO AVE	SAN JUAN	RGR Free Standing ER San Juan
26-02552	26-003030	Medic 101	3/13/2026 8:46	3/13/2026 8:46					Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E FM 495	SAN JUAN	
26-02552	26-003031	EAGLE3	3/13/2026 8:40	3/13/2026 8:40	3/13/2026 8:43	0:03:02			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E FM 495	SAN JUAN	
26-02552	26-003036	Medic 31	3/13/2026 8:38	3/13/2026 8:39	3/13/2026 8:43	0:04:43	3/13/2026 8:59	3/13/2026 9:11	Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E FM 495	SAN JUAN	Rio Grande Regional Hospital - Main
26-02552	26-003038	Medic 31	3/13/2026 8:38	3/13/2026 8:39	3/13/2026 8:43	0:04:43	3/13/2026 8:59	3/13/2026 9:11	Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E FM 495	SAN JUAN	Rio Grande Regional Hospital - Main

26-02553	26-003032	Medic 101	3/13/2026 9:05	3/13/2026 9:05	3/13/2026 9:11	0:05:42			Priority 1	Falls	803 S STANDARD AVE	SAN JUAN	
26-02556	26-003039	Medic 31	3/13/2026 10:40	3/13/2026 10:41	3/13/2026 10:50	0:09:16	3/13/2026 11:05	3/13/2026 11:19	Priority 1	Sick Person	5101 N RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
26-02563	26-003040	Medic 31	3/13/2026 12:54	3/13/2026 12:56	3/13/2026 13:02	0:06:24	3/13/2026 13:17		Priority 1	Unknown Problem/Person Down	3901 N RAUL LONGORIA RD	SAN JUAN	
26-02577	26-003057	Medic 31	3/13/2026 19:30	3/13/2026 19:32	3/13/2026 19:39	0:06:50	3/13/2026 19:58	3/13/2026 20:21	Priority 1	Sick Person	631 SUNDANCE LN	SAN JUAN	Doctors Hospital at Renaissance
26-02578	26-003053	Medic 3	3/13/2026 20:01	3/13/2026 20:03	3/13/2026 20:11	0:08:44	3/13/2026 20:17		Priority 1	Breathing Problem	309 RAFAEL DR	SAN JUAN	
26-02591	26-003074	Medic 101	3/14/2026 6:22	3/14/2026 6:22	3/14/2026 6:55	0:03:01			Priority 2	Standby	S SAN ANTONIO AVE/ PSJA BEARS TRL	SAN JUAN	
26-02594	26-003073	Medic 31	3/14/2026 8:20	3/14/2026 8:21	3/14/2026 8:30	0:08:31	3/14/2026 8:52	3/14/2026 9:11	Priority 1	Convulsions/ Seizure	500 W HUISACHE ST	SAN JUAN	Doctors Hospital at Renaissance
26-02603	26-003081	Medic 31	3/14/2026 11:57	3/14/2026 11:58	3/14/2026 12:02	0:03:07			Priority 1	Unknown Problem/Person Down	706 SAN JUANITA ST	SAN JUAN	
26-02607	26-003082	Medic 31	3/14/2026 12:29						Priority 1	Unknown Problem/Person Down	706 SAN JUANITA ST	SAN JUAN	
26-02608	26-003093	Medic 102	3/14/2026 13:23	3/14/2026 13:23	3/14/2026 13:29	0:05:06	3/14/2026 13:52		Priority 1	Stroke/CVA	801 E INTERSTATE 2	SAN JUAN	
26-02614	26-003092	Medic 31	3/14/2026 18:35	3/14/2026 18:35	3/14/2026 18:42	0:06:53	3/14/2026 18:48	3/14/2026 19:05	Priority 1	Falls	1918 COUGAR ST	SAN JUAN	STHS Children's
26-02619	26-003098	Medic 31	3/14/2026 20:51	3/14/2026 20:52	3/14/2026 21:00	0:08:40	3/14/2026 21:25	3/14/2026 21:43	Priority 1	Falls	803 S STANDARD AVE	SAN JUAN	STHS McAllen
26-02622	26-003104	Medic 2	3/14/2026 21:51	3/14/2026 21:52	3/14/2026 21:58	0:05:28			Priority 1	Unknown Problem/Person Down	406 W 9TH ST	SAN JUAN	
26-02624	26-003101	Medic 31	3/14/2026 22:18	3/14/2026 22:20	3/14/2026 22:21	0:03:41			Priority 1	Assault	1106 E SAN JUAN CIR	SAN JUAN	
26-02625	26-003105	Medic 102	3/14/2026 22:34	3/14/2026 22:35	3/14/2026 22:45	0:09:41	3/14/2026 23:05	3/14/2026 23:20	Priority 1	Heart Problems/AICD	610 E 15TH ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02627	26-003106	Medic 31	3/14/2026 23:15	3/14/2026 23:16	3/14/2026 23:27	0:10:29	3/14/2026 23:49	3/15/2026 0:05	Priority 1	Breathing Problem	1103 JENKINS LN	SAN JUAN	Rio Grande Regional Hospital - Main

26-02628	26-003108	Medic 1	3/14/2026 23:40	3/14/2026 23:43	3/14/2026 23:49	0:05:47	3/15/2026 0:11	3/15/2026 0:24	Priority 1	Assault	2016 LOMA VERDE ST	SAN JUAN	STHS McAllen
26-02634	26-003123	Medic 31	3/15/2026 10:53	3/15/2026 10:53	3/15/2026 11:02	0:08:17	3/15/2026 11:13	3/15/2026 11:28	Priority 1	Sick Person	700 W BUSINESS 83	SAN JUAN	Rio Grande Regional Hospital - Main
26-02641	26-003131	Medic 31	3/15/2026 15:15	3/15/2026 15:15	3/15/2026 15:21	0:05:57	3/15/2026 15:30		Priority 1	Traffic/Transportation Incident (MVC)	E SIOUX RD/ RETAMA ST	SAN JUAN	
26-02649	26-003135	Medic 31	3/15/2026 18:04	3/15/2026 18:04	3/15/2026 18:13	0:08:59	3/15/2026 18:33	3/15/2026 18:46	Priority 1	Sick Person	300 N NEBRASKA AVE	SAN JUAN	Doctors Hospital at Renaissance
26-02654	26-003144	Medic 31	3/15/2026 22:04	3/15/2026 22:04	3/15/2026 22:12	0:07:36	3/15/2026 22:27	3/15/2026 22:40	Priority 1	Falls	1117 MINT DR	SAN JUAN	STHS McAllen
26-02655	26-003140	Medic 2	3/15/2026 23:01	3/15/2026 23:02	3/15/2026 23:10	0:07:52	3/15/2026 23:22	3/15/2026 23:32	Priority 1	Chest Pain (Non-Traumatic)	112 W IH 2	SAN JUAN	Rio Grande Regional Hospital - Main
26-02656	26-003145	Medic 31	3/15/2026 23:45	3/15/2026 23:47	3/15/2026 23:52	0:05:23	3/16/2026 0:08	3/16/2026 0:21	Priority 1	Unconscious/Fainting/Near-Fainting	808 KING RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-02657	26-003143	Medic 3	3/16/2026 0:09	3/16/2026 0:09	3/16/2026 0:17	0:07:37	3/16/2026 0:32	3/16/2026 0:40	Priority 1	Unconscious/Fainting/Near-Fainting	2103 SUNSET DR	SAN JUAN	STHS Free Standing ER Pharr
26-02661	26-003157	Medic 31	3/16/2026 4:29	3/16/2026 4:30	3/16/2026 4:42	0:11:46	3/16/2026 4:58	3/16/2026 5:12	Priority 1	Sick Person	1301 KING RD	SAN JUAN	STHS McAllen
Delayed out of chute													
26-02666	26-003174	Medic 31	3/16/2026 12:31	3/16/2026 12:32	3/16/2026 12:38	0:06:08	3/16/2026 12:46	3/16/2026 13:03	Priority 1	Hemorrhage/Laceration	1111 PAISANO AVE	SAN JUAN	Driscoll Children's Hospital
26-02672	26-003182	Medic 31	3/16/2026 15:33	3/16/2026 15:34	3/16/2026 15:41	0:06:48	3/16/2026 15:50	3/16/2026 15:59	Priority 1	Unconscious/Fainting/Near-Fainting	1307 EL PRESIDENTE DR	SAN JUAN	STHS McAllen
26-02673	26-003170	Medic 1	3/16/2026 17:13	3/16/2026 17:13	3/16/2026 17:21	0:07:46	3/16/2026 17:29	3/16/2026 17:43	Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	Mission Regional Medical Center
26-02673	26-003172	Medic 31	3/16/2026 17:04	3/16/2026 17:05	3/16/2026 17:15	0:10:10			Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
Delay due to heavy traffic on the expressway													
26-02674	26-003171	Medic 31	3/16/2026 17:51	3/16/2026 17:55	3/16/2026 18:04	0:08:42			Priority 1	Assault	1411 PULLIN AVE	SAN JUAN	
26-02681	26-003181	Medic 31	3/16/2026 21:54	3/16/2026 21:55	3/16/2026 22:01	0:05:08	3/16/2026 22:21	3/16/2026 22:32	Priority 1	Overdose/Poisoning/Ingestion	300 E 3RD ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02683	26-003183	Medic 31	3/17/2026 2:18	3/17/2026 2:19	3/17/2026 2:26	0:06:57			Priority 1	Sick Person	415 ACAPULCO LN	SAN JUAN	

26-02690	26-003192	Medic 31	3/17/2026 8:43	3/17/2026 8:44	3/17/2026 8:52	0:07:56	3/17/2026 9:10	3/17/2026 9:26	Priority 2	Sick Person	1601 MARY ANN ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02693	26-003193	Medic 31	3/17/2026 10:12	3/17/2026 10:16	3/17/2026 10:23	0:07:50	3/17/2026 10:44	3/17/2026 10:56	Priority 1	Traffic/Transportation Incident (MVC)	100 W IH 2	SAN JUAN	STHS McAllen
26-02693	26-003194	Medic 31	3/17/2026 10:12	3/17/2026 10:16	3/17/2026 10:23	0:07:50	3/17/2026 10:44	3/17/2026 10:56	Priority 1	Traffic/Transportation Incident (MVC)	100 W IH 2	SAN JUAN	STHS McAllen
26-02693	26-003189	Medic 3	3/17/2026 10:16	3/17/2026 10:16					Priority 1	Traffic/Transportation Incident (MVC)	100 W IH 2	SAN JUAN	
26-02693	26-003190	Medic 3	3/17/2026 10:30	3/17/2026 10:30	3/17/2026 10:37	0:06:11	3/17/2026 10:46	3/17/2026 10:55	Priority 1	Traffic/Transportation Incident (MVC)	100 W IH 2	SAN JUAN	STHS McAllen
26-02696	26-003195	Medic 31	3/17/2026 13:02	3/17/2026 13:03	3/17/2026 13:08	0:05:13	3/17/2026 13:19	3/17/2026 13:32	Priority 1	Falls	125 DEANNA DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-02708	26-003220	Medic 31	3/17/2026 18:27	3/17/2026 18:27					Priority 1	Psychiatric Problem	405 ACAPULCO LN	SAN JUAN	
26-02711	26-003219	Medic 31	3/17/2026 19:23	3/17/2026 19:23	3/17/2026 19:30	0:06:49	3/17/2026 19:44	3/17/2026 20:04	Priority 1	Breathing Problem	1208 W SAN JUAN CIR	SAN JUAN	Doctors Hospital at Renaissance
26-02718	26-003221	Medic 31	3/17/2026 22:35	3/17/2026 22:36	3/17/2026 22:40	0:04:18	3/17/2026 23:03	3/17/2026 23:25	Priority 1	Unknown Problem/Person Down	3901 N RAUL LONGORIA RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-02720	26-003223	Medic 31	3/18/2026 0:09	3/18/2026 0:09					Priority 1	Convulsions/Seizure	1805 SYLVIA CIR	SAN JUAN	
26-02723	26-003222	Medic 31	3/18/2026 3:19	3/18/2026 3:22	3/18/2026 3:35	0:13:16			Priority 1	Assault	415 E 12TH ST	SAN JUAN	
Posting for PD - waiting for scene safety													
26-02728	26-003235	Medic 31	3/18/2026 9:20	3/18/2026 9:20	3/18/2026 9:23	0:03:18	3/18/2026 9:38	3/18/2026 9:49	Priority 1	Falls	151 DEANNA DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-02730	26-003233	Medic 31	3/18/2026 10:43	3/18/2026 10:45	3/18/2026 10:53	0:07:42	3/18/2026 11:07	3/18/2026 11:16	Priority 1	Back Pain (Non-Traumatic)	1205 WESTVIEW ST	SAN JUAN	RGR Free Standing ER San Juan
26-02736	26-003256	Medic 31	3/18/2026 16:11	3/18/2026 16:11	3/18/2026 16:17	0:06:04	3/18/2026 16:30	3/18/2026 16:40	Priority 1	Sick Person	1205 N RAUL LONGORIA RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-02738	26-003245	Medic 2	3/18/2026 16:46	3/18/2026 16:47	3/18/2026 16:55	0:08:07			Priority 1	Psychiatric Problem	212 W BLUEBIRD ST	SAN JUAN	

26-02740	26-003257	Medic 31	3/18/2026 17:07	3/18/2026 17:08	3/18/2026 17:10	0:02:24	3/18/2026 17:26	3/18/2026 17:36	Priority 1	Sick Person	304 CALLE JACARANDA	SAN JUAN	Rio Grande Regional Hospital - Main
26-02755	26-003284	Medic 31	3/19/2026 6:58	3/19/2026 6:58	3/19/2026 7:10	0:12:17	3/19/2026 7:21	3/19/2026 7:38	Priority 2	Sick Person	912 GRAPEFRUIT ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02760	26-003282	Medic 31	3/19/2026 10:33	3/19/2026 10:34	3/19/2026 10:39	0:05:03	3/19/2026 10:57	3/19/2026 11:01	Priority 1	Sick Person	826 ORANGE ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02762	26-003273	Medic 31	3/19/2026 13:36	3/19/2026 13:36	3/19/2026 13:44	0:08:25			Priority 1	Traffic/Transportation Incident (MVC)	ANTELOPE ST/ EBONY AVE	SAN JUAN	
26-02764	26-003281	Medic 31	3/19/2026 15:38	3/19/2026 15:39	3/19/2026 15:51	0:11:48	3/19/2026 16:08	3/19/2026 16:26	Priority 1	Sick Person	206 W 3RD ST	SAN JUAN	STHS McAllen
26-02775	26-003295	Medic 31	3/20/2026 1:02	3/20/2026 1:03	3/20/2026 1:10	0:06:42	3/20/2026 1:32	3/20/2026 1:42	Priority 1	Breathing Problem	300 N NEBRASKA AVE	SAN JUAN	STHS McAllen
26-02776	26-003294	Medic 101	3/20/2026 1:30	3/20/2026 1:31	3/20/2026 1:39	0:07:26	3/20/2026 1:47	3/20/2026 1:51	Priority 2	Sick Person	504 MIGUEL HIDALGO ST	SAN JUAN	RGR Free Standing ER San Juan
26-02778	26-003297	Medic 31	3/20/2026 4:19	3/20/2026 4:20	3/20/2026 4:27	0:06:39	3/20/2026 4:44		Priority 1	Falls	1710 CALLE ANACUA	SAN JUAN	
26-02786	26-003321	Medic 31	3/20/2026 10:22	3/20/2026 10:23	3/20/2026 10:31	0:07:37	3/20/2026 10:55	3/20/2026 11:11	Priority 1	Stroke/CVA	912 KING RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-02789	26-003311	Medic 3	3/20/2026 11:23	3/20/2026 11:23	3/20/2026 11:26	0:03:08	3/20/2026 11:39	3/20/2026 12:00	Priority 1	Diabetic Problem	130 E BUSINESS 83	SAN JUAN	STHS McAllen
26-02792	26-003307	Medic 31	3/20/2026 12:45	3/20/2026 12:45	3/20/2026 12:50	0:04:40	3/20/2026 13:01	3/20/2026 13:19	Priority 1	Breathing Problem	1104 SAN RAMON ST	SAN JUAN	STHS Edinburg
26-02794	26-003313	Medic 31	3/20/2026 15:43	3/20/2026 15:46	3/20/2026 15:51	0:05:28	3/20/2026 16:13	3/20/2026 16:34	Priority 1	Psychiatric Problem	1201 MORNINGSET RD	SAN JUAN	Doctors Hospital at Renaissance
26-02801	26-003316	Medic 4	3/20/2026 18:56	3/20/2026 18:56	3/20/2026 18:58	0:02:34			Priority 1	Cardiac Arrest/Death	210 W SALAZAR ST	SAN JUAN	
26-02805	26-003320	Medic 31	3/20/2026 20:46	3/20/2026 20:47	3/20/2026 20:52	0:04:48	3/20/2026 21:15	3/20/2026 21:28	Priority 1	Psychiatric Problem	1803 ROBERT DR	SAN JUAN	STHS McAllen
26-02822	26-003339	Medic 31	3/21/2026 15:20	3/21/2026 15:22	3/21/2026 15:32	0:09:51			Priority 1	Falls	905 W 1ST ST	SAN JUAN	
26-02828	26-003352	Medic 31	3/21/2026 18:46	3/21/2026 18:47	3/21/2026 18:50	0:02:46	3/21/2026 19:16	3/21/2026 19:29	Priority 1	Falls	402 CITRUS AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-02829	26-003345	Medic 2	3/21/2026 19:38	3/21/2026 19:38	3/21/2026 19:43	0:04:44			Priority 1	Breathing Problem	223 E 4TH ST	SAN JUAN	

26-02839	26-003360	Medic 31	3/22/2026 5:59	3/22/2026 6:00	3/22/2026 6:12	0:11:26	3/22/2026 6:30	3/22/2026 6:46	Priority 1	Sick Person	803 W BUSINESS 83	SAN JUAN	Rio Grande Regional Hospital - Main
Crew change													
26-02845	26-003366	Medic 31	3/22/2026 11:41	3/22/2026 11:41	3/22/2026 11:53	0:12:45	3/22/2026 12:06	3/22/2026 12:21	Priority 1	Breathing Problem	1103 JENKINS LN	SAN JUAN	Rio Grande Regional Hospital - Main
26-02846	26-003368	Medic 3	3/22/2026 11:53	3/22/2026 11:53	3/22/2026 12:00	0:06:54	3/22/2026 12:11	3/22/2026 12:27	Priority 1	Chest Pain (Non-Traumatic)	511 CHAPARRAL AVE	SAN JUAN	Doctors Hospital at Renaissance
26-02852	26-003380	Medic 31	3/22/2026 15:17	3/22/2026 15:18	3/22/2026 15:26	0:08:31	3/22/2026 15:44	3/22/2026 16:02	Priority 1	Back Pain (Non-Traumatic)	1317 W TEXAS AVE	SAN JUAN	Doctors Hospital at Renaissance
26-02859	26-003381	Medic 31	3/22/2026 22:34	3/22/2026 22:35	3/22/2026 22:43	0:08:00	3/22/2026 22:55	3/22/2026 23:11	Priority 1	Convulsions/ Seizure	104 E 16TH ST	SAN JUAN	STHS Children's
26-02863	26-003383	Medic 31	3/23/2026 4:13	3/23/2026 4:14	3/23/2026 4:26	0:11:30	3/23/2026 4:36	3/23/2026 4:50	Priority 1	Chest Pain (Non-Traumatic)	305 S CESAR CHAVEZ RD	SAN JUAN	Rio Grande Regional Hospital - Main
Out of chute delay													
26-02866	26-003391	Medic 31	3/23/2026 7:08	3/23/2026 7:08	3/23/2026 7:14	0:05:50	3/23/2026 7:25	3/23/2026 7:41	Priority 1	Breathing Problem	206 W 3RD ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02869	26-003388	Medic 31	3/23/2026 8:20	3/23/2026 8:23	3/23/2026 8:31	0:07:27	3/23/2026 8:54	3/23/2026 8:59	Priority 1	Traffic/Transportation Incident (MVC)	1600 E IH 2	SAN JUAN	RGR Free Standing ER San Juan
26-02869	26-003397	Medic 31	3/23/2026 8:20	3/23/2026 8:23	3/23/2026 8:31	0:07:27	3/23/2026 8:54	3/23/2026 9:00	Priority 1	Traffic/Transportation Incident (MVC)	1600 E IH 2	SAN JUAN	RGR Free Standing ER San Juan
26-02873	26-003416	Medic 101	3/23/2026 11:50	3/23/2026 11:51	3/23/2026 11:53	0:02:07	3/23/2026 12:02	3/23/2026 12:21	Priority 1	Choking	600 E SIOUX RD	SAN JUAN	Driscoll Children's Hospital
26-02875	26-003400	Medic 31	3/23/2026 12:31	3/23/2026 12:33	3/23/2026 12:39	0:06:26	3/23/2026 12:51	3/23/2026 12:58	Priority 1	Chest Pain (Non-Traumatic)	1105 SAN RAMON ST	SAN JUAN	RGR Free Standing ER San Juan
26-02878	26-003407	Medic 31	3/23/2026 14:37	3/23/2026 14:39	3/23/2026 14:49	0:10:45	3/23/2026 15:04	3/23/2026 15:24	Priority 1	Diabetic Problem	427 W BUSINESS 83	SAN JUAN	STHS McAllen
26-02883	26-003408	Medic 31	3/23/2026 18:34	3/23/2026 18:35	3/23/2026 18:39	0:04:05	3/23/2026 18:51	3/23/2026 19:10	Priority 1	Breathing Problem	205 CALLE DEL JARDIN	SAN JUAN	STHS Edinburg
26-02885	26-003417	Medic 102	3/23/2026 23:46	3/23/2026 23:47	3/23/2026 23:56	0:09:16	3/24/2026 0:08	3/24/2026 0:31	Priority 1	Overdose/Poisoning/Ingestion	113 W 17TH ST	SAN JUAN	Doctors Hospital at Renaissance
26-02886	26-003412	Medic 31	3/24/2026 1:55	3/24/2026 1:57	3/24/2026 2:03	0:06:03	3/24/2026 2:10	3/24/2026 2:26	Priority 1	Psychiatric Problem	5303 AZALEA AVE	SAN JUAN	STHS Free Standing ER McColl

26-02889	26-003414	Medic 102	3/24/2026 5:03	3/24/2026 5:04	3/24/2026 5:09	0:05:18			Priority 1	Overdose/Poisoning/Ingestion	2301 N RAUL LONGORIA RD	SAN JUAN	
26-02895	26-003429	Medic 31	3/24/2026 14:34	3/24/2026 14:35	3/24/2026 14:43	0:08:06	3/24/2026 15:04	3/24/2026 15:13	Priority 1	Heart Problems/AICD	719 W 9TH ST	SAN JUAN	STHS Heart
26-02906	26-003444	Medic 31	3/24/2026 19:46	3/24/2026 20:10	3/24/2026 20:14	0:03:55	3/24/2026 20:40	3/24/2026 20:45	Priority 1	Convulsions/Seizure	1610 HOOPER RD	SAN JUAN	RGR Free Standing ER San Juan
26-02906	26-003434	Medic 102	3/24/2026 19:49	3/24/2026 19:50	3/24/2026 19:52	0:02:23	3/24/2026 20:41	3/24/2026 20:52	Priority 1	Convulsions/Seizure	1610 HOOPER RD	SAN JUAN	RGR Free Standing ER San Juan
26-02910	26-003435	Medic 102	3/24/2026 23:49	3/25/2026 23:51	3/26/2026 0:00	0:08:03	3/26/2026 0:11	3/26/2026 0:23	Priority 1	Sick Person	434 W 12TH ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02914	26-003443	Medic 31	3/25/2026 5:21	3/25/2026 5:22	3/25/2026 5:30	0:07:37	3/25/2026 5:45	3/25/2026 6:00	Priority 1	Sick Person	1107 E ACACIA DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-02918	26-003462	Medic 101	3/25/2026 7:30	3/25/2026 7:30	3/25/2026 7:35	0:05:32			Priority 2	City Event	805 W RIDGE RD	SAN JUAN	
26-02922	26-003476	Medic 31	3/25/2026 9:17	3/25/2026 9:18	3/25/2026 9:27	0:08:42	3/25/2026 9:47	3/25/2026 10:01	Priority 1	Sick Person	1614 KIWI CT	SAN JUAN	STHS McAllen
26-02923	26-003450	Medic 2	3/25/2026 9:19	3/25/2026 9:19	3/25/2026 9:32	0:12:20	3/25/2026 9:47	3/25/2026 9:57	Priority 2	Sick Person	1205 N RAUL LONGORIA RD	SAN JUAN	STHS McAllen
26-02937	26-003475	Medic 31	3/25/2026 16:14	3/25/2026 16:15	3/25/2026 16:19	0:04:43	3/25/2026 16:36	3/25/2026 16:50	Priority 1	Convulsions/Seizure	1121 WASHINGTONIA PALM AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-02939	26-003465	Medic 31	3/25/2026 17:36	3/25/2026 17:38	3/25/2026 17:41	0:02:57	3/25/2026 17:57	3/25/2026 18:12	Priority 1	Sick Person	112 W INTERSTATE 2	SAN JUAN	Doctors Hospital at Renaissance
26-02944	26-003471	Medic 31	3/25/2026 21:51	3/25/2026 21:52	3/25/2026 21:58	0:05:45	3/25/2026 22:17	3/25/2026 22:30	Priority 1	Breathing Problem	904 S NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-02952	26-003480	Medic 31	3/26/2026 1:44	3/26/2026 1:46	3/26/2026 1:54	0:08:43	3/26/2026 2:02	3/26/2026 2:19	Priority 1	Psychiatric Problem	1004 SUNSET ST	SAN JUAN	STHS McAllen
26-02954	26-003487	Medic 31	3/26/2026 7:20	3/26/2026 7:21	3/26/2026 7:33	0:11:15	3/26/2026 7:38		Priority 1	Falls	1104 SHORT RD	SAN JUAN	
26-02957	26-003495	Medic 31	3/26/2026 10:03	3/26/2026 10:04	3/26/2026 10:10	0:06:29	3/26/2026 10:24	3/26/2026 10:42	Priority 1	Sick Person	604 E 6TH ST	SAN JUAN	Doctors Hospital at Renaissance
26-02959	26-003498	Medic 31	3/26/2026 12:28	3/26/2026 12:29	3/26/2026 12:36	0:06:43	3/26/2026 12:52	3/26/2026 13:07	Priority 1	Falls	1212 MORNINGSET RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-02961	26-003500	Medic 1	3/26/2026 13:19	3/26/2026 13:19	3/26/2026 13:22	0:03:06	3/26/2026 13:39	3/26/2026 13:46	Priority 1	Stroke/CVA	411 SGT LEONEL TREVINO RD	SAN JUAN	Rio Grande Regional Hospital - Main

26-02970	26-003513	Medic 31	3/26/2026 20:04	3/26/2026 20:05	3/26/2026 20:19	0:14:00	3/26/2026 20:30	3/26/2026 20:37	Priority 2	Sick Person	213 RAFAEL DR	SAN JUAN	RGR Free Standing ER San Juan
26-02972	26-003515	Medic 31	3/26/2026 23:25	3/26/2026 23:26	3/26/2026 23:31	0:05:13	3/26/2026 23:41	3/26/2026 23:54	Priority 1	Sick Person	1409 PULLIN AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-02983	26-003555	Medic 31	3/27/2026 9:09	3/27/2026 9:09	3/27/2026 9:15	0:06:14	3/27/2026 9:30	3/27/2026 9:46	Priority 1	Sick Person	607 JAIME ST	SAN JUAN	Doctors Hospital at Renaissance
26-02990	26-003557	Medic 31	3/27/2026 13:05	3/27/2026 13:05	3/27/2026 13:09	0:04:05	3/27/2026 13:26	3/27/2026 13:38	Priority 1	Sick Person	3004 ANGELICA DR	SAN JUAN	STHS Edinburg
26-02994	26-003534	Falcon 1	3/27/2026 17:09	3/27/2026 17:09	3/27/2026 17:11	0:02:15	3/27/2026 17:24		Priority 1	Traffic/Transportation Incident (MVC)	1200 E IH2	SAN JUAN	
26-02994	26-003536	Medic 31	3/27/2026 17:03	3/27/2026 17:05	3/27/2026 17:13	0:07:54			Priority 1	Traffic/Transportation Incident (MVC)	1200 E IH2	SAN JUAN	
26-02994	26-003535	Medic 31	3/27/2026 17:03	3/27/2026 17:05	3/27/2026 17:12	0:06:54			Priority 1	Traffic/Transportation Incident (MVC)	1200 E IH2	SAN JUAN	
26-03003	26-003547	Medic 31	3/27/2026 19:13	3/27/2026 19:15	3/27/2026 19:20	0:04:50			Priority 1	Traffic/Transportation Incident (MVC)	E FM 495/ CITRIANA ST	SAN JUAN	
26-03003	26-003551	Medic 31	3/27/2026 19:13	3/27/2026 19:15	3/27/2026 19:20	0:04:50			Priority 1	Traffic/Transportation Incident (MVC)	E FM 495/ CITRIANA ST	SAN JUAN	
26-03003	26-003543	Medic 31	3/27/2026 19:13	3/27/2026 19:15	3/27/2026 19:20	0:04:50	3/27/2026 19:32		Priority 1	Traffic/Transportation Incident (MVC)	E FM 495/ CITRIANA ST	SAN JUAN	
26-03003	26-003552	Medic 31	3/27/2026 19:13	3/27/2026 19:15	3/27/2026 19:20	0:04:50			Priority 1	Traffic/Transportation Incident (MVC)	E FM 495/ CITRIANA ST	SAN JUAN	
26-03005	26-003571	Medic 31	3/27/2026 19:33	3/27/2026 19:33	3/27/2026 19:39	0:06:22	3/27/2026 19:52	3/27/2026 20:04	Priority 1	Unconscious /Fainting/Near-Fainting	1325 SHUFFORD ST	SAN JUAN	Doctors Hospital at Renaissance
26-03006	26-003559	Medic 3	3/27/2026 19:38	3/27/2026 19:38	3/27/2026 19:47	0:08:53	3/27/2026 20:02	3/27/2026 20:08	Priority 1	Traffic/Transportation Incident (MVC)	E RIDGE RD/ S STEWART RD	SAN JUAN	RGR Free Standing ER San Juan
26-03007	26-003542	Medic 2	3/27/2026 19:40	3/27/2026 19:43	3/27/2026 19:52	0:09:21	3/27/2026 20:10	3/27/2026 20:21	Priority 1	Sick Person	2008 LOMA VISTA ST	SAN JUAN	Rio Grande Regional Hospital - Main

26-03008	26-003569	Medic 101	3/27/2026 20:17	3/27/2026 20:17	3/27/2026 20:19	0:01:35	3/27/2026 20:35	3/27/2026 20:41	Priority 1	Breathing Problem	801 ATHOL AVE	SAN JUAN	RGR Free Standing ER San Juan
26-03014	26-003561	Medic 31	3/28/2026 2:10	3/28/2026 2:11	3/28/2026 2:19	0:08:34			Priority 1	Falls	415 ACAPULCO LN	SAN JUAN	
26-03022	26-003574	Medic 31	3/28/2026 7:37	3/28/2026 7:38	3/28/2026 7:44	0:06:10	3/28/2026 8:02	3/28/2026 8:03	Priority 1	Stroke/CVA	300 N NEBRASKA AVE	SAN JUAN	RGR Free Standing ER San Juan
26-03029	26-003584	Medic 102	3/28/2026 10:56	3/28/2026 10:57	3/28/2026 11:00	0:03:04	3/28/2026 11:26		Priority 1	Unconscious /Fainting/Near-Fainting	108 E FM 495	SAN JUAN	
26-03048	26-003605	Medic 31	3/29/2026 1:54	3/29/2026 1:55	3/29/2026 2:04	0:09:24	3/29/2026 2:39	3/29/2026 2:51	Priority 1	Sick Person	1618 N VETERANS BLVD	SAN JUAN	Rio Grande Regional Hospital - Main
26-03049	26-003616	Medic 102	3/29/2026 3:00	3/29/2026 3:01	3/29/2026 3:09	0:08:00	3/29/2026 3:46	3/29/2026 3:53	Priority 1	Sick Person	1315 SANTA FE AVE	SAN JUAN	RGR Free Standing ER San Juan
26-03051	26-003606	Medic 31	3/29/2026 3:41	3/29/2026 3:41					Priority 2	Breathing Problem	1606 E 7TH ST	SAN JUAN	
26-03059	26-003655	Medic 31	3/29/2026 10:03	3/29/2026 10:03	3/29/2026 10:10	0:06:26	3/29/2026 10:26	3/29/2026 10:40	Priority 1	Breathing Problem	725 E BLUEBIRD ST	SAN JUAN	STHS Edinburg
26-03061	26-003622	Medic 101	3/29/2026 10:51	3/29/2026 10:53	3/29/2026 10:54	0:01:13			Priority 1	Convulsions/ Seizure	2707 GARDENIA DR	SAN JUAN	
26-03062	26-003625	Medic 3	3/29/2026 10:53	3/29/2026 10:53	3/29/2026 11:06	0:12:29	3/29/2026 11:20	3/29/2026 11:22	Priority 2	Sick Person	300 NEBRASKA AVE	SAN JUAN	RGR Free Standing ER San Juan
26-03069	26-003654	Medic 31	3/29/2026 14:10	3/29/2026 14:11	3/29/2026 14:13	0:02:22			Priority 1	Traffic/Transportation Incident (MVC)	2700 N RAUL LONGORIA RD	SAN JUAN	
26-03074	26-003634	Medic 101	3/29/2026 17:21	3/29/2026 17:22	3/29/2026 17:33	0:11:51	3/29/2026 17:41	3/29/2026 18:00	Priority 1	Traffic/Transportation Incident (MVC)	E FM 495/ N CESAR CHAVEZ RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-03074	26-003635	Medic 101	3/29/2026 17:21	3/29/2026 17:22	3/29/2026 17:33	0:11:51	3/29/2026 17:41	3/29/2026 18:00	Priority 1	Traffic/Transportation Incident (MVC)	E FM 495/ N CESAR CHAVEZ RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-03074	26-003636	Medic 1	3/29/2026 17:14	3/29/2026 17:14	3/29/2026 17:22	0:07:49	3/29/2026 17:46	3/29/2026 18:06	Priority 1	Traffic/Transportation Incident (MVC)	E FM 495/ N CESAR CHAVEZ RD	SAN JUAN	Doctors Hospital at Renaissance
26-03074	26-003637	Medic 1	3/29/2026 17:14	3/29/2026 17:14	3/29/2026 17:22	0:07:49	3/29/2026 17:46	3/29/2026 18:06	Priority 1	Traffic/Transportation Incident (MVC)	E FM 495/ N CESAR CHAVEZ RD	SAN JUAN	Doctors Hospital at Renaissance

26-03074	26-003640	Medic 101	3/29/2026 17:21	3/29/2026 17:22	3/29/2026 17:33	0:11:51	3/29/2026 17:41	3/29/2026 18:00	Priority 1	Traffic/Transportation Incident (MVC)	E FM 495/ N CESAR CHAVEZ RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-03075	26-003643	Medic 3	3/29/2026 18:07	3/29/2026 18:07	3/29/2026 18:16	0:08:44	3/29/2026 18:28	3/29/2026 18:40	Priority 1	Chest Pain (Non-Traumatic)	1703 S TEXAS AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-03076	26-003653	Medic 31	3/29/2026 19:25	3/29/2026 19:26	3/29/2026 19:32	0:06:41	3/29/2026 19:49	3/29/2026 19:55	Priority 1	Psychiatric Problem	1002 PAISANO AVE	SAN JUAN	RGR Free Standing ER San Juan
26-03077	26-003652	Medic 31	3/29/2026 20:57	3/29/2026 20:58	3/29/2026 21:05	0:06:48	3/29/2026 21:07		Priority 1	Psychiatric Problem	2600 FERN DR	SAN JUAN	
26-03078	26-003651	Medic 31	3/29/2026 21:10	3/29/2026 21:11	3/29/2026 21:14	0:02:22			Priority 1	Unknown Problem/Person Down	3205 N SAN ANTONIO AVE	SAN JUAN	
26-03079	26-003642	Medic 31	3/29/2026 21:36	3/29/2026 21:38	3/29/2026 21:42	0:04:19	3/29/2026 21:56	3/29/2026 22:03	Priority 1	Sick Person	300 N NEBRASKA AVE	SAN JUAN	STHS McAllen
26-03083	26-003650	Medic 31	3/29/2026 22:54	3/29/2026 22:55	3/29/2026 23:03	0:08:14			Priority 1	Falls	327 E 3RD ST	SAN JUAN	
26-03085	26-003649	Medic 31	3/29/2026 23:16	3/29/2026 23:17	3/29/2026 23:19	0:02:24	3/29/2026 23:35	3/29/2026 23:46	Priority 1	Assault	613 W CHAPARRAL ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-03087	26-003645	Medic 31	3/30/2026 0:13	3/30/2026 0:14	3/30/2026 0:21	0:06:53			Priority 1	Sick Person	321 E 8TH ST	SAN JUAN	
26-03089	26-003659	Medic 31	3/30/2026 5:11	3/30/2026 5:13					Priority 1	Unknown Problem/Person Down	801 ATHOL AVE	SAN JUAN	
26-03093	26-003674	Medic 31	3/30/2026 8:12	3/30/2026 8:13	3/30/2026 8:28	0:14:37	3/30/2026 8:47	3/30/2026 9:15	Priority 2	Sick Person	1612 STAR RUBY RD	SAN JUAN	Doctors Hospital at Renaissance
26-03098	26-003709	Medic 1	3/30/2026 9:30	3/30/2026 9:31	3/30/2026 9:34	0:02:51	3/30/2026 9:46	3/30/2026 10:05	Priority 1	Sick Person	618 S KANSAS AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-03103	26-003682	Medic 31	3/30/2026 11:10	3/30/2026 11:10	3/30/2026 11:16	0:06:03	3/30/2026 11:42	3/30/2026 11:55	Priority 1	Traffic/Transportation Incident (MVC)	901 W IH 2	SAN JUAN	STHS McAllen
26-03106	26-003686	Medic 31	3/30/2026 15:07	3/30/2026 15:08	3/30/2026 15:12	0:04:03	3/30/2026 15:21	3/30/2026 15:44	Priority 1	Breathing Problem	304 SAN IGNACIO AVE	SAN JUAN	Doctors Hospital at Renaissance
26-03107	26-003693	Medic 3	3/30/2026 15:36	3/30/2026 15:36	3/30/2026 15:44	0:07:05	3/30/2026 16:00	3/30/2026 16:13	Priority 1	Convulsions/ Seizure	804 W RIDGE RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-03111	26-003688	Medic 31	3/30/2026 18:25	3/30/2026 18:27	3/30/2026 18:36	0:08:42			Priority 1	Falls	410 E 12TH ST	SAN JUAN	
26-03113	26-003701	Medic 31	3/30/2026 19:51	3/30/2026 19:53	3/30/2026 20:01	0:08:21	3/30/2026 20:43	3/30/2026 20:59	Priority 1	Diabetic Problem	410 E 12TH ST	SAN JUAN	STHS McAllen

26-03118	26-003697	Medic 1	3/30/2026 21:23	3/30/2026 21:24	3/30/2026 21:32	0:07:46	3/30/2026 21:48	3/30/2026 22:03	Priority 1	Unconscious /Fainting/Near-Fainting	206 W 3RD ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-03121	26-003702	Medic 31	3/30/2026 22:05	3/30/2026 22:07	3/30/2026 22:11	0:04:07	3/30/2026 22:33	3/30/2026 22:48	Priority 1	Abdominal Pain/Problems	508 COIL DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-03122	26-003700	Medic 3	3/30/2026 22:37	3/30/2026 22:37	3/30/2026 22:45	0:07:15	3/30/2026 22:56	3/30/2026 23:13	Priority 1	Unconscious /Fainting/Near-Fainting	1109 SAN CRISTOBAL ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-03146	26-003732	Medic 31	3/31/2026 12:22	3/31/2026 12:23	3/31/2026 12:25	0:02:18	3/31/2026 12:48	3/31/2026 13:08	Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ W CARDINAL ST	SAN JUAN	
26-03146	26-003735	Medic 31	3/31/2026 12:22	3/31/2026 12:23	3/31/2026 12:25	0:02:18	3/31/2026 12:48	3/31/2026 13:08	Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ W CARDINAL ST	SAN JUAN	Doctors Hospital at Renaissance
26-03149	26-003737	Medic 31	3/31/2026 13:58	3/31/2026 13:59	3/31/2026 14:06	0:07:22	3/31/2026 14:19	3/31/2026 14:35	Priority 1	Breathing Problem	1222 SAN JUAN BLVD	SAN JUAN	STHS McAllen
26-03150	26-003724	Medic 3	3/31/2026 14:23	3/31/2026 14:24	3/31/2026 14:32	0:07:23	3/31/2026 14:46	3/31/2026 15:08	Priority 2	Sick Person	422 RIO NUECES ST	SAN JUAN	Doctors Hospital at Renaissance
26-03153	26-003729	Medic 31	3/31/2026 15:39	3/31/2026 15:40	3/31/2026 15:44	0:04:04	3/31/2026 15:54	3/31/2026 16:10	Priority 1	Breathing Problem	305 SAN IGNACIO AVE	SAN JUAN	Doctors Hospital at Renaissance
26-03154	26-003731	Medic 101	3/31/2026 15:49	3/31/2026 15:50	3/31/2026 15:57	0:07:01	3/31/2026 16:07	3/31/2026 16:17	Priority 1	Stroke/CVA	901 W IH 2	SAN JUAN	STHS Heart
26-03165	26-003745	Medic 31	3/31/2026 21:07	3/31/2026 21:08	3/31/2026 21:12	0:03:48	3/31/2026 21:25		Priority 1	Sick Person	1919 LOMA ALTA ST	SAN JUAN	
26-03166	26-003758	Medic 31	3/31/2026 23:16	3/31/2026 23:17	3/31/2026 23:22	0:05:34	3/31/2026 23:35	3/31/2026 23:45	Priority 1	Traffic/Transportation Incident	822 W BUSINESS 83	SAN JUAN	Rio Grande Regional Hospital - Main
26-03166	26-003756	Medic 31	3/31/2026 23:16	3/31/2026 23:17	3/31/2026 23:22	0:05:34	3/31/2026 23:35		Priority 1	Traffic/Transportation Incident	822 W BUSINESS 83	SAN JUAN	
26-03166	26-003757	Medic 31	3/31/2026 23:16	3/31/2026 23:17	3/31/2026 23:22	0:05:34	3/31/2026 23:35		Priority 1	Traffic/Transportation Incident	822 W BUSINESS 83	SAN JUAN	
26-03166	26-003755	Medic 31	3/31/2026 23:16	3/31/2026 23:17	3/31/2026 23:22	0:05:34	3/31/2026 23:35		Priority 1	Traffic/Transportation Incident	822 W BUSINESS 83	SAN JUAN	

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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Leandro Sifuentes, Chief of Police

DATE: 04/16/2026

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

This memorandum is to keep you all informed on our Monthly operational statistics, and any other significant cases or events that occurred during the month of **March 2026**

STATISTICS: POLICE	MONTH: February
Calls for service	1697
Accidents	124
911 Calls	1201
Traffic/City Ordinance Violations	356
Patrol & CID Arrests	121
CID Issued Warrants	48

SPECIAL ANNOUNCEMENT

SAN JUAN POLICE PERSONNEL:
2 new hires for patrol have been hired

TELE-COMMUNICATORS:
1 dispatcher will be transitioning to Police Officer

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

FLEET:
We continue to service older units to use on the road.

STATISTICS: ANIMAL CONTROL	MONTH: February
Calls for service	52
Citations issued	12
Violations	40

SPECIAL EVENTS
Working weekly with the IT department on creating community engagement REELs for social media

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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 04/17/2026

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

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

Amount Collected	$ 41,059.82
Deferred	5
Pre-Trial	0
Bench Trials	0
Scofflaw	$ 857.20

COLLECTIONS 2025 COLLECTIONS 2026
March - $ 36,848.95 March - $ 41,059.82

CITATIONS 2025 CITATIONS 2026
March - 101 March - 113

SCOFFLAW COLLECTIONS 2025
March - $ 9,102.37

SCOFFLAW COLLECTIONS 2026
March - $ 857.20

Magistrates:

Judge Eloy Hernandez	Judge Roberto Garza	Judge Jorge Zambrano
7	8	13

Judge Juan Zamora	Judge Lisa Sanchez
1	3

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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Alfredo De Leon, Interim Director of Utilities

DATE: 04/17/2026

SUBJECT: Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

Texas Drought Outlook

- 84.8% of Texas is in a drought (4/7/2026)
- RGV is on severe to extreme drought condition (No Change In the watershed)
- Falcon and Amistad are @ 25.5%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,570
- Sewer Connections – 10,775 (3,664 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 116.512 MG
- Combined Gallons Produced 109.333 MG

Water Treatment Facility No. 1

- .0 MG treated
- 53.322 MG delivered
- 54.263 MG Transferred from WTF No. 2
- 41.15 MG RAW (Reservoir)

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

- 0.027 MG Backwash
- 0 MG Well

Water Treatment Facility No. 2

- 116.512 Treated
- 56.011 MG Delivered
- 54.263 MG Transferred to WTF No. 1
- 49.50 MG RAW (Reservoir)
- 7.834 MG Backwash

Operated Water Plant as Efficiently as Possible
Sludge Management Continues to be Critical

Water Distribution System

- Leaks – 2
- Breaks – 1
- Taps – 0
- Locates - 16

Water Loss

- Reported – 90,000 gals
- Unreported – 13,000 gals

Hydrants

- Flushed – 12
- Repaired/Replaced – 0
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 4
- Repaired/Replaced – 0

Utility Billing

- Work Orders –5

We Continue Our Hydrant and Valve Maintenance

Wastewater Treatment Facility

- Treated – 68.708 MG
- Wetland –4.371 MG
- 154 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

- Work orders - 41
- Sewer Main Repaired – 2
- Sewer Backups Reported –14
- Sewer Backups Cleared – 14
- Odor Complaints – 4
- Locates –17
- Replaced Manhole covers – 2
- Sewer Overflows- 2

Administration
Financials

- Administration –54.51%
- Water Treatment – 54.85 %
- Distribution: 68.24 %
- Sewer Collection – 55.7 %
- Wastewater Treatment – 54.42 %

Projects

- Lift station 6 on Cesar Chavez is 90% completed, waiting for permits from NAWS to install manholes on Cesar Chavez.
- WWTF Rehab – Project awarded to Lefevre engineering. Waiting on TWDB response to start the project.
- Water/Wastewater Comprehensive Master Plan, Trimad Consultants. Master Plan is completed.

Certification

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 28, 2026

Consider Second and Final Reading of an Ordinance Amending the Budget for the 2025-2026 Fiscal Year by Providing Additional Appropriation to the General Fund, Solid Waste, Storm Water and Utility Fund. ***Tabled*** [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

The Ordinance Amends the 2025-2026 Budget Ordinance by Providing $950,174 in Additional Appropriation to the General Fund. The Additional Appropriations Will be Funded From the Fund Balance.

The Ordinance also provides $196,469 in additional appropriation to the Solid Waste Fund. The Additional Appropriations Will be Funded From the Retained Earnings.

The Ordinance also provides $2,471 to the Storm Water Fund. The Additional Appropriations Will be Funded From the Retained Earnings.

The Ordinance also provides $891,306 in additional appropriation to the Utility Fund. The Additional Appropriation Will be Funded From the Retained Earnings Balance.

GENERAL FUND
FUNDING SOURCE
Fund Balance $950,174

APPROPRIATIONS

City Manager	$71,231
City Secretary	2,023
Municipal Court	22,279
Finance	3,935
Planning	6,494
Police	458,531
Fire	62,277
Streets	4,115
Central Garage	1,903
Parks & Recreation	107,973
Building Maintenance	68,018
Library	3,055
Human Resources	3,148
Information Tech.	134,364
Animal Control	828
	$950,174

SOLID WASTE FUND
FUNDING SOURCE
Retained Earnings $196,469

APPROPRIATIONS
Sanitation 196,469
$196,469

STORM WATER FUND
FUNDING SOURCE
Retained Earnings $2,471

APPROPRIATIONS
Storm Water 2,471
$2,471

UTILITY FUND
FUNDING SOURCE
Retained Earnings $891,306

APPROPRIATIONS

Utility Billing & Collection	3,483
Utility Administration	3,748
Water Plant	484,126
Water Distribution	12,912
Sewer Collection	264,384
Sewer Plant	122,653
	$891,306

RECOMMENDATION:

Staff Recommends Approving the Ordinance Amending the Budget for the 2025–2026 Fiscal Year by Providing Additional Appropriations to the General Fund, Solid Waste Fund, Stormwater and Utility Fund.

PREPARED BY:
Brenda Escalante,
City Secretary

APPROVED BY:
Ruben Guajardo, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE 2025-2026 FISCAL YEAR BY APPROPRIATING TO THE **GENERAL FUND** ADDITIONAL APPROPRIATIONS IN THE AMOUNT OF **$950,174** FOR ADDITIONAL EXPENDITURES FROM FUND BALANCE, TO THE **SOLID WASTE FUND** ADDITIONAL APPROPRIATIONS IN THE AMOUNT OF **$196,469** FOR ADDITIONAL EXPENSES FROM RETAINED EARNINGS, THE **STORMWATER FUND** ADDITIONAL APPROPRIATIONS IN THE AMOUNT OF **$2,471** FOR ADDITIONAL EXPENSES FROM RETAINED EARNINGS, TO THE **UTILITY FUND** ADDITIONAL APPROPRIATIONS IN THE AMOUNT OF **$891,306** FOR ADDITIONAL EXPENSES FROM RETAINED EARNINGS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

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

SECTION I. The **GENERAL FUND** budget appropriations of the City of San Juan for the Fiscal Year 2025-2026 is hereby amended in the sum of NINE HUNDRED FIFTY THOUSAND ONE HUNDRED SEVENTY-FOUR AND NO/100 DOLLARS **($950,174)** in appropriations from fund balance for payment of operating expenditures.

The appropriations to be appropriated are as follows:

SEVENTY-ONE THOUSAND TWO HUNDRED THIRTY-ONE AND NO/100 DOLLARS **($71,231)** for the Department of **CITY MANAGER**; TWO THOUSAND TWENY-THREE AND NO/100 DOLLARS **($2,023)** for the Department of **CITY SECRETARY**; TWENTY-TWO THOUSAND TWO HUNDRED SEVENTY-NINE AND NO/100 DOLLARS **($22,279)** for the **MUNICIPAL COURT**; THREE THOUSAND NINE HUNDRED THIRTY-FIVE AND NO/100 DOLLARS **($3,935)** for the Department of **FINANCE**; SIX THOUSAND FOUR HUNDRED NINETY-FOUR AND NO/100 DOLLARS **($6,494)** for the Department of **PLANNING**; FOUR HUNDRED FIFTY-EIGHT THOUSAND FIVE HUNDRED THIRTY-ONE AND NO/100 DOLLARS **($458,531)** for the **POLICE** Department; SIXTY-TWO THOUSAND TWO HUNDRED SEVENTY-SEVEN AND NO/100 DOLLARS **($62,277)** for the **FIRE** Department; FOUR THOUSAND ONE HUNDRED FIFTEEN AND NO/100 DOLLARS **($4,115)** for the Division of **STREETS & ALLEYS**; ONE THOUSAND NINE HUNDRED THREE AND NO/100 DOLLARS **($1,903)** for the Division of **CENTRAL GARAGE**; ONE HUNDRED SEVEN THOUSAND NINE HUNDRED SEVENTY-THREE AND NO/100 DOLLARS **($107,973)** for the Department **PARKS AND RECREATION**; SIXTY EIGHT THOUSAND AND NO/100 DOLLARS **($68,018)** for the Department of **BUILDING MAINTENANCE**; THREE THOUSAND FIFTY-FIVE AND NO/100 DOLLARS **($3,055)** for the Department of **LIBRARY**; THREE THOUSAND ONE HUNDRED FORTY-EIGHT AND NO/100 DOLLARS **($3,148)** for the Department of **HUMAN RESOURCES**; ONE HUNDRED THIRTY-FOUR THOUSAND THREE HUNDRED SIXTY-FOUR AND NO/100 DOLLARS **($134,364)** for the Department of **INFORMATION TECHNOLOGY**; EIGHT HUNDRED TWENTY-EIGHT NO/100 DOLLARS **($828)** for the Department of **ANIMAL CONTR**.

SECTION II. The **SOLID WASTE FUND** budget appropriations of the City of San Juan for the Fiscal Year 2025-2026 is hereby amended in the sum of ONE HUNDRED NINETY-SIX THOUSAND FOUR HUNDRED SIXTY-NINE AND NO/100 DOLLARS **($196,469)** in appropriations from Unreserved Retained Earnings for operating expenses.

SECTION III. The **STORMWATER FUND** budget appropriations of the City of San Juan for the Fiscal Year 2025-2026 is hereby amended in the sum of TWO THOUSAND FOUR HUNDRED SEVENTY-ONE AND NO/100 DOLLARS **($2,471)** in appropriations from Unreserved Retained Earnings for operating expenses.

SECTION IV. The **UTILITY FUND** budget appropriations of the City of San Juan for the Fiscal Year 2025-2026 is hereby amended in the sum of EIGHT HUNRED NINETY-ONE THOUSAND THREE HUNDRED SIX AND NO/100 DOLLARS **($891,306)** in appropriations from Unreserved Retained Earnings for operating expenses.

The appropriations to be appropriated are as follows:

THREE THOUSAND FOUR HUNDRED EIGHTY-THREE AND NO/100 DOLLARS **($3,483)** for the Department of the **UTILITY BILLING AND COLLECTION**; THREE THOUSAND SEVEN HUNDRED FORTY-EIGHT AND NO/100 DOLLARS **($3,748)** for the Department of **UTILITY ADMINISTRATION**; FOUR HUNDRED EIGHTY-FOUR THOUSAND ONE HUNDRED TWENTY-SIX AND NO/100 DOLLARS **($484,126)** for the Department of the **WATER PLANT** Department; TWELVE THOUSAND NINE HUNDRED TWELVE AND NO/100 DOLLARS **($12,912)** for the Department of the **WATER DISTRIBUTION**; TWO HUNDRED SIXTY-FOUR THOUSAND THREE HUNDRED EIGHTY-FOUR AND NO/100 DOLLARS **($264,384)** for the Department of the **SEWER COLLECTION**; ONE HUNDRED TWENTY-TWO THOUSAND SIX HUNDRED FIFTY-THREE AND NO/100 DOLLARS **($122,653)** for the Department of the **SEWER PLAN**.

SECTION V. The Director of Finance is hereby instructed to amend the appropriate line items in the budget for Fiscal Year 2025-2026 to take into consideration the expenditures appropriated hereby.

SECTION VI. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject any provision of any ordinance in direct conflict with any provision of the 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.

SECTION VII. SEVERABILITY CLAUSE. 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 the 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 VIII. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, CONSIDERED, PASSED AND APPROVED 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 V.T.C.A., Government Code, Section 551.041, on the **14TH day** of **April , 2026**.

CITY OF SAN JUAN, TEXAS

READ, CONSIDERED, PASSED AND APPROVED 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 V.T.C.A., Government Code, Section 551.041, on the ____ **day** of **April , 2026**.

BY: _____
Mario Garza, Mayor

ATTEST:
BY: _____
Brenda Escalante, City Secretary

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____

(Assigned by Fin. Dept)

Fund Name: General Fund
Dept. Name: All Departments

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	-	-	-	-	-
EXPENDITURES						
10-410.1030	Salaries of employees	282,636	282,636	920		283,556
10-420.1030	Salaries of employees	176,114	176,114	1,707		177,821
10-430.1030	Salaries of employees	231,654	231,654	2,278		233,932
10-440.1030	Salaries of employees	410,921	410,921	3,198		414,119
10-450.1030	Salaries of employees	570,640	570,640	5,466		576,106
10-460.1030	Salaries of employees	3,541,932	3,541,932	7,824		3,549,756
10-470.1030	Salaries of employees	1,725,203	1,725,203	1,869		1,727,072
10-480.1030	Salaries of employees	368,480	368,480	3,304		371,784
10-490.1030	Salaries of employees	158,795	158,795	1,557		160,352
10-500.1030	Salaries of employees	719,110	719,110	6,279		725,389
10-520.1030	Salaries of employees	332,087	332,087	2,961		335,048
10-530.1030	Salaries of employees	262,682	262,682	2,575		265,257
10-570.1030	Salaries of employees	272,700	272,700	2,657		275,357
10-580.1030	Salaries of employees	484,897	484,897	4,734		489,631
10-602.1030	Salaries of employees	71,365	71,365	666		72,031
	Fund Balance				47,995	(47,995)
	TOTALS EXPEDITURES	**9,609,216**	**9,609,216**	**47,995**	**47,995**	**9,609,216**

JUSTIFICATION:

Amend FYE 2025-2026 Budget, additional appropriation of 1% cost of living to the employee salaries for all general fund departments. Only 2% was budgeted when it should had been a total of 3%.

Maria L. Beltran

REQUESTED BY DATE — DEPT. DIRECTOR DATE

Department Director (Print) — **Department Director (Signature)**

APPROVED BY DATE — REVIEWED BY DATE

City Manager (Budget Officer) — **(Finance Department)**

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____

(Assigned by Fin. Dept)

Fund Name: General Fund
Dept. Name: All Departments

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	**-**	**-**	**-**	**-**	**-**
EXPENDITURES						
10-410.2110	Workers Compensation	1,179	1,179	4		1,183
10-420.2110	Workers Compensation	717	717	7		724
10-430.2110	Workers Compensation	958	958	9		967
10-440.2110	Workers Compensation	1,671	1,671	16		1,687
10-450.2110	Workers Compensation	4,201	4,201	40		4,241
10-460.2110	Workers Compensation	158,216	158,216	123		158,339
10-470.2110	Workers Compensation	93,616	93,616	70		93,686
10-480.2110	Workers Compensation	24,010	24,010	215		24,225
10-490.2110	Workers Compensation	6,654	6,654	65		6,719
10-500.2110	Workers Compensation	37,295	37,295	214		37,509
10-520.2110	Workers Compensation	17,953	17,953	163		18,116
10-530.2110	Workers Compensation	1,390	1,390	14		1,404
10-570.2110	Workers Compensation	1,107	1,107	11		1,118
10-580.2110	Workers Compensation	2,017	2,017	19		2,036
10-602.2110	Workers Compensation	4,841	4,841	42		4,883
	Fund Balance				1,012	(1,012)
	TOTALS EXPEDITURES	**355,825**	**355,825**	**1,012**	**1,012**	**355,825**

JUSTIFICATION:

Amend FYE 2025-2026 Budget, additional appropriation of 1% cost of living to the workers compensation for all general fund departments. Only 2% was budgeted when it should had been a total of 3%.

Maria L. Beltran
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: General Fund
Dept. Name: All Departments

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	-	-	-	-	-
EXPENDITURES						
10-410.2080	Employee Retirement	30,011	30,011	96		30,107
10-420.2080	Employee Retirement	18,233	18,233	178		18,411
10-430.2080	Employee Retirement	24,446	24,446	238		24,684
10-440.2080	Employee Retirement	42,494	42,494	416		42,910
10-450.2080	Employee Retirement	26,816	26,816	570		27,386
10-460.2080	Employee Retirement	173,843	173,843	816		174,659
10-470.2080	Employee Retirement	89,513	89,513	195		89,708
10-480.2080	Employee Retirement	16,535	16,535	344		16,879
10-490.2080	Employee Retirement	7,147	7,147	162		7,309
10-500.2080	Employee Retirement	33,131	33,131	655		33,786
10-520.2080	Employee Retirement	15,100	15,100	309		15,409
10-530.2080	Employee Retirement	11,821	11,821	269		12,090
10-570.2080	Employee Retirement	12,178	12,178	277		12,455
10-580.2080	Employee Retirement	22,086	22,086	494		22,580
10-602.2080	Employee Retirement	3,407	3,407	69		3,476
	Fund Balance				5,088	(4,160)
	TOTALS EXPEDITURES	**411,577**	**411,577**	**5,088**	**5,088**	**411,577**

JUSTIFICATION:

Amend FYE 2025-2026 Budget, additional appropriation of 1% cost of living to the employee retirement for all general fund departments. Only 2% was budgeted when it should had been a total of 3%.

Maria L. Beltran
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: General Fund
Dept. Name: All Departments

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	-	-	-	-	-
EXPENDITURES						
10-410.2060	Social Security Tax	22,014	22,014	70		22,084
10-420.2060	Social Security Tax	13,526	13,526	131		13,657
10-430.2060	Social Security Tax	17,876	17,876	146		18,022
10-440.2060	Social Security Tax	31,473	31,473	305		31,778
10-450.2060	Social Security Tax	43,844	43,844	418		44,262
10-460.2060	Social Security Tax	296,190	296,190	597		296,787
10-470.2060	Social Security Tax	153,139	153,139	143		153,282
10-480.2060	Social Security Tax	28,250	28,250	252		28,502
10-490.2060	Social Security Tax	12,177	12,177	119		12,296
10-500.2060	Social Security Tax	83,653	83,653	480		84,133
10-520.2060	Social Security Tax	26,614	26,614	226		26,840
10-530.2060	Social Security Tax	20,141	20,141	197		20,338
10-570.2060	Social Security Tax	20,881	20,881	203		21,084
10-580.2060	Social Security Tax	37,763	37,763	362		38,125
10-602.2060	Social Security Tax	5,804	5,804	51		5,855
	Fund Balance				3,700	(3,700)
	TOTALS EXPEDITURES	**813,345**	**813,345**	**3,700**	**3,700**	**813,345**

JUSTIFICATION:

Amend FYE 2025-2026 Budget, additional appropriation of 1% cost of living to the social security tax for all general fund departments. Only 2% was budgeted when it should had been a total of 3%.

Maria L. Beltran
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: General
Dept. Name: City Manager

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	**-**	**-**	**-**	**-**	**-**
EXPENDITURES						
10-410.1040	Overtime	100	100	200		300
10-410.2080	Retirement	30,011	30,011	9		30,020
10-410.2060	Social Security	22,014	22,014	15		22,029
10-410.2110	Workers Comp	1,179	1,179	1		1,180
10-410.3499	Other Pro & Para Pro Service	30,000	30,000	65,116		95,116
10-410.5500	Travel and Training	5,500	5,500	4,000		9,500
10-410.6140	Office Supplies	650	650	300		950
10-410.6250	Food, Ice and Bottled Water	500	500	500		1,000
	Fund Balance				70,141	(70,141)
	TOTALS EXPEDITURES	**89,954**	**89,954**	**70,141**	**70,141**	**89,954**

JUSTIFICATION:

1040: To cover for personnel attending city commission meetings & other related meetings or events.

2080, 2060 & 2110: Additional appropriation deduction (benefits) to align with the overtime requested.

3499: To cover expenses not originally budgeted for consulting services: Hollis Rutledge & Associates Inc. ($24,000) and Talk Less More Action, LLC ($41,116)

5500: To cover training expenses for City Manager and Purchasing Agent; travel was not taken into consideration due to filled and transferred position.

6140: To cover office supplies for personnel; were not taken into consideration due to transferred position of Purchasing Agent.

6250: To cover expense for water & soft drinks for all meetings held at the city manager's conference room.

Ruben Guajardo
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

Maria L. Beltran
REVIEWED BY DATE
(Department of Finance)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: General Fund
Dept. Name: Municipal Court

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget Amt
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	-	-	-	-	-
EXPENDITURES						
10-430-6120	Office Furniture	300	300	19,608		20,208
						-
						-
						-
						-
						-
						-
						-
						-
						-
						-
						-
						-
						-
						-
						-
						-
	TOTALS EXPEDITURES	**300**	**300**	**19,608**	**-**	**20,208**

JUSTIFICATION: To purchase office furniture for the New Municipal Court Building.

REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: General Fund
Dept. Name: Police

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	**-**	**-**	**-**	**-**	**-**
EXPENDITURES						
10-460.6120	Office Equipment	19,030	26,530	82,122		108,652
10-460.6390	Minor Equipment	47,949	89,954	367,049		457,003
	Fund Balance				449,171	(449,171)
TOTALS EXPEDITURES		**66,979**	**116,484**	**449,171**	**449,171**	**116,484**

JUSTIFICATION:

6120: This budget amendment will cover the cost for the police department Phase I construction project being completed in August 2026, this will allow all offices to be furnished with furniture when moving in.

6390: This amendment will cover the new building security systems and access controls to all the building for court and police. the building is expected to be transferred to the City in August 2026.

DSX ACCESS CONTROL SYSTEM, CCTV SYSTEM, AIPHONE VIDEO/INTERCOM SYSTEM SILENT KNIGHT FIRE ALARM SYSTEM PANDUIT STRUCTURED CABLING.

Leandro Sifuentes
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: General Fund
Dept. Name: Fire

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	**-**	**-**	**-**	**-**	**-**
EXPENDITURES						
10-470.4640	Repair and Maintenance	45,000	63,941	60,000		123,941
	Fund Balance				60,000	(60,000)
	TOTALS EXPEDITURES	**45,000**	**63,941**	**60,000**	**60,000**	**63,941**

JUSTIFICATION:

To increase the repair and maintenance budget line item to fund required repairs for Ladder-1 for compliance and for ongoing maintenance needs for all other units through the reaminder of the fiscal year.

Tirso Garza
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: General Fund
Dept. Name: Parks & Recreation

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	-	-	-	-	-
EXPENDITURES						
10-500.1040	Overtime	23,400	23,400	21,500		44,900
10-500.2080	Employee Retirement	33,131	33,131	965		34,096
10-500.2060	Social Security	83,653	83,653	1,645		85,298
10-500.2110	Workers Compensation	37,295	37,295	735		38,030
10-500.4630	Other Structures & Improvements	38,646	38,806	12,500		51,306
10-500.4640	Repairs & Maintenance	31,353	31,353	5,500		36,853
10-500.6120	Office Equipment	10,450	10,936	3,000		13,936
10-500.6170	Mds. & Consumables	16,577	17,268	2,500		19,768
10-500.6200	Tires & Tubes	1,000	1,000	2,000		3,000
10-500.6210	Agricultural & Landscaping	2,500	2,500	1,000		3,500
10-500.6250	Food, Ice & Bottled Water	600	724	500		1,224
10-500.6265	Sfety Supplies	3,500	3,500	1,500		5,000
10-500.9903	Soccer Prgrams	16,849	16,849	5,500		22,349
10-500.9905	Basketball	22,200	22,200	1,500		23,700
10-500.9911	City Events	62,000	62,948	40,000		102,948
	Fund Balance				100,345	(100,345)
	TOTALS EXPEDITURES	**383,154**	**385,563**	**100,345**	**100,345**	**385,563**

JUSTIFICATION:

1040: Currently negative $2,300 last year we spent between April-Sept. $19,554.

2080, 2060 and 2110: Additional appropriation deduction (benefits) to align with the overtime requested.

4630: Pending upgrades to install flag poles to new SJPR park $4,350 x 2 poles, foul ball poles $3,00 , logos on scoreboards $940.

4640: Pending new flags $1,000 and supplies for upkeep of the parks for the next 6 months.

6120: Pending custom book shelf $1,900 and tv for conference room at the new Parks & Recreation Facility.

6170: Pony season until June, this summer we plan on opening concession all summer at new Parks & Recreation Facility.

6200: Pk335, Pk311, Pk330 units need new tires.

6210: Pending re-mulching of parks playgrounds, and fertilizer for soccer fields at Municipal Park.

6250: TAAF meeting to be hosted by San Juan Parks & Recreation in May.

6265: Unexpected expense of AED for new parks & recreation facility currently $2,000 short now for ice packs, safety supplies for summer programs.

9903: Currently negative $3,000 and pending to pay $1,850 for trophies and pending to pay security guard services.

9905: Currently negative $1,300 pending security guard invoice.

9911: Projected expenses of about $75,000 for July 4th celebration.

Patrick Willingham
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: General Fund
Dept. Name: Building Maintenance

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	-	-	-	-	-
EXPENDITURES						
10-520.1040	Overtime	5,220	5,220	8,300		13,520
10-520.2080	Employee Retirement	15,100	15,100	866		15,966
10-520.2060	Social Security	26,614	26,614	635		27,249
10-520.2110	Workers Compensation	17,953	17,953	458		18,411
10-520.4610	Buildings Repair & Maintenance	45,000	59,353	40,000		99,353
10-520.4640	Repair & Maintenance	20,000	23,947	5,500		29,447
10-520.6200	Tires & Tubes	700	700	600		1,300
10-520.6260	Household Institutional	13,793	13,793	8,000		21,793
	Fund Balance				64,359	(64,359)
	TOTALS EXPEDITURES	**144,380**	**162,680**	**64,359**	**64,359**	**162,680**

JUSTIFICATION:

1040: Currently negative $2,000 and last year we spent $6,229 between April - September.

2080, 2060 & 2110: Additional appropriation deduction (benefits) to align with the overtime requested.

4610 : Pending $10,000 A/C minisplit for IT, PD storage roof repair $6,800, A/C minipslit PD $4,500 ,

Library plumbing repairs on or about $3,000 (quote has not been received).

4640: Repair and maintenance supplies to help fulfill work orders for the next 5 months.

6200: PK344 units needs new tires aprox $600

6260: We spend aproximately per month $1,300 in paper products. We have 6 months left, currently have $12 left in the account.

Patrick Willingham
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: General Fund
Dept. Name: Information Technology

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	**-**	**-**	**-**	**-**	**-**
EXPENDITURES						
10-580.3499	Other Pro & Para Pro	53,902	54,580	26,098		80,678
10-580.5470	Communications	122,910	128,374	18,500		146,874
10-580.6200	Tires & Tubes	100	100	1,500		1,600
10-580.6250	Food, Ice & Bottled Water	350	350	150		500
10-580.6390	Minor Equipment	10,550	10,750	15,100		25,850
10-580.9700	Membership & Sub.	170,092	180,108	67,407		247,515
	Fund Balance				128,755	(128,755)
	TOTALS EXPEDITURES	**357,904**	**374,262**	**128,755**	**128,755**	**374,262**

JUSTIFICATION:

Increase funds to pay for operational costs for the remainder of the fiscal year.

3499: Will be used to pay out the Incode Flip and the remainder of pro-rated fees from on-prem & Saas.

5470: This will cover operational costs for the T-Mobile accounts and Fiber Connections

6200: This will be used to purchase new tires for Unit 105

6250: Increase is needed for water and electrolytes for outdoor events

6390: Increase will be for the Municipal Court and the Police Department network equip expansion.

9700: This will cover the operational remainder of the year for various software accounts.

REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: Solid Waste
Dept. Name: Sanitation

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	-	-	-	-	-
EXPENDITURES						
22-700.1030	Salaries of employees	1,431,578	1,431,578	13,225		1,444,803
22-700.2060	Social Security Tax	109,649	109,649	1,063		110,712
22-700.2110	Workers Compensation	74,327	74,327	731		75,058
22-700.2080	Employee Retirement	148,764	148,764	1,450		150,214
	Fund Balance				16,469	(16,469)
	TOTALS EXPEDITURES	**1,764,318**	**1,764,318**	**16,469**	**16,469**	**1,764,318**

JUSTIFICATION:

Amend FYE 2025-2026 Budget, additional appropriations of 1% cost of living to the salaries, social security tax, workers compensation and employee retirement. Only 2% was budgeted when it should had been a total of 3%.

Maria L. Beltran
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: Solid Waste
Dept. Name: Sanitation

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	-	-	-	-	-
EXPENDITURES						
22-700.4640	Repair and Maintenance	150,000	140,714	20,000		160,714
22-700.9805	Other Waste Disposal	509,407	509,407	160,000		669,407
	Retained Earnings				180,000	(180,000)
	TOTALS EXPEDITURES	**659,407**	**650,121**	**180,000**	**180,000**	**650,121**

JUSTIFICATION:

4640: Department is requesting a budget amendment to address in anticipated operational demands on repair and maintenance.

Aging Fleet and Sanitation equipment have required more freguent and costly repairs.

9805: City growth has increased, therefore waste collection volume, has increased.

REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: Storm Water
Dept. Name: Storm Water

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	-	-	-	-	-
EXPENDITURES						
55-601.1030	Salaries of employees	202,231	202,231	1,983		204,214
55-601.2060	Social Security Tax	15,501	15,501	152		15,653
55-601.2110	Workers Compensation	13,212	13,212	129		13,341
55-601.2080	Employee Retirement	21,135	21,135	207		21,342
	Fund Balance				2,471	(2,471)
	TOTALS EXPEDITURES	**252,079**	**252,079**	**2,471**	**2,471**	**252,079**

JUSTIFICATION:

Amend FYE 2025-2026 Budget, additional appropriations of 1% cost of living to the salaries, social security tax, workers compensation and employee retirement. Only 2% was budgeted when it should had been a total of 3%.

Maria L. Beltran
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: Utilities
Dept. Name: All Departments

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	-	-	-	-	-
EXPENDITURES						
56-441.1030	Salaries of employees	300,881	300,881	2,884		303,765
56-451.1030	Salaries of employees	231,102	231,102	2,255		233,357
56-600.1030	Salaries of employees	433,934	433,934	4,082		438,016
56-610.1030	Salaries of employees	254,226	254,226	2,375		256,601
56-620.1030	Salaries of employees	291,164	291,164	2,761		293,925
56-630.1030	Salaries of employees	230,977	230,977	2,164		233,141
56-441.2060	Social Security Tax	23,170	23,170	221		23,391
56-451.2060	Social Security Tax	17,794	17,794	173		17,967
56-600.2060	Social Security Tax	34,038	34,038	312		34,350
56-610.2060	Social Security Tax	20,978	20,978	182		21,160
56-620.2060	Social Security Tax	24,569	24,569	211		24,780
56-630.2060	Social Security Tax	18,587	18,587	166		18,753
56-441.2110	Workers Compensation	8,186	8,186	77		8,263
56-451.2110	Workers Compensation	8,732	8,732	85		8,817
56-600.2110	Workers Compensation	19,932	19,932	183		20,115
56-610.2110	Workers Compensation	12,295	12,295	107		12,402
56-620.2110	Workers Compensation	14,452	14,452	124		14,576
56-630.2110	Workers Compensation	10,934	10,934	97		11,031
56-441.2080	Employee Retirement	31,277	31,277	301		31,578
56-451.2080	Employee Retirement	24,156	24,156	235		24,391
56-600.2080	Employee Retirement	46,198	46,198	426		46,624
56-610.2080	Employee Retirement	28,498	28,498	248		28,746
56-620.2080	Employee Retirement	33,497	33,497	288		33,785
56-630.2080	Employee Retirement	25,343	25,343	226		25,569
	Retained Earnings				20,183	(20,183)
	TOTALS EXPEDITURES	**2,144,920**	**2,144,920**	**20,183**	**20,183**	**2,144,920**

JUSTIFICATION:

Amend FYE 2025-2026 Budget, additional appropriations of 1% cost of living to the salaries, social security tax, workers compensation and employee retirement to the all the utilities department. Only 2% was budgeted when it should had been a total of 3%.

Maria L. Beltran
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

CITY OF SAN JUAN
BUDGET AMENDMENT
FY 2025-2026

Budget Adjustment No. _____
(Assigned by Fin. Dept)

Fund Name: UTILITES
Dept. Name: WP/WD/SC/WWTP

Account Number	Description	Original Budget	Adjustment Budget	Increase	Decrease	Current Budget
REVENUES						
		-	-	-		-
						-
	TOTAL REVENUES	**-**	**-**	**-**	**-**	**-**
EXPENDITURES						
56-451.4640	Repair & Maintenance	2,000	2,013	1,000		3,013
56-600.6220	Chemicals	200,000	233,787	140,000		373,787
56-600.4622	Water Towers			236,723		236,723
56-600.4640	Repair & Maintenance	100,000	136,545	20,000		156,545
56-600.4660	Rental of Machinery	2,000	2,000	2,400		4,400
56-600.6242	Raw Water	150,000	150,000	80,000		230,000
56-610.4640	Repair & Maintenance	15,000	16,122	10,000		26,122
56-620.6220	Chemicals	50,000	50,000	15,000		65,000
56-620.6390	Minor Equipment	20,000	20,000	10,000		30,000
56-620.4640	Repair & Maintenance	220,249	258,450	236,000		494,450
56-630.4640	Repair & Maintenance	100,000	120,206	100,000		220,206
56-630.6220	Chemicals	120,000	120,663	20,000		140,663
	Retained Earnings				871,123	(871,123)
	TOTALS EXPEDITURES	**979,249**	**1,109,786**	**871,123**	**871,123**	**1,109,786**

JUSTIFICATION:

451.4640: Additional amount for any unforseen repairs for fye 2025-2026.

600.6220: Additional amount due to high turbidity (cloudy).

600.4622: Yearly contract maintenance on water towers with Maquire Iron (5 out of 8years).

600.4640: Additional amount for the repairs of motors and valves at the Sewer Plant due deterioration.

600.4660: Additional amount is for the rental of an industrial forklift required to replace the sand and media in filters.

600.6242: Additonal amount to increase the water rights usage.

610.4640: Additional amount for restock of parts and fittings needed to repair water breaks and leaks.

620.6220: Additional amount for purchase of chemicals to prevent odor control

620.6390: Additional amount to replace cast iron manhole covers with ones made from composite material.

620.4640: Additional amount for 3 emergency repairs to prevent a manhole collapse on a main street, repair a collapsed sewer line to include supplies.

630.4640: Additional amount to any unforseen repairs for fye 2025-2026.

630.6220: Additional amount for water treatment chemicals.

Alfredo Deleon
REQUESTED BY DATE
Department Director (Print)

DEPT. DIRECTOR DATE
Department Director (Signature)

APPROVED BY DATE
City Manager (Budget Officer)

REVIEWED BY DATE
(Finance Department)

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 28, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.04 Water Conservation; Drought Contingency and Emergency Management Plan of the Code of the City of San Juan, Texas by Amending Section 13.04.001 Adoption of Plans to Formally Adopt the April 2024 Water Conservation and Drought Contingency and Emergency Management Plan; Providing for a Penalty not to Exceed Two Thousand ($2,000.00) Dollars for each Offense; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.

STAFF COMMENTS AND RECOMMENDATIONS:

Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.04 Water Conservation; Drought Contingency and Emergency Management Plan of the Code of the City of San Juan, Texas by Amending Section 13.04.001 Adoption of Plans to Formally Adopt the April 2024 Water Conservation and Drought Contingency and Emergency Management Plan; Providing for a Penalty not to Exceed Two Thousand ($2,000.00) Dollars for each Offense; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.

RECOMMENDATION:

Take no action at this moment.

PREPARED BY:
Brenda Escalante,
City Secretary

APPROVED BY:
Ruben Guajardo, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 28, 2026

Hold a Public Hearing Regarding the Voluntary Annexation Petition of the 20.00-Acre Tract of Land Out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, Located Approximately Half of a Mile West from Cesar Chavez Road Along the North side of Minnesota Road, as Requested by Bona Fide Re LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The Planning Department is processing a residential subdivision located half of a mile west of Cesar Chavez Road, along the north side of Minnesota Road. It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On April 14, 2026, the City Commission approved Resolution 2026-29 accepting petition for voluntary annexation and setting dates and times for public hearings.

The property owner of the subject property has submitted a petition for a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by the City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

RECOMMENDATION:

Staff recommends approval of the first public hearing for the Voluntary Annexation Petition as presented.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager

February 23, 2026

City of San Juan
512 S. Nebraska Ave.
San Juan, Texas 78589

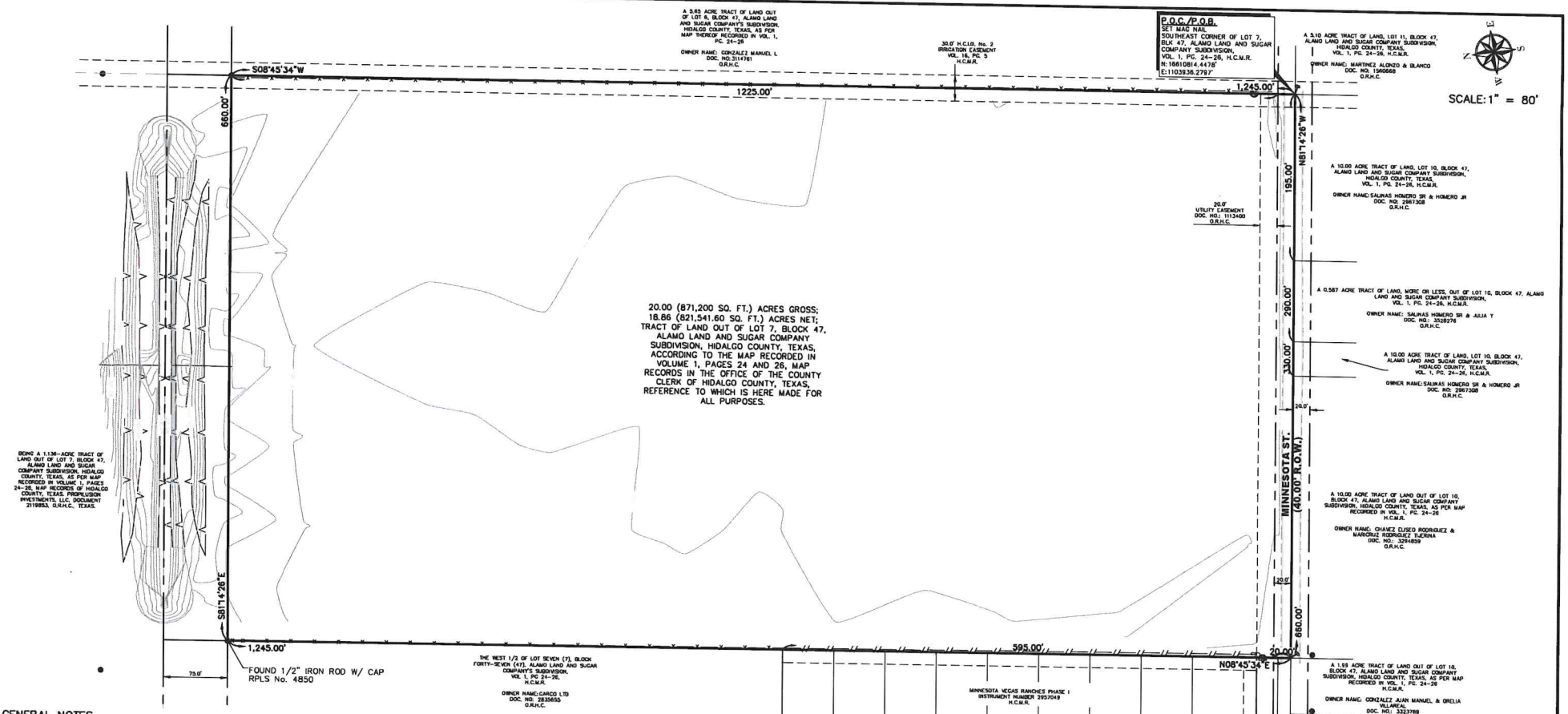
Re: Voluntary Annexation Petition Request

To Whom it May Concern,

I Bona Fide Re LLC owner of the below reference property, We would like the City of San Juan to consider our request for annexation for the following property. The subject property is located approximately ±2,700 feet west from the intersection of Cesar Chavez Road and Minnesota Road along the north side of Minnesota Road Right-Of-Way line, having a legal description: ALAMO LAND & SUGAR CO E1/2 OF LOT 7 BLK 47 20.00 AC GR 18.86 AC NET. (property ID 112803), in the Hidalgo County Texas. The property is currently undeveloped and used as farm land, and the future use to be zone as Multifamily use. The size of the tract in total is approximately 18.86-acre net. Should have any questions please feel free to reach us at the number provided below.

Best regards,

Bona Fide Re LLC
Francisco Pons – Managing Member



GENERAL NOTES:

ADDRESS: MINNESOTA ROAD, SAN JUAN, TEXAS
SURVEYED: DECEMBER 11, 2024
REQUESTED BY: LUIS MENDEZ – SAMES, INC
PROPOSED BORROWER: BONA FIDE RE LLC, A TEXAS LIMITED LIABILITY COMPANY

FLOOD ZONE DESIGNATION: "ZONE AH" – FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

COMMUNITY–PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

SURVEY NOTES:

1. BASIS OF BEARING AS PER THE SOUTH RIGHT OF WAY LINE OF MINNESOTA ROAD, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24 AND 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.

3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

4. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, UNDER OF NO. 1881153, AND TITLE COMMITMENT DATED EFFECTIVE OCTOBER 10, 2024. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

SURVEY NOTES (CONTINUATION):

6. SCHEDULE "B" ITEMS FROM REFERENCED TITLE.

10A. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

10C. EASEMENT RESERVED BY LOUISIANA–RIO GRANDE CANAL COMPANY AS SHOWN BY INSTRUMENT RECORDED IN VOLUME 19, PAGE 201, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (DOES NOT AFFECT PROPERTY)

10D. EASEMENT IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 AS SHOWN BY INSTRUMENTS RECORDED IN VOLUME 16, PAGE 5, MAP RECORDS AND VOLUME 25, PAGE 312, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (SHOWN ON SURVEY PLAT)

10E. EASEMENT FOR UTILITY IN FAVOR OF CITY OF SAN JUAN AS SHOWN BY INSTRUMENT DATED JULY 23, 2002, FILED AUGUST 21, 2002 UNDER DOCUMENT NUMBER 1113400, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. (SHOWN ON SURVEY PLAT)

10J. THERE IS EXCEPTED FROM THE POLICIES TO BE ISSUED, AND THE COMPANY DOES NOT INSURE, ANY PORTION OF THE PROPERTY OWNED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 IN FEE SIMPLE, EASEMENT OR OTHERWISE.

10N. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY HEREIN DESCRIBED.

PLAT SHOWING

20.00 (871,200 SQ. FT.) ACRES GROSS;
18.86 (821,541.60 SQ. FT.) ACRES NET;
TRACT OF LAND OUT OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24 AND 26, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

12/12/24
LEO L. RODRIGUEZ, JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448

SEAL

STATE OF TEXAS
REGISTERED
LEO L. RODRIGUEZ, JR.
2448
PROFESSIONAL LAND SURVEYOR

LEGEND

●	– FND. 1/2" IRON ROD W/ CAP
○	– SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
ⓟ	– POWER POLE
ⓘ	– IRRIGATION STAND PIPE
ⓥ	– IRRIGATION CONTROL VALVE
—X—	– CHAINLINK FENCE LINE
—//—	– CEDAR FENCE LINE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.D.R.	– HIDALGO COUNTY DEED RECORDS
O.R.H.C.	– OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	– RIGHT OF WAY
FND.	– FOUND

SAMES
200 S. 10TH ST, SUITE 1500
McALLEN, TEXAS 78501
TEX. REG. SURVEYING
TEL: (956) 702-8680
FAX: (956) 702-8880
FIRM No. 101416-00
| MCALLEN TX. | | HARLINGEN TX. | SANTA FE NM. | | LOS ALAMOS NM. |

JOB NUMBER	DRAWN BY	CHKD. BY	DATE	
SUR 24.133	SM	L.L.R.	12/12/2024	SHEET 1 OF 4

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

METES AND BOUNDS DESCRIPTION

20.00 (871,200 SQ. FT.) OF AN ACRE GROSS; 18.86 (821,541.60 SQ. FT.) OF AN ACRE NET; TRACT OF LAND OUT OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24 AND 26, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

BEING A 20.00 (871,200 SQ. FT.) OF AN ACRE GROSS; 18.86 (821,541.60 SQ. FT.) OF AN ACRE NET; TRACT OF LAND OUT OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24 AND 26, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, BEING THE SAME TRACT OF LAND CONVEYED BY DEED DATED NOVEMBER 2, 1951, RECORDED IN VOLUME 734, PAGE 83, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; AT A SET MAG NAIL, FOR THE COMMON CORNER OF LOT 6, 7, 10, AND 11, BLOCK 47, OF SAID ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ALSO BEING THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO MANUEL L. GONZALEZ, AS RECORDED IN DOCUMENT NUMBER 3114761, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND OF A TRACT OF LAND CONVEYED TO ALONZO & BLANCO MARTINEZ, AS RECORDED IN DOCUMENT NUMBER 1560668, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, A TRACT OF LAND CONVEYED TO HOMERO SR. & HOMERO JR. SALINAS, AS RECORDED IN DOCUMENT NUMBER 2967308, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING ON THE CENTERLINE OF MINNESOTA STREET (HAVING A 40.00' R.O.W.), FOR THE **POINT OF BEGINNING** AND SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16610814.4478', E=1103936.2797';

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

THENCE; NORTH 81°14'26" WEST, ALONG THE COMMON LINE OF LOT 7, AND LOT 10, BLOCK 47, OF SAID ALAMO LAND SUGAR COMPANY SUBDIVISION, ALSO BEING THE CENTERLINE OF SAID MINNESOTA ROAD, AND THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & HOMERO JR. SALINAS, A DISTANCE OF 195.00 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & HOMERO JR. SALINAS, AND OF A TRACT OF LAND CONVEYED TO HOMERO SR. & JULIA Y. SALINAS, AS RECORDED IN DOCUMENT NUMBER 2967308, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 290.00 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & JULIA Y. SALINAS, AND OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & HOMERO JR. SALINAS, CONTINUING AT A DISTANCE OF 330.00 FEEET, PASSING A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO HOMERO SR. & HOMERO JR. SALINAS, AND OF A TRACT OF LAND CONVEYED TO ELISEO RODRIGUEZ CHAVEZ & MARICRUZ RODRIGUEZ TIJERINA, AS RECORDED IN DOCUMENT NUMBER 3294859, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET, TO A SET MAG NAIL, FOR THE COMMON CORNER OF MINNESOTA VEGAS RANCHES PHASE I SUBDIVISION, AS RECORDED IN DOCUMENT NUMBER 2957049, HIDALGO COUNTY MAP RECORDS, AND OF A TRACT OF LAND CONVEYED TO JUAN MANUEL GONZALEZ & ORELIA VILLAREAL, AS RECORDED IN DOCUMENT NUMBER 3323789, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND OF SAID TRACT OF LAND CONVEYED TO ELISEO RODRIGUEZ CHAVEZ & MARICRUZ RODRIGUEZ TIJERINA, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°45'34" EAST, ALONG THE EAST LINE OF SAID MINNESOTA VEGAS RANCHES PHASE I SUBDIVISION, AT A DISTANCE OF 20.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD, FOR THE NORTH RIGHT OF WAY LINE OF SAID MINNESOTA ROAD, CONTINUING AT A DISTANCE OF 595.00 FEET, PASSING A POINT, FOR THE COMMON CORNER OF SAID MINNESOTA VEGAS RANCHES PHASE I SUBDIVISION, AND OF TRACT OF LAND CONVEYED TO GARCO LTD, AS RECORDED IN DOCUMENT NUMBER 2835655, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 1,245.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "RPLS No. 4850", FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO PROPILUSION INVESTMENTS, LLC, AS RECORDED IN DOCUMENT NUMBER 2119853, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND OF SAID TRACT OF LAND CONEYED TO GARCO LTD, BEING ON THE SOUTH RIGHT OF WAY LINE OF A DRAIN DITCH, AND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

THENCE; SOUTH 81°14'26" EAST (SOUTH 09°05'00" WEST DEED), ALONG THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO PROPILUSION INVESTMENTS, LLC, AS RECORDED IN DOCUMENT NUMBER 2119853, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 660.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP, FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO MANUEL L. GONZALEZ, AS RECORDED IN DOCUMENT NUMBER 3114761, OFFICIAL RECORDS, BEING ON THE COMMON LINE OF LOT 6, AND LOT 7, BLOCK 47, OF SAID ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°45'34" WEST, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO MANUEL L. GONZALEZ, ALSO BEING THE COMMON LINE OF LOT 6, AND LOT 7, BLOCK 47, OF SAID ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AT A DISTANCE OF 1,225.00 FEET, TO A SET ROD, SHOWN ON SURVEY PLAT, FOR THE NORTH RIGHT OF WAY LINE OF SAID MINNESOTA STREET, CONTINUING TO A TOTAL DISTANCE OF 1,245.00 FEET, TO THE **POINT OF BEGINNING**, CONTAINING A 20.00 (871,200 SQ. FT.) OF AN ACRE GROSS; 18.86 (821,541.60 SQ. FT.) OF AN ACRE NET; TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, LEO L. RODRIGUEZ, JR., R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

12/19/24

LEO L. RODRIGUEZ, JR., R.P.L.S. **DATE**
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2448

Sheet 4 of 4 Metes & Bounds
Job Number: SUR 24.133

Planning & Zoning Department
VOLUNTARY ANNEXATION SCHEDULE
Minnesota Oaks Subdivision

Subject Property	**Being a 20.00-acre tract of land out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, according to the Map Recorded in Volume 1, Pages 24 and 26, Hidalgo County Map Records.**
Monday, April 6, 2026	Planning Department distributes location map, annexation map and subdivision plat to other city departments for their review and comments.
Tuesday, April 7, 2026	Negotiate written service agreement with property owner and City.
Tuesday, April 14, 2026	City Commission accepts the petition for Voluntary Annexation, setting dates and times for public hearings by a Resolution.
Wednesday, April 15, 2026	First Public Hearing Notice is published in local newspaper. Send Written Notice by Certified Letter to school district, public entity, and appraisal district, etc.
Tuesday, April 28, 2026	City Commission holds public hearing on Voluntary Annexation.
Wednesday, April 29, 2026	Notice of 2nd Public Hearing is published in the local newspaper.
Tuesday, May 12, 2025	City Commission holds 2nd public hearing on Voluntary Annexation.
Tuesday, May 26, 2026	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, June 9, 2026	2nd Reading: City Commission Approves Voluntary Annexation Ordinance.

RESOLUTION NO. 2026-29

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ACCEPTING PETITION FOR A VOLUNTARY ANNEXATION OF THE 20.00 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUDIVISION, SETTING THE DATES AND TIMES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION OF THE BELOW MENTIONED PROPERTIES; AND DIRECTING THE PLANNING DEPARTMENT TO PREPARE A PLAN OF SERVICES FOR SAID ANNEXATION.

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

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

Section 2. The City Commission of the City of San Juan hereby calls two (2) public hearings at which time all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territories described above. The first public hearing shall be held in the City Commission Meeting at the San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 at 6:00 p.m. on April 28, 2026. The second public hearing shall be held at the City Commission Meeting at San Juan Memorial Library located at 1010 S. Standard Avenue, San Juan, Texas 78589 on May 12, 2026 at 6:00 p.m. The annexation proceeding, of which notice of intention to annex is given by this Resolution, shall be instituted not less than eleven (11) days nor more than twenty (20) days subsequent to such public hearings.

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

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

CONSIDERED, PASSED AND APPROVED on this **14th day of April, 2026** at a meeting of the City Commission of the City of San Juan, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

Mario Garza
Mayor

Attest:

Brenda Escalante
City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 28, 2026

Hold a Public Hearing and Consider the First Reading of the Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property located at 1307 S. Nebraska Avenue, legally described as the North 70 feet of the West 130 feet of the West 200 feet of Lot 10, Block L, San Juan Original Townsite, as Requested by David Mata Hernandez. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant has submitted a request to rezone the property from Residential (R-S) to Commercial (C-2). The subject site measures approximately 70 feet by 130 feet.

The area along Nebraska Avenue in the vicinity of the subject property is predominantly developed with residential uses. According to the adopted Future Land Use Map, the subject property and surrounding area are designated for residential use. While there are existing institutional uses along Nebraska Avenue, such as churches and schools, these uses are generally allowed in residential zoning districts.

Staff recommends denial of the rezoning request as presented.

RECOMMENDATION:

During the Regular Planning and Zoning Meeting held on April 16, 2026, the Planning and Zoning Commission unanimously recommended denial of the rezoning request with a 6-0 vote.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager

Rezoning Request
Applicant: David Mata Hernandez
Request: Rezoning request from Single-Family Residence District (R-S) to General Business District (C-2)
Address: 1307 S. Nebraska Avenue
Legal Description: The North 70-feet of the West 130-feet of the West 200-feet of Lot 10, Block L, San Juan Original Townsite

The applicant has submitted a request to rezone the property from Residential (R-S) to Commercial (C-2). The subject site measures approximately 70 feet by 130 feet.

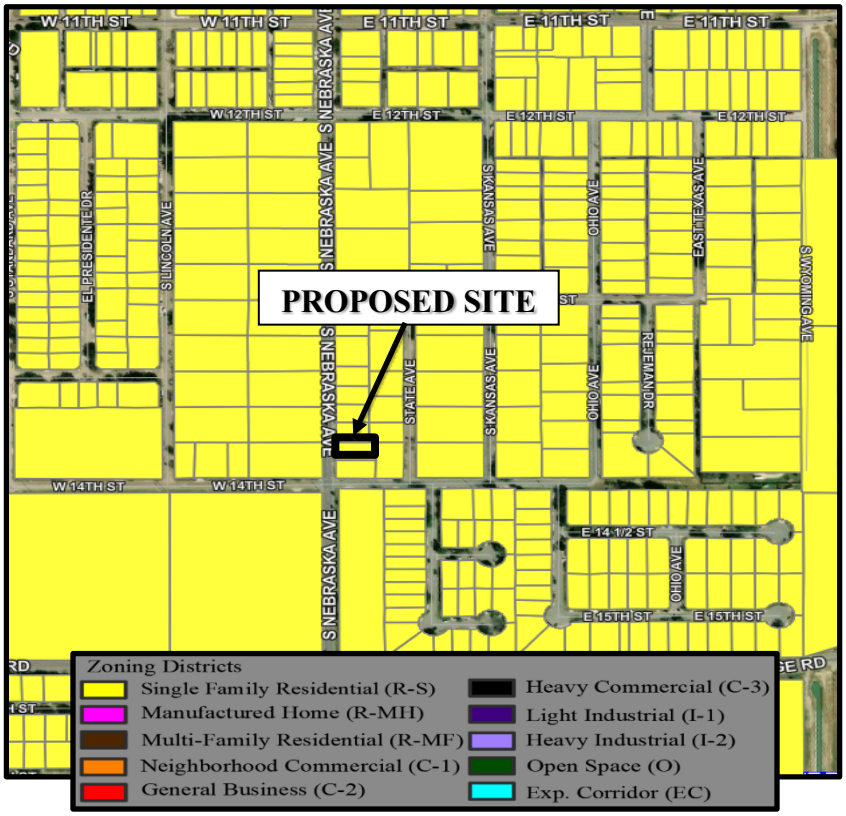
The area along Nebraska Avenue in the vicinity of the subject property is predominantly developed with residential uses. According to the adopted Future Land Use Map, the subject property and surrounding area are designated for residential use. While there are existing institutional uses along Nebraska Avenue, such as churches and schools, these uses are generally allowed in residential zoning districts. The Future Land Use designation transitions to commercial north of 7th Street along Nebraska Avenue.

The proposed rezoning would constitute spot zoning, as it introduces a commercial zoning classification into an area that is otherwise uniformly zoned and planned for residential use. Both the current zoning pattern and the Future Land Use Map support residential development in this location. Public notice of the hearing was published in the official newspaper of record, and written notifications were mailed to nineteen (19) property owners within the required 200-foot radius. As of the date of this report, no responses or comments have been received.

Based on the analysis, the proposed rezoning is inconsistent with the Future Land Use Map, constitutes spot zoning, and is incompatible with the established development pattern of the surrounding area. Therefore, staff recommends denial of the rezoning request.

Proposed Site

Location Map



Zoning Map

Future Land Use Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 04/16/2026 Vice Chair Castillo made a motion to deny the rezoning request as presented. Commissioner Salinas seconded the motion. The motion passed with a 6–0 vote.

Ms. Aviles explained that the applicant is requesting that the property be rezoned from Single-Family Residence District (R-S) to General Business District (C-2). According to the adopted Future Land Use Map, the subject property and surrounding are designated for residential use. Notice of the public hearing was published in the local newspaper, and notification letters were mailed to nineteen (19) property owners. One comment was received in opposition to the request. Staff recommended denial of the rezoning request as it opposes to the Future Land Use Map, constitutes spot zoning, and is incompatible with the established surrounding area.

Chairwoman Cardenas opened the public hearing at 6:02 p.m.

Mr. Dewayne Warden, resident at 1319 State Avenue, expressed his concern regarding this rezoning request as he has been a long-time resident of the subdivision. He brought up potential risks such as there being future applicants wanting to rezone more properties along Nebraska Avenue.

Mr. Hernandez, applicant, read a letter he had prepared explaining the current operation of the property as a registered home and intended future use as a licensed home daycare if the rezoning is approved.

Ms. Gomez stated for the type of business he wants to operate a General Business District (C-2) is necessary.

Chairwoman Cardenas mentioned the whole corridor is residential district. She asked if they were in compliance at the moment in the residential area.

Ms. Gomez said they are and they would have to comply with new zoning regulations if approved.

Mr. Gamboa asked if they lived there currently and if they planned to live there in the future. Mr. Mata responded they would be moving if the rezoning was approved.

The applicant would have to adhere to fire marshal requirements in the future. At the moment they are compliant with the current use.

Chairwoman Cardenas closed the public hearing at 6:17 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 THE PROPERTY LOCATED AT 1307 S. NEBRASKA AVENUE, LEGALLY DESCRIBED AS THE NORTH 70 FEET OF THE WEST 130 FEET OF THE WEST 200 FEET OF LOT 10, BLOCK L, SAN JUAN ORIGINAL TOWNSITE, 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 the North 70 feet of the West 130 feet of the West 200 feet of Lot 10, Block L, San Juan Original Townsite, located at 1307 S. Nebraska Avenue, 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 28th day of April, 2026.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

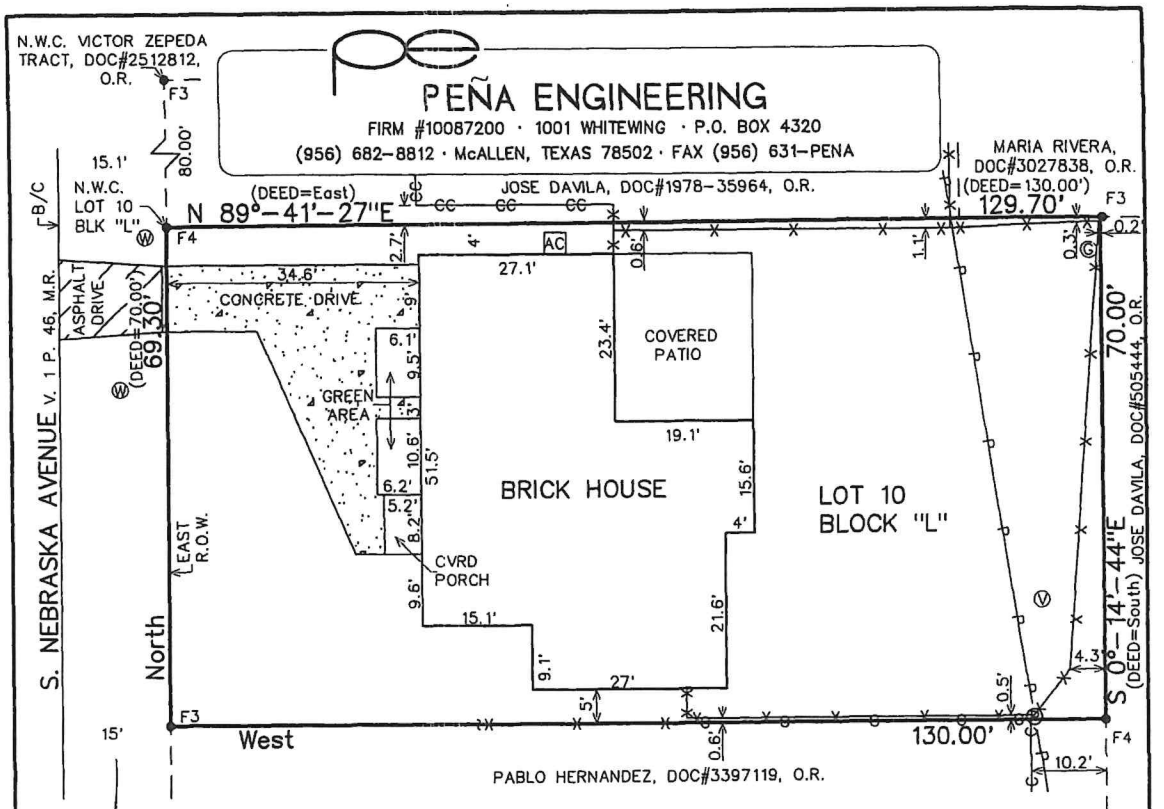
_____
MARIO GARZA
MAYOR

ATTEST:

_____
BRENDA ESCALANTE
CITY SECRETARY

APPROVED BY:
Palacios, Garza & Thompson, P.C.

_____
CITY ATTORNEY



BASIS OF BEARING IS FROM THE NORTHWEST CORNER OF THE VICTOR ZEPEDA TRACT, DOC#2512892, O.R., TO THE NORTHWEST CORNER OF THE PABLO HERNANDEZ TRACT, DOC#3397119, OFFICIAL RECORDS

LEGEND:
F3 – FOUND 1/2" DIAMETER IRON PIPE
F4 – FOUND 3/4" DIAMETER IRON PIPE
B/C – BACK OF CONCRETE CURB & GUTTER
R.O.W. – RIGHT OF WAY
Ⓦ – WATER METER
Ⓥ – WATER VALVE
Ⓖ – GAS METER
Ⓟ – POWER POLE
P—P – POWER POLE LINE
C—C – 4' CHAIN LINK FENCE
CC—CC – 6' CHAIN LINK FENCE
X—X – 6' CEDAR FENCE

SCALE: 1"=20'
CAD: SANJUANOT10-L
JOB: 83875

EASEMENTS AS PER GF NO. 0003201096
EFFECTIVE DATE: MARCH 26, 2024
ISSUED DATE: APRIL 4, 2024

1.) EASEMENTS, RIGHTS, RULES, & REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

BUYER'S NAME: DOLFIN RGV, LLC

FLOOD ZONE: By GRAPHICAL PLOTTING FLOOD HAZARD MAP NO. H01
MAP REVISED: AUGUST 27, 1986

☐ Zone "A" – This is to certify that this property is in a flood prone area.
☐ Zone "B" – This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
☒ Zone "C" – This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2024 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: 1307 S. NEBRASKA AVENUE SAN JUAN, TEXAS 78589

LEGAL DESCRIPTION: THE NORTH 70.0 FEET OF THE WEST 130.0 FEET OF THE WEST 200.0 FEET OF LOT 10, BLOCK "L", ORIGINAL TOWNSITE OF SAN JUAN, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOLUME 1 PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS.

04/05/2024
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242

Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property located at 1307 S. Nebraska Avenue, legally described as the North 70 feet of the West 130 feet of the West 200 feet of Lot 10, Block L, San Juan Original Townsite, as Requested by David Mata Hernandez.

PHARR - SAN JUAN – ALAMO
PO BOX 769
PHARR, TX 78577-1615

ROJAS REMA L
1315 S NEBRASKA AVE
SAN JUAN, TX 78589-2537

AGUIRRE ROSARIO
1320 S NEBRASKA AVE
SAN JUAN, TX 78589-2532

MORENO JUAN C
1319 S NEBRASKA
PHARR, TX 78577

CAMARA BLANCA E & EDGAR A
100 W 14TH ST
SAN JUAN, TX 78589-2523

MALDONADO ROBERTO & NORA A
1320 STATE AVE
SAN JUAN, TX 78589-2552

GARZA JORGE & YVETTE C PO BOX 442
SAN JUAN, TX 78589-0442

VASQUEZ LORRIANNE
1316 STATE AVE
SAN JUAN, TX 78589-2552

MUSTRE PROPERTIES LLC
809 E FRANCISCA AVE
MCALLEN, TX 78503-1560

DAVILA MARIA DEL REFUGIO CRUZ
1325 S NEBRASKA AVE
SAN JUAN, TX 78589-2537

WARDEN DEWAYNE JOE
PO BOX 1036
SAN JUAN, TX 78589-1036

IBARRA WENDY JASMINE & KEVIN HERNANDEZ
5432 AUTUMN MIST 83
SAN JUAN, TX 78589

JRV INVESTMENTS INC
PO BOX 2805
SAN JUAN, TX 78589-7805

HERNANDEZ DAVID MATA & ILENE RODRIGUEZ
2309 RETAMA ST
HIDALGO, TX 78557-3939

UNITARIAN UNIVERSALIST FELLOWSHIP PO BOX 3284
MCALLEN, TX 78502-3284

HERNANDEZ PABLO
101 SOUTH MAIN ST
MCALLEN, TX 78501-4840

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

DAVILA MARIA DEL REFUGIO CRUZ
1325 S NEBRASKA AVE
SAN JUAN, TX 78589-2537

GARCIA MARIA ROSA
1402 STATE AVE
SAN JUAN, TX 78589-2563

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 28, 2026

Hold a Public Hearing and Consider the First Reading of the Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of a 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision, as Requested by James C. Keller. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant requests rezoning of the east half of the property at Veterans Boulevard and Sioux Road from R-S to C-2. The area is predominantly commercial, and the Future Land Use Map designates Veterans Boulevard as a commercial corridor, supporting the request.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to five (5) property owners within the required 200-foot radius. No public opposition was received.

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 regular Planning and Zoning Meeting held on April 16, 2026, the Planning and Zoning Commission unanimously recommended approval of the rezoning request with a 6-0 vote.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager

Rezoning Request
Applicant: James C. Keller
Request: Rezoning request from Single-Family Residence District (R-S) to General Business District (C-2)
Address: Lot 10, Block 5, John Closner Subdivision
Acreage: 1.99-acre tract
Location: Southeast corner of Veterans Boulevard and Sioux Road

The applicant is requesting a rezoning of the east half of the subject property from Single-Family Residence District (R-S) to General Business District (C-2). The property is located at the southeast corner of Veterans Boulevard and Sioux Road. Veterans Boulevard is recognized as a commercial corridor within the city.

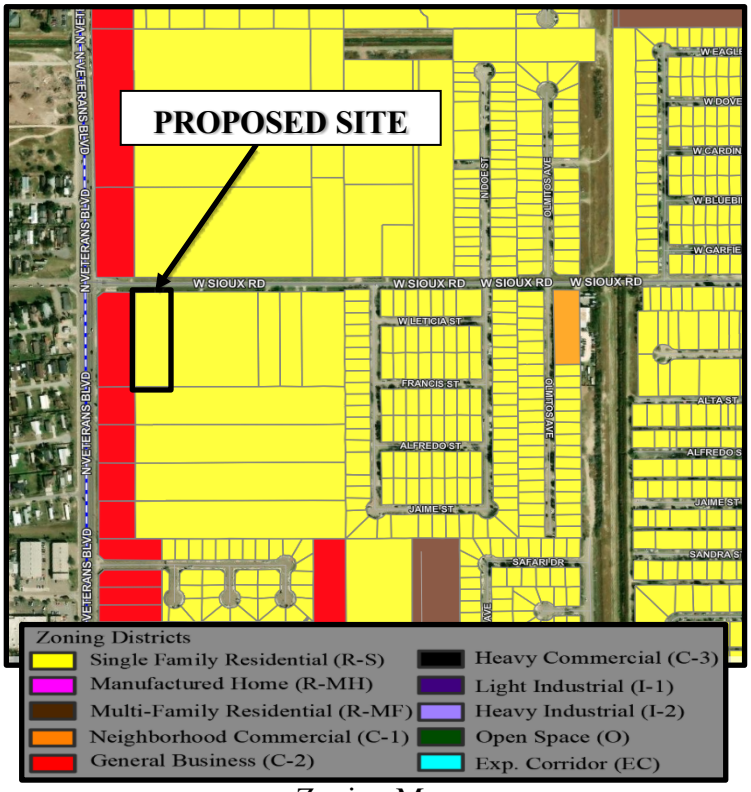
The surrounding area along Veterans Boulevard is predominantly characterized by commercial development. Existing land uses in the vicinity include a variety of businesses and service establishments that are compatible with the requested C-2 zoning designation.

According to the City's Future Land Use Map, Veterans Boulevard is designated as a commercial corridor. This designation is intended to promote and support commercial development along the roadway, fostering economic growth and providing services to the community.

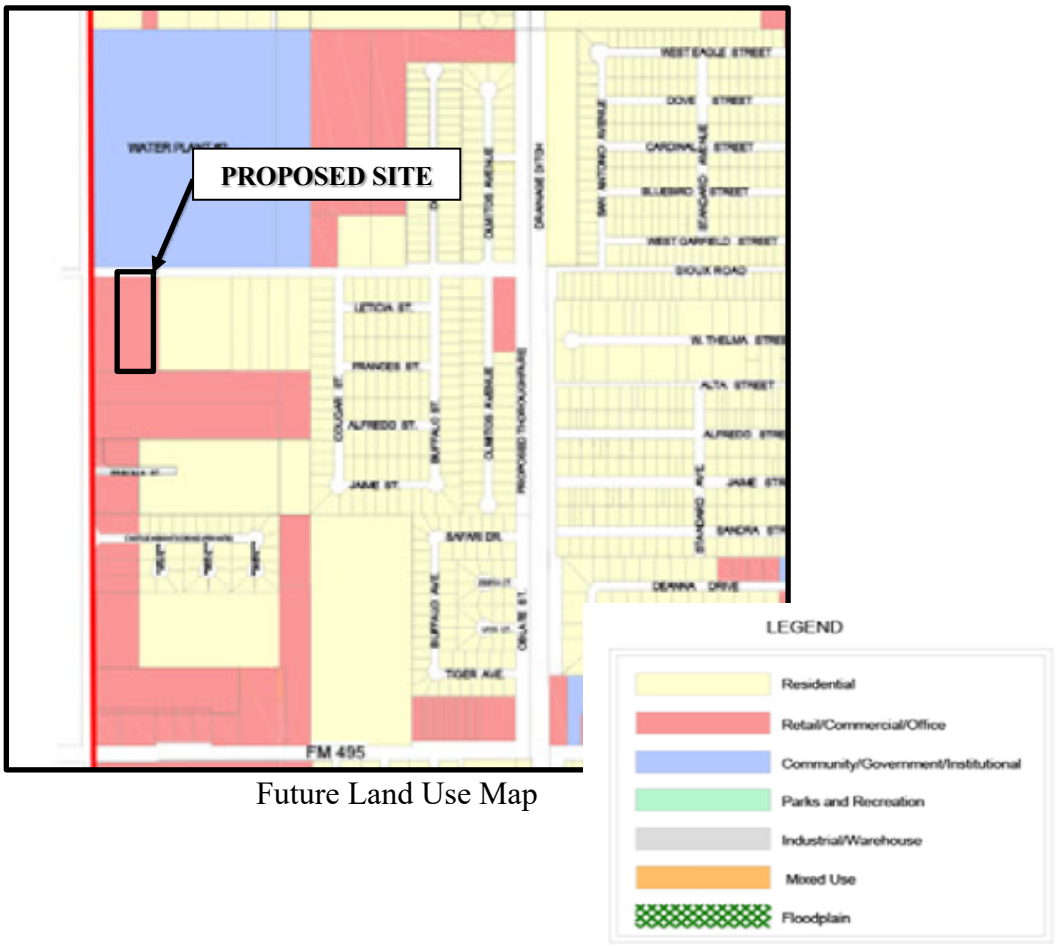
Notice of the public hearing was published in the local newspaper, and notification letters were mailed to five (5) property owners within the required 200-foot radius. As of this writing, no comments or objections have been received.

Based on the analysis provided 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



Zor ing Map



Future Land Use Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 04/16/2026 Vice Chair Castillo made a motion to approve the rezoning request as presented. Commissioner Yzaguirre seconded the motion. The motion passed unanimously with a 6–0 vote.

Ms. Aviles explained that the applicant is requesting to rezone the east half of the subject property from Single-Family Residence District (R-S) to General Business District (C-2). She noted that when Veterans Boulevard was previously rezoned to a commercial corridor, only a portion of the property was included, leaving the remaining half zoned residential. The applicant is now seeking to rezone the eastern half to bring the entire property into compliance with the surrounding commercial designation. According to the City's Future Land Use Map, Veterans Boulevard is designated as a commercial corridor. Notice of the public hearing was published in the local newspaper, and notification letters were mailed to five (5) property owners. No comments or objections were received. Staff recommended approval of the rezoning request as presented.

Chairwoman Cardenas opened the public hearing at 6:38 p.m.

Mr. Villescas, a resident at 805 W Sioux Road, expressed concerns regarding the rezoning request. He stated that his primary concern is the type of development that may occur on the property and the potential impact on privacy, given that his residence is located directly next to the site.

Ms. Gomez explained that any future development will be required to comply with all applicable building requirements, including the installation of a buffer fence between residential and commercial properties.

Chairwoman Cardenas closed the public hearing at 6:45 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 THE 1.99-ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 5, JOHN CLOSNER SUBDIVISION, LOCATED AT THE SOUTHEAST CORNER OF SIOUX AND VETERANS BOULEVARD, 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 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision, 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 28th day of April, 2026.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

_____
MARIO GARZA
MAYOR

ATTEST:

APPROVED BY:
Palacios, Garza & Thompson, P.C.

_____
BRENDA ESCALANTE
CITY SECRETARY

_____
CITY ATTORNEY

BOS Engineering

(Veteran Owned)

3-25-2026

City of San Juan
Attn: Planning Department
512 Nebraska Ave.
San Juan, TX 78589
956-223-2200

RE: Rezoning Package – Lot 10, Block 5, Resubdivsion of Lands Owned by John Closner, Hammond & Fenandez, Kelly & Crim, Chapin Townsite Co & R.R. Landry

Dear Planning Department;

Please accept this rezoning package to modify existing zoning for a proposed commercial site. The proposed development will be for a convenience store. You should find included this package is the application, a check to cover rezoning fees, a letter from the property owner to allow me to request for rezoning, title survey, metes and bounds of said property and deed of property.

Please advise me if any additional information is required or if there are any questions at bschock@bosenginc.com or call me at 210-296-7680.

Sincerely

William O. Schock, P.E.
Principal

3411 Magic Drive, San Antonio, TX 78229
P: 210-296-7689
BOSEnginc.com / TBPE #F27337

Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision, located at the Southeast corner of Veterans Boulevard and Sioux Road, as Requested by James C. Keller.

JRV INVESTENTS INC
PO BOX 2805
SAN JUAN, TX 78589-7805

IGLESIA EVANGELISTICA
PO BOX 1418
PHARR, TX 78577-1625

SAN JUAN CITY
512 S NEBRASKA AVE
SAN JUAN, TX 78589-2698

KELLER JAMES C
PO BOX 2555
MCALLEN, TX 78502-2555

VILLESCAS JESUS JR & ALEIDA
805 W SIOUX RD
SAN JUAN, TX 78589-3452

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 28, 2026

Hold a Public Hearing and Consider the First Reading of the Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BG- Wine and Malt Beverage Retail Dealer's On-Premise Permit) at Vapes and Smoke Shop El Primo located at 3306 N. Raul Longoria Road Suite 5, legally described as Lots 6 through 10, Block 1, South Ridge Estates Subdivision, as Requested by Georgina Garza de Lujan. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting a Conditional Use Permit to allow the sale of alcoholic beverages at a vape shop located at 3306 N. Raul Longoria Road. The purpose of this request is to permit the opening of containers and preparation of alcoholic beverages for off-site consumption only; consumption within the establishment will not be allowed.

Hours of Operation:
- Monday through Thursday: 7:00 a.m. to 11:00 p.m.
- Friday through Sunday: 7:00 a.m. to 12:00 a.m.

Notice of the public hearing was published in the newspaper, and notification letters were mailed out to fourteen (14) property owners within the required 200-foot radius. No comments were received.

Staff recommends approval of the Conditional Use Permit request as presented.

RECOMMENDATION:

During the Regular Planning and Zoning Meeting held on April 16, 2026, the Planning and Zoning Commission recommended approval of the conditional use permit as presented with a 6-0 vote.

PREPARED BY:
Monica Gomez,
Director of Planning
and Zoning

APPROVED BY:
Ruben Guajardo, City
Manager

Conditional Use Permit
Applicant: Georgina Garza
Request: Conditional Use Permit for the Sale of Alcoholic Beverages (BG - Wine and Malt Beverages Retail Dealer's On-Premise Permit)
Address: 3306 N. Raul Longoria Road, Suite 5
Legal Description: Lots 6 thru 10, Block 1, South Ridge Estates Subdivision

The applicant is requesting a Conditional Use Permit to allow the sale of alcoholic beverages at a vape shop located at 3306 N. Raul Longoria Road. The purpose of this request is to permit the opening of containers and preparation of alcoholic beverages for off-site consumption only; consumption within the establishment will not be allowed.

Hours of Operation:
- Monday through Thursday: 7:00 a.m. to 11:00 p.m.
- Friday through Sunday: 7:00 a.m. to 12:00 a.m.

The surrounding area is primarily characterized by commercial uses located along a commercial arterial (Raul Longoria Road).

The applicant will be required to comply with all Texas Alcoholic Beverage Commission (TABC) regulations and applicable City of San Juan requirements for the sale of alcoholic beverages at this location. Additional permits may be necessary depending on the 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 fourteen (14) 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 – 04/16/2026 Commissioner Yzaguirre made a motion to approve the conditional use permit as presented. Commissioner Salinas second the motion. The motion passed unanimously with a 6-0 vote.

Ms. Aviles explained that this item is a public hearing for the consideration of a Conditional Use Permit to allow the sale of alcoholic beverages at Vapes and Smoke Shop El Primo, located at 3306 N Raul Longoria, Suite 5. The applicant must comply with all City of San Juan and Texas Alcoholic Beverage Commission (TABC) regulations in order to maintain the license. She also noted that additional permits may be required depending on the type of alcohol sales authorized. Notice of the public hearing was published in the newspaper, and notification letters were mailed to fourteen (14) property owners within the required 200-foot radius. No comments were received.

Hours of Operation:

- Monday through Thursday: 7:00 a.m. to 11:00 p.m.
- Friday through Sunday: 7:00 a.m. to 12:00 a.m.

Staff recommended approval of the Conditional Use Permit as presented.

Chairwoman Cardenas opened the public hearing at 6:48 p.m.

Ms. Gomez clarified that the proposed use of the permit is limited to the preparation of alcoholic beverages only, and that on-site consumption will not be permitted.

Vice Chair Castillo asked about security cameras.

Ms. Gomez responded that no additional security cameras will be required, as this is an existing business that has already complied with all applicable requirements. She clarified that the applicant is applying for the alcohol license solely to open containers for the preparation of alcoholic beverages, and that on-site consumption is not permitted.

Ms. Georgina Garza, the applicant, responded that security cameras are in place and that a business permit has been issued by the City. She further stated that there will be no on-site consumption within the establishment.

Chairwoman Cardenas closed the public hearing at 6:49 p.m.

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (*BG – WINE AND MALT BEVERAGE RETAIL DEALER'S ON-PREMISE PERMIT*) AT "VAPES AND SMOKE SHOP EL PRIMO" LOCATED AT 3306 N. RAUL LONGORIA ROAD SUITE 5, LEGALLY DESCRIBED AS LOTS 6 THROUGH 10, BLOCK 1, SOUTH RIDGE ESTATES, 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, Georgina Garza de Lujan has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages *(BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit)* at Vapes and Smoke Shop El Primo, located at 3306 N. Raul Longoria Road Suite 5, 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 COMMMISSION 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 Georgina Garza de Lujan has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages *(BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit)* at "Vapes and Smoke Shop El Primo", subject to the following conditions:

1. The applicant shall comply with all City of San Juan ordinances and Texas Alcoholic Beverage Commission (TABC) regulations, including 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 requirements, and other applicable 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.

SECTION II. <u>PUBLICATION AND EFFECTIVE DATE CLAUSE.</u> 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 28th day of April, 2026.

PASSED and **APPROVED** on second and final reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

_____
MARIO GARZA, MAYOR

ATTEST:

BRENDA ESCALANTE
CITY SECRETARY

APPROVED BY:
Palacios, Garza & Thompson, P.C.

_____
CITY ATTORNEY

11-20-25

A Quien Corresponda:

Mi nombre es Georgina Garza de Lujan y por medio de la presente declaro que voy abrir un negocio de productos Vapes & Smoke Shop en la cual tambien voy a preparar bebidas micheladas para llevar.

El horario sera de Lunes a Lunes de 10 AM a 12 AM con la unica excepcion del Sabado que cerraremos a la 1 AM.

La direccion es 3306 N. Raul Longoria Rd Ste 5 San Juan Tx. 78589

Para cualquier duda o preguntas Dejo mi informacion de contacto y correo a continuacion Gracias,

Atte;
Georgina Garza de Lujan
956-354-7130
1914 Loma Bonita, San Jua

ELPRIMOVAPES2025@gmail.com

Conditional Use Permit for the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit*) at Vapes and Smoke Shop El Primo located at 3306 N. Raul Longoria Road, Suite 5, legally described as Lots 6 through 10, Block 1, South Ridge Estates Subdivision, as Requested by Georgina Garza de Lujan.

SANGEGO TX LLC
2020 LEMON TREE CT
EDINBURG, TX 78539-6354

VL & LM FAMILY LP
5708 N 35TH ST
MCALLEN, TX 78504-5481

GARZA ALBERT
901 W HACKBERRY AVE
MCALLEN, TX 78501-2656

8300 CONSTRUCTION LLC
2317 S 48TH ST
MCALLEN, TX 78503-7324

TIAN MA INC 3308
SANTA OLIVIA ST
MISSION, TX 78572

AGARWAL AJAY KUMAR & SHITAL
2103 FUENTE DE GOZO
EDINBURG, TX 78539-4744

OH HING B & HUI CHIA
24522 BLUDANA LN
RICHMOND, TX 77406-7500

SPRINGER NICHOLAS ROBERT & JOANN MARIE
1087 LEWIS RIVER RD NO 204
WOODLAND, WA 98674-9689

HERNANDEZ JOSE G
1111 WASHINGTON PALM AVE
SAN JUAN, TX 78589-3862

LARA ALFONSO JR & LISA G
106 SAN IGNACIO AVE
SAN JUAN, TX 78589-3668

GUERRERO SONIA ESTRELLA & EDGAR
3204 LAS CRUCES
SAN JUAN, TX 78589-3675

RODRIGUEZ DANNY
3208 LAS CRUCES AVE
SAN JUAN, TX 78589-3675

GONZALEZ JOSE ANGEL JR
1415 E OWASSA RD
ALAMO, TX 78516-6885

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 28, 2026

Consideration and Action, if any, on a Resolution Approving and Adopting the 2025 Water and Wastewater Master Plan Prepared and Presented by Trimad Consultants, L.L.C. [Alfredo De Leon, Interim Director of Utilities]

STAFF COMMENTS AND RECOMMENDATIONS:

Discussion and possible action regarding approval and adoption of the complete Water and Wastewater Master Plan, as presented by TRIMAD Consultants during the workshop held on March 11, 2026, at City of San Juan EOC Room.

RECOMMENDATION:

Staff recommend approval of the Master Plan because it provides a comprehensive evaluation of the city infrastructure, identifies current and future system needs, establishes priorities for capital improvements, and supports long-term planning for growth, regulatory compliance, and reliable utility service.

PREPARED BY:
Alfredo De Leon,
Interim Director of
Utilities

APPROVED BY:
Ruben Guajardo, City
Manager

CITY OF SAN JUAN

2025 WASTEWATER MASTER PLAN

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN
2025 WASTEWATER MASTER PLAN

This report was prepared under the responsible charge of the undersigned Professional Engineers. Each engineer has signed and sealed only the portions of the work indicated below.

DESIGN ENGINEER Ricardo Salazar, P.E. Trimad Consultants, L.L.C. 1103 N Raul Longoria San Juan, TX 78589 TBPE Firm No. F-18526 Sections Water Distribution System Wastewater Collection System	**DESIGN ENGINEER** Javier Garcia, P.E. Garcia Infrastructure Consultants, L.L.C. 1803 Mozelle St. Pharr, TX 78577 TBPE Firm No. F-17794 Sections Water Treatment Plant Wastewater Treatment Plant

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Figure 3.1 Historical and Population Based Projections
Figure 3.2 Historical and Population Based on Growth in Flow (1.8%) Projections

Figure 4.1 San Juan WWTP Monthly Flows 2021 to 2024
Figure 4.2 San Juan WWTP Two (2) Flow Chart (January 2025)
Figure 4.3 San Juan WWTP Example Daily Flow for Week of January 20, 2025
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Appendix A Comprehensive Plan Land Use Map
Appendix B WWTP Buffer Zone Map/Site Map
Appendix C TCEQ Discharge Permit
Appendix D Process Flow Diagram (Liquid and Solids Stream)
Appendix E WWTP Plant Improvements
Appendix F Lift Station Evaluation Memorandum
Appendix G Hydraulic Analysis
Appendix H Sanitary Sewer Collection System Projects
Appendix I Wastewater Collection System – Capital Improvement Plan (CIP) Table

Section 1.0
Introduction

1.1 Objective

TRIMAD Consultants, LLC (TRIMAD) was retained by the City of San Juan (City) to develop a Wastewater System Master Plan. The primary objective of the plan is to assess the integrity and performance of the existing wastewater system and to create a long-term Capital Improvement Plan (CIP) that accommodates projected growth through the year 2050. This CIP will serve as a strategic framework for future funding, design, construction, and financing efforts needed to address current system deficiencies and meet future water demand.

1.2 Scope

The scope of this evaluation is outlined below:

1. Projected Wastewater Flows
    a. Develop wastewater flow projections to Year 2050.
2. Wastewater Treatment Plant
    a. Assess the overall treatment process to identify system deficiencies.
    b. Develop a CIP to address plant deficiencies and improvements to meet future growth.
3. Collection System
    a. Review existing wastewater system maps and update as necessary to support our analysis. This review is limited to main sewer trunk mains, lift stations, and associated force mains.
    b. Identify sewer shed for each respective lift station and estimate flow to each lift station.
    c. Conduct a condition assessment of each lift station. This assessment also included collecting basic technical information regarding each facility.
    d. Identify system deficiencies.
    e. Develop CIP to address system deficiencies and improvements to meet future growth.

1.3 Background

The City of San Juan has a population of approximately 36,500 residents. Like many communities in the Rio Grande Valley, San Juan has experienced substantial growth over the past 20 years. The City continues to grow, adding an estimated 70 to 100 new sewer connections annually. This ongoing growth in both population and service area will require future capacity expansion of the

City's wastewater treatment facilities. The City of San Juan owns and operates a single wastewater treatment plant:

- San Juan WWTP located at 201 W. Hall Acres Rd. This facility is permitted to treat a design annual average flow (AADF) of 4.0 million gallons per day (MGD) and peak hourly flow of 11,111-gpm(16.0-mgd).

This Wastewater System Master Plan has been developed to help the City strategically plan for the expansion and improvement of its wastewater utility infrastructure in order to efficiently meet future wastewater flows. Refer to **Exhibit 5.1** for a map of the area served by the City of San Juan.

Section 2.0

Population and Land Use Projections

2.1 Land Use

The City's Land Use Plan is provided in Appendix A as part of the Comprehensive Plan Update for reference. The Land Use Map plays a critical role in the development of this Water System Master Plan by providing insight into anticipated growth areas, changes in land use density, and future development patterns.

Estimating the exact percentage of developed land in San Jose is challenging. However, based on the City's land use plan and aerial imagery, approximately 60% of the area is considered developed. As expected, the central region, the oldest part of the city, is nearly fully built out. In contrast, the northern and southern edges of San Jose still contain significant undeveloped parcels. Despite ongoing development, the City continues to offer a relatively affordable cost of living and supports a thriving local economy.

These projections are essential for estimating future water demand and identifying the infrastructure improvements needed to support growth. The alignment between land use planning and utility planning ensures that the City can proactively address future needs, optimize capital investments, and maintain reliable water service as development continues. The Master Plan uses the land use data to guide the sizing, placement, and timing of future water system improvements, including distribution mains, storage facilities, and treatment plant capacity expansions.

2.2 Population

Historical population data for the City of San Juan and Hidalgo County are presented in Table 2.1, covering the period from 2000 through 2024. The data show that San Juan has experienced a lower rate of population growth compared to the Hidalgo County during this same period. Approximately 0.58% for San Juan compared to 1.25% for Hidalgo County. San Juan represented approximately 4.1% of Hidalgo County's total population. Understanding these trends is essential for projecting future growth and ensuring that the City's water system infrastructure is appropriately scaled to meet changing demand. GIC utilized *US Census* information to establish these historical population values for both the City and County.

This trend highlights the City's increasing share of regional growth and reinforces the importance of proactive infrastructure planning. Understanding historical growth patterns provides a foundation for developing realistic future population projections, which are essential for estimating long-term water demand and planning capital improvements accordingly.

Table 2.1
Historical Population- San Juan and Hidalgo County
City of San Juan 2025 Wastewater Master Plan

Year	City of San Juan		Hidalgo County		% of County
	Population	Change (Annu	Population	%Change (Annual)	Population
2000	26229		569463		4.61%
2010	33,856	2.91%	774,769	3.61%	4.37%
2020	35,294	0.42%	870,781	1.24%	4.05%
2021	35,461	0.47%	881,791	1.26%	4.02%
2022	35,826	1.03%	892,801	1.25%	4.01%
2023	36,067	0.67%	903,810	1.23%	3.99%
2024	36,182	0.32%	914,820	1.22%	3.96%
Average		0.58%		1.25%	4.09%

GIC utilized data from the Texas Demographic Center (TDC). The TDC is a state agency focused on producing and disseminating demographic information for Texas, including population estimates, projections, and data related to demographic trends. It functions as the State Data Center for the state, collaborating with the United States Census Bureau. The TDC is housed at the University of Texas at San Antonio and is responsible for providing data to various state agencies and policymakers.

The projected population growth for the City of San Juan and Hidalgo County is presented in Table 2.2. Population projections published by the Texas Water Development Board (TWDB) were also reviewed; however, they were ultimately dismissed as they do not appear to accurately reflect the anticipated growth patterns of the area. The City of San Juan is essentially landlocked and cannot expand to the north, east, or west due to its borders with the cities of Edinburg, Alamo, and Pharr, respectively. As a result, the population projections provided by the TWDB exceed the realistic development capacity based on the available land within the city limits. For reference, the TWDB's population projections are included in Table 2.3, but are provided for informational purposes only.

The City of San Juan's Water Certificate of Convenience and Necessity (CCN) aligns with its city limits. In contrast to the Water System, the City provides sewer service to the entire community. As such, the population projections shown in Table 2.2 will be used to help establish historical per capita wastewater flows and to project future flow rates. Unlike the water system, no adjustment to the population projections is necessary to account for other water service providers within the City's boundaries.

Table 2.2
Population Projections – San Juan and Hidalgo County (2025 to 2060)
City of San Juan 2025 Wastewater Master Plan

Year	City of San Juan		Hidalgo County		% of County
	Population	% Change	Population	% Change (Annual)	Population
2000	26,229		569,463		
2010	33,856	2.91%	774,769	3.61%	4.37%
2020	35,294	0.42%	870,781	1.24%	4.05%
2021	35,461	0.47%	876,306	0.63%	4.05%
2022	35,826	1.03%	880,925	0.53%	4.07%
2023	36,067	0.67%	885,555	0.53%	4.07%
2024	36,182	0.32%	890,274	0.53%	4.06%
2025	36,347	0.46%	895,092	0.54%	4.06%
2026	36,548	0.55%	900,030	0.55%	4.06%
2027	36,752	0.56%	905,068	0.56%	4.06%
2028	36,961	0.57%	910,196	0.57%	4.06%
2029	37,172	0.57%	915,394	0.57%	4.06%
2030	37,385	0.57%	920,647	0.57%	4.06%
2031	37,601	0.58%	925,979	0.58%	4.06%
2032	37,821	0.58%	931,378	0.58%	4.06%
2033	38,040	0.58%	936,776	0.58%	4.06%
2034	38,257	0.57%	942,132	0.57%	4.06%
2035	38,471	0.56%	947,392	0.56%	4.06%
2036	38,682	0.55%	952,593	0.55%	4.06%
2037	38,886	0.53%	957,618	0.53%	4.06%
2038	39,082	0.50%	962,443	0.50%	4.06%
2039	39,270	0.48%	967,063	0.48%	4.06%
2040	39,446	0.45%	971,409	0.45%	4.06%
2041	39,613	0.42%	975,505	0.42%	4.06%
2042	39,764	0.38%	979,238	0.38%	4.06%
2043	39,903	0.35%	982,654	0.35%	4.06%
2044	40,027	0.31%	985,719	0.31%	4.06%
2045	40,138	0.28%	988,441	0.28%	4.06%
2046	40,234	0.24%	990,806	0.24%	4.06%
2047	40,317	0.21%	992,864	0.21%	4.06%
2048	40,388	0.18%	994,606	0.18%	4.06%
2049	40,448	0.15%	996,067	0.15%	4.06%
2050	40,496	0.12%	997,268	0.12%	4.06%
2051	40,535	0.10%	998,216	0.10%	4.06%
2052	40,565	0.07%	998,949	0.07%	4.06%
2053	40,586	0.05%	999,486	0.05%	4.06%
2054	40,603	0.04%	999,890	0.04%	4.06%
2055	40,614	0.03%	1,000,177	0.03%	4.06%
2056	40,622	0.02%	1,000,362	0.02%	4.06%
2057	40,627	0.01%	1,000,487	0.01%	4.06%
2058	40,630	0.01%	1,000,556	0.01%	4.06%
2059	40,630	0.00%	1,000,564	0.00%	4.06%
2060	40,629	0.00%	1,000,548	0.00%	4.06%

Sources: United States Census Bureau & Texas Demographic Center (TDC)

Table 2.3
TWDB Population Projections – San Juan and Hidalgo County (2025 to 2060)
City of San Juan 2025 Wastewater Master Plan

Year	City of San Juan		Hidalgo County		% of County
	Population*	% Change (Annual)	Population*	% Change (Annual)	Population
2000	26229		569463		4.61%
2010	33,856	2.91%	774,769	3.61%	4.37%
2020	34,508	0.19%	981,890	2.67%	3.51%
2030	42,849	2.42%	1,219,225	2.42%	3.51%
2040	51,223	1.95%	1,457,502	1.95%	3.51%
2050	59,614	1.64%	1,696,257	1.64%	3.51%
2060	68,005	1.41%	1,935,015	1.41%	3.51%
2070	76,163		2,167,137	1.20%	3.51%
Average		1.52%		2.13%	3.69%

Section 3.0

Wastewater Flow Projections

3.1 Wastewater Flows

Wastewater flow projections are based on the population estimates presented in Table 2.2, along with an analysis of historical wastewater flow data. Per capita wastewater flows were calculated using recorded data from the treatment plant.

The City of San Juan operates a single wastewater treatment plant located at Hall Acres Road and serves a population of approximately 36,182. The permitted capacity of the plant is noted below:

- San Juan Wastewater Treatment Plant
  Annual average daily flow (AADF) rated capacity: 4-mgd
  Peak Hourly Flow (2-hour): 16.0-mgd.

The flow rates most critical to the design and operation of a wastewater collection and treatment system include the Annual Average Daily Flow (AADF), Maximum Month Average Daily Flow (MMADF), and Peak Hourly Flow (PHF). These flow rates are defined as follows:

Annual Average Daily Flow (AADF) is the average flow rate over a 24-hour period, calculated using the total annual flow volume divided by 365 days. It represents the arithmetic mean of daily flows over an entire year.".

Maximum Month Average Day Flow (MMADF) also referred to as the design flow, is defined as the average daily flow during the month with the highest total flow. MMADF is typically used as the basis for a treatment plant's design capacity or permitted capacity. To account for variations in daily flow, a 30-day rolling average is calculated, and the highest value is designated as the MMADF. As previously noted, the City of San Juan's WWTP has a permitted design capacity of 4.0-mgd.

Peak Hourly Flow (PHF) represents the highest flow rate observed over a two-hour period, typically occurring during intense wet weather events, such as a two-year, two-hour storm. PHF is a critical design parameter for sizing pumping, conveyance, and disinfection facilities, and it is also included in the permitted capacity of a treatment plant. As previously noted, the City of San Juan's WWTP has a permitted PHF of 16-mgd.

Wastewater flows have been calculated based on historical flows at the plant, and population projections outlined in Section 2.0. These projections were used to forecast future wastewater flows through the year 2050, supporting the identification of necessary upgrades or expansions to the City's wastewater treatment infrastructure.

3.2 Historical Wastewater Flows

Historical wastewater flows, including AADF and MMADF, along with corresponding peak factors, are presented in Table 3.1. Data necessary to compute PHF is not available; however, industry standards typically place PHF at approximately 4 times AADF for wastewater treatment facilities of similar size. An analysis of historical flows indicate no significant increase in flows between 2021 and 2024.

Table 3.1
Historical Wastewater Flows and Peak Factors
City of San Juan 2025 Wastewater Master Plan

Year	Annual Avg Day (mgd)	Max Month (mgd)	**Peak Flow (mgd)	Peaking Factor MM/ADF	**Peaking Factor MM/ADF
2021	2.22	2.63	8.9	1.2	4.0
2022	2.09	2.32	8.4	1.1	4.0
2023	2.20	2.43	8.8	1.1	4.0
*2024	2.31	2.44	9.2	1.1	4.0
Average	2.21	2.46	8.8	1.1	4.0

**Data is from 1/2024 to 7/2024*

**Computed using literature value not based on historical data

Historical wastewater flow data for the period between 2021 and 2024 was reviewed to assess variability and long-term trends in system performance. The data indicates a wide range of flows during this period, with values fluctuating from a minimum of 0.16 mgd to a maximum of 4.81 mgd. This variability may be attributed to seasonal influences, changes in population, inflow and infiltration events, and operational conditions at the treatment facility.

3.2.1 Population Based Wastewater Flow Projections

Using the population data from Table 2.4, the average per capita wastewater flows for San Juan was determined to be approximately 62 gallons per day person (gpd/person). The per capita flow was derived from actual flow data and reflects long-term operational performance. Refer to Table 3.2.

Table 3.2
Flow per Capita Calculation
City of San Juan 2025 Wastewater Master Plan

Year	Annual Avg Day (mgd)	Population	Per Capita Flow (gpd/person)
2021	2.22	33,461	66
2022	2.09	35,826	58
2023	2.20	36,067	61
*2024	2.31	36,182	64
Average			62

Table 3.3 summarizes the resulting design basis for wastewater flow projections.

Table 3.3
Flow per Capita Calculation
City of San Juan 2025 Wastewater Master Plan

Parameter	Value	Data Source
Annual Average Demand (AAD)	2.31-mgd	Flow Data 2024
Maximum Month Average Day Flow (MMADF)	2.44-mgd	Flow Data 2024
Maximum Month ADF (MMADF) Peaking Factor	1.11-mgd/mgd	Flow Data 2021 to 2024
Population	36,200	Population Chart
Average Water Demand/Capita	62-gallons/capita/day	2021 to 2024

Table 3.4 presents the historical and projected water demands for the City of San Juan from 2021 through 2050. Historical demand data for the years 2021 to 2024 were developed using the Monthly Operating Reports (MORs) provided by the City. These reports contain actual plant flow data and were used to establish reliable historical flows. The per capita wastewater flow of 62 gallons per day (gpd/person), as previously calculated from 2021 and 2024 data—was applied to the population projections to estimate future wastewater flows from 2025 to 2060 assuming the same trend assumptions and planning growth rates. The resulting demand estimates indicate that projected demands will not exceed the combined rated capacity of Plants No. 1 and 2 during the planning period, 2050.

Table 3.4
Historical and Population Based Projected Wastewater Flows
City of San Juan 2025 Wastewater Master Plan

Year	Annual Avg Day (mgd)	Max Month (mgd)	**Peak Hourly (mgd)
2021	**2.22**	**2.63**	**8.89**
2022	**2.09**	**2.32**	**8.38**
2023	**2.20**	**2.43**	**8.82**
2024	**2.31**	**2.44**	**9.23**
2025	2.36	2.62	9.46
2030	2.32	2.57	9.27
2035	2.39	2.65	9.54
2040	2.45	2.71	9.78
2045	2.49	2.76	9.95
2050	2.51	2.79	10.04

AAD/MMADF Factor	*1.11*
AAD/PHF Factor	*4*

A visual representation of these trends is provided in Figure 3.1, illustrating the relationship between population growth and projected wastewater flows the planning horizon. While published population projections were initially used to estimate future wastewater flows, it was observed that this method may not accurately capture all factors influencing actual flow trends. In response, GIC evaluated an alternative forecasting approach and assumed an annual growth of 1.8% in wastewater flows. This growth is consistent with the growth rate in water service connections used to forecast future water demands.

3.2.2 Growth in Flow Wastewater Flow Projections

By analyzing historical wastewater flows relative to the same growth analyzed on the Water System, 1.8%. GIC determined that projections based on this growth rate in flow provided a more reliable and consistent predictor of future wastewater flows compared to population alone. This method accounts for potential variations in household size, land use changes, and commercial or industrial development—factors that may not be fully represented through population-based projections.

Table 3.5 presents the historical and projected wastewater flows for the City of San Juan from 2021 through 2050 using the 1.8% growth rate.

Table 3.5
Historical and Population Based pm Growth in Flow (1.8%) Projections
City of San Juan 2025 Wastewater Master Plan

Year	Annual Avg Day (mgd)	Max Month (mgd)	**Peak Hourly (mgd)
2021	**2.37**	**2.63**	**9.49**
2022	**2.39**	**2.65**	**9.54**
2023	**2.40**	**2.66**	**9.59**
2024	**2.41**	**2.68**	**9.64**
2025	2.36	2.62	9.46
2030	2.87	3.18	11.48
2035	3.14	3.48	12.55
2040	3.43	3.81	13.72
2045	3.75	4.16	15.00
2050	4.10	4.55	16.40

AAD/MMADF Factor	*1.11*
AAD/PHF Factor	*4*

Figure 3.1
Historical and Population Based Projections
City of San Juan 2025 Wastewater Master Plan

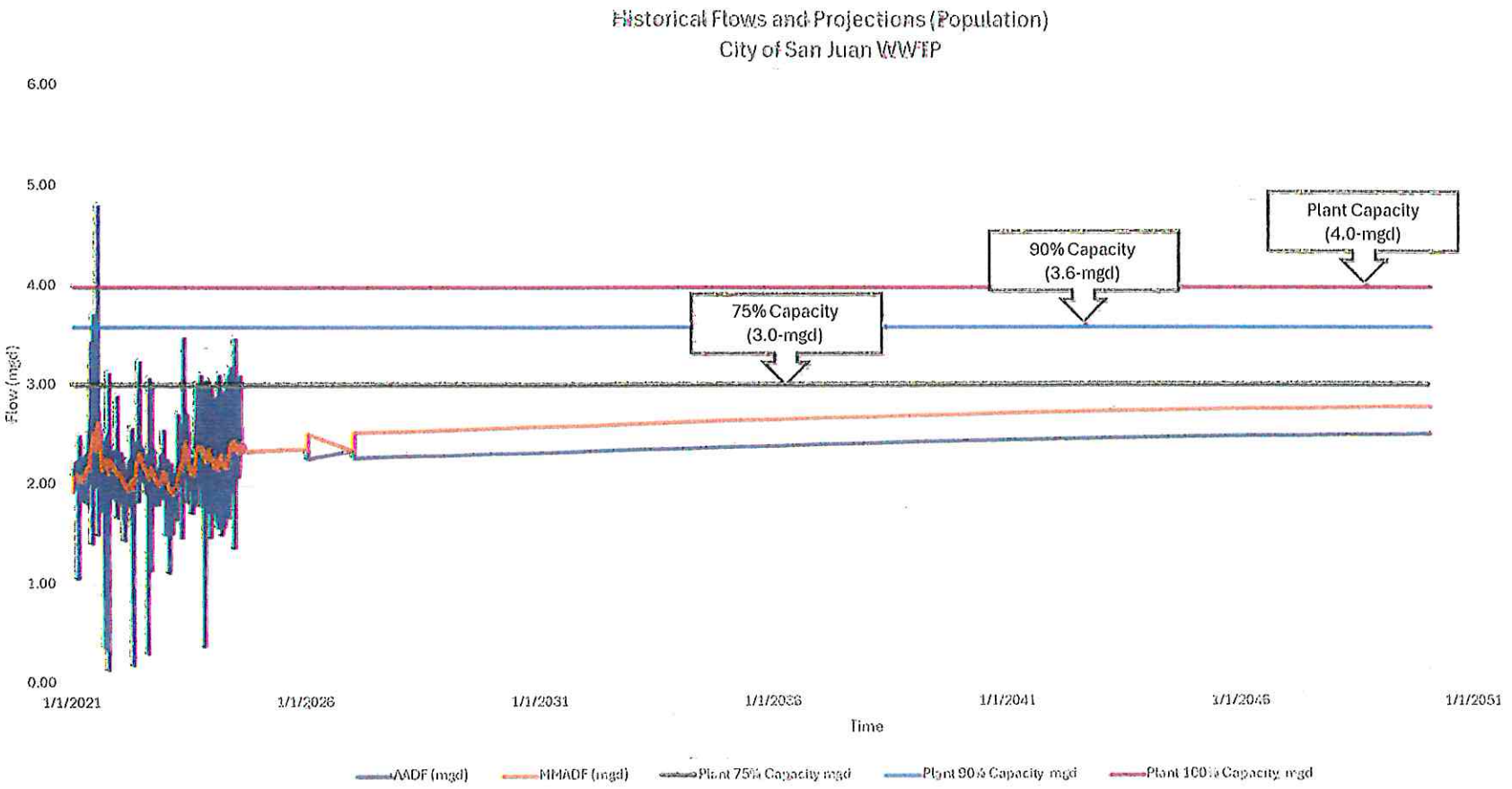
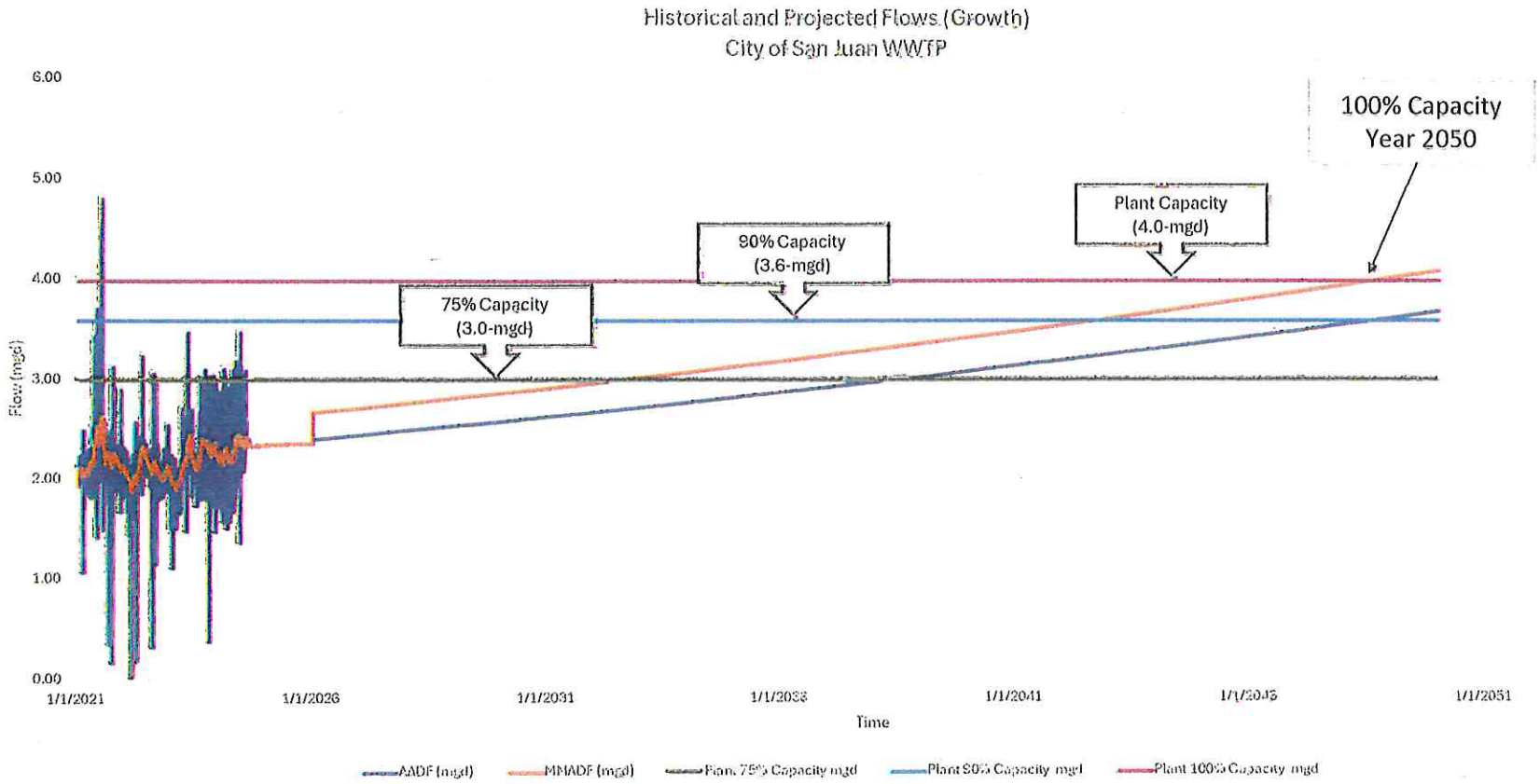


Table 3.6
City of San Juan Wastewater Flows
City of San Juan 2025 Wastewater Master Plan

Year	Annual Avg Day (mgd)	Max Month (mgd)	Peak Hourly (mgd)
Existing Flows (2024)	2.41	2.63	9.49
Planning Year Flows (2050)	4.10	4.55	16.40

TCEQ requires treatment plants to be designed for a maximum 30-day average wet-weather flow, which is also referred to as the maximum month average daily flow (MMADF). Historical flow trends at the WWTP were analyzed and used in combination with population projections to determine future flow conditions. Future flows were established based on an assume annual growth in flow of 1.8% . Table 3.5 shows the projected flows that will form the basis of our study and ultimately, development of the CIP. Data shown between 2021 and 2024 is based on historical data. Data between 2025 to 2050 are projections using the 1.8% growth previously reported. Table 3.2 highlights current flows (2021) and planning flows (2040). Figure 3.2 presents this same information graphically. The graph also shows when the plant is expected to reach capacity.

Figure 3.2
Historical and Population Based on Growth in Flow (1.8%) Projections
City of San Juan 2025 Wastewater Master Plan



Section 4.0

Wastewater Treatment Plant

4.1 Introduction

The City operates a single wastewater treatment plant (WWTP) in Hidalgo County, approximately 0.65 miles east of the intersection of "I" Road and Hall Acres Road. Below is brief summary of the treatment process.

4.2 Wastewater Treatment Plant

4.2.1 Process Description

The existing San Juan Wastewater Treatment Plant (WWTP) uses an extended aeration treatment system which is an activated sludge process designed for small to medium-sized treatment facilities. It is characterized by long solids retention times (SRT), typically ranging from 15 to 30 days, and operates under complete-mix or plug flow conditions. These systems typically have low food-to-microorganism (F/M) ratios, which helps stabilize the biological process and reduces the risk of bulking sludge. This process has certain benefits from both a treatment and operational basis due to the long SRT which are summarized as follows:

- a more complete breakdown of both carbonaceous (BOD) and nitrogenous (ammonia) components.
- support nitrification, converting ammonia to nitrate.
- allows for significant endogenous respiration (microorganisms consuming their own biomass), resulting in more stable, partially digested waste sludge. This reduces sludge handling and disposal needs.
- These systems are generally easier to operate than high-rate activated sludge systems, making them suitable for small communities or facilities with limited staffing.

However, denitrification is not typically achieved unless designed for specific anoxic zones. They require higher energy input due to continuous aeration and larger basin volumes because of the long aeration time.

The San Juan WWTP is in poor physical condition and presents several operational challenges for City staff, along with identified safety hazards. The City is in the process of awarding a new project (Wastewater Treatment Plant Phase No. 2 Rehabilitation of Existing Facilities) to address these issues and completion of improvements are anticipated by the end of 2026. Phase No. 1 improvements included the replacement of the influent lift station and addition of the mechanical dewatering process.

A summary of existing treatment components are noted below:

- Influent Lift Station

Liquid Stream:

- Headworks Facility (mechanical screening and grit removal)
- Oxidation Ditches No. 1 and 2
- Splitter Box
- Secondary Clarifiers No. 1 and 2
- Disinfection System (chlorine contact basin, chlorine feed system, and dichlorination system)
- Parshall Flume and Effluent Outfall

Solids Treatment Stream:

- Sludge Thickener
- Aerobic Digester
- Mechanical Dewatering (Volute Press)
- Sludge Drying Beds

An overview of the treatment process is provided below for reference. A detailed conditions assessment of all process units and support infrastructure will be presented in a subsequent section of this report.

Refer to Appendix B for a copy of the process flow diagrams from the Wastewater Treatment Plant Improvements – Phase Two record drawings prepared by Cruz Hogan Consultants, Inc. These record drawings were included as part of the revised rehabilitation of existing facilities project dated August 2020.

Influent Lift Station:

The influent lift station was recently replaced with a new lift station that uses six (6) self-priming. The pumps are under a metal canopy. Located at grade, these pumps are designed to prime themselves automatically at startup. Each pump is connected to a suction pipe that draws wastewater from the wet well, eliminating the need for the pump to be submerged. This configuration simplifies maintenance and access, as the pumps are not located in the wastewater stream. Refer to Table 4.1 for details related to this pump station.

4.2.1.1 Liquid Stream

Headworks Facility

The headworks facility is equipped with a single mechanical screen, a manual bar screen, and a vortex-type grit removal system, which is designed to remove large solids and inorganic materials from the influent wastewater. However, both the mechanical screen and the grit removal system are currently non-operational, resulting in complete reliance on the manual bar screen. This condition increases the risk of downstream equipment fouling, raises maintenance demands, and negatively impacts overall plant performance. As part of the

Phase 2 Improvements Project, the City plans to implement in-kind replacement of the existing mechanical screen and install a new grit removal system. These upgrades are expected to restore full headworks functionality and significantly improve the reliability and effectiveness of preliminary treatment operations.

Oxidation Ditch

The oxidation ditch system consists of two (2) separate carousel-type basins, each equipped with two (2) surface-mounted constant speed aerators. These basins are designed to provide extended aeration and biological treatment through continuous circulation and oxygen transfer, supporting removal of biochemical oxygen demand (BOD) and ammonia.

Each Oxidation Ditch has a volume of 1.3-MG.

Secondary Clarifiers

The WWTP utilizes two (2) secondary clarifiers to separate suspended solids from the liquid stream as part of the biological treatment process. These clarifiers are essential for settling activated sludge and producing a clarified effluent suitable for disinfection. However, one of the clarifier units is not operational, which reduces the system's overall treatment capacity and may compromise effluent quality during peak flow conditions.

Each clarifier has a diameter of 94-ft, side water depth (SWD) of 14.3-ft, and volume of 0.74-MG.

Return Activated Sludge (RAS) and Waste Activated Sludge (WAS) Pump Station

The underflow from the secondary clarifiers is managed in two ways: it is either wasted as Waste Activated Sludge (WAS) and directed to the digesters for further treatment, or returned as Return Activated Sludge (RAS) to the head of the biological treatment process, which, in this case, is the oxidation ditch. This recycling of biomass is essential to maintaining the proper concentration of microorganisms for effective biological treatment.

The RAS/WAS Pump Station consists of three (3) RAS Pumps and two (2) WAS Pumps. Refer below for information related to these pumps

RAS Pumps

- Pump Type: Progressive cavity
- Number of Units: 2
- Motor Power: 25 Hp

WAS Pumps

- Pump Type: Progressive cavity
- Number of Units: 2
- Motor Power: 5 Hp

Disinfection System

Chlorination System

Chlorination system includes chorine gas system, chlorine contact basin, and chlorinators. The clarified effluent is disinfected using chlorine prior to discharge into the receiving stream. Chlorine gas is mixed with water to form a solution, which is applied at the inlet of the chlorine contact basin. The basin is designed to provide a minimum detention time to ensure adequate contact between the chlorine solution and the treated effluent, allowing for effective pathogen inactivation before final discharge.

The system includes six (6) one (1) ton CL Cylinder bays and a chemical building that houses a single chlorinator.

Dechlorination System

Dechlorination is the chemical process used to eliminate residual chlorine from the effluent after chlorination. This is necessary to prevent harmful effects on aquatic life in the receiving waters. The process is carried out by adding sulfur dioxide gas, which reacts with chlorine to form harmless byproducts.
Sulfur dioxide gas is metered and mixed with water to form a sulfurous acid solution. This solution is applied at the outlet of the chlorine contact basin. The effluent then enters the dechlorination basin, which provide the required detention time for complete mixing and reaction between the sulfur dioxide solution and the residual chlorine in the treated wastewater.
The system includes two (2) one (1) ton SO_2 cylinder bays for storage and supply of sulfur dioxide gas. A single sulfonator, housed in the same chemical building as the chlorination.

4.2.1.2 Solids Stream

Sludge Gravity Thickener

A single circular sludge gravity thickener is used to concentrate Waste Activated Sludge (WAS) collected from the secondary clarifiers. The WAS is conveyed from the RAS/WAS pump station and discharged to the gravity thickener for solids-liquid separation and volume reduction. This thickening process helps reduce the hydraulic load on downstream solids treatment units and improves overall sludge handling efficiency.

The sludge thickener has a diameter of 40 feet, SWD of 9.86 feet, and volume of 93,680-gallons.

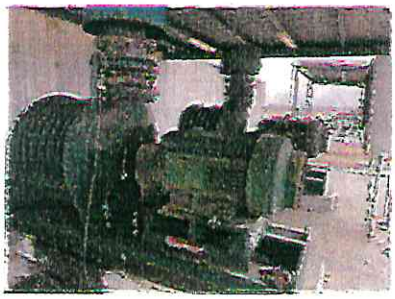
Thickened Sludge Transfer Pumps

Sludge from the thickener is transferred to the digesters via the Thickened Sludge Pump Station. This station is equipped with two (2) progressive cavity pumps, which are designed to handle high-viscosity sludge with minimal shear. Refer to **Table 4.3** for details related to this pump station.

- Pump Type: Progressive cavity
- Number of Units: 2

Aerobic Digesters

Thickened sludge from the sludge thickener is pumped to the aerobic digesters for further stabilization. The digester system consists of two (2) separate tanks operating in parallel. Flow enters a distribution well, where it is evenly split between the two tanks to ensure balanced loading and uniform treatment. These digesters reduce the volatile content of the sludge and prepare it for final dewatering and disposal. The digester volume in each tank is approximately 0.48-MG.



Air is supplied via three (3) centrifugal type blowers. The system can accommodate a total of three (2) blowers but currently, only two blowers are installed.

Digested Sludge Transfer Pumps

Sludge from the digester is transferred to the dewatering facility or the sludge drying beds via the Digested Sludge Pump Station. This station is equipped with two (2) progressive cavity pumps. Refer to **Table 4.3** for details related to this pump station.

- Pump Type: Progressive cavity
- Number of Units: 2

Mechanical Dewatering

Digested sludge is transferred to a mechanical dewatering facility equipped with a single volute press and a polymer feed system. The volute press is used to dewater the sludge.

Sludge first enters a mixing tank, where polymer is introduced and mixed. It then flows into a flocculation tank, where mixing continues to promote floc formation. From the flocculation tank, the sludge overflows into the dewatering drum, where it is compressed and dewatered.

The dewatered sludge is collected and conveyed via sluice conveyor, which discharges the material into a roll-off container for storage and ultimately it is transported for off-site disposal at a landfill.

Sludge Drying Beds

In addition to the mechanical dewatering facility, the plant operates **five (5) sludge drying beds** to manage and reduce the moisture content of residual sludge. Each drying bed is used to promote effective drainage and evaporation, consisting of the following layered configuration:

- Top Layer: A 6-inch layer of sand serves as the filtration medium, allowing water to pass through while retaining solids.
- Intermediate Layer: Beneath the sand, a 6-inch layer of washed stone provides structural support and facilitates uniform drainage.
- Bottom Layer: A perforated pipe underdrain system is installed below the stone layer to collect and convey the drained water (filtrate) and return to the head of the plant.

Drying beds provide a passive, energy-efficient method for sludge dewatering.

4.2.2 Condition Assessment

As previously noted, the wastewater treatment facility is currently in poor condition, and the City is actively addressing these deficiencies through a phased capital improvement plan. Phase 1 Improvements which were completed and Phase 2 which is expected to go to construction soon are summarized below:

Phase I Improvements

- Construction of a new influent lift station
- Installation of a digested sludge transfer pump station
- Implementation of mechanical dewatering facilities

Phase II Improvements
Phase II planned improvements include:

- Headworks facility upgrades
- Refurbishment or replacement of oxidation ditches and aerators
- Rehabilitation of secondary clarifiers
- Improvements to the Return Activated Sludge (RAS) / Waste Activated Sludge (WAS) pump station
- Installation of a non-potable water system
- Rehabilitation of the sludge thickener and thickened sludge pump station
- Replacement of the aerobic digester blowers
- Construction of a new operations control building
- Miscellaneous access road and civil site improvements
- Associated electrical infrastructure upgrades

Independent of the proposed capital improvements, GIC conducted a comprehensive field walkthrough of the facility and held interviews with plant staff to assess the overall condition of the plant. The purpose of this evaluation was to identify operational, structural, and mechanical deficiencies requiring attention beyond those already addressed in the phased improvement plan.

This section summarizes the key findings from that assessment, highlighting areas where additional corrective actions may be necessary to ensure reliable and compliant facility performance.

Influent Lift Station

The influent lift station, recently constructed as part of the Phase I Improvements, was evaluated during the field assessment. Based on visual inspection and staff interviews, no major operational or structural issues were identified. The station appears to be functioning as intended and is in good condition.

Oxidation Ditch

The oxidation ditch aerators were found to be unreliable and lack variable frequency drives (VFDs), which limits operational flexibility and energy efficiency. Observations indicate that these units have exceeded their intended design life and are in need of replacement. Additionally, the influent weir gates are non-operational, preventing operators from adjusting water levels or isolating individual oxidation ditches. This limits process control and restricts the ability to perform maintenance or respond to flow variations effectively.

Both deficiencies have been identified as priority items and are scheduled to be addressed under the Phase 2 Improvements.

Secondary Clarifiers

The secondary clarifiers were generally found to be in fair condition. However, specific concerns were noted during the field assessment:

- The South Clarifier was not operational and exhibited a significant accumulation of algae, indicating inadequate circulation and maintenance challenges.
- Key structural and mechanical components, including the walkway, platform, skimming arm, and scum box, appeared to be in fair condition, though a detailed evaluation could not be performed due to the clarifiers being in service.

It is recommended that the City dewater each clarifier to allow for a thorough inspection of submerged equipment, including mechanisms that are otherwise inaccessible. This will enable a more accurate assessment of internal components and inform decisions regarding potential rehabilitation needs.

As part of the Phase II Improvements, the City intends to:

- Replace the scum pump, which is essential for proper solids removal
- Install launder covers to reduce algae growth and improve maintenance conditions

GIC recommends that the City consider dewatering each clarifier for inspection and, if warranted, rehabilitate submerged equipment based on condition findings.

Return Activated Sludge (RAS) and Waste Activated Sludge (WAS) Pump Station

The Return Activated Sludge (RAS) and Waste Activated Sludge (WAS) Pump Station has reached the end of its intended design life. Field observations and operator feedback indicate that the pumps are unreliable and subject to chronic mechanical failures, which compromise process stability and increase maintenance demands.

To address these deficiencies, the City plans to replace all three (3) RAS Pumps, two (2) WAS pumps and associated appurtenances (valves, expansion joints, etc.).

Disinfection System

The disinfection system was found to be in generally good condition, with all major components operating as intended. No immediate operational issues were identified during the field assessment. However, the associated non-potable water system exhibits significant aging. Specifically, the hydropneumatic tank and booster pump station have

both reached the end of their intended design life, leading to reduced reliability and increased maintenance needs.

As part of the Phase II Improvements, the City has identified the replacement of both the hydropneumatic tank and booster pump. These upgrades will improve the reliability and functionality of the non-potable water system, which is essential for plant operations such as equipment washdown and process water supply.

Sludge Gravity Thickener

During the field walkthrough, the sludge gravity thickener was not operational and had been dewatered at the time of inspection. Visual assessment of the exposed components indicated that the mechanical equipment was generally in good condition.

As part of the Phase II Improvements, the City plans a complete rehabilitation of the sludge gravity thickener. The scope of work includes the removal and replacement of the gear drive, influent well, torque tube, Truss rake assembly, and scum pump and associated assembly. Retaining the following elements, skimming arm and associated assembly, walkway, existing piping. Existing valves, piping, and miscellaneous appurtenances will be sandblasted and re-coated to extend service life and protect against corrosion.

Thickened Sludge Transfer Pumps

The thickened sludge transfer pump station, recently constructed as part of the Phase I Improvements, was evaluated during the field assessment. Based on visual inspection and staff interviews, no major operational or structural issues were identified. The station appears to be functioning as intended and is in good condition.

Aerobic Digesters

Based on the field inspection, GIC did not identify any immediate concerns with the aerobic digesters from a structural or mechanical condition standpoint. The units appear to generally be in sound condition, with no visible signs of significant wear, damage, or operational deficiencies at the time of assessment.

Digested Sludge Transfer Pumps

The digested sludge transfer pump tering facility, recently constructed as part of the Phase I Improvements, was evaluated during the field assessment. Based on visual inspection and staff interviews, no major operational or structural issues were identified. This facility appears to be functioning as intended and is in good condition.

Mechanical Dewatering

The mechanical dewatering facility, recently constructed as part of the Phase I Improvements, was evaluated during the field assessment. Based on visual inspection and staff interviews, no major operational or structural issues were identified. This facility appears to be functioning as intended and is in good condition.

Sludge Drying Beds

Based on the field inspection, GIC did not identify any immediate concerns with the sludge drying beds from a structural or mechanical condition standpoint. The units appear to

generally be in sound condition, with no visible signs of significant wear, damage, or operational deficiencies at the time of assessment.

4.2.3 Capacity Evaluation

The wastewater treatment plant (WWTP) is authorized to treat a design annual average daily flow (AADF) of 4.0 million gallons per day (MGD) under Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0011512001. The current permit was issued on March 25, 2021, and is set to expire on March 24, 2026. Effluent discharge limits and monitoring requirements established under the permit are summarized in Table 4.1.

Table 4.1
Historical and Population Based on Growth in Flow (1.8%) Projections
City of San Juan 2025 Wastewater Master Plan

Effluent Characteristics	Discharge Limitations			
	Annual Avg Day mg/l (lb./day)	7-Day Max (mg/l)	Daily Max (mg/l)	Single Grab (mg/l)
*Flow, MGD				
Carbonaceous 5-day BOD	10 (17)	15	25	35
Total Suspended Solids	15 (25)	25	40	60
Ammonia Nitrogen	3 (5.0)	6	10	15
E. Coli, CFU or MPN/100 mL	126	N/A	399	N/A

*AADF= 4.0-mgd
* Peak Hourly Flow = 16-mgd (11,111-gpm)

Additional provisions from TPDES Permit No. WQ0011512001 are summarized as follows:

- The combined annual average flow from Outfalls 001 and 002 shall not exceed 4.0 MGD.
- Effluent pH must be maintained within the range of 6.0 to 9.0 standard units.
- A minimum dissolved oxygen (DO) concentration of 6.0 mg/L is required in the effluent.
- Both the annual average flow and the 2-hour peak flow must be reported on a monthly basis.
- Refer to Appendix C for a copy of the TCEQ Discharge Permit.

As part of the capacity evaluation, the following elements have been reviewed:

- Historical wastewater flow data over the past three (3) years
- Influent wastewater characteristics for the same period
- Overall treatment performance

A dynamic process model of the San Juan WWTP was developed using BioWin™ process simulation software. The model incorporates available plant design documentation and operational data to evaluate treatment performance under current (4.0 MGD) and projected future (6.0 MGD) flow conditions.

Wastewater Flow Summary

Wastewater flow data for calendar years 2021 through 2024 were reviewed as part of the capacity evaluation. As illustrated in Figure 4.1, monthly average daily flows remained relatively consistent over the review period, generally ranging between 2.0 and 2.5 MGD. While slightly elevated flows

are typically observed in May, seasonal variation is minimal and does not significantly impact overall flow trends.

Figure 4.1
San Juan WWTP Monthly Flows 2021 to 2024
City of San Juan 2025 Wastewater Master Plan

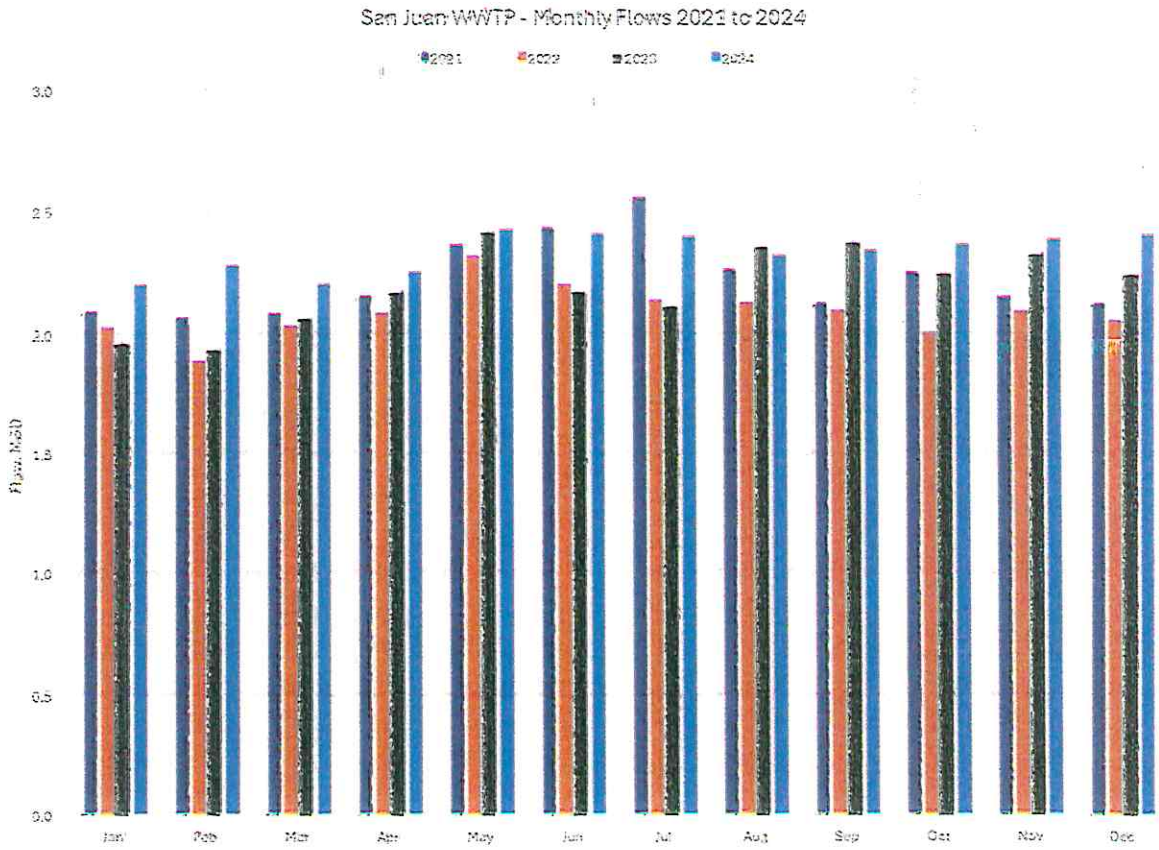


Table 4.2 summarizes the annual average daily flow (AADF), maximum month average daily flow (MMADF), and maximum day (MD) flow for each year. The observed MMADF/AADF and MD/AADF ratios were used to project maximum month and maximum day flows under design flow conditions. These ratios provide a basis for evaluating peak loading scenarios and informing the sizing of key treatment process units.

Table 4.2
San Juan WWTP Monthly Flows 2021 to 2024
City of San Juan 2025 Wastewater Master Plan

Year	ADF mgd	Max Month mgd	MMADF/ADF	Max Day mgd	MD/ADF
2021	2.22	2.55	1.15	4.81	2.17
2022	2.09	2.31	1.11	3.25	1.56
2023	2.2	2.42	1.10	3.48	1.58
2024	2.33	2.42	1.04	3.48	1.49
Design	4.0	4.6	1.15	8.0	2.0
Future	6.0	6.9	1.15	12.0	2.0

Plant effluent flow charts, such as the example provided in Figure 4.2, were evaluated to characterize the typical 24-hour diurnal flow pattern. Flow rates at 2-hour intervals were extracted from the charts and compiled in a spreadsheet for analysis. Representative diurnal flow data are presented in Table 4.3 and were used to support peak flow assessments and process modeling efforts.

Figure 4.2
San Juan WWTP Two (2) Flow Chart (January 2025)
City of San Juan 2025 Wastewater Master Plan

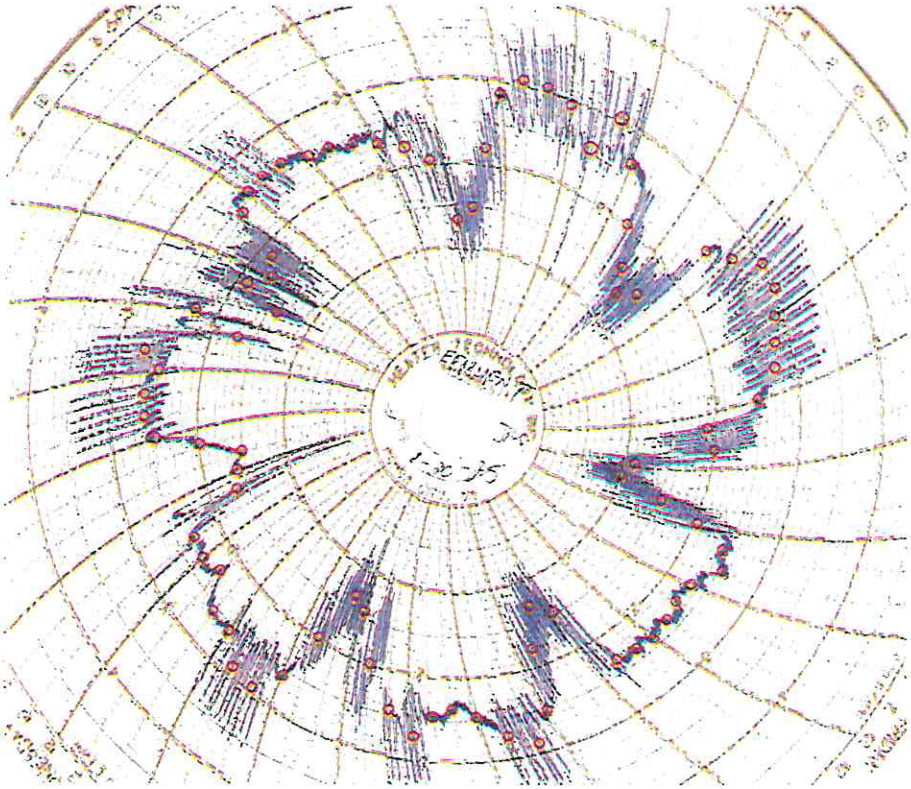
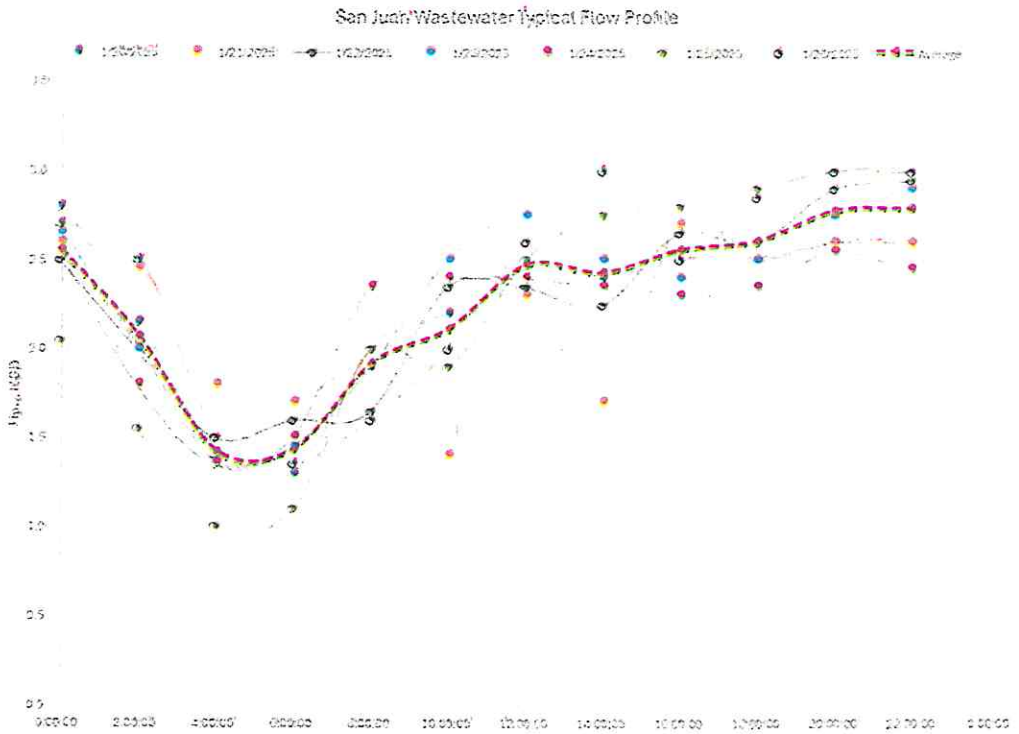


Table 4.3
San Juan WWTP Example Diurnal Flow Data
City of San Juan 2025 Wastewater Master Plan

	Date						
Time	1/20/2025	1/21/2025	1/22/2025	1/23/2025	1/24/2025	1/25/2025	1/26/2025
0:00:00	2.80	2.60	2.50	2.65	2.55	2.05	2.70
2:00:00	2.15	2.45	2.00	2.00	1.80	1.55	2.50
4:00:00	1.40	1.80	1.50	1.35	1.35	1.00	1.50
6:00:00	1.30	1.70	1.60	1.45	1.50	1.10	1.35
8:00:00	2.00	1.90	1.65	1.90	2.35	2.00	1.60
10:00:00	2.20	1.40	2.35	2.50	2.40	1.90	2.00
12:00:00	2.35	2.30	2.35	2.75	2.40	2.50	2.60
14:00:00	2.40	1.70	2.25	2.50	2.35	2.75	3.00
16:00:00	2.50	2.70	2.65	2.40	2.30	2.80	2.50
18:00:00	2.50	2.50	2.60	2.50	2.35	2.90	2.85
20:00:00	2.60	2.60	2.90	2.75	2.55	3.00	3.00
22:00:00	2.60	2.60	2.95	2.90	2.45	3.00	3.00
Average	2.23	2.19	2.28	2.30	2.20	2.21	2.38

Two-hour interval flow data were plotted for each day of the week to evaluate daily flow variability. The average flow for each time interval was then calculated across all days to develop a representative diurnal flow profile. The resulting average diurnal pattern is illustrated in Figure 4.3.

Figure 4.3
San Juan WWTP Example Daily Flow for Week of January 20, 2025
City of San Juan 2025 Wastewater Master Plan

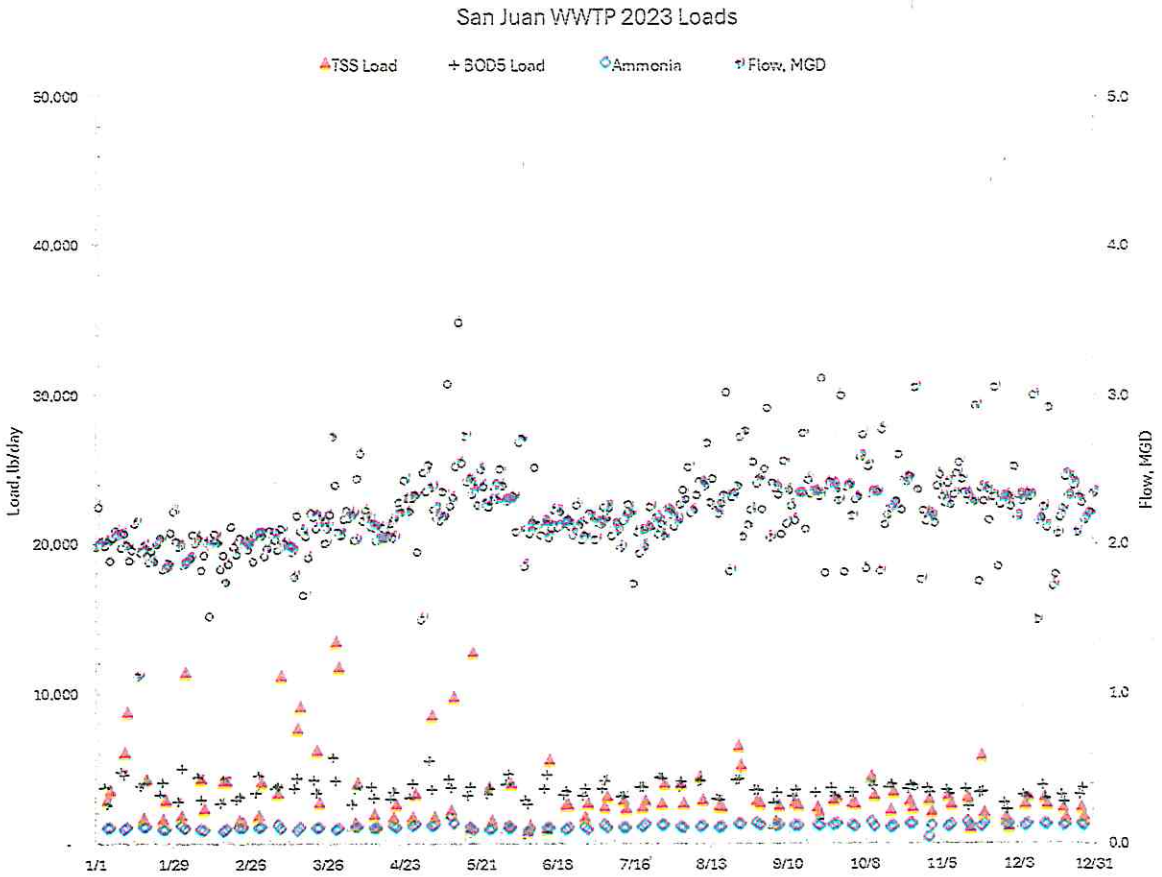


The resulting average diurnal flow pattern was incorporated into the BioWin™ process model to simulate plant performance under projected future flow conditions. This approach allows for a more accurate representation of dynamic loading conditions during typical daily operations.

Wastewater Characteristic Summary

Influent concentrations of Total Suspended Solids (TSS), 5-day Biochemical Oxygen Demand (BOD_5), and ammonia-nitrogen (NH_3-N) were obtained from the monthly Discharge Monitoring Reports (DMRs). These concentration values, combined with corresponding daily flow data, were used to calculate the daily mass loadings of each parameter. The calculated influent loads for calendar year 2023 are presented in Figure 4.4.

Figure 4.4
San Juan WWTP 2023 Loads
City of San Juan 2025 Wastewater Master Plan



The calculated load data were subsequently utilized to establish design influent concentrations for TSS, BOD_5, and ammonia. Refer to Table 4.4 for a summary of both historical and design influent wastewater characteristics applied in this assessment.

Table 4.4
Influent Wastewater Design Concentrations
City of San Juan 2025 Wastewater Master Plan

Year	TSS mg/l)	BOD (mg/l)	NH_3-N (mg/l)
2021	256	214	49
2022	165	190	52
2024	184	197	53

Treatment Performance Summary

Effluent TSS, BOD_5 and ammonia concentrations for the 4-year period were also reviewed. A summary is shown in Table 4.5.

Table 4.5
Influent Wastewater Design Concentrations
City of San Juan 2025 Wastewater Master Plan

Year	TSS mg/l)	BOD (mg/l)	NH_3-N (mg/l)
2021	4.9	4.4	0.2
2022	3.9	3.2	0.3
2024	3.1	5.0	0.5

San Juan WWTP BioWin Treatment Simulator

Figure 4.5 shows the treatment process flow sheet developed to represent the San Juan WWTP. In this case, the Carrousel elements (Zones 1 though 12) and secondary clarifier represent both Carrousel trains. The influent wastewater assumes "normal" wastewater characteristics, with the major parameters shown in Table 4.6.

Figure 4.5
San Juan WWTP BioWin Simulator
City of San Juan 2025 Wastewater Master Plan

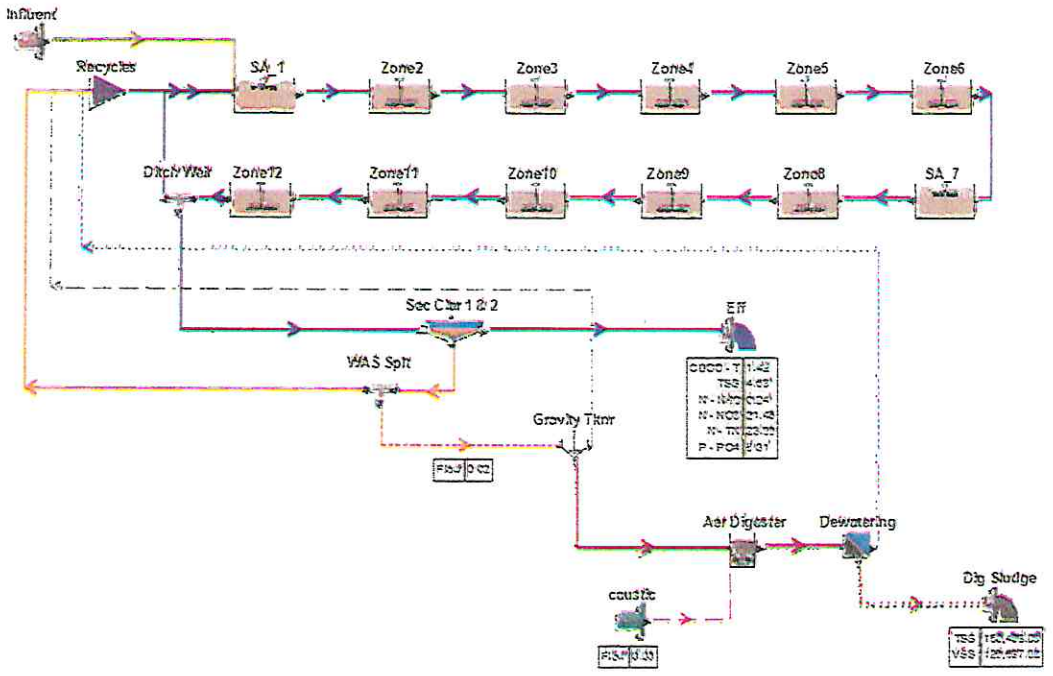


Table 4.6
Historical Effluent Quality Results
City of San Juan 2025 Wastewater Master Plan

Parameter	Design Value (mg/l)	BioWin Influent Value (mg/l)
TSS	200	190
COD	-	430
BOD_5	210	210
TKN	-	65
NH3-N	50	42.9
TP	-	7
ISS	-	20

There are small discrepancies in the TSS concentration (-10 mg/L or -5%) and ammonia (-7.1 mg/L or -14%). It is likely that wastewater solids in the sewer system are hydrolyzing organic nitrogen to form additional ammonia in the influent wastewater. This occurs often in warm climates and results in the influent TKN concentration being almost entirely represented by ammonia.

A wastewater characterization study is needed to more accurately understand these differences. Regardless, this level of accuracy is satisfactory for master planning purposes.

Existing Operation

Plant operating data was taken from the monthly "Daily Analysis Results" when available to represent the current operating conditions as accurately as possible. A wastewater characterization study is needed to obtain a more accurate understanding of these differences.

Table 4.7
Reported MLSS and Influent Wastewater Information
City of San Juan 2025 Wastewater Master Plan

Month	Average MLSS (OX 1)	Average MLSS (OX 2)	Influent BOD_5 (mg/l)	Influent TSS (mg/l)	Effluent Temp C
January	8006	7016	279	118	20.6
February	4211	3700	-	120	22.2
March	5216	4548	194	16	22.8
April	4435	3970	-	148	23.7
May	3993	4111	-	15	25.6
June	5617	5507	245	184	24.5
July	4850	4481	233	142	24.6
August	-	-	-	130	26.5
September	6069	5423	208	123	24.3
October	4942	4238	-	107	24.7
November	5460	4130	242	123	23.7
December	7264	6336	-	175	22.5
Average	**5460**	**4860**	**234**	**117**	**23.8**
Maximum	**8006**	**7016**	**279**	**184**	**26.5**
Minimum	**3993**	**3700**	**194**	**15**	**20.6**

The waste activated sludge (WAS) flow meter is not working so the WAS flow in the model was adjusted to achieve a typical mixed liquor suspended solids (MLSS) concentration of approximately 5000 mg/L. This was the average MLSS for 2024.

Figure 4.6 shows the effluent BOD, TSS, ammonia and nitrite flow profiles over two, 24-hour periods at the existing average flow of 2.3 MGD. The average effluent BOD and TSS were less than 2 mg/L and 5 mg/L, respectively. The effluent ammonia concentration was approximately 0.2 mg/L, which indicates good nitrification performance.

Figure 4.6
Predicted Effluent Quality at 2024 flows
City of San Juan 2025 Wastewater Master Plan

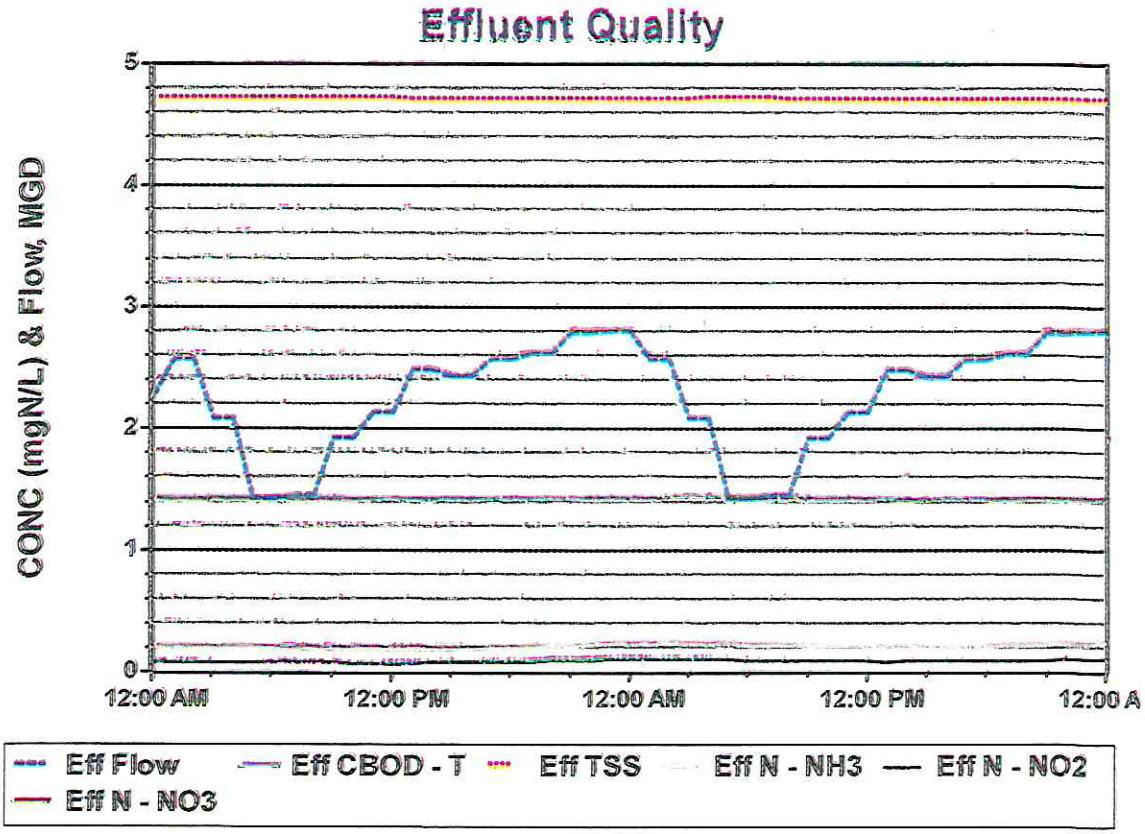
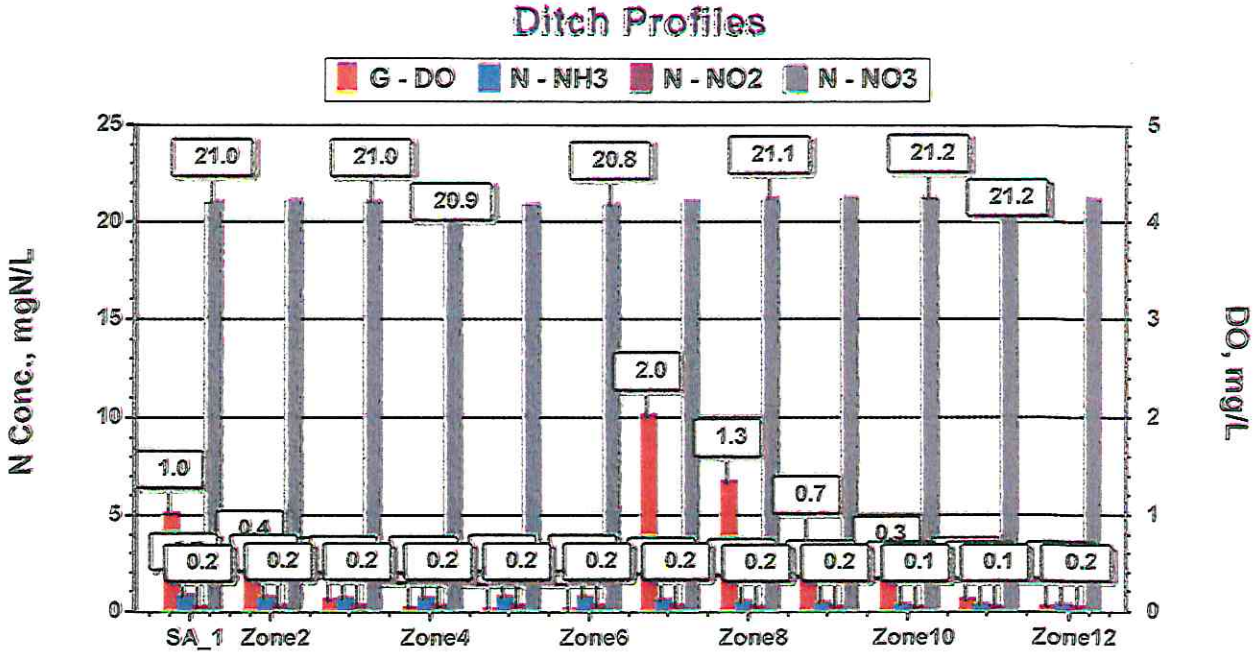


Figure 4.7 shows concentration profiles for dissolved oxygen (DO), ammonia (NH3-N), nitrite (NO2-N) and nitrate (NO3-N). The profiles are characterized by two declining DO profiles, low ammonia concentrations (less than 0.2 mg/L) and high nitrate concentrations (greater than 20 mg/L).

Nitrate concentrations are very high and reflect the high influent TKN load. Ammonia and nitrite concentrations are low indicating complete nitrification.

Figure 4.7
Nitrogen and DO Profile Under Current Conditions
City of San Juan 2025 Wastewater Master Plan



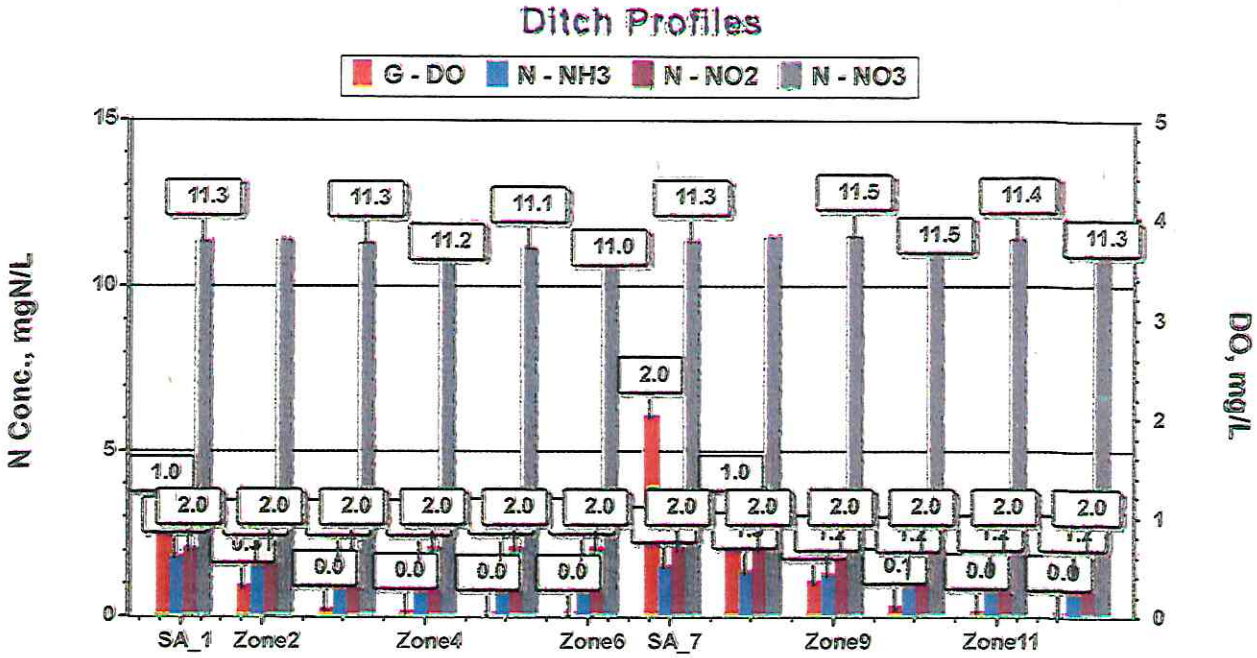
Model Simulation at Permitted Capacity (4 MGD)

Additional model runs were performed for the current permitted capacity 4 MGD and a potential future design flow of 6 MGD.

Figure 4.8 shows the profiles at the 4.0 MGD Permitted Flow. The WAS flow was increased to 50,000 gpd to maintain a MLSS of approx. 3000 mg/L and a solids retention time (SRT) of 13 days. In this case, the DO concentrations are lower and ammonia concentrations have therefore increased to 0.9 mg/L. However, this is less than the permitted value of 3 mg/L. Nitrite concentrations also increase, indicating incomplete nitrification. Nitrate concentrations are 50 percent lower than current concentrations due to insufficient dissolved oxygen and a smaller aerobic zone.

The solids loading rate (SLR) in the secondary clarifiers of 11.6 lb/(ft2 d) remains low and remains acceptable when, for example, a secondary clarifier is off-line for maintenance and repair. It is unclear how the return activated sludge (RAS) rate is controlled. In our model we set the RAS flow at 35% of the influent flow rate.

Figure 4.8
Ditch Profile at a 4-MGD Flow
City of San Juan 2025 Wastewater Master Plan



4.2.4 General Plant Condition

The facility exhibits a number of critical condition deficiencies requiring immediate corrective action, as detailed in Section 4.2.2. Key process components affected include the headworks facility, oxidation ditches, secondary clarifiers, and digester blower systems. These elements are essential to maintaining effective treatment performance and regulatory compliance. The City is currently in the process of procuring construction services to implement the necessary rehabilitation and replacement measures.

4.2.5 Process Assessment

Existing Conditions:
Modeling based on existing conditions indicated that effluent concentrations of CBOD, TSS, ammonia (NH_3-N), and dissolved oxygen (DO) were well below current permit limits. The model was developed using available monthly "Daily Analysis Results" to represent current operating conditions. Where data were unavailable, generally accepted values from similar facilities and/or literature sources were used to supplement the dataset. To enhance the accuracy and reliability of future modeling efforts, a detailed wastewater characterization study is recommended.

Design Flow 4 MGD (Permit):
Modeling based on existing conditions indicate that effluent concentrations of CBOD, TSS, ammonia (NH_3-N), and dissolved oxygen (DO) will remain below the current permit limits at an average 4.0 MGD flow.

Design Flow 6 MGD (Future):
The plant performance was also evaluated for a potential future flow of 6 MGD. Under this condition, the plant continues to produce a good effluent quality with BOD5 and TSS concentrations expected to be less than 5 mg/L, and ammonia concentrations of 3 mg/L. While this is the current concentration limit, a 6 MGD flow would represent an ammonia mass discharge of 150 lbs N/day, which would clearly exceed the existing 100 lb N/day limit. This

is expected since the plant is technically permitted to 4-mgd.

The San Juan WWTP discharges into the Arroyo Colorado, which is designated as an impaired waterbody. Consequently, the Texas Commission on Environmental Quality (TCEQ) may impose more stringent effluent limits in the future. The City of Pharr, located immediately upstream of San Juan and discharging to the same receiving stream, is currently subject to more stringent BOD_5, ammonia, and TSS concentrations.

GIC has not engaged with TCEQ regarding these potential regulatory changes without prior authorization from the City. Should TCEQ implement similar stringent limits for the San Juan WWTP, it is anticipated that the facility would need to incorporate Biological Nutrient Removal (BNR) processes to comply with lowered ammonia limits, and install effluent filtration systems to achieve enhanced TSS removal.

4.3 Recommended Plant Improvements

The plant is currently operating at approximately 50 to 65% of its rated capacity. Once influent flows reach 3.0 MGD, the Texas Commission on Environmental Quality (TCEQ) 75% capacity rule will be triggered, necessitating the City to initiate planning for the next plant expansion. The subsequent expansion should consider an increase of approximately 2.0 MGD to accommodate projected future flows.

While immediate capital investments for additional treatment capacity are not required, the overall condition of the facility has deteriorated significantly. As previously noted, the City is actively implementing a capital improvement project to address these condition-related deficiencies.

No process-related deficiencies have been identified; however, conducting a detailed wastewater characterization study would be advantageous to better understand observed discrepancies in influent parameters—specifically a reduction of approximately 10 mg/L (5%) in TSS and 7.1 mg/L (14%) in ammonia concentrations. It is probable that solids in the collection system are undergoing hydrolysis, converting organic nitrogen to ammonia prior to plant influent, a phenomenon common in warm climates. This process often results in influent total Kjeldahl nitrogen (TKN) concentrations being largely represented by ammonia-nitrogen.

Finally, unless previously initiated, the City should consider proactively engaging TCEQ regarding potential changes to effluent limits. Early communication will enable better preparation for regulatory developments that may necessitate significant and costly process upgrades.

4.4 Capital Improvement Plan

This section of the report provides a schedule and corresponding cost for improvements identified in the master plan report to meet capacity, regulatory, and/or maintenance requirements at the wastewater treatment plant. Refer to Table 4.8 for a breakdown of recommended improvements at the WWTP.

Table 4.8
City of San Juan Wastewater Treatment Plant Capital Improvement Plan (CIP)
City of San Juan 2025 Wastewater Master Plan

Item No.	Description Summary	*Critical Rating (1 to 10)	Timeframe		Cost			
			Design	Construction	Construction	Contingency (50%)	Engr/SDC/Admin	Total
1	Conduct Plant Process Study and Coordinate with TCEQ	7	2026	N.A.	N.A.	N.A.	$275,000.00	$275,000.00
					$0.00	$0.00	$275,000.00	$275,000.00

*Critical rating is based on a scale of 1 to 10. Ten (10) being the most critical/urgent.

Section 5.0

Wastewater Collection System

5.1 Evaluation Objective and Scope

This plan is prepared to assist the City develop a Capital Improvement Plan (CIP) to define wastewater collection system improvement to meet current and future flows through the year 2040. As with any master plan, it is crucial to understand the limitation of this plan as a planning tool. Staging of particular projects may need to be adjusted to conform to regional factors such as planned roadway improvements, changes in development patterns, sewer condition, and/or right of way considerations.

The City's Sewer System Service Area is roughly bounded to the north by Owassa Road, west by Veterans Blvd/I Road, east by Cesar Chavez Road and South by Military Hwy. The Certificate of Convenience and Necessity (CCN) for this region is currently held by the Military Highway Water Supply Corporation. Refer to Exhibit No. 5.1 which shows the service area boundary.

The City continues to struggle with the operation and maintenance of twenty-four (24) lift stations. One of the primary goals of this study is to eliminate existing lift stations to reduce operational cost. This would be accomplished by combining existing lift stations or constructing new deeper sewer mains. Trimad conducted an assessment of each lift station to help in the decision process to either eliminate or rehabilitate facilities that were found in poor conditions.

The main elements of our study are summarized below:

1. Define sewer sheds for each of the City's 24 Lift Stations.
2. Utilize the City's Comprehensive Plan and Texas Water Development Board (TWDB) Population Projections to determine future flows. The population and corresponding flow projections were presented in Section 2.0 and 3.0.
3. Hydraulic analysis to identify system deficiencies and future needs.
4. Lift station condition assessment. Refer to Appendix D.
5. Develop a prioritized Capital Improvement Plan (CIP) to address system deficiencies and handle projected flows.

5.2 Description of Existing Collection System Facilities

The City's Collection System includes the following components:

1. Twenty-four (24) Lift Stations.
2. One (1) Wastewater Treatment Plant (WWTP). The WWTP Influent lift station is covered in Section 4.0.
3. Organized Sanitary Sewer System consisting of 6, 8, 10, 12, 15, 18-inch lines.

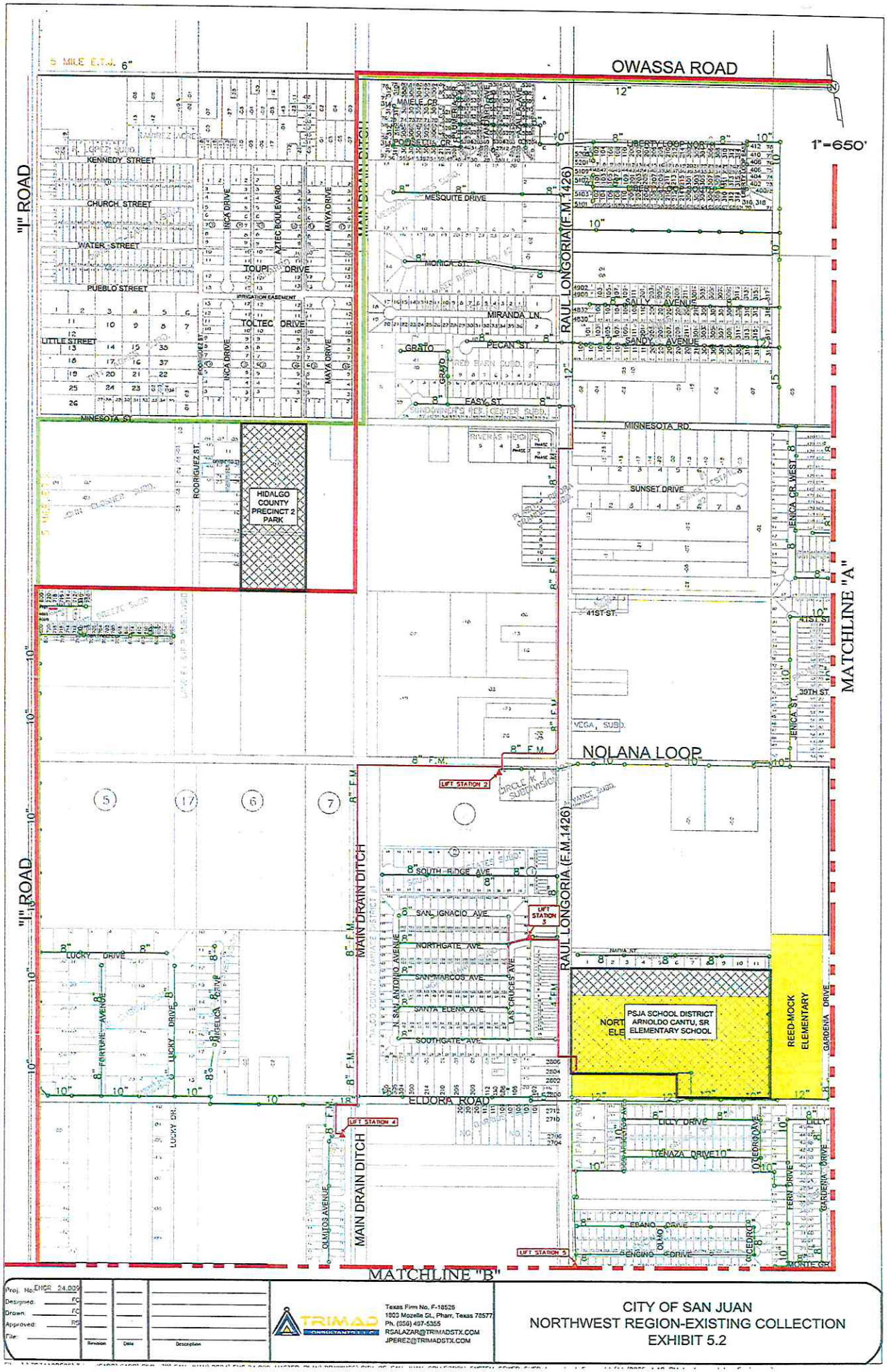
Refer to Exhibit 5.1 through Exhibit 5.9 for maps that show the existing sewer collection system highlighting major trunk mains and all lift stations.

Exhibit 5.1

Service Area Boundary

Exhibit 5.2 – 5.5

North Region – Existing Collection System



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Designed: FC				
Drawn: FC				
Approved: RS				
File:	Revision	Date	Description	

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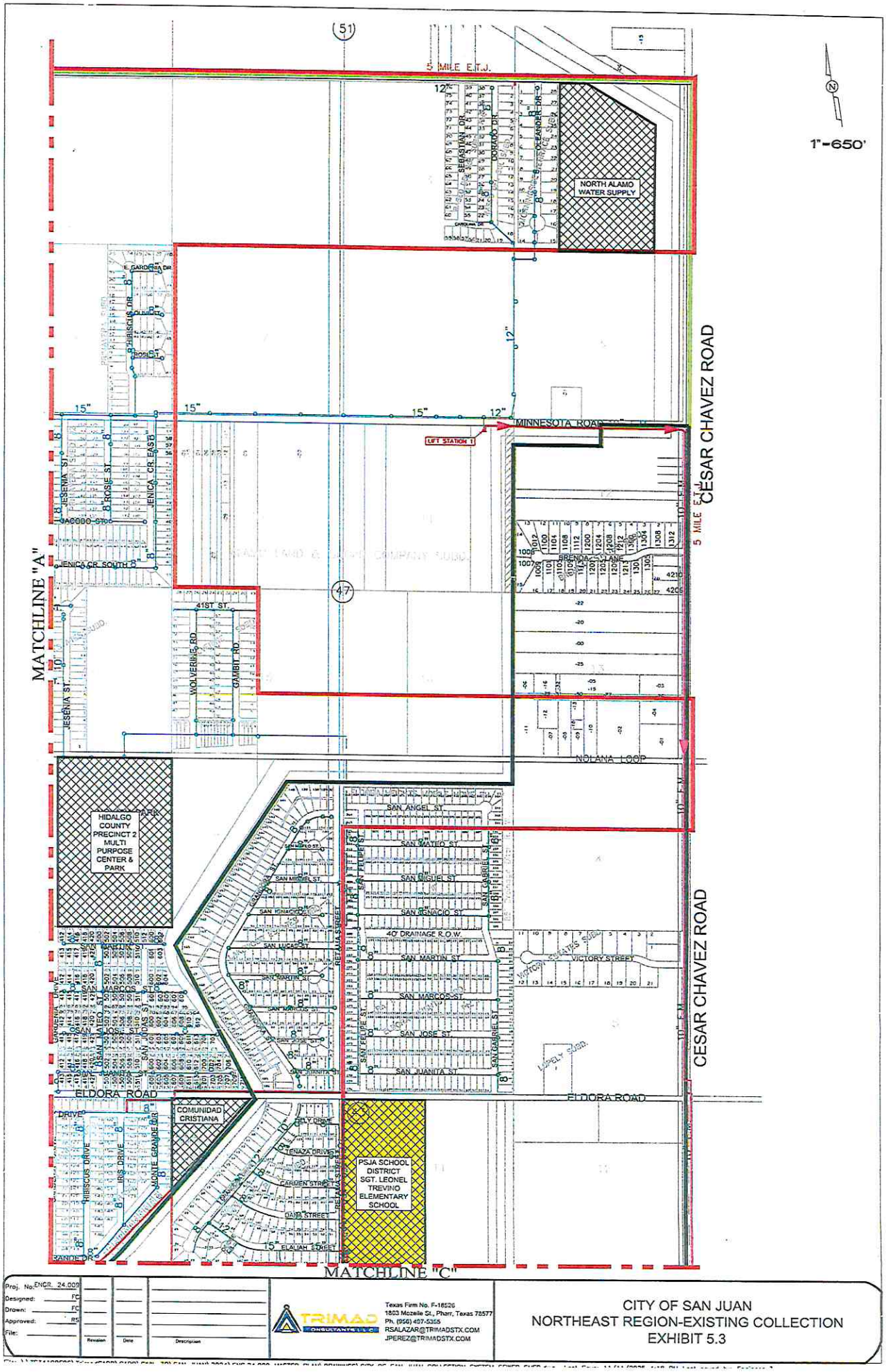
JPEREZ@TRIMADSTX.COM

CITY OF SAN JUAN
NORTHWEST REGION-EXISTING COLLECTION
EXHIBIT 5.2



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Designed: FC
Drawn: FC
Approved: RS
File:

Revision	Date	Description

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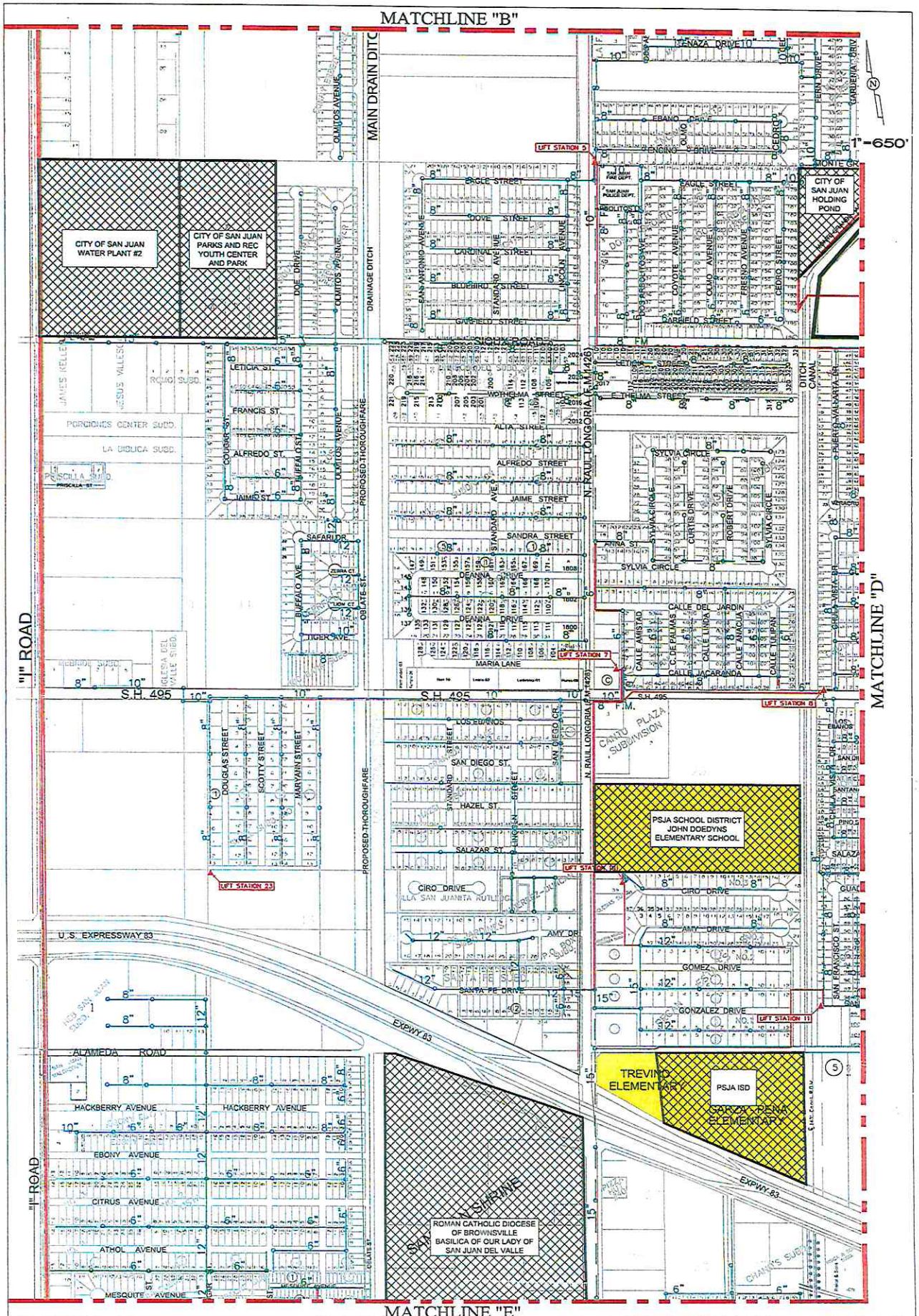
CITY OF SAN JUAN
NORTHEAST REGION-EXISTING COLLECTION
EXHIBIT 5.3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CITY OF SAN JUAN PARKS AND REC YOUTH CENTER AND PARK
CITY OF SAN JUAN HOLDING POND
SIOUX ROAD
S.H. 495
U.S. EXPRESSWAY 83
EXPWY 83
ALAMEDA ROAD
PROPOSED THOROUGHFARE
DRAINAGE DITCH
N. RAUL LONGORIA (F.M. 1426)
F.M. 1426
LIFT STATION 5
LIFT STATION 7
LIFT STATION 8
LIFT STATION 11
LIFT STATION 23
PSJA SCHOOL DISTRICT JOHN DOEDYNS ELEMENTARY SCHOOL
TREVINO ELEMENTARY
PSJA ISD
GARZA-PENA ELEMENTARY
ROMAN CATHOLIC DIOCESE OF BROWNSVILLE BASILICA OF OUR LADY OF SAN JUAN DEL VALLE
CANTU PLAZA SUBDIVISION
EAGLE STREET
DOVE STREET
CARDINAL AVENUE
BLUEBIRD STREET
GARFIELD STREET
LETICIA ST.
FRANCIS ST.
ALFREDO ST.
JAIME ST.
SAFARI DR.
ALFREDO STREET
JAIME STREET
SANDRA STREET
DEANNA DRIVE
MARIA LANE
SYLVIA CIRCLE
ANNA ST.
CALLE DEL JARDIN
CALLE AMISTAD
CALLE LINDA
CALLE MAGNOLIA
CALLE TULIPAN
CALLE JACARANDA
LOS ELFIOS
SAN DIEGO ST.
HAZEL ST.
SALAZAR ST.
CIRO DRIVE
AMY DR.
GOMEZ DRIVE
SANTA FE DRIVE
GONZALEZ DRIVE
HACKBERRY AVENUE
EBONY AVENUE
CITRUS AVENUE
ATHOL AVENUE
MESQUITE AVENUE
DOUGLAS STREET
SCOTTY STREET
MARYANN STREET
PORCIONES CENTER SUBD.
LA DIBUJCA SUBD.
ROMO SUBD.
IGLESIA DEL VALLE SUBD.
CHAVIS SUBD.
Proj. No. ENGR. 24.009
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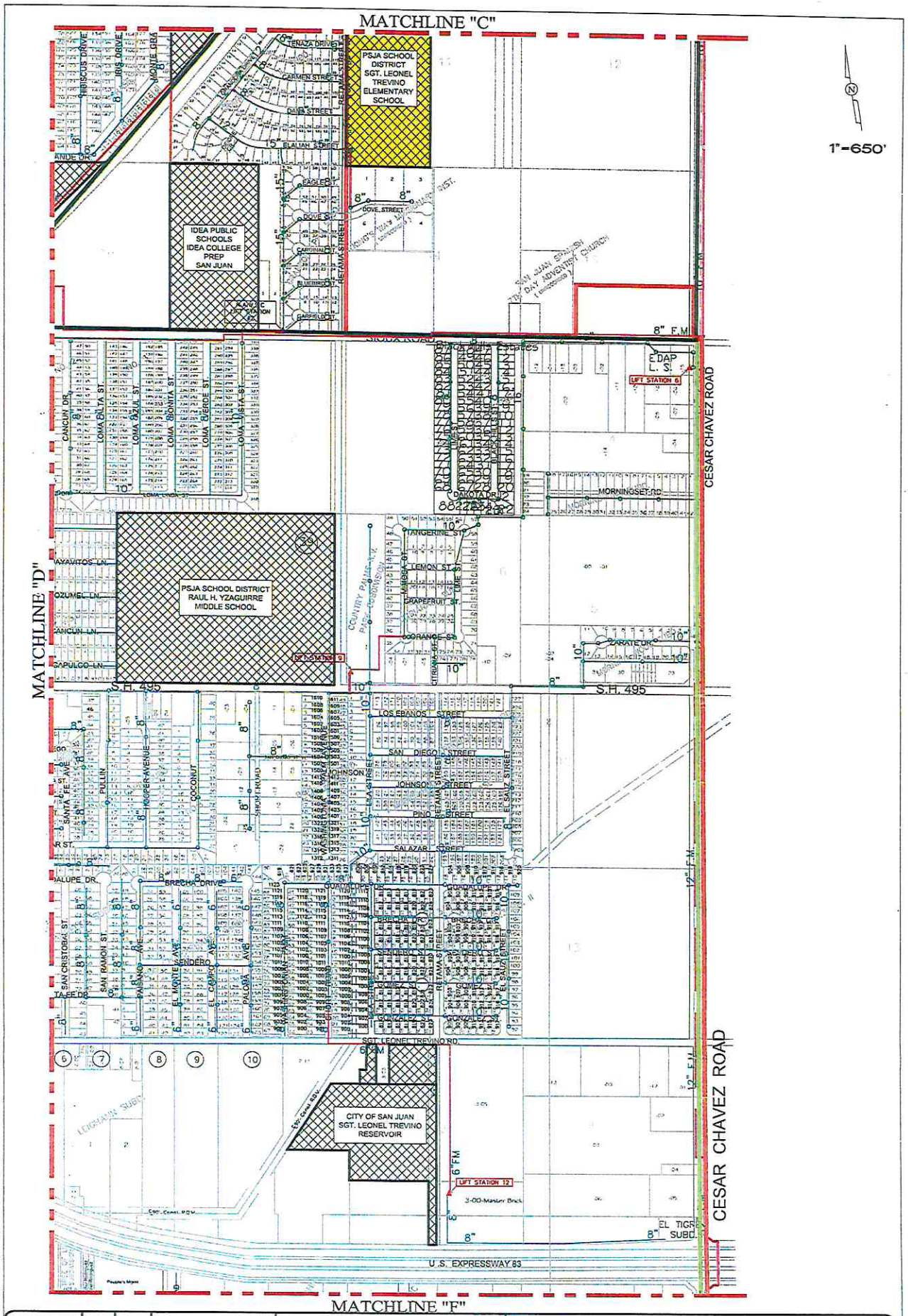
EXHIBIT 5.4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IDEA PUBLIC SCHOOLS IDEA COLLEGE PREP SAN JUAN
PSJA SCHOOL DISTRICT RAUL H. YZAGUIRRE MIDDLE SCHOOL
CITY OF SAN JUAN SGT. LEONEL TREVINO RESERVOIR
CESAR CHAVEZ ROAD
S.H. 495
SGT. LEONEL TREVINO RD.
U.S. EXPRESSWAY 83
LIFT STATION 6
LIFT STATION 9
LIFT STATION 12
TENAZA DRIVE
CARMEN STREET
DAVA STREET
ELALIAN STREET
EAGLE ST.
DOVE STREET
CARDINAL ST.
BLUEBIRD ST.
GARFIELD ST.
SIOUX ROAD
DAKOTA DR.
MORNINGSET RD.
TANGERINE ST.
LEMON ST.
GRAPEFRUIT ST.
ORANGE ST.
ZARATE DR.
LOS EBANOS STREET
SAN DIEGO STREET
JOHNSON STREET
PINO STREET
SALAZAR STREET
BRECHA DRIVE
CANCUN DR.
OZUMEL LN.
CANCUN LN.
ACAPULCO LN.
AVAVITOS LN.
LOMA DELTA ST.
LOMA BONITA ST.
LOMA VISTA ST.
HOOPER AVENUE
COCONUT
PULLIN
SAN CRISTOBAL ST.
SAN RAMON ST.
EL MONTE AVE.
EL CAMPO AVE.
PALOMA AVE.
RETAMA STREET
LEONIAN SUBD.
EL TIGRE SUBD.
8" F.M.
12" F.M.
6" F.M.
E.D.A.P. L.S.
3-00-Master Brch
Texas Firm No. F-16526
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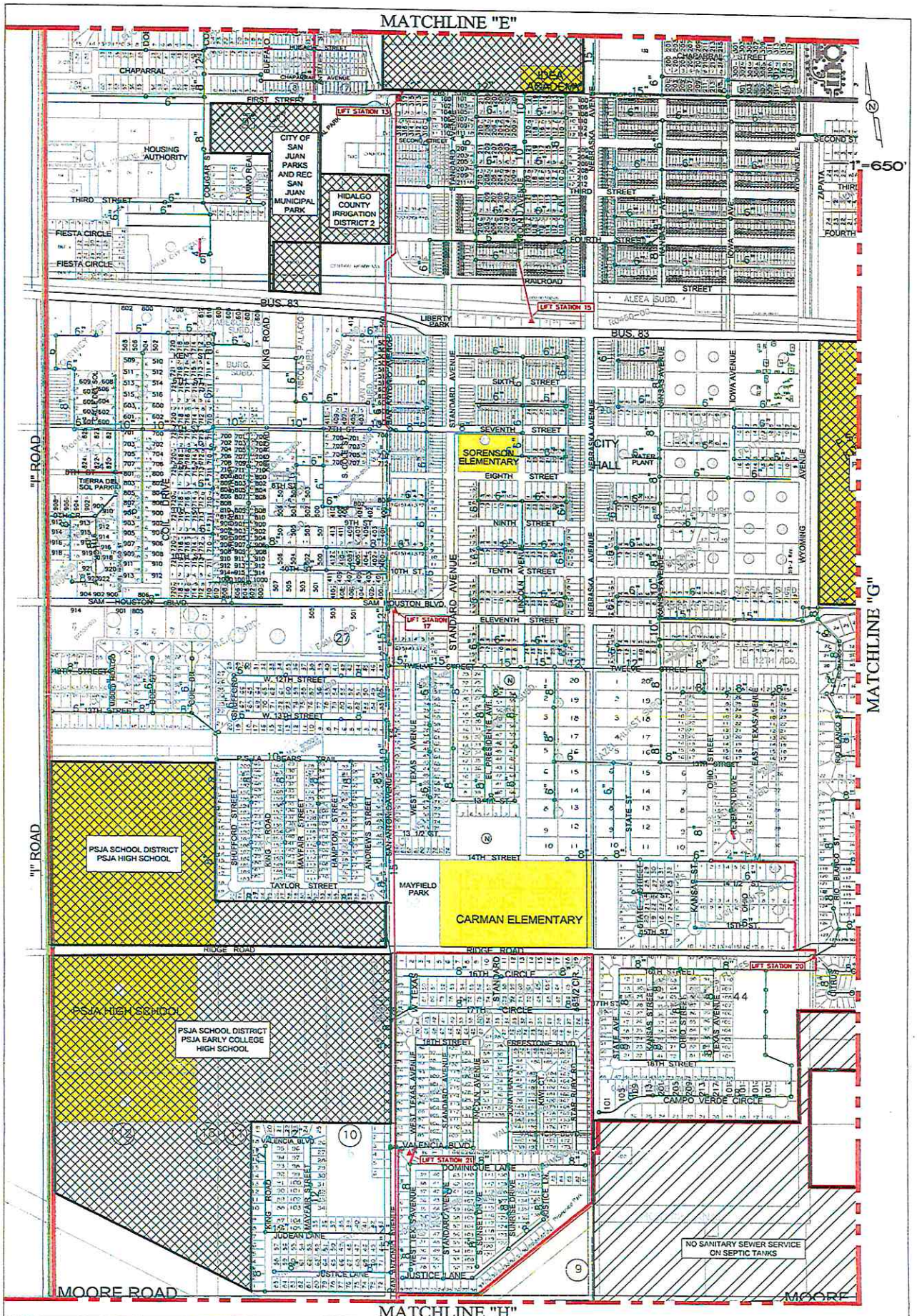
CITY OF SAN JUAN
CENTRAL NORTHEAST REGION-EXISTING COLLECTION
EXHIBIT 5.5



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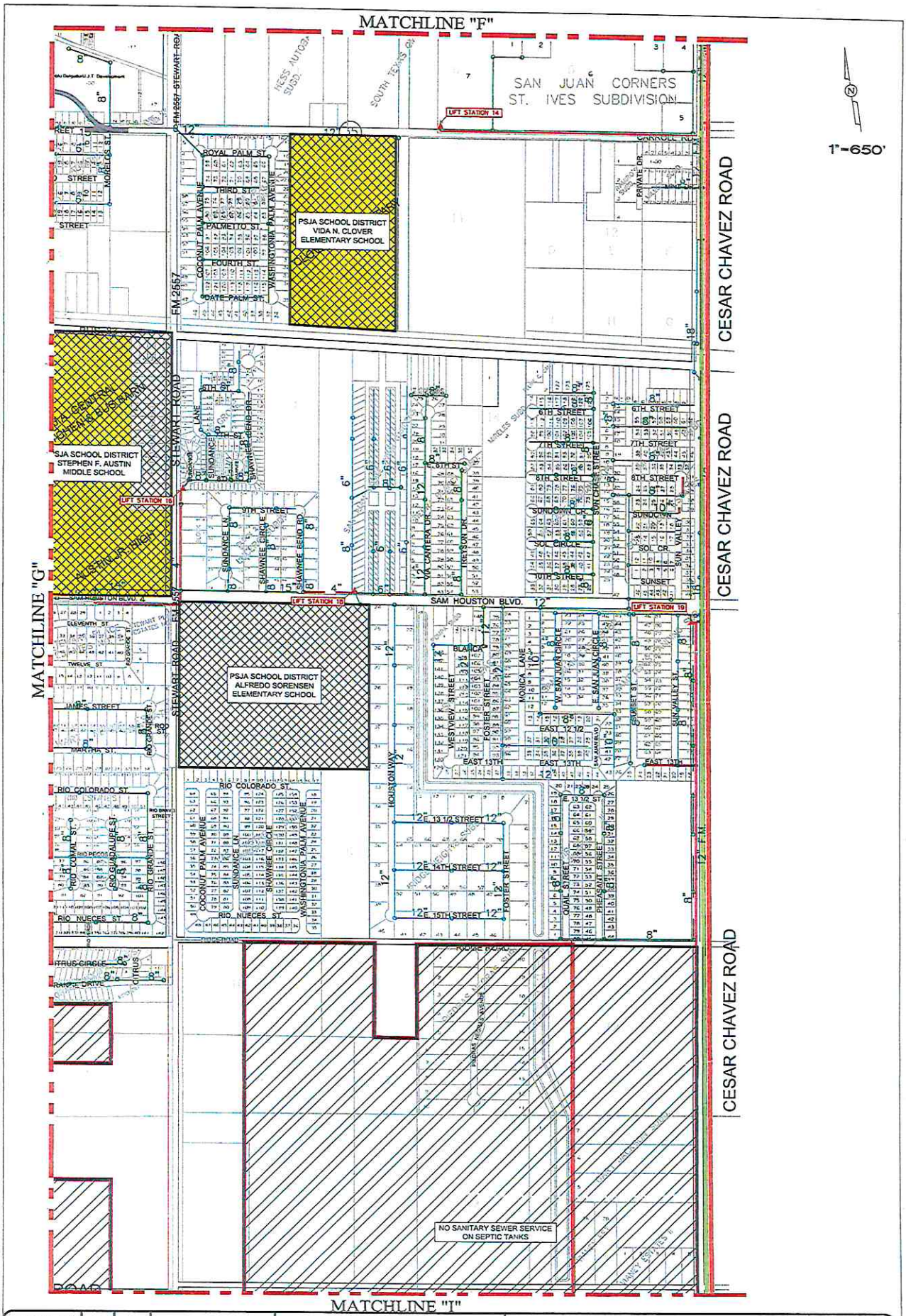
CITY OF SAN JUAN
CENTRAL SOUTHWEST REGION-EXISTING COLLECTION
EXHIBIT 5.6

Exhibit 5.6 – 5.9

South Region – Existing Collection System



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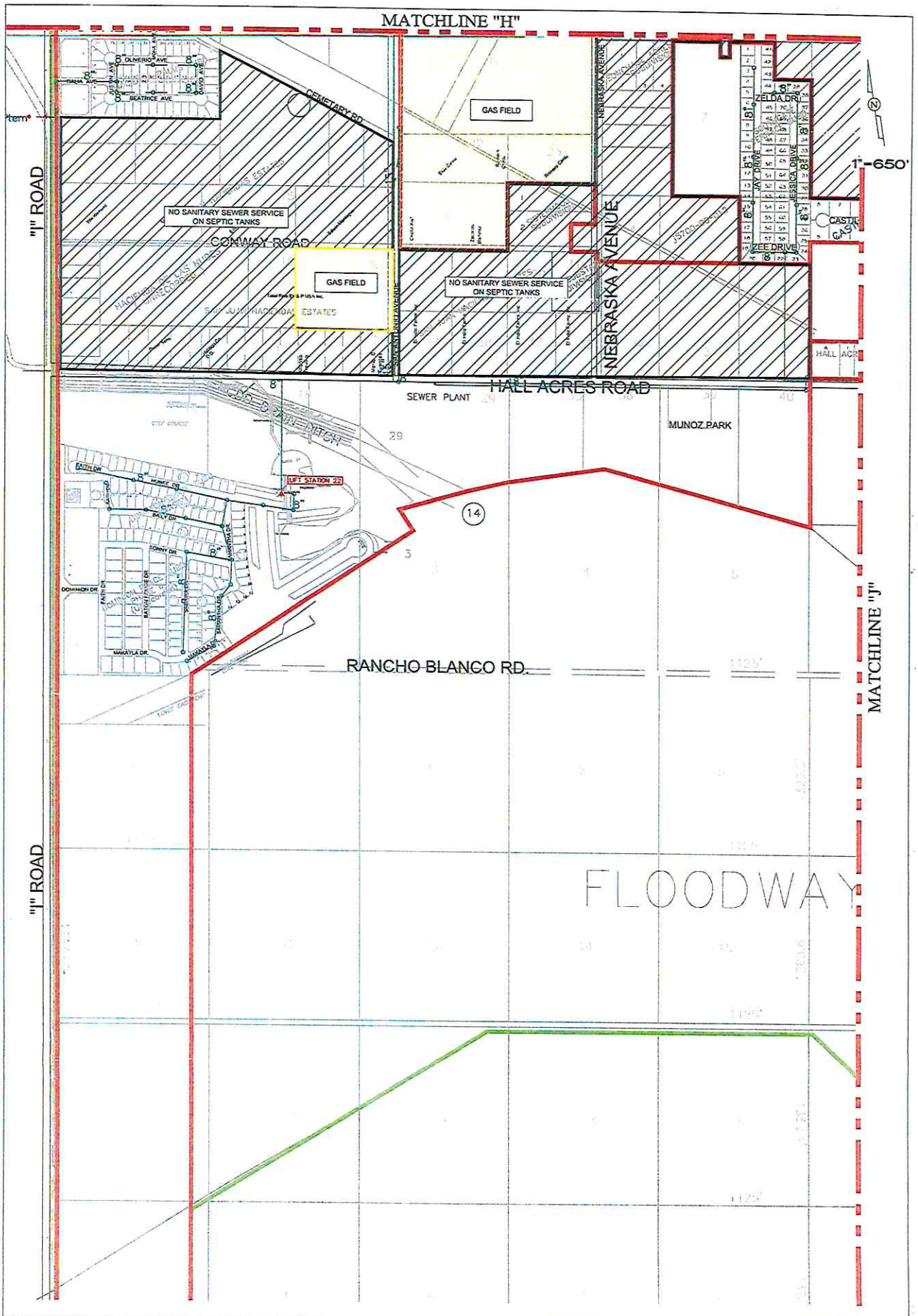

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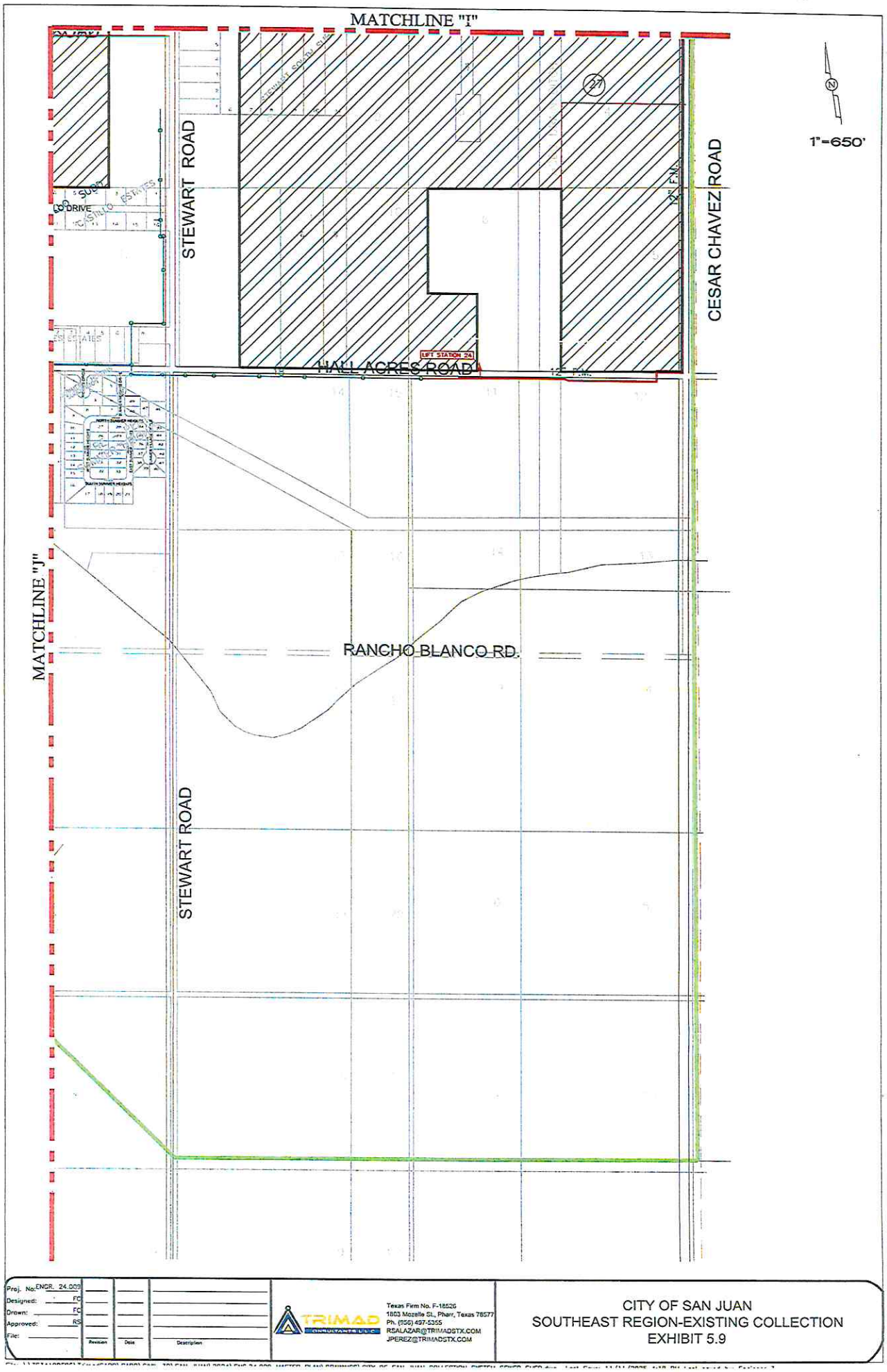
CITY OF SAN JUAN
SOUTHWEST REGION-EXISTING COLLECTION
EXHIBIT 5.8



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CITY OF SAN JUAN
SOUTHEAST REGION-EXISTING COLLECTION
EXHIBIT 5.9

An evaluation of each lift station was conducted, refer to **Appendix D.** The evaluation is based on site visits, staff interviews, and field measurements. It includes a condition assessment as well as recommended repairs and improvements. Technical information such as pump horsepower (Hp), wet well size, and inventory of station equipment was summarized and included in this same appendix.

The City's Organized Sewer Collection System includes a series of lift station and trunk sewers that convey flow to the City's single WWTP. TRIMAD subdivided the collection system into two regions, North and South to simplify our analysis **Exhibit 5.10** graphically depicts the connectivity between the various lift stations and final discharge at the WWTP.

North Region (North of US 83)

The north region is one of the fastest growing regions in the City. The collection system in this region is well organized. TRIMAD is recommending a few system improvements to address the undersized sewers which also happen to be in poor conditions. Furthermore, several lift stations in this region have reached their intended design life and may require upgrades, repairs, or even replacement. The ongoing project to replace lift station 6 and the rerouting of the force main south of expressway 83 will help alleviate the flow in the area west of the city. Lift station 7 is currently being rehabilitated due to physical condition deficiencies.

The primary facilities collecting flow north of US 83 are LS 7 and LS 6. LS 4 and the North Alamo Water Supply Company (NAWSC) LS 1 discharges at LS 2. LS 2 collects flow from the northwest quadrant and discharges at LS 1. LS 1 collects flow from the northeast quadrant and discharges at LS 6 with a 10-inch force main. Flow west of Cesar Chavez Rd between US 83 and SH 495 is collected by LS 12 and LS 9, to then be discharge to a manhole in the Citriana Subdivision to then be collected by LS 6. LS 3 collects flow from the Northgate Manor Subdivision to then discharge to LS 5. This station collects flow along Raul Longoria and between Eldora Rd and Sioux Rd, to then discharge with an 8-inch force main to a manhole along Sioux Rd which ultimately outfall to LS 6. LS 6 being one of the primary lift stations collecting flow from the west region north of US 83 to outfall south of US 83 to LS 19.

The LS 7 receives flow from the North Alamo Water Supply Company (NAWSC) LS 2 and LS 8. The North Alamo Water Supply Company LS 2 collects flow from the Grandora PH II Subdivision outside the City of San Juan CCN to then discharge to a manhole in Loma Linda Subdivision, to ultimately outfall to LS 8. LS 8 collects from SH 495 to Sioux Rd along the Hidalgo County Irrigation District No. 2 Ditch, to then outfall to LS 7. LS 7 is also one of the primary lift stations collecting flow from the central region north of US 83 to outfall to a 15-inch gravity main that flows south of US 83 to LS 13.

Refer to **Exhibit 5.2 through Exhibit 5.5.**

Exhibit 5.10

Lift Station Flow Path

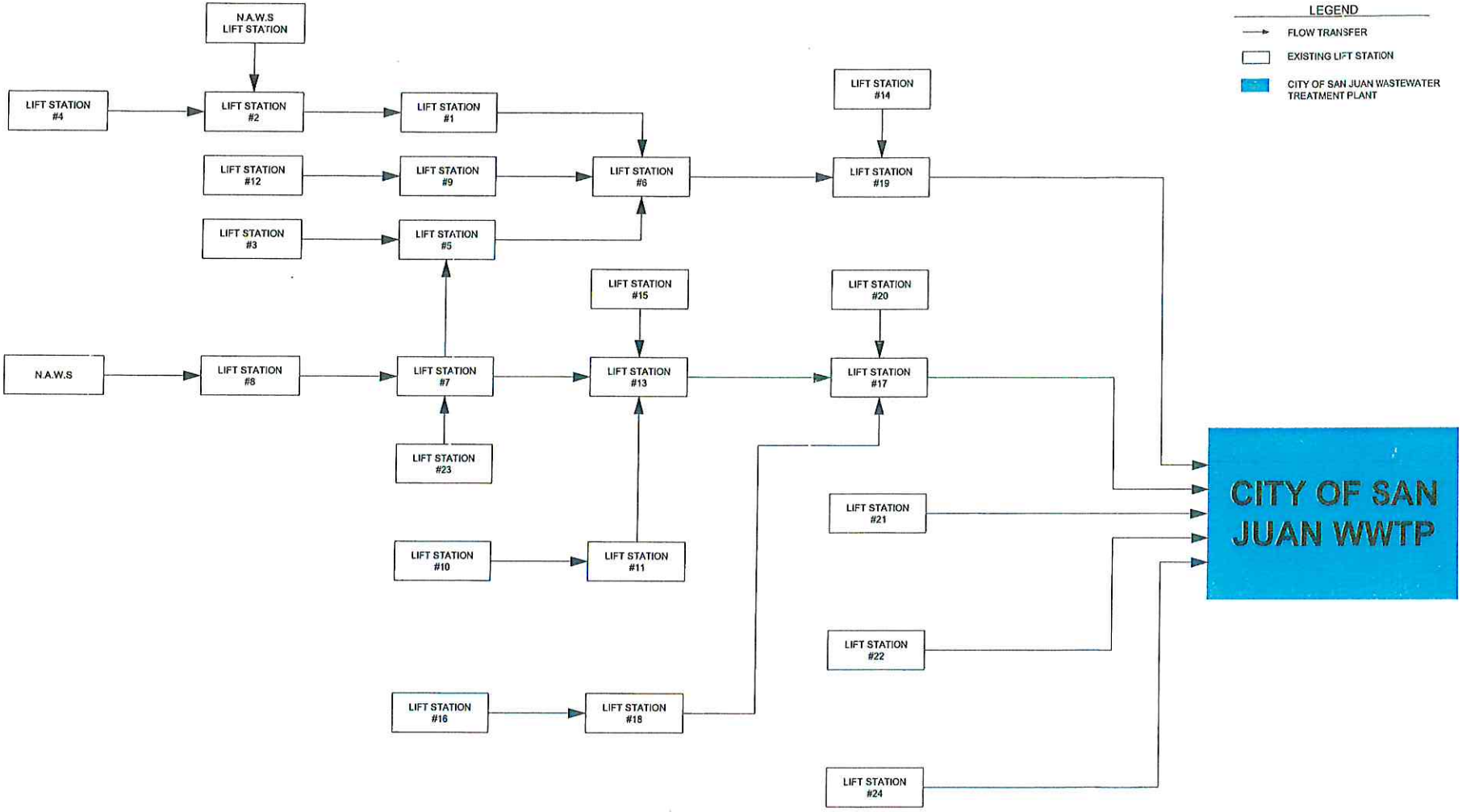

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EXHIBIT ONLY

CITY OF SAN JUAN
WASTEWATER COLLECTION
MASTER PLAN

WASTEWATER COLLECTION
LIFT STATION FLOW PATH
EXHIBIT 5.10

PROJ. No.

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South Region (south of US 83)

The South Region is limited to the boundary between US 83 and the floodway. The area south of the floodway, predominately undeveloped from the floodway to Military Hwy was annexed by the city of Pharr limiting the potential growth of City of San Juan. The South Region represents the oldest part of the City and the collection system is generally not adequate to handle the existing and future flows due to brick manholes and clay pipes. The challenge in this region is replacing mains that have reached their intended design life. The most urgent issue is addressing downstream deficiencies from LS 19 and LS 17 to the WWTP.

The primary facilities collecting flow south of US 83 are LS 17 and LS 19. LS 13 collects flow from "I" Rd. to FM 2557 (Stewart Rd) between US 83 and Bus. 83. LS 13 also receives flow from LS 7, LS 10 and LS 11 through a 15-inch gravity main that crosses US 83 south, to ultimately outfall to LS 17. LS 20 collects flow from Campo Verde Subdivision and Rio Estates to outfall at LS 17. LS 21 collects flow from the Paloma Blanca Estates and Dominique Subdivision. LS 17 and LS 21 discharges with a 15-inch force main and a 6-inch force main respectively to a manhole south of San Antonio Ave to then outfall to the WWTP with a 15-inch gravity main. LS 14 collects flow from Carrol Estates Subdivision and from the San Juan Corners St. Ives Subdivision and outfalls to a manhole on Cesar Chavez to ultimately outfall to LS 19. LS 19 collects flow from VIP East Subdivision, Sun Valley Estates, and Mi Casa Subdivision along with flow from LS 6 through a 12-inch force main that crosses US 83 south. LS 19 discharges to a man hole along Hall Acres through a 12-inch force main to ultimately outfall to the WWTP with an 18-inch gravity main. LS 24 collects flow from Valley Ranch, Valley Ranch 2, and Valley Ranch 4 and discharges to a close by man hole along Hall Acres to ultimately outfall to the WWTP with an 18-inch gravity main. LS 21 collects flow from the Dominion Place Subdivision phase 1 and phase 2 to then cross the Hidalgo County Drain Ditch with a 6-inch force main to then discharge to the WWTP.

Refer to Exhibit 5.6 through Exhibit 5.9

5.2.1 System Evaluation

An analysis was performed to evaluate the sewer capacity versus peak flows for both existing and future system conditions. This evaluation formed the basis of the recommended project improvements.

5.2.2 Description of Hydraulic Analysis

A hydraulic analysis was conducted for each sewershed and combined to represent the City's complete wastewater collection system. Flow from each respective sewershed, conveyed through lift stations and associated gravity mains, was calculated to identify potential system deficiencies. Undeveloped areas were also considered to evaluate the future capacity of various sewer mains and lift stations. The following assumptions were made in the analysis:

- Full pipe flow was assumed.
- Infiltration and inflow was taken into consideration.

Existing flows from residential customers were estimated using the City's Geographical Information System (GIS), Google Maps, and incorporating the most recent Land Use Map included in the City's Comprehensive Plan. Flows from the various categories were estimated based on historical flows for single family residential and actual residential connections. Flow from non-residential sources

(schools, municipal parks, hospitals, community centers, etc.) were estimated using standard literature and TCEQ Values.

Refer to Appendix E for a summary of our analysis, as well as unit flow rates used for existing lots and future development.

5.2.3 Capacity of Existing Sewer System

5.2.3.1 Lift Stations

5.2.3.2 Sewer System

One of the main objectives was to inspect and assess the City's Lift Stations. Refer to Appendix D for a detailed report regarding each lift station. TRIMAD has identified a total of five (5) lift stations to eliminate which reduces the number to nineteen (19). Furthermore, we are also recommending to rehab one (1) lift stations. The master plan also includes a list of repairs at a majority of the remaining lift stations.

All the lift stations related improvement projects are summarized in Section 5.4.

5.3 Recommended Collection System Improvements

Trimad has identified multiple projects to be included as part of the Capital Improvements Program. These projects are briefly summarized below and subdivided per region (North and South). Certain complex projects were evaluated in greater detail to better define work required and highlight urgency and challenges.

5.3.1 North Region Projects

Project No. 1 – FM 1426 Raul Longoria Utility Relocation

As part of the planned expansion of FM 1426 (N Raul Longoria Road) — from Nolana Loop to I-2 the existing right-of-way (ROW) will be widened from its current 80 to 120 feet to a proposed 150 feet. This expansion covers approximately 2.1 miles of roadway. The project's anticipated Ready-to-Let (construction) date is January 2027.

A key focus of this project is the relocation and upgrading of existing utility and collection systems within the corridor. These improvements are critical to accommodate the new ROW requirements and ensure system reliability throughout construction and beyond.

The utility relocation effort also plays a vital role in supporting future area development by establishing accessible and strategically placed connection points.

Refer to Exhibit SS.1 and CIP Item No. 1.

Project No. 2 – Raul Longoria Interceptor – Lift Station 10 Elimination Project

This project aims to eliminate Lift Station 10, located behind the Iglesias Professional Plaza at the intersection of E. Ciro Drive and N. Raul Longoria Road. In conjunction with this objective, the project will also take advantage of the planned future expansion of Raul Longoria Road, which will require the relocation of existing utilities.

Currently, the sanitary sewer manholes along Raul Longoria are located beneath the asphalt roadway, making routine access and maintenance difficult for city crews. Furthermore, the only accessible manhole south of the expressway is in poor condition and at risk of structural failure.

Eliminating Lift Station 10 and relocating utilities will improve system reliability, reduce maintenance challenges, and better align with future roadway improvements.

Refer to Exhibit SS.1 and CIP Item No. 2.

Project No. 3 - 495 Gravity Sewer Extension – Lift Station 9 Elimination

It is recommended to decommission the existing lift station, as it currently discharges into a shallow manhole within the Citriana Subdivision—creating long-term maintenance and capacity concerns.

The proposed solution includes upgrading the existing gravity sewer line to increase pipe size, ensuring it meets the necessary slope and flow capacity requirements for the area.

This project is dependent on the completion of the gravity line along Cesar Chavez Road, which will provide the necessary downstream infrastructure to support the redirected flow.

Refer to Exhibit SS.1 and CIP Item No. 3.

Project No. 4 - Sgt. Leonel Trevino Gravity Sewer Extension – Lift Station 11 Elimination

It is recommended to decommission the existing lift station, as it currently discharges into a shallow manhole along SGT. Leonel Treviño Road. This configuration presents ongoing maintenance challenges and increases the risk of overflows.

The proposed solution includes upsizing the existing sewer line to ensure it meets the required slope and flow capacity for the area. This upgrade will improve system performance, reduce reliance on lift station infrastructure, and support future development in the surrounding area.

This project is contingent upon the completion of the gravity line along Raul Longoria Road, which will provide the required downstream capacity for the redirected flow.

Refer to Exhibit SS.2 and CIP Item No. 4.

Project No. 5 - Cesar Chavez Gravity Sewer Extension – Lift Station 12 Elimination

It is recommended to decommission the existing lift station in order to reduce long-term maintenance costs and provide a more accessible connection point for future development in the area. To support this effort, the project proposes upsizing the existing sewer line to accommodate the required slope and flow capacity. In addition, the plan includes extending the existing 24-inch gravity line—currently discharging into Lift Station 6—eastward along Cesar Chavez Road to connect near SGT. Leonel Treviño Road. The undeveloped 110.85-acre tract shall be served by this 24-inch sanitary sewer (SS) main. All proposed development within the undeveloped 110.85-acres shall be required to extend the 24-inch SS main as necessary and construct an 8-inch SS line to the property line to provide sanitary sewer service. This project is contingent upon the completion of

the gravity line along Cesar Chavez Road, which will provide the required downstream capacity for the redirected flow.

Refer to Exhibit SS.2 and CIP Item No. 5.

Project No. 6 – 495 & I Road (San Juan Café) Sanitary Sewer Improvements Project

To address ongoing issues with overflows and maintenance challenges, it is necessary to deepen the existing sanitary sewer manhole. The current shallow manhole configuration has proven inadequate, leading to frequent operational problems and system inefficiencies.

By increasing the depth of the manhole, this project will improve flow capacity, reduce the risk of overflows, and enhance overall reliability of the system.

This improvement will be coordinated with other planned upgrades in the area to ensure long-term performance and serviceability.

Refer to Exhibit SS.3 and CIP Item No. 6.

Project No. 7 - Cesar Chavez Utility Relocation Phase II

Hidalgo County Precinct #2, in cooperation with the cities of San Juan and Alamo and under the oversight of TxDOT, is proposing to widen and reconstruct a 3.8-mile section of Cesar Chavez Road from Ridge Road to Nolana Loop in Hidalgo County, Texas. The project will expand the right-of-way (ROW) from 60–100 feet to 80–120 feet to enhance traffic flow, improve public safety, and support long-term community growth and development. As part of these improvements, existing sewer and water utilities will be relocated and upgraded to provide more reliable service, increase system efficiency, and meet the demands of future development. This initiative also offers a valuable opportunity to implement critical upgrades to the local infrastructure, including major enhancements to the sanitary sewer system, ensuring more efficient and sustainable utility operations for residents and businesses. The project will be completed in two phases: Phase I will extend from Ridge Road to Business 83, and Phase II will cover the section from Business 83 to Nolana Loop.

Refer to Exhibit SS.4 and CIP Item No. 7.

Lift Station No. 7 Relocation Project (On-Going)

Lift Station 6 is currently under construction to increase its capacity and improve operational performance. The upgrades are designed to accommodate both existing and projected future wastewater flows, ensuring long-term system reliability and supporting continued development in the surrounding area.

A key component of the project is the installation of a 24-inch gravity sewer line, which will provide additional conveyance capacity, reduce hydraulic demand in the service area, and ultimately facilitate the elimination of three (3) existing lift stations.

5.3.2 South Region Projects

Project No. 8 – Cesar Chavez Utility Relocation Phase I

Hidalgo County Precinct #2, in cooperation with the cities of San Juan and Alamo and under the oversight of TxDOT, is proposing to widen and reconstruct a 3.8-mile section of Cesar Chavez Road from Ridge Road to Nolana Loop in Hidalgo County, Texas. The project will expand the right-of-way (ROW) from 60–100 feet to 80–120 feet to enhance traffic flow, improve public safety, and support long-term community growth and development. As part of these improvements, existing sewer and water utilities will be relocated and upgraded to provide more reliable service, increase system efficiency, and meet the demands of future development. This initiative also offers a valuable opportunity to implement critical upgrades to the local infrastructure, including major enhancements to the sanitary sewer system, ensuring more efficient and sustainable utility operations for residents and businesses. The project will be completed in two phases: Phase I will extend from Ridge Road to Business 83, and Phase II will cover the section from Business 83 to Nolana Loop.

Refer to Exhibit SS.4 and CIP Item No. 8.

Project No. 9 – Stewart and Sam Houston Gravity Sewer Extension

The project area lacks an existing gravity sewer connection. Although a lift station is nearby, site elevations and distance make a gravity connection impractical. A new sewer line is needed to ensure proper wastewater collection and conveyance, providing a reliable and compliant solution for current and future service needs. The proposed sewer line will extend from Sam Houston, running west along Stewart Road, and then continue north to Business 83.

Refer to Exhibit SS.5 and CIP Item No. 9.

Project No. 10 – Lift Station 19 Rehabilitation Project

This project involves the comprehensive rehabilitation of a key lift station that plays a vital role in supporting the city's ongoing growth and wastewater management needs. As one of the most important lift stations in the system, it handles a substantial portion of the city's wastewater flow and transfers it to the gravity sewer line along Hall Acres Road, which ultimately directs flow to the Wastewater Treatment Plant.

Due to increasing flow volumes and aging infrastructure, rehabilitating this lift station is essential to maintaining system reliability and preventing service interruptions. The upgrade will include the installation of higher horsepower (HP) pumps designed to handle both current and anticipated future flow demands efficiently. These more powerful pumps will enhance operational capacity, reduce the risk of pump overload or failure, and improve overall system resilience.

By upgrading this critical infrastructure, the city will ensure continued, uninterrupted wastewater service, accommodate population growth, and protect public health and the environment.

Refer to CIP Item No. 10.

Project No. 11 – Hall Acres Sanitary Sewer Capacity Improvement Project

Upgrading the size of the existing gravity line is critical, as it conveys the entire wastewater flow from the city to the Wastewater Treatment Plant. The receiving sanitary sewer manhole (SSMH) plays a key role in this system by collecting flow from both Lift Station 19 and Lift Station 24. This improvement is essential to ensure the system can handle current and future capacity demands, maintain reliable service, and prevent potential overflows or system failures.

Refer to Exhibit SS.6 and CIP Item No. 11.

Collection System Infrastructure Improvements

The following projects involves replacing existing clay sewer pipes with durable PVC pipes. Upgrading to PVC will improve the sewer system's structural integrity, reduce infiltration and leakage, and enhance long-term reliability and maintenance efficiency. The new PVC pipes are corrosion-resistant and better suited to handle current and future wastewater flows, supporting the city's ongoing infrastructure modernization efforts. As it also aims to reduce long-term operation and maintenance costs.

The following projects involve replacing aging clay sewer pipes with durable, corrosion-resistant PVC pipes. This upgrade will enhance the structural integrity of the sewer system, reduce inflow & infiltration and sewage leakage, and improve long-term reliability and maintenance efficiency. The targeted areas have experienced recurring maintenance issues caused by broken and collapsed sewer lines. As part of the improvements, deteriorated brick and concrete manholes within the project areas will also be replaced with fiberglass manholes. Both PVC piping and fiberglass manholes are better suited to handle current and future wastewater flows. These improvements are also expected to reduce long-term operational and maintenance costs.

Project No. 12 - Moore's Subdivision

Located near the intersection of 12th Street and Ohio Avenue, the project is designed to mitigate the aging clay pipes in the surrounding service area.

Refer to Exhibit SS.7 and CIP Item No. 12.

Project No. 13 - Original Townsite Subdivision

The project area is located between 2nd Street and 4th Street, and is bounded by Kansas Avenue to the north and Wyoming Street to the south. The primary objective is to address infrastructure concerns by replacing aging clay pipes and deteriorating brick manholes within the surrounding service area.

Refer to Exhibit SS.8 and CIP Item No. 13.

Project No. 14 - High School East Subdivision

Located near PSJA Bears Trail and San Antonio Avenue, this projects aims to replace the aging clay pipes within the service area.

Refer to Exhibit SS.9 and CIP Item No. 14.

Project No. 15 - Clark Terrace Subdivision

Located near the intersection of I Road and Sam Houston Boulevard, this projects aims to replace the clay pipes in the service area.

Refer to Exhibit SS.10 and CIP Item No. 15.

Project No. 16 - Lincoln Ave & State St

Located along Nebraska Avenue, this projects aims to replace the clay pipes and brick manholes within the service area.

Refer to Exhibit SS.11 and CIP Item No. 16.

Project No. 17 - Lincoln Ave

Located along Lincoln Ave between 1st St and Business 83. This project will improve the capacity and reliability of the wastewater collection system in the vicinity of Lincoln Avenue and will facilitate the elimination of the City's smallest lift station, thereby reducing long-term operation and maintenance costs.

Refer to Exhibit SS.12 and CIP Item No. 17.

Project No. 18 - Second Street

Located near 1st Street and 3rd Street, just east of Lift Station 13, this project aims to replace aging clay pipes within the service area.

Refer to Exhibit SS.12 and CIP Item No. 18.

Project No. 19 - Cougar St

The project area is located along Cougar Street and is bounded between Hackberry Avenue and 1st Street. The primary objective is to address infrastructure concerns by replacing aging clay pipes and deteriorating brick manholes within the surrounding service area.

Refer to Exhibit SS.13 and CIP Item No. 19.

Project No. 20 - El Cahon

The project area is located along Antelope Street and is bounded between Athol Avenue and 1st Street. The primary objective is to address infrastructure concerns by replacing aging clay pipes and deteriorating brick manholes within the surrounding service area.

Refer to Exhibit SS.14 and CIP Item No. 20.

Project No. 21 - Tierra del Sol & Calle del Sol

The project area is located within Tierra del Sol Subdivision No. 3 along 9th Circle. The primary objective is to address infrastructure concerns by replacing aging clay pipes and deteriorating brick manholes in the surrounding service area.

Refer to Exhibit SS.15 and CIP Item No. 21.

Project No. 22 - Coil Drive

The project area is located along Coil Drive, between 7th Street and Sam Houston Boulevard. The primary objective is to address infrastructure concerns by replacing aging clay pipes and deteriorating brick manholes within the surrounding service area.

Refer to Exhibit SS.15 and CIP Item No. 22.

Project No. 23 - Shufford Street and King Road

The project area is located along Shufford Street and King Road, aiming to address infrastructure concerns by replacing aging clay pipes and deteriorating brick manholes within the surrounding service area.

Refer to Exhibit SS.15 and CIP Item No. 23.

5.4 Capital Improvement Plan

This section of the report provides a schedule and corresponding cost for improvements identified in the master plan report to eliminated lift stations, address system deficiencies, and meet future flow requirements. Refer to Appendix G for a breakdown of recommended improvements at the WWTP and associated costs.

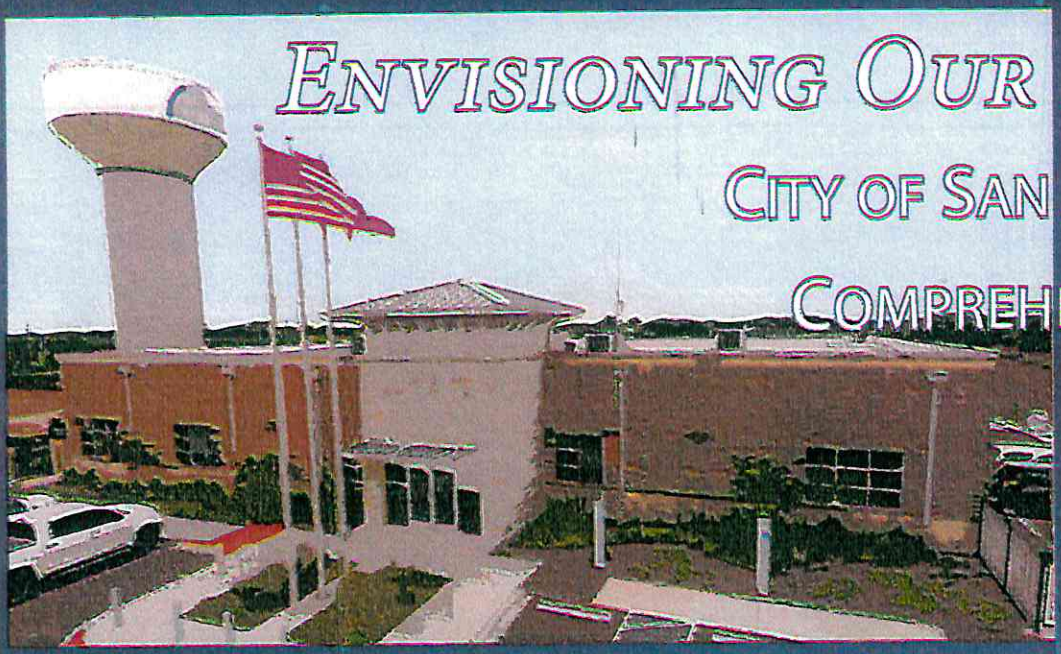
Appendix A

City of San Juan Comprehensive Plan Update - 2019

Envisioning Our Future

City of San Juan, Texas

Comprehensive Plan



June, 2019

Envisioning Our Future

City of San Juan, Texas

Comprehensive Plan

June, 2019

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Acknowledgements

Special appreciation to all who participated in the development of this Comprehensive Plan

Envisioning Our Future!

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Mayor Pro-Tem Jesus "Jesse" Ramirez
Commissioner Ernesto "Neto" Guajardo
Commissioner Leonardo "Lenny" Sanchez
Commissioner Marco "Markie" Villegas
Former Commissioner Pete Garcia

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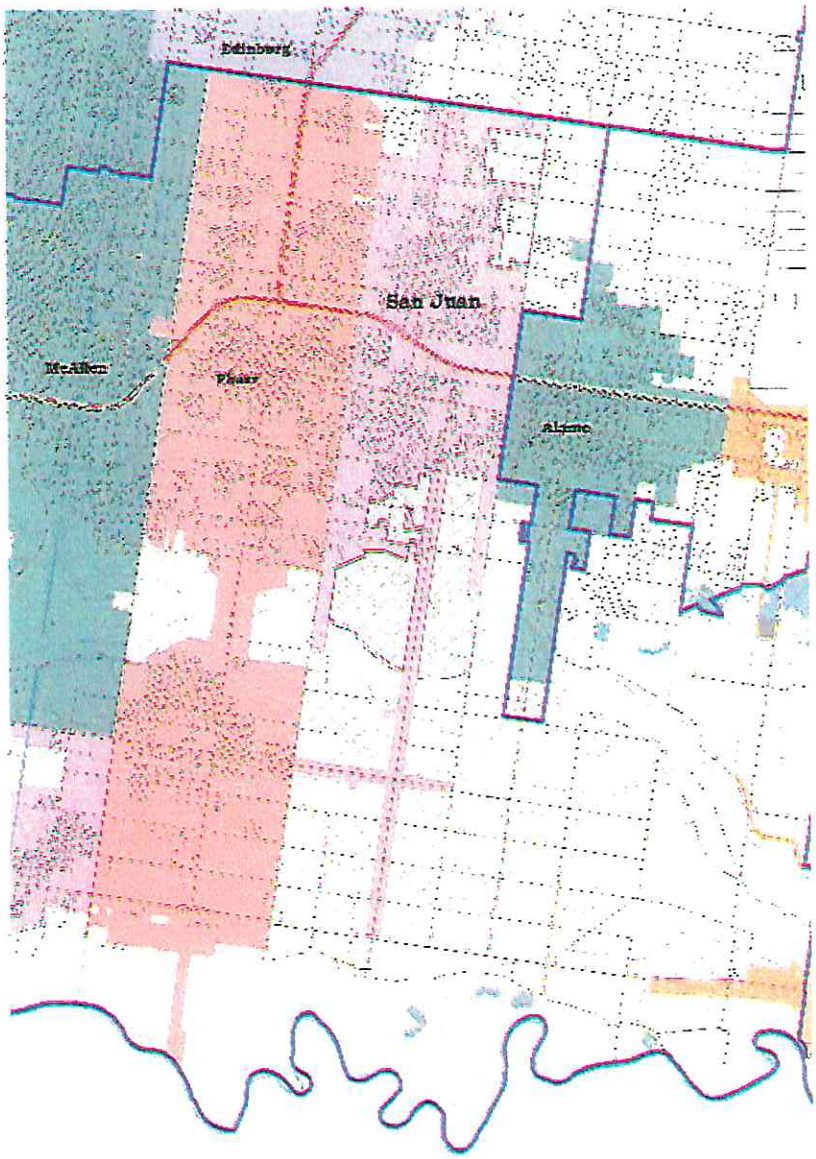
1 Introduction

The planning process began in April 2018 with a joint meeting of the Planning and Zoning Commission, interested citizens, and the SJEDC Board. Over the following 12 months, there were monthly meetings to discuss and comment on the draft sections of the Plan. The Planning and Zoning Commission began their review in October. Two Community Meetings/Open Houses were held at the San Juan Memorial Library to provide the opportunity for citizen input. The first was on December 6, 2018 and the second on April 17, 2019. The Planning and Zoning Commission held a public hearing on June 6, 2019 and recommended the Plan to the City Commission for adoption by ordinance.

In Texas, comprehensive plans have their foundation in State law. Chapter 213 of the *Texas Local Government Code* provides that the governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. The purposes are to promote sound development and ensure public health, safety and welfare. A comprehensive plan may include, but is not limited to, land use, transportation, and public facilities. It may have locally determined additional chapters.

Additionally, Section 211 of the *Texas Local Government Code* says zoning regulations must be adopted in accordance with a comprehensive plan.



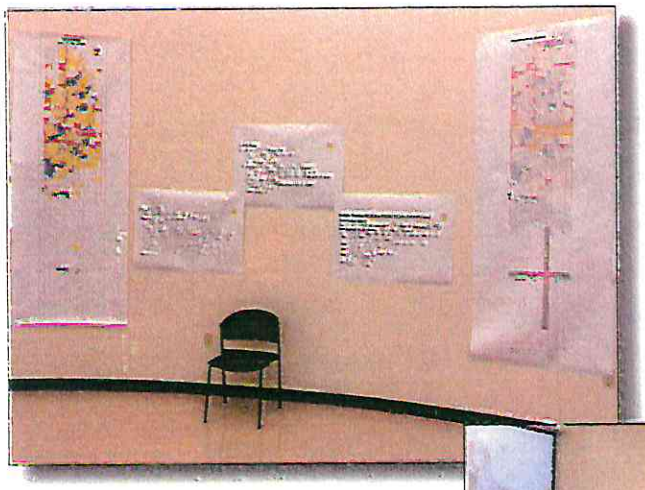
Source: Online County of Hidalgo Map 2017 (adapted)

Jurisdiction of the Plan

The Comprehensive Plan (Plan) covers the area within the City of San Juan city limits and its Extraterritorial Jurisdiction (ETJ). The cities of Pharr, Edinburg, and Alamo are adjacent to San Juan.

Development of the Comprehensive Plan

A comprehensive plan should provide education and guidance. It educates the leadership and the citizens on



existing conditions, explains the need for looking ahead, and identifies problems, and solutions. It then serves as a handbook for the basis of decision making. It provides the ability to say yes or no to proposed zoning changes and development and encourages a thoughtfully conceived budget for facilities and infrastructure needs.

The planning process began in April 2018 with a joint meeting of the Planning and Zoning Commission, the Advisory Committee, and the SJEDC Board. Over the following 12 months the Advisory Committee and the Planning and Zoning Commission received drafts of the chapters of the Plan for their review and comments. Two Community Meetings/Open Houses were held at the San Juan Memorial Library to provide the opportunity for citizen input. The first was in December 2018 and the second in April 2019. The Planning and Zoning Commission held a public hearing in June and recommended the Plan to the City Commission for adoption.

This new Plan incorporates aspects of previous planning efforts from the Strategic Plan 2016-2021, Downtown Revitalization Mixed-Use Project, engineering, infrastructure plans, and San Juan Economic Development Corporation (SJEDC) projects.

A separate *2019 Parks and Recreation Master Plan* is developed concurrently with this Plan.

CHAPTERS OF THE PLAN

The Comprehensive Plan is organized into nine (9) chapters. Each one includes identification of existing conditions, current and anticipated issues, a goal, policies; and actions. Although these are separate chapters, they are all interrelated because land use influences transportation, which in turn identifies capital improvement needs, which can spur economic development, and influences the day to day and long range decisions and actions of the City.

Chapter 1 - Introduction - Identifies the purpose, jurisdiction, expectations, and plan development activities of the Comprehensive Plan.

Chapter 2 - Community Profile - Provides an overview of current conditions including history, past and present population, future population projections, and economic indicators.

Chapter 3 - Vision and Goals - Creates a new community vision and identifies the goals for each of the following chapters that are used to implement the vision.

Chapter 4 - Land Use - Identifies current and future land uses; defines potential new and different land uses; provides the Future Land Use Map, actions and policies; and to guide zoning recommendations and improvements.

Chapter 5 - Transportation - Describes the Thoroughfare Plan and associated criteria, includes the Thoroughfare map, and recommends policies and actions for an accessible transportation network.

Chapter 6 - Economic Development - Describes the San Juan Economic Development Corporation (SJEDC) business plan and suggests possible new directions and implementation actions in conjunction with the SJEDC Board.

Chapter 7 - Utilities and Services - Identifies the utility and services providers' responsibilities, needs and actions for streets, water, wastewater, and drainage improvements. Police, Fire, Library and Sanitation are included in this chapter.

Chapter 8 - Capital Improvement – Provides an overview of how capital improvements programming works.

Chapter 9 - Implementation - Defines how the plan is to be used, with actions and guidelines for accomplishing the City's needs.

The results of this long range planning process will be a handbook to guide near term and long range development. It sets the stage for good decision making based on needs and desires of the citizens and balanced with the ability to accomplish what is best for the City of San Juan. This is

Envisioning Our Future!

2 Communities Profile

Centrally located in the Lower Rio Grande Valley, the City of San Juan is ready to move forward. To begin the process of Envisioning our Future, an overview of information and conditions is required.

The City is in the southern part of Hidalgo County, Texas. It is bordered by the cities of Pharr, Alamo, and Edinburg. Also adjacent are the unincorporated communities of Lopezville, Murillo, and North Alamo.

San Juan is 9.8 square miles in size and extends 10.6 miles in length from Owassa Road to the north to Military Highway (US 281) to the south. US 83/IH 2 transects the City from east to west for 2.5 miles. Other major roads are Veteran's Boulevard, Raul Longoria (FM 1426), Nebraska Avenue, Cesar Chavez Road, FM 495, Business 83, Ridge Road, Stewart Road (FM2557), and Nolana Loop.

San Juan has a mild humid subtropical climate. Summer high temperatures are in the upper 90s with January lows in the upper 40s. Average rainfall is 22 inches. The elevation above sea level is 105 feet.

The City of San Juan is chartered as a Home Rule city with a Council/Manager form of government. The governing body is the City Commission comprised of an elected Mayor and four City Commissioners. The City Commission appoints the City Manager to serve as the chief administrative officer managing the day-to-day operations of the City.

The City's logo is "The Friendly City" as it is a family-oriented city. A low crime rate, public parks, extensive library, excellent city services, friendly residents, and a variety of civic functions and festivals make San Juan a very nice place to live.

History

Long before San Juan was incorporated as a city in 1917, the area was an active place with large and small farms and ranches. Cotton was a major crop with fruit and vegetables beginning to be grown for export. With the development of the St. Louis, Brownsville & Mexico Railroad from Harlingen to Sam Fordyce beyond Mission in 1904, the City's name began to appear on maps. In 1910, the townsite was established on John Closner's property, known as the San Juan Plantation.

There are several sources thought to be the origin of the City's name. There is the Rio San Juan that flows into the Rio Grande. Many Spanish land grants in the 1700s included the words San Juan. Several nearby locations along the Rio Grande have San Juan in their name including the San Juan Plantation which was owned by a founder of the City, John Closner.

The City has a long relationship with the Basilica of Our Lady of San Juan del Valle National Shrine. From the Spanish missionaries to the church of San Juan de los Lagos to the Oblate Missionaries Trail in the 1850s, San Juan has been connected to the Catholic church. In 1908, the Oblate Fathers dedicated a church on San Juan Plantation to Saint John the Baptist. That small church grew to become the Basilica, a beautiful and important shrine and the destination for over a million visitors each year.

Education was important from the City's earliest days. Public schools in San Juan were established in 1919 with the creation of the Pharr-San Juan School District. Forty years later Alamo joined the district to create the Pharr-San Juan-Alamo School District (PSJA). The District has a high school, two middle schools, and eight elementary schools in San Juan and IDEA, a public charter school, has two campuses.

Over the years since 1919, San Juan has grown from a small town to a city that provides goods and services, locally, regionally and nationally. As early as 1924, there was a cotton compress, a cotton gin and a cannery. By the 1940s there was a large plant that made concrete pipe for irrigation drainage. Production of citrus fruit and vegetables, packing houses, an equipment manufacturing plant, and an iron foundry were in the City. Anchored by the Shrine, the City has grown to include businesses that provide goods and services not only for the residents, but regionally and nationally as well.

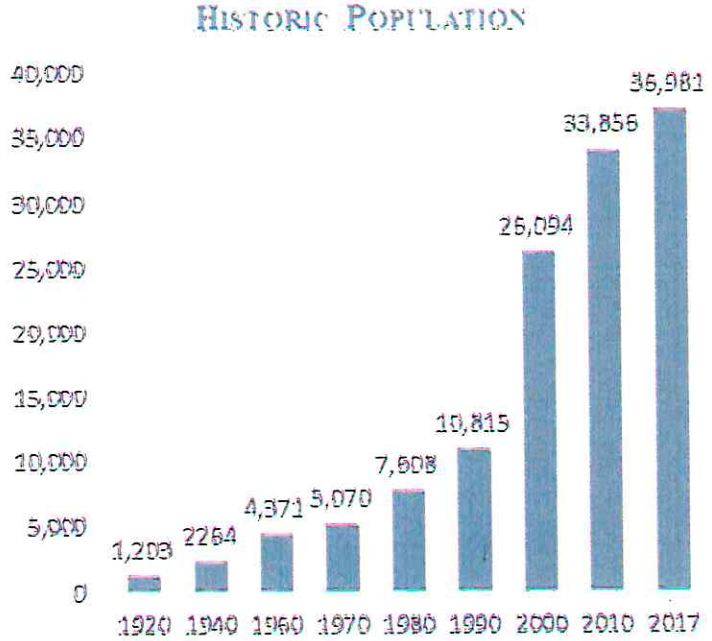
POPULATION

To help understand the future needs of the city, it is helpful to look at the population over time. The following sections include tables and charts that look at past, present, and projected (estimated) populations. **Table 2.1-Historic Population** and associated chart illustrates 100 years of documented population growth.

Table 2.1- Historic Population

1920	1940	1960	1970	1980	1990	2000	2010	2017
1,203	2.264	4,371	5,070	7,608	10,815	26,094	33,856	36,981

Source: United States Census Bureau, 1960, 1970, 1980, 1990, 2000 Decennial Census, 2016 American Community Survey 5-Year Estimates, 2016, 2017



From a population of 1,203 in the 1920 Census to doubling by 1950, and doubling again by 1970, and again by 1990, as San Juan continued to grow. Again, major growth occurred between 1990 and 2000 when the population more than doubled. By the 2010 Census, the population was 33,856.

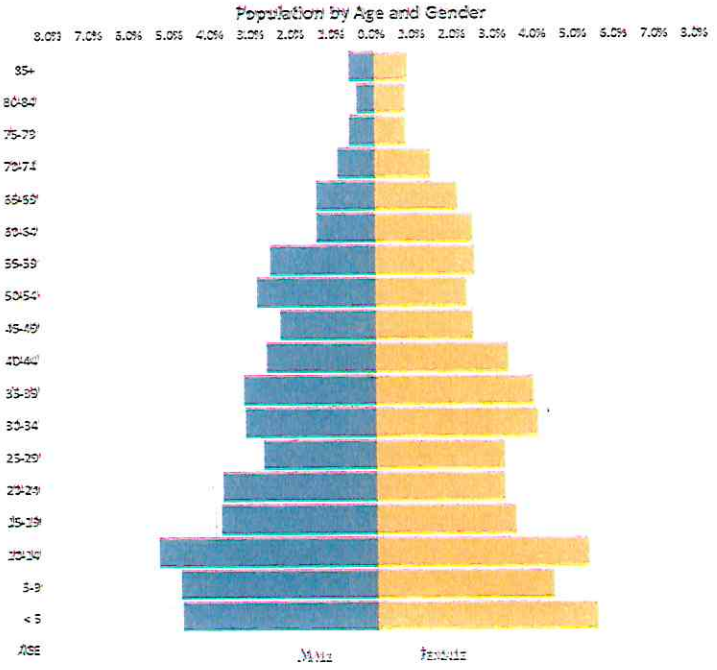
CURRENT POPULATION

The 2017 United States Census estimates the population to be 36,981, a small increase from 36,663 in 2016. **Table 2.2 Population Distribution by Age and Sex** uses the Census' American Community Survey 2012-2016 population of 35,983 because that is the most recent detailed data. The distributions are interesting in that the population is divided almost evenly with 48.4 percent Male and 51.6 percent Female. It is also important to note that approximately 30 percent are 14 years and younger with all those under 20 years old are 37.40 percent. The next two largest ages are 20-34 and 35-39, most likely the parents of the children and teenagers. This indicates a young and family-oriented population.

Table 2.2-Population Distribution by Age and Sex

Population	Total		Male		Female	
	Number	% of Total	Number	% of Total	Number	% of Total
Age	35,983	100%	17,407	48.4%	18,576	51.6%
Under 5 years	3706	10.30%	1741	4.84%	1969	5.47%
5 to 9 years	3346	9.30%	1758	4.89%	1579	4.39%
10 to 14 years	3850	10.70%	1950	5.42%	1895	5.27%
15 to 19 years	2663	7.40%	1393	3.87%	1245	3.46%
20 to 24 years	2519	7.00%	1375	3.82%	1152	3.20%
25 to 29 years	2159	6.00%	1010	2.81%	1152	3.20%
30 to 34 years	2627	7.30%	1166	3.24%	1449	4.03%
35 to 39 years	2591	7.20%	1184	3.29%	1412	3.92%
40 to 44 years	2159	6.00%	975	2.71%	1189	3.30%
45 to 49 years	1727	4.80%	853	2.37%	873	2.43%
50 to 54 years	1871	5.20%	1062	2.95%	817	2.27%
55 to 59 years	1835	5.10%	940	2.61%	892	2.48%
60 to 64 years	1403	3.90%	522	1.45%	873	2.43%
65 to 69 years	1259	3.50%	522	1.45%	743	2.06%
70 to 74 years	828	2.30%	331	0.92%	502	1.39%
75 to 79 years	504	1.40%	226	0.63%	279	0.77%
80 to 84 years	432	1.20%	157	0.44%	279	0.77%

Source: United States Census Bureau AGE AND SEX 2012-2016 American Community Survey 5-Year Estimates, 2016



RACE AND ETHNICITY

Included in demographic/population information is self-identified race and ethnicity. It is important to note that Hispanic heritage is considered ethnicity rather than race. As expected and shown in the two tables below, San Juan residents mainly identify as Hispanic. **Table 2.3-Race and Ethnicity 2010** and **Table 2.4 Hispanic Demographics** show the data.

Table 2.3-Race and Ethnicity 2010

Race	San Juan	Texas
White	90.1%	70.4%
Black or African American	0.1%	11.9%
Asian	0.1%	3.8%
Native American	0.1%	0.8%
Hawaiian/Pacific Islander	0.0%	0.1%
Some Other Race	4.1%	10.4%
Two or More Races	0.5%	2.2%

Source: United States Census Bureau, Selected Characteristics of the Native and Foreign- Born Population2012-2016 American Community Survey

Table 2.4-Hispanic Demographics

Hispanic/Not Hispanic	San Juan	Texas
Hispanic	97.3%	37.6 %
Non Hispanic	26%	62.4%

Source: United States Census Bureau, Quick Facts July 2018

POPULATION PROJECTIONS

Looking at what is possible in the future is important to planning for the City of San Juan. The Texas Water Development Board projections in **Table 2.5-Population Projections** were developed to anticipate water demand.

Table 2.5-Population Projections						
Year	2020	2030	2040	2050	2060	2070
Estimate	42,906	53,277	63,690	74,123	84,556	94,699

Source: Texas Water Development Board. January 2015/2016 Regional Water Plan - Population Projections for 2020-2070

HOUSING

Table 2.6 Housing Structures/Number of Units/Occupancy shows that most of homes (81.9 percent) in San Juan are single family one unit detached structures. The next largest group is mobile homes with 9.9 percent. Duplexes, townhomes, and patio homes are 4.1 percent while apartments are 3.1 percent. Most of homes are owner occupied. **Table 2.6-Housing Structures/Number Of Units/Occupancy** shows the details of the housing characteristics.

The data for housing is from 2012, so there are more houses now in 2018, particularly new single family ones. There is still available land that may eventually be developed for housing as the population is expected to increase as people continue to move to Texas.

TABLE 2.6-HOUSING STRUCTURES/ NUMBER OF UNITS/OCCUPANCY	
Total housing units	9,923
Occupied housing units	9,231
Vacant housing units	692
1-unit detached	8,186
1-unit attached	91
2 units	310
3 or 4 units	93
5 to 9 units	186
10 to 19 units	37
20 or more units	30
Mobile home	990
Boat, RV, van, etc.	N/A
Owner-occupied	7,122
Renter-occupied	2,109

Source: United States Census Bureau Age and Sex, 2012-2016 American Community Survey 5-Year Estimates 2016

HOUSEHOLD SIZE

The average household size is 3.87 persons. This can include families, extended families, and unrelated persons. The average family size is 4.6 persons per household.

Table 2.7-Household Size in 2010		
Total households	8,882	100%
1-person household	876	9.9%
2-person household	1,735	19.5%
3-person household	1,485	16.7%
4-person household	1,815	20.4%
5-person household	1,517	17.1%
6-person household	769	8.7%
7-or-more-person household	685	7.7%
Average household size	3.8	
Average family size	4.6	

Source United States Census Bureau, Fact Finder, 2010

EDUCATION

Education in San Juan is provided primarily by the Pharr-San Juan-Alamo School District and IDEA schools. Higher education is provided regionally at University of Texas Rio Grande Valley, South Texas College, Texas State Technical College, Texas A&M University, and South Texas Vocational Technical Institute. **Table 2.8-Educational Attainment Estimates** shows the different levels of attainment.

Table 2.8-Educational Attainment Estimates		
Population 18 to 24 years	3,586	
Less than high school graduate	494	13.8%
High school graduate (includes equivalency)	1,118	31.2%
Some college or Associate's degree	1,824	50.9%
Bachelor's degree or higher	150	4.2%
Population 25 years and over	19,931	
Less than 9th grade	5,297	26.6%
9th to 12th grade, no diploma	3,200	16.1%
High school graduate (includes equivalency)	4,567	22.9%
Some college, no degree	3,674	18.4%
Associate's degree	793	4.0%
Bachelor's degree	1,573	7.9%
Graduate or professional degree	82	0.4%

Source: United States Census Bureau Age and Sex, 2012-2016 American Community Survey 5-Year Estimates 2016

ECONOMY

Education in San Juan is provided primarily by the Pharr-San Juan-Alamo School District and IDEA schools. Higher education is provided regionally at University of Texas Rio Grande Valley, South Texas College, Texas State Technical College, Texas A&M University, and South Texas Vocational Technical Institute. **Table 2.8-Educational Attainment Estimates** shows the different levels of attainment.

Table 2.9- Major Employers in San Juan

Name	Type	Employees
PSJA ISD (San Juan schools and facilities only)	Education	1,340
Spirit Trucking	Logistics	375
HEB	Retail	345
City of San Juan	Government	250
IDEA Public Schools	Education	165
San Juan Nursing Home	Health Care	150
Nuestra Clinica del Valle	Health Care	108
Basilica of Our Lady of San Juan del Valle National Shrine	Institution	100
Mercedes Benz	Automotive	95
Junior's Supermarket	Retail	75
Catholic Diocese of Brownsville	Institution	75
Delia's Tamales (restaurant and factory)	Food Service	70
Hidalgo County Precinct 2 (Nolana Avenue Complex)	Government	57
Audi	Automotive	52
Jaguar/Land Rover	Automotive	52
Acura	Automotive	45
Lexus	Automotive	40
La Union Del Pueblo Entero/Proyecto Azteca	Civic	40
El Rancho Grande	Food Service	40
Hidalgo County Irrigation District No. 2	Government	36
L & A Store	Retail	30
Central Ready Mix	Manufacturing	30
U S Post Office	Government	30
Risica & Sons	Manufacturing	22
Marengo Produce*	Produce	25-55
Grande Produce*	Produce	30-100
Rio Fresh Produce*	Produce	25-200
Palmer Produce*	Produce	10-350

Source: City of San Juan Planning Department * Range given to show seasonal workers

San Juan's household income is lower than the 2017 national average income of $61,372. However, there is an available workforce where incomes and education attainment are increasing.

Income And Benefits (In 2017 Inflation-Adjusted Dollars)	
Total households	9,432
Less than $10,000	1,049
$10,000 to $14,999	719
$15,000 to $24,999	1,491
$25,000 to $34,999	1,331
$35,000 to $49,999	1,156
$50,000 to $74,999	1,400
$75,000 to $99,999	1,024
$100,000 to $149,999	719
$150,000 to $199,999	360
$200,000 or more	183
Median household income (dollars)	$36,193
Mean household income (dollars)	$54,587

Source United States Census Bureau, Fact Finder, 2018

San Juan with its young population, available workforce, and central location in the Rio Grande Valley is poised for a bright and productive future.

3 Vision and Goals

In the development of a long range plan for the future of a city, it is important to have an idea, a vision of how the city should be perceived by its current and future citizens.

The Vision

A vision is a broad statement of the aspirations of a city. It is a starting point and a touchstone for the chapters of a long range comprehensive plan. It is how a city sees itself in the near and more distant future—now to 15 to 20 years from now. The purpose of a vision statement of a comprehensive plan is to guide the future development of the City. *Envisioning Our Future* begins with the current vision statement of the City of San Juan.

> **Current Vision Statement**: An exemplary service provider, the City of San Juan will be a political leader in the region, cultivating local attractions, aesthetics, location and community spirit to become a center for commerce, culture, and recreation.

Each clause in this vision expresses the intention/desire of the City to establish its place in the Lower Rio Grande Valley. The often used term, quality of life, is an outcome of the vision statement. Certainly, good city services are an important reason to live and work in San Juan. Regional recognition as a city that provides leadership and cooperation with neighboring cities is a major feature of the City's identity. Cultivating local attractions, the Shrine and other destinations for citizens, as well as visitors, adds value to the City and its tax base. Aesthetics or the attractive appearance of the City is important to citizens and visitors alike. The central location in the Valley demonstrates the accessibility as both a destination and logistics center. Community spirit and the friendliness of the citizens is apparent in San Juan.

The City also has a mission statement. It is different than the vision statement; it is more of a guide for running the City's business now and in the future by demonstrating good management practices. The current mission statement is as follows.

> **Mission Statement:** The City of San Juan improves the quality of life for all by providing affordable, consistently reliable, quality services so that its citizens can realize their full potential.

The Vision and the Mission work together to assure that the City is moving forward with the best interests of the City in mind.

What are Goals?

Goals state the needs and priorities used to direct, guide, and promote growth and development. Each of the following chapters of the Plan will have one or more goals. These goals are interrelated as each one impacts another. For example, land use affects the street system as well as utilities. Land use looks at spaces for community facilities and parks. Street use/transportation has impacts on access to commercial development. Economic development depends on appropriate land uses and the ability to access them.

What are Actions?

Actions are the tools used to carry out the vision and the goals. Each chapter of the Plan will recommend specific actions and/or changes that will move the City forward. With each action, the department or agency responsible for the action will be identified and an anticipated timeframe for the action to take place.

WHAT ARE POLICIES?

Policies in this Plan are intended to be guidelines for procedures that will be used to evaluate development issues. They are designed to provide predictability in the decision making process for the staff, boards and commissions, the City Commission, and the applicants.

As the planning process progressed, there was an interest in a new updated vision that expressed a new direction and attitude for the City.

A NEW VISION

San Juan is a city of opportunity that

- *Is accessible and convenient in its location,*
- *Cares for its citizens,*
- *Provides quality city services and utilities,*
- *Has well maintained parks that support a health and active community,*
- *Is a destination for inspiration and gratitude at the Shrine,*
- *Fosters existing businesses that provide goods and services locally, regionally, and nationally,*
- *Provides a variety of appropriate and affordable housing,*
- *Has engaged and responsive leadership, and*
- *Is the Friendly City.*

ENVISIONING OUR FUTURE GOALS

Below are the major goals for the Plan. The actions are found toward the end of each chapter and in a chart in the Implementation chapter.

Land Use Goal - *As a destination in the Lower Rio Grande Valley, the City of San Juan has a variety of land uses and housing that promote a progressive, vibrant, and safe community for its residents and visitors.*

Transportation Goal - *The City of San Juan maintains convenient and equitable access for residents and visitors to neighborhoods, public facilities, places of interest, and businesses in a safe and efficient transportation network.*

Economic Development Goal - *The San Juan Economic Development Corporation promotes the city and fosters a healthy business climate and supercharge this effort by offering incentives to attract new business via its Projects Budget.*

Utilities , and Services Goal – *The City of San Juan will provide quality utilities and services and that are responsive and cost effective.*

Taken together with the policies and actions in each chapter of this Comprehensive Plan, ***Envisioning Our Future***, the City of San Juan will have the information and recommendations to guide the development and decision making that will benefit the citizens of the city in years to come.

In a comprehensive plan, the Land Use chapter is one of the most important features. It identifies the current land uses, explores options for future land use designations, looks at areas that may be improved, and is the basis for future zoning decisions. The goal, actions, policies, charts, and maps are guides for changes in zoning that will be recommended by the Planning and Zoning Commission for City Commission decisions.

The purpose of this chapter is to provide the City with the basis for effective planning for future growth, development, and redevelopment. It is also an essential part of planning for infrastructure and transportation needs.

It is important to differentiate between current/existing land uses, future land uses, and zoning.

- Existing land uses are how a parcel of land is used now, not how it is zoned.
- Future land uses identify what may be the best use for the property in the future and are shown on the Future Land Use Map. This is what is considered for zoning and rezoning requests as State Statutes require that zoning regulations must be in accordance with the comprehensive plan (Section 211.004 Texas Local Government Code).
- Zoning is the designated legal use of a property by the City's code of ordinances. The zoning code regulates uses and criteria for those uses, lot size, setbacks, lot coverage, height, etc.
- The zoning requirements in San Juan are in Chapter 14 of the San Juan Code of Ordinances.

CURRENT LAND USE

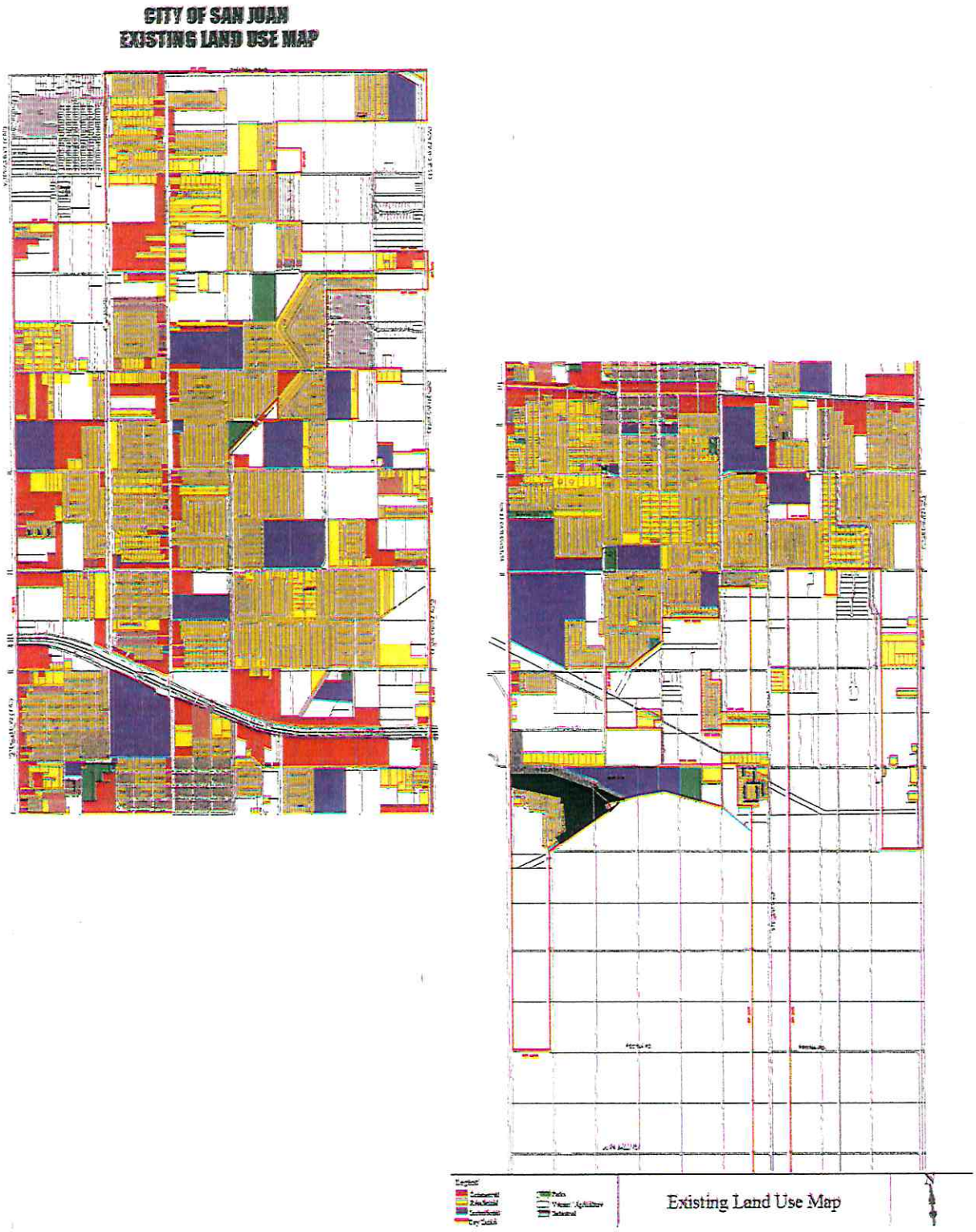
The first step in the land use planning process is to document the current land uses in San Juan. Using the city base map, land uses were identified by categories: residential, commercial, parks, institutional, industrial, and agricultural/vacant. The seven broad use categories are identified using the following standard land use classification colors in the following inventory chart and **Existing Land Use Map** (Figure LU-1, p. 4-2) to show the uses as they are today. Again, this map is how the properties are used, not how they are zoned. A large map is available in the Planning Department.

Current Land Use		Acres	%
	Single-Family Residential	3,737	50.0
	Multi-family Residential	65	0.8
	Commercial	585	7.8
	Institutional	612	8.1
	Industrial	38	0.5
	Parks	43	0.6
	Agricultural/Vacant	2,380	31.8
Total Acres		7,460	100

Source: San Juan Planning and Zoning Department

In looking at the current land uses, it is important to note that approximately half (50.0%) of the land uses are currently single-family residential. The second biggest use is land that is Agricultural/ Vacant with 32.8 percent of the land. There are areas along the IH 2/US 83 corridor that are vacant or

EXISTING LAND USE MAP (FIGURE LU-1)



underutilized and there are vacant parcels all over the City. Agricultural lands are important in San Juan and may remain so for years to come, but at some time may be needed or desired for other uses. The Commercial category includes a wide variety of uses from very small businesses, all sizes of retail stores, offices, restaurants, to the larger luxury car dealerships. The Institutional uses are city and county facilities, schools, churches, and the Basilica. Park sites are shown, but more fully discussed in the concurrent Parks and Recreation Master Plan.

Future Land Use

Developing a Future Land Use Plan provides the opportunity to coordinate between different land uses, as each type has its own and overlapping development and location requirements. Looking at how each use functions can assist the City in providing better services across the City.

Past plans provide guidance for what improvements are desired in the City. The *San Juan Downtown Revitalization Plan* prepared in 2009, recommended improvements and changes for the downtown area, which is generally between Lincoln and Kansas Avenues from IH20/US 83 to 8th Street and expanding along Business US 83 from San Antonio Avenue to Iowa Avenue. This study, with input from stakeholders, responded to "the desire to enhance San Juan's competitive image with the following ideas: creating an identity as more than a bedroom community: creating a tourism hub; providing different retail opportunities; offering alternative housing options; and establishing space for professional services." Based on extensive analysis, the Downtown Revitalization Plan includes zoning recommendations, streetscape improvement visualization, economic and marketing research, and engineering recommendations for infrastructure improvements. This long-range plan is the opportunity to bring that plan to the forefront for phased implementation.

The *San Juan Corridor Study* and Expressway Zoning District (EC) was approved in early 2017 to define the areas on both sides of IH20/US 83 from Cesar Chavez Road to Veterans Boulevard. Parallel to and fronting on the 2.5 stretch of highway were 117 parcel in approximately 380 acres. At that time, approximately 53 percent of the properties were vacant and 33 percent were commercial. Residents and stakeholders were interviewed and attended a community meeting. They shared their interest in the types of uses in the district; particularly one that were complementary to the luxury car dealerships—places to go while purchasing a car or waiting for servicing. They identified establishments and some brand names. Desired uses included casual dining restaurants, a hotel, day spa, coffee shop, ice cream shop, clothing stores, and technology store in attractive park-like settings. The Zoning Ordinance in the Unified Development Code was amended to add the Expressway Corridor Zoning District (EC) in which permitted uses and criteria implement the recommendations of the study.

Future Land Use Issues

In preparing San Juan for the future, looking at current issues facing the City is necessary. Based on discussions and meetings input, the following are issues currently facing the City.

- The desire/need for more retail and commercial development in strategic locations.
- A wider variety of housing types is needed.
- Encourage industrial uses in appropriate locations.
- How can the Land Use Plan help redevelopment in Downtown?
- More park land is needed (the new Parks and Recreation Master Plan will look at this).

In the following chapter, ways to address these concerns are provided in the text, chart and map that is the Future Land Use Plan.

FUTURE LAND USE PLAN

The Future Land Use Plan is a guide for future development that identifies land uses that will best serve the future needs of the City of San Juan. Alignment of land uses with transportation, infrastructure, (streets, water, wastewater, and drainage), community facilities (city hall, library, community center), and parks and recreation guides not only development, but the income and expenditures of city government. A Land Use Goal directs the process. The Land Use Goal should reflect the needs of the City and the desires of its citizens.

LAND USE GOAL

As a destination in the Lower Rio Grande Valley, the City of San Juan has a variety of land uses that promote a progressive, vibrant, and safe community for its residents and visitors.

Based on the Land Use goal, the Future Land Use Plan is a geographical and text representation of the areas within the city limits and Extraterritorial Jurisdiction (ETJ) for use during the development review process. The Future Land Use Plan is a guide to City staff, decision-makers and applicants . The following descriptions correspond to the land uses shown in **Future Land Use Map** (Figure LU-2, p. 4-5). The area in the ETJ is included in land use planning as it may be in the City at some point in time. A large map is available in the Planning Department and online.

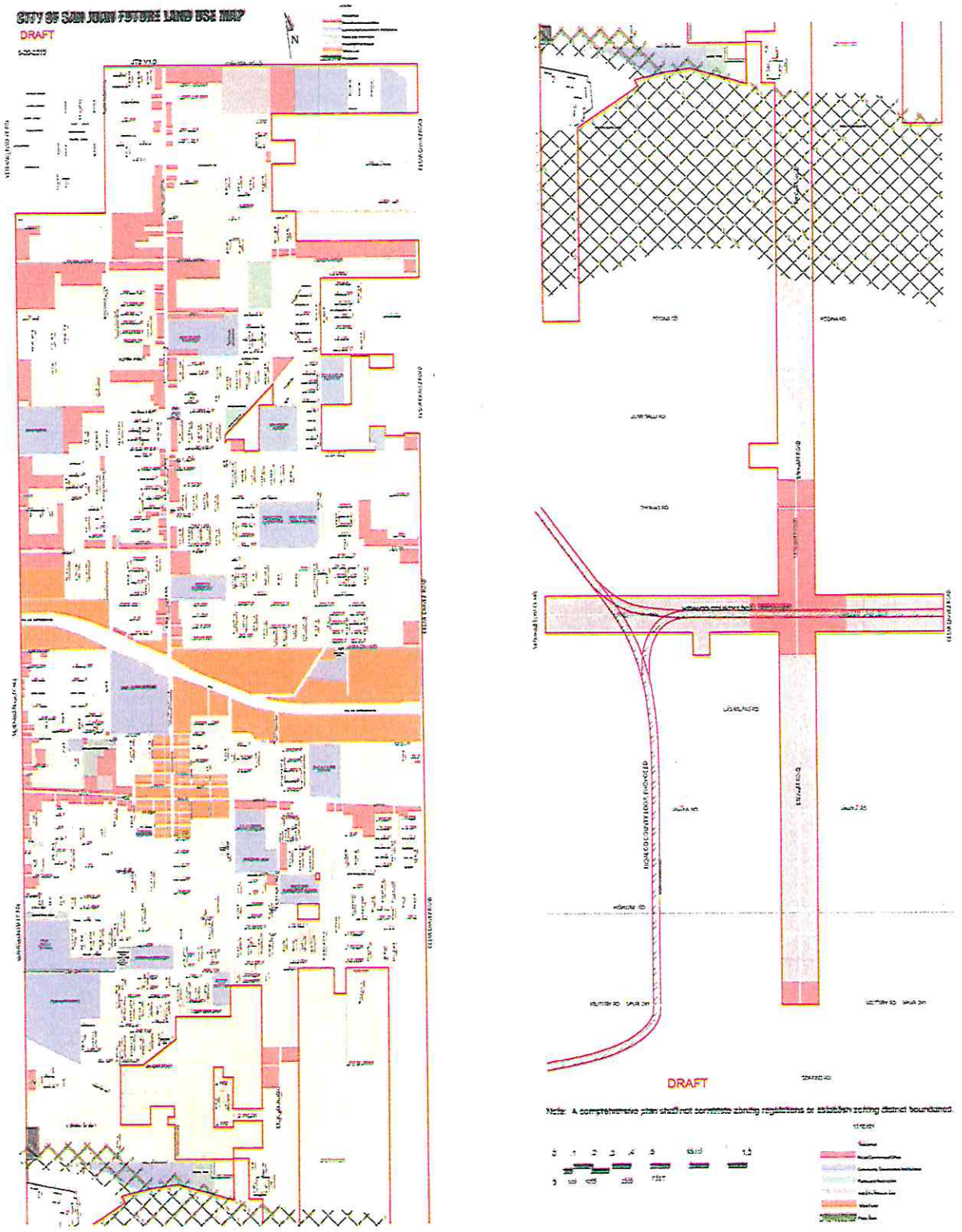
To differentiate between the Existing Land Use Map, the Zoning District Map, and the Future Land Use Map (FLUM) the following colors are used to indicate a more generalized nature of FLUM.

Proposed Future Land Uses	
	Residential
	Mixed-Use
	Retail/Commercial/Office
	Community/Government/Institutional
	Industrial/Warehouse
	Parks and Recreation
	Floodplain/Agriculture/Open Space

Residential (Light Yellow) is the general category for residential uses. Depending on the site and adjacent uses, the following uses are:

Single Family Residential/Low-Density - Traditional single-family detached housing may range between three and six dwelling units per acre. Subdivisions should be accessed from collector and arterial streets with homes fronting on local streets. They should be protected from, but accessible to, the major roadway network, commercial establishments, and industrial areas. Buffering (open space, fences, masonry walls, and landscaping) should be provided to protect from adjacent incompatible uses. They are primarily

Future Land Use Map (Figure LU-2)



developed with one house per lot, but in certain cases, manufactured homes may be counted in this classification.

Townhome/Small Lot/Medium Density Residential - Medium-density residential is primarily single-family residential neighborhoods with densities between eight and 12 dwelling units per acre. These can be in the style of townhomes, duplexes, and patio homes. Medium-density residential can be used as a transitional use between low-density areas and high-density uses of retail/commercial. Like low density subdivisions, these homes should have indirect access to major arterials, but may face on collector streets. Manufactured homes on smaller lots that meet the requirements of the building codes may be located in platted mobile home subdivisions or mobile home parks.

Multi-family/Higher Density Residential - High-density residential is generally apartments and condominiums, but could include tiny homes developments. Depending on location, densities for multi-family residential units may vary significantly. Garden style apartments may have densities between 12 and 20 dwelling units per acre. New construction, if in appropriate locations and may have densities ranging from 20 to 30 dwelling units per acre. These higher densities could be appropriate in downtown and mixed-use areas. These residential styles can be located on major collectors and arterials, sited as to not negatively impact adjacent single family homes by blocking natural light, causing parking overflow, and increasing noise and lighting.

Mixed Use (Gold) allows and promotes the development of land or buildings with two or more different uses, including residential, office, retail, public, or entertainment in a compact more urban form. Mixed-use areas are intended to provide flexibility for the City and the development community to encourage innovative, unique, and sustainable developments. An example is combining residential with commercial uses, where the living space is located on the floor above the commercial use. Locations for these uses could be in the downtown area, in areas adjacent to IH 20/US 83 corridor where access to the freeway and major arterials is desired.

Retail/Commercial/Office (Pink) includes all types of businesses from small shops to restaurants to large stores, to car dealerships.

Retail establishments have goods for purchase by residents and visitors and generate sales tax revenue. Retail uses require high visibility locations, such as along arterial roadways. Examples of retail uses include restaurants, clothing stores, personal services, banks, and similar uses. Retail uses should provide buffers or screening when adjacent to residential.

Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples of commercial establishments would include hotels, restaurants, big box retailers, and suppliers. car and equipment dealerships. They are located along major arterials, super arterials, and freeway corridors. Commercial activity should be buffered from low density residential areas using enhanced landscaping, increased rear setbacks, medium-density residential, and by floodplains or other man-made features. Retail/commercial uses above two stories should be required to have additional setbacks, particularly when adjacent to residential uses. Outside storage associated with retail and commercial activities should be screened from the primary roadway on which the establishment is located.

Offices are another commercial land use. In numerous forms offices may include corporate, professional, medical, and financial offices, as well as offices for individual businesses and non-profit organizations. Offices may be in high visibility locations along arterials and major collectors and at intersections. They should be convenient and accessible to residential areas. Small scale

offices that serve the adjacent neighborhood can be located on minor arterials and collectors. Offices serve as transitional uses to adjacent residential areas. In areas along the freeway and major streets, office uses can increase in height and density. A combination of screening materials, increased rear setbacks, and enhanced landscaping should be used to ensure adequate buffering from adjacent residential areas.

Institutional/Public/Semipublic (Light Blue) are uses that generally serve a public purpose for city, county, state and federal government facilities, public and private schools, museums, and churches of all denominations. Schools and churches may be located adjacent to or within neighborhood areas with larger churches on major arterials and collectors. Public facilities that generate higher activity on a regular basis, such as government facilities, should be located along arterial roadways. Water and wastewater treatment plants, and service lines are sized and located based on engineering studies.

Public and semi-public uses must adhere to development standards of the district where they are located. They should be convenient and accessible while providing buffering where appropriate.

Industrial/Warehouse (Light Gray) includes various types of manufacturing, produce processing/shipping, and building materials production , chemical production, warehouses, and distribution sites. Other uses may include industrial warehouse with indoor and outdoor storage facilities and warehouses. Included in this land use are industrial business parks that function as employment centers and can be appropriate in areas near, but not adjacent to, residential uses. New industrial development should not be permitted adjacent to existing residential areas without transitional uses or extensive buffer systems, emission and noise mitigation.

Industrial areas should be located along major arterials and thoroughfares including freeways. Ideally, heavy industrial uses should be heavily screened and buffered from residential, retail, and office uses. There should be convent access to freeways, bypasses , rail lines, and airports for ease of shipping.

Parks and Recreation (Light Green) are the City's park land and recreational facilities. The park sites are shown on the map, but locations and development guidelines are in the separate Parks and Recreation Master Plan. Parks can actually be located in any area of the City.

Floodplain/Agricultural/Open Space (Green Crosshatch) is not usually included on a Future Land Use Map unless it will be used as such for the long term. In this case, since the area is in the floodplain

and between two levees, it is shown. Residential uses should not be permitted in areas subject to frequent and/or severe flooding. Appropriate uses include a variety of agricultural uses: plant cultivation, crop production, animal husbandry and grazing, and general farming. In general, feed lots and slaughtering are not allowed in the city limits. Parks, ballfields, and trails are appropriate uses when equipment does not interfere with water flow in the floodway.

INTERPRETATION AND USE OF THE FUTURE LAND USE MAP

As stated earlier, the Future Land Use Map is a guide. It is not a pre-zoning map. It is intended to be more general, by grouping the future uses into seven major categories. The Residential category includes single family, duplex, townhomes, and mobile homes. This allows development to occur in response to need and development interest, rather than parcel designated locations. The Future Land Use Map uses the City's base map which shows lot, parcel, and tract lines. These "hard" lot, tract, and parcel lines should not always be considered the boundaries between uses, but rather to encourage development in appropriate locations.

USING THE MAP

For each zoning case that comes to the City, the staff must look at both the Future Land Use Map and text to see if the requested zoning meets their intents. Although the base map for the FLUM is parcel (lot or tract) based, there needs to be a reasonable degree of flexibility that provides accommodation and respect for adjacent land uses.

For example, there is a commercial use proposed on a corner at an intersection. The corner is shown as commercial, so it currently is fine for commercial uses. Adjacent property is undeveloped, but shown on the FLUM as residential. However, the commercial site would benefit if it could develop a larger use that requires more land. It would be reasonable to expand the site up to fifty (50) percent without a full scale amendment to the comprehensive plan if there are mitigations to protect any adjacent residential areas, now or in the future. The mitigations could be buffers such as higher fences/walls, more landscaping, low level lighting and sound abatement.

EXTRATERRITORIAL JURISDICTION AND ANNEXATION

The small areas of land adjacent to the city, but not within the city limits are considered in the Extraterritorial Jurisdiction (ETJ). These areas will be, at some time in the future, included in the city limits. These areas are subject to the requirements of the Unified Development Code for subdivisions, but not zoning/land use regulations.

The process for eventually including these areas is annexation. There are numerous requirements that the City must meet and services to provide when these area are annexed including police, fire protection and utilities provisions. At this time the Texas Legislature has instituted a process that discourages cities initiate to annex properties in the ETJ. Many cities, including San Juan, only accept voluntary annexations that are requested by the property owners.

FOCUS ON OPPORTUNITY AREAS

In looking at the future, there are four areas that are currently underperforming and should be encouraged to develop differently than currently used and/or zoned, but within the realm of the Comprehensive Plan and FLUM guidance. Although all major arterials should be considered for the opportunities they provide for commercial development for the purposes of planning San Juan's four Focus on Opportunity Areas— in the immediate and near future—are identified as follows.

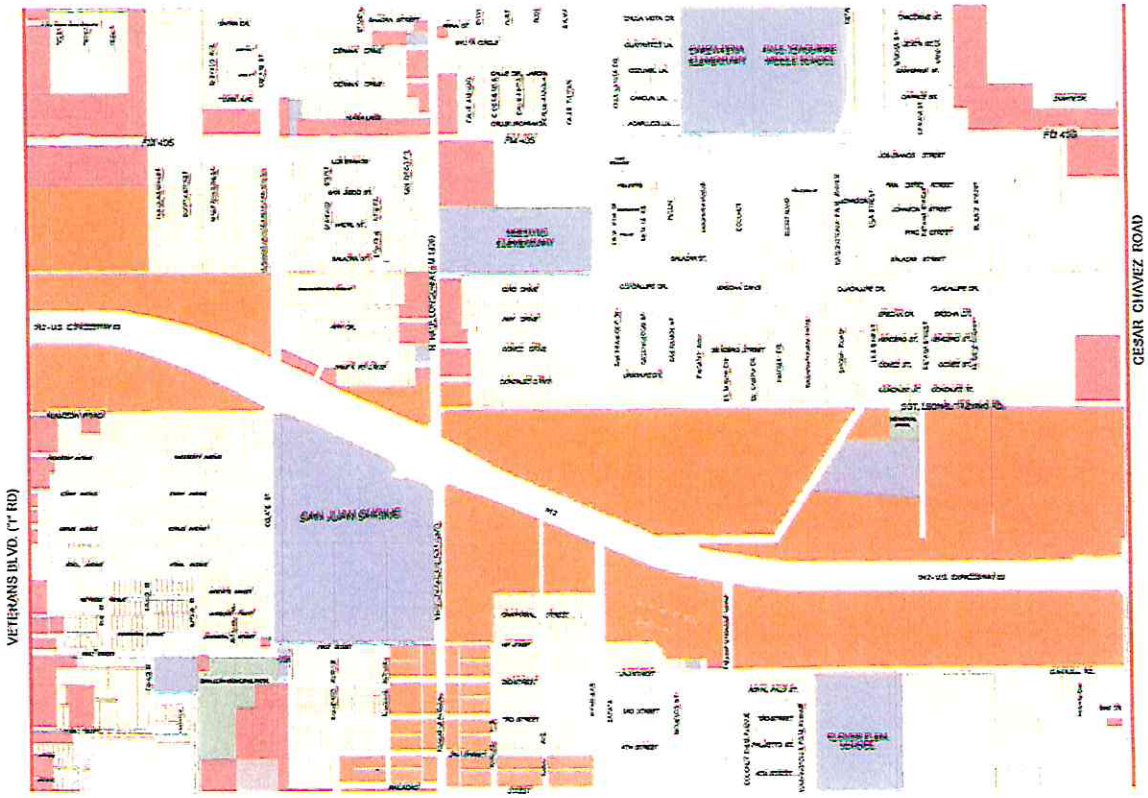
1. EXPRESSWAY CORRIDOR

The land adjacent to Interstate2/US 83 is probably the most visible opportunity area. Currently in the 381 acres acres adjacent to the 2.16 miles of the expressway there are commercial property uses that include new car dealerships, tire supply, home supply store, glass company, tree and landscaping businesses, bank, alternative financial institution, fast food restaurants with drive-thru service, used auto sales, heavy equipment sales, funeral home, commercial recreational (bingo), insurance office, and motel in approximately 125.6 acres, approximately 33 percent of area. Approximately 50 percent of the acreage is vacant.

In 2017 the *Expressway Corridor Study* was adopted. The study looked at the current uses and what might be feasible or desired in the area. When citizens were asked to identify the uses they would like to see in the area, they indicated they wanted restaurants, places to shop, a variety of stores, a hotel, apartments, and mixed uses.

The result of the Study was the development and adoption of the new Expressway Corridor (EC) Zoning District (San Juan Code of Ordinances, APPENDIX A, Unified Development Code, Chapter 2, Article II, Section 11). Permitted and conditional uses, lot requirements, landscaping, parking and architectural design standard are included in the EC District requirements.

The Future Land Use Map shows this area as mixed use in that the development in the areas shall be in accordance with the Expressway Corridor zoning district which has a variety uses that may be used and combined on a site. Current uses, the car dealerships, offices, and commercial businesses are allowed and new types of uses were added. The mixed use designation would also allow higher density multi-family residential uses developed in conjunction with commercial development.

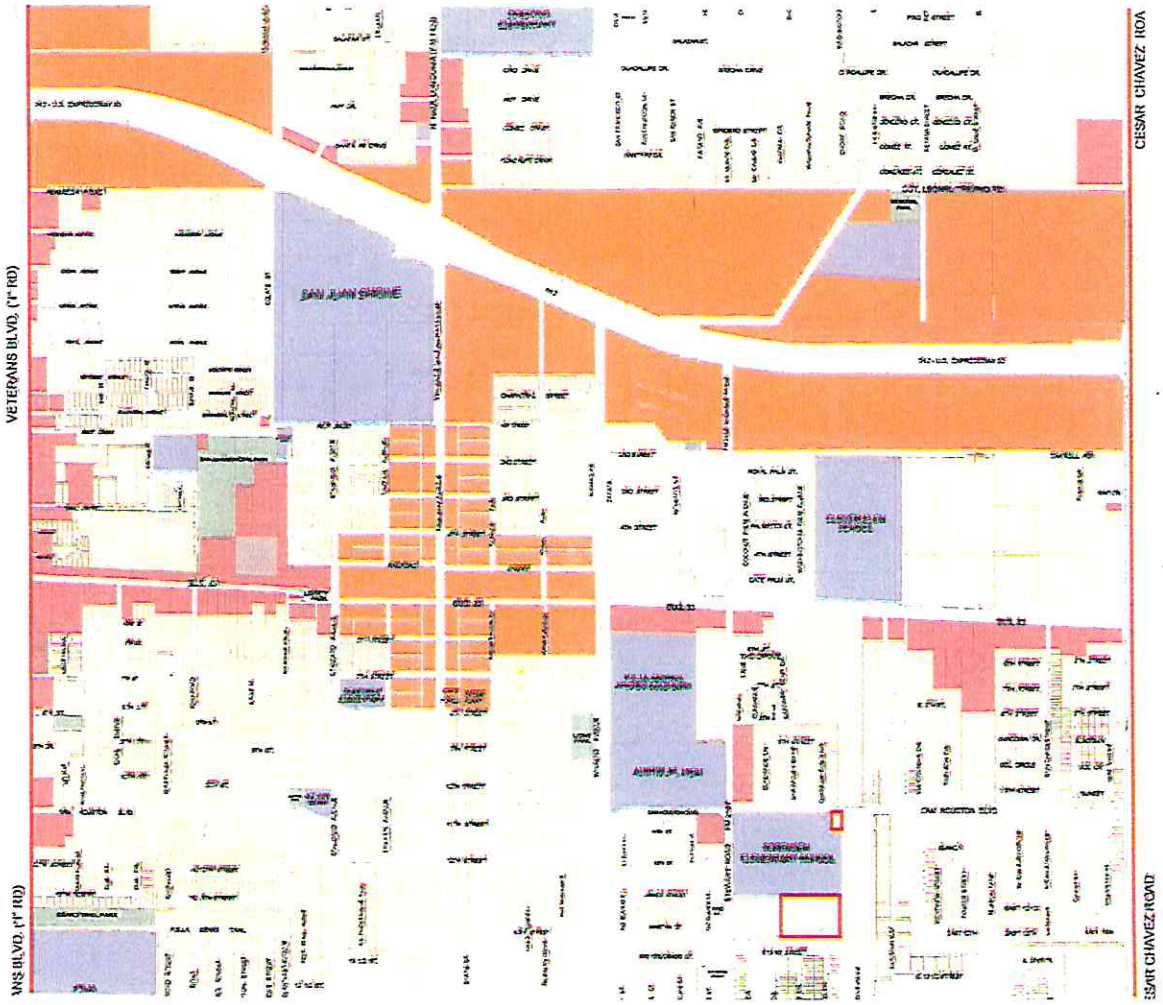


2. DOWNTOWN

The Downtown area of San Juan extends from IH 2/US 83, south along both sides of Nebraska Avenue, across Business 83, and south to Eighth Street between Lincoln and Kansas Avenues. From Fourth Street to Sixth and Seventh Streets, the area expands to run from San Antonio on the west, to Wyoming Avenue and the drainage canal. This is the area that was defined in the *2009 Downtown Revitalization Mixed Use Project*.

The area is a currently mix of commercial, retail, residential, institutional uses. There are several older buildings that should be considered historic, especially the San Juan Hotel. The residential lots are generally smaller than what is allowed in the City today. Commercial uses of all sizes line the arterial and collector streets. Institutional uses include the current and future City Hall, water plant, religious uses, city parks, and schools. The municipal library is located at the southwestern corner of the area. There are numerous large and small vacant tracts.

The Future Land Use Map looks at the area being one of mixed uses with offices and stores. Residences could be located on a second floor and townhomes/duplexes can be built as smaller lots become available for redevelopment. The *2009 Downtown Revitalization Plan* should be revisited for suggested improvements and redevelopment.

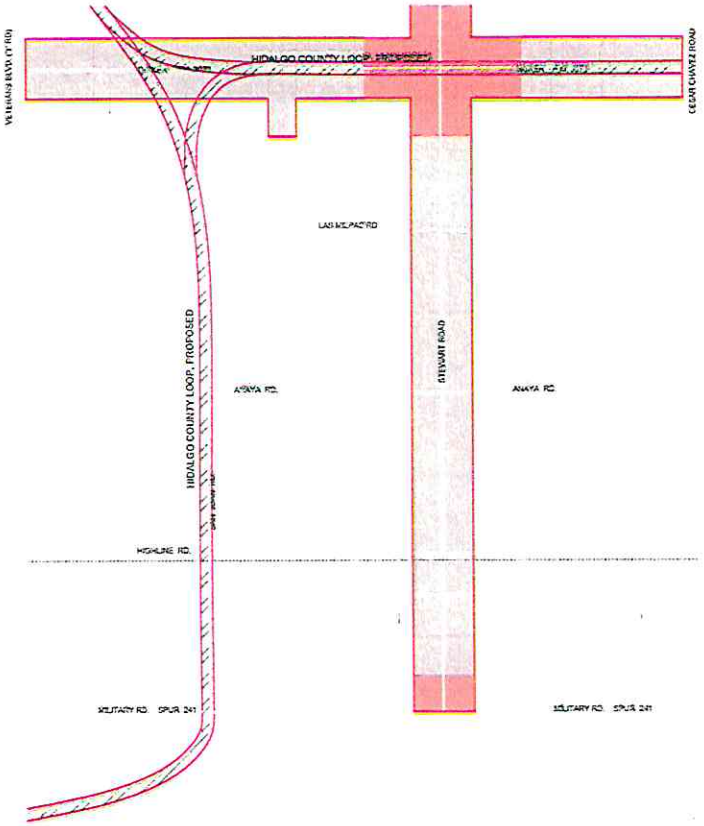


3. Stewart Road South at Dicker Road and at Military Road

Stewart Road is a highly travelled truck route, a part of the route that connects the Pharr International Bridge to IH 2/US 83.

The current land use is primarily vacant, with a small amount of single family residential and two produce distribution facilities.

Future land uses to be considered are industrial which would include produce processing and shipping facilities, truck and equipment sales and service, fuel depots. restaurants, and other appropriate commercial and industrial uses. All uses should be separated and screened from existing residential uses. Current and future development may depend on the coordination for the extension of city utilities.

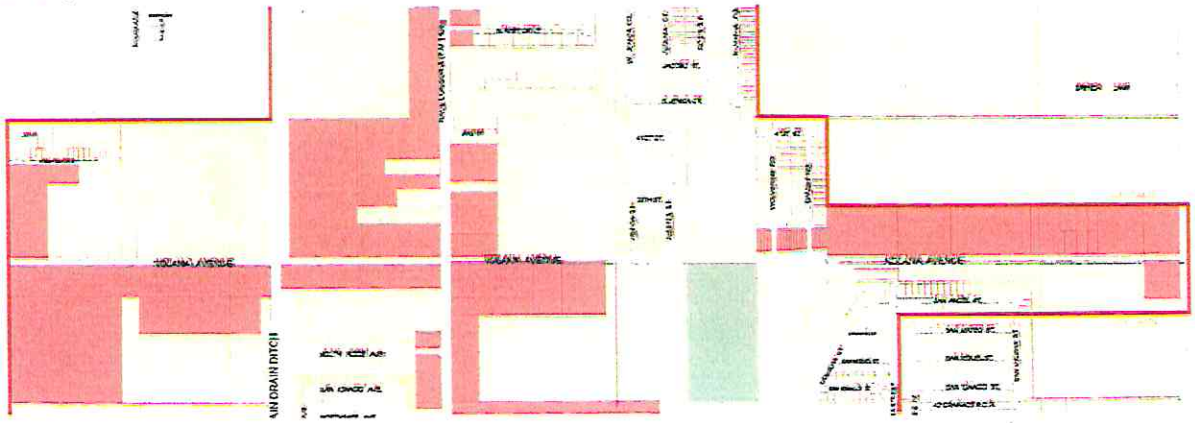


4. Nolana Road

Nolana Road is a high-speed principal arterial roadway in the northern part of the City. It runs across the City from Veterans Boulevard on the west to Cesar Chavez Road on the east. It continues westward across Pharr and McAllen to Mission and eastward across Alamo to Tower Road.

The current uses adjacent to Nolana are commercial, with some residential and vacant land. This can support a wide range of commercial uses; however, with the anticipated growth there is also the continued need for residential uses.

Future land uses that are envisioned to take advantage of the increasing traffic along Nolana, are mainly commercial on the frontages and residential to the interior.



LAND USE ACTIONS

Outcomes of the planning process may require changes and different approaches to address the issues. The following actions are recommended to promote better land uses in the future

LU Action 1 - Develop new zoning districts for townhomes, patio homes, duplexes and smaller lots.

LU Action 2 - Consider initiating appropriate zoning for infill, vacant, and underutilized property where appropriate and preferably at property owners' request.

LU Action 3 - Consider a Downtown Overlay District or Special Purpose District in the areas describe in the Downtown Revitalization Mixed-Use Project

LU Action 4 - Consider rezoning for land adjacent to Stewart Road South for industrial and commercial development.

LU Action 5 - Update the City's mapping programs and equipment to better serve all departments.

LU Action 6 - Encourage development of the Opportunity Areas in cooperation with the SJEDC.

LU Action 7 - Monitor, review, and update this comprehensive plan.

POLICIES

Policies guide decision making. Here are recommended policies that will help make decisions and guide outcomes.

1. It shall be the policy to ask the following questions in zoning cases:
   - What is the applicant really asking for? Is there another zoning district that might be more appropriate?
   - What effect will the new use designation have on the site?
   - What effect will it have on surrounding land uses and development?
   - Is it accordance with the Comprehensive Plan?

It is important to note that proposed changes to the zoning ordinance need to be in accordance with the Comprehensive Plan and its future land use projections. In applying the Future Land Use Plan, the City has the ability to say no to development that is not indicated in the Plan, as well as the ability to say yes. If a proposed different zoning is requested and seen to be compatible with changed conditions, then the Future Land Use Plan must be amended to allow the new uses. The two actions may be presented concurrently at Planning and Zoning Commission and City Commission.

2. For the expansion of a land use into an adjacent tract, the policy shall be that up to a 50% increase shall be allowed. If greater than 50 percent, an amendment to the Future Land Use Map may be requested and be processed concurrently with the zoning request.

CONCLUSION

The City of San Juan is positioned to continue to be the destination for the Shrine, luxury car dealerships and compatible businesses. With a long-range plan in place, the City will become a more desirable location for homes and businesses. There is ample land for a variety of housing options to attract and accommodate new residents. Through land use and zoning, new businesses and industries will have greater confidence in investing in San Juan. Although industrial sites are limited in the northern part of the city, there is land adjacent to Stewart Road south from the levees to Dicker and Military Roads for those uses.

5 Transportation

When considering the term transportation, streets and roads are the most visible and permanent features seen in a city. As very basic infrastructure, they are the framework of development, but there is more—there are sidewalks, trails, buses/transit and even trucks and railroads. All of these are types or modes of a transportation network and need to be accommodated for a city to function properly.

Sound planning is essential to ensure that San Juan is prepared to serve anticipated infrastructure needs as well as preserving key community areas during times of growth. The purpose of this chapter is to guide the City in following tasks.

- Updating and expanding the City's Major Thoroughfare Plan
- Identifying transportation problems and possible solutions
- Increasing pedestrian and bicycle connections, routes, and facilities
- Supporting investment in roadway maintenance and repair

Transportation Responsibilities

The following governmental entities are responsible for the transportation network in San Juan.

The **City of San Juan Public Works Department** is responsible for performing the necessary upkeep for all paved roads within the City. The City built, maintains, and operates a public street system within its corporate boundaries.

The **Planning and Zoning Department** uses the Thoroughfare Plan and street hierarchy to guide new and redevelopment projects to assure safe access and circulation.

Hidalgo County Precinct 2 assists in the reconstruction and improvement of roadways in San Juan and its Extraterritorial Jurisdiction.

Hidalgo County Metropolitan Planning Organization (HCMPO) is a federally funded program that works with the Hidalgo County communities and the Texas Department of Transportation to plan for the county's future transportation needs. The MPO also serves as a collaborative structure of committees and organizations that creates partnerships to address this region's needs. The HCMPO administers all federal funds for urban transportation improvements in Hidalgo County, including road and highway expansion, maintenance of the existing infrastructure through pavement management systems, safety, transportation planning (including the creation of designated freight routes and bicycle/pedestrian paths), emergency response planning, rail studies, and transit planning.

HCMPO maintains the County's Major Thoroughfare Plan Map (HCMTP) and provided the MTP map for the City of San Juan for this chapter of the Comprehensive Plan.

Texas Department of Transportation (TxDOT) The Pharr District plans, designs, builds, operates and maintains the state transportation system in the following counties: Brooks, Cameron, Hidalgo, Jim Hogg, Kenedy, Starr, Willacy and Zapata.

Transportation Goal

The Transportation goal is:

San Juan maintains a safe, accessible, and efficient multimodal transportation network for citizens and visitors to San Juan.

MAJOR THOROUGHFARE PLAN

Partnered with the Future Land Use Plan, the Major Thoroughfare Plan (MTP) is a guide for development and public policy for the transportation network. This network is made up of streets, roads, the expressway, sidewalks, trails, bike lanes, transit routes and the railroad. Because the major user of the streets and roads is the car, greater attention must be given to how the transportation network function for all vehicles, large and small. The following chapter updates and expands the current Major Thoroughfare Plan. The **Major Thoroughfare Map** (p. 5-3) is maintained by the Hidalgo County Metropolitan Planning Organization. A large map is available in the Planning Department.

Note: Currently the following requirements are defined in Appendix A of the Code of Ordinances, Chapter 2 Zoning, Article V, Section 9.00. Upon adoption of the Comprehensive Plan, that text will be removed from that article, and the expanded text and criteria will be as follows.

CLASSIFICATION OF STREETS

Communities across the country use a functional classification system to rank and define the functions of their existing and future roadway networks. Functional classification systems focus on how the service roadways should perform in handling vehicular traffic, ranging from high access/low mobility to low access/high mobility. The roadway types for most functional classification systems include expressways, high speed arterials, minor arterials, collectors, and local streets.

The City of San Juan already has a functional classification system for its existing thoroughfare network consisting of the following four roadway types.

- Expressways
- Arterial Streets – High Speed and Minor;
- Collector Streets - Community and Residential; and
- Local Streets.

The text below describes the attributes of the types of roads and streets in San Juan.

EXPRESSWAYS

As either intraregional or interregional facilities, expressways are high speed, long distance roadways that can run through many cities and counties. Typically, expressways handle large volumes of traffic and provide the greatest mobility for getting from place to place. Expressways are designed to be limited-access roadways with grade separated cross streets. There is no direct driveway access to the expressway except by using the exit/entry lanes along parallel frontage roads.

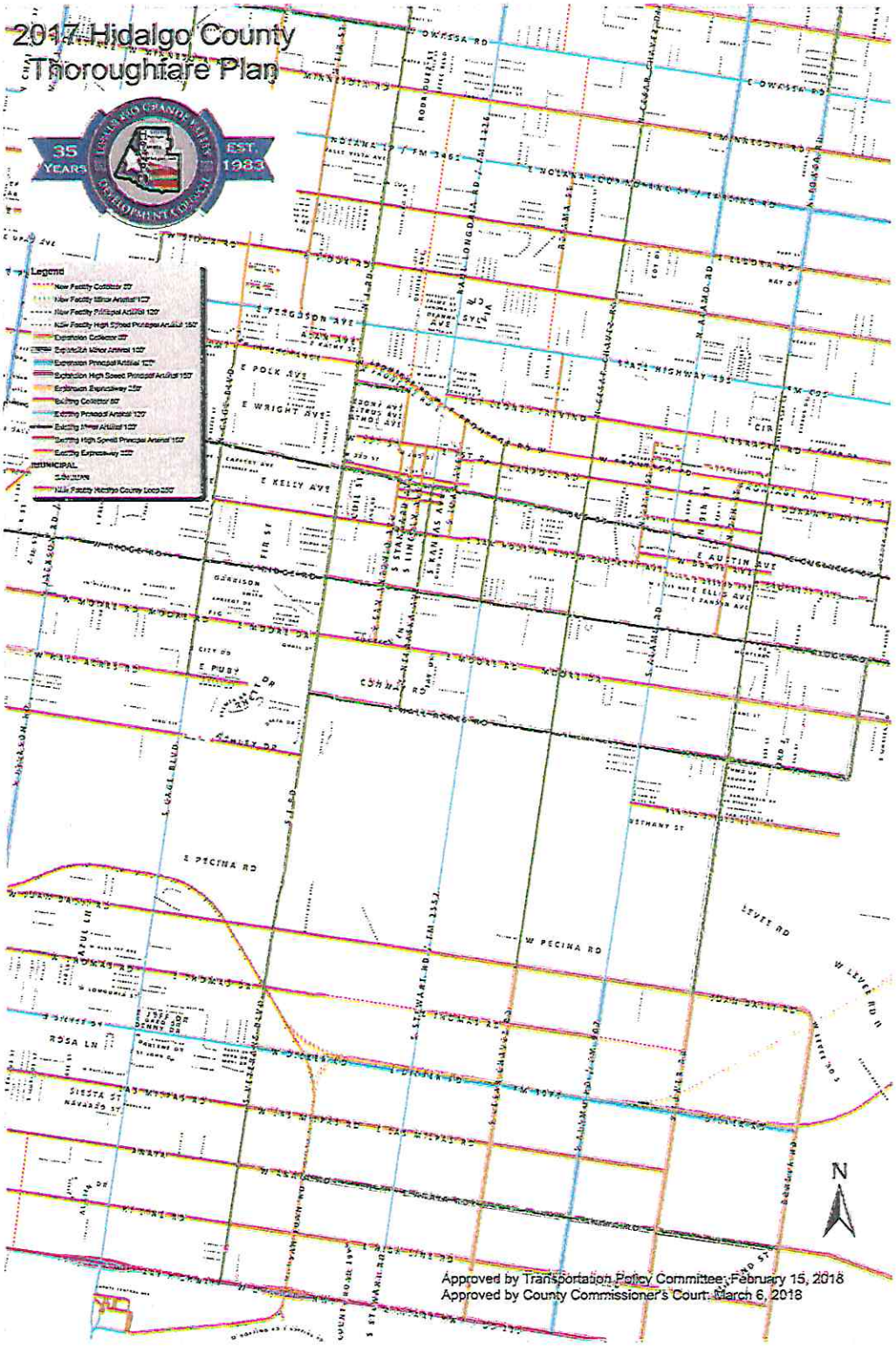
The following are identified as **Expressway Corridors - 350 feet of right-of-way**

- US Expressway 83 US 83/Interstate 2 (IH 2) from Veterans Boulevard to Cesar Chavez Road
- Dicker Road from San Juan Road to Cesar Chavez Road (toll road)
- San Juan Road from Veterans Boulevard to Military Highway (toll road)

ARTERIALS

Arterials are usually long distance roadways that typically define the boundaries of neighborhoods and facilitate movement from one part of the city to another. They are designed to handle higher traffic volumes, but not at the higher levels of expressways. The speed limits along principal arterials range from medium to high (35 to 50 miles per hour). The longer distances and higher speed limits on these roads provide a high degree of mobility, but with greater access onto the roadway than allowed on expressways. Side street entries are limited; signalization is minimized and coordinated to enhance optimum traffic flow. San Juan has two types of arterials.

MAJOR THOROUGHFARE MAP



High-Speed Principal Arterials – 150 feet of right-of-way

- Veterans Boulevard from Juan Balli Road to US 281 (Military Highway)
- US 281 (Military Highway) from Stewart Road to Cesar Chavez Road

Principal Arterials – 120 feet of right-of-way

- Raul Longoria Road/Nebraska Avenue from Owassa Road to US Business 83
- Stewart Road from Ridge Road to US 281 (Military Highway)
- Owassa Road from Veterans Boulevard to Cesar Chavez Road
- Nolana Avenue from Veterans Boulevard to Cesar Chavez Road
- FM 495 from Veterans Boulevard to Cesar Chavez Road
- Dicker Road from Veterans Boulevard to 3,875 East of Stewart Road

Minor Arterials – 100 feet of right-of-way

- Business 83 from Veterans Boulevard to Cesar Chavez Road
- Ridge Road from Veterans Boulevard to Cesar Chavez Road
- Hall Acres Road from Veterans Boulevard to Cesar Chavez Road
- Anaya Road from San Juan Street to Cesar Chavez Road
- Veterans Boulevard from Owassa Road to Juan Balli Road
- Nebraska Avenue from US Business 83 to Hall Acres Road
- Stewart Road from US Expressway 83/Interstate 2 to Ridge Road
- Cesar Chavez Road from Owassa Road to Juan Balli Road

COLLECTORS

Collector roads are the links between arterials and local streets. They extend to and through neighborhoods and commercial areas to collect or distribute traffic between local streets and arterials.

Collectors – 80 feet of right-of-way

- Minnesota Avenue from Veterans Boulevard to Cesar Chavez Road
- Eldora Avenue from Veterans Boulevard to Cesar Chavez Road
- Sioux Avenue from Veterans Boulevard to Cesar Chavez Road
- Sgt. Leonel Trevino Avenue from Raul Longoria Road to Cesar Chavez Road
- Carroll Road from Stewart Road to Cesar Chavez Road
- First/Second Street from Veterans Boulevard to Stewart Road
- 4th Street from San Antonio Avenue to Wyoming Avenue
- 6th Street from Standard Avenue to Nebraska Avenue
- 7th Street from Standard Avenue to Kansas Avenue
- Sam Houston Boulevard from Veterans Boulevard to Cesar Chavez Road
- Moore Road from Veterans Boulevard to Cesar Chavez Road
- Juan Balli Road from Veterans Boulevard to Cesar Chavez Road
- Thomas Road from Veterans Boulevard to Cesar Chavez Road
- Las Milpas Road from Veterans Boulevard to Cesar Chavez Road
- Highline Road from Veterans Boulevard to Cesar Chavez Road
- Oblate Avenue from Minnesota Road to First Street
- Standard Avenue from First Street to Sam Houston Boulevard
- Lincoln Avenue from First Street to 5th Street
- Wyoming Avenue from US 83/IH 2 to Sam Houston Boulevard
- Cesar Chavez Road from Juan Balli Road to US 281(Military Highway)
- Alameda Avenue from Veterans Boulevard to Oblate Avenue
- Retama Street from Owassa Road to US 83/IH 2

LOCAL STREETS

A very large percentage of the roads in San Juan area are local streets that feed into collectors and arterials. Local streets are found in neighborhoods to provide internal circulation. These neighborhoods reflect the development patterns of previous decades. Newer neighborhood may have curvilinear streets to provide variety to the subdivision development.

Local streets are not limited to residential areas and may be found in commercial and industrial areas. Local streets handle low volumes of traffic and tend to be short distance roadways that serve individual properties. These streets have the lowest speed limits in the City where 30 miles per hour is the established speed limit unless otherwise posted. They provide direct access to and from residential driveways, front doors, and on-street parking for commercial establishments. **The minimum right-of way width is 50 feet, but 60 feet is preferred.**

Speed limits are found in Article 12, Division 3, Sections 12.02.091 and 12.02.092 of the Unified Development Code. Truck routes are designated in Article 12 Sec. 12.04.002.

ADDITIONAL TRANSPORTATION FACILITIES AND PROVIDERS

TRUCK ROUTES

The City establishec truck routes in cooperation with the Hidalgo County Metropolitan Planning Organization. These routes are intended to guide large interstate and intrastate vehicles away from schools and neighborhoods to larger highways and interstate.

TRAFFIC SIGNALS

At this time traffic signals are maintained by TxDOT. In the future the City may assume the responsibility when it is fiscally able to do so.

SIDEWALKS AND TRAILS

An important component of a city's transportation network is a system of well-connected sidewalks. They provide safer places to walk. Ideally, sidewalks all over San Juan should connect homes to workplaces, schools, parks, and shopping. Sidewalks/walking trails are desired features in City parks. Sidewalks also can encourage reduced dependence on cars and trucks

Trails are another off-street facility that offer an alternative for pedestrians and bicyclists to get from one place to another, or to a park, without being on the city streets. They can be paved or constructed with a permeable surface. Like sidewalks, trails provide alternatives to vehicles.

BICYCLES AND BIKE ROUTES

As another alternative to cars, bicycles provide an inexpensive, easy to use, means of transportation. Bike lanes can be separate from the car lanes or shared with cars. Bike parking should be required for commercial uses. Bikes are also recreation vehicles for families and children. Trail facilities should connect to the county and regional off road networks.

TRANSIT

The Lower Rio Grande Valley Development Council provides public transportation in San Juan and other urbanized and non-urbanized areas of the lower Rio Grande Valley through its transit department, Valley Metro. Privately owned Valley Transit is a full-service bus company serving South Central Texas and Northern Mexico with intercity, charter, tour and transit operations and Package Express service.

RAILROAD

There is an active rail line parallel to Business 83, but there are no scheduled stops in San Juan.

STREETSCAPE IMPROVEMENTS

The appearance of the streets in San Juan would benefit from trees and plantings in the rights-of-way and on adjacent public and private property. Native and waterwise plants should be used. Care should be given as to the size and location of the plantings as to not obstruct visibility and traffic safety. Keep San Juan Beautiful has been successful in graffiti and recycling projects and could assist the City in other street and community beautification projects. A program in which individual organization adopt a chapter of street to take care of plants and litter has worked in many cities across Texas and the United States.

ACTIONS

The following actions are intended to make San Juan an accessible and safe place to drive, walk, run, bike and use transit.

TR Action 1 - Continue to work with Hidalgo County and the regional MPO for street improvements, both new and reconstruction.

TR Action 2 - Develop street design criteria that requires links between neighborhoods to create alternative access and entries.

TR Action 3 - Develop a pedestrian and bicycle plan with an interdepartmental partnership to develop a plan for a network of safe sidewalks, trails, and dedicated lanes that connect parks, schools, churches, and activity centers (including retail establishments and centers).

TR Action 4 - Continue to support the development of the proposed by-pass to guide trucks from the ports of entry to major roads.

TR Action 5 - Encourage expansion of transit provider routes to serve more parts of the city more frequently.

TR Action 6 - Remove the Thoroughfare Plan text from the Unified Development Code as it is now in the Comprehensive Plan to avoid confusion, particularly if there are changes.

TR Action 7 – Initiate street beautification programs and projects. Involve civic and service (Keep San Juan Beautiful) organizations in design, improvements, and maintenance.

San Juan is dedicated to providing its citizens and visitors safe and accessible means of transportation now and in the future.

6 Economic Development

Economic Development is a crucial part of defining San Juan's future, because in order to be a viable city, there needs to be more businesses and industries that contribute to the tax base. Property taxes and sales taxes are the main components of the City's operating budget. To attract new businesses there should be available land, customer base, workforce, and appropriate financing options, and business development incentives.

Created in 1996, the San Juan Economic Development Corporation(SJEDC) is a Type B (4B) Economic Development Corporation as defined in the Development Corporation Act of 1979. This act gives cities the ability to finance new and expanded business enterprises in their local communities through economic development corporations (EDCs). Chapters 501, 504, and 505 of the Texas Local Government Code are the rules that govern the characteristics of Type B EDCs to authorize cities to adopt a sales tax to fund the corporations and define projects EDCs can undertake.

As a Type B EDC, the SJEDC receives and uses sales tax revenues that may be used for any project eligible under the rules established rules and several other project types, including quality of life improvements. Type B corporations may pay for land, buildings, equipment, facilities, targeted infrastructure and promote and develop new and expanded business enterprises that create or retain primary jobs, a Type B EDC may fund a variety of facilities to support the economic viability of the City.

San Juan Economic Development Corporation Mission Statement

Promote, encourage and enhance the creation of jobs and the expansion of the local tax-base through projects which assists in the retention and expansion of existing primary employers and which attract new primary employers and aid in their development and growth.

Goal of the SJEDC

As Goals are a necessary part in articulating where and how an organization intends to move forward, the following goal was developed several years ago.

The San Juan Economic Development Corporation promotes the city and fosters a healthy business climate and supercharge this effort by offering incentives to attract new business via its Projects Budget.

It should be noted here that increases in tax revenue will also increase the operating budget of the EDC.

San Juan EDC's success has a positive impact on the operating budgets allocated to each department within the city. When considering budget resources at the current level, this makes the SJEDC's mission statement much more crucial. Therefore, the SJEDC's main focus is expected to be on increasing tax revenue.

Continuing to work with City Departments, particularly the Planning Department, to provide accurate information to potential new development will insure a smoother route to securing a viable economic future.

SAN JUAN'S ECONOMY

San Juan, Texas enjoys a healthy and growing local economy. Identified as the luxury car capital of South Texas, San Juan is home to Lexus, Mercedes Benz, Acura, Audi, Jaguar, and Land Rover car dealerships. San Juan's cluster of high-end luxury car dealerships attracts high-end purchasing power to the area with over $189 million in gross sales for 2013. With a population of approximately 1.5 million in the Reynosa-McAllen Metropolitan Area, it is expected local demand for goods and services will increase. This will provide great business opportunities for years to come.

ADVANTAGES

San Juan's location in the Valley positions the city to take advantage of an expanding local and regional economy.

Its regional location provides the following advantages

- Easy access to North and South Interstate 69 and an international port of entry into Mexico
- Adjacency to the Rio Grande Valley's East-to-West corridor, IH 2
- Proximity to McAllen Miller International Airport and Valley International Airport

San Juan is an important tourist destination in the Rio Grande Valley.

- More than one (1) million visitors annually visit the Basilica of our Lady of San Juan Del Valle
- Close proximity to federal and state wildlife and birding centers

Binational metropolitan population profile indicates a growing population.

- Approximately $1.5 million in the Reynosa-McAllen Metropolitan
- Increased local demand for goods and services—greater business opportunities in the years to come.
- Bilingual workforce

Regional market demands show that

- San Juan's cluster of high-end luxury car dealerships attracts high-end purchasing power

PAST, CURRENT AND FUTURE PROJECTS IN SAN JUAN

In the past three years and looking forward to the future the City and SJEDC secured the following new business developments.

2017 was an important year as the following business opened in San Juan.

- Palms Commercial Plaza - commercial strip mall ,over $1 million dollars in private investment
- Gilsa - an international home supply tile, flooring, and granite company, over $5 million investment
- Expressway Corridor Study and District - new commercial zoning district to encourage retention and location of new business along IH 2

In 2018, the following businesses came to San Juan.

- J.A. Carriers - trucking company, $1 million private investment

- Golden Chick - fast food chain, $500,000 private investment
- Lexus Dealership - Toyota's flagship car dealership, $10 million private investment
- Pueblo Tires – tire sales and auto maintenance center, $500,000 private investment

It is anticipated that in 2019, the following businesses will have or will open in San Juan.

- Texas National Bank - locally owned bank with 7 locations $3 million private investment
- Blue Wave Carwash - modern carwash facility $2 private investment
- Denny's - national sit-down restaurant $2million private investment
- Emergency Center - emergency room facility $4 million private investment
- Museum – showcase for the world's largest collection of stained glass, $2 million private investment
- Expressway Shopping Center with fast food pad sites - new development includes shopping center with 15 suites and two fast food pad sites in front. $8million from private investment

Emerging Industry Sectors

In the foreseeable future, the SJEDC will work promote San Juan as a destination for new businesses

- Retail - attract new retail including shops, restaurants and compatible businesses
- Tourism/Entertainment – create new destinations for visitors and residents
- Allied Medical – encourage new medical facilities and offices

Funding Mechanisms

The following are several of potential funding of projects in which the SJEDC can assist.

- 4B sales tax revenue
- Sale of city owns properties
- Line of credit from a bank and
- Various grant opportunities such as Economic Development Administration

Incentives

The following incentives can be provided to attract and support new businesses.

City Incentives

- City Chapter 380 Tax Reimbursement
- Infrastructure improvements

SJEDC Incentives

- Pay for targeted infrastructure and improvements by means of the Project Budget
- Signage incentives from promotional budget
- Mini Grants
- Advertisements in local publication

It should be noted that as an economic development corporation, the SJEDC cannot simply give sales tax proceeds to businesses. SJEDC must enter into a written performance agreement with any business enterprise that it funds directly or makes expenditures that benefit an eligible project. At a minimum, the performance agreement must contain the following.

- A schedule of additional payroll or jobs to be created or retained
- The capital investment to be made by the business enterprise
- The terms for repayment of the EDC's investment if the business fails to meet the performance requirements specified in the agreement.

ACTIONS

ED Action 1 - Continue to work to attract new businesses to San Juan. Reach out to business that are not currently located in adjacent cities.

ED Action 2 - Aggressively promote the Expressway Corridor and its special purpose zoning district.

ED Action 3 - Work with the Planning Department in the development process to identify the zoning and permitted uses when working with potential business locations. Use the Opportunity Areas identified in the Future Land section of this Plan.

ED Action 4 - Increase the visibility and viability of San Juan to potential investors and businesses with direct outreach to potential businesses and investors.

ED Action 5 - Update the SJEDC development plan to reflect changes in activity and direction.

In conclusion, it is becoming more and more obvious that the City of San Juan, with the assistance of the SJEDC is positioned to expand its economic presence and position in the Rio Grande Valley.

7 Public Works, Utilities and Services

Residents of a city require and expect quality city utilities, facilities and services. In San Juan these expectations are met by diligent employees who take pride in their work and their city . As the City grows there will be the need to expand and improve on these areas. The following is a list of the needs/actions identified by the departments that provide these services and facilities. Some of the actions are small and do not require major funding. Other will be considered in a capital improvements plan. The actions will be accomplished as the funding is available in the appropriate yearly budgets.

Utilities and Services Goal

The City of San Juan will provide quality utilities and services and that are responsive and cost effective.

Below are the actions to be considered as they apply to the Land Use, Transportation, and Economic Development chapters of the Plan. Not all of the departments have applicable actions. The full responses to the detailed worksheets as to all the desired needs of each department are available in the Planning and Zoning Department office.

Below, the actions are formatted with an abbreviation of the chapter title followed by a letter(s) indicating the department. For example, **US** is for Utilities and Services and **SPW** denotes the Sanitation /Public Works Department.

Sanitation/Public Works Department

The Sanitation/Public Works Department provides essential services to the citizens of San Juan. There are five divisions:

Sanitation Division collects all residential and commercial solid waste. It provides recycling as a benefit to encourage residents to be environmentally responsible.
Public Works Division provides the upkeep of all paved roads in the City. This includes all asphalt and caliche pothole repairs, maintains clean streets, mowing maintenance of rights-of-way and sidewalks, and installl street signs and markings on public streets as needed.
Storm Water Division performs structural maintenance on storm drains, street sweeping and education of the public.
Central Garage repairs and oversees preventive maintenance on all City vehicles and equipment.
Recycling Division provides residents with recycling of bulky trash and brush.

There are 43 employees in the Department that includes the Director, supervisors, mechanics, heavy equipment operators, truck drivers, laborers, and administrative staff.

Current needed action include

US/SPW Action 1 - Educate residents on garbage, brush, and recycling programs.
US/SPW Action 2- Provide staff training on storm water pollution prevention, TCEQ, and EPA requirements.

In the 1-5 year timeframe the following actions should be considered:

US/SPW Action 3 - Update drainage plan to be able to use newer technology and construction techniques.
US/SPW Action 4 - Construct new Recycling Center.
US/SPW Action 5 – Relocate brush drop-off site.
US/SPW Action 6 - Implement new recycling program.
US/SPW Action 7 - Fund continuation of Street Improvement Program.
US/SPW Action 8 - Increase Stormwater Public Education and Outreach.

In the following 6-10 years:

US/SPW Action 9 - Make necessary revisions to City codes and ordinances as they pertain to Sanitation/Public Works.

For the 11-15 year timeframe:

US/SPW Action 10 - Improve rights-of-way, sidewalks, and street safety.
US/SPW Action 11 - Identify projects for infrastructure improvements.

UTILITIES DEPARTMENT

The Utilities Department provides one of the most necessary requirements of a city: water treatment/ delivery and wastewater treatment services to the majority of the residents of San Juan.

The facilities include:

Water Treatment Plant No.1 at 700 S Kansas Ave
Water Treatment Plant No. 2at 2111 North Veterans Blvd
Wastewater Treatment Plant at 201 West Hall Acres
North and South Elevated Storage Tanks

There are two other water service providers, the North Alamo Water Supply Company and the Military Water Supply Corporation. This section will only address the facilities in San Juan.

The Utilities Department has a staff of 33, which includes the Director. an Administrative Clerk, and Maintenance Supervisor. For Water Distribution there is a crew chief, two heavy equipment operators, and three water distribution maintenance workers. For the Water Treatment operations, there is a chief operations operator, lead operator, lab technician, and 11 water plant operators.

To continue to provide excellent services, the following actions are needed.

Current needs are:

US/U Action 1 - Update Water/ Wastewater Master Plan.

Future needs and actions for the next 1 to 5 years.

US/U Action 2 - Acquire additional water rights.

In the following 6 to 10 years the following are recommended.

US/U Action 3 - Acquire additional water rights.

In the years 11 to 15 and beyond:

US/U Action 4- Acquire additional water rights.

San Juan Fire Rescue

San Juan Fire Rescue is a combination department that provides fire protection, medical assistance, fire education and hazardous material containment. The facilities are:

Fire Station No. 1 at 701 S. Nebraska
Fire Station No. 2 at 2301 N. Raul Longoria
Both stations have three (3) bays for apparatus.

Staffing levels are currently 27 paid personal and 18 active volunteers.

Current needs are:

In the next 1 to 5 years San Juan Fire Rescue will need:

US/FR Action 1 - Design and construct new fire station to replace Fire Station No. 1.

US/FR Action 2 - Remodel Fire Station No.2 to expand the dormitory, complete the parking lot, and increase station lighting.

In the 6 to 10 year timeframe the following are to be considered:

US/FR Action 3 - Design and construct Fire Station No. 3 on S Stewart Road and Veterans to provide fire protection on the south side of the City.

POLICE DEPARTMENT

The mission of the San Juan Police Department is to improve the quality of life of its citizens by enforcement of laws, protecting rights. lives and property of every person. We will work diligently to build community partnerships in identifying and responding to social and neighborhood concerns and needs. The San Juan Police Department motto is "A Commitment to the Future."

Currently, there are two police facilities: the North Side Station at 2301 North Raul Longoria, and the Southside Station at 301 East Ridge Road. The North Side Station houses the Jail, Dispatch, Court, and Patrol operations. Operations located at the Southside Station are Administration, Records, Criminal Investigation Department (CID),Training, Division, Task Force Investigations, and Patrol.

Staffing includes 49 sworn Police Officers, 16 civilian staff, 5 reserve Police Officers, and 5 vacancies.

Current and future needs for the North Side Station are Identified in the following actions.

US/P Action 1 - Complete remodeling of the dispatch center.

Actions to be addressed in the next 1 to 5 years are as follows.

US/P Action 2 - Move to the South Side facility.

In 6 to 10 years there will be a need to continue expiring the Department.

US/P Action 3 - Remodel and maintain the building after relocation to the Southside Station with possible use as a substation for the Patrol Division.

In the 11 to 15 year timeframe the following action may be required

US/P Action 4 - I f not already accomplished Action US-P10 above will be addressed.

For the South Side Station, the staffing includes 44 certified Police Officers, with 5 vacancies, and 5 reserve officers. There are 16 civilian staff including 7 telecommunication officers, 2 ACOs, 2 jailers, l evidence technician, 1 crime victims' liaison, 2 records clerks, and an Administrative secretary.

US/P Action 5- Consider additional parking at South Side station.

In the next 5 to 10 years the needs will require the following actions.

US/P Action 6 - Build Phase 2 to unite every departmental function at this one location.

US/P Action 7 - Build an indoor shooting range.

US/P Action 8 - Build an impound lot for seized vehicles.

In the next 10 to 15

US/P Action 9- Continue expansion of South Side facility to completion, if necessary.

Library

The San Juan Municipal Library is a valued resource for the citizens of San Juan. Located at 101 S Standard Ave, it is a 16,500 square foot building that provides the community a place to enhance their education, find entertainment in books and periodicals, use computers for school and projects and attend meetings. In addition to the large area for books and service, there is a children's area, two study rooms, and a training room. The City Commission and other City board and committee hold their meeting in the large multi-purpose room.

The staff includes the library director, the children's librarian, assistant supervisor, and three full time and one part time library aide.

As the City grows, the Library will see more citizens to serve in the immediate and long range future. The following are the recommended actions to be undertaken by the City.

Current needs include:

US/L Action 1 - Installation of upgraded computer and upgraded software and hardware to increase accessibility for the staff and citizens who use the Library.

In the 1-5 year timeframe the needs are as follows.

US/L Action 2 - Develop plans for expansion.

In the following 6 to10 years, there is a desire to implement the following.

US/L Action 3 - Expand the library ground to the west.

Further out, from 11 to 15 years and beyond, there should be the following :

US/L Action 4 - Plan, design and construct a branch library on the north side.

Administrative Services

As the City grows the administrative services that are internal to the day to day operations will need to keep current with technology and staffing. The following sections identify the needs and desires of those departments.

City Manager

This Administrative Department of the Municipal Government under the direction and supervision of the City Commission. The City Manager exercises supervision and control over all departments, and sees that each department operates efficiently. In addition to the City Manager, there is an Administrative Clerk.

SAN JUAN MUNICIPAL COURT

he City of San Juan Municipal Court operates as the Judicial branch of the City of San Juan Texas. It processes violation citations issued within the City. It is located in the Police Department Safety Building at 2301 N. Raul Longoria.

The staff consists of three Judges, City, Prosecutor, City Marshal, Court Admistrator, and two clerks.

FINANCE DEPARTMENT AND UTILITY BILLING AND COLLECTIONS

The Finance Department has the overall responsibility for all accounting and finance matters relating to City operations in accordance with State law, City Charter, and ordinances enacted by the City Commission. The offices are located at the current City Hall, 709 S Nebraska Avenue.

Utility Billing and Collection is also located at City Hall and is responsible for billing and collection of water, sanitary sewer, residential garbage collections and customer complaints.

Current staffing: Director of Finance, Assistant Director of Finance, Accountant II, Accountant I, Payroll Clerk, and Accounts Payable Clerk, Utility Billing Coordinator, two Cashiers, Crew Leader and two meter readers.

In the 1-5 year timeframe, needs include:

US/F Action 1 - Design and construct new office space for both Finance and Utility Billing and Collection (at new City Hall).

HUMAN RESOURCES

The Human Resources Department provides services to support with recruitment, procedures and practices of City policies, compensation, training and development, benefits, and employee relations to all City of San Juan Departments. The Department is located at City Hall.

Current Staffing includes the Director, Coordinator and Administrative Clerk.

Current Needs:

US/HR Action 1 - Strengthen the City's training programs for all staff through identification, funding, and implementation of professional training programs.

PURCHASING/RISK MANAGEMENT

The duties of Purchasing/Risk Management are to manage the City's purchases, Workman's Compensation, insurance benefits, property and liability insurance, and related services. These services are to protect the employees, the City's assets, and manage the City's risks. The office is in City Hall.

Current staffing includes the Purchasing/Risk Manager and Administrative Clerk.

Current needs:

US/PRM Action 1 - Fund a training budget to serve all departments.

Future needs over the next 6-10 years

US/PRM Action 2 - Continue to provide training and development of staff to better manage all aspects purchasing and risk management in assuring compliance with related practices, policies, and laws.

In the 11-15 year timeframe.

US/PRM Action 7 - Provide ongoing training, effective hiring, and retention/development of key personnel to ensure maximum return on job experience, training and development.

Information Technology

The purpose of the Information Technology (IT) Department is to provide solutions to increase productivity and efficiency for staff and residents.

The office is located on corner of Standard and Business 83.

Current Staffing includes the Director, one Network Specialist, one Communications Coordinator, and one Computer Specialist.

Current needs/actions (in this fiscal year):

US/IT Action 1 - Install fiber optic cabling infrastructure.
US/IT Action 2 - Standardize management solutions for applications and services all departments.
US/IT Action 3 - Implement an applicant tracking system, motor vehicle ticketing system, planning and zoning applications, and inspection software.

Future needs/actions in next 1-5 years:

US/IT Action 4 - Implement wireless infrastructure for all city locations and outlying properties, voice infrastructure.
US/IT Action 5 - Implement an applicant tracking system.
US/IT Action 6 - Implement a planning and zoning application system.
US/IT Action 7 - Implement inspection software.

The actions for the Planning and Zoning Department are found in the Land Use Chapter. The Parks and Recreation Department's actions are in the 2019 Parks and Recreation Master Plan.

8 Capital Improvements

Capital improvements are a very important feature of a city's fiscal planning. Understanding the content and process is important. Capital improvement can and should include buildings (city halls, fire stations, police stations and city offices), city owned land, water treatment plants and water distribution lines, sanitary sewer plants and collection lines, and stormwater sewers, streets, and parks.

Capital improvements have the following characteristics.

- They should last a long time.
- They are relatively expensive.
- They usually do not recur annually.
- They may require special funding or be financed by borrowing.
- There is a difference between a capital improvement and its operating and maintenance budgets.

A carefully planned program of Capital Improvements can do the following.

- Attract new business development that will increase tax revenues and provide jobs.
- Ensure that public investments in new or improved facilities are made in locations that make the most sense for service and maintenance.
- Preserve and enhance the quality of life for citizens of San Juan.

What is a Capital Improvement Plan (CIP)?

A CIP identifies capital improvement projects in order of priority, together with estimates of their costs and the means for financing them. Even a simple CIP involves four principal types of information.

- Specific capital improvements projects
- Estimated costs for those projects
- Proposed sources of funding for each of them
- The year/timeframe during which each project will be undertaken

It is important to note that the CIP is not merely a list of desired projects, although every city can think of plenty of these, but rather it is a schedule of desired projects encompassing both realistic costs and financing mechanisms.

For example, if a city constructs a new building, it will probably be there for a long time—so will the bonds that paid for it. Because the characteristics of capital improvements tend to be physically and financially visible, it is especially important to provide a careful plan when the community is thinking about undertaking them. This process of planning is usually called "capital improvement planning."

A CIP is not intended to be cast in concrete. Costs change, emergencies arise, and the priorities of a community can change over time—all of which can modify the contents of a CIP. Adoption of the CIP does not, by itself, commit a city to particular projects. Every year the entire CIP should be considered, and three types of actions taken.

- The first year is eliminated because it has been implemented
- Another year is added
- Projects are re-examined and updated, including changing priorities

In order to realistically plan for capital investments as part of its comprehensive planning process, a city must first recognize and then plan for the maintenance and replacement of its existing capital

facilities. Then, it must plan for the major investments needed to replace and build new community facilities. As with any governmental project, sufficient public funds must be budgeted for the upkeep , preventive maintenance, and repair of existing public buildings, streets, drainage, parks and other facilities. Future maintenance and repair requirements must also be taken into account when planning and designing new community facilities.

The phrase "capital improvement cost" usually includes more than the cost of the land or other actual tangible physical assets. The total cost also includes legal, financial and engineering fees, site investigation and preparation costs and inspection fees and other costs necessary to get the facility into actual operation.

GENERAL PROCEDURE FOR CAPITAL IMPROVEMENT PROGRAMMING

In general, the CIP process follows the following procedure

1. It begins with the Mayor and City Commission working with the City Manager to develop CIP goals, fiscal policy, and administrative process.
2. The City Manager instructs Department Directors to submit capital project requests upon pre-designed forms according to a timetable or calendar.
3. The City Manager reviews all requests in consultation with the Department Directors.
4. It is helpful to have a Capital Improvements Advisory Committee appointed by the Mayor and City Commission to review the recommended capital project priorities. Consideration should be given to the recommendations and comments of the committee in the development of long-range expenditure plans.
5. Following the reviews, some requests are deferred indefinitely, some are given high priorities and scheduled early in the program and some are scheduled for later.
6. The City Manager submits the recommended CIP to City Commission, along with recommendations from the Capital Improvements Advisory Committee. Upon its tentative approval, the City Commission schedules a public hearing.
7. After providing prior public notice, the City Commission conducts a public hearing on the CIP. After making such modifications, as it deems necessary, the CIP is adopted by resolution.
8. The first year projects are implemented.
9. Each year, the process is repeated. Year Two (of the first CIP) now becomes Year One, Year Five becomes Year Four, and an additional year added as Year Five. Of course, individual projects within any of the years may be modified, added, or deleted. Approval of a project scheduled for Year Two, for example, doesn't mean that the project will receive automatic approval the next year.

CAPITAL FUNDING SOURCES AND FINANCING METHODS

Financial planning to meet capital requirements includes consideration of the following important objectives.

- Changes in the ad valorem property tax rate
- Changes in sales tax revenue received by the City
- Maintaining a balance between debt redemption; capital outlays, and current expenditures
- Maximizing use of available Federal and State aid
- Trends in future revenues and expenditures
- Funds available to finance new capital projects

The potential funding sources and methods of financing for capital improvements may include:

- General funds
- Federal and State financial assistance grants and loans
- Pay-as-you go from current revenues
- Issuance of long term debt instruments such as Certificates of Obligation, Revenue Bonds and General obligation bonds
- Property tax
- Sales tax
- Hotel/Motel Occupancy tax
- Special assessments
- User charges/fees
- Impact fees
- Innovative financing methods such as Tax Increment Financing (TIF), Lease-Purchase Financing

Role of CIP in the Implementation

The CIP is a mechanism for analyzing the City's major capital facility needs for the future. By undertaking a financial analysis as part of the CIP, the City can predict, with reasonable accuracy, its capacity to finance capital improvements after it has paid its basic operating expenses. Once this capacity has been identified, a fiscal program is developed. The financial analysis also estimates the impact that capital expenditures will have on the operating budget.

As noted earlier, capital improvements include facilities such as utility systems, public buildings, land acquisition. parks, streets and sidewalks, drainage, libraries and major equipment. These are items that may have a significant impact on the community and are often too expensive to be financed in the annual operating budget.

Preparation of a CIP involves difficult, but necessary, decisions. Often there are more worthwhile projects to consider than there are dollars to fund them, but for a workable CIP there must be the balance between needs and desires based on the fiscal ability to move the projects forward for the good of the city.

9 Implementation

Envisioning Our Future, this Comprehensive Plan (Plan) serves as a guide for the City's staff, elected and appointed officials, and citizens in making decisions about land use, transportation, economic development and infrastructure improvements that will aid, not hinder, much needed improvements in the City of San Juan. All funding of future infrastructure projects and equipment will need to be factored into the City's budget and planning processes.

For the citizens of San Juan, this Plan can be their handbook to understand and support programs and improvements in the City. There may be actions that do not require direct action or initiation by the City, only responsiveness and support.

Plan implementation includes the use of both the broad and more specific policies detailed in each chapter of this Plan along with the recommended implementation policies and actions stated in this chapter. As a general guide, this chapter relies on the City codes and the Unified Development Code.

Commitment to Implementation

Perhaps the most important method of implementing this new comprehensive plan comes from the on-going commitment by elected and appointed officials, city staff members, and citizens to use the Plan. It must be understood as a useful and capable tool to direct the City's future. The policies and actions in this document should be available for ready reference for all development cases and construction projects. This Plan should be cross referenced with, and in, other planning studies, zoning case reports, and engineering studies, SJEDC activities. It is a good starting point for in informal discussions with citizens, developers, and staff. Keeping the Plan visible and used—combined with citizen monitoring—will make the plan a successful and powerful tool for guiding the future growth in the City.

Implementation Tools

For this Plan to be effective, it needs to be used. The most effective uses of the Plan are the application of the Zoning Ordinance, the Subdivision Regulations, and other applicable sections of the Unified Development Code. The other main tool is the Capital Improvements Plan for consideration of any funding for recommended actions. The policies and actions in this Plan will help guide the processes of each tool.

Adoption of and Amendments to the Comprehensive Plan

A comprehensive plan is adopted by ordinance as a guide for decision making. It serves to direct the ways that development occurs. As with all ordinances, there are required public hearings and two readings of the ordinance.

There may be instances where conditions have changed so that an amendment to the plan is necessary to approve the application for zoning. When there is a desirable development or a new type of business or housing that was not anticipated, an amendment to the Plan and the approval of new development may occur concurrently if the change reflects the overall intent in the Plan. Amendments require the same adoption process as the original adoption of the plan.

Plan Review and Updates

The life expectancy of a plan is between 10 and 20 years, however there should be continuous monitoring as the City grows. Circumstances will continue to change, and this Comprehensive Plan will require modifications and refinements to continue to be useful. Some of its recommendations will be found unworkable and other solutions will continue to emerge. Needed refinements and changes

should be carefully considered and thoroughly documented. However, as changes occur, however, the vision and goals should remain the central theme and provide a unifying element.

After about five years, a full review of the Plan should be undertaken. Completed actions should be noted and new actions may be developed. Some actions may be deleted or updated to reflect current and future conditions. A full update or new plan may be needed in 10 to 15 years and, certainly, within the 20 year timeframe.

RESPONSIBILITY FOR IMPLEMENTATION—USING THE PLAN

The following groups share the responsibilities for initiating and monitoring the vision, goals, and implementation actions of the Plan.

Citizens are responsible for bringing forward issues, concerns, and problems to the attention of the City staff. They are also responsible for monitoring planning and related problems that affects their immediate community as well as the City as a whole.

City Staff should review all the development issues associated with zoning and land use for compliance with the Plan. Recommendations for consideration of specific needs based on citywide technical criteria should be the rationale for staff recommendation of projects to be included in budgets and bond elections.

Planning and Zoning Commission should use the Plan as a reference since it is one of their guides for decision making; to assure that new development and redevelopment are in accordance with community needs.

City Commission should consider the recommendations of the Plan in conjunction with other relevant adopted citywide and area plans; in the approval or denial of development cases; and in yearly budgetary considerations and bond projects.

IMPLEMENTATION POLICIES

Policies guide decision making. In the continued use of this Plan, the following policies are recommended.

1. Staff will use the Plan in their recommendations for decisions.
2. The Planning and Zoning Commission will use the Plan in their recommendation to City Commission.
3. Yearly review will be done to determine any needed changes.
4. At five years, a full review and minor update should be undertaken.
5. After 10 to 15 years, a full update should occur.

IMPLEMENTATION ACTIONS

Implementation actions were developed in concert with vision and goals described in each chapter. The following series of actions are the implementation actions developed in conjunction with vision and goals described in each Plan section. These are desired actions identified through the planning process. Some actions call for a specific project or action. Some may identify the need for a specific study. Some are "quick fixes". Some require major investment. In addition to "new" initiatives, many support the continuation of ongoing City policies and programs that are needed to enhance what is already in place.

IMPLEMENTATION ACTIONS TIMEFRAME IN YEARS	CURRENT TO 5	6-10	11-15+
LAND USE			
LU Action 1 - Develop new zoning districts for townhomes, patio homes, duplexes and smaller lots.	■		
LU Action 2 - Consider initiating appropriate zoning for infill, vacant, and underutilized property where appropriate and preferably at property owners' request.	■		
LU Action 3 - Consider a Downtown Overlay District or Special Purpose District in the areas describe in the *Downtown Revitalization Mixed-Use Project*	■	■	
LU Action 4 - Consider rezoning for land adjacent to Stewart Road South for industrial and commercial development.		■	
LU Action 5 - Update the City's mapping programs and equipment to better serve all departments.	■		
LU Action 6 - Encourage development of the Opportunity Areas in cooperation with the SJEDC.	■	■	■
LU Action 7 – Monitor review and update this comprehensive plan.	■	■	■
TRANSPORTATION			
TR Action 1 - Continue to work with Hidalgo County and the regional MPO for street improvements, both new and reconstruction.	■	■	■
TR Action 2 - Develop street design criteria that requires links between neighborhoods to create alternative access and entries.	■		
TR Action 3 - Develop a pedestrian and bicycle plan with an interdepartmental partnership to develop a plan for a network of safe sidewalks, trails, and dedicated lanes that connect parks, schools, churches, and activity centers (including retail establishments and centers).		■	

IMPLEMENTATION ACTIONS TIMEFRAME IN YEARS	CURRENT TO 5	6-10	11-15+
TR Action 4 - Continue to support the development of the proposed by-pass to guide trucks from the ports of entry to major roads.	■	■	
TR Action 5 - Encourage expansion of transit provider routes to serve more parts of the city more frequently.		■	
TR Action 6 - Remove the Thoroughfare Plan text from the Unified Development Code as it is now in the Comprehensive Plan to avoid confusion, particularly if there are changes.	■		
TR Action 7 – Initiate street beautification programs and projects. Involve civic and service (Keep San Juan Beautiful) organizations in design, improvements, and maintenance.	■	■	
ECONOMIC DEVELOPMENT			
ED Action 1 - Continue to work to attract new businesses to San Juan. Reach out to business that are not currently located in adjacent cities. Promote the Expressway Corridor and its special purpose zoning district.	■	■	■
ED Action 2 - Work with the Planning Department in the development process to identify the zoning and permitted uses when working with potential business locations. Use the Opportunity Areas identified in the Future Land section of this Plan.	■	■	■
ED Action 3 - Increase the visibility and viability of San Juan to potential investors and businesses with direct outreach to potential businesses and investors.	■		
ED Action 4 - Update the SJEDC development plan to reflect changes in activity and direction.		■	■
UTILITIES AND SERVICES			
SANITATION AND PUBLIC WORKS			
US/SPW Action 1 - Educate residents on garbage, brush, and recycling programs.	■		
US/SPW Action 2- Provide staff training on storm water pollution prevention, TCEQ, and EPA requirements.	■		

IMPLEMENTATION ACTIONS TIMEFRAME IN YEARS	CURRENT TO 5	6-10	11-15+
US/SPW Action 3 - Update drainage plan to be able to use newer technology and construction techniques.	■		
US/SPW Action 4 - Construct new Recycling Center.	■		
US/SPW Action 5 - Relocate brush drop-off site.	■		
US/SPW Action 6 - Implement new recycling program.	■		
US/SPW Action 7 - Fund continuation of Street Improvement Program.	■		
US/SPW Action 8 - Increase Stormwater Public Education and Outreach.	■		
US/SPW Action 9 - Make necessary revisions to City codes and ordinances as they pertain to Sanitation/Public Works.		■	
US/SPW Action 10 - Improve rights-of-way, sidewalks, and street safety.			■
US/SPW Action 11 - Identify projects for infrastructure improvements.			■
WATER/WASTEWATER UTILITIES			
US/U Action 1 - Update Water/Wastewater Master Plan.	■		
US/U Action 2 - Acquire additional water rights.	■		
US/U Action 3 - Acquire additional water rights.		■	
US/U Action 4- Acquire additional water rights.			■
FIRE RESCUE			
US/FR Action 1 - Design and construct new fire station to replace Fire Station No. 1.	■		
US/FR Action 2 - Remodel Fire Station No.2 to expand the dormitory, complete the parking lot, and increase station lighting.	■		
US/FR Action 3 - Design and construct Fire Station No. 3 on S Stewart Road and Veterans to provide fire protection on the south side.		■	
POLICE (NORTHSIDE)			
US/P Action 1 - Complete remodeling of the dispatch center.	■		■
US/P Action 2 - Move to the South Side facility.		■	

IMPLEMENTATION ACTIONS TIMEFRAME IN YEARS	CURRENT TO 5	6-10	11-15+
US/P Action 3 – Remodel/maintain the building after relocation to the Southside Station as possible substation for the Patrol Division.		■	
US/P Action 4 - If not already accomplished, Action US-P10 above will be addressed.			■
POLICE (SOUTH SIDE STATION)			
US/P Action 5- Consider additional parking at South Side station.	■		
US/P Action 6 - Build Phase 2 to unite every departmental function at this one location.		■	
US/P Action 7 - Build an indoor shooting range.		■	
US/P Action 8 - Build an impound lot for seized vehicles.		■	
US/P Action 9- Continue expansion of South Side facility to completion, if necessary.			■
LIBRARY			
US/L Action 1 - Installation of upgraded computer and upgraded software and hardware to increase accessibility for the staff and citizens who use the Library.	■		
US/L Action 2 - Develop plans for expansion.	■		
US/L Action 3 - Expand the library ground to the west.		■	
US/L Action 4 - Plan, design and construct a branch library on the north side.			■
FINANCE			
US/F Action 1 - Design and construct new office space for both Finance and Utility Billing and Collection (at new City Hall).	■		
HUMAN RESOURCES			
US/HR Action 1 - Strengthen the City's training programs for all staff through identification, funding, and implementation of professional training programs.	■		
PURCHASING/RISK MANAGEMENT			
US/PRM Action 1 - Fund a training budget to serve all departments.	■		

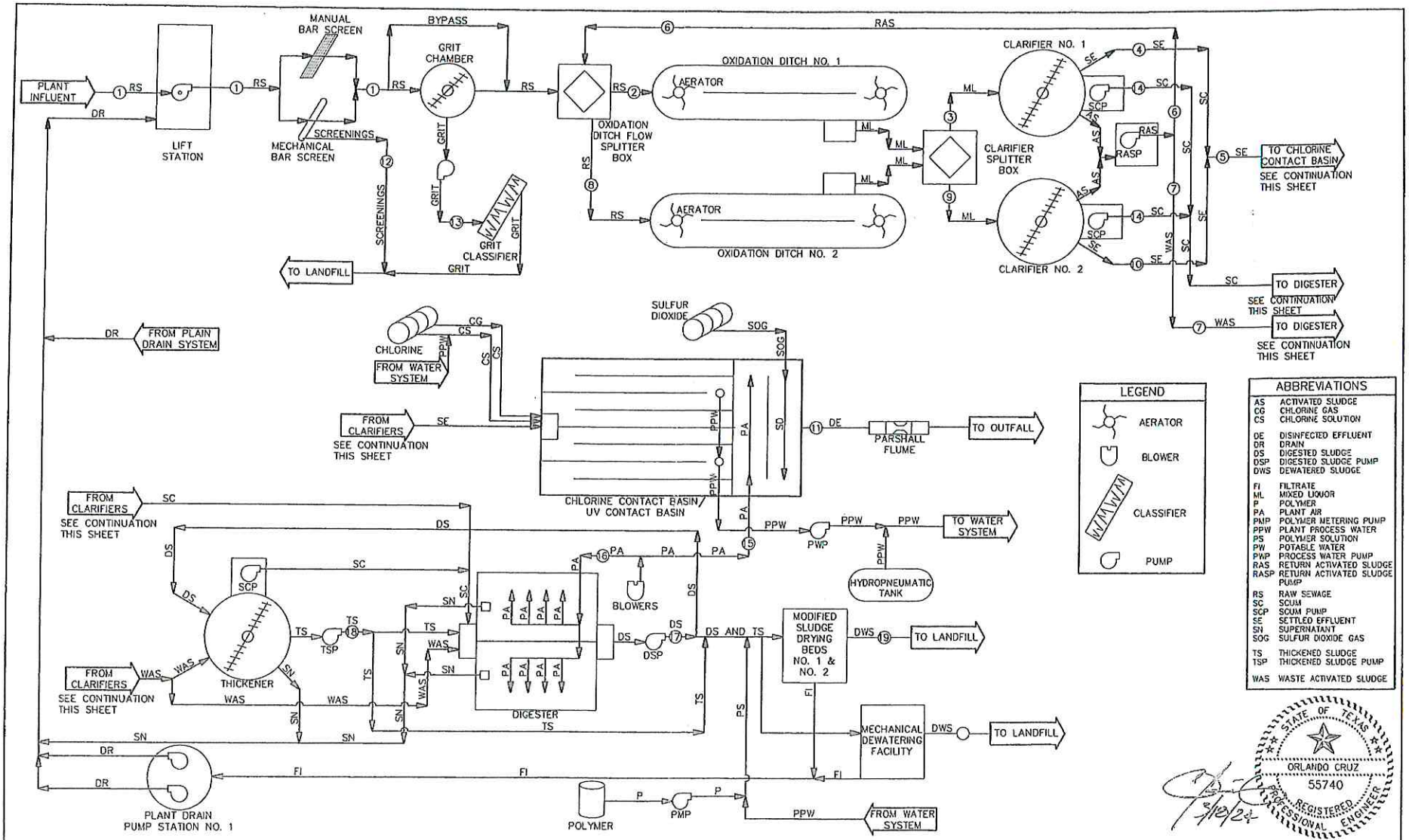
IMPLEMENTATION ACTIONS TIMEFRAME IN YEARS	CURRENT TO 5	6-10	11-15+
US/PRM Action 2 - Continue to provide training and development of staff to better manage all aspects purchasing and risk management in assuring compliance with related practices, policies, and laws.		■	
US/PRM Action 7 - Provide ongoing training, effective hiring, and retention/development of key personnel to ensure maximum return on job experience, training and development.			■
INFORMATION TECHNOLOGY			
US/IT Action 1 - Install fiber optic cabling infrastructure.	■		
US/IT Action 2 - Standardize management solutions for applications and services all departments.	■		
US/IT Action 3 - Implement applicant tracking system, motor vehicle ticketing system, planning and zoning applications, and inspection software.	■		
US/IT Action 4 - Implement wireless infrastructure for all city locations and outlying properties, voice infrastructure.	■		
US/IT Action 5 - Implement an applicant tracking system.	■		
US/IT Action 6 - Implement a planning and zoning application system.	■		
US/IT Action 7 - Implement inspection software.	■		

City of San Juan, Texas

www.cityofsanjuantexas.com

Appendix B

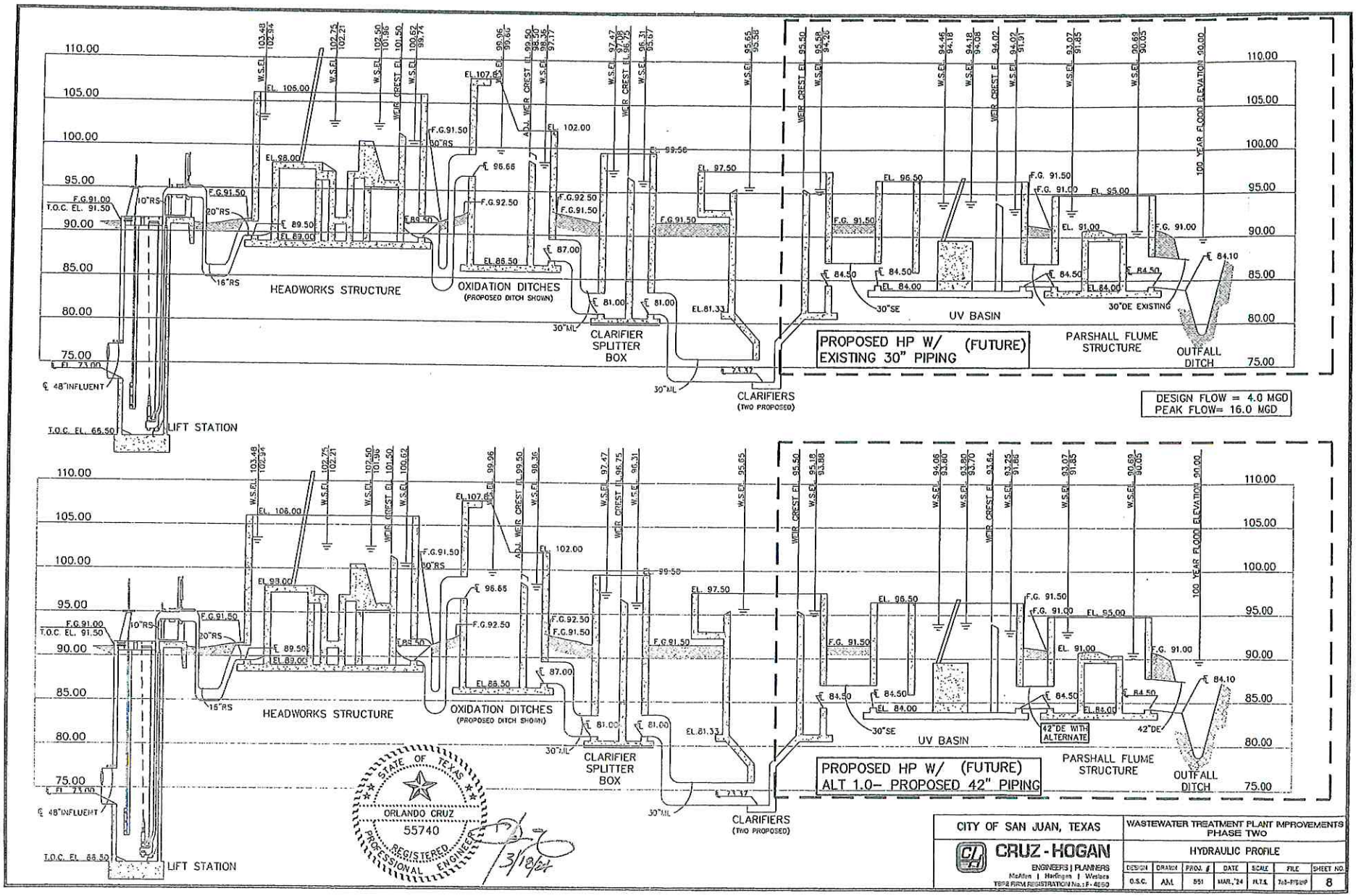
Wastewater Treatment Plant Improvements Phase Two – *Revised Project Rehabilitation of Existing Facilities, Cruz Hogan Consultants, August 2020*



STATE OF TEXAS
ORLANDO CRUZ
55740
REGISTERED PROFESSIONAL ENGINEER
3/12/24

CITY OF SAN JUAN, TEXAS	WASTEWATER TREATMENT PLANT IMPROVEMENTS PHASE TWO
CRUZ-HOGAN ENGINEERS | PLANNERS McAllen | Harlingen | Weslaco TBPE FIRM REGISTRATION No.: F-4950	NEW PROCESS FLOW DIAGRAM

DESIGN	DRAWN	PROJ. #	DATE	SCALE	FILE	SHEET NO.
O.S.C.	A.M.	551	MAR.,'24	N.T.S.	749-PFDWP	7



ORLANDO CRUZ
55740
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
3/19/24

CITY OF SAN JUAN, TEXAS	WASTEWATER TREATMENT PLANT IMPROVEMENTS PHASE TWO					
CRUZ-HOGAN ENGINEERS | PLANNERS McAfee | Herlinger | Wallace TBPE FIRM REGISTRATION No.: F-4650	HYDRAULIC PROFILE					
DESIGN	DRAWN	PROJ. #	DATE	SCALE	FILE	SHEET NO.
O.S.C.	A.M.	551	MAR.,'24	N.T.S.	7x8-PFDHP	8

Appendix C

TCEQ Discharge Permit

TPDES PERMIT NO. WQ0011512001
[For TCEQ office use only - EPA I.D. No. TX0057592]

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
P.O. Box 13087
Austin, Texas 78711-3087

This is a renewal that replaces TPDES Permit No. WQ0011512001 issued on June 16, 2017.

PERMIT TO DISCHARGE WASTES
under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

City of San Juan

whose mailing address is

709 South Nebraska Avenue
San Juan, Texas 78589

is authorized to treat and discharge wastes from the City of San Juan Wastewater Treatment Facility, SIC Code 4952

located at 201 West Hall Acres Road, San Juan, in Hidalgo County, Texas 78589

via Outfall 001 to an unnamed drainage ditch, thence to Hidalgo County Drainage District (HCDD) ditch, thence to Main Floodway which is a part of the Arroyo Colorado Above Tidal; and via Outfall 002 to a series of constructed wetlands, thence to an unnamed drainage ditch, thence to HCDD, thence to Main Floodway which is a part of the Arroyo Colorado Above Tidal in Segment No. 2202 of the Nueces-Rio Grande Coastal Basin

only according to effluent limitations, monitoring requirements, and other conditions set forth in this permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ), the laws of the State of Texas, and other orders of the TCEQ. The issuance of this permit does not grant to the permittee the right to use private or public property for conveyance of wastewater along the discharge route described in this permit. This includes, but is not limited to, property belonging to any individual, partnership, corporation, or other entity. Neither does this permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This permit shall expire **five years from the date of issuance.**

ISSUED DATE:
March 25, 2021

For the Commission

INTERIM EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS Outfall Number 002

1. During the period beginning upon the date of issuance and lasting through the completion of the UV disinfection system, the permittee is authorized to discharge subject to the following effluent limitations:

   The daily average flow of effluent that may be diverted from Outfall 001 to Outfall 002 shall not exceed 0.20 MGD.*

Effluent Characteristic	Discharge Limitations				Min. Self-Monitoring Requirements	
	Daily Avg	7-day Avg	Daily Max	Single Grab	Report Daily Avg. & Daily Max.	
	mg/l (lbs/day)	mg/l	mg/l	mg/l	Measurement Frequency	Sample Type
Flow, MGD	Report	N/A	Report	N/A	Continuous	Totalizing Meter
Carbonaceous Biochemical Oxygen Demand (5-day)	10 (17)	15	25	35	Two/week	Composite
Total Suspended Solids	15 (25)	25	40	60	Two/week	Composite
Ammonia Nitrogen	3 (5.0)	6	10	15	Two/week	Composite
E. coli, CFU or MPN/100 ml	126	N/A	399	N/A	One/week	Grab

2. The effluent shall contain a chlorine residual of at least 1.0 mg/l after a detention time of at least 20 minutes (based on peak flow) and shall be monitored daily by grab sample. The permittee shall dechlorinate the chlorinated effluent to less than 0.1 mg/l chlorine residual and shall monitor chlorine residual daily by grab sample after the dechlorination process. An equivalent method of disinfection may be substituted only with prior approval of the Executive Director.
3. The pH shall not be less than 6.0 standard units nor greater than 9.0 standard units and shall be monitored once per week by grab sample.
4. There shall be no discharge of floating solids or visible foam in other than trace amounts and no discharge of visible oil.
5. Effluent monitoring samples shall be taken at the following location(s): Following the final treatment unit.
6. The effluent shall contain a minimum dissolved oxygen of 6.0 mg/l and shall be monitored twice per week by grab sample.
7. The annual average flow and maximum 2-hour peak flow shall be reported monthly.

*The combined annual average flow from Outfall 001 and Outfall 002 shall not exceed 4.0 MGD.

INTERIM EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS Outfall Number 001

1. During the period beginning upon the date of issuance and lasting through the completion of the UV disinfection system, the permittee is authorized to discharge subject to the following effluent limitations:

   The annual average flow of effluent shall not exceed 4.0 million gallons per day (MGD)*, nor shall the average discharge during any two-hour period (2-hour peak) exceed 11,111 gallons per minute (gpm).

Effluent Characteristic	Discharge Limitations				Min. Self-Monitoring Requirements	
	Daily Avg	7-day Avg	Daily Max	Single Grab	Report Daily Avg. & Daily Max.	
	mg/l (lbs/day)	mg/l	mg/l	mg/l	Measurement Frequency	Sample Type
Flow, MGD	Report	N/A	Report	N/A	Continuous	Totalizing Meter
Carbonaceous Biochemical Oxygen Demand (5-day)	10 (334)	15	25	35	Two/week	Composite
Total Suspended Solids	15 (500)	25	40	60	Two/week	Composite
Ammonia Nitrogen	3 (100)	6	10	15	Two/week	Composite
E. coli, CFU or MPN/100 ml	126	N/A	399	N/A	One/week	Grab

2. The effluent shall contain a chlorine residual of at least 1.0 mg/l after a detention time of at least 20 minutes (based on peak flow) and shall be monitored daily by grab sample. The permittee shall dechlorinate the chlorinated effluent to less than 0.1 mg/l chlorine residual and shall monitor chlorine residual daily by grab sample after the dechlorination process. An equivalent method of disinfection may be substituted only with prior approval of the Executive Director.
3. The pH shall not be less than 6.0 standard units nor greater than 9.0 standard units and shall be monitored once per week by grab sample.
4. There shall be no discharge of floating solids or visible foam in other than trace amounts and no discharge of visible oil.
5. Effluent monitoring samples shall be taken at the following location(s): Following the final treatment unit.
6. The effluent shall contain a minimum dissolved oxygen of 6.0 mg/l and shall be monitored twice per week by grab sample.
7. The annual average flow and maximum 2-hour peak flow shall be reported monthly.

*The combined annual average flow from Outfall 001 and Outfall 002 shall not exceed 4.0 MGD.

FINAL EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS Outfall Number 001

1. During the period beginning upon the completion of the UV disinfection system and lasting through the date of expiration, the permittee is authorized to discharge subject to the following effluent limitations:

   The annual average flow of effluent shall not exceed 4.0 million gallons per day (MGD)*, nor shall the average discharge during any two-hour period (2-hour peak) exceed 11,111 gallons per minute (gpm).

Effluent Characteristic	Discharge Limitations				Min. Self-Monitoring Requirements	
	Daily Avg	7-day Avg	Daily Max	Single Grab	Report Daily Avg. & Daily Max.	
	mg/l (lbs/day)	mg/l	mg/l	mg/l	Measurement Frequency	Sample Type
Flow, MGD	Report	N/A	Report	N/A	Continuous	Totalizing Meter
Carbonaceous Biochemical Oxygen Demand (5-day)	10 (334)	15	25	35	Two/week	Composite
Total Suspended Solids	15 (500)	25	40	60	Two/week	Composite
Ammonia Nitrogen	3 (100)	6	10	15	Two/week	Composite
E. coli, CFU or MPN/100 ml	126	N/A	399	N/A	Daily	Grab

2. The permittee shall utilize an UV system for disinfection purposes. An equivalent method of disinfection may be substituted only with prior approval of the Executive Director.
3. The pH shall not be less than 6.0 standard units nor greater than 9.0 standard units and shall be monitored once per week by grab sample.
4. There shall be no discharge of floating solids or visible foam in other than trace amounts and no discharge of visible oil.
5. Effluent monitoring samples shall be taken at the following location(s): Following the final treatment unit.
6. The effluent shall contain a minimum dissolved oxygen of 6.0 mg/l and shall be monitored twice per week by grab sample.
7. The annual average flow and maximum 2-hour peak flow shall be reported monthly.

*The combined annual average flow from Outfall 001 and Outfall 002 shall not exceed 4.0 MGD.

FINAL EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS Outfall Number 002

1. During the period beginning upon the completion of the UV disinfection system date of issuance and lasting through the date of expiration, the permittee is authorized to discharge subject to the following effluent limitations:

The daily average flow of effluent that may be diverted from Outfall 001 to Outfall 002 shall not exceed 0.20 MGD.*

Effluent Characteristic	Discharge Limitations				Min. Self-Monitoring Requirements	
	Daily Avg mg/l (lbs/day)	7-day Avg mg/l	Daily Max mg/l	Single Grab mg/l	Report Daily Avg. & Daily Max. Measurement Frequency	Sample Type
Flow, MGD	Report	N/A	Report	N/A	Continuous	Totalizing Meter
Carbonaceous Biochemical Oxygen Demand (5-day)	10 (17)	15	25	35	Two/week	Composite
Total Suspended Solids	15 (25)	25	40	60	Two/week	Composite
Ammonia Nitrogen	3 (5.0)	6	10	15	Two/week	Composite
E. coli, CFU or MPN/100 ml	126	N/A	399	N/A	Daily	Grab

2. The permittee shall utilize an UV system for disinfection purposes. An equivalent method of disinfection may be substituted only with prior approval of the Executive Director.
3. The pH shall not be less than 6.0 standard units nor greater than 9.0 standard units and shall be monitored once per week by grab sample.
4. There shall be no discharge of floating solids or visible foam in other than trace amounts and no discharge of visible oil.
5. Effluent monitoring samples shall be taken at the following location(s): Following the final treatment unit.
6. The effluent shall contain a minimum dissolved oxygen of 6.0 mg/l and shall be monitored twice per week by grab sample.
7. The annual average flow and maximum 2-hour peak flow shall be reported monthly.

*The combined annual average flow from Outfall 001 and Outfall 002 shall not exceed 4.0 MGD.

DEFINITIONS AND STANDARD PERMIT CONDITIONS

As required by Title 30 Texas Administrative Code (TAC) Chapter 305, certain regulations appear as standard conditions in waste discharge permits. 30 TAC § 305.121 - 305.129 (relating to Permit Characteristics and Conditions) as promulgated under the Texas Water Code (TWC) §§ 5.103 and 5.105, and the Texas Health and Safety Code (THSC) §§ 361.017 and 361.024(a), establish the characteristics and standards for waste discharge permits, including sewage sludge, and those sections of 40 Code of Federal Regulations (CFR) Part 122 adopted by reference by the Commission. The following text includes these conditions and incorporates them into this permit. All definitions in TWC § 26.001 and 30 TAC Chapter 305 shall apply to this permit and are incorporated by reference. Some specific definitions of words or phrases used in this permit are as follows:

1. Flow Measurements

   a. Annual average flow - the arithmetic average of all daily flow determinations taken within the preceding 12 consecutive calendar months. The annual average flow determination shall consist of daily flow volume determinations made by a totalizing meter, charted on a chart recorder and limited to major domestic wastewater discharge facilities with one million gallons per day or greater permitted flow.

   b. Daily average flow - the arithmetic average of all determinations of the daily flow within a period of one calendar month. The daily average flow determination shall consist of determinations made on at least four separate days. If instantaneous measurements are used to determine the daily flow, the determination shall be the arithmetic average of all instantaneous measurements taken during that month. Daily average flow determination for intermittent discharges shall consist of a minimum of three flow determinations on days of discharge.

   c. Daily maximum flow - the highest total flow for any 24-hour period in a calendar month.

   d. Instantaneous flow - the measured flow during the minimum time required to interpret the flow measuring device.

   e. 2-hour peak flow (domestic wastewater treatment plants) - the maximum flow sustained for a two-hour period during the period of daily discharge. The average of multiple measurements of instantaneous maximum flow within a two-hour period may be used to calculate the 2-hour peak flow.

   f. Maximum 2-hour peak flow (domestic wastewater treatment plants) - the highest 2-hour peak flow for any 24-hour period in a calendar month.

2. Concentration Measurements

   a. Daily average concentration - the arithmetic average of all effluent samples, composite or grab as required by this permit, within a period of one calendar month, consisting of at least four separate representative measurements.

      i. For domestic wastewater treatment plants - When four samples are not available in a calendar month, the arithmetic average (weighted by flow) of all values in the previous four consecutive month period consisting of at least four measurements shall be utilized as the daily average concentration.

ii. For all other wastewater treatment plants - When four samples are not available in a calendar month, the arithmetic average (weighted by flow) of all values taken during the month shall be utilized as the daily average concentration.

b. 7-day average concentration - the arithmetic average of all effluent samples, composite or grab as required by this permit, within a period of one calendar week, Sunday through Saturday.

c. Daily maximum concentration - the maximum concentration measured on a single day, by the sample type specified in the permit, within a period of one calendar month.

d. Daily discharge - the discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for purposes of sampling. For pollutants with limitations expressed in terms of mass, the daily discharge is calculated as the total mass of the pollutant discharged over the sampling day. For pollutants with limitations expressed in other units of measurement, the daily discharge is calculated as the average measurement of the pollutant over the sampling day.

The daily discharge determination of concentration made using a composite sample shall be the concentration of the composite sample. When grab samples are used, the daily discharge determination of concentration shall be the arithmetic average (weighted by flow value) of all samples collected during that day.

e. Bacteria concentration (*E. coli* or Enterococci) - Colony Forming Units (CFU) or Most Probable Number (MPN) of bacteria per 100 milliliters effluent. The daily average bacteria concentration is a geometric mean of the values for the effluent samples collected in a calendar month. The geometric mean shall be determined by calculating the nth root of the product of all measurements made in a calendar month, where n equals the number of measurements made; or, computed as the antilogarithm of the arithmetic mean of the logarithms of all measurements made in a calendar month. For any measurement of bacteria equaling zero, a substituted value of one shall be made for input into either computation method. If specified, the 7-day average for bacteria is the geometric mean of the values for all effluent samples collected during a calendar week.

f. Daily average loading (lbs/day) - the arithmetic average of all daily discharge loading calculations during a period of one calendar month. These calculations must be made for each day of the month that a parameter is analyzed. The daily discharge, in terms of mass (lbs/day), is calculated as (Flow, MGD x Concentration, mg/l x 8.34).

g. Daily maximum loading (lbs/day) - the highest daily discharge, in terms of mass (lbs/day), within a period of one calendar month.

3. Sample Type

a. Composite sample - For domestic wastewater, a composite sample is a sample made up of a minimum of three effluent portions collected in a continuous 24-hour period or during the period of daily discharge if less than 24 hours, and combined in volumes proportional to flow, and collected at the intervals required by 30 TAC § 319.9 (a). For industrial wastewater, a composite sample is a sample made up of a minimum of three effluent portions collected in a continuous 24-hour period or during the period of daily discharge if less than 24 hours, and combined in volumes proportional to flow, and collected at the intervals required by 30 TAC § 319.9 (b).

b. Grab sample - an individual sample collected in less than 15 minutes.

4. Treatment Facility (facility) - wastewater facilities used in the conveyance, storage, treatment, recycling, reclamation and/or disposal of domestic sewage, industrial wastes, agricultural wastes, recreational wastes, or other wastes including sludge handling or disposal facilities under the jurisdiction of the Commission.

5. The term "sewage sludge" is defined as solid, semi-solid, or liquid residue generated during the treatment of domestic sewage in 30 TAC Chapter 312. This includes the solids that have not been classified as hazardous waste separated from wastewater by unit processes.

6. Bypass - the intentional diversion of a waste stream from any portion of a treatment facility.

MONITORING AND REPORTING REQUIREMENTS

1. Self-Reporting

Monitoring results shall be provided at the intervals specified in the permit. Unless otherwise specified in this permit or otherwise ordered by the Commission, the permittee shall conduct effluent sampling and reporting in accordance with 30 TAC §§ 319.4 - 319.12. Unless otherwise specified, effluent monitoring data shall be submitted each month, to the Compliance Monitoring Team of the Enforcement Division (MC 224), by the 20th day of the following month for each discharge which is described by this permit whether or not a discharge is made for that month. Monitoring results must be submitted online using the NetDMR reporting system available through the TCEQ website unless the permittee requests and obtains an electronic reporting waiver. Monitoring results must be signed and certified as required by Monitoring and Reporting Requirements No. 10.

As provided by state law, the permittee is subject to administrative, civil and criminal penalties, as applicable, for negligently or knowingly violating the Clean Water Act (CWA); TWC §§ 26, 27, and 28; and THSC § 361, including but not limited to knowingly making any false statement, representation, or certification on any report, record, or other document submitted or required to be maintained under this permit, including monitoring reports or reports of compliance or noncompliance, or falsifying, tampering with or knowingly rendering inaccurate any monitoring device or method required by this permit or violating any other requirement imposed by state or federal regulations.

2. Test Procedures

a. Unless otherwise specified in this permit, test procedures for the analysis of pollutants shall comply with procedures specified in 30 TAC §§ 319.11 - 319.12. Measurements, tests, and calculations shall be accurately accomplished in a representative manner.

b. All laboratory tests submitted to demonstrate compliance with this permit must meet the requirements of 30 TAC § 25, Environmental Testing Laboratory Accreditation and Certification.

3. Records of Results

a. Monitoring samples and measurements shall be taken at times and in a manner so as to be representative of the monitored activity.

b. Except for records of monitoring information required by this permit related to the permittee's sewage sludge use and disposal activities, which shall be retained for a period

of at least five years (or longer as required by 40 CFR Part 503), monitoring and reporting records, including strip charts and records of calibration and maintenance, copies of all records required by this permit, records of all data used to complete the application for this permit, and the certification required by 40 CFR § 264.73(b)(9) shall be retained at the facility site, or shall be readily available for review by a TCEQ representative for a period of three years from the date of the record or sample, measurement, report, application or certification. This period shall be extended at the request of the Executive Director.

c. Records of monitoring activities shall include the following:

i. date, time and place of sample or measurement;

ii. identity of individual who collected the sample or made the measurement.

iii. date and time of analysis;

iv. identity of the individual and laboratory who performed the analysis;

v. the technique or method of analysis; and

vi. the results of the analysis or measurement and quality assurance/quality control records.

The period during which records are required to be kept shall be automatically extended to the date of the final disposition of any administrative or judicial enforcement action that may be instituted against the permittee.

4. Additional Monitoring by Permittee

If the permittee monitors any pollutant at the location(s) designated herein more frequently than required by this permit using approved analytical methods as specified above, all results of such monitoring shall be included in the calculation and reporting of the values submitted on the approved self-report form. Increased frequency of sampling shall be indicated on the self-report form.

5. Calibration of Instruments

All automatic flow measuring or recording devices and all totalizing meters for measuring flows shall be accurately calibrated by a trained person at plant start-up and as often thereafter as necessary to ensure accuracy, but not less often than annually unless authorized by the Executive Director for a longer period. Such person shall verify in writing that the device is operating properly and giving accurate results. Copies of the verification shall be retained at the facility site and/or shall be readily available for review by a TCEQ representative for a period of three years.

6. Compliance Schedule Reports

Reports of compliance or noncompliance with, or any progress reports on, interim and final requirements contained in any compliance schedule of the permit shall be submitted no later than 14 days following each schedule date to the Regional Office and the Compliance Monitoring Team of the Enforcement Division (MC 224).

7. Noncompliance Notification

a. In accordance with 30 TAC § 305.125(9) any noncompliance which may endanger human health or safety, or the environment shall be reported by the permittee to the TCEQ. Except as allowed by 30 TAC § 305.132, report of such information shall be provided orally or by facsimile transmission (FAX) to the Regional Office within 24 hours of becoming aware of the noncompliance. A written submission of such information shall also be provided by the permittee to the Regional Office and the Compliance Monitoring Team of the Enforcement Division (MC 224) within five working days of becoming aware of the noncompliance. For Publicly Owned Treatment Works (POTWs), effective December 21, 2023, the permittee must submit the written report for unauthorized discharges and unanticipated bypasses that exceed any effluent limit in the permit using the online electronic reporting system available through the TCEQ website unless the permittee requests and obtains an electronic reporting waiver. The written submission shall contain a description of the noncompliance and its cause; the potential danger to human health or safety, or the environment; the period of noncompliance, including exact dates and times; if the noncompliance has not been corrected, the time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance, and to mitigate its adverse effects.

b. The following violations shall be reported under Monitoring and Reporting Requirement 7.a.:

   i. Unauthorized discharges as defined in Permit Condition 2(g).

   ii. Any unanticipated bypass that exceeds any effluent limitation in the permit.

   iii. Violation of a permitted maximum daily discharge limitation for pollutants listed specifically in the Other Requirements section of an Industrial TPDES permit.

c. In addition to the above, any effluent violation which deviates from the permitted effluent limitation by more than 40% shall be reported by the permittee in writing to the Regional Office and the Compliance Monitoring Team of the Enforcement Division (MC 224) within 5 working days of becoming aware of the noncompliance.

d. Any noncompliance other than that specified in this section, or any required information not submitted or submitted incorrectly, shall be reported to the Compliance Monitoring Team of the Enforcement Division (MC 224) as promptly as possible. For effluent limitation violations, noncompliances shall be reported on the approved self-report form.

8. In accordance with the procedures described in 30 TAC §§ 35.301 - 35.303 (relating to Water Quality Emergency and Temporary Orders) if the permittee knows in advance of the need for a bypass, it shall submit prior notice by applying for such authorization.

9. Changes in Discharges of Toxic Substances

All existing manufacturing, commercial, mining, and silvicultural permittees shall notify the Regional Office, orally or by facsimile transmission within 24 hours, and both the Regional Office and the Compliance Monitoring Team of the Enforcement Division (MC 224) in writing within five (5) working days, after becoming aware of or having reason to believe:

a. That any activity has occurred or will occur which would result in the discharge, on a routine or frequent basis, of any toxic pollutant listed at 40 CFR Part 122, Appendix D,

Tables II and III (excluding Total Phenols) which is not limited in the permit, if that discharge will exceed the highest of the following "notification levels":

i. One hundred micrograms per liter (100 µg/L);

ii. Two hundred micrograms per liter (200 µg/L) for acrolein and acrylonitrile; five hundred micrograms per liter (500 µg/L) for 2,4-dinitrophenol and for 2-methyl-4,6-dinitrophenol; and one milligram per liter (1 mg/L) for antimony;

iii. Five (5) times the maximum concentration value reported for that pollutant in the permit application; or

iv. The level established by the TCEQ.

b. That any activity has occurred or will occur which would result in any discharge, on a nonroutine or infrequent basis, of a toxic pollutant which is not limited in the permit, if that discharge will exceed the highest of the following "notification levels":

i. Five hundred micrograms per liter (500 µg/L);

ii. One milligram per liter (1 mg/L) for antimony;

iii. Ten (10) times the maximum concentration value reported for that pollutant in the permit application; or

iv. The level established by the TCEQ.

10. Signatories to Reports

All reports and other information requested by the Executive Director shall be signed by the person and in the manner required by 30 TAC § 305.128 (relating to Signatories to Reports).

11. All POTWs must provide adequate notice to the Executive Director of the following:

a. Any new introduction of pollutants into the POTW from an indirect discharger which would be subject to CWA § 301 or § 306 if it were directly discharging those pollutants;

b. Any substantial change in the volume or character of pollutants being introduced into that POTW by a source introducing pollutants into the POTW at the time of issuance of the permit; and

c. For the purpose of this paragraph, adequate notice shall include information on:

i. The quality and quantity of effluent introduced into the POTW; and

ii. Any anticipated impact of the change on the quantity or quality of effluent to be discharged from the POTW.

PERMIT CONDITIONS

1. General

a. When the permittee becomes aware that it failed to submit any relevant facts in a permit

application, or submitted incorrect information in an application or in any report to the Executive Director, it shall promptly submit such facts or information.

b. This permit is granted on the basis of the information supplied and representations made by the permittee during action on an application, and relying upon the accuracy and completeness of that information and those representations. After notice and opportunity for a hearing, this permit may be modified, suspended, or revoked, in whole or in part, in accordance with 30 TAC Chapter 305, Subchapter D, during its term for good cause including, but not limited to, the following:

   i. Violation of any terms or conditions of this permit;

   ii. Obtaining this permit by misrepresentation or failure to disclose fully all relevant facts; or

   iii. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge.

c. The permittee shall furnish to the Executive Director, upon request and within a reasonable time, any information to determine whether cause exists for amending, revoking, suspending or terminating the permit. The permittee shall also furnish to the Executive Director, upon request, copies of records required to be kept by the permit.

2. Compliance

a. Acceptance of the permit by the person to whom it is issued constitutes acknowledgment and agreement that such person will comply with all the terms and conditions embodied in the permit, and the rules and other orders of the Commission.

b. The permittee has a duty to comply with all conditions of the permit. Failure to comply with any permit condition constitutes a violation of the permit and the Texas Water Code or the Texas Health and Safety Code, and is grounds for enforcement action, for permit amendment, revocation, or suspension, or for denial of a permit renewal application or an application for a permit for another facility.

c. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of the permit.

d. The permittee shall take all reasonable steps to minimize or prevent any discharge or sludge use or disposal or other permit violation that has a reasonable likelihood of adversely affecting human health or the environment.

e. Authorization from the Commission is required before beginning any change in the permitted facility or activity that may result in noncompliance with any permit requirements.

f. A permit may be amended, suspended and reissued, or revoked for cause in accordance with 30 TAC §§ 305.62 and 305.66 and TWC§ 7.302. The filing of a request by the permittee for a permit amendment, suspension and reissuance, or termination, or a notification of planned changes or anticipated noncompliance, does not stay any permit condition.

g. There shall be no unauthorized discharge of wastewater or any other waste. For the

purpose of this permit, an unauthorized discharge is considered to be any discharge of wastewater into or adjacent to water in the state at any location not permitted as an outfall or otherwise defined in the Other Requirements section of this permit.

h. In accordance with 30 TAC § 305.535(a), the permittee may allow any bypass to occur from a TPDES permitted facility which does not cause permitted effluent limitations to be exceeded or an unauthorized discharge to occur, but only if the bypass is also for essential maintenance to assure efficient operation.

i. The permittee is subject to administrative, civil, and criminal penalties, as applicable, under TWC §§ 7.051 - 7.075 (relating to Administrative Penalties), 7.101 - 7.111 (relating to Civil Penalties), and 7.141 - 7.202 (relating to Criminal Offenses and Penalties) for violations including, but not limited to, negligently or knowingly violating the federal CWA §§ 301, 302, 306, 307, 308, 318, or 405, or any condition or limitation implementing any sections in a permit issued under the CWA § 402, or any requirement imposed in a pretreatment program approved under the CWA §§ 402 (a)(3) or 402 (b)(8).

3. Inspections and Entry

a. Inspection and entry shall be allowed as prescribed in the TWC Chapters 26, 27, and 28, and THSC § 361.

b. The members of the Commission and employees and agents of the Commission are entitled to enter any public or private property at any reasonable time for the purpose of inspecting and investigating conditions relating to the quality of water in the state or the compliance with any rule, regulation, permit or other order of the Commission. Members, employees, or agents of the Commission and Commission contractors are entitled to enter public or private property at any reasonable time to investigate or monitor or, if the responsible party is not responsive or there is an immediate danger to public health or the environment, to remove or remediate a condition related to the quality of water in the state. Members, employees, Commission contractors, or agents acting under this authority who enter private property shall observe the establishment's rules and regulations concerning safety, internal security, and fire protection, and if the property has management in residence, shall notify management or the person then in charge of his presence and shall exhibit proper credentials. If any member, employee, Commission contractor, or agent is refused the right to enter in or on public or private property under this authority, the Executive Director may invoke the remedies authorized in TWC § 7.002. The statement above, that Commission entry shall occur in accordance with an establishment's rules and regulations concerning safety, internal security, and fire protection, is not grounds for denial or restriction of entry to any part of the facility, but merely describes the Commission's duty to observe appropriate rules and regulations during an inspection.

4. Permit Amendment and/or Renewal

a. The permittee shall give notice to the Executive Director as soon as possible of any planned physical alterations or additions to the permitted facility if such alterations or additions would require a permit amendment or result in a violation of permit requirements. Notice shall also be required under this paragraph when:

i. The alteration or addition to a permitted facility may meet one of the criteria for

determining whether a facility is a new source in accordance with 30 TAC § 305.534 (relating to New Sources and New Dischargers); or

ii. The alteration or addition could significantly change the nature or increase the quantity of pollutants discharged. This notification applies to pollutants that are subject neither to effluent limitations in the permit, nor to notification requirements in Monitoring and Reporting Requirements No. 9; or

iii. The alteration or addition results in a significant change in the permittee's sludge use or disposal practices, and such alteration, addition, or change may justify the application of permit conditions that are different from or absent in the existing permit, including notification of additional use or disposal sites not reported during the permit application process or not reported pursuant to an approved land application plan.

b. Prior to any facility modifications, additions, or expansions that will increase the plant capacity beyond the permitted flow, the permittee must apply for and obtain proper authorization from the Commission before commencing construction.

c. The permittee must apply for an amendment or renewal at least 180 days prior to expiration of the existing permit in order to continue a permitted activity after the expiration date of the permit. If an application is submitted prior to the expiration date of the permit, the existing permit shall remain in effect until the application is approved, denied, or returned. If the application is returned or denied, authorization to continue such activity shall terminate upon the effective date of the action. If an application is not submitted prior to the expiration date of the permit, the permit shall expire and authorization to continue such activity shall terminate.

d. Prior to accepting or generating wastes which are not described in the permit application or which would result in a significant change in the quantity or quality of the existing discharge, the permittee must report the proposed changes to the Commission. The permittee must apply for a permit amendment reflecting any necessary changes in permit conditions, including effluent limitations for pollutants not identified and limited by this permit.

e. In accordance with the TWC § 26.029(b), after a public hearing, notice of which shall be given to the permittee, the Commission may require the permittee, from time to time, for good cause, in accordance with applicable laws, to conform to new or additional conditions.

f. If any toxic effluent standard or prohibition (including any schedule of compliance specified in such effluent standard or prohibition) is promulgated under CWA § 307(a) for a toxic pollutant which is present in the discharge and that standard or prohibition is more stringent than any limitation on the pollutant in this permit, this permit shall be modified or revoked and reissued to conform to the toxic effluent standard or prohibition. The permittee shall comply with effluent standards or prohibitions established under CWA § 307(a) for toxic pollutants within the time provided in the regulations that established those standards or prohibitions, even if the permit has not yet been modified to incorporate the requirement.

5. Permit Transfer

a. Prior to any transfer of this permit, Commission approval must be obtained. The Commission shall be notified in writing of any change in control or ownership of

facilities authorized by this permit. Such notification should be sent to the Applications Review and Processing Team (MC 148) of the Water Quality Division.

b. A permit may be transferred only according to the provisions of 30 TAC § 305.64 (relating to Transfer of Permits) and 30 TAC § 50.133 (relating to Executive Director Action on Application or WQMP update).

6. Relationship to Hazardous Waste Activities

This permit does not authorize any activity of hazardous waste storage, processing, or disposal that requires a permit or other authorization pursuant to the Texas Health and Safety Code.

7. Relationship to Water Rights

Disposal of treated effluent by any means other than discharge directly to water in the state must be specifically authorized in this permit and may require a permit pursuant to TWC Chapter 11.

8. Property Rights

A permit does not convey any property rights of any sort, or any exclusive privilege.

9. Permit Enforceability

The conditions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstances, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, shall not be affected thereby.

10. Relationship to Permit Application

The application pursuant to which the permit has been issued is incorporated herein; provided, however, that in the event of a conflict between the provisions of this permit and the application, the provisions of the permit shall control.

11. Notice of Bankruptcy

a. Each permittee shall notify the Executive Director, in writing, immediately following the filing of a voluntary or involuntary petition for bankruptcy under any chapter of Title 11 (Bankruptcy) of the United States Code (11 USC) by or against:

i. the permittee;

ii. an entity (as that term is defined in 11 USC, § 101(14)) controlling the permittee or listing the permit or permittee as property of the estate; or

iii. an affiliate (as that term is defined in 11 USC, § 101(2)) of the permittee.

b. This notification must indicate:

i. the name of the permittee and the permit number(s);

ii. the bankruptcy court in which the petition for bankruptcy was filed; and

iv. the date of filing of the petition.

OPERATIONAL REQUIREMENTS

1. The permittee shall at all times ensure that the facility and all of its systems of collection, treatment, and disposal are properly operated and maintained. This includes, but is not limited to, the regular, periodic examination of wastewater solids within the treatment plant by the operator in order to maintain an appropriate quantity and quality of solids inventory as described in the various operator training manuals and according to accepted industry standards for process control. Process control, maintenance, and operations records shall be retained at the facility site, or shall be readily available for review by a TCEQ representative, for a period of three years.

2. Upon request by the Executive Director, the permittee shall take appropriate samples and provide proper analysis in order to demonstrate compliance with Commission rules. Unless otherwise specified in this permit or otherwise ordered by the Commission, the permittee shall comply with all applicable provisions of 30 TAC Chapter 312 concerning sewage sludge use and disposal and 30 TAC §§ 319.21 - 319.29 concerning the discharge of certain hazardous metals.

3. Domestic wastewater treatment facilities shall comply with the following provisions:

   a. The permittee shall notify the Municipal Permits Team, Wastewater Permitting Section (MC 148) of the Water Quality Division, in writing, of any facility expansion at least 90 days prior to conducting such activity.

   b. The permittee shall submit a closure plan for review and approval to the Municipal Permits Team, Wastewater Permitting Section (MC 148) of the Water Quality Division, for any closure activity at least 90 days prior to conducting such activity. Closure is the act of permanently taking a waste management unit or treatment facility out of service and includes the permanent removal from service of any pit, tank, pond, lagoon, surface impoundment and/or other treatment unit regulated by this permit.

4. The permittee is responsible for installing prior to plant start-up, and subsequently maintaining, adequate safeguards to prevent the discharge of untreated or inadequately treated wastes during electrical power failures by means of alternate power sources, standby generators, and/or retention of inadequately treated wastewater.

5. Unless otherwise specified, the permittee shall provide a readily accessible sampling point and, where applicable, an effluent flow measuring device or other acceptable means by which effluent flow may be determined.

6. The permittee shall remit an annual water quality fee to the Commission as required by 30 TAC Chapter 21. Failure to pay the fee may result in revocation of this permit under TWC § 7.302(b)(6).

7. Documentation

   For all written notifications to the Commission required of the permittee by this permit, the permittee shall keep and make available a copy of each such notification under the same conditions as self-monitoring data are required to be kept and made available. Except for

information required for TPDES permit applications, effluent data, including effluent data in permits, draft permits and permit applications, and other information specified as not confidential in 30 TAC §§ 1.5(d), any information submitted pursuant to this permit may be claimed as confidential by the submitter. Any such claim must be asserted in the manner prescribed in the application form or by stamping the words confidential business information on each page containing such information. If no claim is made at the time of submission, information may be made available to the public without further notice. If the Commission or Executive Director agrees with the designation of confidentiality, the TCEQ will not provide the information for public inspection unless required by the Texas Attorney General or a court pursuant to an open records request. If the Executive Director does not agree with the designation of confidentiality, the person submitting the information will be notified.

8. Facilities that generate domestic wastewater shall comply with the following provisions; domestic wastewater treatment facilities at permitted industrial sites are excluded.

   a. Whenever flow measurements for any domestic sewage treatment facility reach 75% of the permitted daily average or annual average flow for three consecutive months, the permittee must initiate engineering and financial planning for expansion and/or upgrading of the domestic wastewater treatment and/or collection facilities. Whenever the flow reaches 90% of the permitted daily average or annual average flow for three consecutive months, the permittee shall obtain necessary authorization from the Commission to commence construction of the necessary additional treatment and/or collection facilities. In the case of a domestic wastewater treatment facility which reaches 75% of the permitted daily average or annual average flow for three consecutive months, and the planned population to be served or the quantity of waste produced is not expected to exceed the design limitations of the treatment facility, the permittee shall submit an engineering report supporting this claim to the Executive Director of the Commission.

      If in the judgment of the Executive Director the population to be served will not cause permit noncompliance, then the requirement of this section may be waived. To be effective, any waiver must be in writing and signed by the Director of the Enforcement Division (MC 219) of the Commission, and such waiver of these requirements will be reviewed upon expiration of the existing permit; however, any such waiver shall not be interpreted as condoning or excusing any violation of any permit parameter.

   b. The plans and specifications for domestic sewage collection and treatment works associated with any domestic permit must be approved by the Commission and failure to secure approval before commencing construction of such works or making a discharge is a violation of this permit and each day is an additional violation until approval has been secured.

   c. Permits for domestic wastewater treatment plants are granted subject to the policy of the Commission to encourage the development of area-wide waste collection, treatment, and disposal systems. The Commission reserves the right to amend any domestic wastewater permit in accordance with applicable procedural requirements to require the system covered by this permit to be integrated into an area-wide system, should such be developed; to require the delivery of the wastes authorized to be collected in, treated by or discharged from said system, to such area-wide system; or to amend this permit in any other particular to effectuate the Commission's policy. Such amendments may be

made when the changes required are advisable for water quality control purposes and are feasible on the basis of waste treatment technology, engineering, financial, and related considerations existing at the time the changes are required, exclusive of the loss of investment in or revenues from any then existing or proposed waste collection, treatment or disposal system.

9. Domestic wastewater treatment plants shall be operated and maintained by sewage plant operators holding a valid certificate of competency at the required level as defined in 30 TAC Chapter 30.

10. For Publicly Owned Treatment Works (POTWs), the 30-day average (or monthly average) percent removal for BOD and TSS shall not be less than 85%, unless otherwise authorized by this permit.

11. Facilities that generate industrial solid waste as defined in 30 TAC § 335.1 shall comply with these provisions:

    a. Any solid waste, as defined in 30 TAC § 335.1 (including but not limited to such wastes as garbage, refuse, sludge from a waste treatment, water supply treatment plant or air pollution control facility, discarded materials, discarded materials to be recycled, whether the waste is solid, liquid, or semisolid), generated by the permittee during the management and treatment of wastewater, must be managed in accordance with all applicable provisions of 30 TAC Chapter 335, relating to Industrial Solid Waste Management.

    b. Industrial wastewater that is being collected, accumulated, stored, or processed before discharge through any final discharge outfall, specified by this permit, is considered to be industrial solid waste until the wastewater passes through the actual point source discharge and must be managed in accordance with all applicable provisions of 30 TAC Chapter 335.

    c. The permittee shall provide written notification, pursuant to the requirements of 30 TAC § 335.8(b)(1), to the Corrective Action Section (MC 221) of the Remediation Division informing the Commission of any closure activity involving an Industrial Solid Waste Management Unit, at least 90 days prior to conducting such an activity.

    d. Construction of any industrial solid waste management unit requires the prior written notification of the proposed activity to the Registration and Reporting Section (MC 129) of the Permitting and Registration Support Division. No person shall dispose of industrial solid waste, including sludge or other solids from wastewater treatment processes, prior to fulfilling the deed recordation requirements of 30 TAC § 335.5.

    e. The term "industrial solid waste management unit" means a landfill, surface impoundment, waste-pile, industrial furnace, incinerator, cement kiln, injection well, container, drum, salt dome waste containment cavern, or any other structure vessel, appurtenance, or other improvement on land used to manage industrial solid waste.

    f. The permittee shall keep management records for all sludge (or other waste) removed from any wastewater treatment process. These records shall fulfill all applicable requirements of 30 TAC § 335 and must include the following, as it pertains to wastewater treatment and discharge:

i. Volume of waste and date(s) generated from treatment process;
ii. Volume of waste disposed of on-site or shipped off-site;
iii. Date(s) of disposal;
iv. Identity of hauler or transporter;
v. Location of disposal site; and
vi. Method of final disposal.

The above records shall be maintained on a monthly basis. The records shall be retained at the facility site, or shall be readily available for review by authorized representatives of the TCEQ for at least five years.

12. For industrial facilities to which the requirements of 30 TAC § 335 do not apply, sludge and solid wastes, including tank cleaning and contaminated solids for disposal, shall be disposed of in accordance with THSC § 361.

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SLUDGE PROVISIONS

The permittee is authorized to dispose of sludge only at a Texas Commission on Environmental Quality (TCEQ) authorized land application site, co-disposal landfill, wastewater treatment facility, or facility that further processes sludge. **The disposal of sludge by land application on property owned, leased or under the direct control of the permittee is a violation of the permit unless the site is authorized with the TCEQ. This provision does not authorize Distribution and Marketing of Class A or Class AB Sewage Sludge. This provision does not authorize the permittee to land apply sludge on property owned, leased or under the direct control of the permittee.**

SECTION 1. REQUIREMENTS APPLYING TO ALL SEWAGE SLUDGE LAND APPLICATION

A. General Requirements

1. The permittee shall handle and dispose of sewage sludge in accordance with 30 TAC § 312 and all other applicable state and federal regulations in a manner that protects public health and the environment from any reasonably anticipated adverse effects due to any toxic pollutants that may be present in the sludge.

2. In all cases, if the person (permit holder) who prepares the sewage sludge supplies the sewage sludge to another person for land application use or to the owner or lease holder of the land, the permit holder shall provide necessary information to the parties who receive the sludge to assure compliance with these regulations.

B. Testing Requirements

1. Sewage sludge shall be tested annually in accordance with the method specified in both 40 CFR Part 261, Appendix II and 40 CFR Part 268, Appendix I [Toxicity Characteristic Leaching Procedure (TCLP)] or other method that receives the prior approval of the TCEQ for the contaminants listed in 40 CFR Part 261.24, Table 1. Sewage sludge failing this test shall be managed according to RCRA standards for generators of hazardous waste, and the waste's disposition must be in accordance with all applicable requirements for hazardous waste processing, storage, or disposal. Following failure of any TCLP test, the management or disposal of sewage sludge at a facility other than an authorized hazardous waste processing, storage, or disposal facility shall be prohibited until such time as the permittee can demonstrate the sewage sludge no longer exhibits the hazardous waste toxicity characteristics (as demonstrated by the results of the TCLP tests). A written report shall be provided to both the TCEQ Registration and Reporting Section (MC 129) of the Permitting and Registration Support Division and the Regional Director (MC Region 15) within seven (7) days after failing the TCLP Test.

The report shall contain test results, certification that unauthorized waste management has stopped and a summary of alternative disposal plans that comply with RCRA standards for the management of hazardous waste. The report shall be addressed to: Director, Permitting and Registration Support Division (MC 129), Texas Commission on Environmental Quality, P.O. Box 13087, Austin, Texas 78711-3087. In addition, the permittee shall prepare an annual report on the results of all sludge toxicity testing. This annual report shall be submitted to the TCEQ Regional Office (MC Region 15) and the Compliance Monitoring Team (MC 224) of the Enforcement Division by September 30th of each year. Effective December 21, 2020, the permittee must submit this annual report using the online electronic reporting system available through the TCEQ website unless the permittee requests and obtains an electronic reporting waiver.

2. Sewage sludge shall not be applied to the land if the concentration of the pollutants exceeds the pollutant concentration criteria in Table 1. The frequency of testing for pollutants in Table 1 is found in Section I.C. of this permit.

TABLE 1

Pollutant	Ceiling Concentration (Milligrams per kilogram)*
Arsenic	75
Cadmium	85
Chromium	3000
Copper	4300
Lead	840
Mercury	57
Molybdenum	75
Nickel	420
PCBs	49
Selenium	100
Zinc	7500

* Dry weight basis

3. Pathogen Control

All sewage sludge that is applied to agricultural land, forest, a public contact site, or a reclamation site must be treated by one of the following methods to ensure that the sludge meets either the Class A, Class AB or Class B pathogen requirements.

a. For sewage sludge to be classified as Class A with respect to pathogens, the density of fecal coliform in the sewage sludge must be less than 1,000 most probable number (MPN) per gram of total solids (dry weight basis), or the density of Salmonella sp. bacteria in the sewage sludge must be less than three MPN per four grams of total solids (dry weight basis) at the time the sewage sludge is used or disposed. In addition, one of the alternatives listed below must be met:

Alternative 1 - The temperature of the sewage sludge that is used or disposed shall be maintained at or above a specific value for a period of time. See 30 TAC § 312.82(a)(2)(A) for specific information;

Alternative 5 (PFRP) - Sewage sludge that is used or disposed of must be treated in one of the Processes to Further Reduce Pathogens (PFRP) described in 40 CFR Part 503, Appendix B. PFRP include composting, heat drying, heat treatment, and thermophilic aerobic digestion; or

Alternative 6 (PFRP Equivalent) - Sewage sludge that is used or disposed of must be treated in a process that has been approved by the U. S. Environmental Protection Agency as being equivalent to those in Alternative 5.

b. For sewage sludge to be classified as Class AB with respect to pathogens, the density of fecal coliform in the sewage sludge must be less than 1,000 MPN per gram of total solids (dry weight basis), or the density of *Salmonella* sp. bacteria in the sewage sludge be less than three MPN per four grams of total solids (dry weight basis) at the time the sewage sludge is used or disposed. In addition, one of the alternatives listed below must be met:

Alternative 2 - The pH of the sewage sludge that is used or disposed shall be raised to above 12 std. units and shall remain above 12 std. units for 72 hours.

The temperature of the sewage sludge shall be above 52° Celsius for 12 hours or longer during the period that the pH of the sewage sludge is above 12 std. units.

At the end of the 72-hour period during which the pH of the sewage sludge is above 12 std. units, the sewage sludge shall be air dried to achieve a percent solids in the sewage sludge greater than 50%; or

Alternative 3 - The sewage sludge shall be analyzed for enteric viruses prior to pathogen treatment. The limit for enteric viruses is less than one Plaque-forming Unit per four grams of total solids (dry weight basis) either before or following pathogen treatment. See 30 TAC § 312.82(a)(2)(C)(i-iii) for specific information. The sewage sludge shall be analyzed for viable helminth ova prior to pathogen treatment. The limit for viable helminth ova is less than one per four grams of total solids (dry weight basis) either before or following pathogen treatment. See 30 TAC § 312.82(a)(2)(C)(iv-vi) for specific information; or

Alternative 4 - The density of enteric viruses in the sewage sludge shall be less than one Plaque-forming Unit per four grams of total solids (dry weight basis) at the time the sewage sludge is used or disposed. The density of viable helminth ova in the sewage sludge shall be less than one per four grams of total solids (dry weight basis) at the time the sewage sludge is used or disposed.

c. Sewage sludge that meets the requirements of Class AB sewage sludge may be classified a Class A sewage sludge if a variance request is submitted in writing that is supported by substantial documentation demonstrating equivalent methods for reducing odors and written approval is granted by the executive director. The executive director may deny the variance request or revoke that approved variance if it is determined that the variance may potentially endanger human health or the environment, or create nuisance odor conditions.

d. Three alternatives are available to demonstrate compliance with Class B criteria for

sewage sludge.

Alternative 1

i. A minimum of seven random samples of the sewage sludge shall be collected within 48 hours of the time the sewage sludge is used or disposed of during each monitoring episode for the sewage sludge.

ii. The geometric mean of the density of fecal coliform in the samples collected shall be less than either 2,000,000 MPN per gram of total solids (dry weight basis) or 2,000,000 Colony Forming Units per gram of total solids (dry weight basis).

Alternative 2 - Sewage sludge that is used or disposed of shall be treated in one of the Processes to Significantly Reduce Pathogens (PSRP) described in 40 CFR Part 503, Appendix B, so long as all of the following requirements are met by the generator of the sewage sludge.

i. Prior to use or disposal, all the sewage sludge must have been generated from a single location, except as provided in paragraph v. below;

ii. An independent Texas Licensed Professional Engineer must make a certification to the generator of a sewage sludge that the wastewater treatment facility generating the sewage sludge is designed to achieve one of the PSRP at the permitted design loading of the facility. The certification need only be repeated if the design loading of the facility is increased. The certification shall include a statement indicating the design meets all the applicable standards specified in Appendix B of 40 CFR Part 503;

iii. Prior to any off-site transportation or on-site use or disposal of any sewage sludge generated at a wastewater treatment facility, the chief certified operator of the wastewater treatment facility or other responsible official who manages the processes to significantly reduce pathogens at the wastewater treatment facility for the permittee, shall certify that the sewage sludge underwent at least the minimum operational requirements necessary in order to meet one of the PSRP. The acceptable processes and the minimum operational and record keeping requirements shall be in accordance with established U.S. Environmental Protection Agency final guidance;

iv. All certification records and operational records describing how the requirements of this paragraph were met shall be kept by the generator for a minimum of three years and be available for inspection by commission staff for review; and

v. If the sewage sludge is generated from a mixture of sources, resulting from a person who prepares sewage sludge from more than one wastewater treatment facility, the resulting derived product shall meet one of the PSRP, and shall meet the certification, operation, and record keeping requirements of this paragraph.

Alternative 3 - Sewage sludge shall be treated in an equivalent process that has been approved by the U.S. Environmental Protection Agency, so long as all of the following requirements are met by the generator of the sewage sludge.

i. Prior to use or disposal, all the sewage sludge must have been generated from a

single location, except as provided in paragraph v. below;

ii. Prior to any off-site transportation or on-site use or disposal of any sewage sludge generated at a wastewater treatment facility, the chief certified operator of the wastewater treatment facility or other responsible official who manages the processes to significantly reduce pathogens at the wastewater treatment facility for the permittee, shall certify that the sewage sludge underwent at least the minimum operational requirements necessary in order to meet one of the PSRP. The acceptable processes and the minimum operational and record keeping requirements shall be in accordance with established U.S. Environmental Protection Agency final guidance;

iii. All certification records and operational records describing how the requirements of this paragraph were met shall be kept by the generator for a minimum of three years and be available for inspection by commission staff for review;

iv. The Executive Director will accept from the U.S. Environmental Protection Agency a finding of equivalency to the defined PSRP; and

v. If the sewage sludge is generated from a mixture of sources resulting from a person who prepares sewage sludge from more than one wastewater treatment facility, the resulting derived product shall meet one of the Processes to Significantly Reduce Pathogens, and shall meet the certification, operation, and record keeping requirements of this paragraph.

In addition to the Alternatives 1 – 3, the following site restrictions must be met if Class B sludge is land applied:

i. Food crops with harvested parts that touch the sewage sludge/soil mixture and are totally above the land surface shall not be harvested for 14 months after application of sewage sludge.

ii. Food crops with harvested parts below the surface of the land shall not be harvested for 20 months after application of sewage sludge when the sewage sludge remains on the land surface for 4 months or longer prior to incorporation into the soil.

iii. Food crops with harvested parts below the surface of the land shall not be harvested for 38 months after application of sewage sludge when the sewage sludge remains on the land surface for less than 4 months prior to incorporation into the soil.

iv. Food crops, feed crops, and fiber crops shall not be harvested for 30 days after application of sewage sludge.

v. Animals shall not be allowed to graze on the land for 30 days after application of sewage sludge.

vi. Turf grown on land where sewage sludge is applied shall not be harvested for 1 year after application of the sewage sludge when the harvested turf is placed on either land with a high potential for public exposure or a lawn.

vii. Public access to land with a high potential for public exposure shall be restricted for 1 year after application of sewage sludge.

viii. Public access to land with a low potential for public exposure shall be restricted for 30 days after application of sewage sludge.

ix. Land application of sludge shall be in accordance with the buffer zone requirements found in 30 TAC § 312.44.

4. Vector Attraction Reduction Requirements

All bulk sewage sludge that is applied to agricultural land, forest, a public contact site, or a reclamation site shall be treated by one of the following Alternatives 1 through 10 for vector attraction reduction.

Alternative 1 - The mass of volatile solids in the sewage sludge shall be reduced by a minimum of 38%.

Alternative 2 - If Alternative 1 cannot be met for an anaerobically digested sludge, demonstration can be made by digesting a portion of the previously digested sludge anaerobically in the laboratory in a bench-scale unit for 40 additional days at a temperature between 30° and 37° Celsius. Volatile solids must be reduced by less than 17% to demonstrate compliance.

Alternative 3 - If Alternative 1 cannot be met for an aerobically digested sludge, demonstration can be made by digesting a portion of the previously digested sludge with percent solids of two percent or less aerobically in the laboratory in a bench-scale unit for 30 additional days at 20° Celsius. Volatile solids must be reduced by less than 15% to demonstrate compliance.

Alternative 4 - The specific oxygen uptake rate (SOUR) for sewage sludge treated in an aerobic process shall be equal to or less than 1.5 milligrams of oxygen per hour per gram of total solids (dry weight basis) at a temperature of 20° Celsius.

Alternative 5 - Sewage sludge shall be treated in an aerobic process for 14 days or longer. During that time, the temperature of the sewage sludge shall be higher than 40° Celsius and the average temperature of the sewage sludge shall be higher than 45° Celsius.

Alternative 6 - The pH of sewage sludge shall be raised to 12 or higher by alkali addition and, without the addition of more alkali shall remain at 12 or higher for two hours and then remain at a pH of 11.5 or higher for an additional 22 hours at the time the sewage sludge is prepared for sale or given away in a bag or other container.

Alternative 7 - The percent solids of sewage sludge that does not contain unstabilized solids generated in a primary wastewater treatment process shall be equal to or greater than 75% based on the moisture content and total solids prior to mixing with other materials. Unstabilized solids are

defined as organic materials in sewage sludge that have not been treated in either an aerobic or anaerobic treatment process.

Alternative 8 - The percent solids of sewage sludge that contains unstabilized solids generated in a primary wastewater treatment process shall be equal to or greater than 90% based on the moisture content and total solids prior to mixing with other materials at the time the sludge is used. Unstabilized solids are defined as organic materials in sewage sludge that have not been treated in either an aerobic or anaerobic treatment process.

Alternative 9 -

i. Sewage sludge shall be injected below the surface of the land.

ii. No significant amount of the sewage sludge shall be present on the land surface within one hour after the sewage sludge is injected.

iii. When sewage sludge that is injected below the surface of the land is Class A or Class AB with respect to pathogens, the sewage sludge shall be injected below the land surface within eight hours after being discharged from the pathogen treatment process.

Alternative 10-

i. Sewage sludge applied to the land surface or placed on a surface disposal site shall be incorporated into the soil within six hours after application to or placement on the land.

ii. When sewage sludge that is incorporated into the soil is Class A or Class AB with respect to pathogens, the sewage sludge shall be applied to or placed on the land within eight hours after being discharged from the pathogen treatment process.

C. Monitoring Requirements

Toxicity Characteristic Leaching Procedure (TCLP) Test	- annually
PCBs	- annually

All metal constituents and fecal coliform or *Salmonella* sp. bacteria shall be monitored at the appropriate frequency shown below, pursuant to 30 TAC § 312.46(a)(1):

Amount of sewage sludge (*) metric tons per 365-day period	Monitoring Frequency
0 to less than 290	Once/Year
290 to less than 1,500	Once/Quarter
1,500 to less than 15,000	Once/Two Months
15,000 or greater	Once/Month

(*) *The amount of bulk sewage sludge applied to the land (dry wt. basis).*

Representative samples of sewage sludge shall be collected and analyzed in accordance with the methods referenced in 30 TAC § 312.7

Identify each of the analytic methods used by the facility to analyze enteric viruses, fecal coliforms, helminth ova, *Salmonella* sp., and other regulated parameters.

Identify in the following categories (as applicable) the sewage sludge treatment process or processes at the facility: preliminary operations (e.g., sludge grinding and degritting), thickening (concentration), stabilization, anaerobic digestion, aerobic digestion, composting, conditioning, disinfection (e.g., beta ray irradiation, gamma ray irradiation, pasteurization), dewatering (e.g., centrifugation, sludge drying beds, sludge lagoons), heat drying, thermal reduction, and methane or biogas capture and recovery.

Identify the nature of material generated by the facility (such as a biosolid for beneficial use or land-farming, or sewage sludge for disposal at a monofill) and whether the material is ultimately conveyed off-site in bulk or in bags.

SECTION II. REQUIREMENTS SPECIFIC TO BULK SEWAGE SLUDGE FOR APPLICATION TO THE LAND MEETING CLASS A, CLASS AB or B PATHOGEN REDUCTION AND THE CUMULATIVE LOADING RATES IN TABLE 2, OR CLASS B PATHOGEN REDUCTION AND THE POLLUTANT CONCENTRATIONS IN TABLE 3

For those permittees meeting Class A, Class AB or B pathogen reduction requirements and that meet the cumulative loading rates in Table 2 below, or the Class B pathogen reduction requirements and contain concentrations of pollutants below listed in Table 3, the following conditions apply:

A. Pollutant Limits

Table 2

Pollutant	Cumulative Pollutant Loading Rate (pounds per acre)*
Arsenic	36
Cadmium	35
Chromium	2677
Copper	1339
Lead	268
Mercury	15
Molybdenum	Report Only
Nickel	375
Selenium	89
Zinc	2500

Table 3

Pollutant	Monthly Average Concentration (milligrams per kilogram)*
Arsenic	41
Cadmium	39
Chromium	1200
Copper	1500
Lead	300
Mercury	17
Molybdenum	Report Only
Nickel	420
Selenium	36
Zinc	2800

*Dry weight basis

B. Pathogen Control

All bulk sewage sludge that is applied to agricultural land, forest, a public contact site, a reclamation site, shall be treated by either Class A, Class AB or Class B pathogen reduction requirements as defined above in Section I.B.3.

C. Management Practices

1. Bulk sewage sludge shall not be applied to agricultural land, forest, a public contact site, or a reclamation site that is flooded, frozen, or snow-covered so that the bulk sewage sludge enters a wetland or other waters in the State.

2. Bulk sewage sludge not meeting Class A requirements shall be land applied in a manner which complies with Applicability in accordance with 30 TAC §312.41 and the Management Requirements in accordance with 30 TAC § 312.44.

3. Bulk sewage sludge shall be applied at or below the agronomic rate of the cover crop.

4. An information sheet shall be provided to the person who receives bulk sewage sludge sold or given away. The information sheet shall contain the following information:

   a. The name and address of the person who prepared the sewage sludge that is sold or given away in a bag or other container for application to the land.

   b. A statement that application of the sewage sludge to the land is prohibited except in accordance with the instruction on the label or information sheet.

   c. The annual whole sludge application rate for the sewage sludge application rate for the sewage sludge that does not cause any of the cumulative pollutant loading rates in Table 2 above to be exceeded, unless the pollutant concentrations in Table 3 found in Section II above are met.

D. Notification Requirements

1. If bulk sewage sludge is applied to land in a State other than Texas, written notice shall be provided prior to the initial land application to the permitting authority for the State in which the bulk sewage sludge is proposed to be applied. The notice shall include:

   a. The location, by street address, and specific latitude and longitude, of each land application site.

   b. The approximate time period bulk sewage sludge will be applied to the site.

   c. The name, address, telephone number, and National Pollutant Discharge Elimination System permit number (if appropriate) for the person who will apply the bulk sewage sludge.

2. The permittee shall give 180 days prior notice to the Executive Director in care of the Wastewater Permitting Section (MC 148) of the Water Quality Division of any change planned in the sewage sludge disposal practice.

E. Record keeping Requirements

The sludge documents will be retained at the facility site and/or shall be readily available for review by a TCEQ representative. The person who prepares bulk sewage sludge or a sewage sludge material shall develop the following information and shall retain the information at

the facility site and/or shall be readily available for review by a TCEQ representative for a period of five years. If the permittee supplies the sludge to another person who land applies the sludge, the permittee shall notify the land applier of the requirements for record keeping found in 30 TAC § 312.47 for persons who land apply.

1. The concentration (mg/kg) in the sludge of each pollutant listed in Table 3 above and the applicable pollutant concentration criteria (mg/kg), or the applicable cumulative pollutant loading rate and the applicable cumulative pollutant loading rate limit (lbs/ac) listed in Table 2 above.

2. A description of how the pathogen reduction requirements are met (including site restrictions for Class AB and Class B sludge, if applicable).

3. A description of how the vector attraction reduction requirements are met.

4. A description of how the management practices listed above in Section II.C are being met.

5. The following certification statement:

   "I certify, under penalty of law, that the applicable pathogen requirements in 30 TAC § 312.82(a) or (b) and the vector attraction reduction requirements in 30 TAC § 312.83(b) have been met for each site on which bulk sewage sludge is applied. This determination has been made under my direction and supervision in accordance with the system designed to ensure that qualified personnel properly gather and evaluate the information used to determine that the management practices have been met. I am aware that there are significant penalties for false certification including fine and imprisonment."

6. The recommended agronomic loading rate from the references listed in Section II.C.3. above, as well as the actual agronomic loading rate shall be retained. The person who applies bulk sewage sludge or a sewage sludge material shall develop the following information and shall retain the information at the facility site and/or shall be readily available for review by a TCEQ representative indefinitely. If the permittee supplies the sludge to another person who land applies the sludge, the permittee shall notify the land applier of the requirements for record keeping found in 30 TAC § 312.47 for persons who land apply:

   a. A certification statement that all applicable requirements (specifically listed) have been met, and that the permittee understands that there are significant penalties for false certification including fine and imprisonment. See 30 TAC § 312.47(a)(4)(A)(ii) or 30 TAC § 312.47(a)(5)(A)(ii), as applicable, and to the permittee's specific sludge treatment activities.

   b. The location, by street address, and specific latitude and longitude, of each site on which sludge is applied.

   c. The number of acres in each site on which bulk sludge is applied.

   d. The date and time sludge is applied to each site.

e. The cumulative amount of each pollutant in pounds/acre listed in Table 2 applied to each site.

f. The total amount of sludge applied to each site in dry tons.

The above records shall be maintained on-site on a monthly basis and shall be made available to the Texas Commission on Environmental Quality upon request.

F. Reporting Requirements

The permittee shall report annually to the TCEQ Regional Office (MC Region 15) and Compliance Monitoring Team (MC 224) of the Enforcement Division, by September 30th of each year the following information. Effective December 21, 2020, the permittee must submit this annual report using the online electronic reporting system available through the TCEQ website unless the permittee requests and obtains an electronic reporting waiver.

1. Identify in the following categories (as applicable) the sewage sludge treatment process or processes at the facility: preliminary operations (e.g., sludge grinding and degritting), thickening (concentration), stabilization, anaerobic digestion, aerobic digestion, composting, conditioning, disinfection (e.g., beta ray irradiation, gamma ray irradiation, pasteurization), dewatering (e.g., centrifugation, sludge drying beds, sludge lagoons), heat drying, thermal reduction, and methane or biogas capture and recovery.

2. Identify the nature of material generated by the facility (such as a biosolid for beneficial use or land-farming, or sewage sludge for disposal at a monofill) and whether the material is ultimately conveyed off-site in bulk or in bags.

3. Results of tests performed for pollutants found in either Table 2 or 3 as appropriate for the permittee's land application practices.

4. The frequency of monitoring listed in Section I.C. that applies to the permittee.

5. Toxicity Characteristic Leaching Procedure (TCLP) results.

6. PCB concentration in sludge in mg/kg.

7. Identity of hauler(s) and TCEQ transporter number.

8. Date(s) of transport.

9. Texas Commission on Environmental Quality registration number, if applicable.

10. Amount of sludge disposal dry weight (lbs/acre) at each disposal site.

11. The concentration (mg/kg) in the sludge of each pollutant listed in Table 1 (defined as a monthly average) as well as the applicable pollutant concentration criteria (mg/kg) listed in Table 3 above, or the applicable pollutant loading rate limit (lbs/acre) listed in Table 2 above if it exceeds 90% of the limit.

12. Level of pathogen reduction achieved (Class A, Class AB or Class B).

13. Alternative used as listed in Section I.B.3.(a. or b.). Alternatives describe how the pathogen reduction requirements are met. If Class B sludge, include information on how site restrictions were met.

14. Identify each of the analytic methods used by the facility to analyze enteric viruses, fecal coliforms, helminth ova, *Salmonella* sp., and other regulated parameters.

15. Vector attraction reduction alternative used as listed in Section I.B.4.

16. Amount of sludge transported in dry tons/year.

17. The certification statement listed in either 30 TAC § 312.47(a)(4)(A)(ii) or 30 TAC § 312.47(a)(5)(A)(ii) as applicable to the permittee's sludge treatment activities, shall be attached to the annual reporting form.

18. When the amount of any pollutant applied to the land exceeds 90% of the cumulative pollutant loading rate for that pollutant, as described in Table 2, the permittee shall report the following information as an attachment to the annual reporting form.

    a. The location, by street address, and specific latitude and longitude.

    b. The number of acres in each site on which bulk sewage sludge is applied.

    c. The date and time bulk sewage sludge is applied to each site.

    d. The cumulative amount of each pollutant (i.e., pounds/acre) listed in Table 2 in the bulk sewage sludge applied to each site.

    e. The amount of sewage sludge (i.e., dry tons) applied to each site.

    The above records shall be maintained on a monthly basis and shall be made available to the Texas Commission on Environmental Quality upon request.

SECTION III. REQUIREMENTS APPLYING TO ALL SEWAGE SLUDGE DISPOSED IN A MUNICIPAL SOLID WASTE LANDFILL

A. The permittee shall handle and dispose of sewage sludge in accordance with 30 TAC § 330 and all other applicable state and federal regulations to protect public health and the environment from any reasonably anticipated adverse effects due to any toxic pollutants that may be present. The permittee shall ensure that the sewage sludge meets the requirements in 30 TAC § 330 concerning the quality of the sludge disposed in a municipal solid waste landfill.

B. If the permittee generates sewage sludge and supplies that sewage sludge to the owner or operator of a municipal solid waste landfill (MSWLF) for disposal, the permittee shall provide to the owner or operator of the MSWLF appropriate information needed to be in compliance with the provisions of this permit.

C. The permittee shall give 180 days prior notice to the Executive Director in care of the Wastewater Permitting Section (MC 148) of the Water Quality Division of any change planned in the sewage sludge disposal practice.

D. Sewage sludge shall be tested annually in accordance with the method specified in both 40 CFR Part 261, Appendix II and 40 CFR Part 268, Appendix I (Toxicity Characteristic Leaching Procedure) or other method, which receives the prior approval of the TCEQ for contaminants listed in Table 1 of 40 CFR § 261.24. Sewage sludge failing this test shall be managed according to RCRA standards for generators of hazardous waste, and the waste's disposition must be in accordance with all applicable requirements for hazardous waste processing, storage, or disposal.

Following failure of any TCLP test, the management or disposal of sewage sludge at a facility other than an authorized hazardous waste processing, storage, or disposal facility shall be prohibited until such time as the permittee can demonstrate the sewage sludge no longer exhibits the hazardous waste toxicity characteristics (as demonstrated by the results of the TCLP tests). A written report shall be provided to both the TCEQ Registration and Reporting Section (MC 129) of the Permitting and Registration Support Division and the Regional Director (MC Region 15) of the appropriate TCEQ field office within 7 days after failing the TCLP Test.

The report shall contain test results, certification that unauthorized waste management has stopped and a summary of alternative disposal plans that comply with RCRA standards for the management of hazardous waste. The report shall be addressed to: Director, Permitting and Registration Support Division (MC 129), Texas Commission on Environmental Quality, P. O. Box 13087, Austin, Texas 78711-3087. In addition, the permittee shall prepare an annual report on the results of all sludge toxicity testing. This annual report shall be submitted to the TCEQ Regional Office (MC Region 15) and the Compliance Monitoring Team (MC 224) of the Enforcement Division by September 30 of each year.

E. Sewage sludge shall be tested as needed, in accordance with the requirements of 30 TAC Chapter 330.

F. Record keeping Requirements

The permittee shall develop the following information and shall retain the information for five years.

1. The description (including procedures followed and the results) of all liquid Paint Filter Tests performed.

2. The description (including procedures followed and results) of all TCLP tests performed.

The above records shall be maintained on-site on a monthly basis and shall be made available to the Texas Commission on Environmental Quality upon request.

G. Reporting Requirements

The permittee shall report annually to the TCEQ Regional Office (MC Region 15) and Compliance Monitoring Team (MC 224) of the Enforcement Division by September 30th of each year the following information. Effective December 21, 2020, the permittee must submit this annual report using the online electronic reporting system available through the TCEQ website unless the permittee requests and obtains an electronic reporting waiver.

1. Identify in the following categories (as applicable) the sewage sludge treatment process or processes at the facility: preliminary operations (e.g., sludge grinding and degritting), thickening (concentration), stabilization, anaerobic digestion, aerobic digestion, composting, conditioning, disinfection (e.g., beta ray irradiation, gamma ray irradiation, pasteurization), dewatering (e.g., centrifugation, sludge drying beds, sludge lagoons), heat drying, thermal reduction, and methane or biogas capture and recovery.

2. Toxicity Characteristic Leaching Procedure (TCLP) results.

3. Annual sludge production in dry tons/year.

4. Amount of sludge disposed in a municipal solid waste landfill in dry tons/year.

5. Amount of sludge transported interstate in dry tons/year.

6. A certification that the sewage sludge meets the requirements of 30 TAC § 330 concerning the quality of the sludge disposed in a municipal solid waste landfill.

7. Identity of hauler(s) and transporter registration number.

8. Owner of disposal site(s).

9. Location of disposal site(s).

10. Date(s) of disposal.

The above records shall be maintained on-site on a monthly basis and shall be made available to the Texas Commission on Environmental Quality upon request.

SECTION IV. REQUIREMENTS APPLYING TO SLUDGE TRANSPORTED TO ANOTHER FACILITY FOR FURTHER PROCESSING

These provisions apply to sludge that is transported to another wastewater treatment facility or facility that further processes sludge. These provisions are intended to allow transport of sludge to facilities that have been authorized to accept sludge. These provisions do not limit the ability of the receiving facility to determine whether to accept the sludge, nor do they limit the ability of the receiving facility to request additional testing or documentation.

A. General Requirements

1. The permittee shall handle and dispose of sewage sludge in accordance with 30 TAC Chapter 312 and all other applicable state and federal regulations in a manner that protects public health and the environment from any reasonably anticipated adverse effects due to any toxic pollutants that may be present in the sludge.

2. Sludge may only be transported using a registered transporter or using an approved pipeline.

B. Record Keeping Requirements

1. For sludge transported by an approved pipeline, the permittee must maintain records of the following:

   a. the amount of sludge transported;

   b. the date of transport;

   c. the name and TCEQ permit number of the receiving facility or facilities;

   d. the location of the receiving facility or facilities;

   e. the name and TCEQ permit number of the facility that generated the waste; and

   f. copy of the written agreement between the permittee and the receiving facility to accept sludge.

2. For sludge transported by a registered transporter, the permittee must maintain records of the completed trip tickets in accordance with 30 TAC § 312.145(a)(1)-(7) and amount of sludge transported.

3. The above records shall be maintained on-site on a monthly basis and shall be made available to the TCEQ upon request. These records shall be retained for at least five years.

C. Reporting Requirements

The permittee shall report the following information annually to the TCEQ Regional Office (MC Region 15) and Compliance Monitoring Team (MC 224) of the Enforcement Division, by September 30th of each year. Effective December 21, 2020, the permittee must submit this annual report using the online electronic reporting system available through the TCEQ website unless the permittee requests and obtains an electronic reporting waiver.

1. Identify in the following categories (as applicable) the sewage sludge treatment process or processes at the facility: preliminary operations (e.g., sludge grinding and degritting), thickening (concentration), stabilization, anaerobic digestion, aerobic digestion, composting, conditioning, disinfection (e.g., beta ray irradiation, gamma ray irradiation, pasteurization), dewatering (e.g., centrifugation, sludge drying beds, sludge lagoons), heat drying, thermal reduction, and methane or biogas capture and recovery.

2. the annual sludge production;

3. the amount of sludge transported;

4. the owner of each receiving facility;

5. the location of each receiving facility; and

6. the date(s) of disposal at each receiving facility.

OTHER REQUIREMENTS

1. The permittee shall employ or contract with one or more licensed wastewater treatment facility operators or wastewater system operations companies holding a valid license or registration according to the requirements of 30 TAC Chapter 30, Occupational Licenses and Registrations, and in particular 30 TAC Chapter 30, Subchapter J, Wastewater Operators and Operations Companies.

   This Category B facility must be operated by a chief operator or an operator holding a Class B license or higher. The facility must be operated a minimum of five days per week by the licensed chief operator or an operator holding the required level of license or higher. The licensed chief operator or operator holding the required level of license or higher must be available by telephone or pager seven days per week. Where shift operation of the wastewater treatment facility is necessary, each shift that does not have the on-site supervision of the licensed chief operator must be supervised by an operator in charge who is licensed not less than one level below the category for the facility.

2. The facility is not located in the Coastal Management Program boundary.

3. There is no mixing zone established for this discharge to an intermittent stream with perennial pools. Acute toxic criteria apply at the point of discharge.

4. The permittee shall comply with the requirements of 30 TAC § 309.13(a) through (d). In addition, by ownership of the required buffer zone area, the permittee shall comply with the requirements of 30 TAC § 309.13(e).

5. The permittee shall provide facilities for the protection of its wastewater treatment facility from a 100-year flood.

6. In accordance with 30 TAC § 319.9, a permittee that has at least twelve months of uninterrupted compliance with its bacteria limit may notify the commission in writing of its compliance and request a less frequent measurement schedule. To request a less frequent schedule, the permittee shall submit a written request to the TCEQ Wastewater Permitting Section (MC 148) for each phase that includes a different monitoring frequency. The request must contain all of the reported bacteria values (Daily Avg. and Daily Max/Single Grab) for the twelve consecutive months immediately prior to the request. If the Executive Director finds that a less frequent measurement schedule is protective of human health and the environment, the permittee may be given a less frequent measurement schedule. For this permit, 1/week may be reduced to 2/month in the Interim phase and daily may be reduced to 5/week in the Final phase. **A violation of any bacteria limit by a facility that has been granted a less frequent measurement schedule will require the permittee to return to the standard frequency schedule and submit written notice to the TCEQ Wastewater Permitting Section (MC 148).** The permittee may not apply for another reduction in measurement frequency for at least 24 months from the date of the last violation. The Executive Director may establish a more frequent measurement schedule if necessary to protect human health or the environment.

7. Prior to installation of the ultraviolet disinfection system and sludge dewatering screw press unit, the permittee shall submit to the TCEQ Wastewater Permitting Section (MC 148) a summary transmittal letter in accordance with the requirements in 30 TAC § 217.6(d). If requested by the Wastewater Permitting Section, the permittee shall submit plans,

specifications, and a final engineering design report which comply with 30 TAC Chapter 217, Design Criteria for Domestic Wastewater Systems. The permittee shall clearly show how the treatment system will meet the effluent limitations required on Page 2b and 2c of this permit. A copy of the summary transmittal letter shall be available at the plant site for inspection by authorized representatives of the TCEQ.

CONTRIBUTING INDUSTRIES AND PRETREATMENT REQUIREMENTS

1. The following pollutants may not be introduced into the treatment facility:

   a. Pollutants which create a fire or explosion hazard in the publicly owned treatment works (POTW), including, but not limited to, waste streams with a closed-cup flash point of less than 140° Fahrenheit (60° Celsius) using the test methods specified in 40 CFR § 261.21;

   b. Pollutants which will cause corrosive structural damage to the POTW, but in no case shall there be discharges with a pH lower than 5.0 standard units, unless the works are specifically designed to accommodate such discharges;

   c. Solid or viscous pollutants in amounts which will cause obstruction to the flow in the POTW, resulting in Interference;

   d. Any pollutant, including oxygen-demanding pollutants (e.g., biochemical oxygen demand), released in a discharge at a flow rate and/or pollutant concentration which will cause Interference with the POTW;

   e. Heat in amounts which will inhibit biological activity in the POTW, resulting in Interference, but in no case shall there be heat in such quantities that the temperature at the POTW treatment plant exceeds 104° Fahrenheit (40° Celsius) unless the Executive Director, upon request of the POTW, approves alternate temperature limits;

   f. Petroleum oil, nonbiodegradable cutting oil, or products of mineral oil origin in amounts that will cause Interference or Pass Through;

   g. Pollutants which result in the presence of toxic gases, vapors, or fumes within the POTW in a quantity that may cause acute worker health and safety problems; and

   h. Any trucked or hauled pollutants except at discharge points designated by the POTW.

2. The permittee shall require any indirect discharger to the treatment works to comply with the reporting requirements of Sections 204(b), 307, and 308 of the Clean Water Act, including any requirements established under 40 CFR Part 403 [*rev. Federal Register/ Vol. 70/ No. 198/ Friday, October 14, 2005/ Rules and Regulations, pages 60134-60798*].

3. The permittee shall provide adequate notification to the Executive Director, care of the Wastewater Permitting Section (MC 148) of the Water Quality Division, within 30 days subsequent to the permittee's knowledge of either of the following:

   a. Any new introduction of pollutants into the treatment works from an indirect discharger which would be subject to Sections 301 and 306 of the Clean Water Act if it were directly discharging those pollutants; and

   b. Any substantial change in the volume or character of pollutants being introduced into the treatment works by a source introducing pollutants into the treatment works at the time of issuance of the permit.

   Any notice shall include information on the quality and quantity of effluent to be introduced into the treatment works and any anticipated impact of the change on the quality or quantity of effluent to be discharged from the POTW.

Revised July 2007

BIOMONITORING REQUIREMENTS

CHRONIC BIOMONITORING REQUIREMENTS: FRESHWATER

The provisions of this section apply to Outfall 001 for whole effluent toxicity (WET) testing.

1. Scope, Frequency, and Methodology

   a. The permittee shall test the effluent for toxicity in accordance with the provisions below. Such testing will determine if an appropriately dilute effluent sample adversely affects the survival, reproduction, or growth of the test organisms.

   b. The permittee shall conduct the following toxicity tests using the test organisms, procedures, and quality assurance requirements specified in this part of this permit and in accordance with "Short-Term Methods for Estimating the Chronic Toxicity of Effluents and Receiving Waters to Freshwater Organisms," fourth edition (EPA-821-R-02-013) or its most recent update:

      1) Chronic static renewal survival and reproduction test using the water flea (*Ceriodaphnia dubia*) (Method 1002.0). This test should be terminated when 60% of the surviving adults in the control produce three broods or at the end of eight days, whichever occurs first. This test shall be conducted once per quarter.

      2) Chronic static renewal 7-day larval survival and growth test using the fathead minnow (*Pimephales promelas*) (Method 1000.0). A minimum of five replicates with eight organisms per replicate shall be used in the control and in each dilution. This test shall be conducted once per quarter.

   The permittee must perform and report a valid test for each test species during the prescribed reporting period. An invalid test must be repeated during the same reporting period. An invalid test is defined as any test failing to satisfy the test acceptability criteria, procedures, and quality assurance requirements specified in the test methods and permit.

   c. The permittee shall use five effluent dilution concentrations and a control in each toxicity test. These effluent dilution concentrations are 21%, 28%, 38%, 50%, and 67% effluent. The critical dilution, defined as 50% effluent, is the effluent concentration representative of the proportion of effluent in the receiving water during critical low flow or critical mixing conditions.

   d. This permit may be amended to require a WET limit, a chemical-specific effluent limit, a best management practice, or other appropriate actions to address toxicity. The permittee may be required to conduct a toxicity reduction evaluation (TRE) after multiple toxic events.

   e. Testing Frequency Reduction

      1) If none of the first four consecutive quarterly tests demonstrates significant toxicity, the permittee may submit this information in writing

and, upon approval, reduce the testing frequency to once per six months for the invertebrate test species and once per year for the vertebrate test species.

2) If one or more of the first four consecutive quarterly tests demonstrates significant toxicity, the permittee shall continue quarterly testing for that species until this permit is reissued. If a testing frequency reduction had been previously granted and a subsequent test demonstrates significant toxicity, the permittee shall resume a quarterly testing frequency for that species until this permit is reissued.

2. Required Toxicity Testing Conditions

a. Test Acceptance - The permittee shall repeat any toxicity test, including the control and all effluent dilutions, which fail to meet the following criteria:

1) a control mean survival of 80% or greater;

2) a control mean number of water flea neonates per surviving adult of 15 or greater;

3) a control mean dry weight of surviving fathead minnow larvae of 0.25 mg or greater;

4) a control coefficient of variation percent (CV%) of 40 or less in between replicates for the young of surviving females in the water flea test; and the growth and survival endpoints in the fathead minnow test;

5) a critical dilution CV% of 40 or less for the young of surviving females in the water flea test; and the growth and survival endpoints for the fathead minnow test. However, if statistically significant lethal or nonlethal effects are exhibited at the critical dilution, a CV% greater than 40 shall not invalidate the test;

6) a percent minimum significant difference of 47 or less for water flea reproduction; and

7) a percent minimum significant difference of 30 or less for fathead minnow growth.

b. Statistical Interpretation

1) For the water flea survival test, the statistical analyses used to determine if there is a significant difference between the control and an effluent dilution shall be the Fisher's exact test as described in the manual referenced in in Part 1.b.

2) For the water flea reproduction test and the fathead minnow larval survival and growth tests, the statistical analyses used to determine if there is a significant difference between the control and an effluent dilution shall be in accordance with the manual referenced in Part 1.b.

3) The permittee is responsible for reviewing test concentration-response relationships to ensure that calculated test-results are interpreted and reported correctly. The document entitled "Method Guidance and Recommendation for Whole Effluent Toxicity (WET) Testing (40 CFR Part 136)" (EPA 821-B-00-004) provides guidance on determining the validity of test results.

4) If significant lethality is demonstrated (that is, there is a statistically significant difference in survival at the critical dilution when compared to the survival in the control), the conditions of test acceptability are met, and the survival of the test organisms are equal to or greater than 80% in the critical dilution and all dilutions below that, then the permittee shall report a survival No Observed Effect Concentration (NOEC) of not less than the critical dilution for the reporting requirements.

5) The NOEC is defined as the greatest effluent dilution at which no significant effect is demonstrated. The Lowest Observed Effect Concentration (LOEC) is defined as the lowest effluent dilution at which a significant effect is demonstrated. A significant effect is defined as a statistically significant difference between the survival, reproduction, or growth of the test organism in a specified effluent dilution when compared to the survival, reproduction, or growth of the test organism in the control.

6) The use of NOECs and LOECs assumes either a monotonic (continuous) concentration-response relationship or a threshold model of the concentration-response relationship. For any test result that demonstrates a non-monotonic (non-continuous) response, the NOEC should be determined based on the guidance manual referenced in Item 3.

7) Pursuant to the responsibility assigned to the permittee in Part 2.b.3), test results that demonstrate a non-monotonic (non-continuous) concentration-response relationship may be submitted, prior to the due date, for technical review. The guidance manual referenced in Item 3 will be used when making a determination of test acceptability.

8) TCEQ staff will review test results for consistency with rules, procedures, and permit requirements.

c. Dilution Water

1) Dilution water used in the toxicity tests must be the receiving water collected at a point upstream of the discharge point as close as possible to the discharge point but unaffected by the discharge. Where the toxicity tests are conducted on effluent discharges to receiving waters that are classified as intermittent streams, or where the toxicity tests are conducted on effluent discharges where no receiving water is available due to zero flow conditions, the permittee shall:

a) substitute a synthetic dilution water that has a pH, hardness, and

alkalinity similar to that of the closest downstream perennial water unaffected by the discharge; or

b) use the closest downstream perennial water unaffected by the discharge.

2) Where the receiving water proves unsatisfactory as a result of pre-existing instream toxicity (i.e. fails to fulfill the test acceptance criteria of Part 2.a.), the permittee may substitute synthetic dilution water for the receiving water in all subsequent tests provided the unacceptable receiving water test met the following stipulations:

a) a synthetic lab water control was performed (in addition to the receiving water control) which fulfilled the test acceptance requirements of Part 2.a;

b) the test indicating receiving water toxicity was carried out to completion (i.e., 7 days); and

c) the permittee submitted all test results indicating receiving water toxicity with the reports and information required in Part 3.

3) The synthetic dilution water shall consist of standard, moderately hard, reconstituted water. Upon approval, the permittee may substitute other appropriate dilution water with chemical and physical characteristics similar to that of the receiving water.

d. Samples and Composites

1) The permittee shall collect a minimum of three composite samples from Outfall 001. The second and third composite samples will be used for the renewal of the dilution concentrations for each toxicity test.

2) The permittee shall collect the composite samples such that the samples are representative of any periodic episode of chlorination, biocide usage, or other potentially toxic substance being discharged on an intermittent basis.

3) The permittee shall initiate the toxicity tests within 36 hours after collection of the last portion of the first composite sample. The holding time for any subsequent composite sample shall not exceed 72 hours. Samples shall be maintained at a temperature of 0-6 degrees Centigrade during collection, shipping, and storage.

4) If Outfall 001 ceases discharging during the collection of effluent samples, the requirements for the minimum number of effluent samples, the minimum number of effluent portions, and the sample holding time are waived during that sampling period. However, the permittee must have collected an effluent composite sample volume sufficient to complete the required toxicity tests with renewal of the effluent. When possible, the effluent samples used for the toxicity tests shall be collected on separate

days if the discharge occurs over multiple days. The sample collection duration and the static renewal protocol associated with the abbreviated sample collection must be documented in the full report.

5) The effluent samples shall not be dechlorinated after sample collection.

3. Reporting

All reports, tables, plans, summaries, and related correspondence required in this section shall be submitted to the attention of the Standards Implementation Team (MC 150) of the Water Quality Division.

a. The permittee shall prepare a full report of the results of all tests conducted in accordance with the manual referenced in Part 1.b. for every valid and invalid toxicity test initiated whether carried to completion or not.

b. The permittee shall routinely report the results of each biomonitoring test on the Table 1 forms provided with this permit.

1) Annual biomonitoring test results are due on or before January 20th for biomonitoring conducted during the previous 12-month period.

2) Semiannual biomonitoring test results are due on or before July 20th and January 20th for biomonitoring conducted during the previous 6-month period.

3) Quarterly biomonitoring test results are due on or before April 20th, July 20th, October 20th, and January 20th for biomonitoring conducted during the previous calendar quarter.

4) Monthly biomonitoring test results are due on or before the 20th day of the month following sampling.

c. Enter the following codes for the appropriate parameters for valid tests only:

1) For the water flea, Parameter TLP3B, enter a "1" if the NOEC for survival is less than the critical dilution; otherwise, enter a "0."

2) For the water flea, Parameter TOP3B, report the NOEC for survival.

3) For the water flea, Parameter TXP3B, report the LOEC for survival.

4) For the water flea, Parameter TWP3B, enter a "1" if the NOEC for reproduction is less than the critical dilution; otherwise, enter a "0."

5) For the water flea, Parameter TPP3B, report the NOEC for reproduction.

6) For the water flea, Parameter TYP3B, report the LOEC for reproduction.

7) For the fathead minnow, Parameter TLP6C, enter a "1" if the NOEC for survival is less than the critical dilution; otherwise, enter a "0."

8) For the fathead minnow, Parameter TOP6C, report the NOEC for survival.

9) For the fathead minnow, Parameter TXP6C, report the LOEC for survival.

10) For the fathead minnow, Parameter TWP6C, enter a "1" if the NOEC for growth is less than the critical dilution; otherwise, enter a "0."

11) For the fathead minnow, Parameter TPP6C, report the NOEC for growth.

12) For the fathead minnow, Parameter TYP6C, report the LOEC for growth.

d. Enter the following codes for retests only:

1) For retest number 1, Parameter 22415, enter a "1" if the NOEC for survival is less than the critical dilution; otherwise, enter a "0."

2) For retest number 2, Parameter 22416, enter a "1" if the NOEC for survival is less than the critical dilution; otherwise, enter a "0."

4. Persistent Toxicity

The requirements of this Part apply only when a test demonstrates a significant effect at the critical dilution. Significant lethality and significant effect were defined in Part 2.b. Significant sublethality is defined as a statistically significant difference in growth/reproduction at the critical dilution when compared to the growth/reproduction in the control.

a. The permittee shall conduct a total of 2 additional tests (retests) for any species that demonstrates a significant effect (lethal or sublethal) at the critical dilution. The two retests shall be conducted monthly during the next two consecutive months. The permittee shall not substitute either of the two retests in lieu of routine toxicity testing. All reports shall be submitted within 20 days of test completion. Test completion is defined as the last day of the test.

b. If the retests are performed due to a demonstration of significant lethality, and one or both of the two retests specified in Part 4.a. demonstrates significant lethality, the permittee shall initiate the TRE requirements as specified in Part 5. The provisions of Part 4.a. are suspended upon completion of the two retests and submittal of the TRE action plan and schedule defined in Part 5.

If neither test demonstrates significant lethality and the permittee is testing under the reduced testing frequency provision of Part 1.e., the permittee shall return to a quarterly testing frequency for that species.

c. If the two retests are performed due to a demonstration of significant sublethality, and one or both of the two retests specified in Part 4.a. demonstrates significant lethality, the permittee shall again perform two retests as stipulated in Part 4.a.

d. If the two retests are performed due to a demonstration of significant

sublethality, and neither test demonstrates significant lethality, the permittee shall continue testing at the quarterly frequency.

e. Regardless of whether retesting for lethal or sublethal effects, or a combination of the two, no more than one retest per month is required for a species.

5. Toxicity Reduction Evaluation

a. Within 45 days of the retest that demonstrates significant lethality, or within 45 days of being so instructed due to multiple toxic events, the permittee shall submit a general outline for initiating a TRE. The outline shall include, but not be limited to, a description of project personnel, a schedule for obtaining consultants (if needed), a discussion of influent and effluent data available for review, a sampling and analytical schedule, and a proposed TRE initiation date.

b. Within 90 days of the retest that demonstrates significant lethality, or within 90 days of being so instructed due to multiple toxic events, the permittee shall submit a TRE action plan and schedule for conducting a TRE. The plan shall specify the approach and methodology to be used in performing the TRE. A TRE is a step-wise investigation combining toxicity testing with physical and chemical analyses to determine actions necessary to eliminate or reduce effluent toxicity to a level not effecting significant lethality at the critical dilution. The TRE action plan shall describe an approach for the reduction or elimination of lethality for both test species defined in Part 1.b. At a minimum, the TRE action plan shall include the following:

1) Specific Activities - The TRE action plan shall specify the approach the permittee intends to utilize in conducting the TRE, including toxicity characterizations, identifications, confirmations, source evaluations, treatability studies, and alternative approaches. When conducting characterization analyses, the permittee shall perform multiple characterizations and follow the procedures specified in the document entitled "Toxicity Identification Evaluation: Characterization of Chronically Toxic Effluents, Phase I" (EPA/600/6-91/005F) or alternate procedures. The permittee shall perform multiple identifications and follow the methods specified in the documents entitled "Methods for Aquatic Toxicity Identification Evaluations, Phase II Toxicity Identification Procedures for Samples Exhibiting Acute and Chronic Toxicity" (EPA/600/R-92/080) and "Methods for Aquatic Toxicity Identification Evaluations: Phase III Toxicity Confirmation Procedures for Samples Exhibiting Acute and Chronic Toxicity" (EPA/600/R-92/081). All characterization, identification, and confirmation tests shall be conducted in an orderly and logical progression;

2) Sampling Plan - The TRE action plan should describe sampling locations, methods, holding times, chain of custody, and preservation techniques. The effluent sample volume collected for all tests shall be adequate to perform the toxicity characterization/identification/confirmation procedures and chemical-specific analyses when the toxicity tests show significant lethality. Where the permittee has identified or suspects a specific pollutant and source of effluent toxicity, the permittee shall

conduct, concurrent with toxicity testing, chemical-specific analyses for the identified and suspected pollutant and source of effluent toxicity;

3) Quality Assurance Plan - The TRE action plan should address record keeping and data evaluation, calibration and standardization, baseline tests, system blanks, controls, duplicates, spikes, toxicity persistence in the samples, randomization, reference toxicant control charts, and mechanisms to detect artifactual toxicity; and

4) Project Organization - The TRE action plan should describe the project staff, project manager, consulting engineering services (where applicable), consulting analytical and toxicological services, etc.

c. Within 30 days of submittal of the TRE action plan and schedule, the permittee shall implement the TRE.

d. The permittee shall submit quarterly TRE activities reports concerning the progress of the TRE. The quarterly reports are due on or before April 20th, July 20th, October 20th, and January 20th. The report shall detail information regarding the TRE activities including:

1) results and interpretation of any chemical-specific analyses for the identified and suspected pollutant performed during the quarter;

2) results and interpretation of any characterization, identification, and confirmation tests performed during the quarter;

3) any data and substantiating documentation which identifies the pollutant(s) and source of effluent toxicity;

4) results of any studies/evaluations concerning the treatability of the facility's effluent toxicity;

5) any data that identifies effluent toxicity control mechanisms that will reduce effluent toxicity to the level necessary to meet no significant lethality at the critical dilution; and

6) any changes to the initial TRE plan and schedule that are believed necessary as a result of the TRE findings.

e. During the TRE, the permittee shall perform, at a minimum, quarterly testing using the more sensitive species. Testing for the less sensitive species shall continue at the frequency specified in Part 1.b.

f. If the effluent ceases to effect significant lethality, i.e., there is a cessation of lethality, the permittee may end the TRE. A cessation of lethality is defined as no significant lethality for a period of 12 consecutive months with at least monthly testing. At the end of the 12 months, the permittee shall submit a statement of intent to cease the TRE and may then resume the testing frequency specified in Part 1.b.

This provision accommodates situations where operational errors and upsets, spills, or sampling errors triggered the TRE, in contrast to a situation where a single toxicant or group of toxicants cause lethality. This provision does not apply as a result of corrective actions taken by the permittee. Corrective actions are defined as proactive efforts that eliminate or reduce effluent toxicity. These include, but are not limited to, source reduction or elimination, improved housekeeping, changes in chemical usage, and modifications of influent streams and effluent treatment.

The permittee may only apply this cessation of lethality provision once. If the effluent again demonstrates significant lethality to the same species, the permit will be amended to add a WET limit with a compliance period, if appropriate. However, prior to the effective date of the WET limit, the permittee may apply for a permit amendment removing and replacing the WET limit with an alternate toxicity control measure by identifying and confirming the toxicant and an appropriate control measure.

g. The permittee shall complete the TRE and submit a final report on the TRE activities no later than 28 months from the last test day of the retest that confirmed significant lethal effects at the critical dilution. The permittee may petition the Executive Director (in writing) for an extension of the 28-month limit. However, to warrant an extension the permittee must have demonstrated due diligence in its pursuit of the toxicity identification evaluation/TRE and must prove that circumstances beyond its control stalled the toxicity identification evaluation/TRE. The report shall provide information pertaining to the specific control mechanism selected that will, when implemented, result in the reduction of effluent toxicity to no significant lethality at the critical dilution. The report shall also provide a specific corrective action schedule for implementing the selected control mechanism.

h. Based on the results of the TRE and proposed corrective actions, this permit may be amended to modify the biomonitoring requirements, where necessary, require a compliance schedule for implementation of corrective actions, specify a WET limit, specify a best management practice, and specify a chemical-specific limit.

i. Copies of any and all required TRE plans and reports shall also be submitted to the U.S. EPA Region 6 office, 6WQ-PO.

TABLE 1 (SHEET 1 OF 4)
BIOMONITORING REPORTING
CERIODAPHNIA DUBIA SURVIVAL AND REPRODUCTION

Dates and Times Composites Collected

	Date Time		Date Time
No. 1	FROM: _____	TO:	_____
No. 2	FROM: _____	TO:	_____
No. 3	FROM: _____	TO:	_____

Test initiated: _____ am/pm _____ date

Dilution water used: _____ Receiving water _____ Synthetic Dilution water

NUMBER OF YOUNG PRODUCED PER ADULT AT END OF TEST

REP	Percent effluent					
	0%	21%	28%	38%	50%	67%
A						
B						
C						
D						
E						
F						
G						
H						
I						
J						
Survival Mean						
Total Mean						
CV%*						
PMSD						

*Coefficient of Variation = standard deviation x 100/mean (calculation based on young of the surviving adults)
Designate males (M), and dead females (D), along with number of neonates (x) released prior to death.

TABLE 1 (SHEET 2 OF 4)

CERIODAPHNIA DUBIA SURVIVAL AND REPRODUCTION TEST

1. Dunnett's Procedure or Steel's Many-One Rank Test or Wilcoxon Rank Sum Test (with Bonferroni adjustment) or t-test (with Bonferroni adjustment) as appropriate:

Is the mean number of young produced per adult significantly less than the number of young per adult in the control for the % effluent corresponding to significant nonlethal effects?

CRITICAL DILUTION (46%): _____ YES _____ NO

PERCENT SURVIVAL

	Percent effluent					
Time of Reading	0%	21%	28%	38%	50%	67%
24h						
48h						
End of Test						

2. Fisher's Exact Test:

Is the mean survival at test end significantly less than the control survival for the % effluent corresponding to lethality?

CRITICAL DILUTION (46%): _____ YES _____ NO

3. Enter percent effluent corresponding to each NOEC\LOEC below:

a.) NOEC survival = _____% effluent

b.) LOEC survival = _____% effluent

c.) NOEC reproduction = _____% effluent

d.) LOEC reproduction = _____% effluent

TABLE 1 (SHEET 3 OF 4)

BIOMONITORING REPORTING

FATHEAD MINNOW LARVAE GROWTH AND SURVIVAL

		Date Time		Date Time
Dates and Times Composites Collected	No. 1 FROM:	_____	TO:	_____
	No. 2 FROM:	_____	TO:	_____
	No. 3 FROM:	_____	TO:	_____

Test initiated: _____ am/pm _____ date

Dilution water used: _____ Receiving water _____ Synthetic dilution water

FATHEAD MINNOW GROWTH DATA

Effluent Concentration	Average Dry Weight in replicate chambers					Mean Dry Weight	CV%*
	A	B	C	D	E		
0%							
19%							
26%							
34%							
46%							
61%							
PMSD							

* Coefficient of Variation = standard deviation x 100/mean

1. Dunnett's Procedure or Steel's Many-One Rank Test or Wilcoxon Rank Sum Test (with Bonferroni adjustment) or t-test (with Bonferroni adjustment) as appropriate:

   Is the mean dry weight (growth) at 7 days significantly less than the control's dry weight (growth) for the % effluent corresponding to significant nonlethal effects?

   CRITICAL DILUTION (46%): _____ YES _____ NO

TABLE 1 (SHEET 4 OF 4)

BIOMONITORING REPORTING

FATHEAD MINNOW GROWTH AND SURVIVAL TEST

FATHEAD MINNOW SURVIVAL DATA

Effluent Concentration	Percent Survival in replicate chambers					Mean percent survival			CV%*
	A	B	C	D	E	24h	48h	7 day	
0%									
19%									
26%									
34%									
46%									
61%									

* Coefficient of Variation = standard deviation x 100/mean

2. Dunnett's Procedure or Steel's Many-One Rank Test or Wilcoxon Rank Sum Test (with Bonferroni adjustment) or t-test (with Bonferroni adjustment) as appropriate:

Is the mean survival at 7 days significantly less than the control survival for the % effluent corresponding to lethality?

CRITICAL DILUTION (46%): _____ YES _____ NO

3. Enter percent effluent corresponding to each NOEC\LOEC below:

a.) NOEC survival = _____% effluent

b.) LOEC survival = _____% effluent

c.) NOEC growth = _____% effluent

d.) LOEC growth = _____% effluent

24-HOUR ACUTE BIOMONITORING REQUIREMENTS: FRESHWATER

The provisions of this section apply to Outfall 001 for WET testing.

1. Scope, Frequency, and Methodology

a. The permittee shall test the effluent for lethality in accordance with the provisions in this section. Such testing will determine compliance with Texas Surface Water Quality Standard 30 TAC § 307.6(e)(2)(B), which requires greater than 50% survival of the appropriate test organisms in 100% effluent for a 24-hour period.

b. The toxicity tests specified shall be conducted once per six months. The permittee shall conduct the following toxicity tests using the test organisms, procedures, and quality assurance requirements specified in this section of the permit and in accordance with "Methods for Measuring the Acute Toxicity of Effluents and Receiving Waters to Freshwater and Marine Organisms," fifth edition (EPA-821-R-02-012) or its most recent update:

1) Acute 24-hour static toxicity test using the water flea (*Daphnia pulex* or *Ceriodaphnia dubia*). A minimum of five replicates with eight organisms per replicate shall be used in the control and each dilution.

2) Acute 24-hour static toxicity test using the fathead minnow (*Pimephales promelas*). A minimum of five replicates with eight organisms per replicate shall be used in the control and each dilution.

A valid test result must be submitted for each reporting period. The permittee must report, and then repeat, an invalid test during the same reporting period. The repeat test shall include the control and the 100% effluent dilution and use the appropriate number of organisms and replicates, as specified above. An invalid test is defined as any test failing to satisfy the test acceptability criteria, procedures, and quality assurance requirements specified in the test methods and permit.

c. In addition to an appropriate control, a 100% effluent concentration shall be used in the toxicity tests. The control and dilution water shall consist of standard, synthetic, moderately hard, reconstituted water.

d. This permit may be amended to require a WET limit, a best management practice, a chemical-specific limit, or other appropriate actions to address toxicity. The permittee may be required to conduct a toxicity reduction evaluation (TRE) after multiple toxic events.

2. Required Toxicity Testing Conditions

a. Test Acceptance - The permittee shall repeat any toxicity test, including the control, if the control fails to meet a mean survival equal to or greater than 90%.

b. Dilution Water - In accordance with Part 1.c., the control and dilution water shall consist of standard, synthetic, moderately hard, reconstituted water.

c. Samples and Composites

1) The permittee shall collect one composite sample from Outfall 001.

2) The permittee shall collect the composite sample such that the sample is representative of any periodic episode of chlorination, biocide usage, or other potentially toxic substance being discharged.

3) The permittee shall initiate the toxicity tests within 36 hours after collection of the last portion of the composite sample. The sample shall be maintained at a temperature of 0-6 degrees Centigrade during collection, shipping, and storage.

4) If Outfall 001 ceases discharging during the collection of the effluent composite sample, the requirements for the minimum number of effluent portions are waived. However, the permittee must have collected a composite sample volume sufficient for completion of the required test. The abbreviated sample collection, duration, and methodology must be documented in the full report.

5) The effluent sample shall not be dechlorinated after sample collection.

3. Reporting

All reports, tables, plans, summaries, and related correspondence required in this section shall be submitted to the attention of the Standards Implementation Team (MC 150) of the Water Quality Division.

a. The permittee shall prepare a full report of the results of all tests conducted in accordance with the manual referenced in Part 1.b. for every valid and invalid toxicity test initiated.

b. The permittee shall routinely report the results of each biomonitoring test on the Table 2 forms provided with this permit.

1) Semiannual biomonitoring test results are due on or before July 20th and January 20th for biomonitoring conducted during the previous 6-month period.

2) Quarterly biomonitoring test results are due on or before April 20th, July 20th, and October 20th, and January 20th for biomonitoring conducted during the previous calendar quarter.

c. Enter the following codes for the appropriate parameters for valid tests only:

1) For the water flea, Parameter TIE3D, enter a "0" if the mean survival at 24 hours is greater than 50% in the 100% effluent dilution; if the mean survival is less than or equal to 50%, enter a "1."

2) For the fathead minnow, Parameter TIE6C, enter a "0" if the mean survival at 24 hours is greater than 50% in the 100% effluent dilution; if

the mean survival is less than or equal to 50%, enter a "1."

d. Enter the following codes for retests only:

1) For retest number 1, Parameter 22415, enter a "0" if the mean survival at 24 hours is greater than 50% in the 100% effluent dilution; if the mean survival is less than or equal to 50%, enter a "1."

2) For retest number 2, Parameter 22416, enter a "0" if the mean survival at 24 hours is greater than 50% in the 100% effluent dilution; if the mean survival is less than or equal to 50%, enter a "1."

4. Persistent Mortality

The requirements of this part apply when a toxicity test demonstrates significant lethality, which is defined as a mean mortality of 50% or greater of organisms exposed to the 100% effluent concentration for 24 hours.

a. The permittee shall conduct 2 additional tests (retests) for each species that demonstrates significant lethality. The two retests shall be conducted once per week for 2 weeks. Five effluent dilution concentrations in addition to an appropriate control shall be used in the retests. These effluent concentrations are 6%, 13%, 25%, 50% and 100% effluent. The first retest shall be conducted within 15 days of the laboratory determination of significant lethality. All test results shall be submitted within 20 days of test completion of the second retest. Test completion is defined as the 24th hour.

b. If one or both of the two retests specified in Part 4.a. demonstrates significant lethality, the permittee shall initiate the TRE requirements as specified in Part 5.

5. Toxicity Reduction Evaluation

a. Within 45 days of the retest that demonstrates significant lethality, the permittee shall submit a general outline for initiating a TRE. The outline shall include, but not be limited to, a description of project personnel, a schedule for obtaining consultants (if needed), a discussion of influent and effluent data available for review, a sampling and analytical schedule, and a proposed TRE initiation date.

b. Within 90 days of the retest that demonstrates significant lethality, the permittee shall submit a TRE action plan and schedule for conducting a TRE. The plan shall specify the approach and methodology to be used in performing the TRE. A TRE is a step-wise investigation combining toxicity testing with physical and chemical analyses to determine actions necessary to eliminate or reduce effluent toxicity to a level not effecting significant lethality at the critical dilution. The TRE action plan shall lead to the successful elimination of significant lethality for both test species defined in Part 1.b. At a minimum, the TRE action plan shall include the following:

1) Specific Activities - The TRE action plan shall specify the approach the permittee intends to utilize in conducting the TRE, including toxicity characterizations, identifications, confirmations, source evaluations,

treatability studies, and alternative approaches. When conducting characterization analyses, the permittee shall perform multiple characterizations and follow the procedures specified in the document entitled "Methods for Aquatic Toxicity Identification Evaluations: Phase I Toxicity Characterization Procedures" (EPA/600/6-91/003) or alternate procedures. The permittee shall perform multiple identifications and follow the methods specified in the documents entitled "Methods for Aquatic Toxicity Identification Evaluations: Phase II Toxicity Identification Procedures for Samples Exhibiting Acute and Chronic Toxicity" (EPA/600/R-92/080) and "Methods for Aquatic Toxicity Identification Evaluations: Phase III Toxicity Confirmation Procedures for Samples Exhibiting Acute and Chronic Toxicity" (EPA/600/R-92/081). All characterization, identification, and confirmation tests shall be conducted in an orderly and logical progression;

2) Sampling Plan - The TRE action plan should describe sampling locations, methods, holding times, chain of custody, and preservation techniques. The effluent sample volume collected for all tests shall be adequate to perform the toxicity characterization/identification/confirmation procedures and chemical-specific analyses when the toxicity tests show significant lethality. Where the permittee has identified or suspects specific pollutant and source of effluent toxicity, the permittee shall conduct, concurrent with toxicity testing, chemical-specific analyses for the identified and suspected pollutant and source of effluent toxicity;

3) Quality Assurance Plan - The TRE action plan should address record keeping and data evaluation, calibration and standardization, baseline tests, system blanks, controls, duplicates, spikes, toxicity persistence in the samples, randomization, reference toxicant control charts, and mechanisms to detect artifactual toxicity; and

4) Project Organization - The TRE Action Plan should describe the project staff, project manager, consulting engineering services (where applicable), consulting analytical and toxicological services, etc.

c. Within 30 days of submittal of the TRE action plan and schedule, the permittee shall implement the TRE.

d. The permittee shall submit quarterly TRE activities reports concerning the progress of the TRE. The quarterly TRE activities reports are due on or before April 20th, July 20th, October 20th, and January 20th. The report shall detail information regarding the TRE activities including:

1) results and interpretation of any chemical-specific analyses for the identified and suspected pollutant performed during the quarter;

2) results and interpretation of any characterization, identification, and confirmation tests performed during the quarter;

3) any data and substantiating documentation that identifies the pollutant and source of effluent toxicity;

4) results of any studies/evaluations concerning the treatability of the facility's effluent toxicity;

5) any data that identifies effluent toxicity control mechanisms that will reduce effluent toxicity to the level necessary to eliminate significant lethality; and

6) any changes to the initial TRE plan and schedule that are believed necessary as a result of the TRE findings.

e. During the TRE, the permittee shall perform, at a minimum, quarterly testing using the more sensitive species. Testing for the less sensitive species shall continue at the frequency specified in Part 1.b.

f. If the effluent ceases to effect significant lethality, i.e., there is a cessation of lethality, the permittee may end the TRE. A cessation of lethality is defined as no significant lethality for a period of 12 consecutive weeks with at least weekly testing. At the end of the 12 weeks, the permittee shall submit a statement of intent to cease the TRE and may then resume the testing frequency specified in Part 1.b.

This provision accommodates situations where operational errors and upsets, spills, or sampling errors triggered the TRE, in contrast to a situation where a single toxicant or group of toxicants cause lethality. This provision does not apply as a result of corrective actions taken by the permittee. Corrective actions are defined as proactive efforts that eliminate or reduce effluent toxicity. These include, but are not limited to, source reduction or elimination, improved housekeeping, changes in chemical usage, and modifications of influent streams and effluent treatment.

The permittee may only apply this cessation of lethality provision once. If the effluent again demonstrates significant lethality to the same species, the permit will be amended to add a WET limit with a compliance period, if appropriate. However, prior to the effective date of the WET limit, the permittee may apply for a permit amendment removing and replacing the WET limit with an alternate toxicity control measure by identifying and confirming the toxicant and an appropriate control measure.

g. The permittee shall complete the TRE and submit a final report on the TRE activities no later than 18 months from the last test day of the retest that demonstrates significant lethality. The permittee may petition the Executive Director (in writing) for an extension of the 18-month limit. However, to warrant an extension the permittee must have demonstrated due diligence in its pursuit of the toxicity identification evaluation/TRE and must prove that circumstances beyond its control stalled the toxicity identification evaluation/TRE. The report shall specify the control mechanism that will, when implemented, reduce effluent toxicity as specified in Part 5.h. The report shall also specify a corrective action schedule for implementing the selected control mechanism.

h. Within 3 years of the last day of the test confirming toxicity, the permittee shall

comply with 30 TAC § 307.6(e)(2)(B), which requires greater than 50% survival of the test organism in 100% effluent at the end of 24-hours. The permittee may petition the Executive Director (in writing) for an extension of the 3-year limit. However, to warrant an extension the permittee must have demonstrated due diligence in its pursuit of the toxicity identification evaluation/TRE and must prove that circumstances beyond its control stalled the toxicity identification evaluation/TRE.

The permittee may be exempted from complying with 30 TAC § 307.6(e)(2)(B) upon proving that toxicity is caused by an excess, imbalance, or deficiency of dissolved salts. This exemption excludes instances where individually toxic components (e.g., metals) form a salt compound. Following the exemption, this permit may be amended to include an ion-adjustment protocol, alternate species testing, or single species testing.

i. Based upon the results of the TRE and proposed corrective actions, this permit may be amended to modify the biomonitoring requirements where necessary, require a compliance schedule for implementation of corrective actions, specify a WET limit, specify a best management practice, and specify a chemical-specific limit.

j. Copies of any and all required TRE plans and reports shall also be submitted to the U.S. EPA Region 6 office, 6WQ-PO.

TABLE 2 (SHEET 1 OF 2)

WATER FLEA SURVIVAL

GENERAL INFORMATION

	Time	Date
Composite Sample Collected		
Test Initiated		

PERCENT SURVIVAL

Time	Rep	Percent effluent					
		0%	6%	13%	25%	50%	100%
24h	A						
	B						
	C						
	D						
	E						
	MEAN						

Enter percent effluent corresponding to the LC50 below:

24 hour LC50 = _____% effluent

TABLE 2 (SHEET 2 OF 2)

FATHEAD MINNOW SURVIVAL

GENERAL INFORMATION

	Time	Date
Composite Sample Collected		
Test Initiated		

PERCENT SURVIVAL

Time	Rep	Percent effluent					
		0%	6%	13%	25%	50%	100%
24h	A						
	B						
	C						
	D						
	E						
	MEAN						

Enter percent effluent corresponding to the LC50 below:

24 hour LC50 = _____% effluent

Appendix D

Lift Station Evaluation Memorandum

CITY OF SAN JUAN: LIFT STATION ASSESSMENT

Date: 10/21/2024

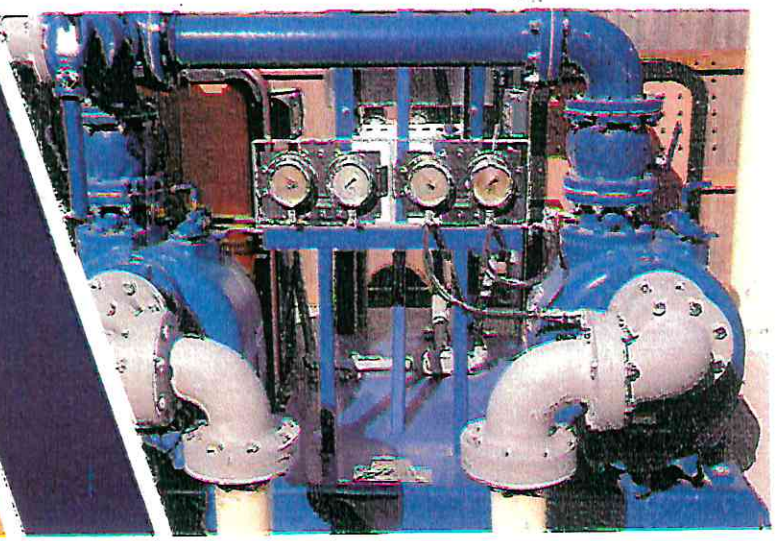
Prepared for: The City of San Juan

Prepared by: TRIMAD CONSULTANTS LLC (TRIMAD)

The City of San Juan owns and operates twenty-four lift stations. TRIMAD undertook a comprehensive assessment that included interviews with staff and on-site visits to the facilities to evaluate their performance and condition. The purpose of this report is to present a thorough overview of the current state of these lift stations, highlighting essential information and insights gathered during the assessment process. This will help inform future maintenance and operational decisions

LIFT STATION 1

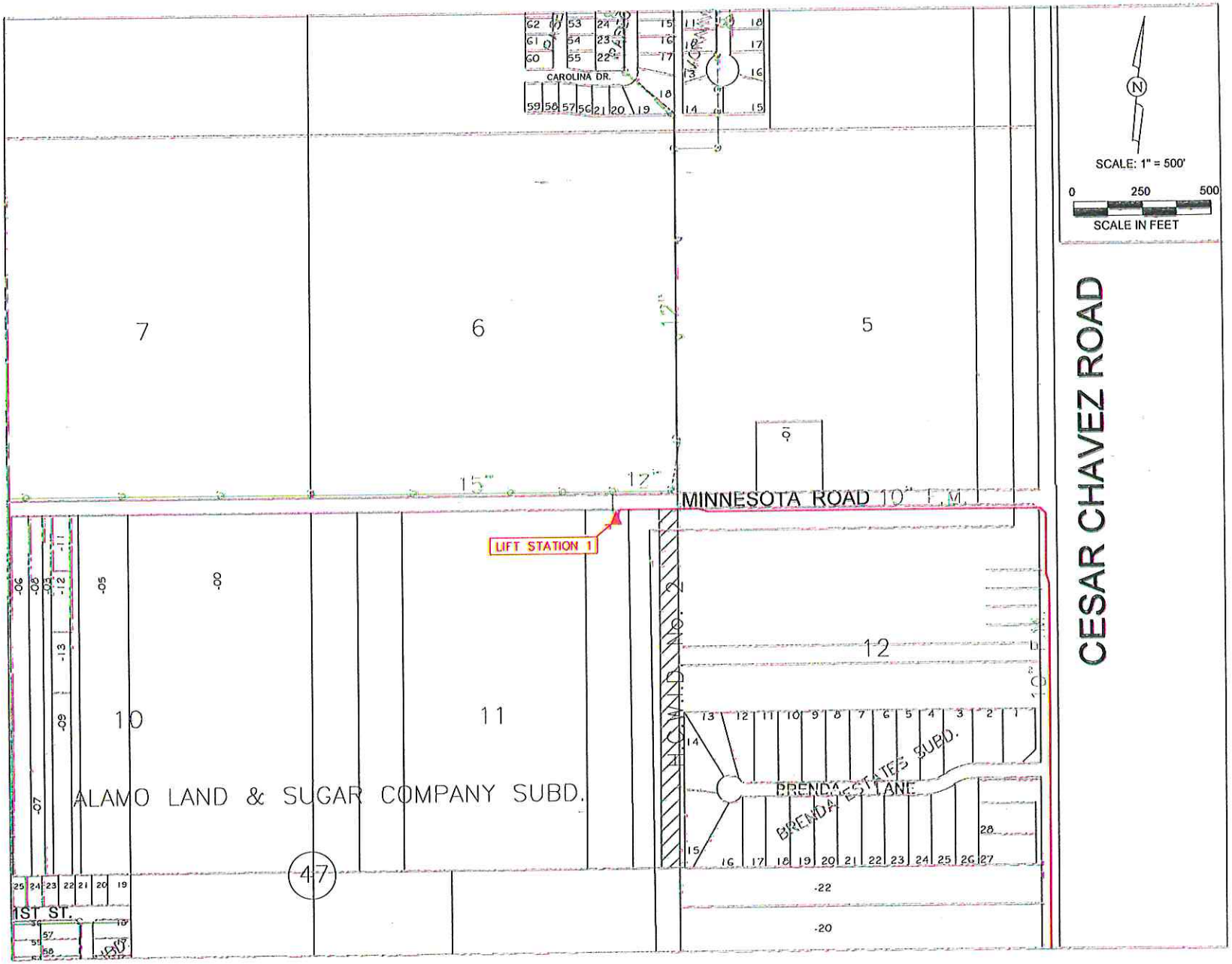
LIFT STATION ASSESSMENT



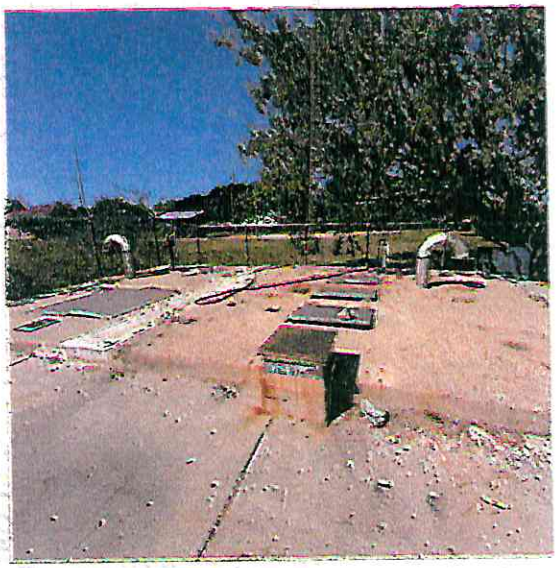
Enclosure-	Chain Link Fence – Fair Condition
Type of Pumps:	Wet-Pit/Dry Pit Arrangement (Submersible Pumps).
# of Pumps-	3 Pumps (1 Pump Out of Service)
Pump Hp:	34-Hp
Model-	4-inch Flygt
Wet Well:	14-ft. Dia.
Wet well Depth:	36-ft
Age:	20-Years
Suction Piping:	DIP; Good shape.
Discharge Piping:	DIP; Good Shape
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	Yes. Poor Condition.

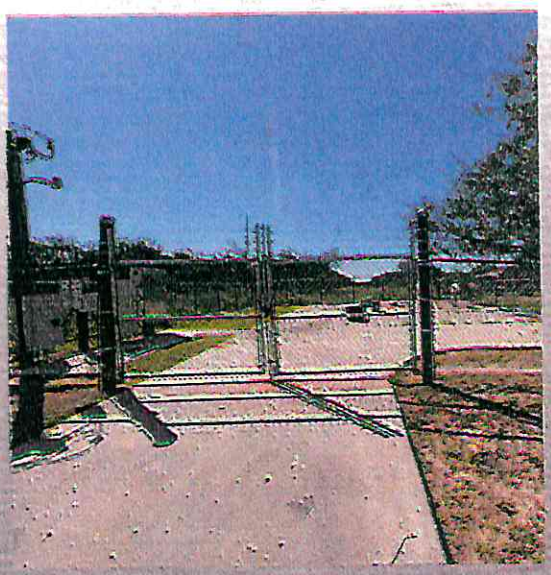
General Notes and Deficiencies:

This lift station has no air release valve in the discharge pump system. Air release valves are recommended to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation. The junction box located at the lift station is physically damaged and it is recommended to be replaced. Another recommendation for this lift station is to include a transfer switch for a generator in case there is ever a power outage. The chain link fence has visible rust on nearly all the steel poles and replacing them would be prolong the structural stability of the fence.


CAROLINA DR.
7
6
5
15"
12"
MINNESOTA ROAD 10" F.M.
LIFT STATION 1
CESAR CHAVEZ ROAD
SCALE: 1" = 500'
0
250
500
SCALE IN FEET
10
11
12
ALAMO LAND & SUGAR COMPANY SUBD.
47
1ST ST.
BRENDA ESTATES SUBD.
BRENDA ESTATES LANE

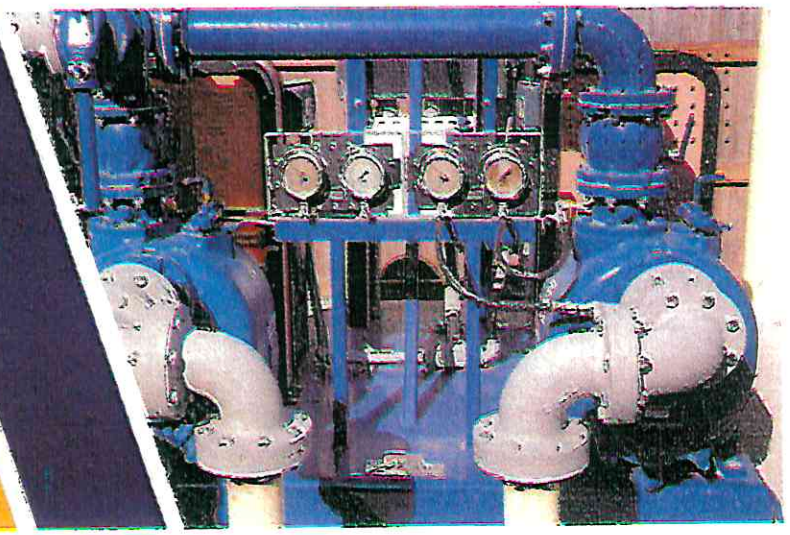
LIFT STATION ASSESSMENT





LIFT STATION 2

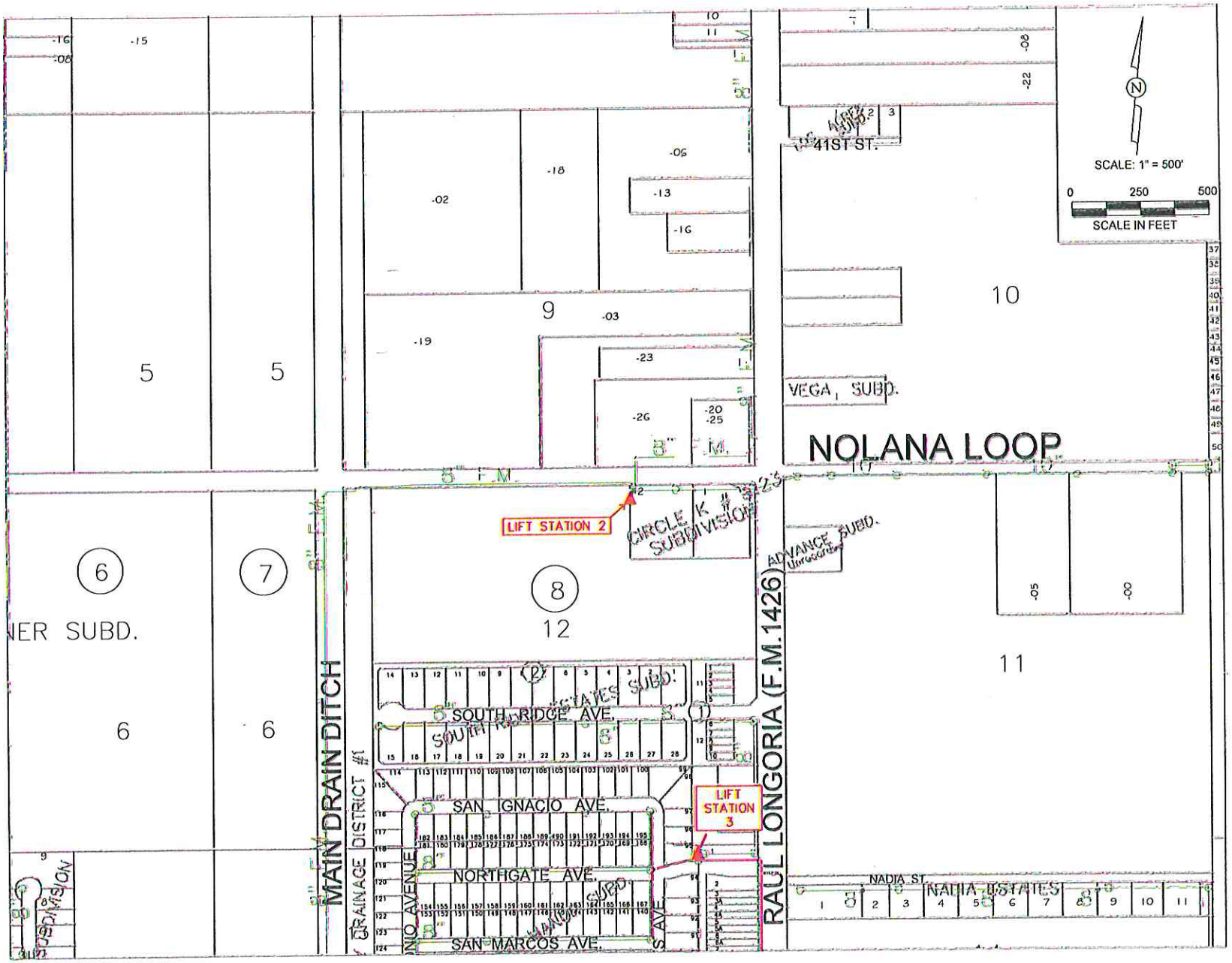
LIFT STATION ASSESSMENT



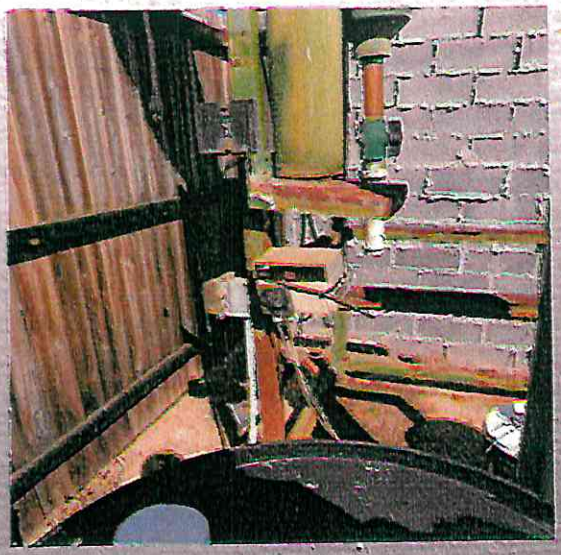
Enclosure-	CMU/Wood Fence – Good Condition
Type of Pumps:	Wet-Pit/Dry Pit Arrangement (Submersible Pumps).
# of Pumps-	3 Pumps (1 Pump Out of Service)
Pump Hp:	7.5 HP/10 HP
Model-	4-Inch Tsurumi/4-Inch Sulzer
Wet Well:	12-ft. Dia.
Wet well Depth:	35-ft
Age:	1-Year
Suction Piping:	DIP; Poor Condition.
Discharge Piping:	DIP; Poor Condition.
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	Yes. Poor Condition.

General Notes and Deficiencies:

This lift station was originally built back in 2009, but the original pumps were replaced a little over 1 year ago. This lift station has no air release valve in the discharge pump system. Air release valves are recommended to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation. The odor control needs a new system. The current system is full of rust and the steel frame is starting to break apart. Another recommendation for this lift station is to include a transfer switch for a generator in case there is ever a power outage. The fence consists of both cedar and brick. The steel supports on the cedar portion of the fence are rusted, but the overall structure of the fence is in fair condition.

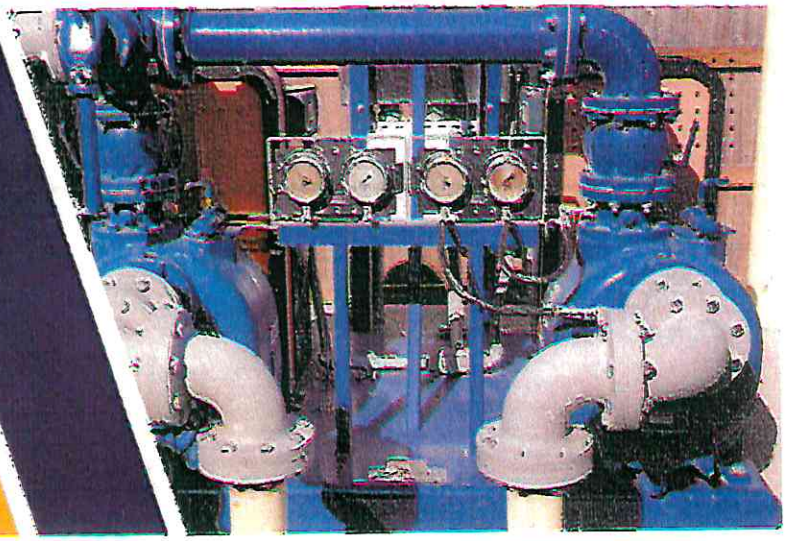

SCALE: 1" = 500'
0 250 500
SCALE IN FEET
41ST ST.
NOLANA LOOP
VEGA, SUBD.
LIFT STATION 2
CIRCLE K #
SUBDIVISION
ADVANCE SUBD.
LIFT STATION 3
SOUTH RIDGE AVE.
SAN IGNACIO AVE.
NORTHGATE AVE.
SAN MARCOS AVE.
MAIN DRAIN DITCH
DRAINAGE DISTRICT #1
RAUL LONGORIA (F.M.1426)
NADIA ST.
NADIA ESTATES
10
11
12
9
8
6
7
5

LIFT STATION ASSESSMENT



LIFT STATION 3

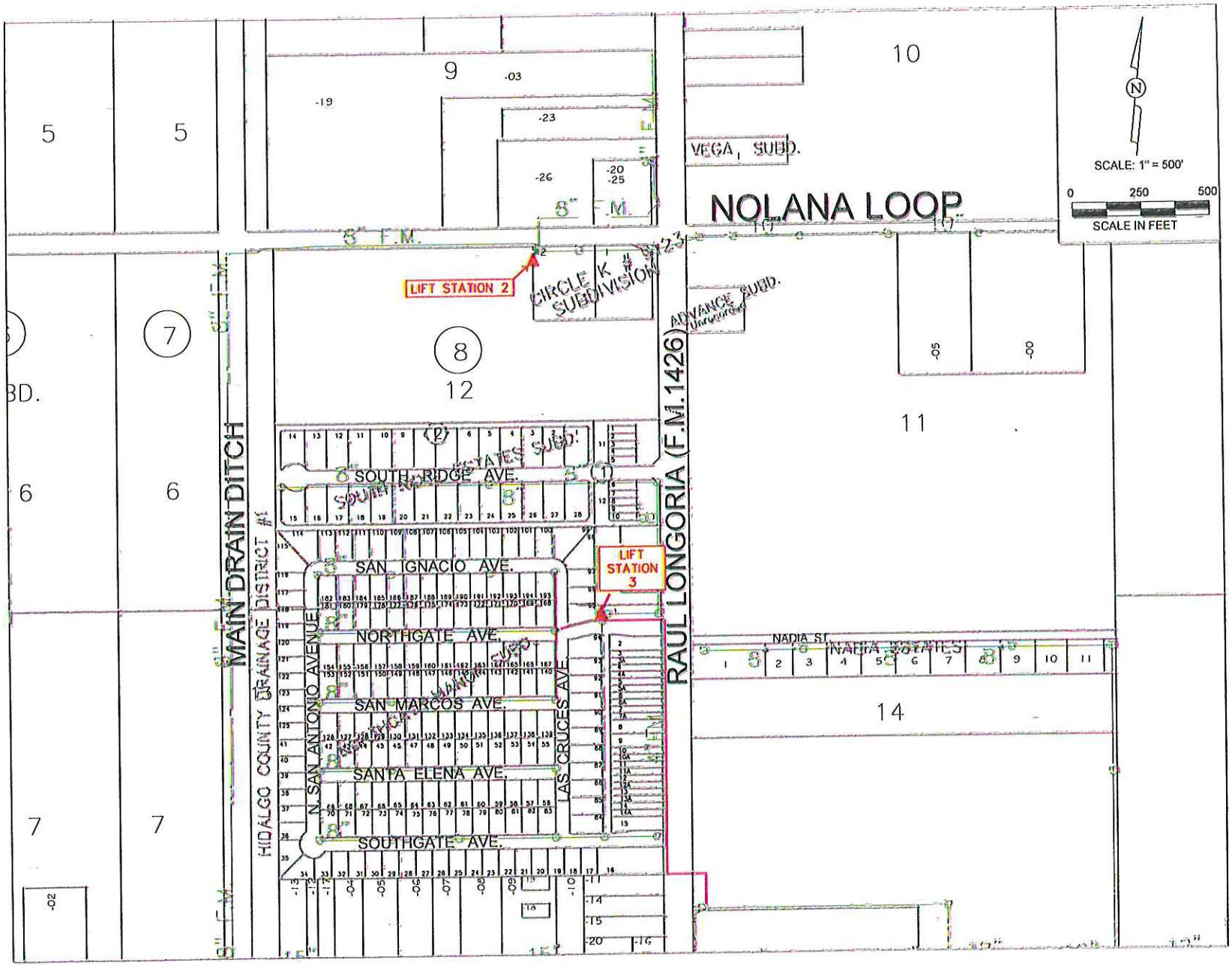
LIFT STATION ASSESSMENT



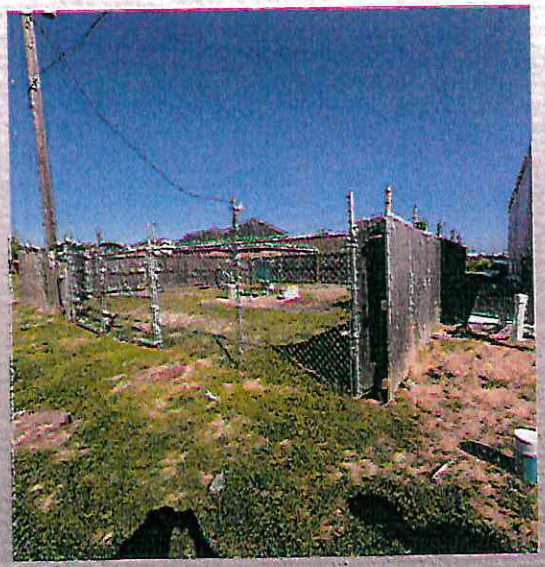
Enclosure-	CMU/Wood Fence – Good Condition
Type of Pumps:	Wet-Pit/Dry Pit Arrangement (Submersible Pumps).
# of Pumps-	3 Pumps (1 Pump Out of Service)
Pump Hp:	7.5 HP/10 HP
Model-	4-Inch Tsurumi/4-Inch Sulzer
Wet Well:	5-ft. Dia.
Wet well Depth:	18-ft
Age:	1-Year
Suction Piping:	DIP; Fair Condition.
Discharge Piping:	DIP; Fair Condition.
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	Yes. Poor Condition.

General Notes and Deficiencies:

This lift station shows some operational problems that need to be addressed. The light pole and electric meter show poor structural integrity; the light pole is leaning. It is recommended for the wet well and receiving manhole to be rehabilitated with an epoxy lining. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.

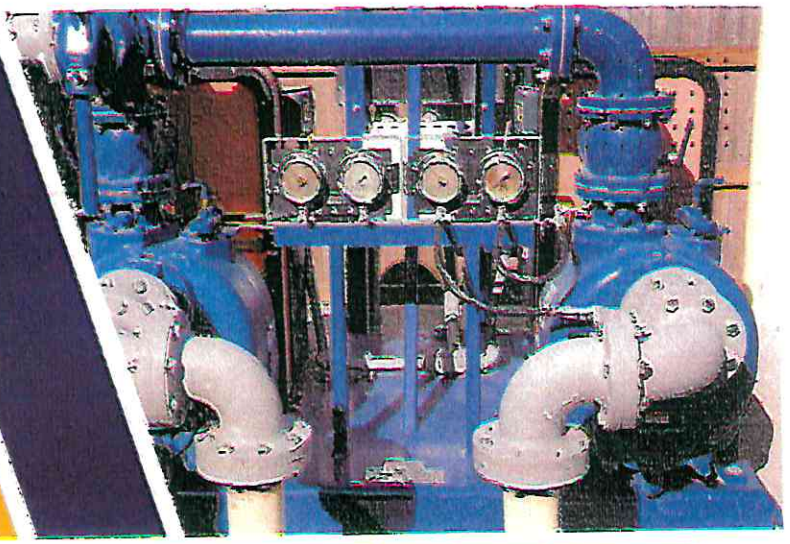

NOLANA LOOP
SCALE: 1" = 500'
0 250 500
SCALE IN FEET
LIFT STATION 2
CIRCLE K SUBDIVISION
VEGA, SUBD.
ADVANCE SUBD.
MAIN DRAIN DITCH
HIDALGO COUNTY DRAINAGE DISTRICT #1
RAUL LONGORIA (F.M.1426)
SOUTH RIDGE AVE.
SAN IGNACIO AVE.
LIFT STATION 3
NORTHGATE AVE.
SAN MARCOS AVE.
SANTA ELENA AVE.
SOUTHGATE AVE.
N. SAN ANTONIO AVENUE
LAS CRUCES AVE.
NADIA ST.
NADIA ESTATES
8" F.M.

LIFT STATION ASSESSMENT



LIFT STATION 4

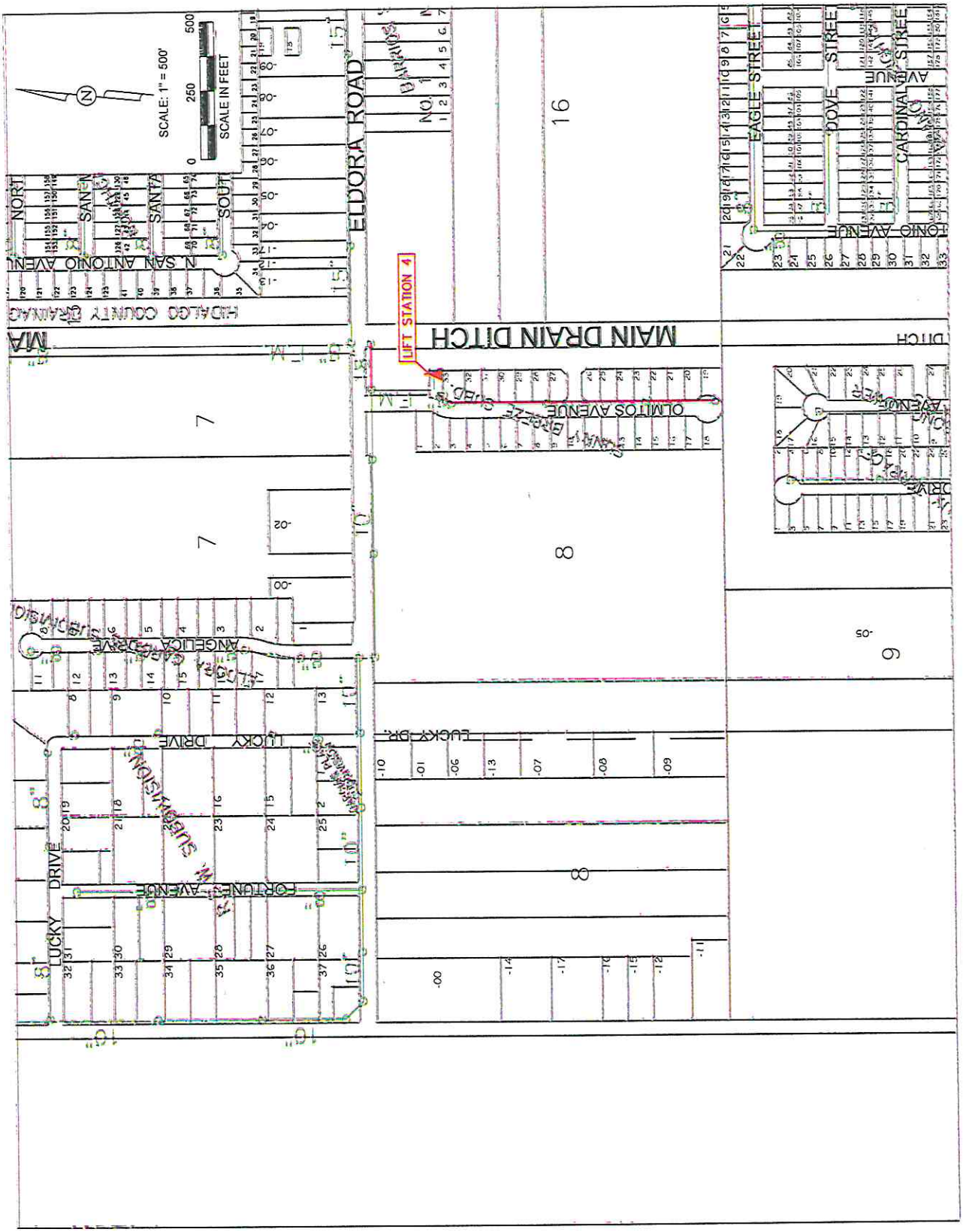
LIFT STATION ASSESSMENT



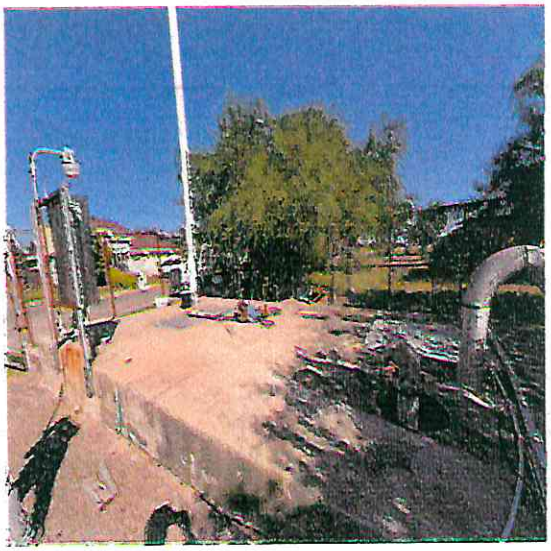
Enclosure-	Chain Link Fence – Good Condition
Type of Pumps:	Wet-Pit/Dry Pit Arrangement (Submersible Pumps).
# of Pumps-	2 Pumps (1 Pump Out of Service)
Pump Hp:	7.5 HP/10 HP (Out of Service)
Model-	4-Inch Tsurumi/4-Inch Sulzer
Wet Well:	5-ft. Dia.
Wet well Depth:	18-ft
Age:	20-Years
Suction Piping:	DIP; Fair Condition.
Discharge Piping:	DIP; Fair Condition.
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	Yes. Poor Condition

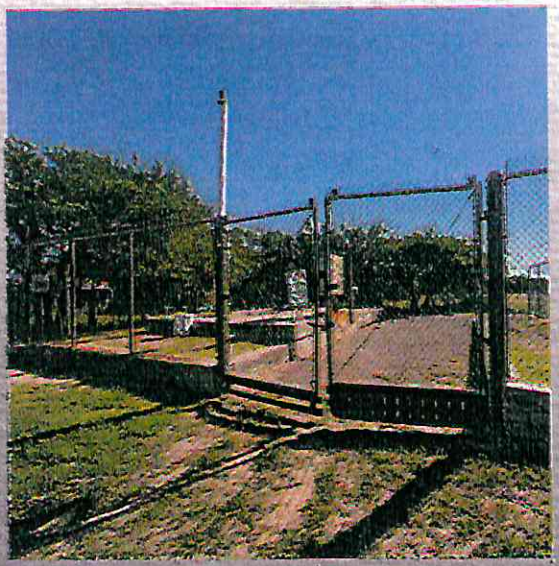
General Notes and Deficiencies:

This lift station shows some operational problems that need to be addressed. This lift station has one pump running and shows issues with the float switches. The lift station needs a new pump control panel. The lift station concrete pad shows surface cracks, erosion and deterioration along the base. The chain link fence shows corrosion on the west side along the entrance. It is recommended for the wet well and receiving manhole to be rehabilitated with an epoxy lining. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.


SCALE: 1" = 500'
SCALE IN FEET
0
250
500
ELDORA ROAD
MAIN DRAIN DITCH
LIFT STATION 4
OLMITOS AVENUE
EAGLE STREET
DOVE STREET
CARDINAL AVENUE
LUCKY DRIVE
FORTUNE AVENUE
ANGELICA DRIVE
N SAN ANTONIO AVENUE
HIDALGO COUNTY DRAINAGE
16
7
8
9

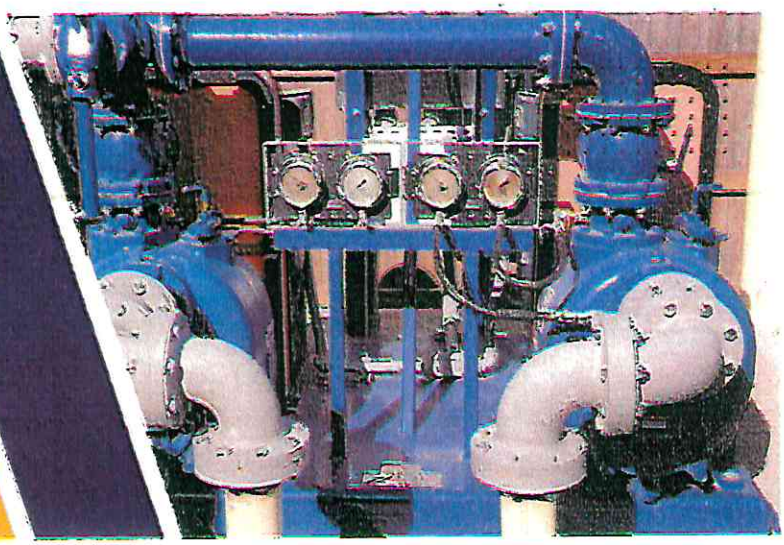
LIFT STATION
#4
FOR EMERGENCY CALL
PUBLIC WORKS
8AM-5PM PH: 223-2330
EMERGENCY 24HRS. CALL
WATER TREATMENT PLANT
PH: 223-2310
NIGHT
POLICE DEPT. PH: 223-2400





LIFT STATION 5

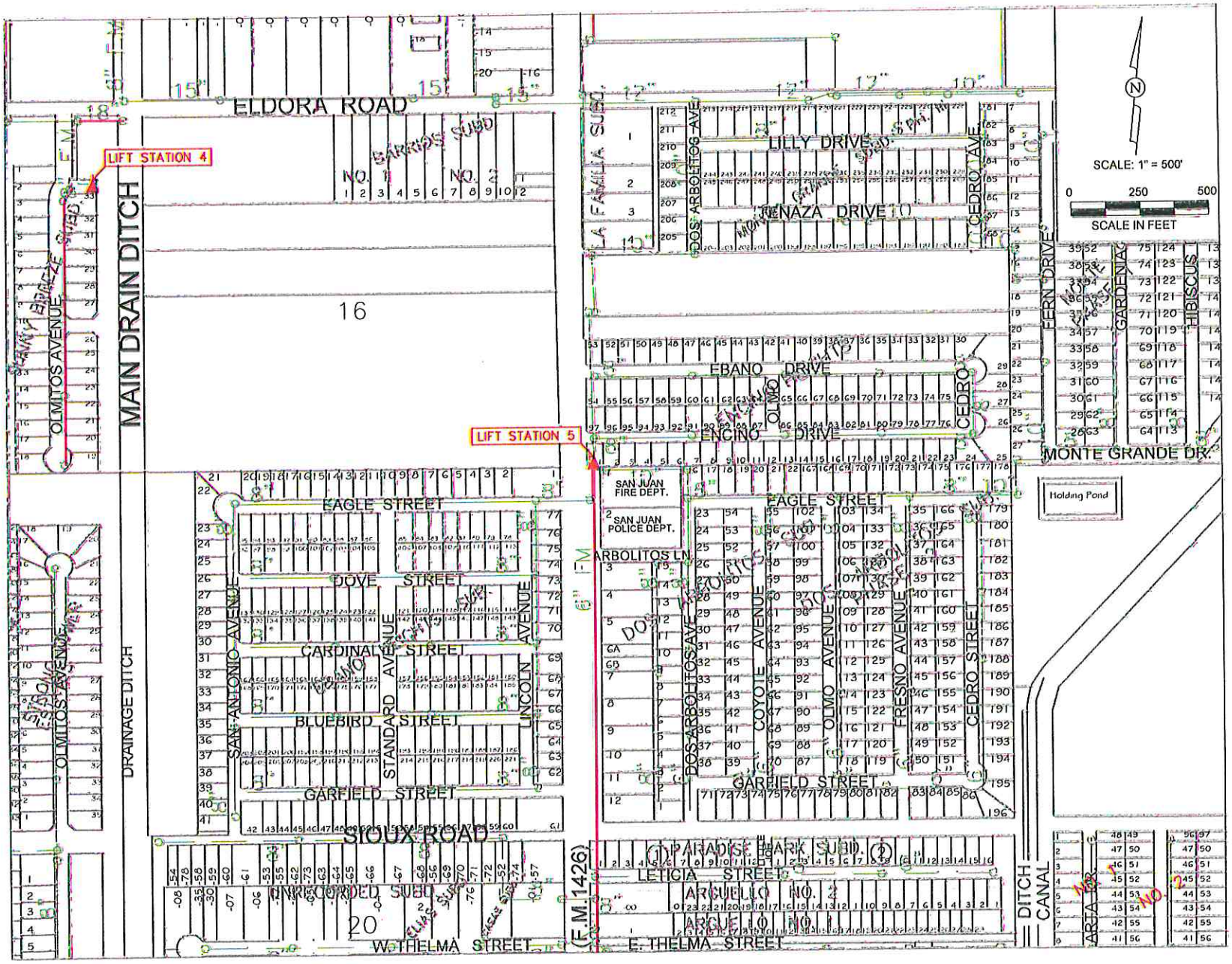
LIFT STATION ASSESSMENT



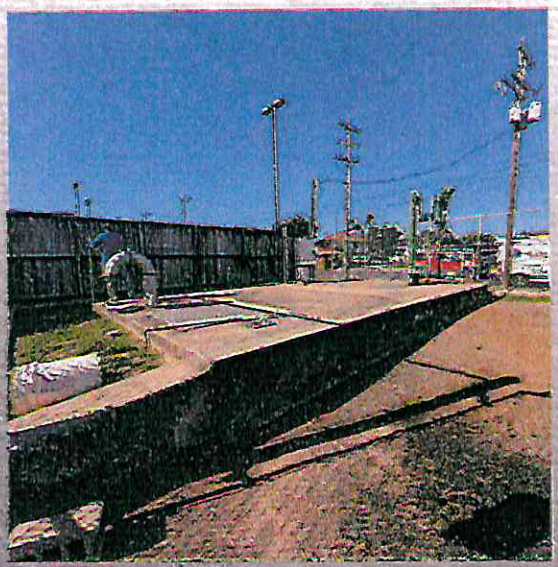
Enclosure-	Chain Link Fence – Good Condition
Type of Pumps:	Wet-Pit/Dry Pit Arrangement (Submersible Pumps).
# of Pumps-	2 Pumps
Pump Hp:	40 HP/40 HP
Model-	6-Inch ABS/6-Inch Sulzer
Wet Well:	12-ft. Dia.
Wet well Depth:	27-ft
Age:	17-Years
Suction Piping:	DIP; Poor Condition.
Discharge Piping:	DIP; Fair Condition.
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

General Notes and Deficiencies:

This lift station shows some operational problems that need to be addressed. The odor control structure support shows corrosion and deterioration on anchor bolts. It is recommended for the wet well and receiving manhole to be rehabilitated with an epoxy lining. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.


ELDORA ROAD
LIFT STATION 4
LIFT STATION 5
MAIN DRAIN DITCH
OLMITOS AVENUE
DRAINAGE DITCH
16
20
LILLY DRIVE
RENAZA DRIVE
EBANO DRIVE
ENCINO DRIVE
FERN DRIVE
MONTE GRANDE DR.
Holding Pond
SAN JUAN FIRE DEPT.
SAN JUAN POLICE DEPT.
ARBOLITOS LN.
EAGLE STREET
DOVE STREET
CARDINAL ST.
BLUEBIRD STREET
GARFIELD STREET
SIOUX ROAD
W. THELMA STREET
E. THELMA STREET
LETICIA STREET
COYOTE AVENUE
OLMO AVENUE
FRESNO AVENUE
CEDRO STREET
SAN ANTONIO AVENUE
STANDARD AVENUE
LINCOLN AVENUE
DOS ARBOLITOS AVE.
(F.M.1426)
DITCH
CANAL
SCALE: 1" = 500'
0 250 500
SCALE IN FEET

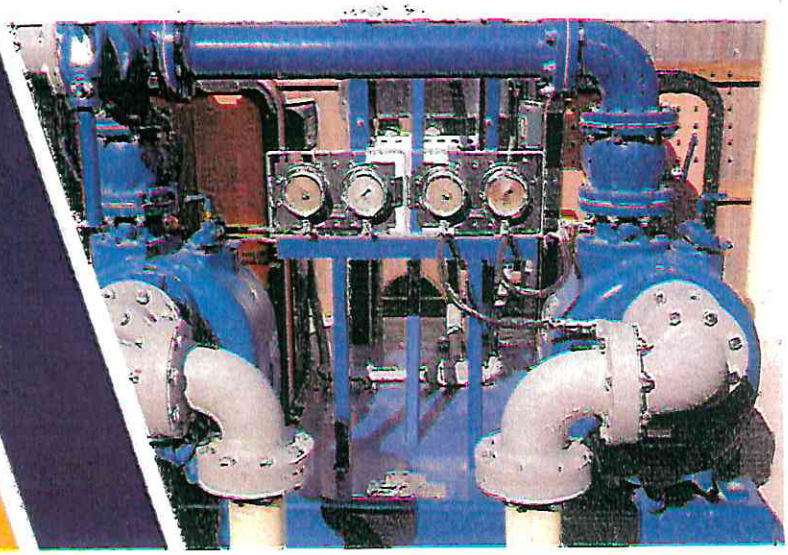
LIFT STATION ASSESSMENT



TRIMAD CONSULTANTS L.L.C.

LIFT STATION 6

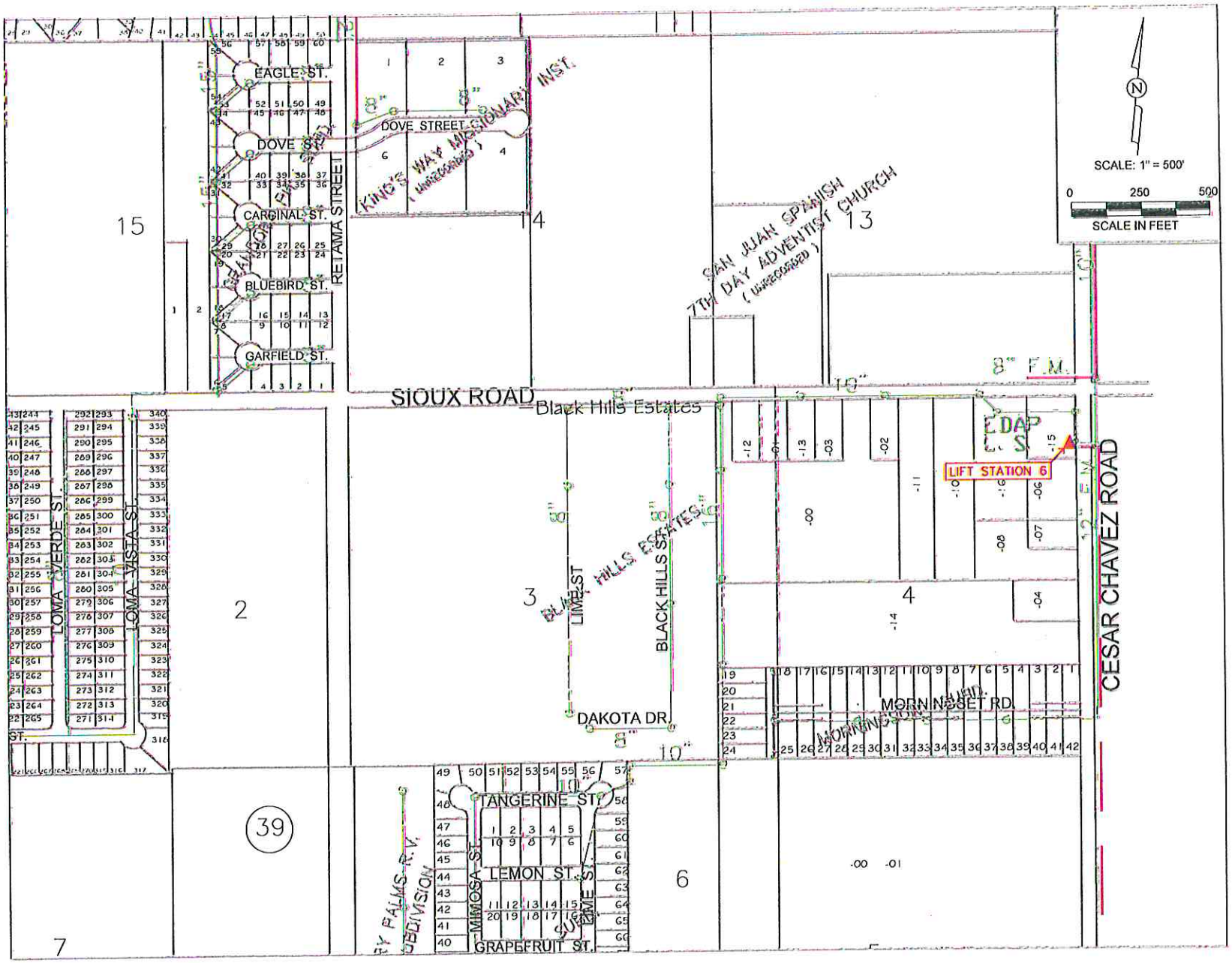
LIFT STATION ASSESSMENT



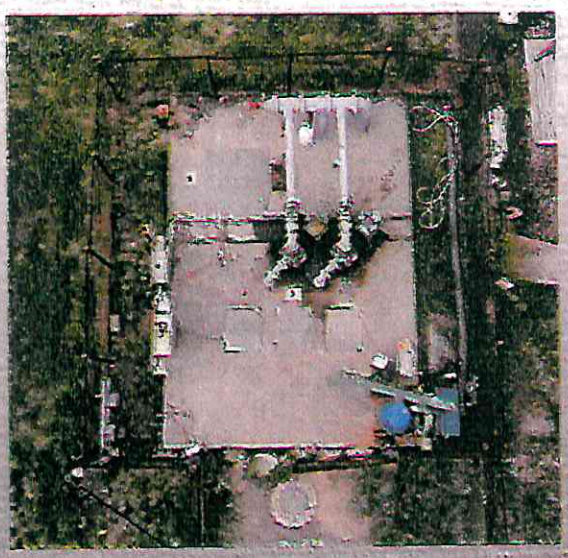
Enclosure-	Chain Link Fence – Good Condition
Type of Pumps:	Wet-Pit (Self Priming Pumps).
# of Pumps-	2 Pumps
Pump Hp:	30 HP
Model-	6-Inch Gorman Rupp
Wet Well:	4-ft. Dia.
Wet well Depth:	20-ft
Age:	20-Years
Suction Piping:	DIP; Poor Condition.
Discharge Piping:	DIP; Fair Condition.
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fail Protection:	No

General Notes and Deficiencies:

Lift station 6 is currently in the process of being removed and relocated South down Cesar Chavez Road to a new subdivision. There were many continuous issues with the pumps in which one would stay on for a long amount of time throughout the day, and the other one would not kick in. After discussing with the city, it was decided that it was better to simply relocate the lift station, add gravity lines to move all existing flow towards the new lift station location and then to add a force main to take all sewage to lift station 19. This relocation project is expected to be completed in 2025.


SCALE: 1" = 500'
0 250 500
SCALE IN FEET
EAGLE ST.
DOVE ST.
DOVE STREET
CARDINAL ST.
BLUEBIRD ST.
GARFIELD ST.
RETAMA STREET
KING'S WAY MISSIONARY INST.
(UNRECORDED)
SAN JUAN SPANISH 7TH DAY ADVENTIST CHURCH
(UNRECORDED)
SIOUX ROAD
Black Hills Estates
8" F.M.
LIFT STATION 6
CESAR CHAVEZ ROAD
LOMA VERDE ST.
LOMA VISTA ST.
BLACK HILLS ESTATES
LIME ST.
DAKOTA DR.
MORNINGSIDE RD.
TANGERINE ST.
LEMON ST.
MIMOSA ST.
GRAPEFRUIT ST.
15
14
13
2
3
4
6
7
39

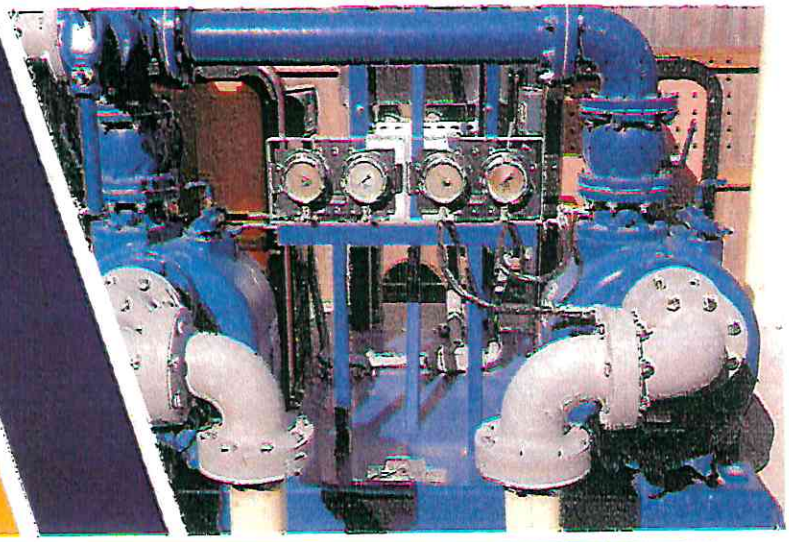
LIFT STATION ASSESSMENT



TRIMAD CONSULTANTS L.L.C.

LIFT STATION 7

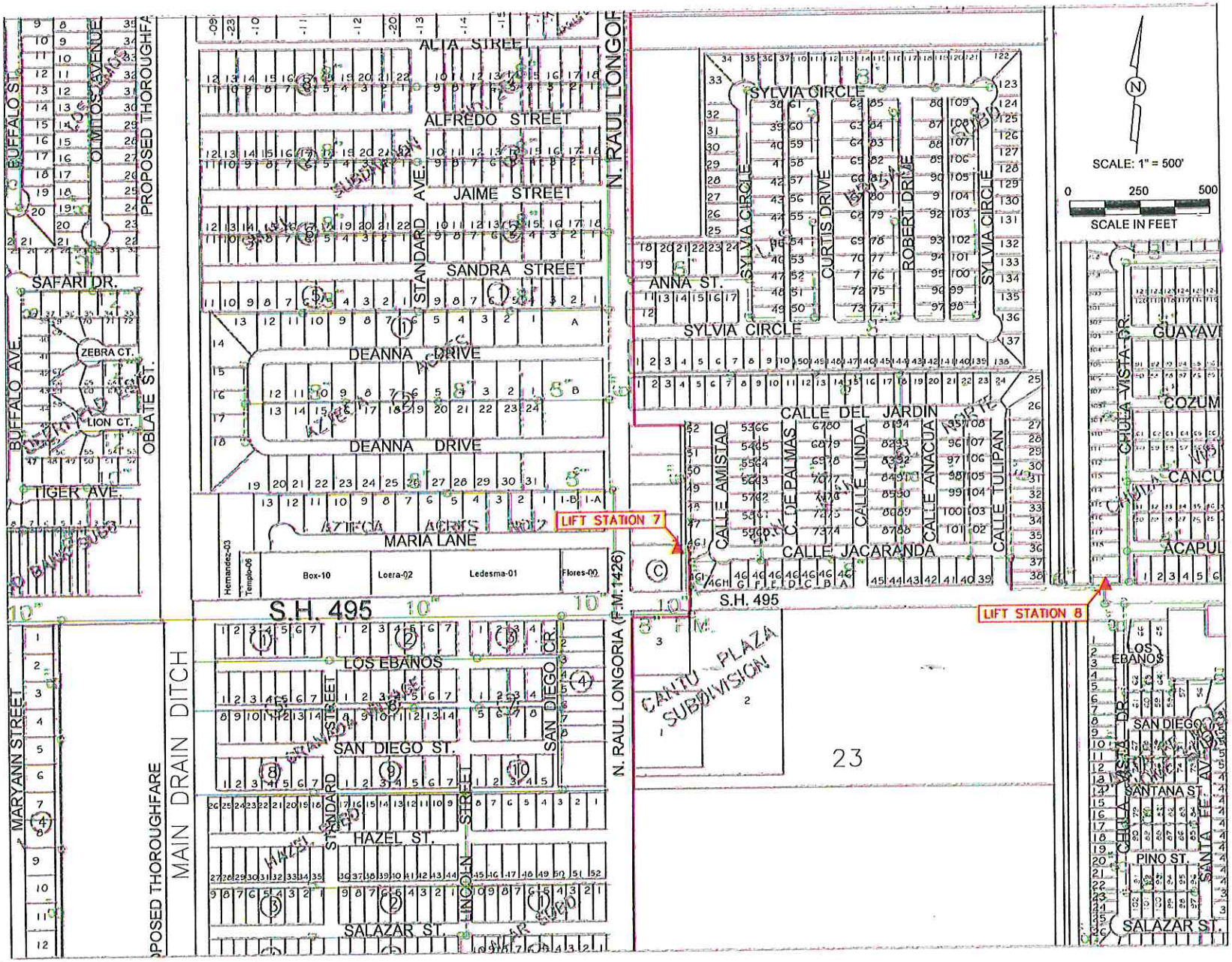
LIFT STATION ASSESSMENT



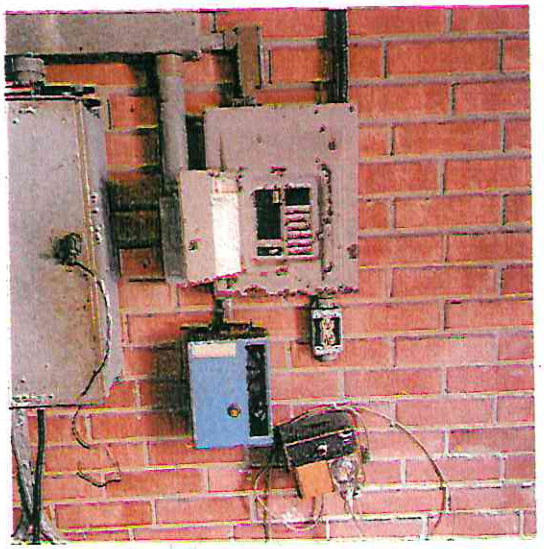
Enclosure-	Wood Fence & CMU Building – Good Condition
Type of Pumps:	Wet-Pit (Self Priming Pumps).
# of Pumps-	2 Pumps
Pump Hp:	7.5 HP
Model-	4-Inch All Prime
Wet Well:	15-ft. Dia.
Wet well Depth:	20-ft
Age:	5-Years
Suction Piping:	DIP; Fair Condition.
Discharge Piping:	DIP; Fair Condition.
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

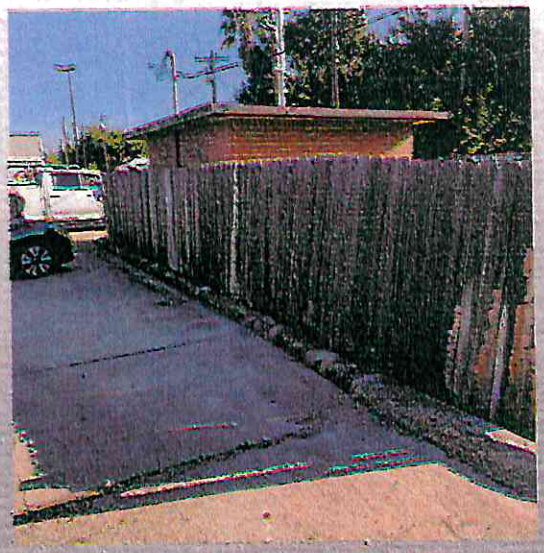
General Notes and Deficiencies:

This lift station shows many operational issues that need to be addressed. Past talks of a full rehab to this lift station were brought up by city staff. This would include replacing all the pumps, replacing valves, replacing control panels, and adding air release valves as well. The wet well needs to have its internal lining replaced. City staff mentioned that the interior of the brick where the lift station is leaks water whenever it rains. It is recommended that the interior be replastered to stop this water seepage into the lift station.


ALTA STREET
ALFREDO STREET
JAIME STREET
SANDRA STREET
DEANNA DRIVE
DEANNA DRIVE
MARIA LANE
LIFT STATION 7
S.H. 495
N. RAUL LONGORIA (F.M. 1426)
SYLVIA CIRCLE
SYLVIA CIRCLE
SYLVIA CIRCLE
ANNA ST.
CURTIS DRIVE
ROBERT DRIVE
CALLE DEL JARDIN
CALLE AMISTAD
CALLE DE PALMAS
CALLE LINDA
CALLE ANACUA
CALLE TULIPAN
CALLE JACARANDA
S.H. 495
LIFT STATION 8
SCALE: 1" = 500'
0 250 500
SCALE IN FEET
GUAYAVI
COZUM
CANCU
ACAPUL
CRUZ VISTA DR.
LOS EBANOS
SAN DIEGO
SANTANA ST.
PINO ST.
SANTA FE AVE.
SALAZAR ST.
BUFFALO ST.
SAFARI DR.
ZEBRA CT.
LION CT.
TIGER AVE.
BUFFALO AVE.
OBLATE ST.
PROPOSED THOROUGHFARE
MAIN DRAIN DITCH
MARYANN STREET
LOS EBANOS
SAN DIEGO ST.
HAZEL ST.
SALAZAR ST.
CANTU PLAZA SUBDIVISION
23

LIFT STATION ASSESSMENT

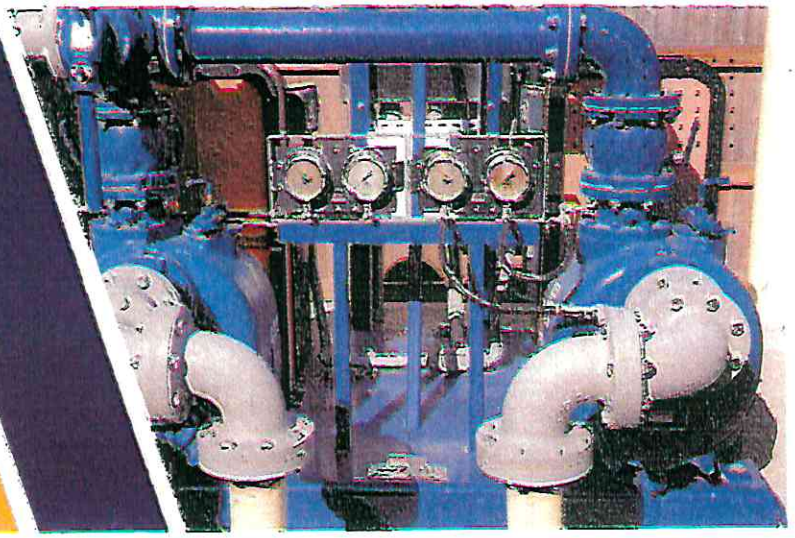




TRIMAD CONSULTANTS L.L.C.

LIFT STATION 8

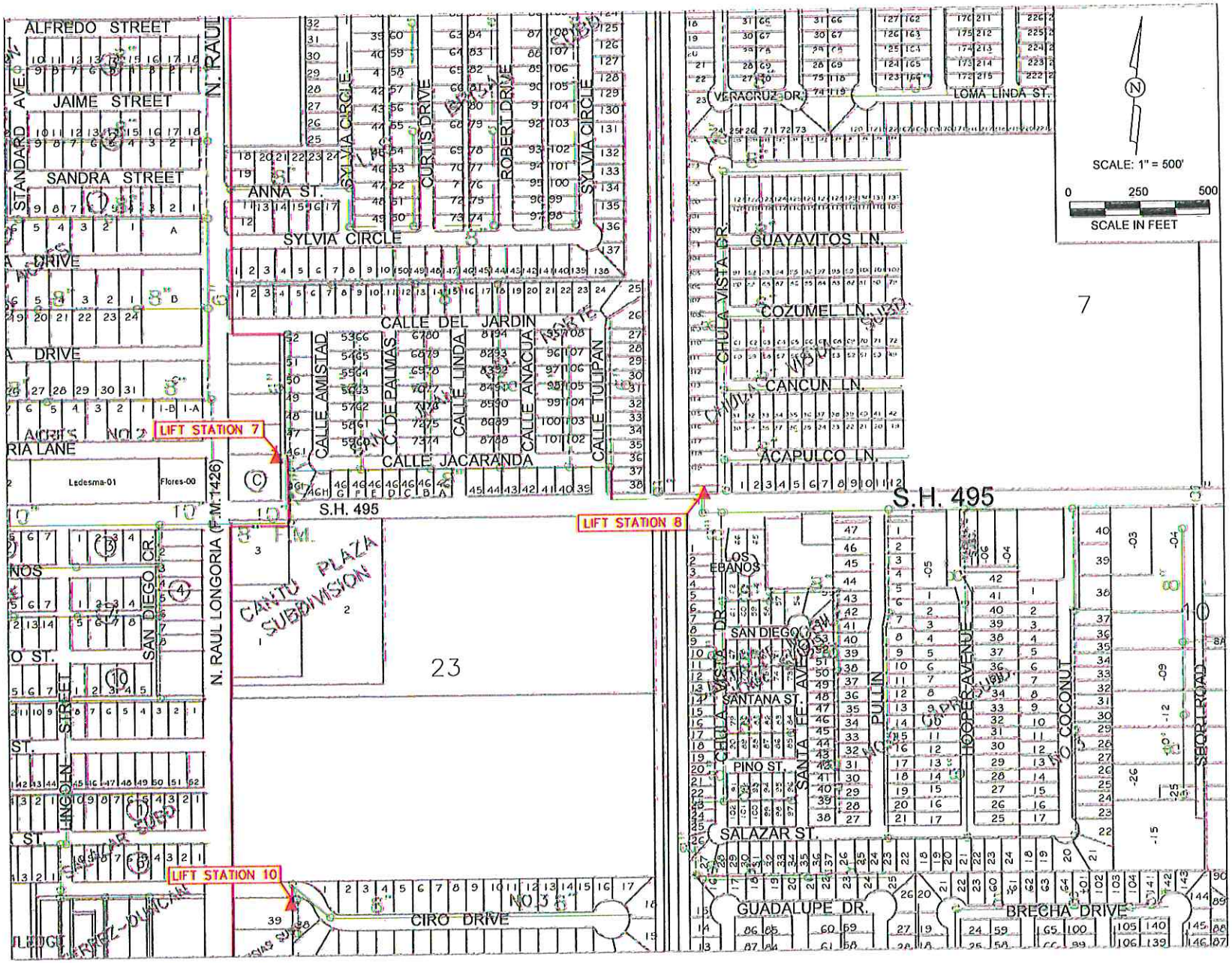
LIFT STATION ASSESSMENT



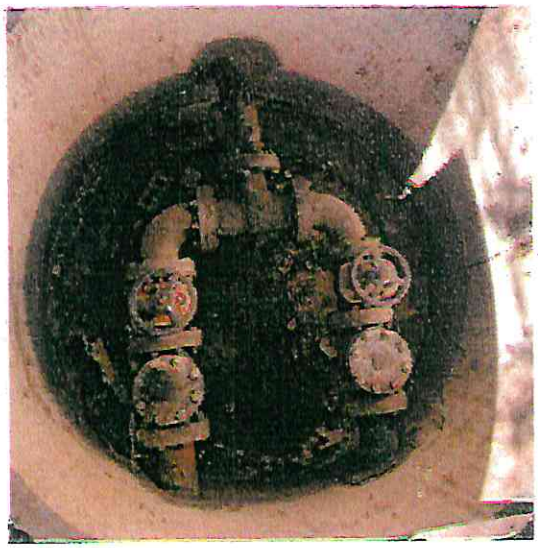
Enclosure-	Chain Link Fence – Fair Condition
Type of Pumps:	Wet-Pit/Dry Pit Arrangement (Submersible Pumps).
# of Pumps-	2 Pumps
Pump Hp:	10 HP
Model-	4-Inch Grundfos
Wet Well:	6.5-ft. Dia.
Wet well Depth:	21-ft
Age:	5-Years
Suction Piping:	DIP; Poor Condition.
Discharge Piping:	DIP; Fair Condition.
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

General Notes and Deficiencies:

This lift station shows some operational problems that need to be addressed. The chain link fence shows corrosion on tear on the post and chain link mesh. It is recommended for the wet well and receiving manhole to be rehabilitated with an epoxy lining. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.

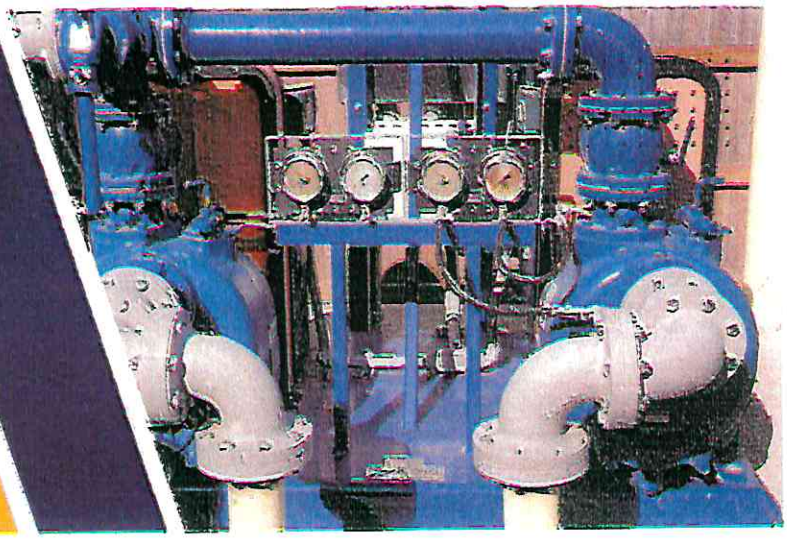

ALFREDO STREET
JAIME STREET
SANDRA STREET
ANNA ST.
SYLVIA CIRCLE
CALLE DEL JARDIN
CALLE AMISTAD
C. DE PALMAS
CALLE LINDA
CALLE ANACUA
CALLE TULIPAN
CALLE JACARANDA
CURTIS DRIVE
ROBERT DRIVE
VERACRUZ DR.
LOMA LINDA ST.
GUAYAVITOS LN.
COZUMEL LN.
CANCUN LN.
ACAPULCO LN.
CHULA VISTA DR.
LIFT STATION 7
LIFT STATION 8
LIFT STATION 10
S.H. 495
N. RAUL LONGORIA (F.M. 1426)
CANTU PLAZA SUBDIVISION
23
7
SAN DIEGO
LINCOLN
LOS EBANOS DR.
SANTANA ST.
PINO ST.
SALAZAR ST.
SANTA FE AVENUE
HOOPER AVENUE
PULLIN
COCONUT
CIRO DRIVE
GUADALUPE DR.
BRECHA DRIVE
SEGURO ROAD
SCALE: 1" = 500'
0 250 500
SCALE IN FEET

LIFT STATION ASSESSMENT



LIFT STATION 9

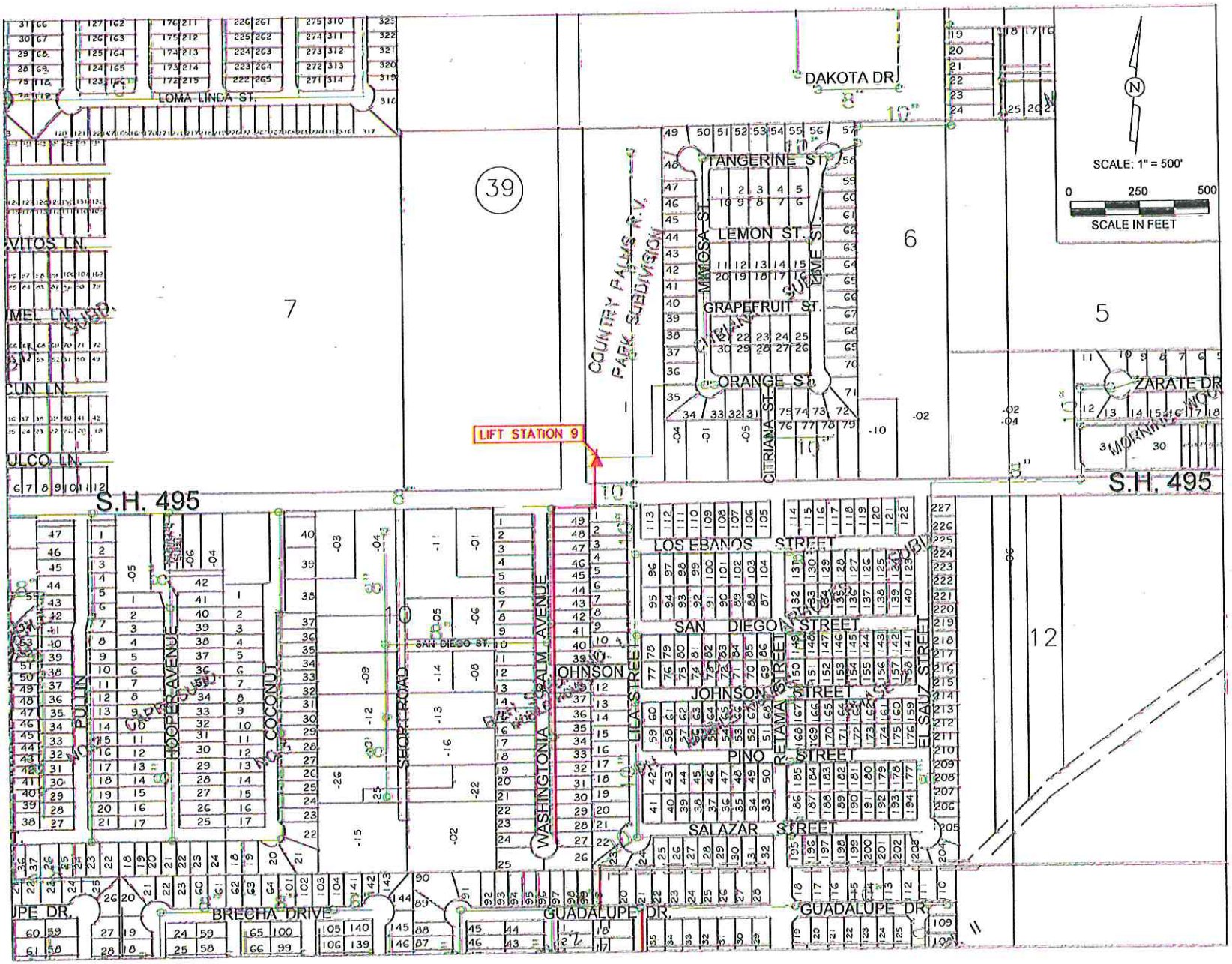
LIFT STATION ASSESSMENT



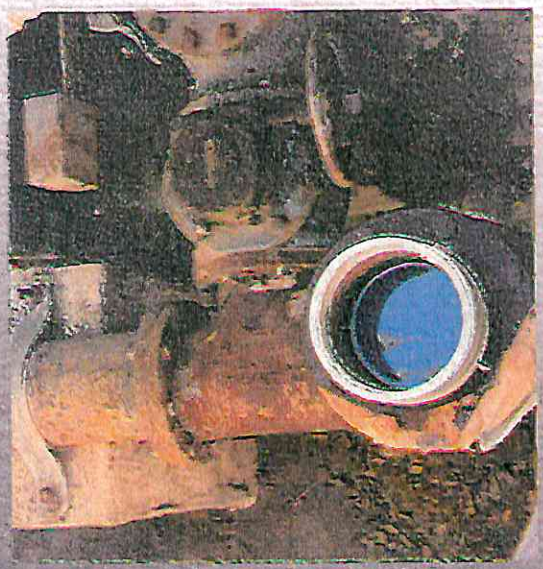
Enclosure-	Chain Link Fence – Good Condition
Type of Pumps:	Wet-Pit/Dry Pit Arrangement (Submersible Pumps).
# of Pumps-	2 Pumps
Pump Hp:	15 HP
Model-	6-Inch ABS (Pump Out of Service)/6-Inch Sulzer
Wet Well:	12-ft. Dia.
Wet well Depth:	22-ft
Age:	17-Years
Suction Piping:	DIP; Fair Condition.
Discharge Piping:	DIP; Fair Condition.
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	Yes - Good Condition

General Notes and Deficiencies:

This lift station shows some operational problems that need to be addressed. It is recommended for the wet well and receiving manhole to be rehabilitated with an epoxy lining. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.


DAKOTA DR.
LOMA LINDA ST.
TANGERINE ST.
LEMON ST.
GRAPEFRUIT ST.
ORANGE ST.
MIMOSA ST.
CITRIANA ST.
CITRUS LANE
COUNTRY PALMS R.V. PARK SUBDIVISION
LIFT STATION 9
ZARATE DR.
S.H. 495
LOS EBANOS STREET
SAN DIEGO STREET
JOHNSON STREET
PINO STREET
SALAZAR STREET
EL SAUZ STREET
RETAMA STREET
LIA STREET
WASHINGTONIA PALM AVENUE
SHORT ROAD
HOOPER AVENUE
PULLIN
COCONUT
BRECHA DRIVE
GUADALUPE DR.
SCALE: 1" = 500'
0 250 500
SCALE IN FEET
39
7
6
5
12

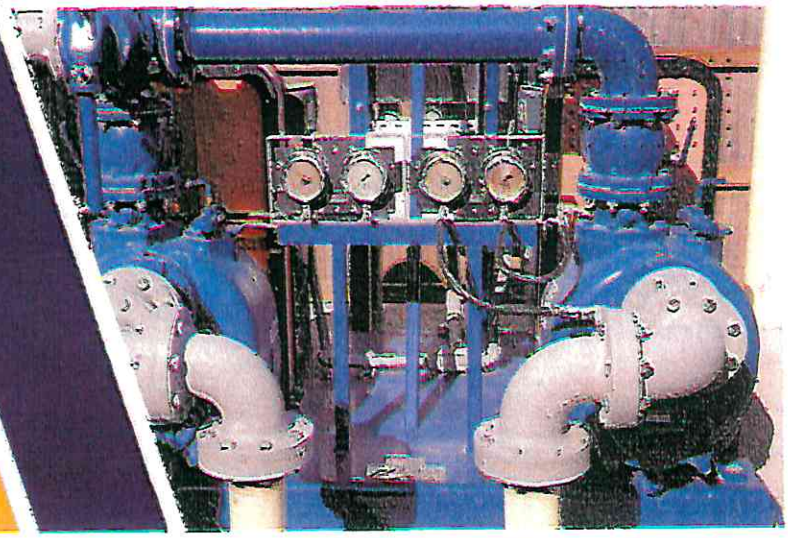
LIFT STATION ASSESSMENT



TRIMAD CONSULTANTS L.L.C.

LIFT STATION 10

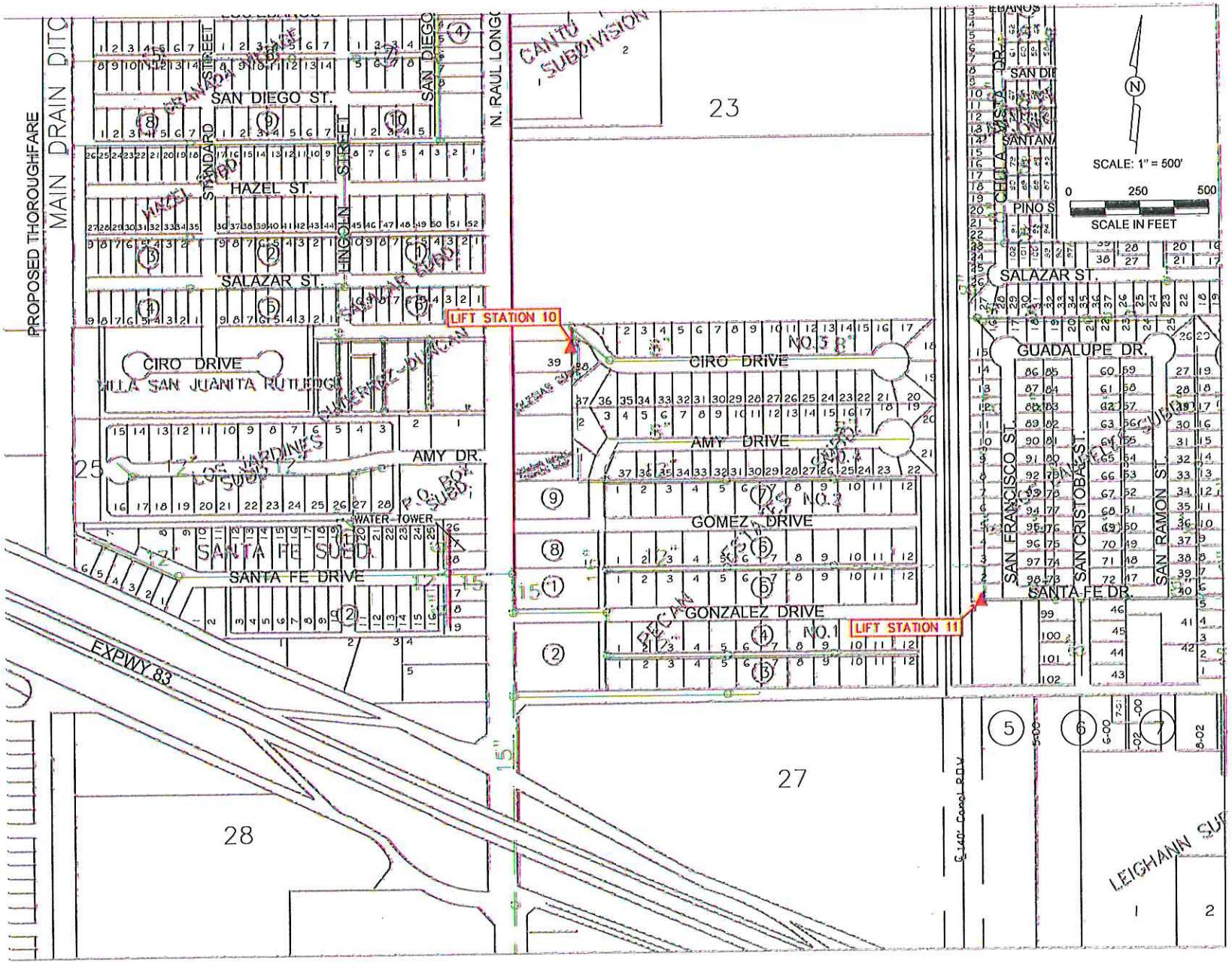
LIFT STATION ASSESSMENT



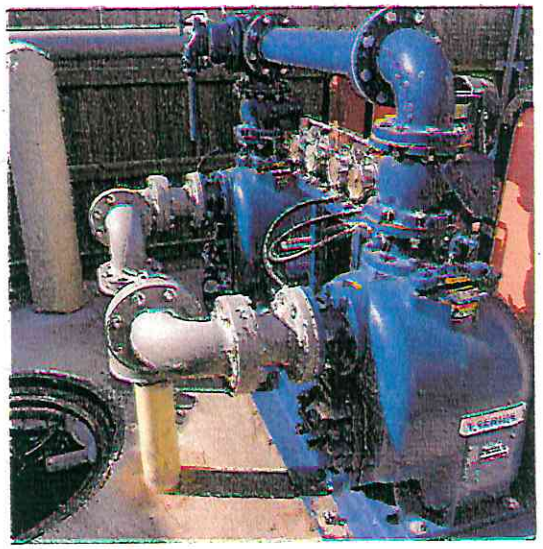
Enclosure-	Wood Fence – Good Condition
Type of Pumps:	Wet-Pit (Self Priming Pumps)
# of Pumps-	2 Pumps
Pump Hp:	15 HP
Model-	4-Inch
Wet Well:	6-ft. Dia.
Wet well Depth:	16-ft
Age:	1-Year
Suction Piping:	PVC; Good Condition.
Discharge Piping:	DIP; Good Condition.
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

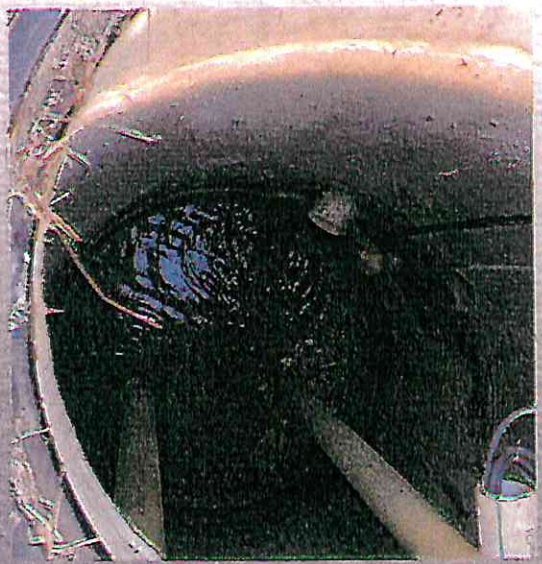
General Notes and Deficiencies:

This lift station has no air release valve in the discharge pump system. Air release valves are recommended to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation. No other issues were reported or seen with this lift station.


PROPOSED THOROUGHFARE
MAIN DRAIN DITC
SAN DIEGO ST.
HAZEL ST.
SALAZAR ST.
STANDARD STREET
LINCOLN STREET
SAN DIEGO
N. RAUL LONG
CANTU SUBDIVISION
23
LIFT STATION 10
CIRO DRIVE
VILLA SAN JUANITA RUTLEDGE
AMY DR.
AMY DRIVE
GOMEZ DRIVE
GONZALEZ DRIVE
NO.3
NO.2
NO.1
LIFT STATION 11
GUADALUPE DR.
SAN FRANCISCO ST.
SAN CRISTOBAL ST.
SAN RAMON ST.
SANTA FE DR.
SANTA FE SUBD.
SANTA FE DRIVE
WATER TOWER
EXPWY 83
25
27
28
SCALE: 1" = 500'
0 250 500
SCALE IN FEET
N

LIFT STATION ASSESSMENT

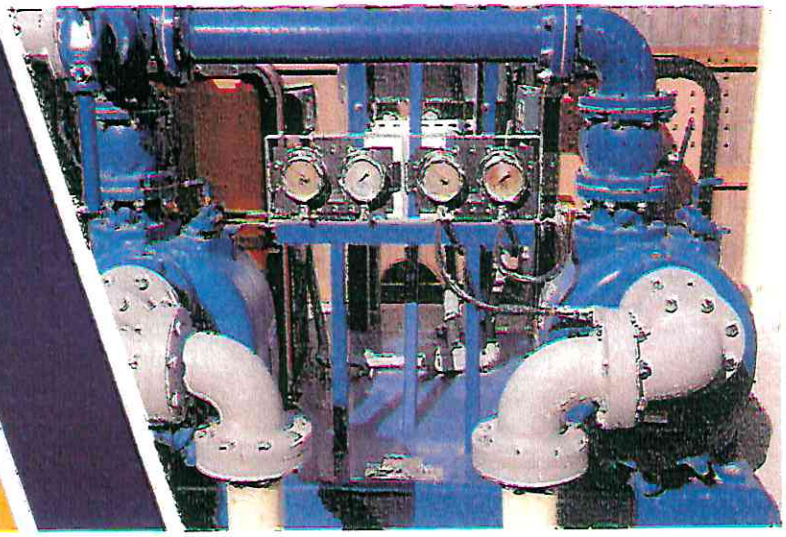




TRIMAD CONSULTANTS L.L.C.

LIFT STATION 11

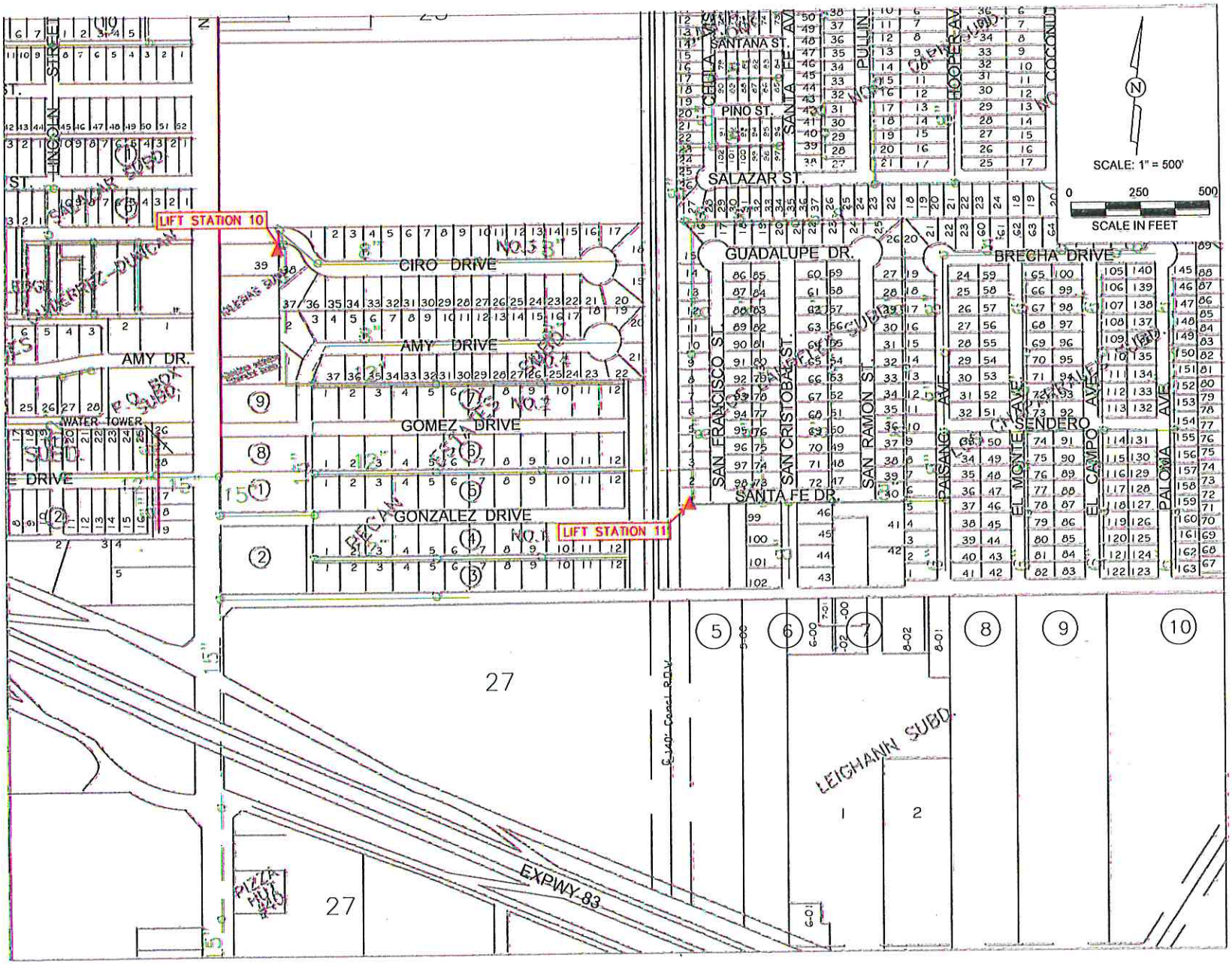
LIFT STATION ASSESSMENT



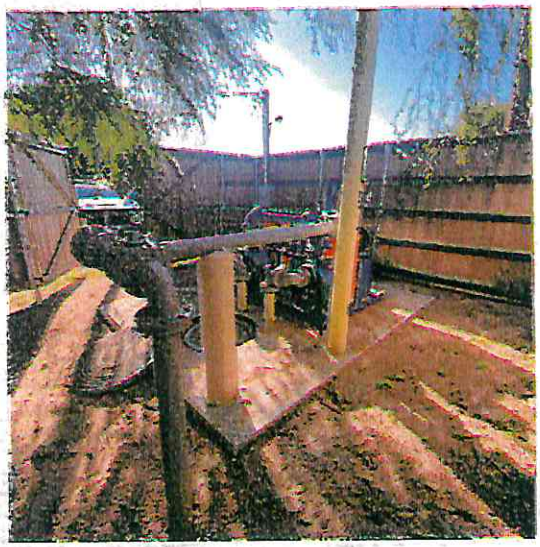
Enclosure-	Wood Fence – Good Condition
Type of Pumps:	Wet-Pit (Self Priming Pumps)
# of Pumps-	2 Pumps
Pump Hp:	15 HP
Model-	4-Inch Gorman Rupp
Wet Well:	6.5-ft. Dia.
Wet well Depth:	20-ft
Age:	1-Year
Suction Piping:	PVC; Good Condition.
Discharge Piping:	DIP; Good Condition.
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

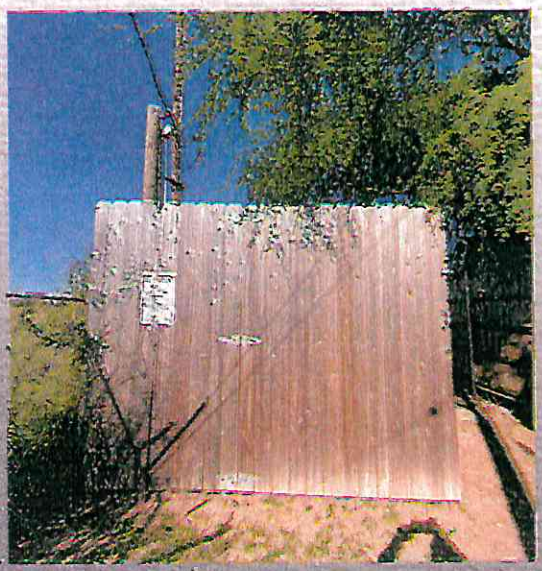
General Notes and Deficiencies:

This lift station was built in 2023 and does not show any operational problems that need to be addressed. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.


LIFT STATION 10
LIFT STATION 11
CIRO DRIVE
AMY DRIVE
GOMEZ DRIVE
GONZALEZ DRIVE
SANTANA ST.
PINO ST.
SALAZAR ST.
GUADALUPE DR.
SANTA FE DR.
BRECHA DRIVE
SENDERO
EL CAMPO AVE.
EL MONTE AVE.
PALOMA AVE
SAN FRANCISCO ST.
SAN CRISTOBAL ST.
SAN RAMON ST.
PAISANO
WATER TOWER
LEIGHANN SUBD.
EXPWY-83
PIZZA HUT
SCALE: 1" = 500'
0
250
500
SCALE IN FEET

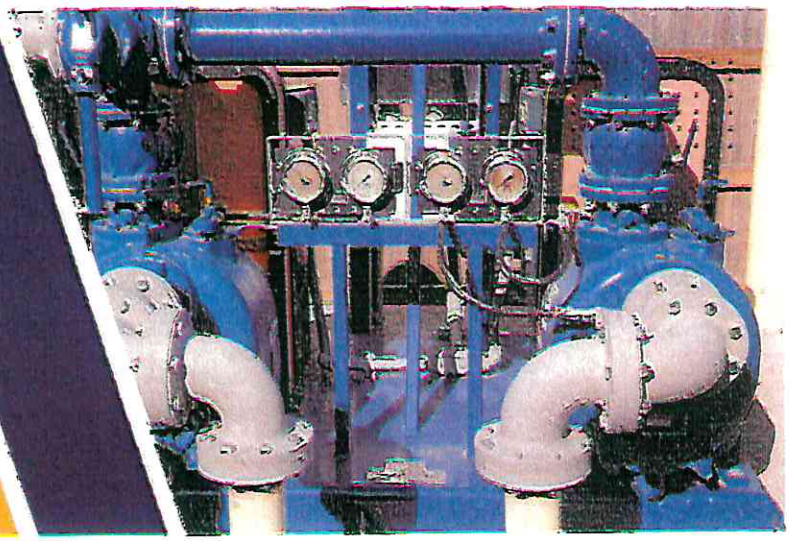
LIFT STATION ASSESSMENT





LIFT STATION 12

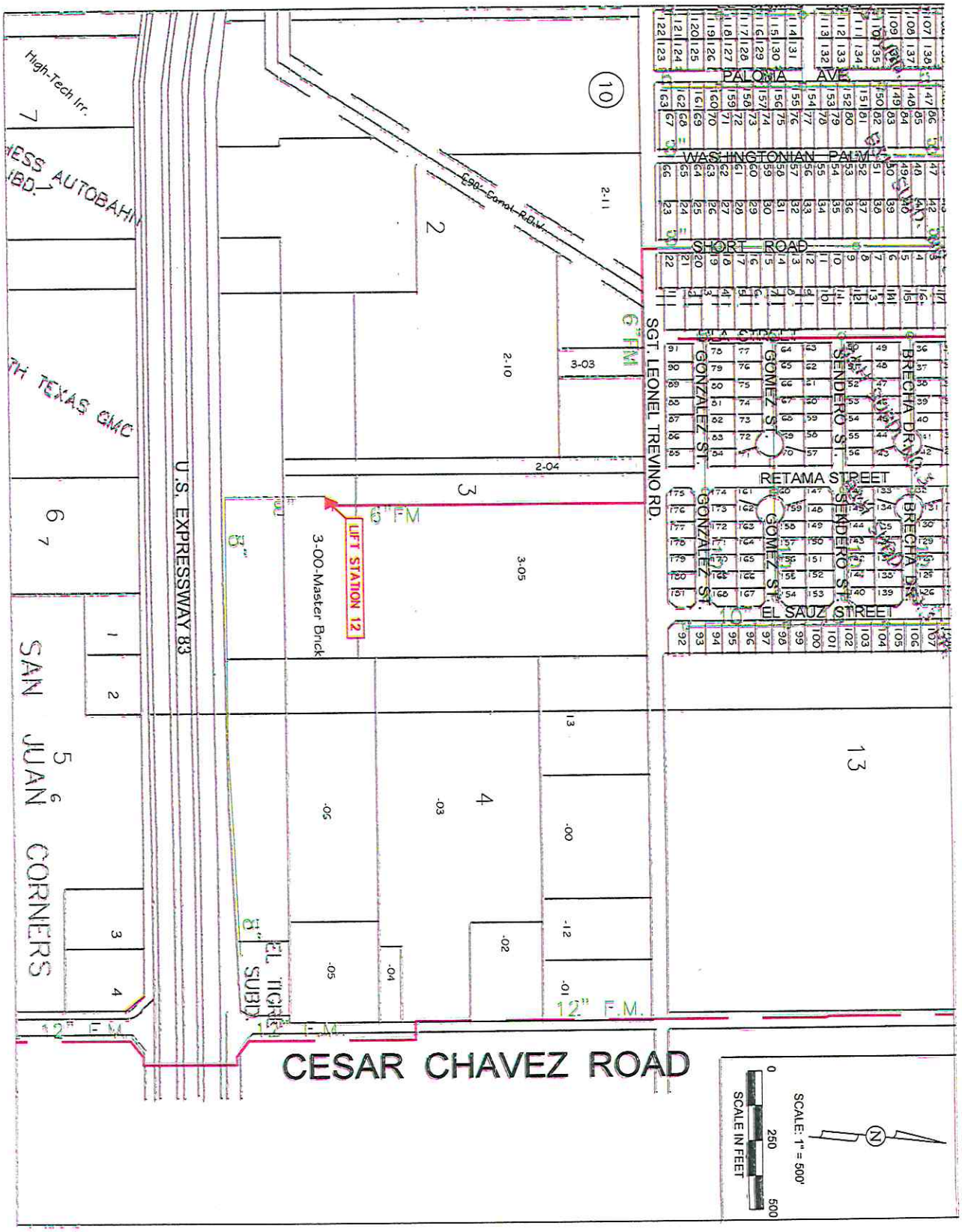
LIFT STATION ASSESSMENT



Enclosure-	Wood Fence – Good Condition
Type of Pumps:	Wet-Pit (Self Priming Pumps)
# of Pumps-	2 Pumps
Pump Hp:	15 HP
Model-	4-Inch Gorman Rupp
Wet Well:	6-ft. Dia.
Wet well Depth:	21-ft
Age:	1-Year
Suction Piping:	PVC; Good Condition
Discharge Piping:	DIP; Good Condition
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

General Notes and Deficiencies:

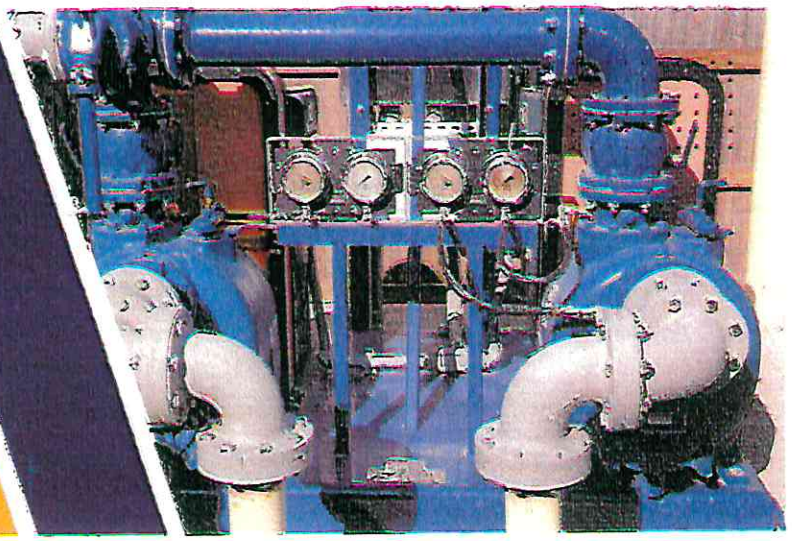
This lift station was built in 2023 and does not show any operational problems that need to be addressed. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.


PALOMA AVE.
WASHINGTONIAN PALMS
SHORT ROAD
GONZALEZ ST.
GOMEZ ST.
SENDERO ST.
BRECHA DR.
RETAMA STREET
EL SAUZ STREET
SGT. LEONEL TREVINO RD.
6" FM
LIFT STATION 12
3-00-Master Brick
2-04
2-10
2-11
3-03
3-05
U.S. EXPRESSWAY 83
High-Tech Irr.
TH TEXAS GMC
SAN JUAN CORNERS
EL TIGRE SUBD.
12" F.M.
CESAR CHAVEZ ROAD
SCALE: 1" = 500'
SCALE IN FEET
0
250
500

LIFT STATION ASSESSMENT

LIFT STATION 13

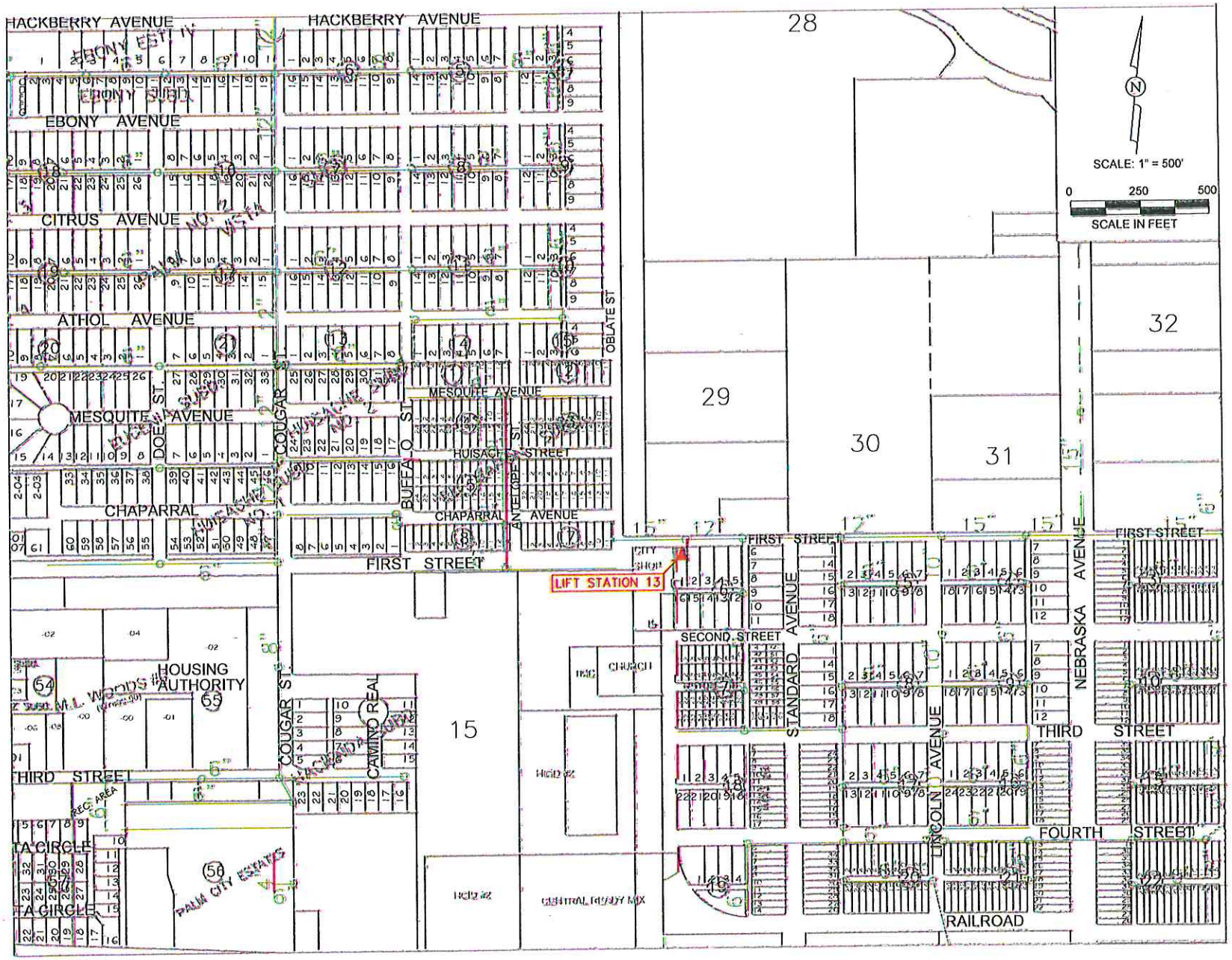
LIFT STATION ASSESSMENT



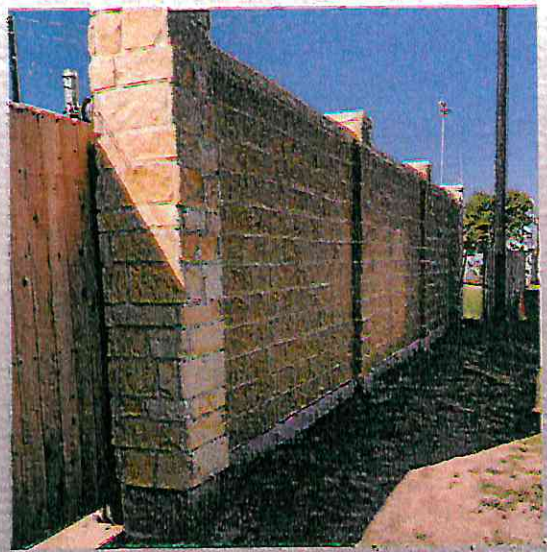
Enclosure-	CMU Fence – Good Condition
Type of Pumps:	Wet-Pit/Dry-Pit Arrangement (Submersible)
# of Pumps-	3 Pumps
Pump Hp:	15 HP
Model-	4-Inch Barnes
Wet Well:	14-ft. Dia.
Wet well Depth:	24-ft
Age:	>1-Year
Suction Piping:	PVC; Good Condition
Discharge Piping:	DIP; Good Condition
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

General Notes and Deficiencies:

This lift station has no air release valve in the discharge pump system. Air release valves are recommended to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation. There is currently a submersible pump that is under repair and there is no timeframe as to when it will be fixed. Aside from this, there are no other complications with this lift station. The other two pumps are working as designed.

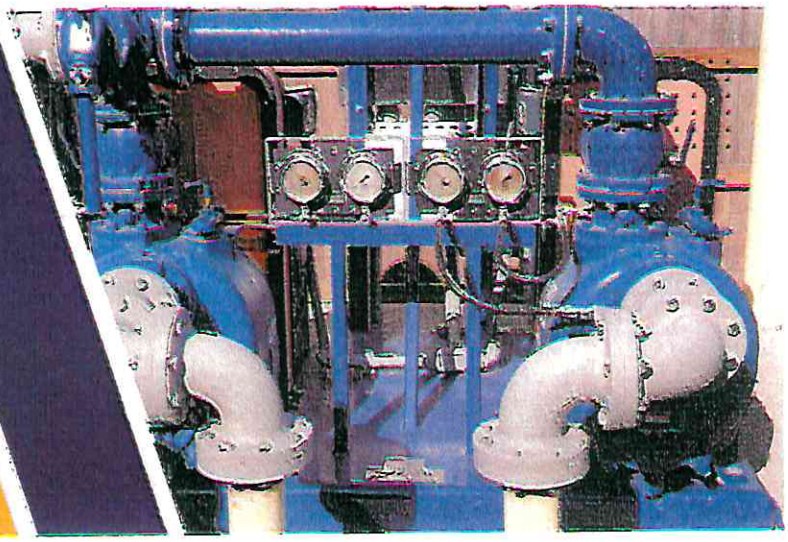

HACKBERRY AVENUE
HACKBERRY AVENUE
EBONY AVENUE
CITRUS AVENUE
ATHOL AVENUE
MESQUITE AVENUE
CHAPARRAL
FIRST STREET
SECOND STREET
THIRD STREET
FOURTH STREET
DOEL ST.
COUGAR ST.
BUFEALO ST.
ANTELOPE ST.
OBLATE ST
STANDARD AVENUE
LINCOLN AVENUE
NEBRASKA AVENUE
LIFT STATION 13
CITY SHOP
HOUSING AUTHORITY
CHURCH
CAMINO REAL
PALM CITY ESTATES
CENTRAL READY MIX
RAILROAD
TA CIRCLE
SCALE: 1" = 500'
0 250 500
SCALE IN FEET

LIFT STATION ASSESSMENT



LIFT STATION 14

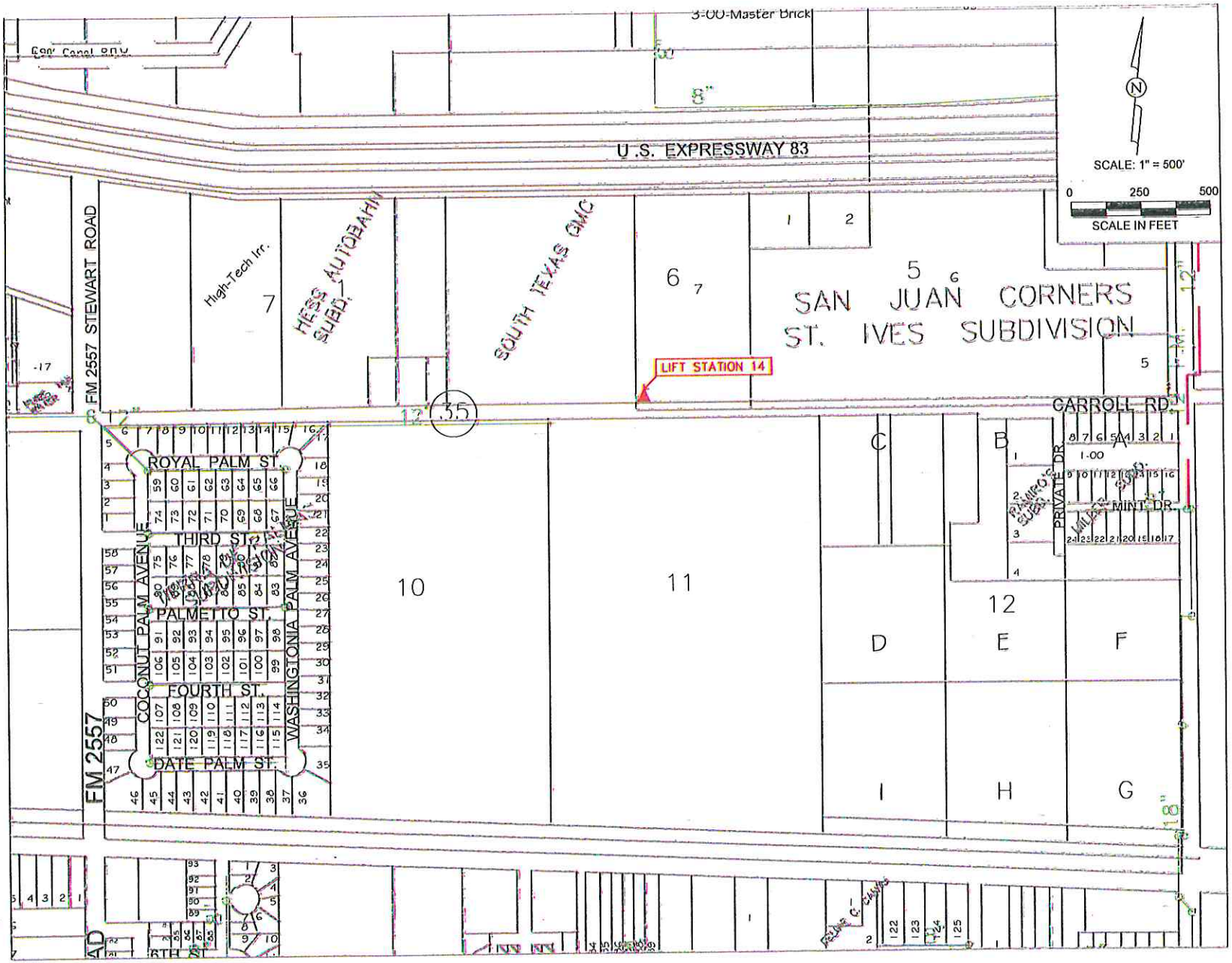
LIFT STATION ASSESSMENT



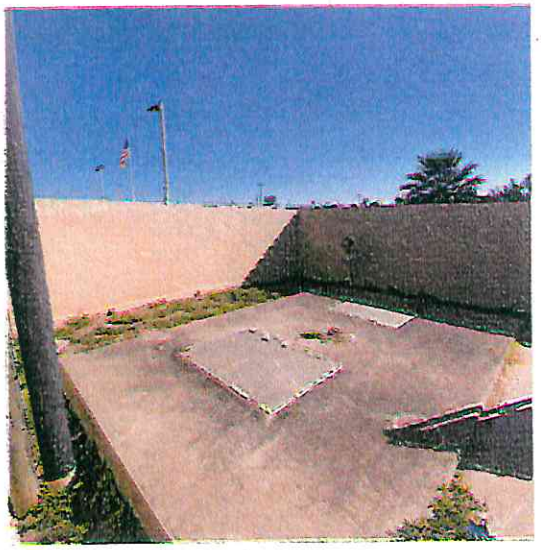
Enclosure:	CMU Fence – Good Condition
Type of Pumps:	Wet-Pit/Dry-Pit Arrangement (Submersible)
# of Pumps:	2 Pumps
Pump Hp:	10 HP
Model:	4-Inch Sulzer
Wet Well:	6-ft. Dia.
Wet well Depth:	20-ft
Age:	15-Years
Suction Piping:	PVC; Good Condition
Discharge Piping:	DIP; Good Condition
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	Yes

General Notes and Deficiencies:

This lift station shows some operational problems that need to be addressed. It is recommended for the wet well and receiving manhole to be rehabilitated with an epoxy lining. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.

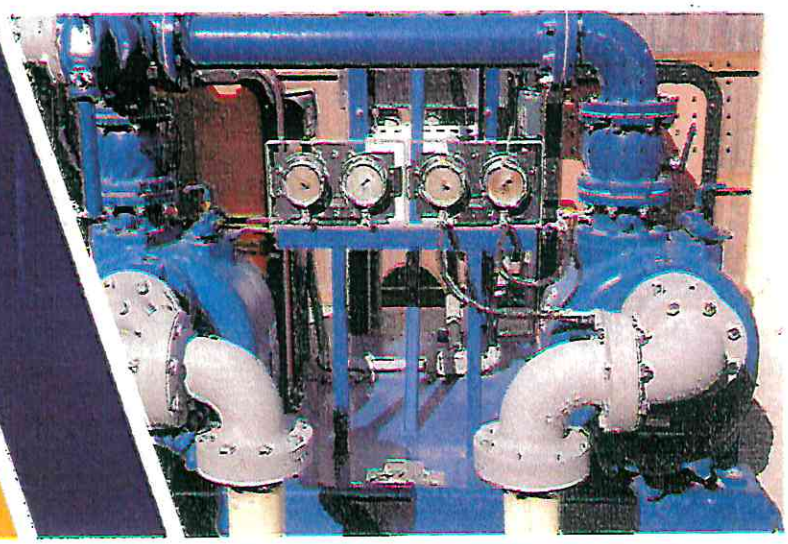

3-00-Master Brick
U.S. EXPRESSWAY 83
SCALE: 1" = 500'
0 250 500
SCALE IN FEET
FM 2557 STEWART ROAD
High-Tech Irr.
HESS AUTOPARK SUBD.
SOUTH TEXAS GMC
SAN JUAN CORNERS
ST. IVES SUBDIVISION
LIFT STATION 14
CARROLL RD.
PRIVATE DR.
MINT DR.
ROYAL PALM ST.
THIRD ST.
PALMETTO ST.
FOURTH ST.
DATE PALM ST.
COCONUT PALM AVENUE
WASHINGTONIA PALM AVENUE
FM 2557
10
11
12
A
B
C
D
E
F
G
H
I

LIFT STATION ASSESSMENT



LIFT STATION 15

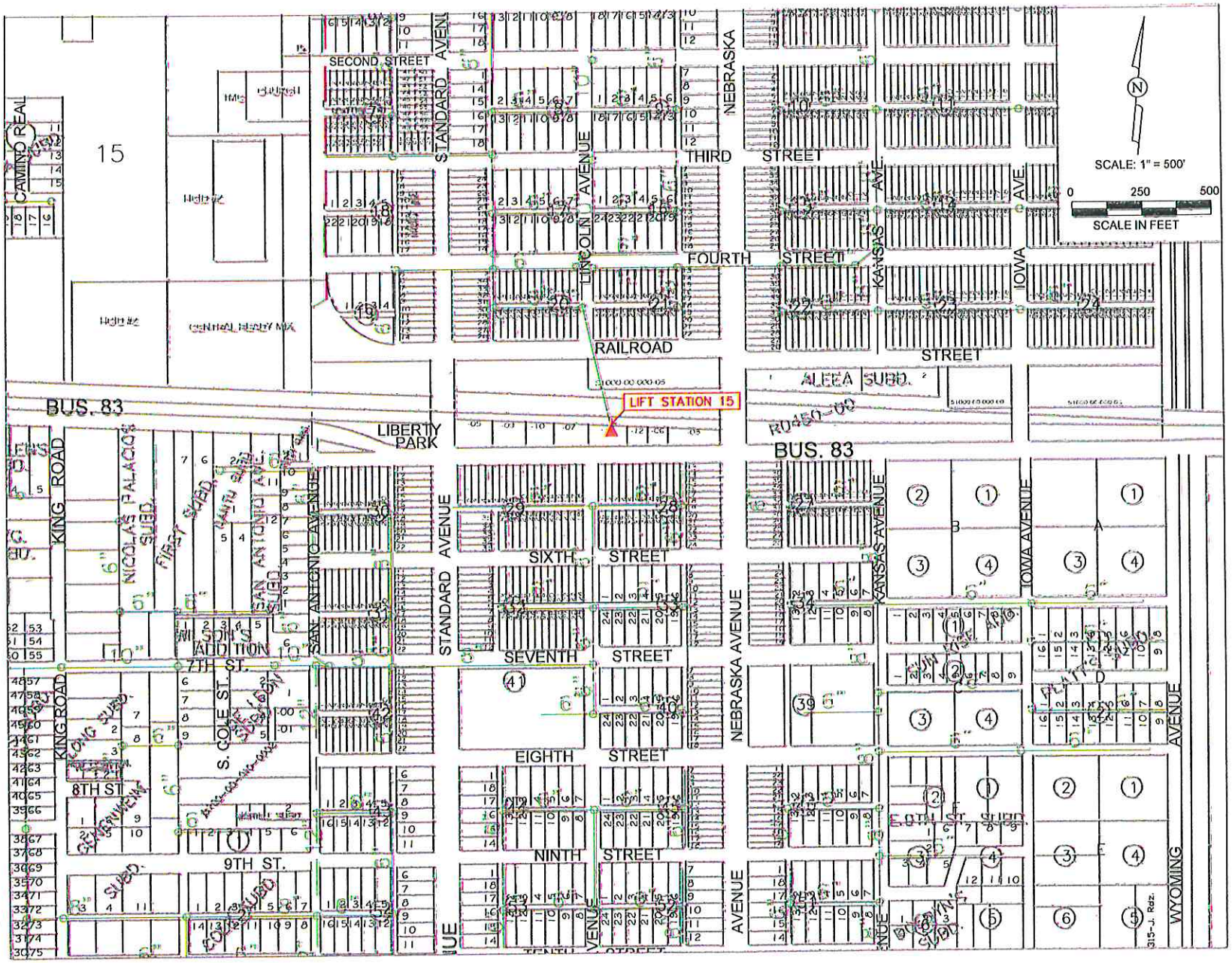
LIFT STATION ASSESSMENT



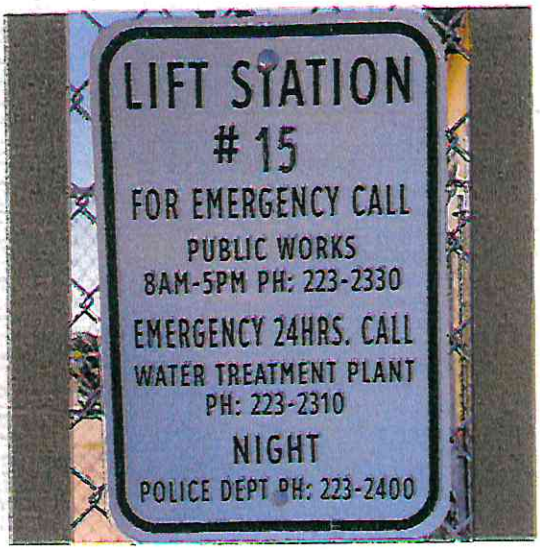
Enclosure-	Chain Link Fence – Good Condition
Type of Pumps:	Wet-Pit/Dry-Pit Arrangement (Submersible)
# of Pumps-	2 Pumps
Pump Hp:	5 HP
Model-	3-Inch Crown
Wet Well:	5-ft. Dia.
Wet well Depth:	9.5-ft
Age:	15-Years
Suction Piping:	PVC; Good Condition
Discharge Piping:	PVC; Good Condition
Discharge Gate Valve:	No
Discharge Check Valve:	No
Air Release:	No
Light:	No
Water:	No
Accessibility:	Good access
Alarm (Visual):	No
Alarm (Audio):	No
Fall Protection:	No

General Notes and Deficiencies:

This lift station shows operational problems that need to be addressed. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation. City workers recommended that this lift station be eliminated altogether and reroute all incoming sewer to a manhole located across the railroad tracks. This was recommended years ago but conflicts with the railroad commission interfered with the process, and no further work was done. If the lift station is not eliminated, then all parts would need to be replaced.

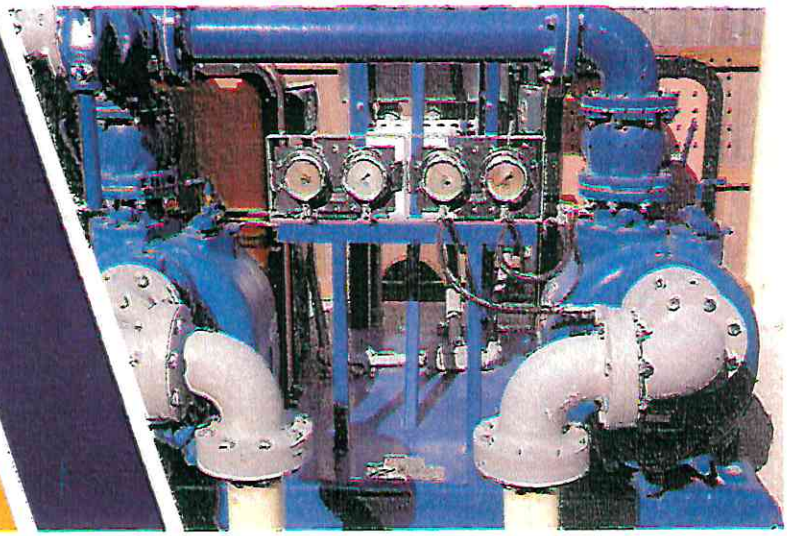

SECOND STREET
STANDARD AVENUE
NEBRASKA
THIRD STREET
LINCOLN AVENUE
FOURTH STREET
KANSAS AVE.
IOWA AVE
RAILROAD
STREET
ALEEA SUBD.
LIFT STATION 15
BUS. 83
LIBERTY PARK
KING ROAD
SAN ANTONIO AVENUE
SIXTH STREET
SEVENTH STREET
EIGHTH STREET
NINTH STREET
NEBRASKA AVENUE
KANSAS AVENUE
IOWA AVENUE
WYOMING AVENUE
7TH ST.
8TH ST.
9TH ST.
S. COLE ST.
SCALE: 1" = 500'
0 250 500
SCALE IN FEET

LIFT STATION ASSESSMENT



LIFT STATION 16

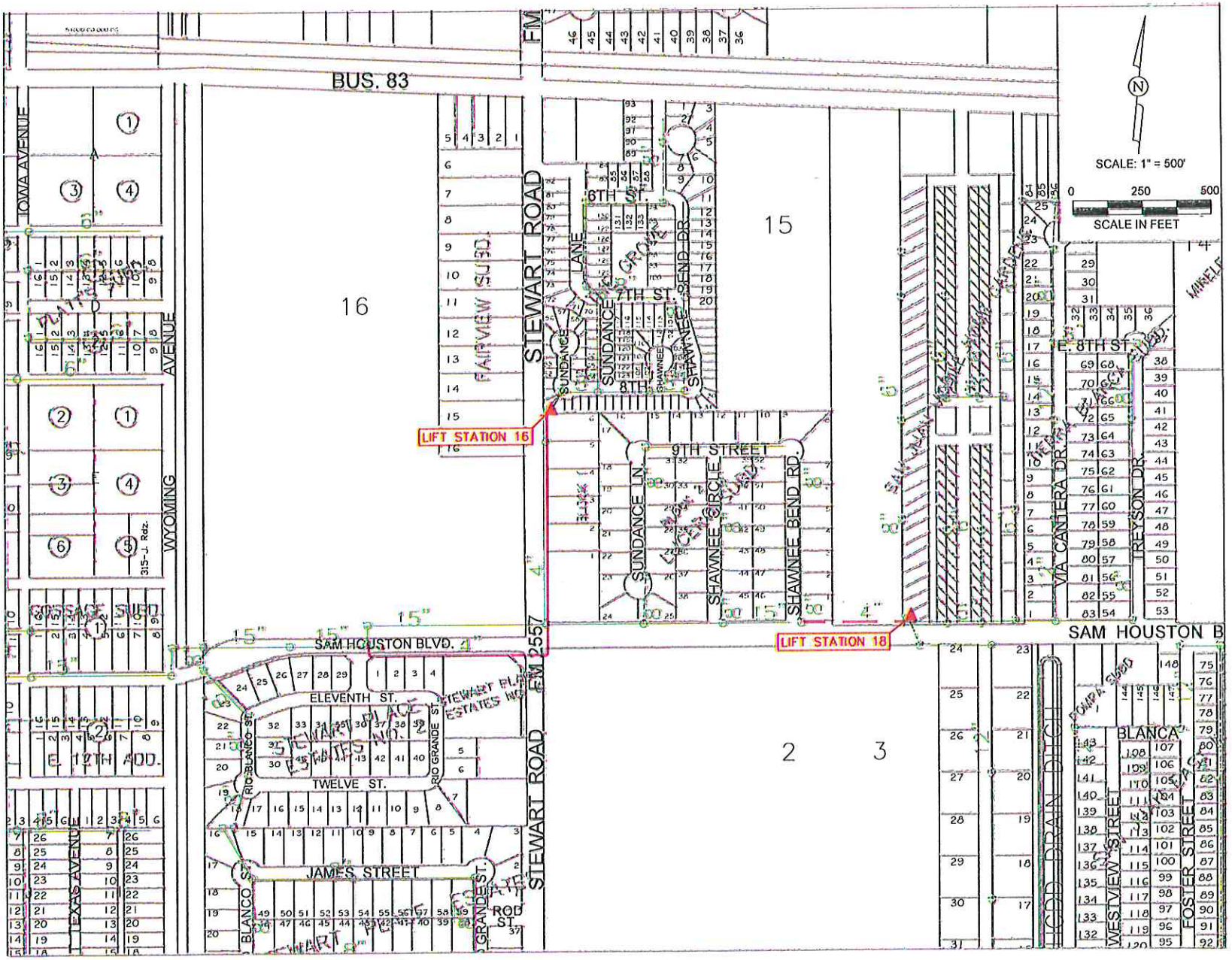
LIFT STATION ASSESSMENT



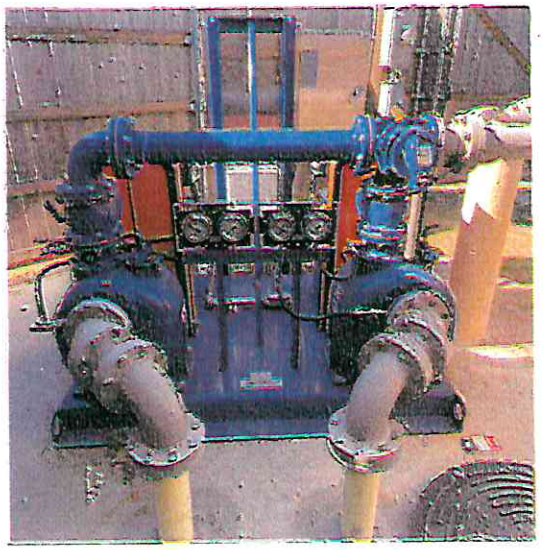
Enclosure-	Wood Fence – Good Condition
Type of Pumps:	Wet-Pit/Dry-Pit Arrangement (Self Priming)
# of Pumps-	2 Pumps
Pump Hp:	15 HP
Model-	4-Inch Gorman Rupp
Wet Well:	4.5-ft. Dia.
Wet well Depth:	14-ft
Age:	>1-Year
Suction Piping:	PVC; Good Condition
Discharge Piping:	DIP; Good Condition
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

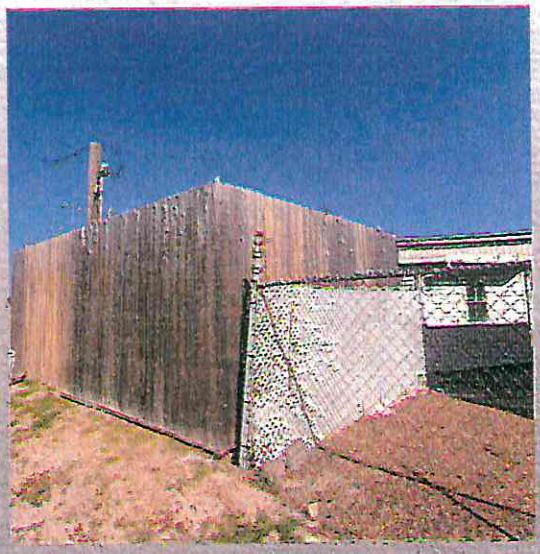
General Notes and Deficiencies:

This lift station was built in 2023 and does not show any operational problems that need to be addressed. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.


BUS. 83
FM
STEWART ROAD
FAIRVIEW SUBD.
IOWA AVENUE
WYOMING AVENUE
TEXAS AVENUE
16
15
2
3
6TH ST.
7TH ST.
8TH ST.
9TH STREET
SUNDANCE LANE
SUNDANCE CIRCLE
SHAWNEE BEND DR.
SHAWNEE CIRCLE
LIFT STATION 16
LIFT STATION 18
E. 8TH ST.
VIA CANTERA DR.
TREYSON DR.
SAM HOUSTON BLVD.
FM 2557
ELEVENTH ST.
TWELVE ST.
JAMES STREET
STEWART PLACE ESTATES NO. 2
STEWART PLACE ESTATES NO. 3
RIO BLANCO ST.
RIO GRANDE ST.
E. 12TH ADD.
POMPA SUBD.
HODD DRAIN DITCH
BLANCA
WESTVIEW STREET
FOSTER STREET
SCALE: 1" = 500'
0 250 500
SCALE IN FEET

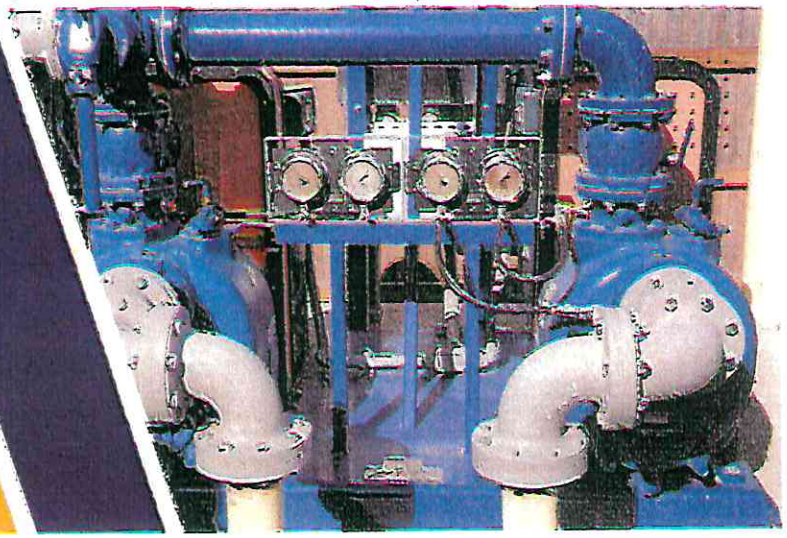
LIFT STATION ASSESSMENT





LIFT STATION 17

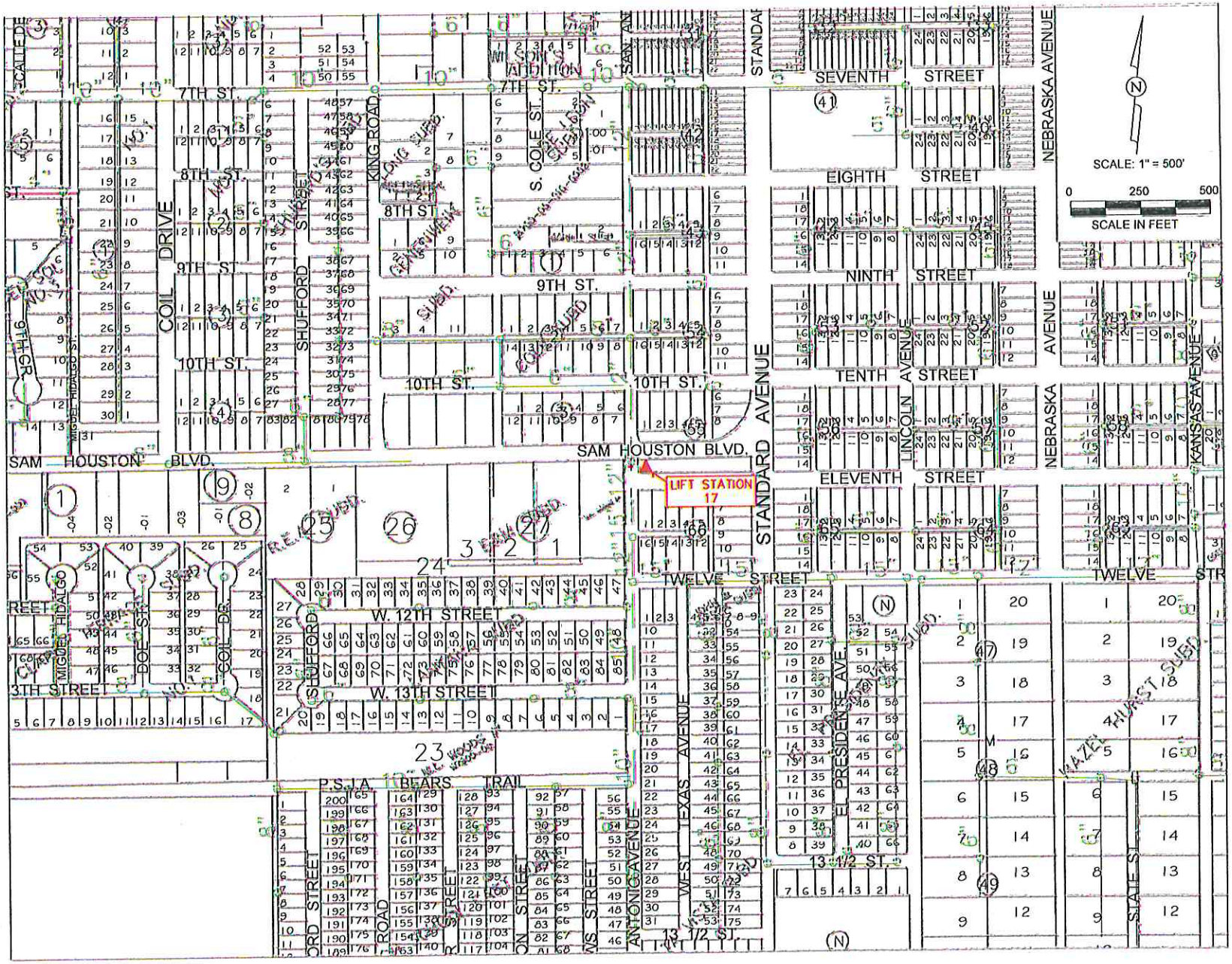
LIFT STATION ASSESSMENT



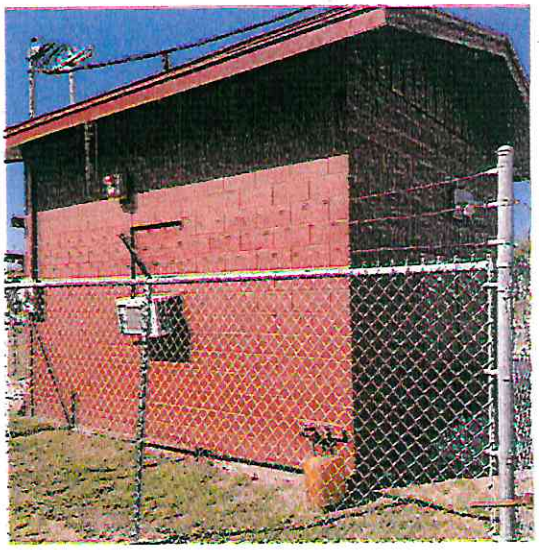
Enclosure-	CMU Building – Good Condition Chain Link Fence – Fair Condition
Type of Pumps:	Wet-Pit/Dry-Pit Arrangement (Self Priming)
# of Pumps-	3 Pumps
Pump Hp:	40 HP
Model-	8-Inch Gorman Rupp
Wet Well:	15-ft. Dia.
Wet well Depth:	19-ft
Age:	15-Years
Suction Piping:	PVC; Good Condition
Discharge Piping:	DIP; Good Condition
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

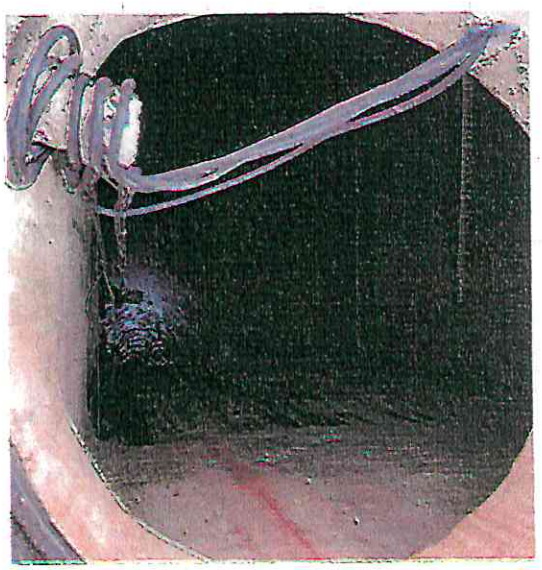
General Notes and Deficiencies

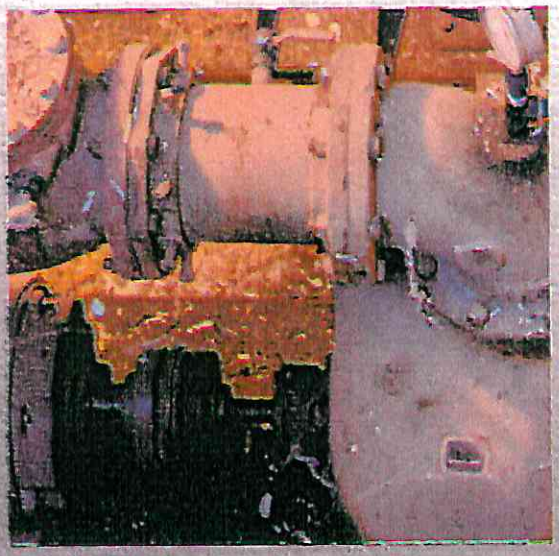
This lift station has multiple operational problems that were expressed by city staff. After completing the visit and as per city staff recommendations, all 3 of the 40 horsepower pumps need to be replaced. Although they are working, they are all over 27 years old and are not working as designed. It is also recommended to add an air release valve at this location. There is a generator at the lift station site that needs to be replaced with a bigger generator. The current one does not have enough suction to meet the lift station demands. Structurally, the lift station housing is in good condition.

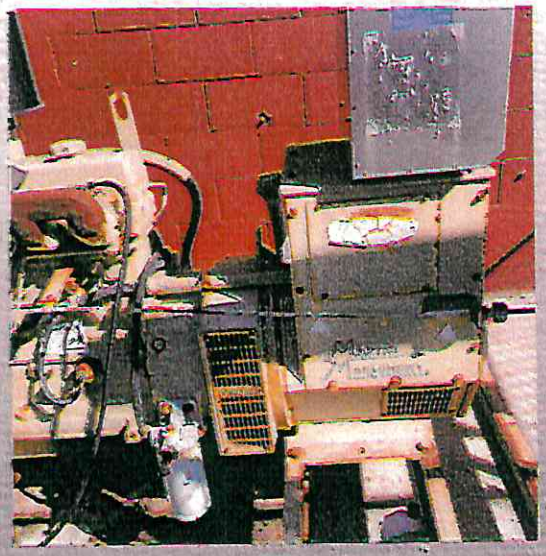

SCALE: 1" = 500'
0 250 500
SCALE IN FEET
SAM HOUSTON BLVD.
LIFT STATION 17
STANDARD AVENUE
NEBRASKA AVENUE
SEVENTH STREET
EIGHTH STREET
NINTH STREET
TENTH STREET
ELEVENTH STREET
TWELVE STREET
7TH ST.
8TH ST.
9TH ST.
10TH ST.
COIL DRIVE
SHUFFORD STREET
KING ROAD
W. 12TH STREET
W. 13TH STREET
BEARS TRAIL
WEST TEXAS AVENUE
EL PRESIDENTE AVE
13 1/2 ST.
LINCOLN AVENUE
KANSAS AVENUE
STATE ST.

LIFT STATION ASSESSMENT



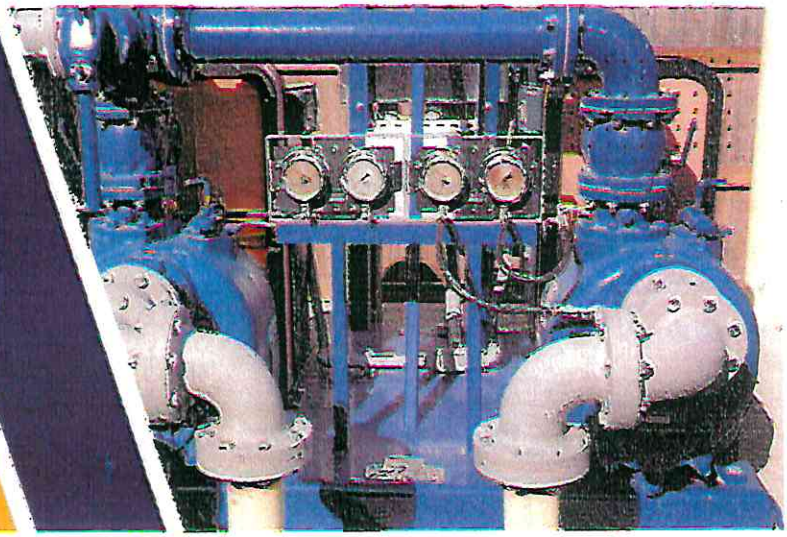






LIFT STATION 18

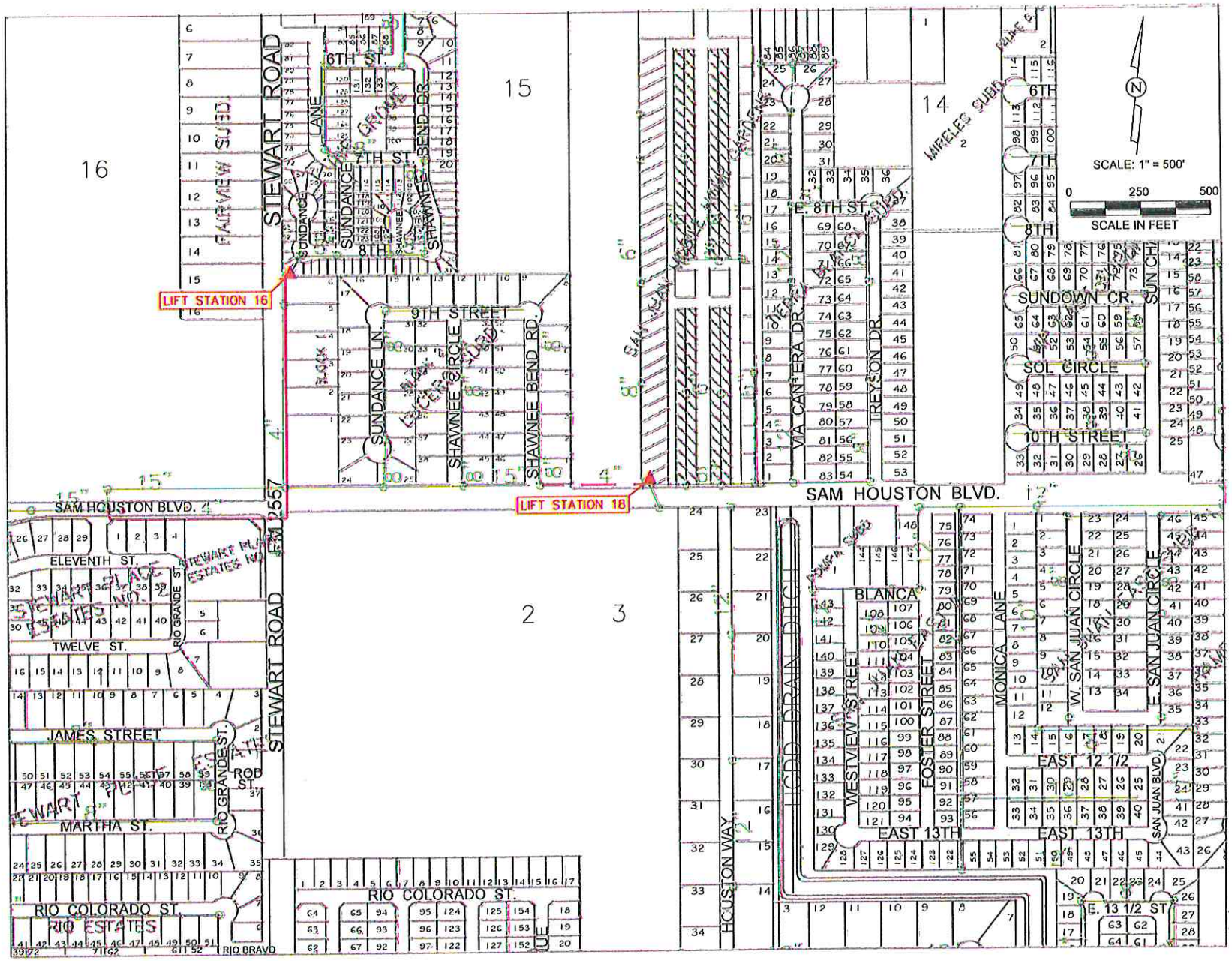
LIFT STATION ASSESSMENT



Enclosure-	Wood Fence – Good Condition
Type of Pumps:	Wet-Pit (Self Priming)
# of Pumps-	2 Pumps
Pump Hp:	15 HP
Model-	4-Inch Gorman Rupp
Wet Well:	5-ft. Dia.
Wet well Depth:	15-ft
Age:	>1-Year
Suction Piping:	PVC; Good Condition
Discharge Piping:	DIP; Good Condition
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

General Notes and Deficiencies:

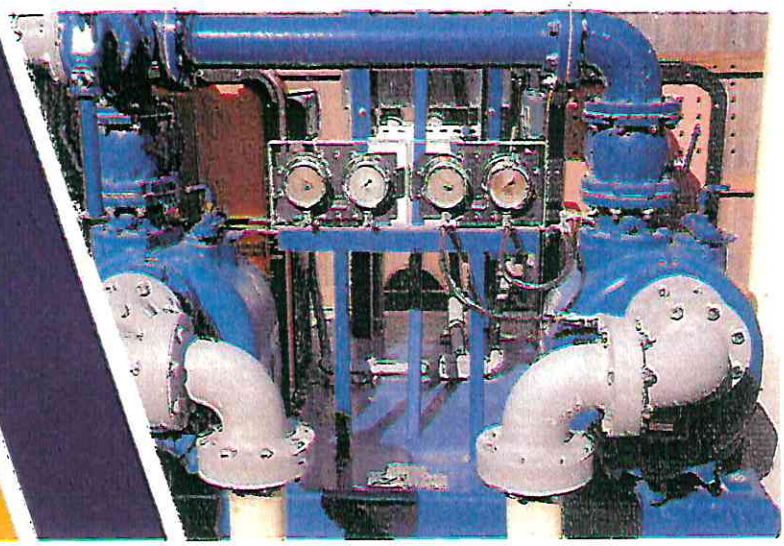
This lift station was built in 2023 and does not show any operational problems that need to be addressed. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.


LIFT STATION 16
LIFT STATION 18
STEWART ROAD
SAM HOUSTON BLVD.
9TH STREET
8TH
7TH ST.
6TH
SUNDANCE LANE
SUNDANCE LN.
SHAWNEE CIRCLE
SHAWNEE BEND RD.
SHAWNEE BEND DR.
FAIRVIEW SUBD.
E. 8TH ST.
VIA CANTERA DR.
TREYSON DR.
SUNDOWN CR.
SOL CIRCLE
10TH STREET
SUN CH
SCALE: 1" = 500'
SCALE IN FEET
ELEVENTH ST.
TWELVE ST.
JAMES STREET
MARTHA ST.
RIO COLORADO ST.
RIO ESTATES
RIO GRANDE ST.
ROD ST.
RIO BRAVO
FM 2557
HOUSTON WAY
UCDD DRAIN DITCH
BLANCA
WESTVIEW STREET
FOSTER STREET
MONICA LANE
W. SAN JUAN CIRCLE
E. SAN JUAN CIRCLE
EAST 12 1/2
EAST 13TH
E. 13 1/2 ST
SAN JUAN BLVD.
16
15
14
2
3

LIFT STATION ASSESSMENT

LIFT STATION 19

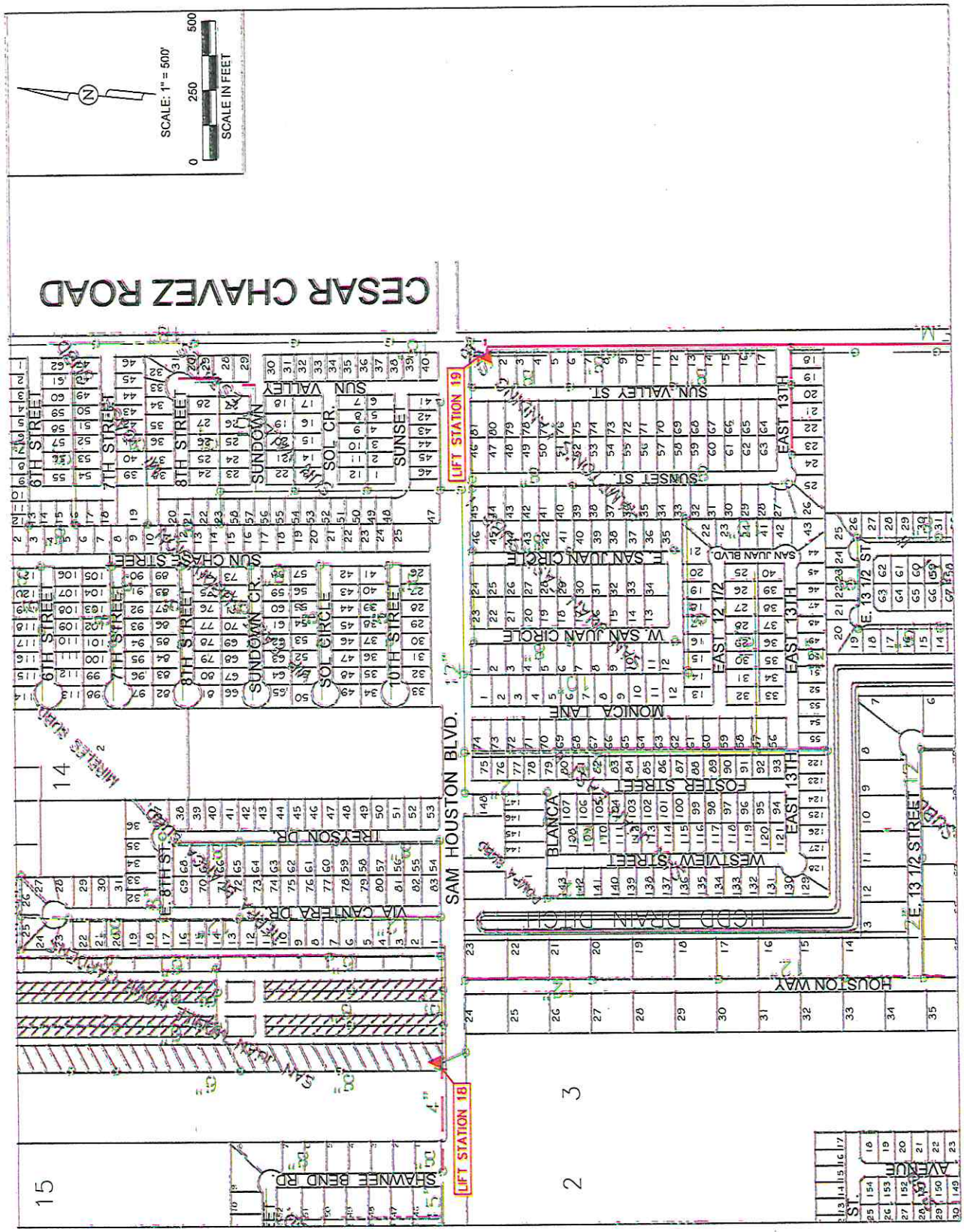
LIFT STATION ASSESSMENT



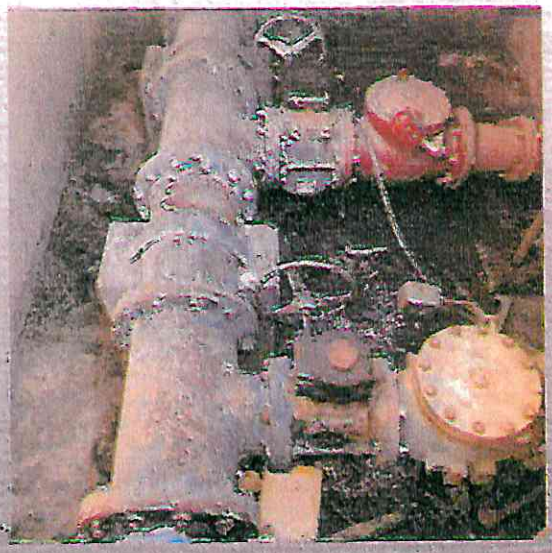
Enclosure-	Chain Link Fence – Good Condition
Type of Pumps:	Wet-Pit/Dry-Pit Arrangement (Submersible)
# of Pumps-	2 Pumps
Pump Hp:	27 HP/34 HP
Model-	6-Inch Grundfos/6-Inch Flygt
Wet Well:	14-ft. Dia.
Wet well Depth:	25-ft
Age:	20-Years
Suction Piping:	DIP; Good Condition
Discharge Piping:	DIP; Fair Condition
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	Yes. Poor Conditions.

General Notes and Deficiencies:

Lift station 19 has many operational issues both talked about by city staff and seen on site. Of the two pumps that the lift station has, only one of them is currently working and the other needs to be replaced. It is recommended that the generator located at the site needs to be completely removed and replaced. The generator is almost fully rusted and has been out of service for a couple of years. All components within the vault need to be replaced due to rust and corrosion as seen on the attached pictures. The fence line surrounding the lift station is a chain link fence with steel pole supports that are starting to rust.

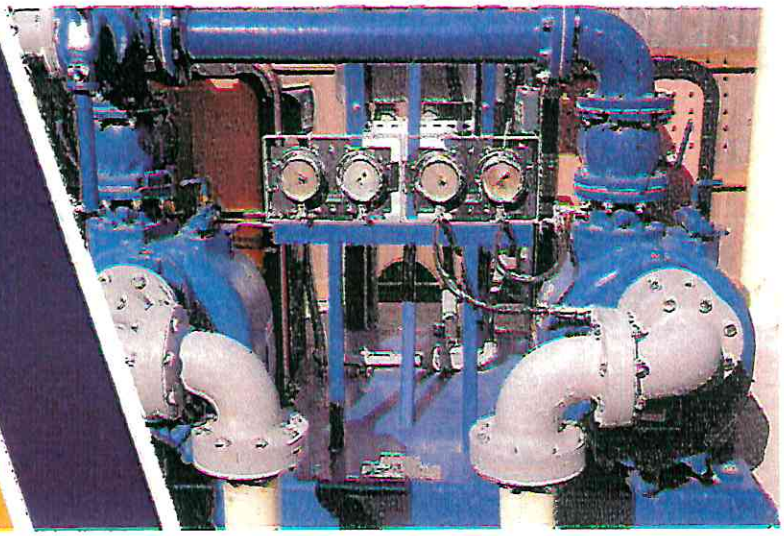

SCALE: 1" = 500'
SCALE IN FEET
0
250
500
CESAR CHAVEZ ROAD
SAM HOUSTON BLVD.
LIFT STATION 19
LIFT STATION 18
HCDD DRAIN DITCH
6TH STREET
7TH STREET
8TH STREET
SUN VALLEY
SUNDOWN CR.
SOL CR.
SUNSET
SUN CHASE STREET
SOL CIRCLE
10TH STREET
W SAN JUAN CIRCLE
E SAN JUAN CIRCLE
SAN JUAN BLVD
EAST 12 1/2
EAST 13TH
SUN VALLEY ST
SUNSET ST
MONICA LANE
FOSTER STREET
WESTVIEW STREET
BLANCA
E. 13 1/2 ST
E. 13 1/2 STREET
HOUSTON WAY
E. 8TH ST
TREYSON DR
VIA CANTERA DR
SHAWNEE BEND RD
MIRELES WAY
14
15
3
2

LIFT STATION ASSESSMENT



LIFT STATION 20

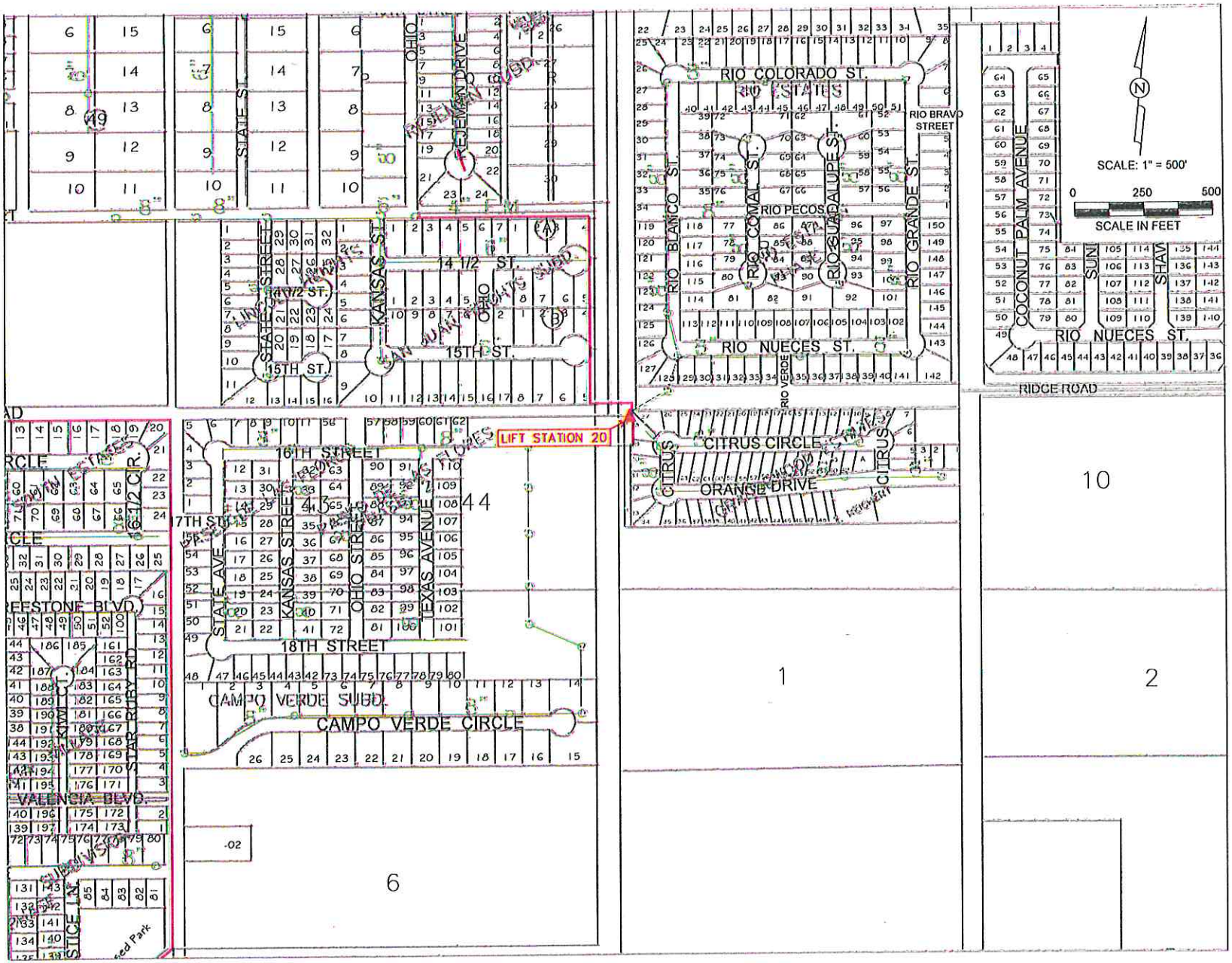
LIFT STATION ASSESSMENT



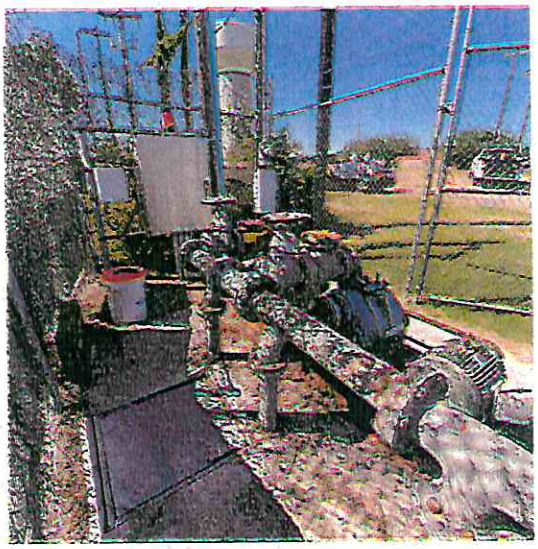
Enclosure-	Chain Link Fence – Good Condition
Type of Pumps:	Wet-Pit (Self Priming)
# of Pumps-	2 Pumps
Pump Hp:	18.5 HP
Model-	4-Inch All Prime/4-Inch Gorman Rupp
Wet Well:	5.5-ft. Dia.
Wet well Depth:	21-ft
Age:	17-Years
Suction Piping:	PVC; Good Condition
Discharge Piping:	DIP; Good Condition
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

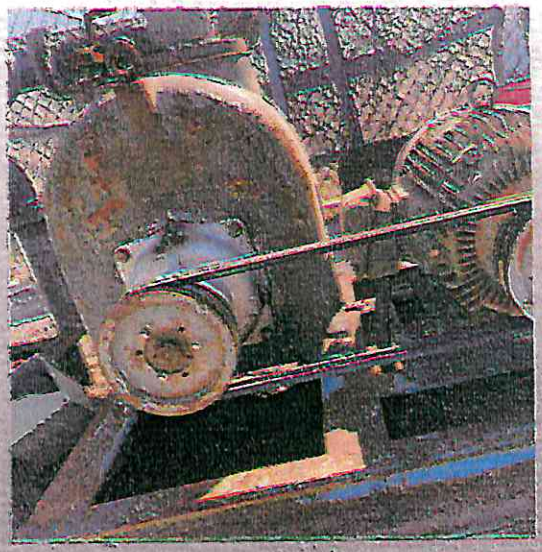
General Notes and Deficiencies:

This lift station shows some operational problems that need to be addressed. The light pole and electric meter show poor structural integrity. It is recommended for the wet well and receiving manhole to be rehabilitated with an epoxy lining. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.


SCALE: 1" = 500'
0 250 500
SCALE IN FEET
RIO COLORADO ST.
RIO ESTATES
RIO BRAVO STREET
RIO BLANCO ST.
RIO COMAL ST.
RIO GUADALUPE ST.
RIO GRANDE ST.
RIO PECOS
RIO NUECES ST.
RIO VERDE
COCONUT PALM AVENUE
RIDGE ROAD
SUNSET
SHAW
14 1/2 ST.
15TH ST.
16TH STREET
17TH STREET
18TH STREET
KANSAS STREET
OHIO STREET
TEXAS AVENUE
STATE AVE.
SAN JUAN AVENUE
JEFFERSON DRIVE
LIFT STATION 20
CITRUS CIRCLE
ORANGE DRIVE
CAMPO VERDE SUBD.
CAMPO VERDE CIRCLE
VALENCIA BLVD.
STAR RUBY RD.
10
1
2
6
44
45

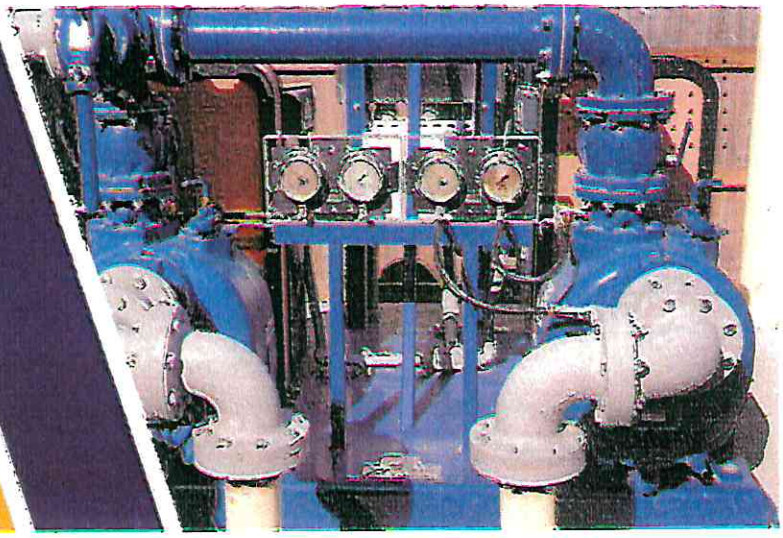
LIFT STATION ASSESSMENT





LIFT STATION 21

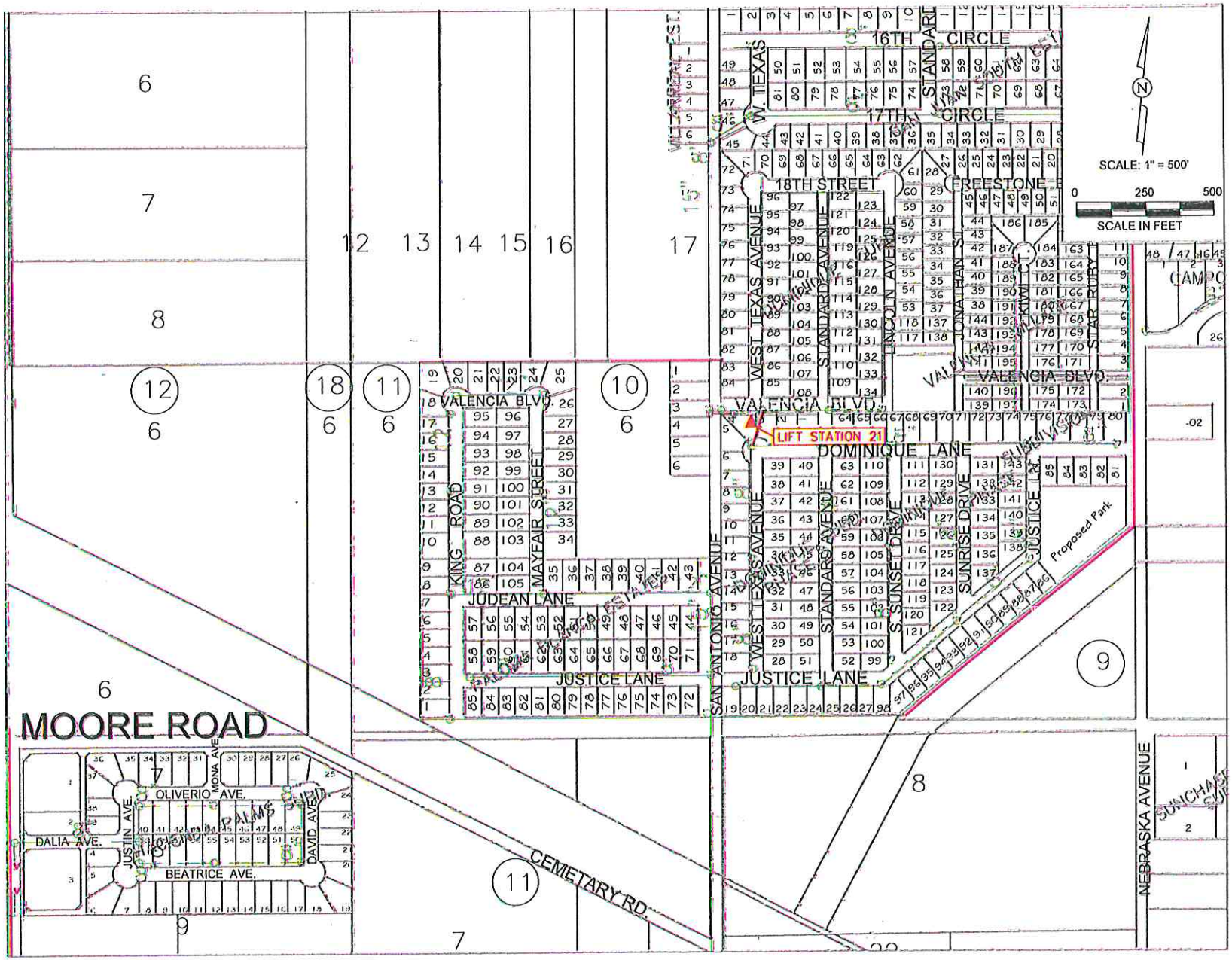
LIFT STATION ASSESSMENT



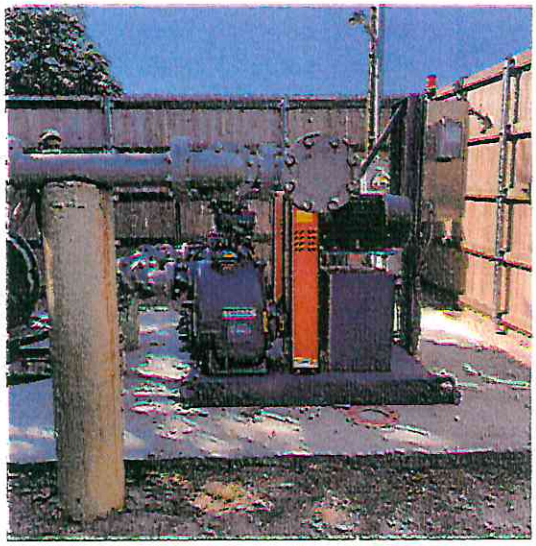
Enclosure-	Wood Fence – Good Condition
Type of Pumps:	Wet-Pit (Self Priming)
# of Pumps-	2 Pumps
Pump Hp:	15 HP
Model-	4-Inch Gorman Rupp
Wet Well:	7.5-ft. Dia.
Wet well Depth:	18-ft
Age:	>1-Year
Suction Piping:	PVC; Good Condition
Discharge Piping:	DIP; Good Condition
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

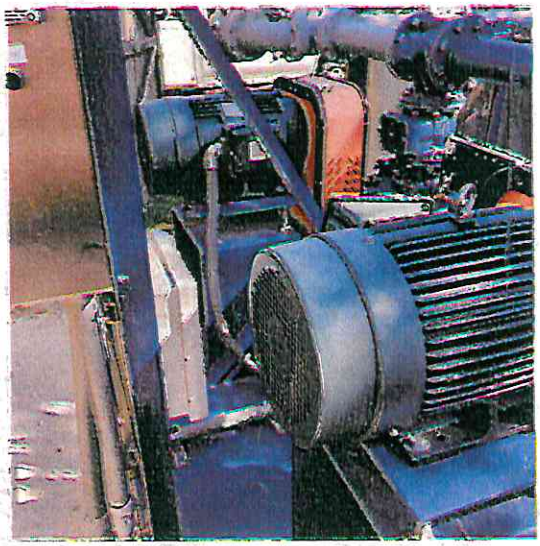
General Notes and Deficiencies:

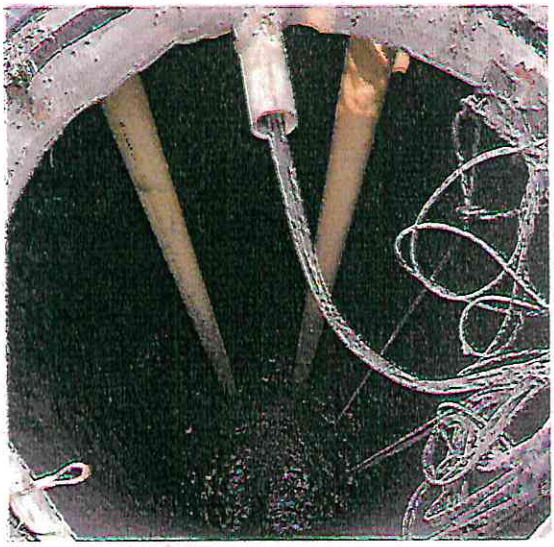
This lift station was built in 2023 and does not show any operational problems that need to be addressed. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.


16TH CIRCLE
17TH CIRCLE
18TH STREET
FREESTONE
W. TEXAS
WEST TEXAS AVENUE
STANDARD AVENUE
LINCOLN AVENUE
JONATHAN ST.
STAR RUBY
VALENCIA BLVD.
LIFT STATION 21
DOMINIQUE LANE
SUNRISE DRIVE
SUNSET DRIVE
JUSTICE LANE
KING ROAD
MAYFAIR STREET
JUDEAN LANE
SAN ANTONIO AVENUE
Proposed Park
MOORE ROAD
OLIVERIO AVE.
DALIA AVE.
BEATRICE AVE.
MONA AVE
JUSTIN AVE
DAVID AVE
CEMETARY RD.
NEBRASKA AVENUE
SCALE: 1" = 500'
0 250 500
SCALE IN FEET

LIFT STATION ASSESSMENT

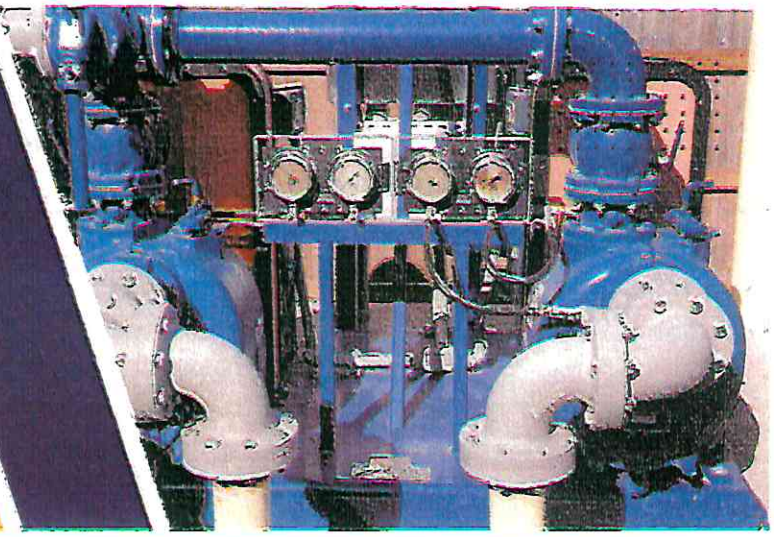






LIFT STATION 22

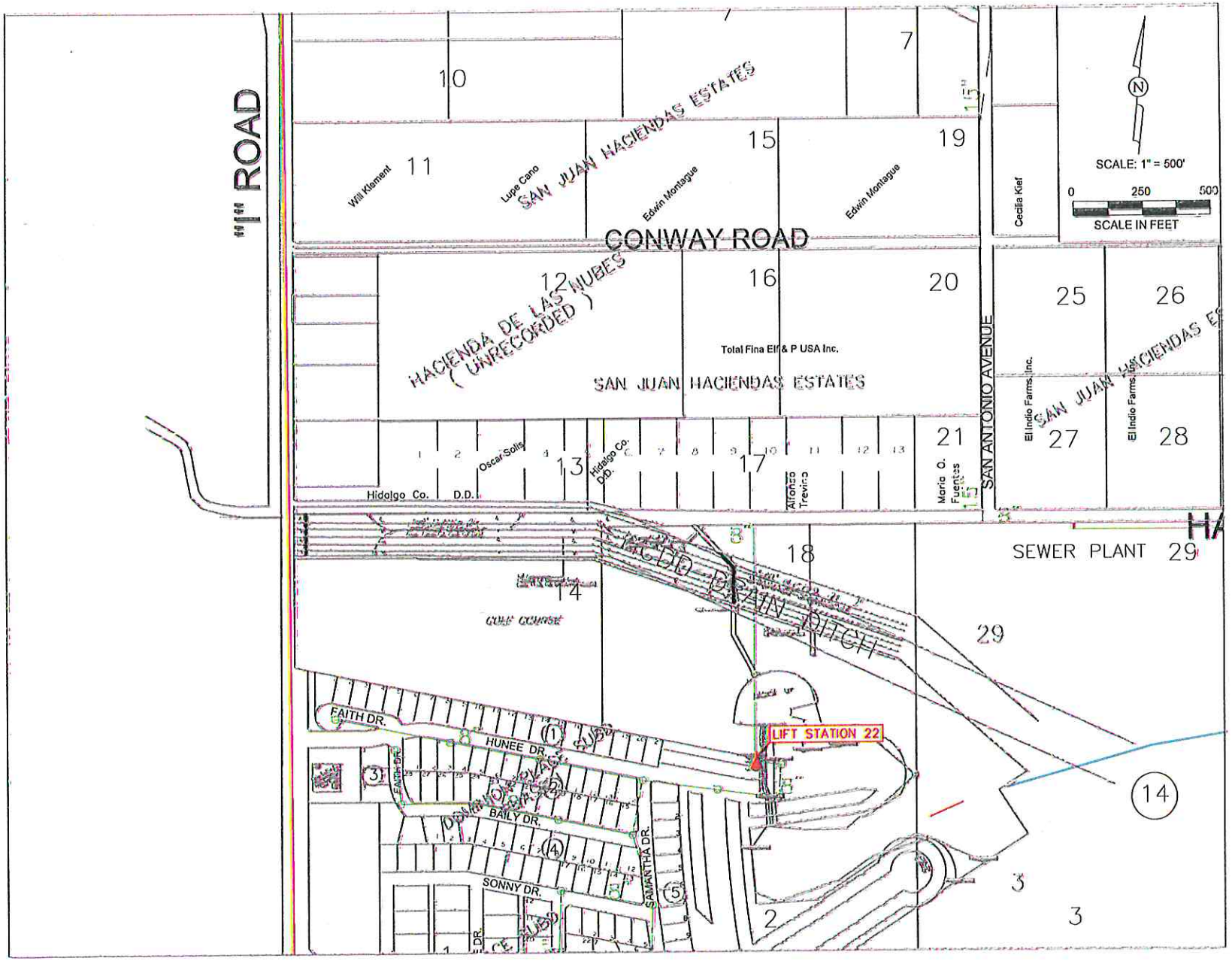
LIFT STATION ASSESSMENT



Enclosure-	Wood Fence – Good Condition
Type of Pumps:	Wet-Pit/Dry-Pit (Submersible)
# of Pumps-	2 Pumps (1 Pump Out of Service)
Pump Hp:	7 HP
Model-	4-Inch Sulzer
Wet Well:	6-ft. Dia.
Wet well Depth:	22-ft
Age:	
Suction Piping:	PVC; Good Condition
Discharge Piping:	DIP; Good Condition
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

General Notes and Deficiencies:

This lift station shows some operational problems that need to be addressed. The lift station concrete pad shows surface cracks and settlement issues. The wood fence shows poor structural integrity; wood panels are leaning and unstable. The lift station needs a new control panel with an enclosure rated for outdoor use. It is recommended for the wet well and receiving manhole to be rehabilitated with an epoxy lining. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.


"I" ROAD
CONWAY ROAD
SAN JUAN HACIENDAS ESTATES
HACIENDA DE LAS NUBES
(UNRECORDED)
SAN JUAN HACIENDAS ESTATES
Total Fina Elf & P USA Inc.
SAN ANTONIO AVENUE
SCALE: 1" = 500'
0 250 500
SCALE IN FEET
Will Klement
Lupe Cano
Edwin Montague
Edwin Montague
Cecilia Kief
El Indio Farms, Inc.
El Indio Farms, Inc.
Oscar Solis
Hidalgo Co. D.D.
Hidalgo Co. D.D.
Alfonso Trevino
Maria G. Fuentes
SEWER PLANT
HCID#1 MAIN DITCH
GOLF COURSE
LIFT STATION 22
FAITH DR.
HUNEE DR.
BAILY DR.
SONNY DR.
SAMANTHA DR.
10
11
12
13
14
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16
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27
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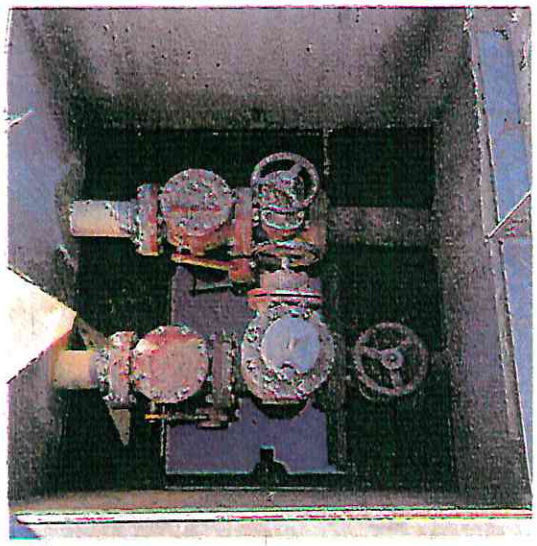
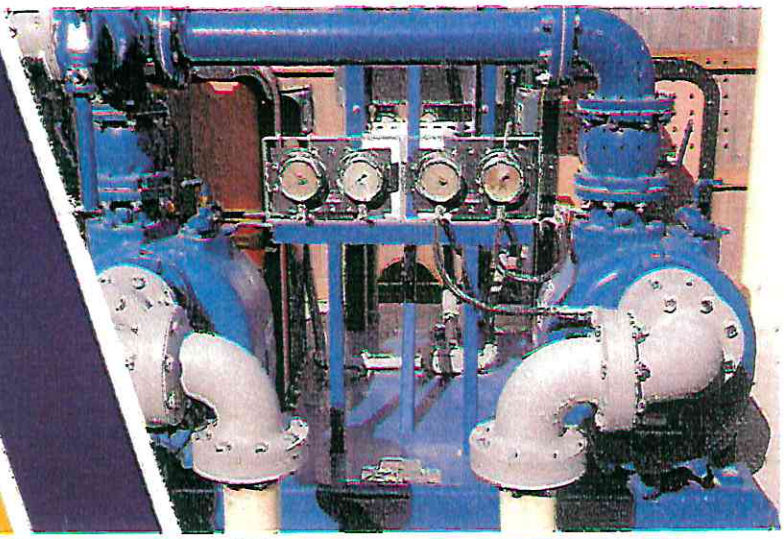
29
7
2
3

LIFT STATION ASSESSMENT



LIFT STATION 23

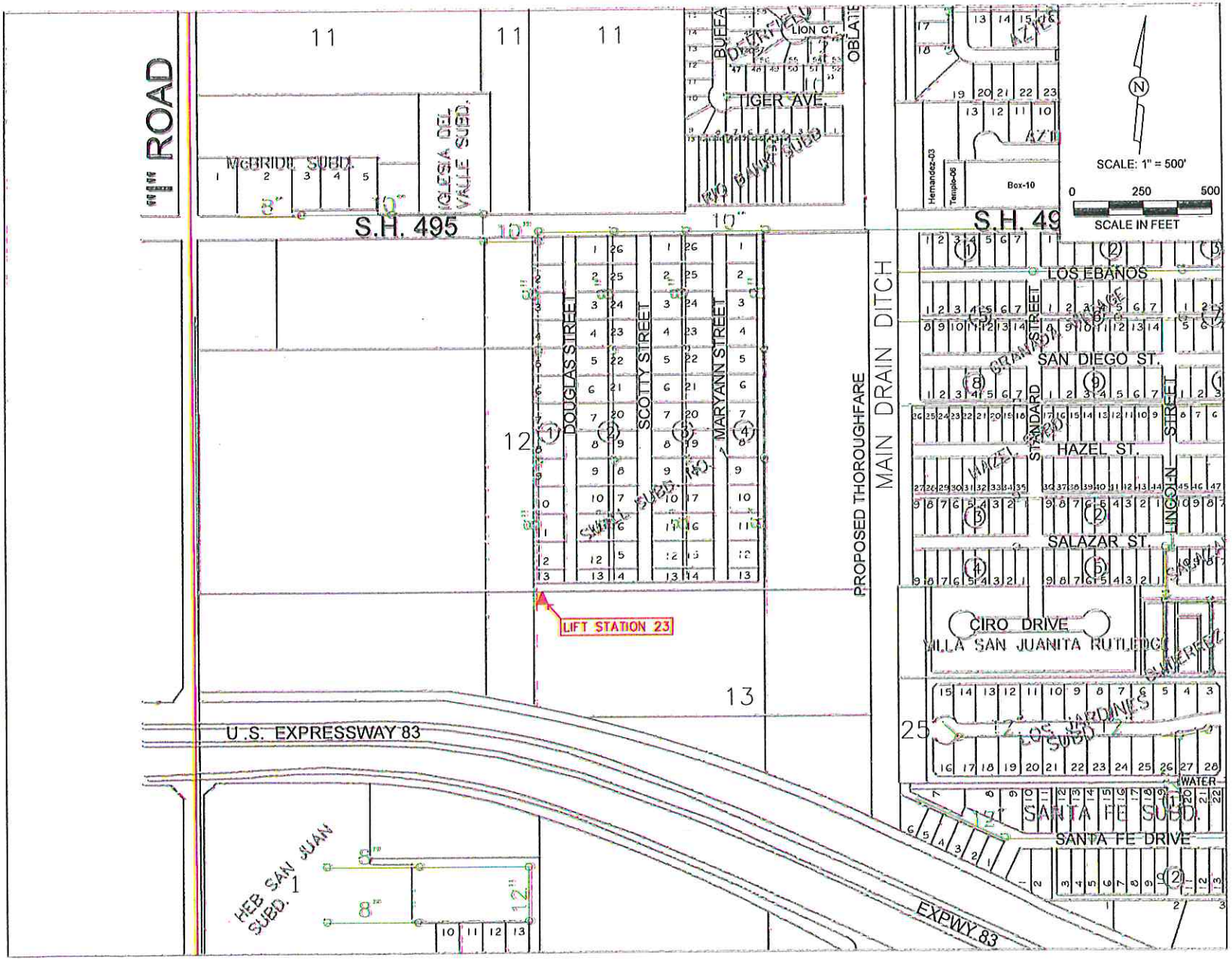
LIFT STATION ASSESSMENT



Enclosure-	Chain Link Fence – Good Condition
Type of Pumps:	Wet-Pit (Self Priming)
# of Pumps-	2 Pumps
Pump Hp:	5 HP
Model-	4-Inch Gormar Rupp Super T
Wet Well:	6-ft. Dia.
Wet well Depth:	16-ft
Age:	6-Years
Suction Piping:	PVC; Good Condition
Discharge Piping:	DIP; Good Condition
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	No

General Notes:

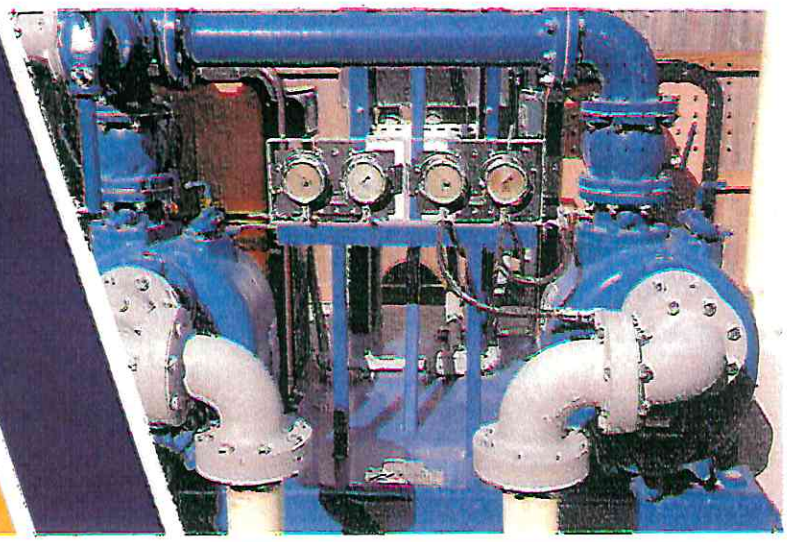
This lift station was built in 2018 and shows some operational problems that need to be addressed. The lift station does not have an operable odor control; the existing odor control was damaged by a storm. No automatic transfer switch is provided between City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.


"I" ROAD
11
11
11
MCBRIDE SUBD.
IGLESIA DEL VALLE SUBD.
S.H. 495
TIGER AVE
LION CT.
RIO BRAVO SUBD.
OBLATE
S.H. 49
SCALE: 1" = 500'
0 250 500
SCALE IN FEET
LOS EBANOS
SAN DIEGO ST.
HAZEL ST.
SALAZAR ST.
STANDARD STREET
LINCOLN STREET
DOUGLAS STREET
SCOTTY STREET
MARYANN STREET
SKINNER SUBD.
PROPOSED THOROUGHFARE
MAIN DRAIN DITCH
LIFT STATION 23
CIRO DRIVE
VILLA SAN JUANITA RUTLEDGE
ELMER REEL
JARDINES
LOS SUBD 12
SANTA FE SUBD.
SANTA FE DRIVE
WATER
12
13
25
U.S. EXPRESSWAY 83
EXPWY 83
HEB SAN JUAN SUBD. 1
8"
12"
10"

LIFT STATION ASSESSMENT

LIFT STATION 24

LIFT STATION ASSESSMENT



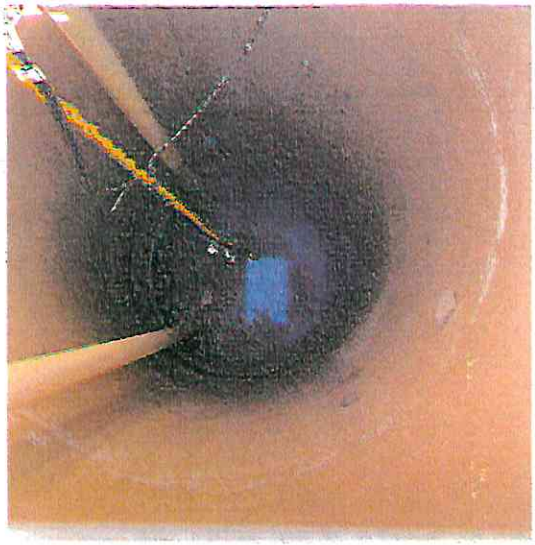
Enclosure-	Wood Fence – Good Condition
Type of Pumps:	Wet-Pit (Self Priming)
# of Pumps-	2 Pumps
Pump Hp:	5 HP
Model-	4-Inch Gorman Rupp Super T
Wet Well:	5-ft Dia.
Wet well Depth:	14-ft
Age:	>1-Year
Suction Piping:	PVC; Good Condition
Discharge Piping:	DIP; Good Condition
Discharge Gate Valve:	Yes
Discharge Check Valve:	Yes
Air Release:	No
Light:	Yes
Water:	Yes
Accessibility:	Good access
Alarm (Visual):	Yes
Alarm (Audio):	Yes
Fall Protection:	Yes

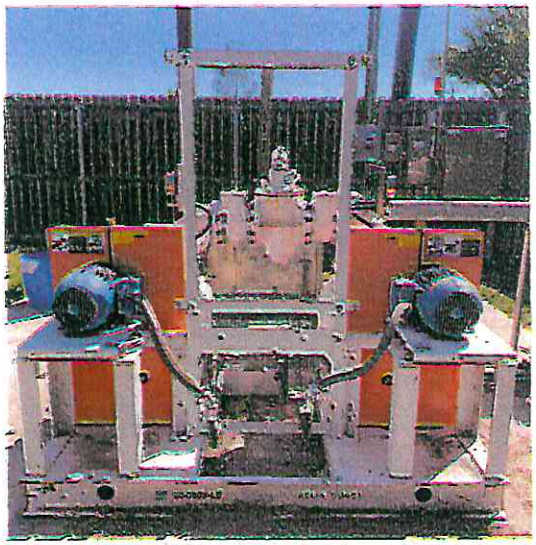
General Notes and Deficiencies:

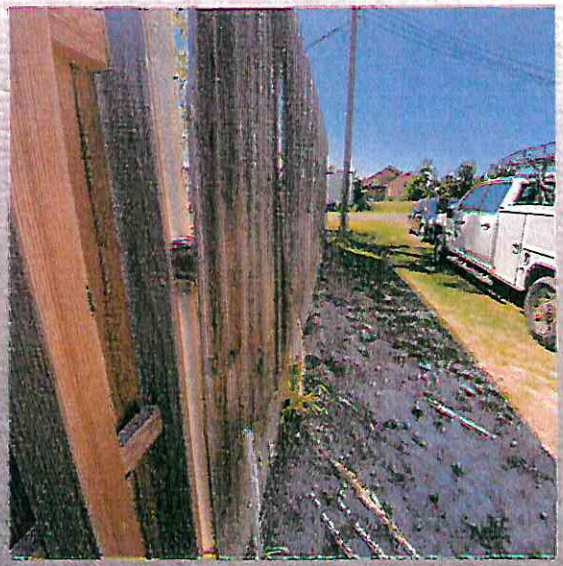
This lift station was built in 2023 and does not show any operational problems that need to be addressed. No automatic transfer switch is provided between the City's incoming power and generator. If power goes out, there is no alarm to notify staff to switch over to the generator. No air release valve in the discharge pump system. Air release valves are recommended; to maintain efficiency and performance, prevent air locks and protect the pumps from cavitation and pressure fluctuation.

HCDD
12" F.M.
CESAR CHAVEZ ROAD
N
SCALE: 1" = 500'
0
250
500
SCALE IN FEET
11
10
6
5
-02
-03
LIFT STATION 24
HALL ACRES ROAD
12" F.M.
14
15
11
12
17
16
14
13

LIFT STATION ASSESSMENT

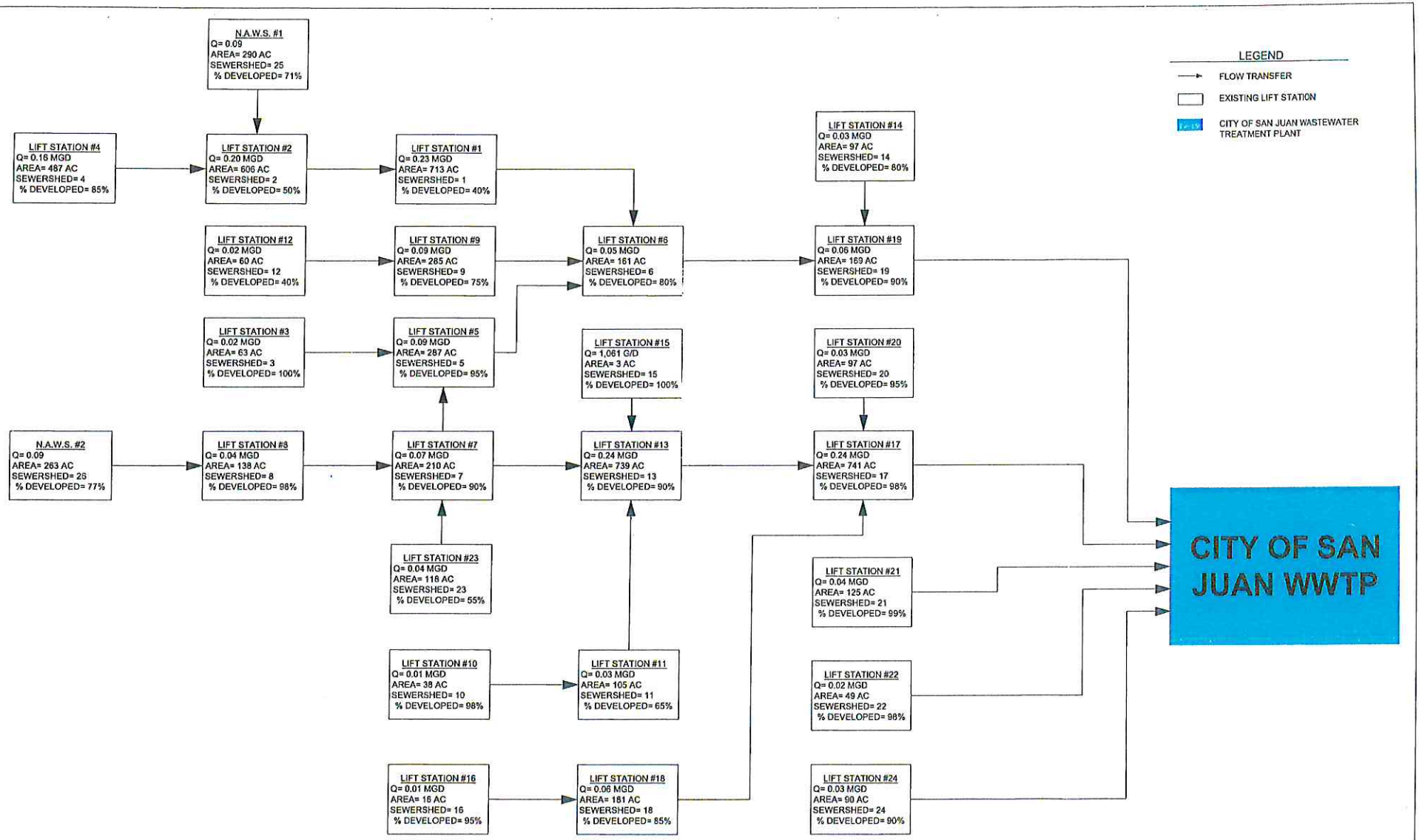






Appendix E

Hydraulic Analysis



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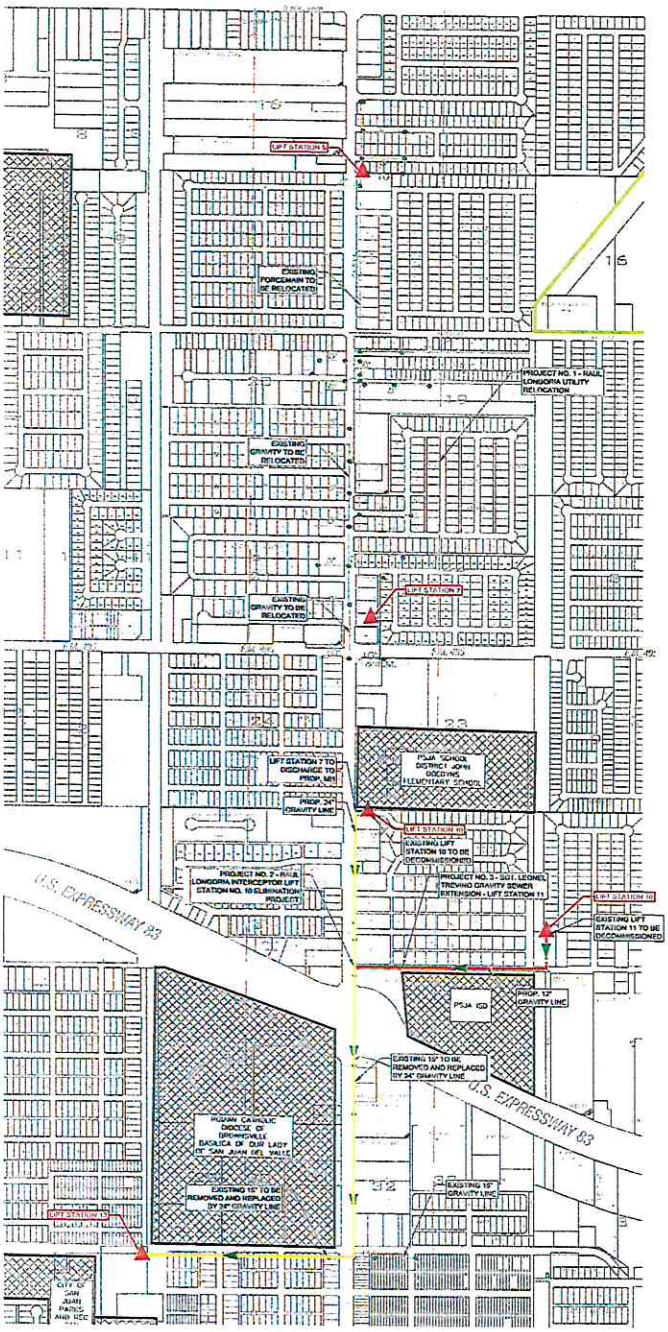
Appendix F

Sanitary Sewer Collection System Projects



PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
1	FM 1426 Raul Longoria Utility Relocation	1	SS.1	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
2	Raul Longoria Interceptor Lift Station No. 10 Elimination Project	2	SS.1	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
3	Sgt. Leonel Trevino Gravity Sewer Extension – Lift Station 11 Elimination	3	SS.1	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No. [illegible]
Designed: FC/JP
Drawn: FC/JP
Approved: RS
File:

Revision	Date	Description

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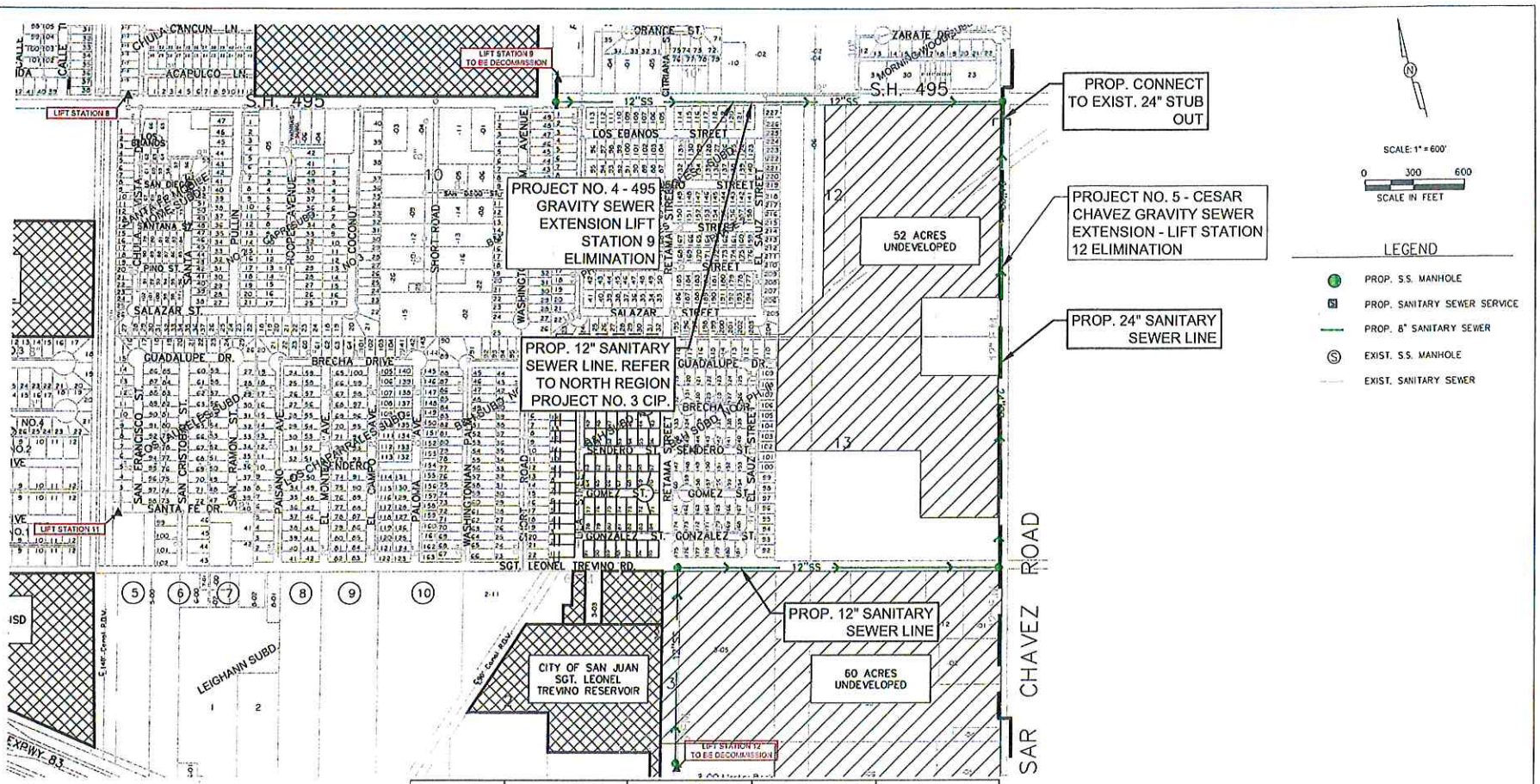
JPEREZ@TRIMADSTX.COM

CITY OF SAN JUAN
RAUL LONGORIA UTILITY RELOCATION
SEWER MAP
EXHIBIT SS.1

PROJ. No.
SHT 1 OF 1

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.1 - RAUL LONGORIA UTILITY RELOCATION.dwg Last Save: 12/2/2025 9:11 PM Last saved by: Engineer 3
Last plotted by: Engineer 3 Plot Style: TRIMAD-COLOR.ctb Plot Date: 12/2/2025 9:12 PM



PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
4	495 Gravity Sewer Extension – Lift Station 9 Elimination	4	SS.2	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
5	Cesar Chavez Gravity Sewer Extension – Lift Station 12 Elimination	5	SS.2	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision | Date | Description

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PROJECT NO. 4 - 495 GRAVITY SEWER EXTENSION

PROJECT NO. 5 - CESAR CHAVEZ GRAVITY SANITARY EXTENTION IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.2

PROJ. No.

SHT ____ OF ____

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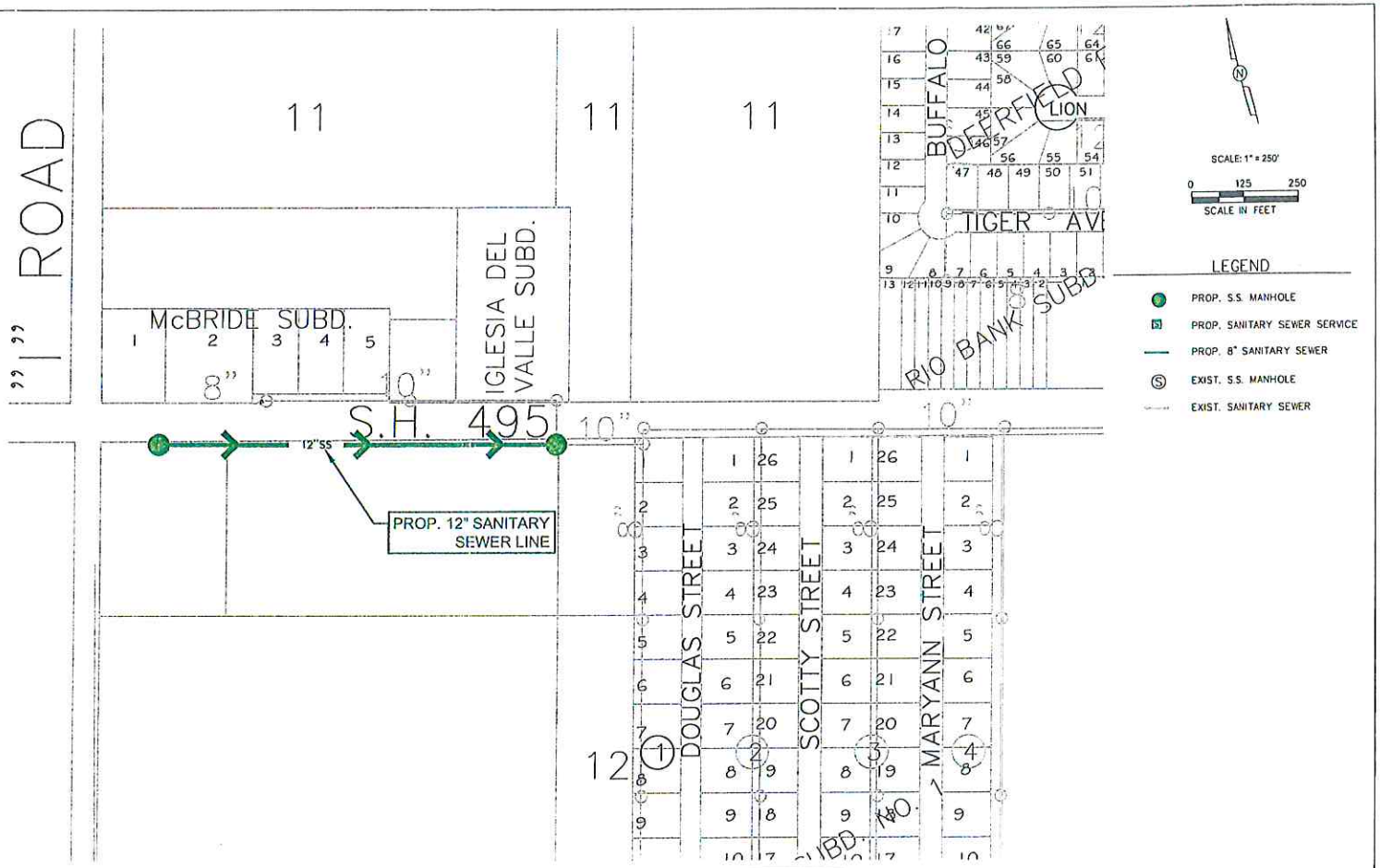

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
6	495 & I Road (San Juan Café) Sanitary Sewer Improvements Project	6	SS.3	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision | Date | Description

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PROJECT NO. 6 - 495 & I ROAD (SAN JUAN CAFE)
SANITARY SEWER IMPROVEMENTS PROJECT

EXHIBIT SS.3

PROJ. No.

SHT ___ OF ___

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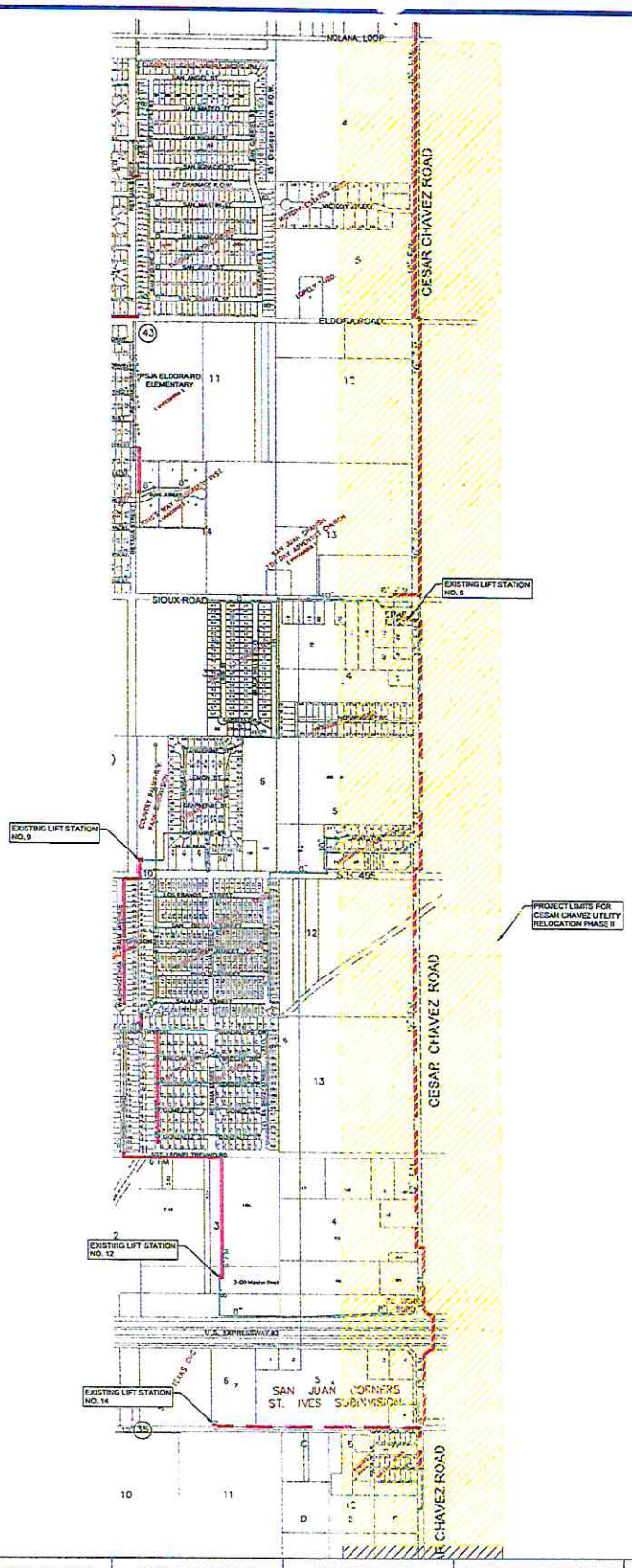

SCALE: 1" = 500'

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
7	Cesar Chavez Utility Relocation Phase II	7	SS.4.1	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Legend
EXIST. FORCE MAIN
EXIST. GRAVITY LINE
EXIST. LIFT STATION

SHEET: 1

TRIMAD CONSULTANTS L.L.C.
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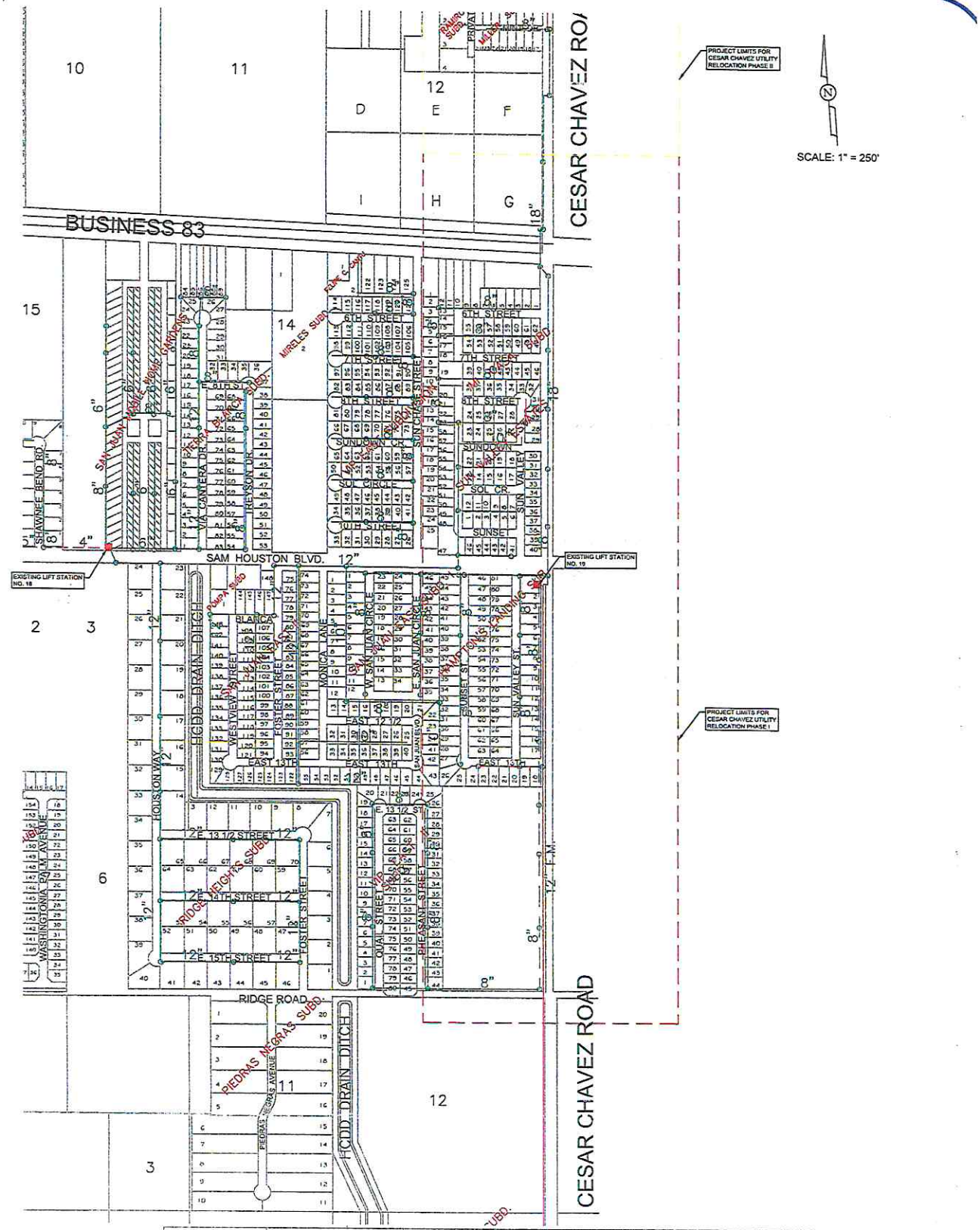
FIRM NO. F-18526

CITY OF SAN JUAN
CESAR CHAVEZ UTILITY RELOCATION PHASE II
SAN JUAN, TX
EXHIBIT SS.4.1



PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
8	Cesar Chavez Utility Relocation Phase I	8	SS.4.2	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Legend
EXIST. FORCE MAIN
EXIST. GRAVITY LINE
EXIST. LIFT STATION

SHEET: 1

TRIMAD CONSULTANTS L.L.C.
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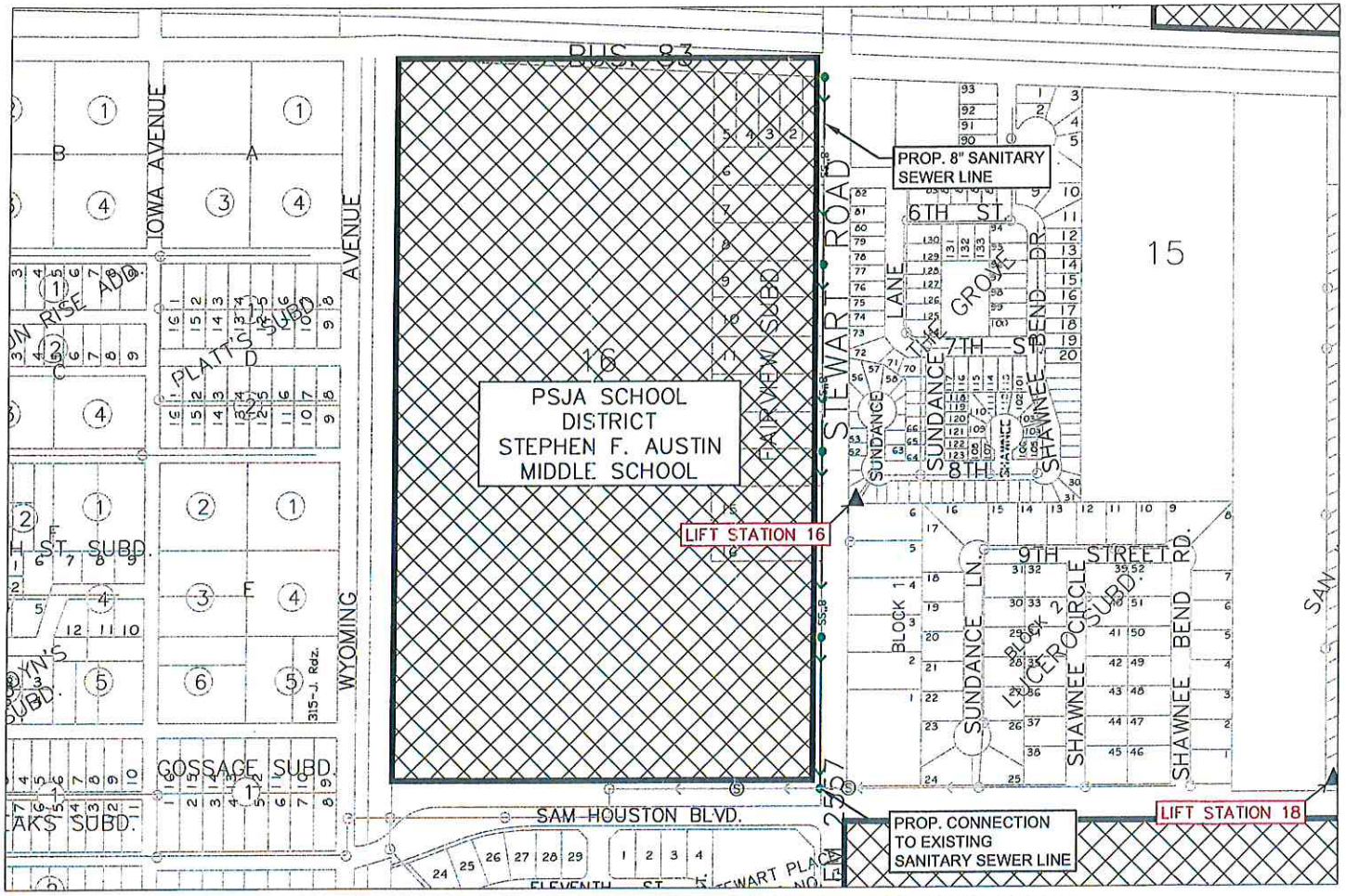
SAN JUAN, TEXAS 78577
FIRM NO. F-18526

CITY OF SAN JUAN
CESAR CHAVEZ UTILITY RELOCATION PHASE I
SAN JUAN, TX
EXHIBIT SS.4.2



PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
9	Stewart and Sam Houston	9	SS.5	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision | Date | Description

TRIMAD ENGINEERING
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FCARMONA@TRIMADSTX.COM

STEWART AND SAM HOUSTON
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.5

PROJ. No.
SHT ___ OF ___

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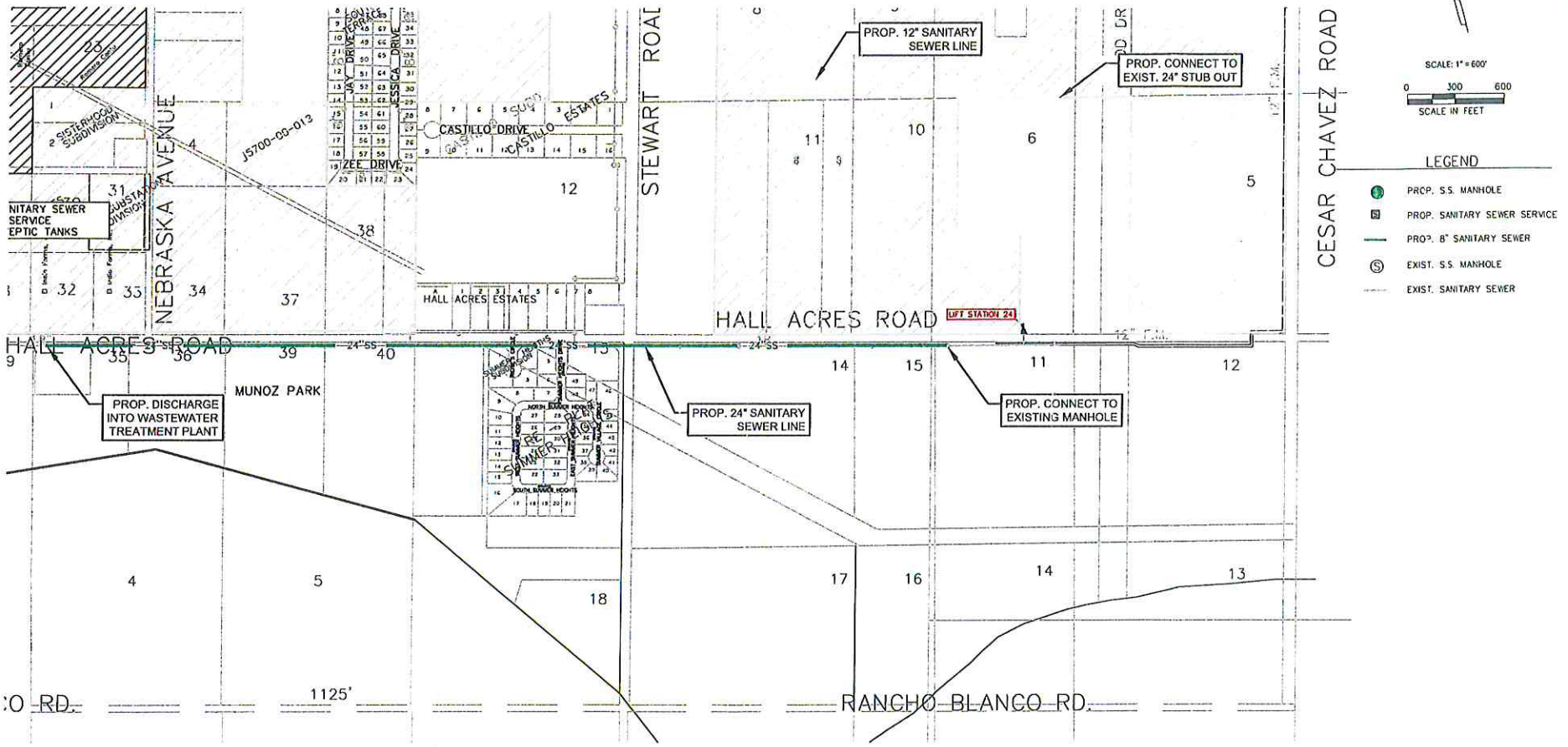

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11	Hall Acres Sanitary Sewer Capacity Improvement Project	11	SS.6	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision | Date | Description

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HALL ACRES SANITARY SEWER CAPACITY IMPROVEMENTS PROJECT
SAN JUAN, TX

EXHIBIT SS.6

PROJ. No.

SHT ___ OF ___

File: \\TS34100F06\Trimad\CADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG24-009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.6 - HALL ACRES SSLINE.dwg Last Saved: 11/17/2025 10:35 AM Last saved by: Engineer 3
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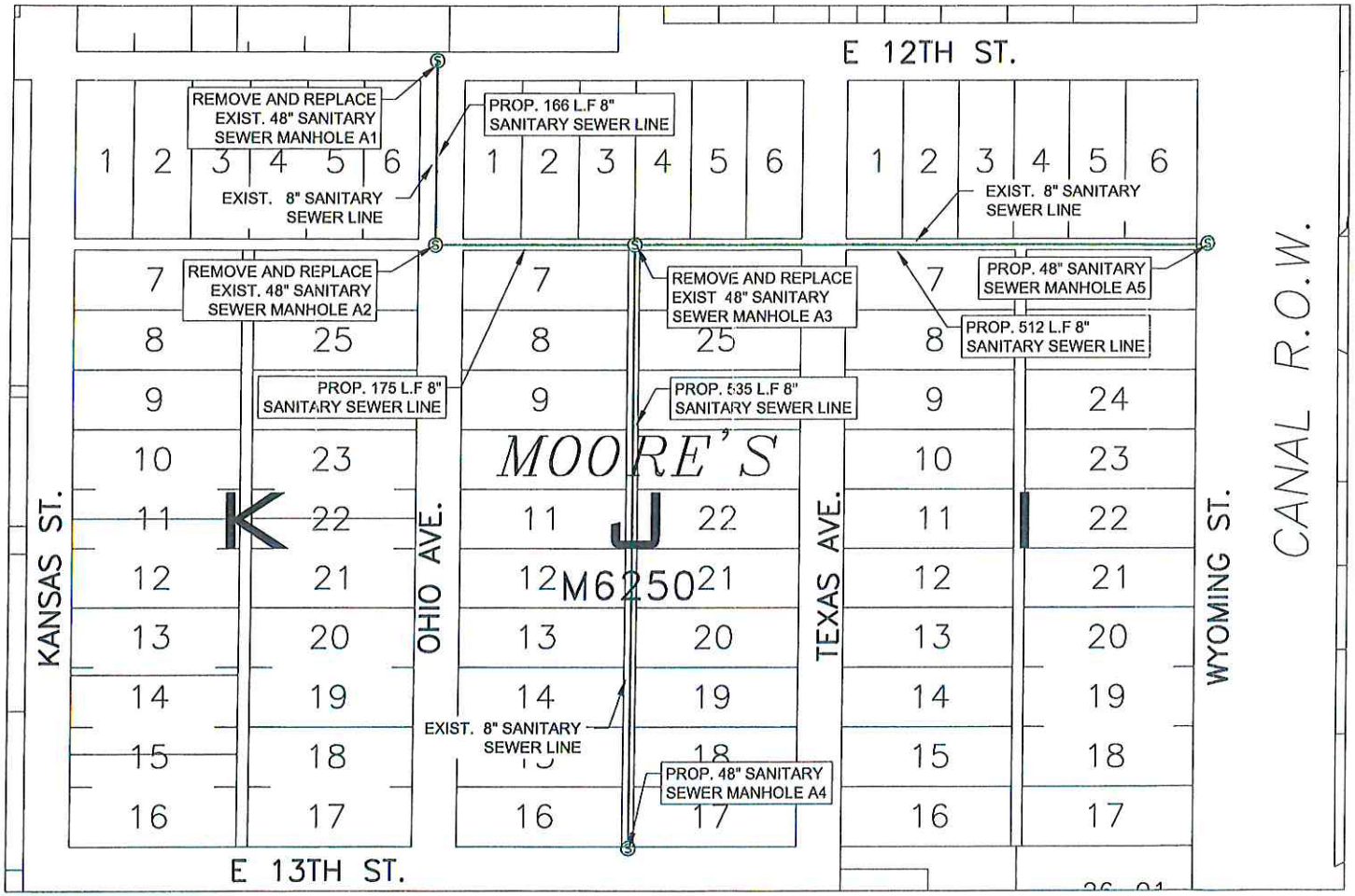

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
12	Moore's Subdivision	12	SS.7	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision | Date | Description

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MOORE'S SUBDIVISION
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.7

PROJ. No.

SHT ___ OF ___

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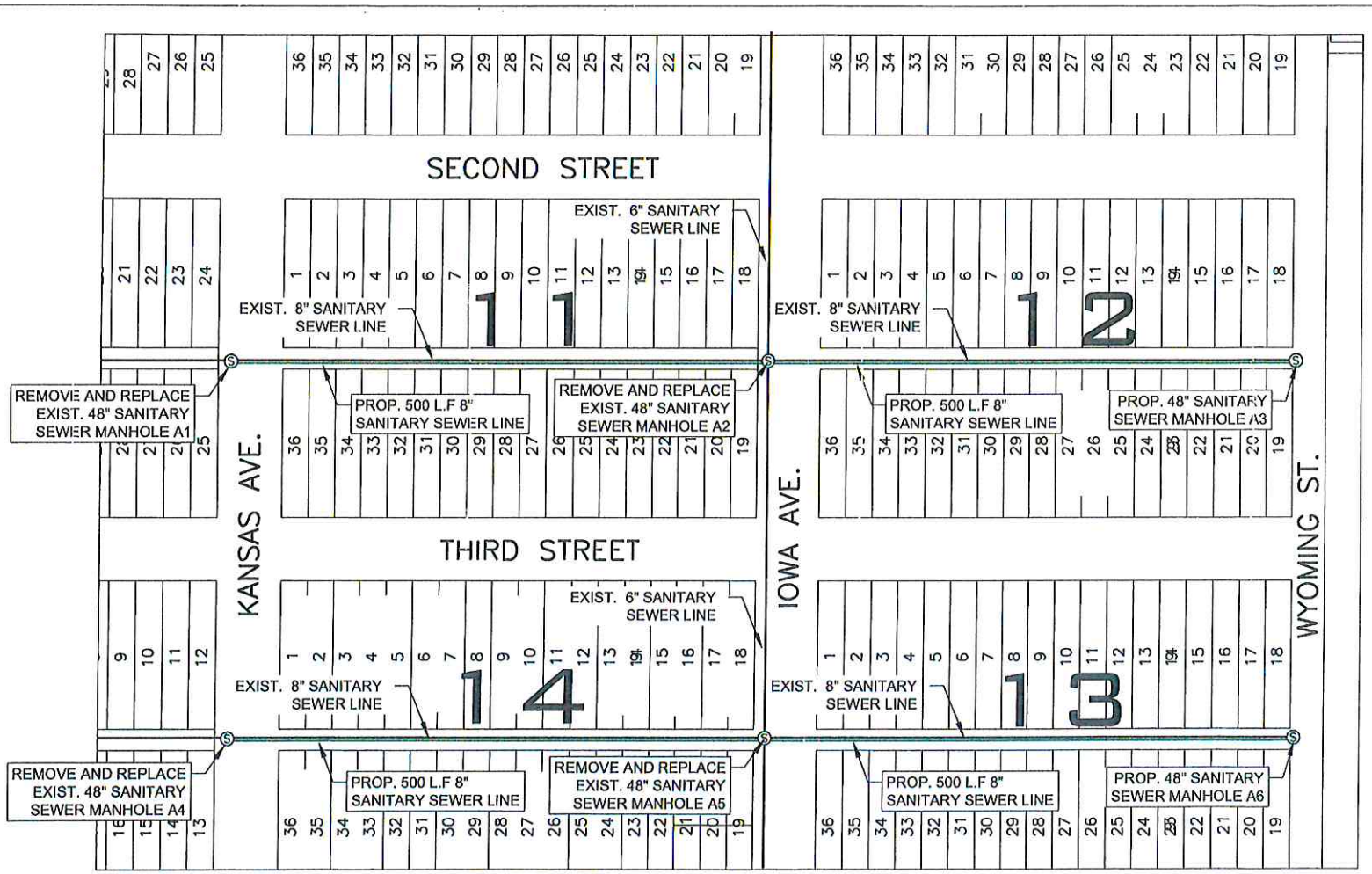

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
13	Original Townsite Subdivision	13	SS.8	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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ORIGINAL TOWNSITE SUBDIVISION
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.8

PROJ. No.

SHT ___ OF ___

File: \\TSA-10\DFS6\Trimad\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.8 - ORIGINAL TOWNSITE.dwg Last Saved: 11/17/2025 10:39 AM Last Saved by: Engineer 3
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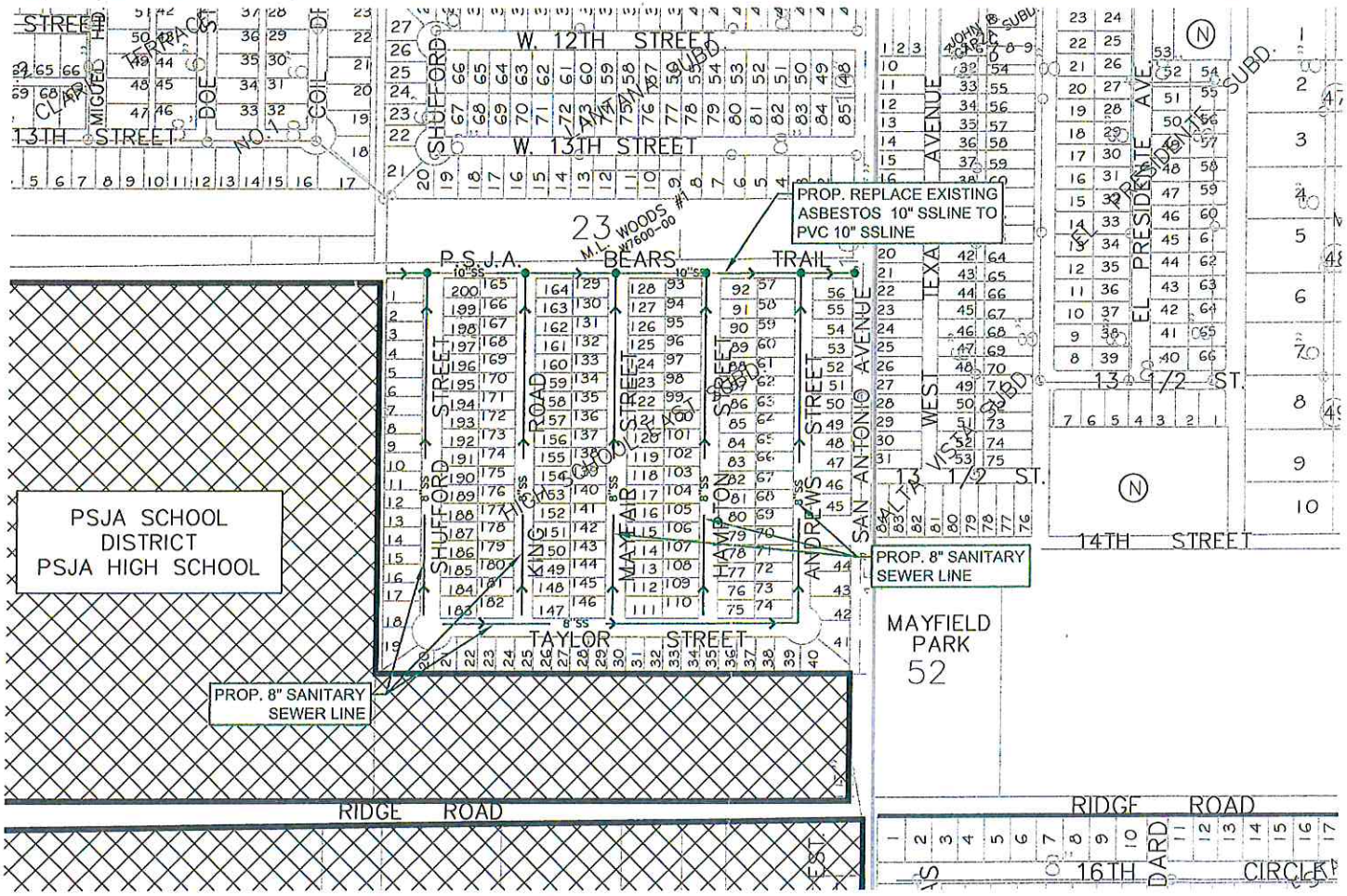

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
14	High School East Subdivision	14	SS.9	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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FCARMONA@TRIMADSTX.COM

HIGH SCHOOL EAST SUBDIVISION
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.9

PROJ. No.

SHT ___ OF ___

File: \\TX34100FD6\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\SJSC.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.9 - HIGH SCHOOL EAST SUB.dwg Last Saved: 11/17/2025 10:49 AM Last saved by: Engineer 3
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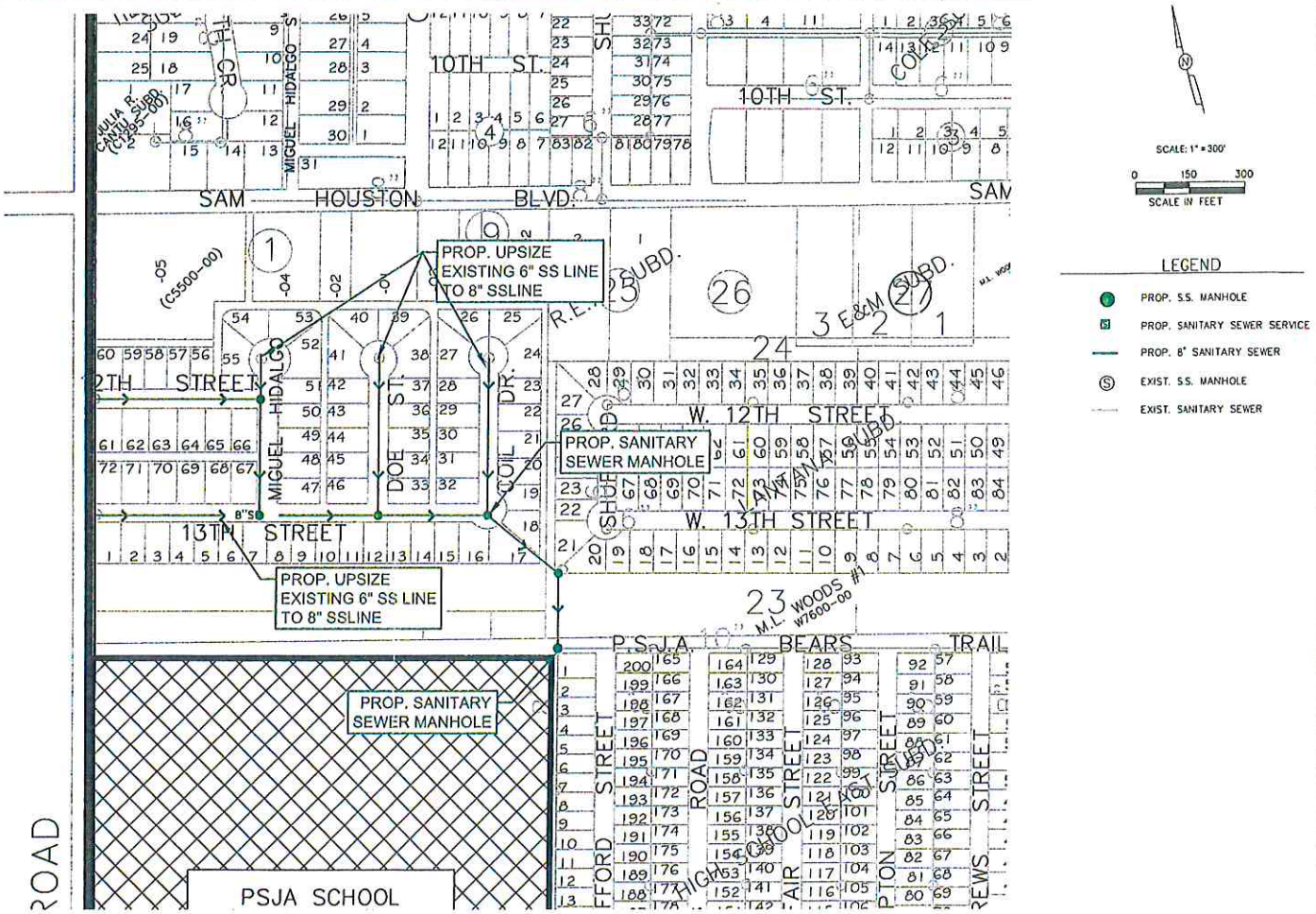

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
15	Clark Terrace Subdivision	15	SS.10	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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FCARMONA@TRIMADSTX.COM

CLARK TERRACE SUBDIVISION
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.10

PROJ. No.

SHT ___ OF ___

File: \\TS341005\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.10 - CLARK TERRACE SUB.dwg Last Saved: 11/17/2025 10:52 AM Last saved by: Engineer 3
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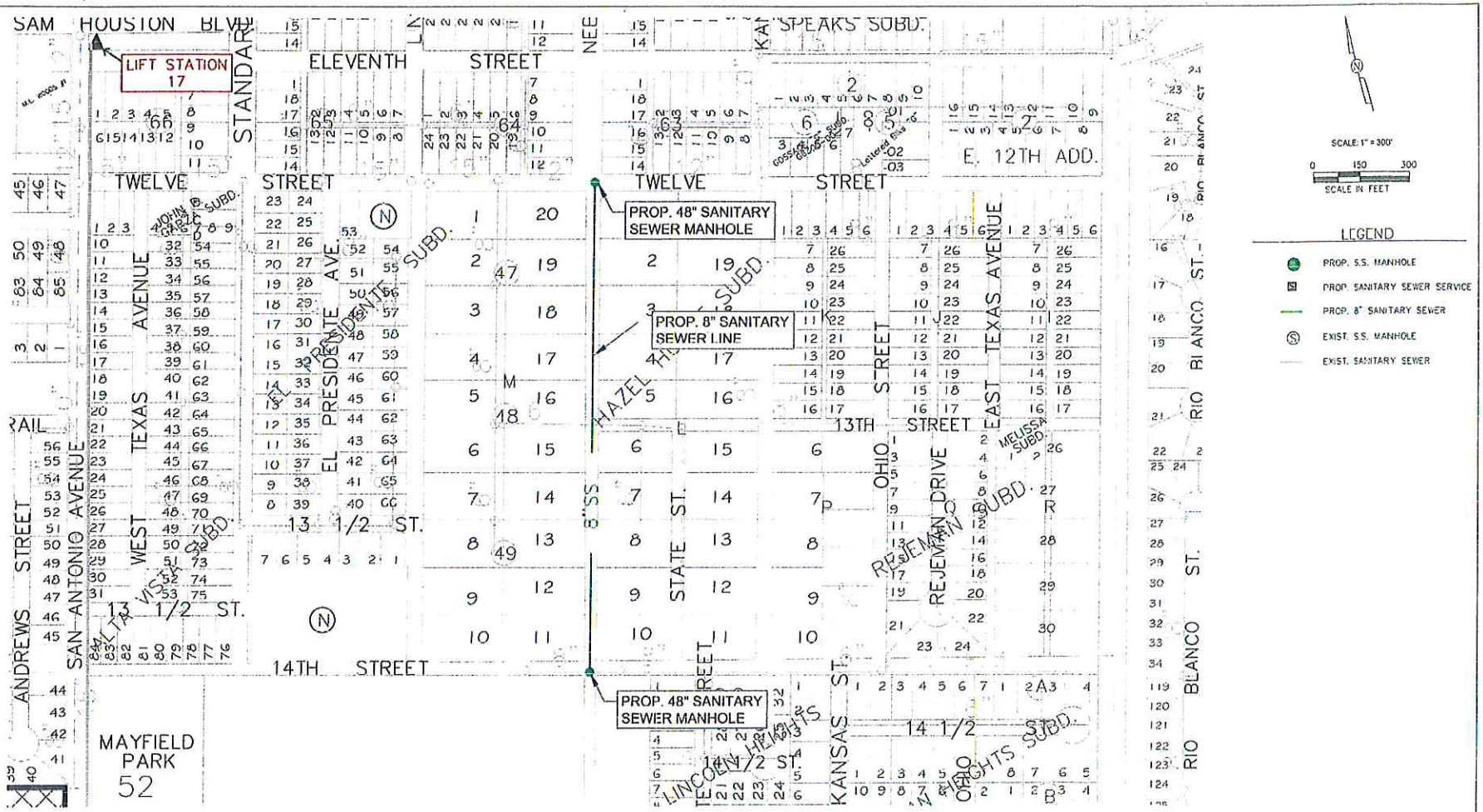

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
16	Lincoln Ave. & State St.	16	SS.11	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: KC
Drawn: MW/CF
Approved: RS
File:

Revision | Date | Description

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FCARMONA@TRIMADSTX.COM

LINCOLN ST. AND STATE ST.
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.11

PROJ. No.

SHT ___ OF ___

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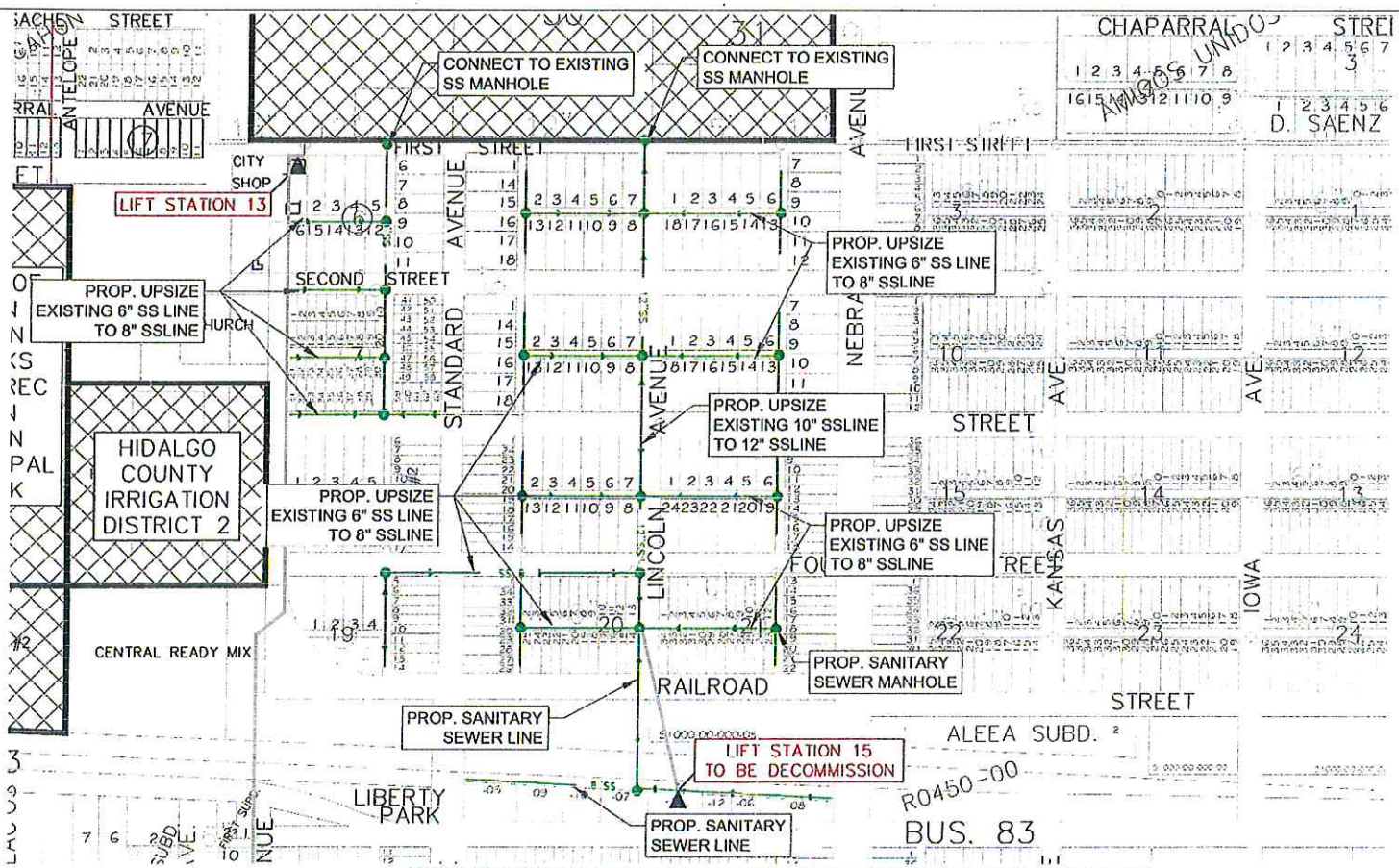

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
17	Lincoln Ave.	17	SS.12	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
18	Second Street	18	SS.12	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: ____ FC
Drawn: ____ MV/CF
Approved: ____ RS
File: ____

Revision | Date | Description

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FCARMONA@TRIMADSTX.COM

LINCOLN ST. AND SECOND ST.
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.12

PROJ. No. ____
SHT ____ OF ____

Dgn: \\TSA-110\POD\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SE.NE\EXHIBIT SS.12 - LINCOLN STAND STANDARD AVE.dwg Last Saved: 11/17/2025 2:46 PM Last User: bc Engineer 5
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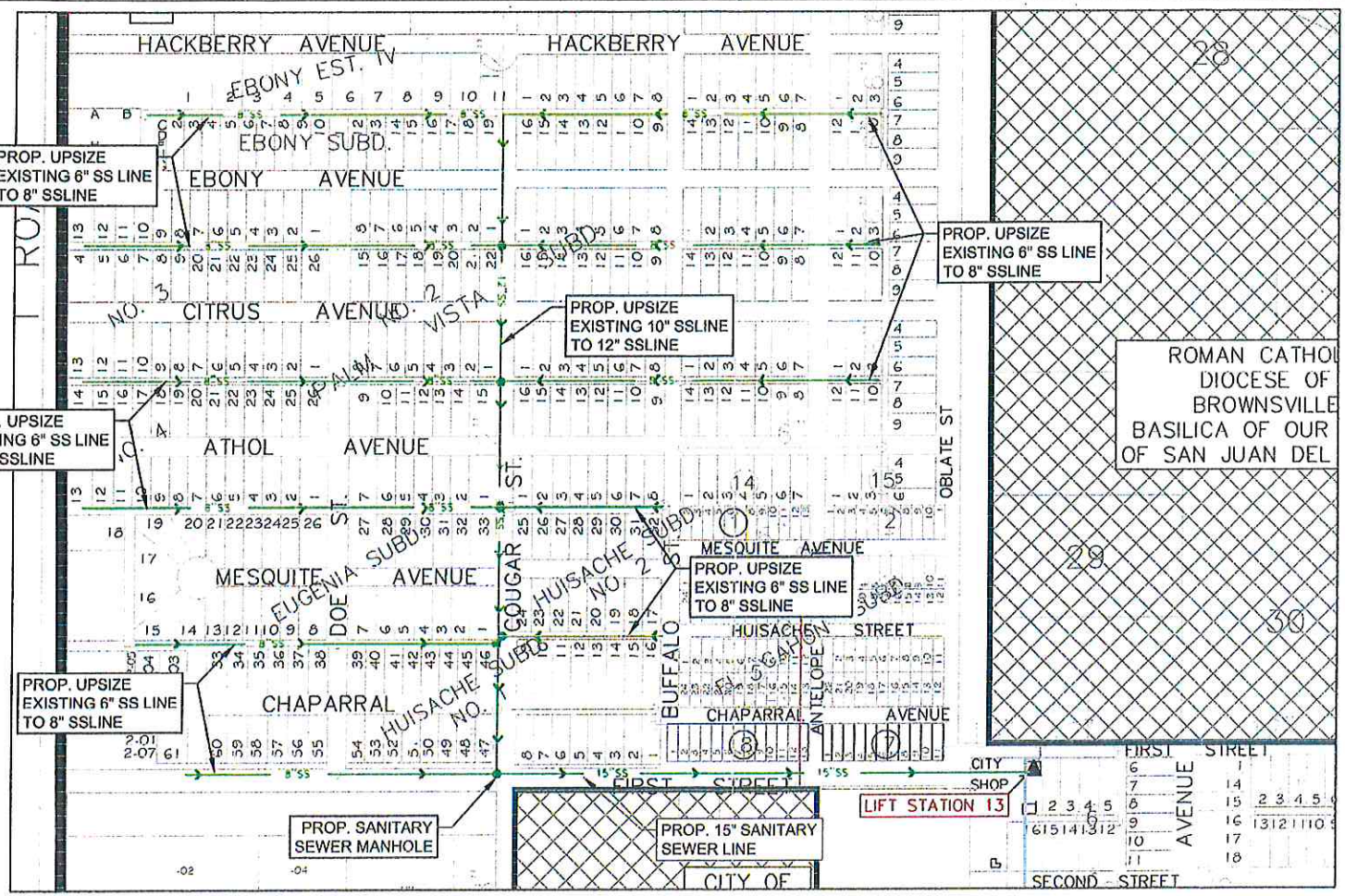

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
19	Cougar St.	19	SS.13	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: KC
Drawn: MM/CF
Approved: RS
File:

TRIMAD CONSULTANTS LLC
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COUGAR ST.
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.13

PROJ. No.

Sht ___ of ___

Dwg: \\TS34102DF06\Trimad\ADD\2024\Civil 3D\SAN JUAN\2024\SW2.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SS.MEX\EXHIBIT SS.12 - COUGAR ST.dwg Last Saved By: Xavier
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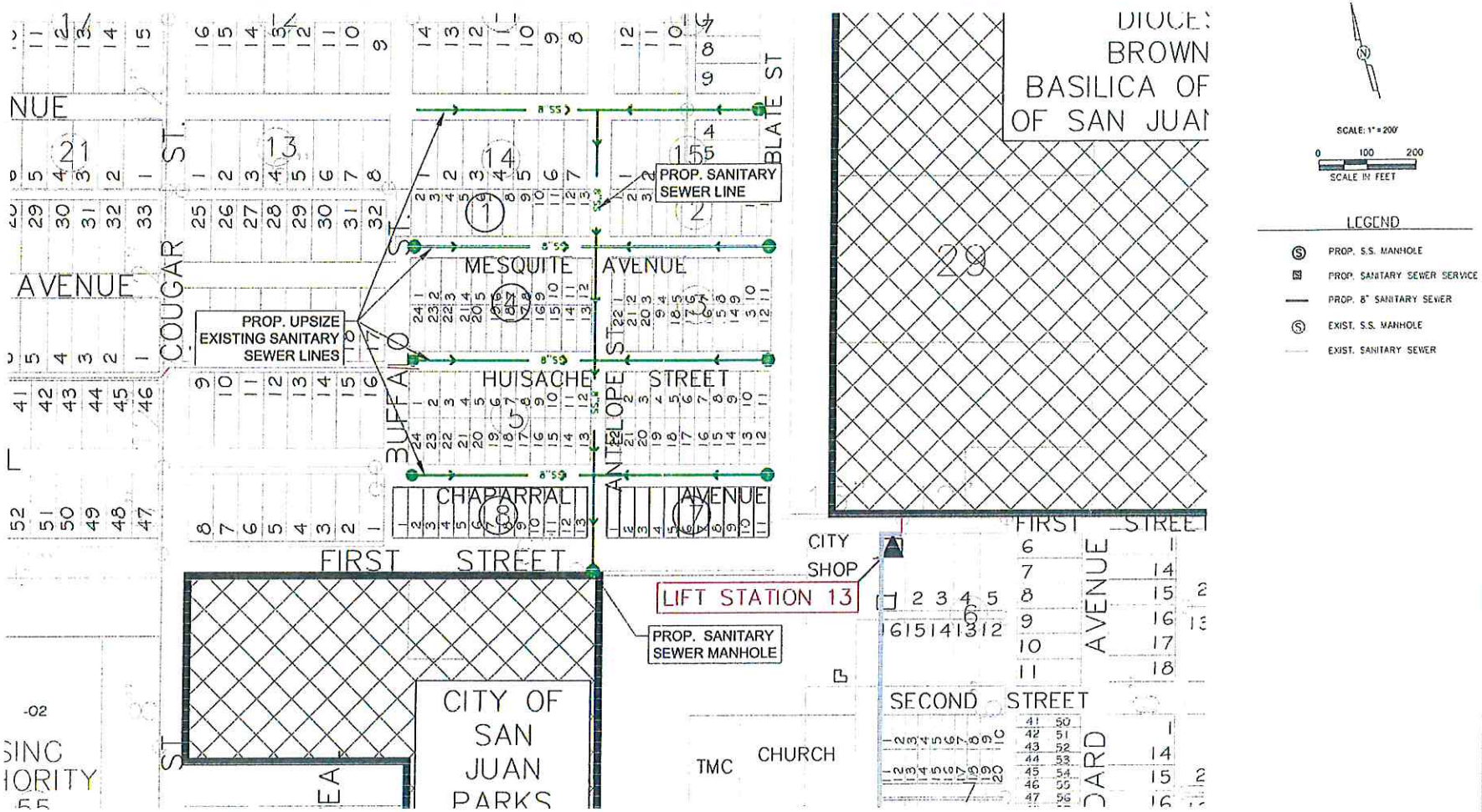

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
20	El Cahon	20	SS.14	See PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: HC
Drawn: MM/CF
Approved: RS
File:

Revision | Date | Description

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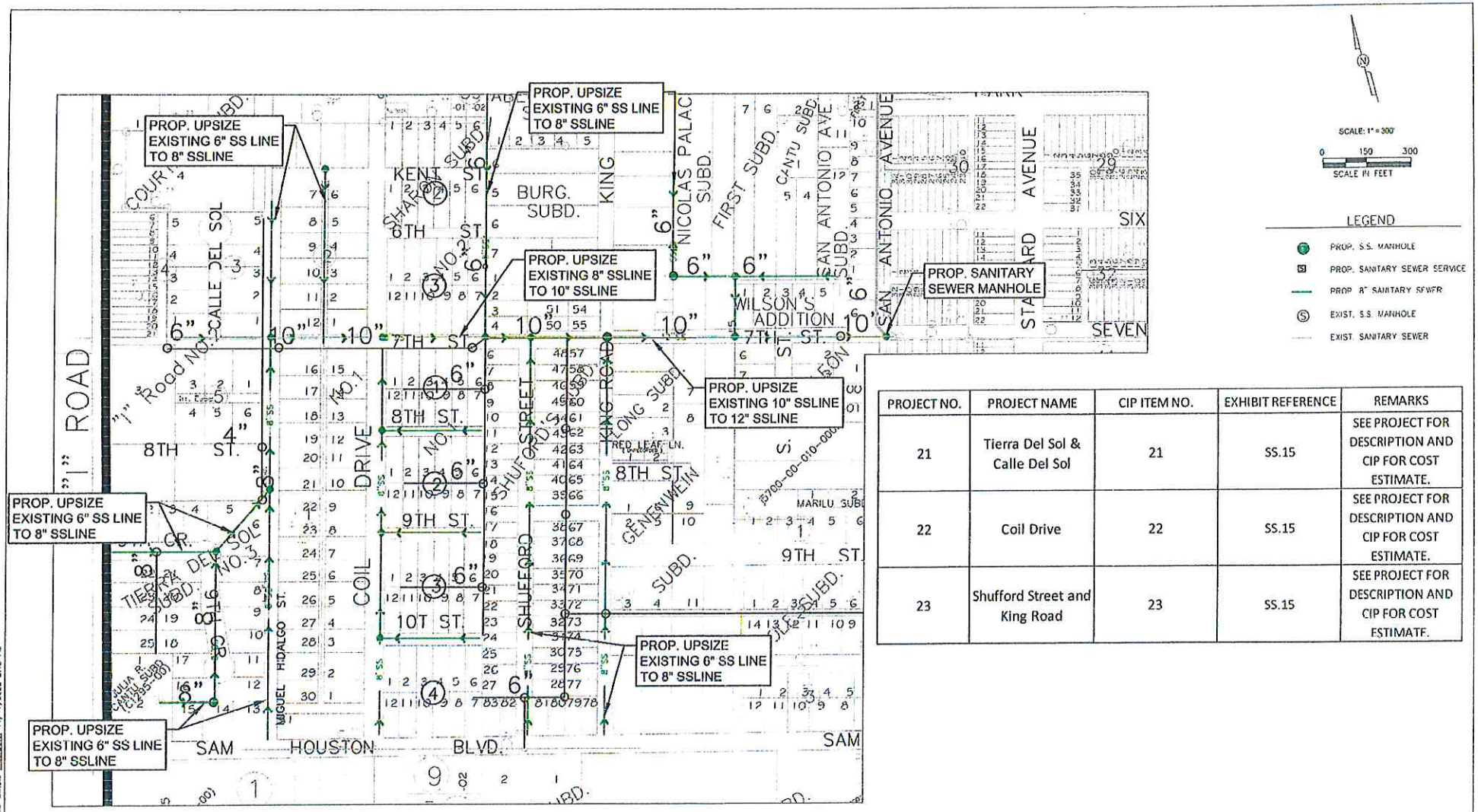
EL CAHON SUBDIVISION
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.14

PROJ. No.

SHT ___ OF ___



PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
21	Tierra Del Sol & Calle Del Sol	21	SS.15	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
22	Coil Drive	22	SS.15	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
23	Shufford Street and King Road	23	SS.15	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: KC
Drawn: MM/CF
Approved: RS
File:

Revision | Date | Description

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SOUTH REGION
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.15

PROJ. No.
SHT ___ OF ___

Dgn: \\TSA-10\PROJ\TrimadCADD\CAD\CIVIL 3D\SAN JUAN\2024\ENG.24.029 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.15 SHUFFORD ST.dwg Last Saved By: Engineer 5 Last Saved: 11/17/2025 3:13 PM
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Appendix G

Wastewater Collection System Capital Improvements Plan (CIP) Table

Appendix G Table
Sanitary Sewer Collection System
City of San Juan 2025 Master Plan

Item No.	Item Description	Lift Station Eliminated	Critical Rating (1 to 10)	Timeframe Design	Timeframe Construction	Land Acquisition Required	Expenditures Construction Cost	Expenditures Engr/Admin	Expenditures Total
1	FM 1426 Raul Longoria Utility Relocation	Not Applicable	10	2025	2027	No	$ 2,946,042.00	$ 441,906.30	$ 3,387,948.30
2	Raul Longoria Interceptor Lift Station No. 10 Elimination Project	LS 10	10	2025	2027	No	$ 3,074,940.00	$ 461,241.00	$ 3,536,181.00
3	Sgt. Leonel Trevino Gravity Sewer Extension – Lift Station 11 Elimination	LS 11	1	2034	2036	No	$ 602,354.50	$ 90,353.18	$ 692,707.68
4	495 Gravity Sewer Extension – Lift Station 9 Elimination	LS 9	3	2032	2035	No	$ 796,070.00	$ 119,410.50	$ 915,480.50
5	Cesar Chavez Gravity Sewer Extension – Lift Station 12 Elimination	LS 12	1	2034	2036	No	$ 1,723,920.00	$ 258,588.00	$ 1,982,508.00
6	495 & I Road (San Juan Café) Sanitary Sewer Improvements Project	Not Applicable	6	2029	2031	No	$ 257,070.00	$ 38,560.50	$ 295,630.50
7	Cesar Chavez Utility Relocation Phase II	Not Applicable	10	2025	2028	No	$ 422,070.00	$ 63,310.50	$ 485,380.50
8	Cesar Chavez Utility Relocation Phase I	Not Applicable	10	2025	2028	No	$ 2,232,560.00	$ 334,884.00	$ 2,567,444.00
9	Stewart and Sam Houston	Not Applicable	2	2034	2036	No	$ 264,990.00	$ 39,748.50	$ 304,738.50
10	Lift Station 19 Rehabilitation Project	Not Applicable	10	2025	2027	No	$ 1,397,000.00	$ 209,550.00	$ 1,606,550.00
11	Hall Acres Sanitary Sewer Capacity Improvement Project	Not Applicable	8	2027	2029	No	$ 2,470,160.00	$ 370,524.00	$ 2,840,684.00
12	Moore's Subdivision	Not Applicable	9	2026	2028	No	$ 342,596.10	$ 51,389.42	$ 393,985.52
13	Original Townsite Subdivision	Not Applicable	9	2026	2028	No	$ 465,687.20	$ 69,853.08	$ 535,540.28
14	High School East Subdivision	Not Applicable	1	2034	2036	No	$ 2,015,497.00	$ 302,324.55	$ 2,317,821.55
15	Clark Terrace Subdivision	Not Applicable	1	2034	2036	No	$ 840,345.00	$ 126,051.75	$ 966,396.75
16	Lincoln Ave. & State St.	Not Applicable	9	2026	2028	No	$ 537,845.00	$ 80,676.75	$ 618,521.75
17	Lincoln Ave.	LS 15	8	2027	2029	No	$ 1,583,395.00	$ 237,509.25	$ 1,820,904.25
18	Second Street	Not Applicable	5	2030	2032	No	$ 642,931.30	$ 96,439.70	$ 739,371.00
19	Cougar St.	Not Applicable	4	2031	2033	No	$ 2,990,295.00	$ 448,544.25	$ 3,438,839.25
20	El Cahon	Not Applicable	5	2030	2032	No	$ 1,177,770.00	$ 176,665.50	$ 1,354,435.50
21	Tierra Del Sol & Calle Del Sol	Not Applicable	3	2032	2034	No	$ 711,755.00	$ 106,768.25	$ 818,518.25
22	Coil Drive	Not Applicable	2	2033	2035	No	$ 1,472,295.00	$ 220,844.25	$ 1,693,139.25
23	Shufford Street and King Road	Not Applicable	8	2027	2029	No	$ 1,233,540.00	$ 185,031.00	$ 1,418,571.00
									$ 34,731,297.32

* Critical rating based on a scale of 1 to 10. Ten (10) being the most critical /urgent.

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

FM 1426 RAUL LONGORIA UTILITY RELOCATION

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.1

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	730	$ 15.00	$ 10,950.00
2	8-Inch Force Main Removal	LF	3888	$ 15.00	$ 58,320.00
3	6-Inch Force Main Removal	LF	1500	$ 15.00	$ 22,500.00
4	4-Inch Force Main Removal	LF	1300	$ 15.00	$ 19,500.00
5	8-Inch Force Main	LF	3888	$ 110.00	$ 427,680.00
6	6-Inch Force Main	LF	1500	$ 80.00	$ 120,000.00
7	4-Inch Force Main	LF	1300	$ 55.00	$ 71,500.00
8	8" PVC Gravity Sanitary Sewer Line Remove & Dispose	LF	1740	$ 15.00	$ 26,100.00
9	10" PVC Gravity Sanitary Sewer Line Remove & Dispose	LF	6600	$ 20.00	$ 132,000.00
10	12" PVC Gravity Sanitary Sewer Line Remove & Dispose	LF	283	$ 20.00	$ 5,660.00
11	15" PVC Gravity Sanitary Sewer Line Remove & Dispose	LF	617	$ 25.00	$ 15,425.00
12	8" PVC Gravity Sanitary Sewer Line	LF	1740	$ 65.00	$ 113,100.00
13	10" PVC Gravity Sanitary Sewer Line	LF	6600	$ 75.00	$ 495,000.00
14	12" PVC Gravity Sanitary Sewer Line	LF	283	$ 85.00	$ 24,055.00
15	15" PVC Gravity Sanitary Sewer Line	LF	617	$ 90.00	$ 55,530.00
16	Air Release Valve	EA	7	$ 7,000.00	$ 49,000.00
17	8-Inch 45 Degree Bends	EA	8	$ 1,200.00	$ 9,600.00
18	6-Inch 45 Degree Bends	EA	8	$ 1,000.00	$ 8,000.00
19	Tie to Manhole	EA	3	$ 3,000.00	$ 9,000.00
20	Removing Sanitary Sewer Manhole and Backfill	EA	21	$ 1,300.00	$ 27,300.00
21	Sanitary Sewer Manhole	EA	21	$ 15,000.00	$ 315,000.00
22	Plugs	EA	2	$ 1,500.00	$ 3,000.00
TOTAL					$ 2,018,220.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

TASK #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
23	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					$ 10,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
24	Traffic Control	MO	30	$ 10,000.00	$ 300,000.00
25	Mobilization and Demobilization	LS	1	$ 350,000.00	$ 350,000.00
TOTAL					$ 650,000.00

TOTAL	$ 2,678,220.00
10% CONTINGENCY	$ 267,822.00
GRAND TOTAL	$ 2,946,042.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 294,604.20
2	Geotechnical Engineering and CMT (3%)	$ 88,381.26
3	Other Discipline/Admin (2%)	$ 58,920.84
	ENGINEERING SERVICES GRAND TOTAL =	$ 441,906.30

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 3,387,948.30

CITY OF SAN JUAN

RAUL LONGORIA INTERCEPTOR LIFT STATION NO. 10 ELIMINATION

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.2

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	5500	$ 6.00	$ 33,000.00
2	15" PVC Gravity Sanitary Sewer Line Remove & Dispose	LF	4500	$ 25.00	$ 112,500.00
3	Removing Sanitary Sewer Manhole and Backfill	EA	13	$ 1,300.00	$ 16,900.00
4	Demolition of Existing Lift Station	LS	1	$ 50,000.00	$ 50,000.00
5	24" PVC Gravity Sanitary Sewer Line	LF	5500	$ 200.00	$ 1,100,000.00
6	60" Dia. Sanitary Sewer Manholes	EA	13	$ 45,000.00	$ 585,000.00
7	Bore & 48-Inch Steel Casing	LF	500	$ 1,500.00	$ 750,000.00
				TOTAL	$ 2,647,400.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					$ 20,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
9	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
10	Mobilization and Demobilization	LS	1	$ 80,000.00	$ 80,000.00
TOTAL					$ 128,000.00

TOTAL	$	2,795,400.00
10% CONTINGENCY	$	279,540.00
GRAND TOTAL	$	3,074,940.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 307,494.00
2	Geotechnical Engineering and CMT (3%)	$ 92,248.20
3	Other Discipline/Admin (2%)	$ 61,498.80
	ENGINEERING SERVICES GRAND TOTAL =	$ 461,241.00

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$	3,536,181.00

TRIMAD CONSULTANTS, L.L.C.

CITY OF SAN JUAN

SGT. LEONEL TREVINO GRAVITY SEWER EXTENSION - LIFT STATION 11 ELIMINATION

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.3

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	2000	$ 6.00	$ 12,000.00
2	Demolition of Existing Lift Station	LS	1	$ 50,000.00	$ 50,000.00
3	12" PVC Gravity Sanitary Sewer Line	LF	2000	$ 85.00	$ 170,000.00
4	48" Dia. Sanitary Sewer Manholes	EA	5	$ 20,000.00	$ 100,000.00
5	Tie-In to Existing Manhole	EA	1	$ 20,000.00	$ 20,000.00
6	8" Flex Base	SY	1423	$ 12.00	$ 17,076.00
7	8" Subgrade Lime Stabilized	SY	1423	$ 8.00	$ 11,384.00
8	Hot Mix Asphaltic Pavement	SY	1423	$ 25.00	$ 35,575.00
9	MC-30 Prime Coat (0.25 Gal per SY)	GAL	356	$ 10.00	$ 3,560.00
				TOTAL	$ 419,595.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
6	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					$ 20,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
8	Mobilization and Demobilization	LS	1	$ 60,000.00	$ 60,000.00
TOTAL					$ 108,000.00

TOTAL	$ 547,595.00
10% CONTINGENCY	$ 54,759.50
GRAND TOTAL	$ 602,354.50

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 60,235.45
2	Geotechnical Engineering and CMT (3%)	$ 18,070.64
3	Other Discipline/Admin (2%)	$ 12,047.09
	ENGINEERING SERVICES GRAND TOTAL =	$ 90,353.18

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 692,707.68

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

CITY OF SAN JUAN
495 GRAVITY SEWER EXTENSION - LIFT STATION 9 ELIMINATION
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.4

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	2700	$ 6.00	$ 16,200.00
2	Demolition of Existing Lift Station	LS	1	$ 50,000.00	$ 50,000.00
3	12" PVC Gravity Sanitary Sewer Line	LF	2700	$ 85.00	$ 229,500.00
4	48" Dia. Sanitary Sewer Manholes	EA	6	$ 20,000.00	$ 120,000.00
5	Bore & 24-Inch Steel Casing	LF	150	$ 1,200.00	$ 180,000.00
				TOTAL	$ 595,700.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
6	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					$ 20,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
8	Mobilization and Demobilization	LS	1	$ 60,000.00	$ 60,000.00
TOTAL					$ 108,000.00

TOTAL	$ 723,700.00
10% CONTINGENCY	$ 72,370.00
GRAND TOTAL	$ 796,070.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 79,607.00
2	Geotechnical Engineering and CMT (3%)	$ 23,882.10
3	Other Discipline/Admin (2%)	$ 15,921.40
	ENGINEERING SERVICES GRAND TOTAL =	$ 119,410.50

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 915,480.50

CITY OF SAN JUAN

CESAR CHAVEZ GRAVITY SEWER EXTENSION - LIFT STATION 12 ELIMINATION

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.5

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	5700	$ 6.00	$ 34,200.00
2	Demolition of Existing Lift Station	LS	1	$ 50,000.00	$ 50,000.00
3	12" PVC Gravity Sanitary Sewer Line	LF	3000	$ 85.00	$ 255,000.00
4	24" PVC Gravity Sanitary Sewer Line	LF	2700	$ 200.00	$ 540,000.00
5	48" Dia. Sanitary Sewer Manholes	EA	6	$ 20,000.00	$ 120,000.00
6	60" Dia. Sanitary Sewer Manholes	EA	6	$ 45,000.00	$ 270,000.00
7	Bore & 48-Inch Steel Casing	LF	100	$ 1,500.00	$ 150,000.00
				TOTAL	$ 1,419,200.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					$ 20,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
9	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
10	Mobilization and Demobilization	LS	1	$ 80,000.00	$ 80,000.00
TOTAL					$ 128,000.00

TOTAL	$ 1,567,200.00
10% CONTINGENCY	$ 156,720.00
GRAND TOTAL	$ 1,723,920.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 172,392.00
2	Geotechnical Engineering and CMT (3%)	$ 51,717.60
3	Other Discipline/Admin (2%)	$ 34,478.40
	ENGINEERING SERVICES GRAND TOTAL =	$ 258,588.00

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 1,982,508.00

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

CITY OF SAN JUAN
495 & I ROAD (SAN JUAN CAFE)SANITARY SEWER IMPROVEMENTS PROJECT
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.6

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	900	$ 6.00	$ 5,400.00
2	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	1	$ 1,500.00	$ 1,500.00
3	Removing Sanitary Sewer Manhole and Backfill	EA	1	$ 1,300.00	$ 1,300.00
4	12" PVC Gravity Sanitary Sewer Line	LF	900	$ 85.00	$ 76,500.00
5	48" Dia. Sanitary Sewer Manholes	EA	3	$ 20,000.00	$ 60,000.00
6	Tie-In to Existing Manhole	EA	1	$ 20,000.00	$ 20,000.00
				TOTAL	$ 164,700.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 15,000.00
TOTAL					$ 15,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Traffic Control	MO	12	$ 2,000.00	$ 24,000.00
9	Mobilization and Demobilization	LS	1	$ 30,000.00	$ 30,000.00
TOTAL					$ 54,000.00

TOTAL	$ 233,700.00
10% CONTINGENCY	$ 23,370.00
GRAND TOTAL	$ 257,070.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 25,707.00
2	Geotechnical Engineering and CMT (3%)	$ 7,712.10
3	Other Discipline/Admin (2%)	$ 5,141.40
	ENGINEERING SERVICES GRAND TOTAL =	$ 38,560.50

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 295,630.50

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

CESAR CHAVEZ UTILITY RELOCATION PHASE II

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.7

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	12-Inch Force Main Removal	LF	2460	$ 20.00	$ 49,200.00
2	12-inch C-900 PVC Force Main	LF	2460	$ 90.00	$ 221,400.00
3	Bore and 24-inch Steel Casing	LF	50	$ 400.00	$ 20,000.00
4	Air Release Valve	EA	3	$ 6,500.00	$ 19,500.00
5	12-Inch 45 Degree Bends	EA	4	$ 900.00	$ 3,600.00
6	Tie to Manhole	EA	2	$ 3,000.00	$ 6,000.00
				TOTAL	$ 319,700.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					$ 10,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Traffic Control	MO	12	$ 2,000.00	$ 24,000.00
9	Mobilization and Demobilization	LS	1	$ 30,000.00	$ 30,000.00
TOTAL					$ 54,000.00

TOTAL	$ 383,700.00
10% CONTINGENCY	$ 38,370.00
GRAND TOTAL	$ 422,070.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 42,207.00
2	Geotechnical Engineering and CMT (3%)	$ 12,662.10
3	Other Discipline/Admin (2%)	$ 8,441.40
	ENGINEERING SERVICES GRAND TOTAL =	$ 63,310.50

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 485,380.50

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN
CESAR CHAVEZ UTILITY RELOCATION PHASE I
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.8

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	10-Inch Force Main Removal	LF	5500	$ 15.00	$ 82,500.00
2	10-inch C-900 PVC Force Main	LF	5500	$ 75.00	$ 412,500.00
3	12-Inch Force Main Removal	LF	8430	$ 20.00	$ 168,600.00
4	12-inch C-900 PVC Force Main	LF	8430	$ 90.00	$ 758,700.00
5	Bore and 24-inch Steel Casing	LF	700	$ 400.00	$ 280,000.00
6	Air Release Valve	EA	17	$ 6,500.00	$ 110,500.00
7	12-Inch 45 Degree Bends	EA	12	$ 900.00	$ 10,800.00
8	Tie to Manhole	EA	2	$ 3,000.00	$ 6,000.00
				TOTAL	**$ 1,829,600.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
9	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
10	Traffic Control	MO	20	$ 2,000.00	$ 40,000.00
11	Mobilization and Demobilization	LS	1	$ 150,000.00	$ 150,000.00
TOTAL					**$ 190,000.00**

TOTAL	**$ 2,029,600.00**
10% CONTINGENCY	**$ 202,960.00**
GRAND TOTAL	**$ 2,232,560.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 223,256.00
2	Geotechnical Engineering and CMT (3%)	$ 66,976.80
3	Other Discipline/Admin (2%)	$ 44,651.20
	ENGINEERING SERVICES GRAND TOTAL =	**$ 334,884.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 2,567,444.00**

TRIMAD CONSULTANTS L.L.C

CITY OF SAN JUAN

STEWART AND SAM HOUSTON BLVD SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.9

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	1900	$ 6.00	$ 11,400.00
2	8" PVC Gravity Sanitary Sewer Line	LF	1900	$ 65.00	$ 123,500.00
3	48" Dia. Sanitary Sewer Manholes	EA	5	$ 12,000.00	$ 60,000.00
4	Driveways (Open Cut and Restore)	EA	4	$ 2,500.00	$ 10,000.00
				TOTAL	$ 204,900.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
5	Sediment & Erosion Control (Install and Remove)	LS	1	$ 5,000.00	$ 5,000.00
TOTAL					$ 5,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
6	Traffic Control	MO	8	$ 2,000.00	$ 16,000.00
7	Mobilization and Demobilization	LS	1	$ 15,000.00	$ 15,000.00
TOTAL					$ 31,000.00

TOTAL	$ 240,900.00
10% CONTINGENCY	$ 24,090.00
GRAND TOTAL	$ 264,990.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 26,499.00
2	Geotechnical Engineering and CMT (3%)	$ 7,949.70
3	Other Discipline/Admin (2%)	$ 5,299.80
	ENGINEERING SERVICES GRAND TOTAL =	$ 39,748.50

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 304,738.50

CITY OF SAN JUAN

LIFT STATION 19 REHABILITATION PROJECT

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.10

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Installation of New Self-Priming Pumps as per the Estimated ADF and TDH, discharge pipe, Control Panels (Stainless) and Racks, Generator Plug, Safety Hatches, steel pipe manifold, air release valves, gate valves, ductile iron force main and fittings, gauges, by pass system, any and all startup requirements for power, water, disposal, complete in place	LS	1	$ 750,000.00	$ 750,000.00
2	Stainless Steel Support for Suction Piping	LS	1	$ 150,000.00	$ 150,000.00
3	Installation of Odor Control System and All Necessary Components	EA	1	$ 300,000.00	$ 300,000.00
4	Bypass System	LS	1	$ 50,000.00	$ 50,000.00
				TOTAL	$ 1,250,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
5	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					$ 20,000.00

TOTAL	$	1,270,000.00
10% CONTINGENCY	$	127,000.00
GRAND TOTAL	$	1,397,000.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 139,700.00
2	Electrical Engineer (3%)	$ 41,910.00
3	Structural Engineer (2%)	$ 27,940.00
	ENGINEERING SERVICES GRAND TOTAL =	$ 209,550.00

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$	1,606,550.00

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

HALL ACRES SANITARY SEWER CAPACITY IMPROVEMENT PROJECT

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.11

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	5500	$ 6.00	$ 33,000.00
2	18" PVC Gravity Sanitary Sewer Line Remove & Dispose	LF	5500	$ 25.00	$ 137,500.00
3	Removing Sanitary Sewer Manhole and Backfill	EA	17	$ 1,300.00	$ 22,100.00
4	24" PVC Gravity Sanitary Sewer Line	LF	5500	$ 200.00	$ 1,100,000.00
5	60" Dia. Sanitary Sewer Manholes	EA	11	$ 45,000.00	$ 495,000.00
6	Connect to Existing Headworks Manhole	EA	1	$ 15,000.00	$ 15,000.00
7	Bore & 48-Inch Steel Casing	LF	200	$ 1,500.00	$ 300,000.00
				TOTAL	$ 2,102,600.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					$ 20,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
9	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
10	Mobilization and Demobilization	LS	1	$ 80,000.00	$ 80,000.00
TOTAL					$ 128,000.00

TOTAL	$	2,250,600.00
10% CONTINGENCY	$	225,060.00
GRAND TOTAL	$	2,475,660.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 247,566.00
2	Geotechnical Engineering and CMT (3%)	$ 74,269.80
3	Other Discipline/Admin (2%)	$ 49,513.20
	ENGINEERING SERVICES GRAND TOTAL =	$ 371,349.00

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$	2,847,009.00

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

MOORE'S SUBDIVISION SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.12

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (6' to 12')	LF	1388	$ 6.00	$ 8,328.00
2	8" PVC Gravity Sanitary Sewer Line (6' to 12')	LF	1388	$ 65.00	$ 90,220.00
3	48" Dia. Sanitary Sewer Manholes (6' to 12')	EA	5	$ 12,000.00	$ 60,000.00
4	Plugs	EA	2	$ 1,000.00	$ 2,000.00
5	Bypass System	MO	2	$ 25,000.00	$ 50,000.00
6	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	15	$ 2,250.00	$ 33,750.00
7	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	1	$ 1,000.00	$ 1,000.00
8	Removing Sanitary Sewer Manhole and Backfill (6' to 12')	EA	3	$ 2,500.00	$ 7,500.00
9	Removing Curb and Gutter	LF	20	$ 40.00	$ 800.00
10	Removing Asphalt Pavement	SY	143	$ 6.00	$ 858.00
11	8" Flex Base	SY	143	$ 12.00	$ 1,716.00
12	8" Subgrade Lime Stabilized	SY	143	$ 8.00	$ 1,144.00
13	Hot Mix Asphaltic Pavement	SY	143	$ 25.00	$ 3,575.00
14	MC-30 Prime Coat (0.25 Gal per SY)	GAL	36	$ 10.00	$ 360.00
15	Install Curb & Gutter	LF	20	$ 10.00	$ 200.00
				TOTAL	$ 261,451.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					$ 10,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	10	$ 2,000.00	$ 20,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					$ 40,000.00

TOTAL	$ 311,451.00
10% CONTINGENCY	$ 31,145.10
GRAND TOTAL	$ 342,596.10

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 34,259.61
2	Geotechnical Engineering and CMT (3%)	$ 10,277.88
3	Other Discipline/Admin (2%)	$ 6,851.92
	ENGINEERING SERVICES GRAND TOTAL =	$ 51,389.42

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 393,985.52

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

CITY OF SAN JUAN
ORIGINAL TOWNSITE SUBDIVISION SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.13

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (6' to 12')	LF	1000	$ 6.00	$ 6,000.00
2	8" PVC Gravity Sanitary Sewer Line (6' to 12')	LF	1000	$ 65.00	$ 65,000.00
3	48" Dia. Sanitary Sewer Manholes (6' to 12')	EA	6	$ 12,000.00	$ 72,000.00
4	Plugs	EA	2	$ 1,000.00	$ 2,000.00
5	Bypass System	MO	4	$ 25,000.00	$ 100,000.00
6	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	51	$ 2,250.00	$ 114,750.00
7	Cap & Abandon 6-Inch Sanitary Sewer Line	EA	2	$ 1,000.00	$ 2,000.00
8	Removing Sanitary Sewer Manhole and Backfill (4' to 6')	EA	4	$ 2,500.00	$ 10,000.00
9	Removing Curb and Gutter	LF	75	$ 40.00	$ 3,000.00
10	Removing Asphalt Pavement	SY	72	$ 6.00	$ 432.00
11	8" Flex Base	SY	72	$ 12.00	$ 864.00
12	8" Subgrade Lime Stabilized	SY	72	$ 8.00	$ 576.00
13	Hot Mix Asphaltic Pavement	SY	72	$ 25.00	$ 1,800.00
14	MC-30 Prime Coat (0.25 Gal per SY)	GAL	18	$ 10.00	$ 180.00
15	Install Curb & Gutter	LF	75	$ 10.00	$ 750.00
				TOTAL	$ 379,352.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					$ 10,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	7	$ 2,000.00	$ 14,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					$ 34,000.00

TOTAL	$ 423,352.00
10% CONTINGENCY	$ 42,335.20
GRAND TOTAL	$ 465,687.20

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 46,568.72
2	Geotechnical Engineering and CMT (3%)	$ 13,970.62
3	Other Discipline/Admin (2%)	$ 9,313.74
	ENGINEERING SERVICES GRAND TOTAL =	$ 69,853.08

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 535,540.28

TRIMAD CONSULTANTS LLC

CITY OF SAN JUAN

CITY OF SAN JUAN
HIGH SCHOOL EAST SUBDIVISION SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.14

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	6970	$ 6.00	$ 41,820.00
2	8" PVC Gravity Sanitary Sewer Line	LF	5700	$ 65.00	$ 370,500.00
3	10" PVC Gravity Sanitary Sewer Line	LF	1270	$ 75.00	$ 95,250.00
4	48" Dia. Sanitary Sewer Manholes	EA	21	$ 12,000.00	$ 252,000.00
5	Plugs	EA	2	$ 1,000.00	$ 2,000.00
6	Bypass System	MO	6	$ 25,000.00	$ 150,000.00
7	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	184	$ 2,250.00	$ 414,000.00
8	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	6	$ 1,000.00	$ 6,000.00
9	Cap & Abandon 10-Inch Sanitary Sewer Line	EA	1	$ 1,500.00	$ 1,500.00
10	Removing Sanitary Sewer Manhole and Backfill	EA	21	$ 2,500.00	$ 52,500.00
11	Removing Asphalt Pavement	SY	6200	$ 6.00	$ 37,200.00
12	8" Flex Base	SY	6200	$ 12.00	$ 74,400.00
13	8" Subgrade Lime Stabilized	SY	6200	$ 8.00	$ 49,600.00
14	Hot Mix Asphaltic Pavement	SY	6200	$ 25.00	$ 155,000.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	1550	$ 10.00	$ 15,500.00
				TOTAL	$ 1,717,270.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 15,000.00	$ 15,000.00
TOTAL					$ 15,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	20	$ 2,000.00	$ 40,000.00
18	Mobilization and Demobilization	LS	1	$ 60,000.00	$ 60,000.00
TOTAL					$ 100,000.00

TOTAL	$ 1,832,270.00
10% CONTINGENCY	$ 183,227.00
GRAND TOTAL	$ 2,015,497.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 201,549.70
2	Geotechnical Engineering and CMT (3%)	$ 60,464.91
3	Other Discipline/Admin (2%)	$ 40,309.94
	ENGINEERING SERVICES GRAND TOTAL =	$ 302,324.55

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 2,317,821.55

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

CLARK TERRACE SUBDIVISION SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.15

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	3300	$ 6.00	$ 19,800.00
2	8" PVC Gravity Sanitary Sewer Line	LF	3300	$ 65.00	$ 214,500.00
3	48" Dia. Sanitary Sewer Manholes	EA	10	$ 12,000.00	$ 120,000.00
4	Plugs	EA	2	$ 1,000.00	$ 2,000.00
5	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	70	$ 2,250.00	$ 157,500.00
6	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	3	$ 1,000.00	$ 3,000.00
7	Cap & Abandon 6-Inch Sanitary Sewer Line	EA	2	$ 1,500.00	$ 3,000.00
8	Removing Sanitary Sewer Manhole and Backfill	EA	10	$ 2,500.00	$ 25,000.00
9	Removing Asphalt Pavement	SY	2900	$ 6.00	$ 17,400.00
10	8" Flex Base	SY	2900	$ 12.00	$ 34,800.00
11	8" Subgrade Lime Stabilized	SY	2900	$ 8.00	$ 23,200.00
12	Hot Mix Asphaltic Pavement	SY	2900	$ 25.00	$ 72,500.00
13	MC-30 Prime Coat (0.25 Gal per SY)	GAL	725	$ 10.00	$ 7,250.00
				TOTAL	$ 699,950.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
14	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					$ 10,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
15	Traffic Control	MO	12	$ 2,000.00	$ 24,000.00
16	Mobilization and Demobilization	LS	1	$ 30,000.00	$ 30,000.00
TOTAL					$ 54,000.00

TOTAL	$ 763,950.00
10% CONTINGENCY	$ 76,395.00
GRAND TOTAL	$ 840,345.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 84,034.50
2	Geotechnical Engineering and CMT (3%)	$ 25,210.35
3	Other Discipline/Admin (2%)	$ 16,806.90
	ENGINEERING SERVICES GRAND TOTAL =	$ 126,051.75

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 966,396.75

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

LINCOLN AVE. & STATE ST SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.16

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	2200	$ 6.00	$ 13,200.00
2	8" PVC Gravity Sanitary Sewer Line	LF	2200	$ 65.00	$ 143,000.00
3	48" Dia. Sanitary Sewer Manholes	EA	4	$ 12,000.00	$ 48,000.00
4	48" Dia. Drop Sanitary Sewer Manholes	EA	1	$ 15,000.00	$ 15,000.00
5	Plugs	EA	2	$ 1,000.00	$ 2,000.00
6	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	35	$ 2,250.00	$ 78,750.00
7	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	2	$ 1,000.00	$ 2,000.00
8	Removing Sanitary Sewer Manhole and Backfill	EA	2	$ 2,500.00	$ 5,000.00
9	Removing Asphalt Pavement	SY	2000	$ 6.00	$ 12,000.00
10	8" Flex Base	SY	2000	$ 12.00	$ 24,000.00
11	8" Subgrade Lime Stabilized	SY	2000	$ 8.00	$ 16,000.00
12	Hot Mix Asphaltic Pavement	SY	2000	$ 25.00	$ 50,000.00
13	MC-30 Prime Coat (0.25 Gal per SY)	GAL	500	$ 10.00	$ 5,000.00
				TOTAL	$ 413,950.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
14	Sediment & Erosion Control (Install and Remove)	LS	1	$ 5,000.00	$ 5,000.00
TOTAL					$ 5,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
15	Traffic Control	MO	10	$ 2,000.00	$ 20,000.00
16	Mobilization and Demobilization	LS	1	$ 50,000.00	$ 50,000.00
TOTAL					$ 70,000.00

TOTAL	$ 488,950.00
10% CONTINGENCY	$ 48,895.00
GRAND TOTAL	$ 537,845.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 53,784.50
2	Geotechnical Engineering and CMT (3%)	$ 16,135.35
3	Other Discipline/Admin (2%)	$ 10,756.90
	ENGINEERING SERVICES GRAND TOTAL =	$ 80,676.75

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 618,521.75

TRIMAD CONSULTANTS L.L.C

CITY OF SAN JUAN

CITY OF SAN JUAN
LINCOLN AVE. SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.17

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	7700	$ 6.00	$ 46,200.00
2	8" PVC Gravity Sanitary Sewer Line	LF	5200	$ 65.00	$ 338,000.00
3	12" PVC Gravity Sanitary Sewer Line	LF	1500	$ 85.00	$ 127,500.00
4	15" PVC Gravity Sanitary Sewer Line	LF	1000	$ 90.00	$ 90,000.00
5	48" Dia. Sanitary Sewer Manholes	EA	17	$ 12,000.00	$ 204,000.00
6	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	137	$ 2,250.00	$ 308,250.00
7	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	2	$ 1,000.00	$ 2,000.00
8	Removing Sanitary Sewer Manhole and Backfill	EA	20	$ 2,500.00	$ 50,000.00
9	Removing Asphalt Pavement	SY	3000	$ 6.00	$ 18,000.00
10	8" Flex Base	SY	3000	$ 12.00	$ 36,000.00
11	8" Subgrade Lime Stabilized	SY	3000	$ 8.00	$ 24,000.00
12	Hot Mix Asphaltic Pavement	SY	3000	$ 25.00	$ 75,000.00
13	MC-30 Prime Coat (0.25 Gal per SY)	GAL	750	$ 10.00	$ 7,500.00
14	Demolition of Existing Lift Station	LS	1	$ 25,000.00	$ 25,000.00
				TOTAL	$ 1,326,450.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
15	Sediment & Erosion Control (Install and Remove)	LS	1	$ 15,000.00	$ 15,000.00
TOTAL					$ 15,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
17	Mobilization and Demobilization	LS	1	$ 50,000.00	$ 50,000.00
TOTAL					$ 98,000.00

TOTAL	$ 1,439,450.00
10% CONTINGENCY	$ 143,945.00
GRAND TOTAL	$ 1,583,395.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 158,339.50
2	Geotechnical Engineering and CMT (3%)	$ 47,501.85
3	Other Discipline/Admin (2%)	$ 31,667.90
	ENGINEERING SERVICES GRAND TOTAL =	$ 237,509.25

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 1,820,904.25

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN
SECOND STREET SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.18

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	1900	$ 6.00	$ 11,400.00
2	8" PVC Gravity Sanitary Sewer Line	LF	1900	$ 65.00	$ 123,500.00
3	48" Dia. Sanitary Sewer Manholes	EA	5	$ 12,000.00	$ 60,000.00
4	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	137	$ 2,250.00	$ 308,250.00
5	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	2	$ 1,000.00	$ 2,000.00
6	Removing Sanitary Sewer Manhole and Backfill	EA	4	$ 2,500.00	$ 10,000.00
7	Removing Asphalt Pavement	SY	623	$ 6.00	$ 3,738.00
8	8" Flex Base	SY	623	$ 12.00	$ 7,476.00
9	8" Subgrade Lime Stabilized	SY	623	$ 8.00	$ 4,984.00
10	Hot Mix Asphaltic Pavement	SY	623	$ 25.00	$ 15,575.00
11	MC-30 Prime Coat (0.25 Gal per SY)	GAL	156	$ 10.00	$ 1,560.00
				TOTAL	$ 548,483.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
12	Sediment & Erosion Control (Install and Remove)	LS	1	$ 5,000.00	$ 5,000.00
TOTAL					$ 5,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
13	Traffic Control	MO	8	$ 2,000.00	$ 16,000.00
14	Mobilization and Demobilization	LS	1	$ 15,000.00	$ 15,000.00
TOTAL					$ 31,000.00

TOTAL	$ 584,483.00
10% CONTINGENCY	$ 58,448.30
GRAND TOTAL	$ 642,931.30

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 64,293.13
2	Geotechnical Engineering and CMT (3%)	$ 19,287.94
3	Other Discipline/Admin (2%)	$ 12,858.63
	ENGINEERING SERVICES GRAND TOTAL =	$ 96,439.70

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 739,371.00

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN
COUGAR ST SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.19

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	15300	$ 6.00	$ 91,800.00
2	8" PVC Gravity Sanitary Sewer Line	LF	12000	$ 65.00	$ 780,000.00
3	12" PVC Gravity Sanitary Sewer Line	LF	1800	$ 85.00	$ 153,000.00
4	15" PVC Gravity Sanitary Sewer Line	LF	1500	$ 90.00	$ 135,000.00
5	48" Dia. Sanitary Sewer Manholes	EA	17	$ 12,000.00	$ 204,000.00
6	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	404	$ 2,250.00	$ 909,000.00
7	Cap & Abandon Existing Sanitary Sewer Line	EA	12	$ 1,000.00	$ 12,000.00
8	Removing Sanitary Sewer Manhole and Backfill	EA	28	$ 2,500.00	$ 70,000.00
9	Removing Asphalt Pavement	SY	3900	$ 6.00	$ 23,400.00
10	8" Flex Base	SY	3900	$ 12.00	$ 46,800.00
11	8" Subgrade Lime Stabilized	SY	3900	$ 8.00	$ 31,200.00
12	Hot Mix Asphaltic Pavement	SY	3900	$ 25.00	$ 97,500.00
13	MC-30 Prime Coat (0.25 Gal per SY)	GAL	975	$ 10.00	$ 9,750.00
				TOTAL	$ 2,563,450.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
14	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					$ 20,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
15	Traffic Control	MO	30	$ 2,000.00	$ 60,000.00
16	Mobilization and Demobilization	LS	1	$ 75,000.00	$ 75,000.00
TOTAL					$ 135,000.00

TOTAL	$ 2,718,450.00
10% CONTINGENCY	$ 271,845.00
GRAND TOTAL	$ 2,990,295.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 299,029.50
2	Geotechnical Engineering and CMT (3%)	$ 89,708.85
3	Other Discipline/Admin (2%)	$ 59,805.90
	ENGINEERING SERVICES GRAND TOTAL =	$ 448,544.25

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 3,438,839.25

TRIMAD CONSULTANTS LLC

CITY OF SAN JUAN

CITY OF SAN JUAN
EL CAHON SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.20

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	3800	$ 6.00	$ 22,800.00
2	8" PVC Gravity Sanitary Sewer Line	LF	2800	$ 65.00	$ 182,000.00
3	10" PVC Gravity Sanitary Sewer Line	LF	1000	$ 85.00	$ 85,000.00
4	48" Dia. Sanitary Sewer Manholes	EA	10	$ 12,000.00	$ 120,000.00
5	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	153	$ 2,250.00	$ 344,250.00
6	Cap & Abandon Existing Sanitary Sewer Line	EA	12	$ 1,000.00	$ 12,000.00
7	Removing Sanitary Sewer Manhole and Backfill	EA	4	$ 2,500.00	$ 10,000.00
8	Removing Asphalt Pavement	SY	3900	$ 6.00	$ 23,400.00
9	8" Flex Base	SY	3900	$ 12.00	$ 46,800.00
10	8" Subgrade Lime Stabilized	SY	3900	$ 8.00	$ 31,200.00
11	Hot Mix Asphaltic Pavement	SY	3900	$ 25.00	$ 97,500.00
12	MC-30 Prime Coat (0.25 Gal per SY)	GAL	975	$ 10.00	$ 9,750.00
				TOTAL	$ 984,700.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
13	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					$ 20,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
14	Traffic Control	MO	18	$ 2,000.00	$ 36,000.00
15	Mobilization and Demobilization	LS	1	$ 30,000.00	$ 30,000.00
TOTAL					$ 66,000.00

TOTAL	$ 1,070,700.00
10% CONTINGENCY	$ 107,070.00
GRAND TOTAL	$ 1,177,770.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 117,777.00
2	Geotechnical Engineering and CMT (3%)	$ 35,333.10
3	Other Discipline/Admin (2%)	$ 23,555.40
	ENGINEERING SERVICES GRAND TOTAL =	$ 176,665.50

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 1,354,435.50

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

TIERRA DEL SOL & CALLE DEL SOL SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.21

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	4000	$ 6.00	$ 24,000.00
2	8" PVC Gravity Sanitary Sewer Line	LF	4000	$ 65.00	$ 260,000.00
3	48" Dia. Sanitary Sewer Manholes	EA	8	$ 12,000.00	$ 96,000.00
4	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	50	$ 2,250.00	$ 112,500.00
5	Cap & Abandon Existing Sanitary Sewer Line	EA	1	$ 1,000.00	$ 1,000.00
6	Removing Sanitary Sewer Manhole and Backfill	EA	8	$ 2,500.00	$ 20,000.00
7	Removing Asphalt Pavement	SY	1300	$ 6.00	$ 7,800.00
8	8" Flex Base	SY	1300	$ 12.00	$ 15,600.00
9	8" Subgrade Lime Stabilized	SY	1300	$ 8.00	$ 10,400.00
10	Hot Mix Asphaltic Pavement	SY	1300	$ 25.00	$ 32,500.00
11	MC-30 Prime Coat (0.25 Gal per SY)	GAL	325	$ 10.00	$ 3,250.00
				TOTAL	$ 583,050.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
12	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					$ 10,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
13	Traffic Control	MO	12	$ 2,000.00	$ 24,000.00
14	Mobilization and Demobilization	LS	1	$ 30,000.00	$ 30,000.00
TOTAL					$ 54,000.00

TOTAL	$	647,050.00
10% CONTINGENCY	$	64,705.00
GRAND TOTAL	$	711,755.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 71,175.50
2	Geotechnical Engineering and CMT (3%)	$ 21,352.65
3	Other Discipline/Admin (2%)	$ 14,235.10
	ENGINEERING SERVICES GRAND TOTAL =	$ 106,763.25

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$	818,518.25

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN
COIL DRIVE SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.22

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	6200	$ 6.00	$ 37,200.00
2	8" PVC Gravity Sanitary Sewer Line	LF	5800	$ 65.00	$ 377,000.00
3	10" PVC Gravity Sanitary Sewer Line	LF	400	$ 85.00	$ 34,000.00
4	48" Dia. Sanitary Sewer Manholes	EA	14	$ 12,000.00	$ 168,000.00
5	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	153	$ 2,250.00	$ 344,250.00
6	Cap & Abandon Existing Sanitary Sewer Line	EA	6	$ 1,000.00	$ 6,000.00
7	Removing Sanitary Sewer Manhole and Backfill	EA	12	$ 2,500.00	$ 30,000.00
8	Removing Asphalt Pavement	SY	4000	$ 6.00	$ 24,000.00
9	8" Flex Base	SY	4000	$ 12.00	$ 48,000.00
10	8" Subgrade Lime Stabilized	SY	4000	$ 8.00	$ 32,000.00
11	Hot Mix Asphaltic Pavement	SY	4000	$ 25.00	$ 100,000.00
12	MC-30 Prime Coat (0.25 Gal per SY)	GAL	1000	$ 10.00	$ 10,000.00
				TOTAL	$ 1,210,450.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
13	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					$ 20,000.00

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
14	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
15	Mobilization and Demobilization	LS	1	$ 60,000.00	$ 60,000.00
TOTAL					$ 108,000.00

TOTAL	$ 1,338,450.00
10% CONTINGENCY	$ 133,845.00
GRAND TOTAL	$ 1,472,295.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 147,229.50
2	Geotechnical Engineering and CMT (3%)	$ 44,168.85
3	Other Discipline/Admin (2%)	$ 29,445.90
	ENGINEERING SERVICES GRAND TOTAL =	$ 220,844.25

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 1,693,139.25

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

SHUFFORD STREET AND KING ROAD SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.23

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	5000	$ 6.00	$ 30,000.00
2	8" PVC Gravity Sanitary Sewer Line	LF	3700	$ 65.00	$ 240,500.00
3	12" PVC Gravity Sanitary Sewer Line	LF	1300	$ 85.00	$ 110,500.00
4	48" Dia. Sanitary Sewer Manholes	EA	11	$ 12,000.00	$ 132,000.00
5	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	100	$ 2,250.00	$ 225,000.00
6	Cap & Abandon Existing Sanitary Sewer Line	EA	5	$ 1,000.00	$ 5,000.00
7	Removing Sanitary Sewer Manhole and Backfill	EA	10	$ 2,500.00	$ 25,000.00
8	Removing Asphalt Pavement	SY	4400	$ 6.00	$ 26,400.00
9	8" Flex Base	SY	4400	$ 12.00	$ 52,800.00
10	8" Subgrade Lime Stabilized	SY	4400	$ 8.00	$ 35,200.00
11	Hot Mix Asphaltic Pavement	SY	4400	$ 25.00	$ 110,000.00
12	MC-30 Prime Coat (0.25 Gal per SY)	GAL	1100	$ 10.00	$ 11,000.00
				TOTAL	$ 1,003,400.00

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
13	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					$ 20,000.00

MISCELLANEOUS

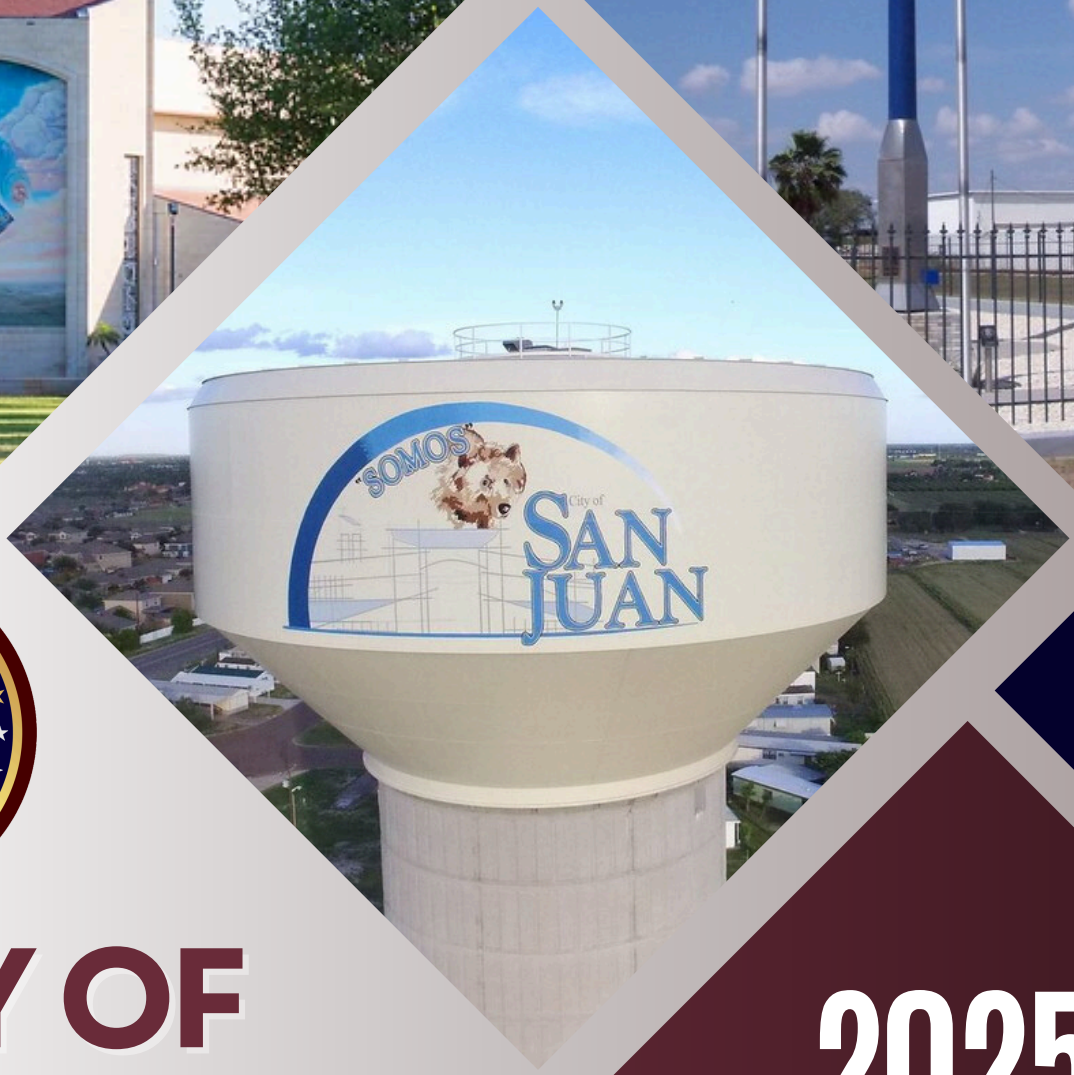
ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
14	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
15	Mobilization and Demobilization	LS	1	$ 50,000.00	$ 50,000.00
TOTAL					$ 98,000.00

TOTAL	$ 1,121,400.00
10% CONTINGENCY	$ 112,140.00
GRAND TOTAL	$ 1,233,540.00

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 123,354.00
2	Geotechnical Engineering and CMT (3%)	$ 37,006.20
3	Other Discipline/Admin (2%)	$ 24,670.80
	ENGINEERING SERVICES GRAND TOTAL =	$ 185,031.00

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	$ 1,418,571.00



CITY OF SAN JUAN

2025 WATER MASTER PLAN

Prepared By:

TRIMAD CONSULTANTS L.L.C.

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CITY OF SAN JUAN
2025 WATER MASTER PLAN

This report was prepared under the responsible charge of the undersigned Professional Engineers. Each engineer has signed and sealed only the portions of the work indicated below.

DESIGN ENGINEER	**DESIGN ENGINEER**
4/02/26	4/02/26
Ricardo Salazar, P.E. Trimad Consultants, L.L.C. 1103 N Raul Longoria San Juan, TX 78589 TBPE Firm No. F-18526	Javier Garcia, P.E. Garcia Infrastructure Consultants, L.L.C. 1803 Mozelle St. Pharr, TX 78577 TBPE Firm No. F-17794
Sections Water Distribution System Wastewater Collection System	Sections Water Treatment Plant Wastewater Treatment Plant

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Appendix A City of San Juan Comprehensive Plan Update - 2019
Appendix B Water Treatment No. 1 Plant Downtown Condition

Section 1.0
Introduction

1.1 Objective

TRIMAD CONSULTANTS, LLC (TRIMAD) was retained by the City of San Juan (City) to develop a comprehensive Water System Master Plan. The primary objective of the plan is to assess the integrity and performance of the existing water system and to create a long-term Capital Improvement Plan (CIP) that accommodates projected growth through the year 2050. This CIP will serve as a strategic framework for future funding, design, construction, and financing efforts needed to address current system deficiencies and meet future water demand.

1.2 Scope

The evaluation for the Water System Master Plan includes the following key components:

1. Water Demands
    a. Develop water demand projections to the Year 2050.
2. Water Treatment Plant
    a. Assess the overall treatment process to identify system deficiencies.
    b. Develop a CIP to address plant deficiencies and implement improvements necessary to support future growth
3. Distribution System
    a. Review and update existing water system maps as needed to support the system analysis. This review includes components such as high service pump stations, elevated storage tanks, ground storage tanks, and major water transmission mains.
    b. Identify system deficiencies.
    c. Develop CIP to address system deficiencies and improvements to meet future demands.

1.3 Background

The City of San Juan has a population of approximately 36,500 residents. Like many communities in the Rio Grande Valley, San Juan has experienced substantial growth over the past 20 years. The City continues to grow, adding an estimated 70 to 100 new water service connections annually. This ongoing growth in both population and service area will require future capacity expansions at the City's water treatment facilities.

This Water System Master Plan has been developed to help the City strategically plan for the expansion and improvement of its water utility infrastructure in order to efficiently meet future water demand. Refer to Exhibit 1.1 for a map of the area served by the City of San Juan.

Currently, the City's water treatment system serves approximately 60% of its residents. The remaining 40% is served by North Alamo Water Supply Corporation (NAWSC). The City of San Juan owns and operates two (2) water treatment plants, both utilizing a conventional treatment process:

- Water Treatment Plant No. 1 is located in the central part of the city at the intersection of 7th Street and Kansas Avenue and is commonly referred to as the "Downtown Plant" and has rated capacity of 1.5-mgd.
- Water Treatment Plant No. 2 is located in the northwest section of the city along "I" Road and is commonly referred to as the "North Plant" and has a rated capacity of 7-mgd.

Together, these facilities provide the City with a total combined treatment capacity of 8.5-mgd.

Raw water is supplied by Hidalgo County Irrigation District No. 2, which sources water from the Rio Grande River. The raw water is delivered to a 100-million gallon (MG) raw water reservoir located directly behind Water Treatment Plant No. 2 and a 57 MG raw water reservoir located along Sgt. Leonel Trevino Rd.

Section 2.0

Population and Land Use Projections

2.1 Land Use

The City's Land Use Plan is included in Appendix A for reference. The Land Use Map plays a critical role in the development of this Water System Master Plan by providing insight into anticipated growth areas, changes in land use density, and future development patterns.

Estimating the exact percentage of developed land in San Jose is challenging. However, based on the City's land use plan and aerial imagery, approximately 60% of the area is considered developed. As expected, the central region, the oldest part of the city, is nearly fully built out. In contrast, the northern and southern edges of San Jose still contain significant undeveloped parcels. Despite ongoing development, the City continues to offer a relatively affordable cost of living and supports a thriving local economy.

These projections are essential for estimating future water demand and identifying the infrastructure improvements needed to support growth. The alignment between land use planning and utility planning ensures that the City can proactively address future needs, optimize capital investments, and maintain reliable water service as development continues. The Master Plan uses the land use data to guide the sizing, placement, and timing of future water system improvements, including distribution mains, storage facilities, and treatment plant capacity expansions.

2.2 Population

Historical population data for the City of San Juan and Hidalgo County are presented in Table 2.1, covering the period from 2000 through 2024. The data show that San Juan has experienced a lower rate of population growth compared to the Hidalgo County during this same period. Approximately 0.58% for San Juan compared to 1.25% for Hidalgo County. San Juan represented approximately 4.1% of Hidalgo County's total population. Understanding these trends is essential for projecting future growth and ensuring that the City's water system infrastructure is appropriately scaled to meet changing demand. GIC utilized *US Census* information to establish these historical population values for both the City and County.

This trend highlights the City's increasing share of regional growth and reinforces the importance of proactive infrastructure planning. Understanding historical growth patterns provides a foundation for developing realistic future population projections, which are essential for estimating long-term water demand and planning capital improvements accordingly.

Table 2.1
Historical Population- San Juan and Hidalgo County
City of San Juan 2025 Water Master Plan

Year	City of San Juan		Hidalgo County		% of County
	Population*	Change (Annu	Population*	% Change (Annual)	Population
2000	**26229**		**569463**		4.61%
2010	**33,856**	2.91%	**774,769**	3.61%	4.37%
2020	**35,294**	0.42%	**870,781**	1.24%	4.05%
2021	35,461	0.47%	881,791	1.26%	4.02%
2022	35,826	1.03%	892,801	1.25%	4.01%
2023	**36,067**	0.67%	903,810	1.23%	3.99%
2024	**36,182**	0.32%	**914,820**	1.22%	3.96%
Average		0.58%		1.25%	4.09%

GIC utilized data from the Texas Demographic Center (TDC). The TDC is a state agency focused on producing and disseminating demographic information for Texas, including population estimates, projections, and data related to demographic trends. It functions as the State Data Center for the state, collaborating with the United States Census Bureau. The TDC is housed at the University of Texas at San Antonio and is responsible for providing data to various state agencies and policymakers.

The projected population growth for the City of San Juan and Hidalgo County is presented in Table 2.2. Population projections published by the Texas Water Development Board (TWDB) were also reviewed; however, they were ultimately dismissed as they do not appear to accurately reflect the anticipated growth patterns of the area. The City of San Juan is essentially landlocked and cannot expand to the north, east, or west due to its borders with the cities of Edinburg, Alamo, and Pharr, respectively. As a result, the population projections provided by the TWDB exceed the realistic development capacity based on the available land within the city limits. For reference, the TWDB's population projections are included in Table 2.3, but are provided for informational purposes only.

The City of San Juan's Water Certificate of Convenience and Necessity (CCN) encompasses areas served by both the City of San Juan and the North Alamo Water Supply Corporation (NAWSC). Based on current service boundaries, approximately 60% of the population resides within the City's direct service area, while the remaining 40% is served by NAWSC. For the purpose of this Master Plan, GIC has applied a proportional adjustment to the total population to reflect the CCN service area distribution. This correction ensures that projected water demands are representative of the actual population served by the City's water utility system. Refer to Table 2.4

Table 2.2
Population Projections – San Juan and Hidalgo County (2025 to 2060)
City of San Juan 2025 Water Master Plan

Year	City of San Juan		Hidalgo County		% of County
	Population	% Change	Population	% Change (Annual)	Population
2000	**26,229**		**569,463**		
2010	**33,856**	2.91%	**774,769**	3.61%	4.37%
2020	**35,294**	0.42%	**870,781**	1.24%	4.05%
2021	**35,461**	0.47%	**876,306**	0.63%	4.05%
2022	**35,826**	1.03%	**880,925**	0.53%	4.07%
2023	**36,067**	0.67%	**885,555**	0.53%	4.07%
2024	**36,182**	0.32%	**890,274**	0.53%	4.06%
2025	*36,347*	*0.46%*	*895,092*	*0.54%*	*4.06%*
2026	*36,548*	*0.55%*	*900,030*	*0.55%*	*4.06%*
2027	*36,752*	*0.56%*	*905,068*	*0.56%*	*4.06%*
2028	*36,961*	*0.57%*	*910,196*	*0.57%*	*4.06%*
2029	*37,172*	*0.57%*	*915,394*	*0.57%*	*4.06%*
2030	*37,385*	*0.57%*	*920,647*	*0.57%*	*4.06%*
2031	*37,601*	*0.58%*	*925,979*	*0.58%*	*4.06%*
2032	*37,821*	*0.58%*	*931,378*	*0.58%*	*4.06%*
2033	*38,040*	*0.58%*	*936,776*	*0.58%*	*4.06%*
2034	*38,257*	*0.57%*	*942,132*	*0.57%*	*4.06%*
2035	*38,471*	*0.56%*	*947,392*	*0.56%*	*4.06%*
2036	*38,682*	*0.55%*	*952,593*	*0.55%*	*4.06%*
2037	*38,886*	*0.53%*	*957,618*	*0.53%*	*4.06%*
2038	*39,082*	*0.50%*	*962,443*	*0.50%*	*4.06%*
2039	*39,270*	*0.48%*	*967,063*	*0.48%*	*4.06%*
2040	*39,446*	*0.45%*	*971,409*	*0.45%*	*4.06%*
2041	*39,613*	*0.42%*	*975,505*	*0.42%*	*4.06%*
2042	*39,764*	*0.38%*	*979,238*	*0.38%*	*4.06%*
2043	*39,903*	*0.35%*	*982,654*	*0.35%*	*4.06%*
2044	*40,027*	*0.31%*	*985,719*	*0.31%*	*4.06%*
2045	*40,138*	*0.28%*	*988,441*	*0.28%*	*4.06%*
2046	*40,234*	*0.24%*	*990,806*	*0.24%*	*4.06%*
2047	*40,317*	*0.21%*	*992,864*	*0.21%*	*4.06%*
2048	*40,388*	*0.18%*	*994,606*	*0.18%*	*4.06%*
2049	*40,448*	*0.15%*	*996,067*	*0.15%*	*4.06%*
2050	*40,496*	*0.12%*	*997,268*	*0.12%*	*4.06%*
2051	*40,535*	*0.10%*	*998,216*	*0.10%*	*4.06%*
2052	*40,565*	*0.07%*	*998,949*	*0.07%*	*4.06%*
2053	*40,586*	*0.05%*	*999,486*	*0.05%*	*4.06%*
2054	*40,603*	*0.04%*	*999,890*	*0.04%*	*4.06%*
2055	*40,614*	*0.03%*	*1,000,177*	*0.03%*	*4.06%*
2056	*40,622*	*0.02%*	*1,000,362*	*0.02%*	*4.06%*
2057	*40,627*	*0.01%*	*1,000,487*	*0.01%*	*4.06%*
2058	*40,630*	*0.01%*	*1,000,556*	*0.01%*	*4.06%*
2059	*40,630*	*0.00%*	*1,000,564*	*0.00%*	*4.06%*
2060	*40,629*	*0.00%*	*1,000,548*	*0.00%*	*4.06%*

**Sources: United States Census Bureau & Texas Demographic Center (TDC)*

Table 2.3
TWDB Population Projections – San Juan and Hidalgo County (2025 to 2060)
City of San Juan 2025 Water Master Plan

Year	City of San Juan		Hidalgo County		% of County
	Population*	% Change (Annual)	Population*	% Change (Annual)	Population
2000	**26229**		**569463**		4.61%
2010	**33,856**	2.91%	**774,769**	3.61%	4.37%
2020	**34,508**	0.19%	**981,890**	2.67%	3.51%
2030	42,849	2.42%	1,219,225	2.42%	3.51%
2040	51,223	1.95%	1,457,502	1.95%	3.51%
2050	**59,614**	1.64%	1,696,257	1.64%	3.51%
2060	**68,005**	1.41%	**1,935,015**	1.41%	3.51%
2070	**76,163**		**2,167,137**	1.20%	3.51%
Average		1.52%		2.13%	3.69%

Table 2.4
Proportional/Corrected Population Projections – San Juan Water Utility System
City of San Juan 2025 Water Master Plan

Year	City of San Juan Population Correction
2000	**15,737**
2010	**20,314**
2020	**21,176**
2021	**21,277**
2022	**21,496**
2023	**21,640**
2024	**21,709**
2025	***21,808***
2026	***21,929***
2027	***22,051***
2028	***22,176***
2029	***22,303***
2030	***22,431***
2031	***22,561***
2032	***22,692***
2033	***22,824***
2034	***22,954***
2035	***23,083***
2036	***23,209***
2037	***23,332***
2038	***23,449***
2039	***23,562***
2040	***23,668***
2041	***23,768***
2042	***23,858***
2043	***23,942***
2044	***24,016***
2045	***24,083***
2046	***24,140***
2047	***24,190***
2048	***24,233***
2049	***24,269***
2050	***24,298***
2051	***24,321***
2052	***24,339***
2053	***24,352***
2054	***24,362***
2055	***24,369***
2056	***24,373***
2057	***24,376***
2058	***24,378***
2059	***24,378***
2060	***24,378***

San Juan Water Utiility	60%
NAWSC	40%

Section 3.0

Water Demand Projections

3.1 Introduction

Water Service Overview

The City of Juan Water Certificate of Convenience and Necessity (CCN) is shared between the City of San Juan and the North Alamo Water Supply Corporation (NAWSC). Approximately 40% of the city's area is served by NAWSC, while the remaining 60% falls under the City's jurisdiction.

Because this Master Plan (MP) focuses solely on the City of San Juan's infrastructure and operations, the population figures were adjusted to exclude areas served by NAWSC, ensuring accurate projections of future water demands.

Existing Water Infrastructure

The City of San Juan operates two (2) Water Treatment Plants (WTPs), the North Plant and Downtown Plant. Respective address and rated capacity for each plant is noted below:

- Plant No.1 (Downtown Plant):
  Address: 700 S. Kansas Avenue
  Rated Capacity: 1.5 million gallons per day (mgd)
- Plant No. 2 (North Plant):
  Adress: 2111 North Veterans Road
  Rated Capacity: 3.5-mgd

The City of San Juan Water Utility Plants serve a corrected population of approximately 21,800 residents, out of a total city population of 36,182. The remaining population, 14,302, is served by NAWSC.

Raw water is sourced from the Rio Grande River via a canal system and conveyed to a 100-million-gallon (MG) terminal reservoir at the North Plant and 57-MG terminal reservoir at the Downtown WTP.

Water Demand and Planning

Water demand rates have been calculated based on historical usage and plant production data, and population projections outlined in Section 2.0. These projections were used to forecast future water demands through the year 2050, supporting the identification of necessary upgrades or expansions to the City's water treatment infrastructure.

3.2 Water Requirements

Water usage is dependent on a number of factors, including service population, commercial and industrial development, climate conditions, customer water use habits, and others. In addition, the rate of water consumption varies widely during different periods of the year and hours of the day. San Juan is similar to most cities in the southern United States where peak water use usually occurs during summer months when lawn watering and irrigation demands are the highest.

The water demand rates that typically drive the design and operation of a water system are annual average day (AAD), maximum day (MD), and maximum hour (MH). These terms are defined below:

Annual Average Day (AAD) demand is the total annual volume of water delivered to the distribution system divided by the number of days in that particular year (arithmetic average). The annual average day rate is used as the design basis for water supply source, provided that the supply has sufficient storage to provide replenishment on annual basis. This rate is also used to project maximum day and maximum hour rates.

Maximum Day (MD) demand is the largest quantity of water used on any one day of the year. The MD rate is used to size water production facilities such as rapid mix basins, clarifiers, and filters.

Maximum Hour (MH) demand is the highest rate of water used during any one hour throughout the course of a year, and often describes the most severe hydraulic load on distribution system facilities. Generally, MH demand occurs during the summer evenings when lawn watering and irrigation loads are highest. MH demand rates are typically used to design pumping and storage facilities. During periods of MH demand, water is often supplied by a combination of pumping from production facilities and gravity flow from elevated storage tanks.

3.3 Historical Water Use

Historical water usage data, including AAD and MD, along with corresponding demand ratios, are presented in Table 3.1. Data necessary to compute MH demands were not available; however, industry standards typically place MH demand at 3.0 to 3.5 times the AAD.

An analysis of historical usage indicates that there was no significant increase in AAD between 2022 and 2024. This suggests stable water consumption patterns despite any marginal population changes or climatic variations during that period.

Table 3.1
Historical Water Use and Demand Ratio
City of San Juan 2025 Water Master Plan

Year	Annual Avg Day (mgd)	Max Day (mgd)	Peaking Factor MD/AAD	Min Day (mgd)
2022	2.61	4.86	1.86	1.12
2023	2.69	4.27	1.59	0.72
*2024	2.61	4.57	1.75	0.98
Average			1.73	

**Data is from 1/2024 to 10/2024*

3.3.1 Population Based Water Demand Projections

Using the corrected population data from Table 2.4, the average per capita water demand for San Juan was determined to be approximately 122 gallons per day per person (gpd/person). The per capita demand was derived from actual consumption data and reflects long-term operational performance. Refer to Table 3.2.

Table 3.2
Historical Water Use and Demand Ratio City of San Juan 2025 Water Master Plan

Year	Annual Avg Day (mgd)	Population	Per Capita Demand (gpd/person)
2022	2.61	21,496	121
2023	2.69	21,640	124
*2024	2.61	21,709	120
Average			122

Table 3.3 summarizes the resulting design basis for the water demand projections

Table 3.3
Summary of Demand Projections Design Basis
City of San Juan 2025 Water Master Plan

Parameter	Value	Data Source (gal)
Annual Average Demand (AAD)	2.63-mgd	Demand Data 2022 to 2024
Maximum Day (MD) Peaking Factor	1.73-mgd/mgd	Table 3.1 Calculated PF
Maximum Hour (MH) Peaking Factor	3.0-mgd/mgd	Typical Literature Value
Population	21,709	Table 2.4 (Population)
Average Water Demand/Capita	122-gpd/capita	Table 3.2 Calculated gpd/capita

Table 3.4 presents the historical and projected water demands for the City of San Juan from 2022 through 2060. Historical demand data for the years 2022 to 2025 were developed using the Monthly Operating Reports (MORs) provided by the City. These reports contain actual plant production data and were used to establish reliable historical demand trends. The per capita water demand of 122 gallons per day (gpd/person), as previously calculated from 2022 and 2024 data—was applied to the corrected population projections to estimate future water demands from 2025 to 2060 assuming the same trend assumptions and planning growth rates. The resulting demand estimates indicate that projected demands will not exceed the combined rated capacity of Plants No. 1 and 2 during the planning period, 2050.

A visual representation of these trends is provided in Figure 3.1, illustrating the relationship between population growth and projected water demand over the planning horizon. While population projections were initially used to estimate future water demands, it was observed that this method may not accurately capture all factors influencing actual consumption trends. In response, GIC evaluated an alternative forecasting approach based on the number of water service connections.

Figure 3.1
Historical and Population Based Demand Projections
City of San Juan 2025 Water Master Plan

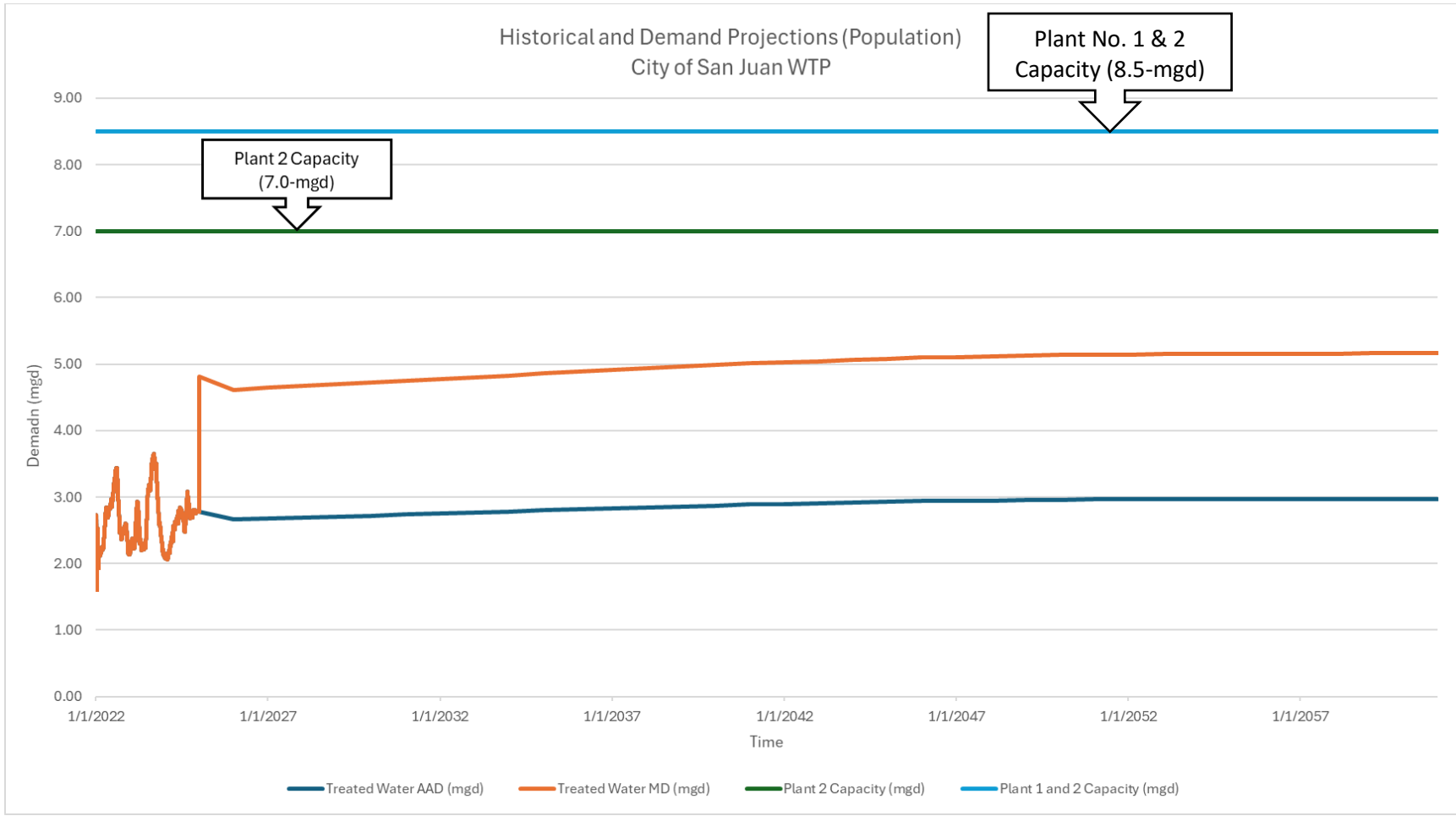


Table 3.4
Historical and Population Based Projected Water Demands
City of San Juan 2025 Water Master Plan

Year	AAD (MDG)	MD (MGD)	MH (MGD)
2022	**2.61**	**4.86**	**7.82**
2023	**2.69**	**4.27**	**8.07**
2024	**2.61**	**4.57**	**7.82**
2025	2.66	4.60	7.98
2030	2.74	4.73	8.21
2035	2.82	4.87	8.45
2040	2.89	5.00	8.66
2045	2.94	5.08	8.81
2050	2.96	5.13	8.89
2055	2.97	5.14	8.92
2060	2.97	5.15	8.92

AAD/MD Factor	***1.73***
AAD/MH Factor	***3***
gpd/capita	**122**

3.3.2 Water Service Connection Based Demand Projections

By analyzing historical water usage relative to the growth in customer connections, GIC assessed whether demand projections based on connection trends provided a more reliable and consistent predictor of future water demand than population alone. This method accounts for potential variations in household size, land use changes, and commercial or industrial development—factors that may not be fully represented through population-based projections.

Table 3.5 presents the historical increase in the number of water service connections from 2022 to 2025. Based on this data, the annual growth rate in connections has been calculated at approximately 1.8% per year.

This connection-based growth rate provides an alternative metric for forecasting future water demands. Unlike population projections, the number of active connections offers a more direct correlation to actual system usage, particularly in areas experiencing shifts in housing density, development types, or occupancy rates.

This trend analysis supports the use of connection-based forecasting as a potentially more accurate method for projecting future system demands, especially when combined with unit demand factors such as average usage per connection.

Table 3.5
Historical Water Service Connections
City of San Juan 2025 Water Master Plan

	Number of Connections		
Year	**Connections**	**Increase**	**Increase %**
2022	7114		
2023	7188	74	1.03%
2024	7152	-36	-0.50%
2025	7516	364	4.84%
			1.79%

Assuming an annual growth in the number of connections based on Table 3.5, the water treatment plants will exceed their combined rated capacity (8.5-mgd) based on TCEQ minimum plant capacity requirements using both the standard 0.6-gpm/connection and alternate capacity 0.56-gpm/connection variance granted by TCEQ in Year 2040 and 2044, respectively. A copy of the ACR Letter was not provided. Figure 3.2, similar to Figure 3.1 illustrates the relationship between water service connections and projected water demand over the planning horizon.

Refer to Table 3.6 which shows the required capacity given the current number of service connections, 7,500.

Table 3.6
TCEQ Capacity Based on Connections
City of San Juan 2025 Water Master Plan

Connections	Demand 0.6-gpm/connection (mgd)	Demand 0.56-gpm/connection (mgd)
7500	6.48	6.05

Figure 3.2 and Table 3.7 support the consideration of adding 1.5 MGD of additional capacity. This added capacity would provide the City with sufficient supply to meet projected demands through the year 2050, based on forecasts using growth in water service connections

Figure 3.2
Historical and Water Service Connection Based Projected Water Demands
City of San Juan 2025 Water Master Plan

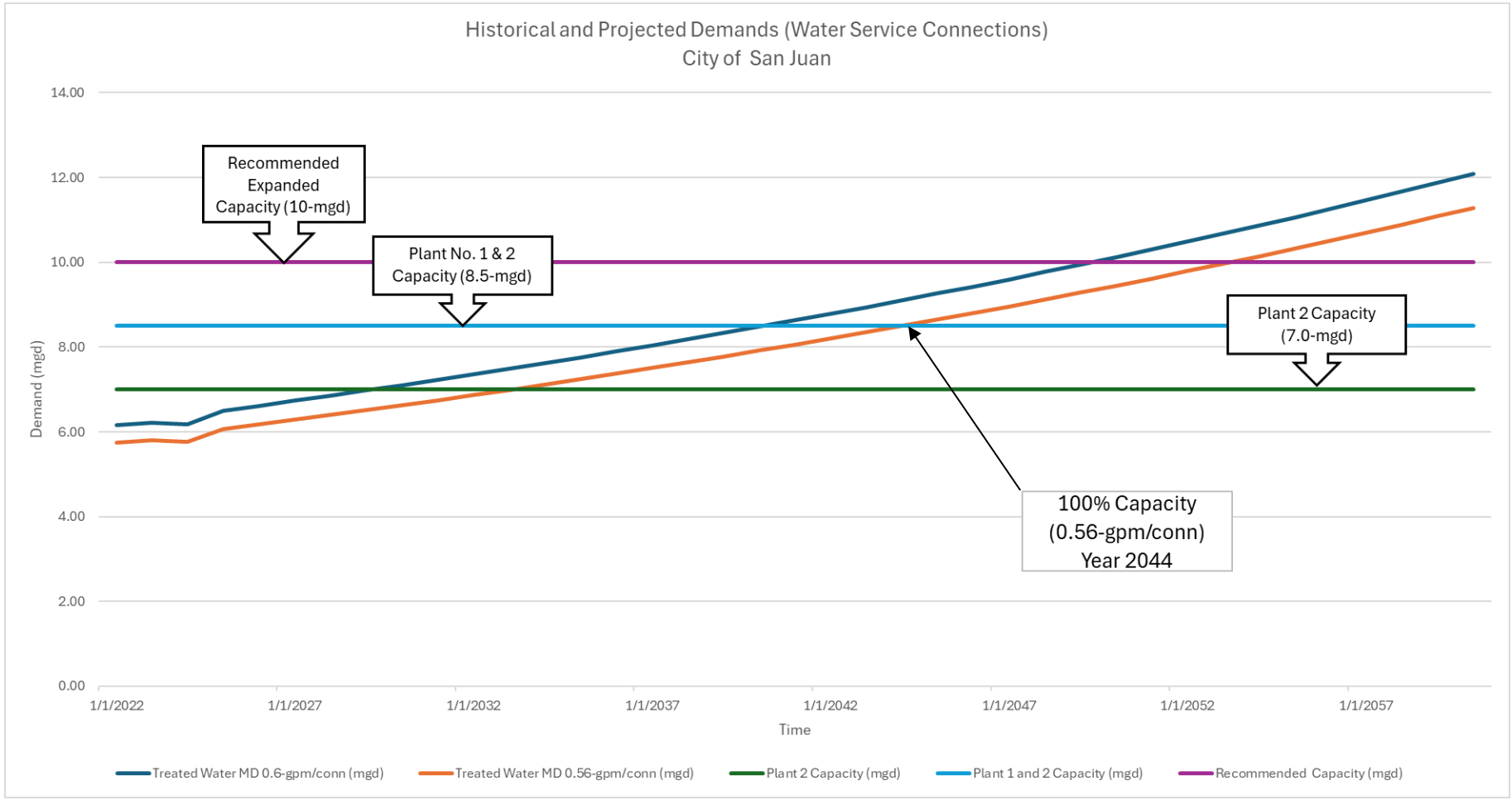


Table 3.7
Historical and Projected Water Demands based on Water Service Connections
City of San Juan 2025 Water Master Plan

Date	Connections	Demand 0.6-gpm/Connection (mgd)	Demand 0.56-gpm/Connection (mgd)
Jan-22	7,114	6.15	5.74
Jan-23	7,188	6.21	5.80
Jan-24	7,152	6.18	5.77
Jan-25	7,516	6.50	6.06
Jan-26	7,651	6.61	6.17
Jan-27	7,787	6.73	6.28
Jan-28	7,927	6.85	6.40
Jan-29	8,069	6.98	6.51
Jan-30	8,213	7.10	6.63
Jan-31	8,360	7.23	6.75
Jan-32	8,510	7.36	6.87
Jan-33	8,662	7.49	6.99
Jan-34	8,817	7.62	7.11
Jan-35	8,975	7.76	7.24
Jan-36	9,135	7.90	7.37
Jan-37	9,299	8.04	7.50
Jan-38	9,465	8.18	7.64
Jan-39	9,635	8.33	7.77
Jan-40	9,807	8.48	7.91
Jan-41	9,983	8.63	8.06
Jan-42	10,161	8.79	8.20
Jan-43	10,343	8.94	8.35
Jan-44	10,528	9.10	8.50
Jan-45	10,717	9.27	8.65
Jan-46	10,909	9.43	8.80
Jan-47	11,104	9.60	8.96
Jan-48	11,303	9.77	9.12
Jan-49	11,505	9.95	9.28
Jan-50	**11,711**	**10.12**	**9.45**
Jan-51	11,920	10.31	9.62
Jan-52	12,134	10.49	9.79
Jan-53	12,351	10.68	9.97
Jan-54	12,572	10.87	10.14
Jan-55	12,797	11.06	10.33
Jan-56	13,026	11.26	10.51
Jan-57	13,259	11.46	10.70
Jan-58	13,496	11.67	10.89
Jan-59	13,738	11.88	11.09
Jan-60	13,984	12.09	11.28

3.4 Unaccounted Water

During the normal operation of a water distribution system, the volume of water produced at treatment facilities is typically slightly greater than the volume recorded through metered sales. This discrepancy, often referred to as unaccounted-for water or non-revenue water (NRW), can arise from a variety of sources. Common contributors include:

- Aging Infrastructure, including pipe breaks and leaks, storage overflows, and service connections leaks.
- Apparent Losses from unauthorized meters (theft),
- Inaccurate customer meters, and billing errors,
- Unmetered municipal uses, such as:
    - Firefighting,
    - Hydrant flushing for maintenance or water quality purposes,
    - Irrigation of public parks and landscaped areas.

Effectively managing and minimizing these losses is critical to improving operational efficiency, conserving resources, and maximizing revenue recovery for water utilities.

Table 3.8 compares the volume of treated water produced by the City of San Juan with the total annual water sales. On average, approximately 18% of the water produced by the City of San Juan Water Treatment Plant (WTP) is not accounted for in water sales. The average loss for a community of comparable size to San Juan is approximately 16%. Therefore, the City is near the average.

Table 3.8
Treated Water Production Compared with Metered Water Sales
City of San Juan 2025 Water Master Plan

Year	Water Production MG	Water Sold MG	Water Loss (MG)	Unaccounted for Water (%)
2019	816.3	755.7	60.6	7.4%
2020	977.3	785.6	191.7	19.6%
2021	947.1	749.7	197.4	20.8%
2022	1,003.2	807.2	196.0	19.5%
2023	1,016.0	751.5	264.5	26.0%
2024	974.3	817.6	156.7	16.1%
Average				18.3%

GIC recommends that the City continue to monitor and assess unaccounted-for water regularly to ensure sustained performance and to promptly identify any emerging issues within the distribution system.

3.5 Water Rights

The City of San Juan did not provide any information to assess water rights portfolio

3.6 Conclusion

The City of San Juan operates two (2) Water Treatment Plants (WTPs) with a combined total capacity of 8.5-mgd. Plant No. 2 (North Plant), constructed in 1997 and expanded in 2014, operates

reliably and is the City's primary treatment facility. In contrast, the Plant No. 1 (Downtown Plant) is significantly older and while the exact construction date is unknown, it is reasonable to assume it was built in the 1970s. Pant No. 1 is in very poor condition and, according to plant staff, is only operated two to three days per month.

GIC developed water demand projections using two (2) methodologies: one (1) based on population growth and the other (2) on the growth in water service connections. While both methods provided valuable insights, the water service connection growth method was determined to be more reliable and was ultimately selected for planning purposes. This approach aligns with the methodology used by the Texas Commission on Environmental Quality (TCEQ), which dictates when a municipality is required to expand its water treatment facilities.

TCEQ uses a planning factor of 0.6 gpm per connection. However, in the case of the City of San Juan, a variance was granted in 2010 allowing the use of 0.56 gpm per connection for planning purposes. Based on the water service connection-based method, it appears the City will exceed its combined rated capacity in 2040 using the 0.6-gpm/connection factor and 2044 using the 0.56-gpm/connection factor. With approximately 7,500 active connections and using the 0.56 gpm/connection planning factor, the required capacity is 6.0 million gallons per day (MGD), compared to the current rated capacity of 8.5 MGD. (Refer to Table 3.6.)

An analysis of unaccounted-for water indicates that the City experiences approximately 18% water loss. While this level of loss is high, it does fall within the typical range for cities of similar size across the State of Texas.

In terms of water supply, the City should plan on acquiring XXX-acre-ft of water within the next XX-years.

Section 4.0

Water Treatment Plant

4.1 Introduction

The City operates two (2) conventional types of water treatment facility, Plant No. 1 and 2. WTP No. 1 is located in the central part of the city at the intersection of 7th Street and Kansas Avenue and is commonly referred to as the Downtown Plant. WTP No. 2 is located in the northwest section of the city along "I" Road and is commonly referred to as the North Plant.

Figure No. 4.1 illustrates the main treatment processes at Water Treatment Plant No. 1 and Figure No. 4.2 at Plant No. 2. Below is brief summary of the treatment process at each respective plant.

4.2 Water Treatment Plant No. 1- Downtown Plant

4.2.1 Process Description

Plant No. 1 is an older facility, believed to have been constructed in the 1960s. The City does not possess any record drawings or as-built documentation for the plant. Based on monthly operating reports (MORs) provided by the City and interviews with plant staff, the facility is currently operated only three to four days per month. The plant is in very poor condition and presents several safety hazards. Missing or inadequate handrails near basins and numerous tripping hazards were observed throughout the site. Photographs documenting the deteriorated condition and safety hazards of Plant No. 1 are provided in Appendix B.

The plant is considered a conventional treatment plant that includes the following treatment components:

1. Supply Basin
    a. Offsite Raw Water Reservoir
    b. Groundwater Well Pump
2. Raw Water Pump Station
3. Package Treatment System
    a. Influent Well
    b. Flocculation Basin
    c. Sedimentation Basin
    d. Filter
4. Sludge Holding Basin (Waste Pool)
5. Buried Clearwell
6. High Service Pump Station
7. Chemical disinfection system Alum, Liquid Ammonia Sulfate (LAS), and Chlorine Gas.

An overview of the treatment process is outlined below for informational reference. A comprehensive evaluation of the conditions will be presented in a subsequent section of this report.

Raw Wate Reservoir:

Hidalgo County WCID No. 2 supplies raw water from the Rio Grande River to a 56.7-Million Gallon (MG) reservoir. Reservoir is offsite at Sgt. Leonel Trevino Rd. next to the San Juan Fireman's Park.

Supply Basin:

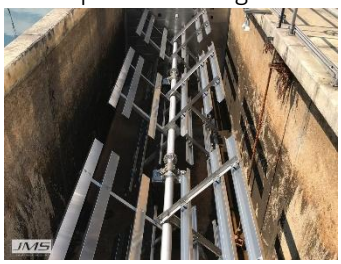
Raw water is introduced into the primary basin from two sources: a 1-million-gallon-per-day (MGD) groundwater well and an offsite raw water basin located west of Cesar Chavez. These combined sources supply raw water for subsequent treatment.

Raw Water Pump Station:

Raw water is conveyed from the Supply Basin to the Package Treatment System via the Raw Water Pump Station, which is equipped with three (3) horizontal split-case pumps. Currently, Pump No. 3 is not operational due to hydraulic constraints. According to plant personnel, Pump No. 3 is unable to overcome the discharge pressure generated by Pumps No. 1 and No. 2, rendering it ineffective during normal operation.

Package Treatment System (Flocculation, Sedimentation, & Filters)

The package treatment system at Plant No. 1 includes an influent channel, flocculation basin, sedimentation basin, and filtration units. The system is in very poor condition and has surpassed its original design life. The flocculator uses a series of paddles that gently mix water and encourage the formation of larger heavier particles from suspended solids. They operate at slow speeds and low shear. These paddles are not operational.



The sedimentation basin is not reliable and needs to be rehabilitated. Plate settlers should be replaced. The filters were also in poor condition and should be rehabilitated.

Adjacent to the filter units is the filter basin pipe gallery, which houses key process piping. The gray pipe conveys filter-to-waste flow (waste/sludge) to a "waste pool," while the blue pipe delivers backwash water to the filters. A small compressor is used for air scour in the filter.

The high service pump station serves dual functions: it supplies treated water to the City's distribution system and also provides the backwash water required for filter cleaning.

Sludge and waste generated during filtration are temporarily stored in the "waste pool" prior to being transported offsite for disposal.

Waste Pump Station

A small waste horizontal split case pump is used to transfer waste from the waste pool for disposal.

Chemical Feed and Disinfection System

The City utilizes Aluminum Sulfate (Alum), Liquid Ammonium Sulfate (LAS), and Chlorine Gas in its water treatment process. Alum serves as a coagulant and is injected prior to the flocculation basin to aid in the removal of turbidity, algae, microorganisms, and taste- and odor-causing compounds by promoting the aggregation and settling of suspended particles.

LAS and Chlorine Gas are combined during the disinfection process to form chloramines, a secondary disinfectant. Chloramines provide longer-lasting residual disinfection in the distribution system compared to free chlorine, enhancing microbial control throughout the system.

Clearwell

A 1-MG Cleawell is used to store treated water prior to distribution. The clearwell is buried below grade so our team was unable to inspect the condition of this basin. This clearwell is also fed from the North Plant (Plant No. 2).

A 1-million-gallon (MG) clearwell is used to store treated water prior to distribution to the City's water system. The clearwell is buried below grade, which prevented a visual inspection of its current condition during the site assessment. In addition to receiving flow from Plant No. 1, the clearwell is also fed by Plant No. 2 (North Plant), making it a shared and critical component of the overall water treatment and distribution system.

High Service Pump Station

The high service pump station is used to deliver water to the City's distribution System. The station includes four (4) horizontal split case pumps. One of the four (4) pumps, Pump No. 1 serves as the backwash pump station.

The water treatment plant currently lacks an emergency backup generator, leaving it vulnerable to power outages and potentially unable to maintain critical treatment and distribution operations during emergencies.

4.2.2 Condition Assessment

GIC conducted a field walkthrough of Plant No. 1 and interviewed plant operators to evaluate the overall condition of the plant and identify any deficiencies requiring attention. This section provides a summary of the findings from that assessment.

Supply Basin:
The supply shows extreme evidence of concrete pitting and corrosion .

Raw Water Pump Station:

Pump No. 3 is not operational due to hydraulic constraints. According to plant personnel, Pump No. 3 is unable to overcome the discharge pressure generated by Pumps No. 1 and No. 2, rendering it ineffective during normal operation. Pump No. 1 and 2 operational and no issues noted by plant staff.

Package Treatment System (Flocculation, Sedimentation, & Filters)

The package treatment system is in very poor condition and has surpassed its original design life. The flocculation basin paddles are currently non-operational, and both the sedimentation basin and filter system are in need of significant rehabilitation.

The compressor used for air scour is aged and exhibits operational unreliability. Staff reported that it is unable to run continuously for more than five (5) minutes without failure

High Service Pump Station

The high service pump station is in critical need of repair, and its operational performance requires significant improvement. Currently, Pump No. 3 is non-operational, and Pump No. 2 is out of service due to issues with the variable frequency drive (VFD) motor. As a result, the only functioning unit is Pump No. 1, which is designated for filter backwash operations."

The water treatment plant currently lacks an emergency backup generator, leaving it vulnerable to power outages and potentially unable to maintain critical treatment and distribution operations during emergencies.

The City is currently evaluating a rehabilitation project for the package treatment system at Plant No. 1. The proposed scope includes replacing the non-operational flocculation basin paddles and refurbishing the sedimentation basin to restore effective treatment performance and extend the system's service life.

4.2.3 Capacity Evaluation

The engineer was unable to confirm the capacity of the unit processes at Plant No. 1 due to the lack of available plant records. No record drawings or as-built documentation were available to verify the dimensions of basins, process piping, or other critical infrastructure components.

4.2.4 System

4.2.5 Conclusion and Recommendations

Plant No. 1 is in very poor condition, reflecting significant neglect and a lack of ongoing maintenance and capital investment. Deterioration is evident throughout the facility, with widespread pitted concrete and exposed rebar. Numerous safety concerns were observed during the site visit, including tripping hazards and broken or missing handrails. These conditions present serious risks to personnel and highlight the urgent need for rehabilitation and safety improvements.

Because the City is behind schedule in addressing the capacity deficiency noted; it should consider addressing the following basic improvements to allow the plant to continue to operate on an interim basis prior to building a new plant at a different location or undertaking a significant plant expansion at this location.

4.2.5.1 Raw Water Pump Station

Address issues with Pump No. 3. This may require replacing the pump or making other piping or valving modifications to address hydraulic constraints.

4.2.5.2 Package Treatment System (Flocculation, Sedimentation, & Filters)

Flocculation Basin

Remove and replace the paddles in the flocculation basin and associated drive motors.

Sedimentation Basin

It is recommended to retrofit the existing sedimentation basin with inclined plate settlers. Inclined plate settlers are generally preferred over tube settlers due to their superior performance in solids removal and operational efficiency. The retrofit will enhance the settling performance of the basin and improve overall water quality. Key advantages of inclined plate settlers include:

- Increased Settling Area: The inclined plates create a significantly larger effective settling surface within the same footprint, offering improved performance compared to traditional sedimentation or tube settlers.
- Enhanced Solids Removal: The closely spaced plates improve the capture of fine particles and flocculent materials, resulting in clearer effluent and higher treatment efficiency.
- Reduced Basin Size Requirements: Due to their improved settling efficiency, inclined plate settlers allow for smaller basin dimensions, an important benefit when retrofitting within existing structural constraints.

- **Ease of Retrofit:** Inclined plate systems can be installed in existing basins with minimal structural modifications, offering a cost-effective upgrade path.
- **Durability and Longevity:** Typically constructed from corrosion-resistant materials such as stainless steel or fiberglass-reinforced plastics, plate settlers offer a long service life and reduced maintenance needs.

When retrofitting an existing sedimentation basin, inclined plates are typically installed at an angle between 55° and 60°. The plates are supported by a framework that allows water to flow uniformly through the channels, facilitating efficient particle settling and sludge collection.

4.2.5.3 Filters

Rehabilitate multi-media filter.

Replace existing filter air scour compressor.

4.2.5.4 High Service Pump Station

Replace and/or reconstruct Pump No. 3 and provide new VFD for Pump No. 2.

4.3 Water Treatment Plant No. 2- North Plant

4.3.1 Process Description

Plant No. 2 was constructed in two (2) phases. Phase 1 was completed in 1997; this phase provided an initial permitted capacity of 3.5 million gallons per day (mgd). Phase 2 was completed in 2014, and doubled the plant's capacity to 7.0 mgd. The facility utilizes a conventional water treatment process and facility is generally in good condition and well maintained. Key Plant Components Include:

1. Raw water intake structure
2. Rapid mixer
3. Solids Contract Clarifiers (ClariCone ®) combined Flocculation and sedimentation basins
4. Dual Media Filter
5. Clearwell storage
6. High-service pumps
7. Chemical feed systems (e.g., coagulants, disinfectants, pH adjustment)
8. Decant Holding Pond
9. Standby generator

An overview of the treatment process is outlined below for informational reference. A comprehensive evaluation of the conditions will be presented in a subsequent section of this report.

Raw Wate Reservoir:

Hidalgo County Water Control and Improvement District No. 2 (WCID No. 2) supplies raw water from the Rio Grande River to a 100.6-million-gallon (MG) lined raw water reservoir. The reservoir lining appears to be constructed of either high-density polyethylene (HDPE) or polyvinyl chloride (PVC) material, both of which are commonly used for their durability, impermeability, and resistance to chemical and UV degradation.

Raw Water Pump Station:

Raw water is conveyed from the raw water reservoir to the raw water pump station through a 24-inch diameter ductile iron pipe (DIP). The pipeline is equipped with a stainless-steel wire wedge screen located at the intake to prevent trash and other large debris from entering the pump station wet well. This screening mechanism helps protect the pumps and downstream treatment processes from potential damage and clogging. An isolation valve is located at the entrance to the wet well, allowing operators to shut off flow from the raw water reservoir to the wet well when necessary. This provides operational flexibility for maintenance, inspection, or emergency situations.

The wet well has approximate dimensions of 20 feet by 10 feet by 17 feet, providing a total capacity of approximately 25,000 gallons. The raw water pump station is equipped with three (3) vertical turbine pumps. Refer to Table 4.1 for detailed pump flow rates and total dynamic head (TDH) conditions.

Table 4.1
Raw Water Pump Station
City of San Juan 2025 Water Master Plan

Pump	Capacity (gpm)	Capcity (mgd)	TDH (ft)
1	2,430	3.50	54
2	2,430	3.50	54
3	2,430	3.50	54

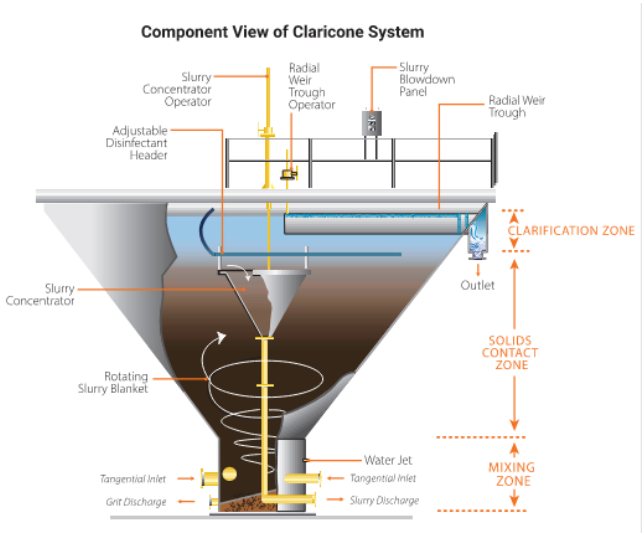
Flow from the raw water pump station is conveyed to the splitter box through an 18-inch force main. Chlorine dioxide is injected to this same force main immediately downstream of the raw water pump station.

Flow Splitter Box

A four (4)-way splitter box is used to distribute flow from the raw water pump station to four (4) clarifiers. The splitter box consists of a common influent well that feeds four separate distribution boxes, each dedicated to an individual clarifier. The common influent well is equipped with a mechanical mixer, and aluminum sulfate (alum) is injected at this point to promote coagulation and enhance solids settling in the clarifiers.

Solids Contract Clarifier (ClariCone ®)

The treatment process utilizes a solids contact clarifier system (ClariCone®), which integrates flocculation and sedimentation within a single basin. Each unit is designed with distinct zones for mixing, solids contact, and clarification, allowing for coagulation, floc formation, and particle settling in a single basin.



Four (2) 47-ft diameter solids contact clarifiers are used, the two west units are covered to mitigate algae growth particularly during warmer summer months when sunlight can stimulate biological activity. The other two (2) east units are not covered.

Dual Media Filters

Clarified water from Clarifiers No. 1 through 4 is conveyed via a 24-inch pipe to the plant's eight (8) dual-media filter cells. These filters are essential for removing fine particulates and polishing the water prior to disinfection and distribution.

Each filter consists of the following media configuration:

- 1-foot anthracite layer
- 2-foot sand layer
- 2-foot 6-inch underdrain system, which supports the media for backwashing

Additional features of the filtration system include:

- Level sensors on each filter trigger the automatic backwash cycle based on head loss or water level.
- During backwash, filtered water from the other seven (7) filters is used to clean the one in cycle, allowing for uninterrupted plant operation.
- The air scour system is used in conjunction with water backwash to agitate and clean the filter media.

Chemical Feed and Disinfection System

The chemical treatment strategy used for water quality and disinfection is summarized as follows:

Pre-Treatment Chemical Feed (Raw Water Line)

Chemicals are injected into the raw water discharge main, located between the raw water pump station and the solids contact clarifiers, to begin the coagulation and oxidation processes:

- Chlorine Dioxide – Used as a powerful oxidant to control taste, odor, and algae, and to assist in the removal of iron, manganese, and organic matter.
- Sodium Hydroxide – Used to adjust pH and alkalinity, optimizing conditions for coagulation and floc formation.
- Aluminum Sulfate (Alum) – Functions as a primary coagulant, aiding in the removal of turbidity, algae, microorganisms, and taste- and odor-causing compounds. Alum is specifically injected prior to the solids contact clarifier (flocculation process) to promote aggregation and settling of suspended particles.

Post-Filtration Chemical Feed (Disinfection)

After filtration, additional chemicals are introduced into the discharge main between the dual-media filters and the clearwell to complete the disinfection process:

- Ammonium Sulfate (LAS)
- Chlorine Gas

These are combined with Chlorine Dioxide to form chloramines, a secondary disinfectant. Chloramines provide longer-lasting residual protection in the distribution system compared to free chlorine, ensuring extended microbial control and minimizing the formation of regulated disinfection byproducts (DBPs).

Bulk storage and day use storage for treatment chemicals are stored in a dedicated facility within the plant. The following bulk chemical storage tanks are located outdoors, protected within a 5-ft high secondary containment wall:

- Two (2) 12,500-gallon Alum Tank,
- One (2) 6,000-gallon Caustic Soda Storage Tank
- One (1) 5,600-gallon LAS Tank

Ammonia and chlorine cylinders are also stored in this area.

Day tanks are housed inside a building, providing temperature control and ease of monitoring and maintenance. These tanks are used for daily feed operations

and draw from the corresponding bulk storage tanks.

- 280-gallon LAS Day Tank
- 280-gallon Caustic Day Tank

- 1,400-gallon Alum Day tank
- 805 Copper Sulfate Day Tank

Ammonia and chlorine cylinders are also stored in this area.

Clearwell

The City utilizes two (2) 0.5-million-gallon (MG) steel clearwell tanks, located on the Plant No. 2 site, for finished water storage prior to distribution: Clearwell No. 1 and Clearwell No. 2 These tanks are interconnected, allowing for operational flexibility and redundancy in water storage and distribution. Pumping and distribution configuration is summarized as follows:

- The High Service Pump Station draws finished water from Clearwell No. 1 and delivers it directly into the City's distribution system.
- The Transfer Pump Station draws from Clearwell No. 2 and transfers water to Plant No. 1 (Downtown Plant) for additional system-wide supply and balancing.

High Service Pump Station

The high service pump station is used to deliver water from Clearwell No. 1 directly to the City's distribution system. The station includes three (3) vertical turbine pumps. Refer to Table 4.2 for detailed pump flow rates and total dynamic head (TDH) conditions.

Table 4.2
High Service Pump Station
City of San Juan 2025 Water Master Plan

Pump	Capacity (gpm)	Capcity (mgd)	TDH (ft)
1	2,430	3.50	234
2	2,430	3.50	234
3	1,042	1.50	174

Transfer Pump Station

The Transfer Pump Station is used to deliver water from Clearwell No. 2 directly to Plant No. 1 (Downtown Plant). The station includes two (2) horizontal split case pumps. Refer to Table 4.3 for detailed pump flow rates and total dynamic head (TDH) conditions.

Table 4.3
Transfer Pump Station
City of San Juan 2025 Water Master Plan

Pump	Capacity (gpm)	Capcity (mgd)	TDH (ft)
1	2,430	3.50	41
2	2,430	3.50	41

Backwash Pump Station

The Backwash Pump Station is used to deliver water from Clearwell No. 2 to backwash multi-media filters. The station includes two (2) vertical turbine pumps. Refer to Table 4.4 for detailed pump flow rates and total dynamic head (TDH) conditions.

Table 4.4
Backwash Pump Station
City of San Juan 2025 Water Master Plan

Pump	Capacity (gpm)	Capcity (mgd)	TDH (ft)
1	3,600	5.00	24
2	3,600	5.00	24

Sludge/Backwash Holding Ponds

Four (4) earthen ponds are used to handle sludge from the treatment process. Thee (3) are used to store sludge one (1) to store backwash waste. Each pond has a concrete access apron to allow vehicles to remove dry sludge for disposal.

Electrical, Instrumentation, and Control.

A comprehensive assessment of the plant's electrical, instrumentation, and controls (EI&C) system is beyond the scope of this study. However, a basic overview of the system is provided below:

- A local control system operates the multimedia filters. Each filter is equipped with level sensors that automatically initiate a backwash process as needed. This control system is housed in a small building located adjacent to the filters.
- The electrical switchgear and SCADA interface workstation are located within the operations building. This building houses both the original and newly installed switchgear components, providing centralized electrical control and monitoring.
- The water treatment facility is equipped with an emergency backup generator that features automatic transfer capabilities. In the event of a power outage, the system switches to generator power, allowing the City to maintain essential water treatment and distribution functions during emergencies.

4.3.2 Condition Assessment

GIC conducted a field walkthrough of Plant No. 2 and interviewed plant operators to evaluate the overall condition of the plant and identify any deficiencies requiring attention. This section provides a summary of the findings from that assessment.

Raw Wate Reservoir:

Several repairs and improvements are required at the raw water reservoir to address structural, operational, and safety concerns. These are summarized below:

- Liner Failure: The reservoir liner has failed in multiple locations, resulting in raw water seepage beneath the liner. This is a critical issue, as it leads to water loss and potential subgrade instability.

- Influent Pipe Damage: The influent pipe supplying raw water to the reservoir has sustained damage due to erosion and stormwater runoff. The pipe has partially collapsed, and temporary in-house repairs have been made to maintain functionality. A permanent repair is necessary to ensure reliable operation.

- Perimeter Fencing: The chain-link fence along the perimeter shared with the new City Park and associated soccer field is damaged and requires repair. This presents a safety concern, particularly due to the potential for unauthorized access by children or park users to the reservoir area.

  City should consider adding cameras at this fence boundary to monitor possible unauthorized access.

Raw Water Pump Station:

Several repairs and improvements are required at the raw water pump station to address operational concerns. These are summarized below:

- Pump No. 3 is not operational: Pump No. 3 is not operational due to a motor failure caused by water infiltration which damaged associated wiring. This pump has not been in service since 2018.

  Unlike Pump No. 1 and 2, which were replaced and upgraded with variable frequence drive (VFDs) in 2014 as part of the Phase 2 Plant Expansion project, Pump No. 3 was not replaced and installed as part of the original plant construction in 1997. Therefore, this pump is now 28 years old and beyond its intended design life and requires replacement or complete overhaul.

- Check Valve not operation: The check valve is not operational. Plant staff are required to operate pump station manually. Pump station is manually activated; the check valve is set in a closed position to prevent water from flow back to the raw water reservoir. This manual intervention increases operational complexity and risk, and limits automation capabilities.

- Isolation Gate: Isolation gate that controls flow from the raw water reservoir to the pump station is broken. This isolation gate should be replaced to restore proper isolation capabilities. Without a functional isolation gate, it is not possible to safely isolate the pump station for maintenance or in emergency situation.

Solids Contract Clarifier (ClariCone ®)

The sludge line valve for Clarifier No. 3 is currently not operational. It is suspected that a clog in the sludge line may be impairing the valve's functionality. Additionally, algae growth is prevalent along the weirs of both Clarifier No. 3 and Clarifier No. 4. These units are not covered, and the combination of warm water and direct sunlight is contributing to the algae proliferation.

Dual Media Filters

Plant staff noted that sand is loose and is routinely lost during filter backwash cycle. It is possible that the sand being used is not the correct grade and results in this loss. Further investigation is warranted to prevent the financial loss of having to replenish the sand.

Clearwell No. 1 & Transfer Pump Station

The air release valve at the Transfer Pump Station is not discharging to a proper drain system and is continuously releasing water onto the ground. This has resulted in persistent ground saturation, creating a wetland-like condition between the Transfer Pump Station and Clearwell No. 1. Water is migrating along the perimeter of the retaining wall and the base of the tank, leading to ponding and algae growth. Algae is creating a slippery and hazardous surface for plant staff, and vegetation is beginning to grow along the tank perimeter, further complicating maintenance, and safety conditions. This issue should have a simple fix and would consist of connecting the air release valve discharge to back to the raw water reservoir or to the Raw Water Pump Station wet well.

High Service Pump Station

The high service pumps are not equipped with variable frequency drives (VFDs). Currently, flow from the station is regulated by partially closing a gate valve to create artificial head within the system. This method is inefficient and leads to increased energy consumption.

Plant staff reported that VFDs for all three pumps have been purchased and delivered; however, they cannot be installed at this time due to outdated pump wiring, which must be upgraded to avoid the risk of damaging the new VFDs.

Additionally, current system demands do not require the operation of the larger pumps (Pump No. 1 and Pump No. 2). As a result, the smaller pump (Pump No. 3) operates continuously, leading to excessive wear due to the lack of rotation among the pumps.

Backwash Pump Station

Plant staff have reported that sand is being lost from the multi-media filters during each backwash cycle. This issue is likely due to either an improper media specification or excessive pressure in the backwash line. Further evaluation is recommended to identify the root cause and implement corrective measures to prevent continued media loss.

Electrical, Instrumentation, and Control.

Several deficiencies were identified in the plant's electrical, instrumentation, and control systems. These are summarized as follows:

- Raw Water Pump Station Controls: Pump No. 1 can be operated remotely via SCADA; however, Pump No. 2 can only be operated manually through the keypad located in the MCC Building. This limits operational flexibility and remote-control capabilities.

- Electrical Room Cooling: The electrical switchgear and control room within the operations building is not equipped with air conditioning. To mitigate high temperatures, staff keep the door between the operations area and the electrical room open and use portable fans to circulate air and cool the equipment. This is an inadequate and potentially unsafe cooling solution for sensitive electrical components.

- Roof Leaks: Roof leaks have been observed in the electrical room, allowing water to infiltrate during wet weather. This poses a significant risk to the integrity and safety of the electrical systems.

4.3.3 Recommend Improvement

Recommended improvements for the San Juan WTP summarized below. Recommendations are subdivided as system wide and individual on a process unit by process basis. A summary table is presented summarizing all projects and associated costs.

4.3.4 Plant Wide Recommended Improvements

The plant has sufficient capacity to meet demand projection to year 2040. However, the City will need to start planning to expand the plant based on the demand per connection requirements (0.56-gpm/connection) in 2045. As noted in our report, this demand/connection value was reduced from 0.6-gpm/connection as a result of a variance request granted by TCEQ in 2010. Based on the projected number of connections, the plant will reach capacity (8.5-mgd) in 2040. The City will need to add approximately 1.5-mgd to reach 2050 Planning date.

4.3.5 Process Unit Recommended Improvements

4.3.5.1 Raw Wate Reservoir

- Repair reservoir failed liner
- Repair Influent “gooseneck” Pipe
- Repair Perimeter Fencing
- Install cameras at perimeter fence.

Additional cameras are also recommended at plant entrance at facing Veterans Rd. for security purposes.

4.3.5.2 Raw Water Pump Station:

- Replace Pump No. 3 and equip with VFD.
- Replace Pump Check Valve
- Replace Isolation Gate

4.3.5.3 Solids Contract Clarifier (ClariCone ®)

- Investigation issue associated with sludge line valve for Clarifier No. 3. Confirm if sludge line is clogged or if valve needs to be repaired or replaced. This may consist of checking functionality of the automated valve operator, take unit offline and confirm possible clogging, if line is not clogged, disassemble and rebuilt valve or replace it.

4.3.5.4 Dual Media Filters

- Investigate sand loss from filters. This will consist of determining if the filter sand grade is appropriate and whether high pressure from the backwash pump station is contributing to the problem. Consider conducting a sieve analysis to confirm that grain size meets AWWA/Industry Standards. It is possible that grades is too fine or too coarse which can impact filter performance and contribute to media loss.

4.3.5.5 Clearwell No. 1 & Transfer Pump Station

- Capture water from the air release valve and redirect it to an appropriate drain back to the raw water reservoir or Raw Water Pump Station wet well.

4.3.5.6 High Service Pump Station

- Resolve issues related to the VFDs. This effort may require the City to replace aged wiring to ensure that VFD units are not damaged once installed.
- Address issues associated with the underutilized larger pumps, Pump No. 1 and 2, leading to the over-reliance and potential failure of Pump No. 3. Consider pressure reducing or pressure sustaining valves to stabilize discharge pressure when the larger pumps operate. Perhaps modifying SCADA logic to allow automation or staging of Pumps No. 1 and 2 and re-purposing Pump No. 3 as a standby or peak-shaving support. Incorporating VFDs should help address part of these issues.

4.3.5.7 Backwash Pump Station

- Coordinate investigation of the multi-media filters to address the observed loss of sand media. This effort should be conducted in conjunction with an evaluation of the backwash pump station to determine whether excessive backwash flow rates or pressures are contributing to media displacement. The investigation should include visual inspections, operational data review, and sampling of both filter media and backwash discharge. Findings from both systems should be analyzed collectively to identify root causes and develop appropriate corrective actions to restore proper filter performance and prevent further media loss.

4.3.5.8 Electrical, Instrumentation, and Controls

- Upgrade the control system to allow remote operation of Pump No. 2 via SCADA. This may involve installing a remote I/O module, updating PLC programming, and integrating control logic into the SCADA interface. This will ensure both pumps can be operated and monitored remotely, improving system flexibility and operator efficiency.
- Install a dedicated HVAC system for the electrical and control room to maintain safe operating temperatures for electrical equipment. Ensure the cooling system is properly sized for the heat load generated by the equipment. This will eliminate the need for open doors and portable fans, enhancing both safety and reliability.
- Conduct a roof inspection to identify the source(s) of leakage. Repair or replace the damaged roofing materials to prevent water infiltration. In the interim, consider installing temporary protective measures (e.g., waterproof covers or diversion barriers) to shield critical electrical equipment until permanent repairs are completed.

Refer to Table 4.5 for the Capital Improvement Plan (CIP). The most critical decision involves the Downtown Water Treatment Plant. Given its deteriorated condition, it may not be prudent to invest further in this facility. The City should carefully consider constructing a new plant and decommissioning the existing one. Please note that the cost of a replacement plant is not included in the CIP. GIC recommends that the City commission an engineering study to determine whether rehabilitation or full decommissioning of the plant is the most viable option.

Table 4.5
Water Treatment Plant 1 and 2 Capital Improvement Plan (CIP)
City of San Juan 2025 Water Master Plan

Item No.	Description Summary	*Critical Rating (1 to 10)	Timeframe		Cost			
			Design	Construction	Construction	Contingency (50%)	Engr/SDC/Admin	Total
Water Treatment Plant No. 1 (Downtown)								
1	Raw Water Pump Station (Pump No. 3)	10	2026	2027	$350,000.00	$175,000.00	$131,250.00	$656,250.00
2	Flocculation Basin Rehabiliation	10	2026	2027	$675,000.00	$135,000.00	$202,500.00	$1,012,500.00
3	Sedimentation Basin Rehabiliation	10	2026	2027	$950,000.00	$190,000.00	$285,000.00	$1,425,000.00
4	Filter Rehabiliation	10	2026	2027	$565,000.00	$113,000.00	$169,500.00	$847,500.00
5	High Service Pump Station Improvements	10	2026	2027	$375,000.00	$56,250.00	$107,812.50	$539,062.50
Water Treatment Plant No. 2 (North)								
1	Repair Raw Water Reservoir (Liner, Fencing, & Install Camera)	6	2026	2027	$227,000.00	$113,500.00	$85,125.00	$425,625.00
2	Raw Water Pump Station Improvements (Pump No. 3, VFD, and Valve	10	2026	2027	$325,000.00	$65,000.00	$97,500.00	$487,500.00
3	Solids Contact Clarifier Sludge Line Investigation and Repair	5	2027	2028	$175,000.00	$35,000.00	$52,500.00	$262,500.00
4	Dual Media Filter Media Loss Invesgitaiton and Repair	5	2027	2028	$150,000.00	$30,000.00	$45,000.00	$225,000.00
5	Transfer Pump Station Air Release and Civil Site/Drain Improvements	10	2026	2027	$325,000.00	$65,000.00	$97,500.00	$487,500.00
6	High Service Pump Station VFD's and Pump No. 3 Operation	10	2026	2027	$425,000.00	$85,000.00	$127,500.00	$637,500.00
7	Backwash Pump Station Media Loss Investigation and Repair	4	2027	2028	$150,000.00	$30,000.00	$45,000.00	$225,000.00
8	Electrical, Instrumentation, and Controls Improvements	10	2026	2027	$825,000.00	$165,000.00	$247,500.00	$1,237,500.00
5	Expand Plant 1.5-mgd	4	2035	2037	$18,000,000.00	$2,700,000.00	$5,175,000.00	$25,875,000.00
					$23,517,000.00	$3,957,800.00	$6,868,700.00	$34,343,500.00

Critical rating is based on a scale of 1 to 10. Ten (10) being the most critical/urgent.

Section 5.0

Water Distribution System Evaluation

5.1 Introduction

The purpose of this evaluation is to provide the City with a logical strategy for upgrading and expanding its water distribution system to accommodate future growth and to address system deficiencies. The updated plan covers the period from the present through the Year 2050. As with any master plan, it is important to understand the limitations and use of this tool. Staging of specific recommended projects may need to be adjusted to conform to regional factors such as roadway improvements, changes in development patterns, condition of waterlines, and/or right-of-way considerations.

The City of San Juan provides water service to an area characterized by irregular boundaries, particularly along its northern and southern edges. The northern boundary is approximately defined by Eagle Street, FM 495, and Sgt. Leonel Treviño. The southern boundary generally follows the Main Floodway located south of Ridge Road. In contrast, the western and eastern boundaries of the service area are more clearly defined. The western boundary is marked by Veterans Boulevard (also known as I Road), while the eastern boundary follows Cesar Chavez Road. The City of San Juan Water Distribution System is bordered by other water providers: to the north by the North Alamo Water Supply Corporation, and to the south by the Military Highway Water Supply Corporation. Refer to Exhibit 1.1 which shows the City's Service Area Map.

The main elements of this evaluation are outlined below:

- Update the City's distribution network map to include new subdivisions.
- Model existing water distribution system.
- Identify existing system deficiencies and develop improvement alternatives.
- Model water system with future conditions based on the City's Land Use Plan.
- Develop a Capital Improvements Plan (CIP) to address future system demands.

An extensive evaluation regarding the condition of each facility is outside this evaluation scope of work.

A static hydraulic analysis was conducted for each of the study years-2025 and 2050 to determine if the water distribution system met predetermined system criteria under the following conditions:

- Average Day use
- Maximum-Day use
- Maximum-Day use plus fire-flow use (residential and commercial)
- Maximum Hour use
- TCEQ Minimum pressure requirements

Trimad modeled the City's water distribution system and made recommendations to improve the distribution system based on current and future demands. The hydraulic model is a simulation of the City's system and replicates the water distribution network as the City grows through the Year 2050.

By conducting a hydraulic model, Trimad was able to identify deficiencies, and, when needed, recommend system-wide improvements.

5.2 Existing System and Demands

The project team used the City's available information including CAD files, as-built drawings, and operational data collected from the City's Utility Department to develop the model. This exercise allowed the team to gain a thorough understanding of the City's distribution system. Existing demands were based on the most recent and readily available data provided by the Utility Department, and unit demands were applied to allocate flows to each node in the system. Exhibit 5.1 through Exhibit 5.6 displays the City's existing water distribution system.

5.2.1 System Facilities

5.2.1.1 Water Supply

The City receives its raw water supply from the Rio Grande River, groundwater well located at the water plant no. 1 site and an offsite raw water basin located west of Cesar Chavez. Refer to section 3.0 for a detailed discussion regarding available water rights and potential deficiencies.

5.2.1.2 High Service Pump Station

The City operates two High Service Pump Stations. The station at Water Treatment Plant No. 1 is in critical need of repair: its performance is inadequate and cannot reliably meet system demand. The station at Water Treatment Plant No. 2 is equipped with three operational high service pumps: it is currently functioning reliably and supports overall system demand. Provided below is a brief description of this facility:

Table 5.1
High Service Pump Station Rated Capacity Water Treatment Plant No. 2
City of San Juan 2025 Water Master Plan

Pump	Capacity (gpm)	Capacity (mgd)	TDH (ft)
1	2,430	3.50	234
2	2,430	3.50	234
3	1,042	1.50	174

5.2.1.3 Storage Capacity

This Section compares the City's current water and elevated storage capacity compared to TCEQ requirements. Table 5.2 shows all of the City's ground and elevated storage facilities.

Water Storage Facilities

TCEQ sets the standard for water storage facilities on public water systems. In accordance with TCEQ Regulations, the City is required to maintain a total storage capacity of 100 gallons per connection.

The City has 3,650,000-gallons of available storage. This storage can serve up to 18,250-connections.

- 3,650,000-gal / 200-gal/connection = 18,250 Connections

Elevated Storage Capacity

In accordance with TCEQ Regulation, the City is required to maintain a total storage of 100-gallons elevated storage per connection.

The City currently has 1,550,000-gallons of elevated storage. This elevated storage can serve up to 15,500-connections.

- 1,550,000-gal /100-gal/connection = 15,500 Connections

Table 5.2
Storage Capacity Summary
City of San Juan 2025 Water Master Plan

Facility	Storage Capacity (gal)	Elevated Storage (gal)
North EST	250,000	250,000
South EST	300,000	300,000
Southeast EST	1,000,000	1,000,000
Water Plant No. 1 Underground Clearwell No. 1	1,000,000	
Water Plant No. 1 Underground Clearwell No. 2	100,000	
Water Plant No. 2 Clearwell No. 1	500,000	
Water Plant No. 2 Clearwell No. 2	500,000	
Total	3,650,000	1,550,000
Total Connections	18,250	15,500

Total Storage Required (gal/connection) = 200
Elevated Storage Required (gal/connection) = 100

Table 5.3 shows the total storage volume required for each of the study years included in this report.

Table 5.3
Storage Capacity Requirements
City of San Juan 2025 Water Master Plan

Study Year	Population (gal)	Projected # of Connections	[1]Total Storage Required (MG)	[2]Elevated Storage Required (MG)
2025	21,808	7,516	1.5	0.75
2035	23,083	8,975	1.8	0.9
2050	24,298	11,711	2.34	1.17

[1]Based on 200 Gal/Connection
[2]Based on 100 Gal/Connection

Based on these projections, the City has a sufficient capacity to meet both total and elevated storage requirements to the Year 2050.

5.2.1.4 Valves

No significant flow control or pressure reducing valves were identified in the system. Valves in the system are mostly limited to isolation type gate valves.

5.2.1.5 Pressure Planes

The city operates on a single pressure plane. The high service pump station supplies all three (3) elevated storage tanks. However, one of the tanks is set at a higher elevation than the others and does not fill properly under normal operating conditions due to insufficient system pressure at that elevation.

5.2.2 System Demands

5.2.2.1 Average Demand and Peaking Factors

The City's water consumption was estimated from the quantity of finished water produced at the water plant and historical records for the last two years (2022 to 2024). Currently, the city has an annual average demand of 2.63-mgd and serves a population of 21,800. The maximum-day demand is 1.73-mgd.

Refer to Section 3.0 for a complete analysis of the existing and future water demand projections and associated peaking factors.

5.2.2.2 Unit Demands

The unit demand analysis was limited due to the lack of customer-specific data provided by the City. Although information on the number of customers by category (e.g., residential, commercial, industrial, institutional) was not available, unit demands were completed using the 2019 land use map and the TCEQ variance of 0.56 gpm per connection. These sources allowed for the development of preliminary unit consumption rates and overall system demand estimates. If the City later provides detailed customer classifications and historical consumption records, the analysis can be refined and updated in the final version of this Master Plan. It is recommended that the City compile and submit the missing data to support a more comprehensive and accurate unit demand assessment. The unit demands are summarized in Table 5.4.

Table 5.4
Year 2025 Unit Demand
City of San Juan 2025 Water Master Plan

Customer Type	Average Daily Consumption (mgd)
Single-Family Residential	4.42
Multi-Family Residential	0.06
Commercial	0.73
Institutional	0.73
Industrial	0.06
Parks	0.06
Agricultural/Vacant	-
Total	**6.06**

5.2.2.3 Water Demand Projections

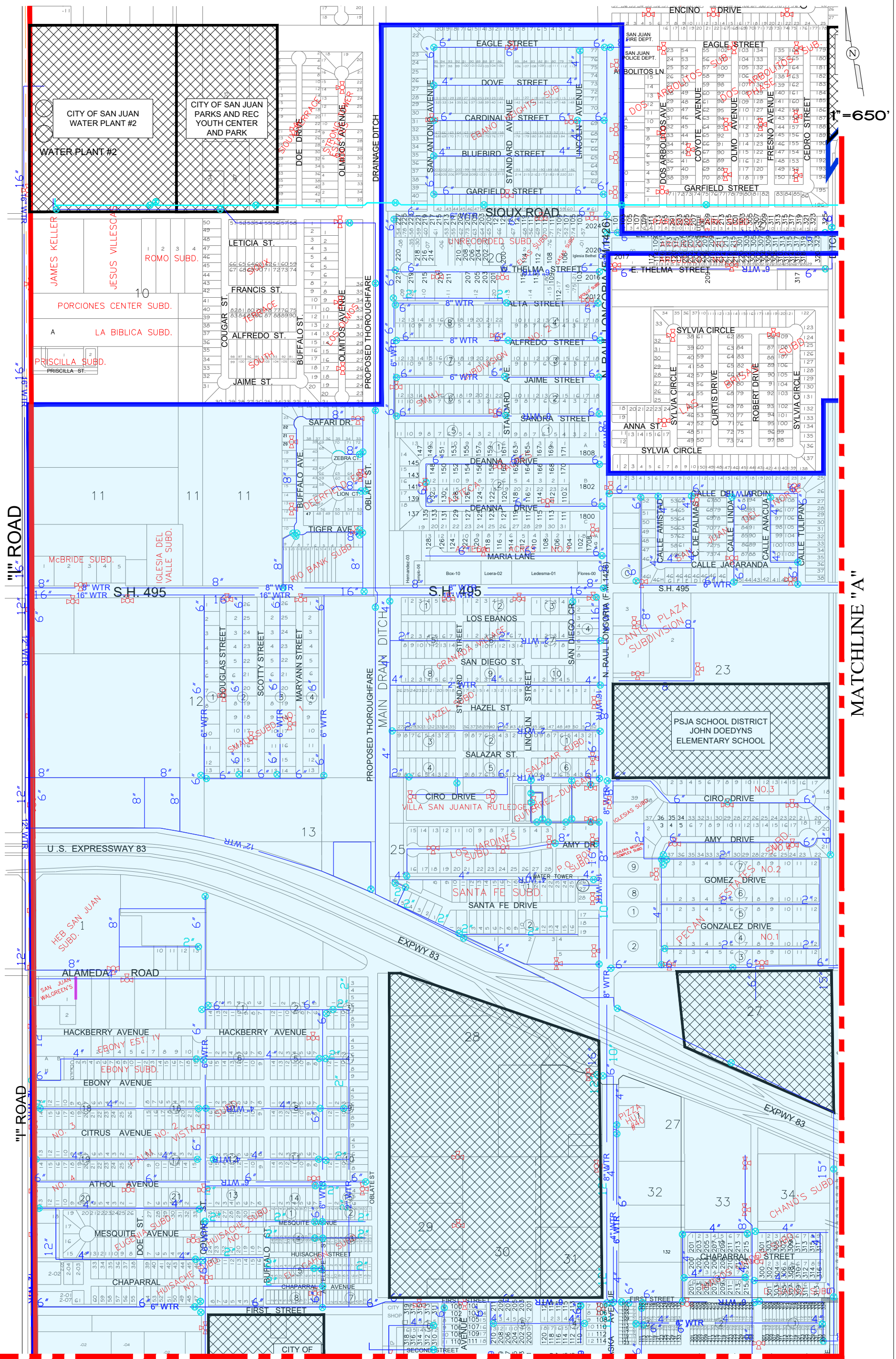
The City's Comprehensive Plan was used to identify and evaluate planned improvements for the City's long-term development. As expected, anticipated population and land-use growth will increase the overall demand for water. As part of this Water Distribution Master Plan, it was necessary to project system-wide demands under future development scenarios. These projected demands form the basis for evaluating system performance under future conditions and for establishing priorities within the Capital Improvements Plan (CIP).

Projected land uses within the City's existing incorporated limits were obtained from the City of San Juan Comprehensive Land Use Plan, prepared by Ann Cooke Bagley, FAICP, Bagley Associates LLC. For this study, it was assumed that the City will not expand beyond its current corporate boundaries. This is a reasonable assumption because San Juan is physically constrained by surrounding jurisdictions and water service providers. The City is bordered by Pharr to the west, Alamo to the east, and Edinburg and unincorporated communities to the north. Furthermore, the City's water system cannot grow outside its current service area, as it is bounded by North Alamo Water Supply Corporation (NAWSC) to the north and east, and by Military Highway Water Supply Corporation to the south. These utilities control service territories adjacent to San Juan, preventing the municipal water system from expanding beyond its present limits even if the City's population or land area increases through annexation.

Within the existing City limits, the central areas are largely built out with minimal opportunity for additional development. The remaining potential for growth exists primarily along the northern and southern portions of the City. It was assumed that the percentage of water usage by customer type will remain consistent across the two planning periods (2025 and 2050). Table 5.5 summarizes the projected future land-use areas and the corresponding estimated water demands.

Table 5.5
Projected Future Demands
City of San Juan 2025 Water Master Plan

Customer Type	Average Daily Consumption (mgd)
Single-Family Residential	6.9
Multi-Family Residential	0.09
Commercial	1.13
Institutional	1.13
Industrial	0.09
Parks	0.09
Agricultural/Vacant	-
Total	**9.43**



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File:	Revision	Date	Description

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CITY OF SAN JUAN
CENTRAL NORTHWEST REGION-EXISTING EXISTING WATER DISTRIBUTION SYSTEM
EXHIBIT 5.1

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CITY OF SAN JUAN WATER DISTRIBUTION SYSTEM.dwg Last Save: 12/2/2025 10:19 AM Last saved by: Engineer 3
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MONTE GRANDE DR.

CITY OF SAN JUAN HOLDING POND

IDEA PUBLIC SCHOOLS
IDEA COLLEGE PREP
SAN JUAN

CEDRO STREET

EAGLE ST.

DOVE ST.

DOVE STREET

CARDINAL ST.

BLUEBIRD ST.

GARFIELD ST.

RETAMA STREET

KING'S WAY MISSIONARY INST. (UNRECORDED)

SAN JUAN SPANISH 7TH DAY ADVENTIST CHURCH (UNRECORDED)

1"=650'

SIOUX ROAD

PUERTO VALLARTA DR.

CANCUN DR.

LOMA ALTA ST.

LOMA AZUL ST.

LOMA BONITA ST.

LOMA VERDE ST.

LOMA VISTA ST.

VERACRUZ DR.

LOMA LINDA ST.

LIME ST.

BLACK HILLS ST.

DAKOTA DR.

MORNINGSET RD.

MORNINGSUN RD.

TANGERINE ST.

LEMON ST.

GRAPEFRUIT ST.

ORANGE ST.

MIMOSA ST.

LIME ST.

CITRIANA ST.

COUNTRY PALMS R.V. PARK SUBDIVISION

CITRIANA SUBD.

ZARATE DR.

MORNINGWOOD SUBD.

PSJA SCHOOL DISTRICT
RAUL H. YZAGUIRRE
MIDDLE SCHOOL

CHULA VISTA DR.

GUAYAVITOS LN.

COZUMEL LN.

CANCUN LN.

ACAPULCO LN.

CHULA VISTA SUBD.

S.H. 495

LOS EBANOS STREET

SAN DIEGO STREET

JOHNSON STREET

PINO STREET

SALAZAR STREET

LILA STREET

WASHINGTONIA PALM AVENUE

SHORT ROAD

HOOPER AVENUE

SANTA FE AVENUE

PULLIN AVENUE

COCONUT AVENUE

SANTANA ST.

CAPRI SUBD.

LOS EBANOS SUBD.

SAN DIEGO SUBD.

JOHNSON NO. 1

JOHNSON NO. 2

PINO ST. MOBILE HOME PARK

PH. 1 MOBILE HOME PARK

RETAMA STREET

EL SAUZ STREET

GUADALUPE DR.

BRECHA DRIVE

BRECHA DR.

SENDERO ST.

GOMEZ ST.

GONZALEZ ST.

SAN FRANCISCO ST.

SAN CRISTOBAL ST.

SAN RAMON ST.

SANTA FE DR.

PAISANO AVE.

EL MONTE AVE.

EL CAMPO AVE.

PALOMA AVE.

LOS CHAPARRALES SUBD.

LOS CHAPARRALES SUBD. NO. 3

LOS CHAPARRALES SUBD. NO. 3 SEC. II

SGT. LEONEL TREVINO DR.

GUAYAVITOS SUBD.

CHULA VISTA SUBD.

COZUMEL SUBD.

CITY OF SAN JUAN
SGT. LEONEL TREVINO
RESERVOIR

3-00-Master Brick

LEIGHANN SUBD.

C 140' Canal R.O.W.

C 90' Canal R.O.W.

C 90' Canal R.O.W.

U .S. EXPRESSWAY 83

FM 2557 STEWART ROAD

High-Tech Dr.

HESS AUTOBAHN SUBD.

SOUTH TEXAS GMC

SAN JUAN CORNERS
ST. IVES SUBDIVISION

CARROLL RD.

TREE OF LIFE SUBDIVISION LOT A

Risica & Sons

Esther Rodriguez

People's Mgmt

Pablo Delgado/U.J.T. Development

CESAR CHAVEZ ROAD

MATCHLINE "A"

MATCHLINE "C"

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Approved: RS			
File:	Revision	Date	Description

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CITY OF SAN JUAN
CENTRAL NORTHEAST REGION-EXISTING WATER DISTRIBUTION SYSTEM
EXHIBIT 5.2

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MATCHLINE "B"

MATCHLINE "D"

MATCHLINE "E"

1"=650'

CITY OF SAN JUAN PARKS AND REC SAN JUAN MUNICIPAL PARK

HIDALGO COUNTY IRRIGATION DISTRICT 2

HOUSING AUTHORITY

CENTRAL READY MIX

LIBERTY PARK

BUS. 83

"I" ROAD

PSJA SCHOOL DISTRICT PSJA HIGH SCHOOL

PSJA SCHOOL DISTRICT PSJA EARLY COLLEGE HIGH SCHOOL

MAYFIELD PARK

HCID #2 CANAL

MOORE ROAD

FIRST STREET · SECOND STREET · THIRD STREET · FOURTH STREET · RAILROAD STREET · SIXTH STREET · SEVENTH STREET · EIGHTH STREET · NINTH STREET · TENTH STREET · ELEVENTH STREET · TWELVE STREET · 6TH ST. · 7TH ST. · 8TH ST. · 9TH ST. · 10TH ST. · 12TH STREET · 13TH STREET · 14TH STREET · 15TH ST. · 16TH STREET · 17TH ST. · 18TH STREET · W. 12TH STREET · W. 13TH STREET · 13 1/2 ST. · 14 1/2 ST. · 16TH CIRCLE · 17TH CIRCLE · 9TH CR. · 10TH CR. · 12TH CIRCLE · FIESTA CIRCLE · CAMPO VERDE CIRCLE

STANDARD AVENUE · LINCOLN AVENUE · NEBRASKA AVENUE · WYOMING AVE. · KANSAS AVENUE · IOWA AVENUE · COURTNEY SUBD. · ABEGGLENS SUBD. · KENT ST. · BURG. SUBD. · KING ROAD · NICOLAS PALACIOS SUBD. · FIRST SUBD. · SAN ANTONIO AVENUE · SHUFFORD · S. COLE ST. · SAM HOUSTON BLVD. · DOE ST. · GOIL DR. · SHUFFORD STREET · MAYFAIR STREET · HAMPTON STREET · ANDREWS STREET · TAYLOR STREET · BEARS TRAIL · WEST TEXAS AVENUE · EL PRESIDENTE AVE. · STATE ST. · REJEMAN DRIVE · EAST TEXAS AVENUE · OHIO STREET · KANSAS STREET · STATE AVE. · FREESTONE BLVD. · JONATHAN ST. · STAR RUBY RD. · KIWI CT. · LINCOLN CT. · VALENCIA BLVD. · DOMINIQUE LANE · SUNRISE DRIVE · JUSTICE LN. · JUSTICE LANE · JUDEAN LANE · OLIVERIO AVE. · DALIA AVE. · JUSTIN AVE. · DAVID AVE. · ZELDA DR. · ASKA AVENUE · SUNCHASE ACRES SUBDIVISION · PROPOSED Park

PSJA SCHOOL DISTRICT
PSJA HIGH SCHOOL

PSJA SCHOOL DISTRICT
PSJA EARLY COLLEGE
HIGH SCHOOL

HCID #2 CANAL

MOORE ROAD

Proj. No: ENGR. 24.009			
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CITY OF SAN JUAN
CENTRAL SOUTHWEST REGION-EXISTING WATER DISTRIBUTION SYSTEM
EXHIBIT 5.3

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MATCHLINE "C"

MATCHLINE "D"

MATCHLINE "F"

1"=650'

CESAR CHAVEZ ROAD

BUSINESS 83

MOORE ROAD

PSJA SCHOOL DISTRICT
STEPHEN F. AUSTIN
MIDDLE SCHOOL

PSJA SCHOOL DISTRICT
ALFREDO SORENSEN
ELEMENTARY SCHOOL

STEWART ROAD

HCDD DRAIN DITCH

Proj. No: ENGR. 24.009			
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Approved: RS			
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CITY OF SAN JUAN
CENTRAL SOUTHEAST REGION-EXISTING WATER DISTRIBUTION SYSTEM
EXHIBIT 5.4

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MATCHLINE "E"

"I" ROAD

CEMETARY RD.

CONWAY ROAD

HACIENDA DE LAS NUBES (UNRECORDED)

SAN JUAN HACIENDAS ESTATES

SAN JUAN HACIENDAS ESTATES

SISTERHOOD SUBDIVISION

LIONS SUBSTATION SUBDIVISION

J5700-00-013

NEBRASKA AVENUE

SAN ANTONIO AVENUE

ZELDA DR.

ZEE DRIVE

JESSICA DRIVE

SOUTHGATE TERRACE SUBD

HALL ACRES ROAD

SEWER PLANT

MUNOZ PARK

MCDD DRAIN DITCH

GOLF COURSE

Total Fina Elf & P USA Inc.

Hidalgo Co. D.D.

DOMINION PLACE SUBD. PHASE I (Unrecorded)

DOMINION PLACE PHASE II (Unrecorded) SUBD.

RANCHO BLANCO RD.

LEVEE EASEMENT

NORTH FLOODWAY LEVEE R.O.W.

FLOODY

MATCHLINE "G"

RIO FRESH

KELLER

KELLER

1125'

1320.0'

1283.6'

1350.4'

Proj. No: ENGR. 24.009			
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CITY OF SAN JUAN
SOUTHWEST REGION-EXISTING WATER DISTRIBUTION SYSTEM
EXHIBIT 5.5

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MATCHLINE "F"

MATCHLINE "G"

STEWART ROAD

HALL ACRES ROAD

RANCHO BLANCO RD.

CASTILLO DRIVE

CASTILLO ESTATES

HALL ACRES ESTATES

SUMMER HEIGHTS SUBDIVISION

REPLAT SUMMER HEIGHTS

HCDD DRAIN DITC

1"=650'

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CITY OF SAN JUAN
SOUTHEAST REGION-EXISTING WATER DISTRIBUTION SYSTEM
EXHIBIT 5.6

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5.3 Hydraulic Modeling Development

A hydraulic model was constructed to simulate the City's water distribution system. This section describes the construction and calibration of the water distribution model.

5.3.1 Background Data

The water distribution model was developed by manually incorporating all components of the system, including pipes, nodes, fire hydrants, existing land use, city limits, and streets, as well as critical infrastructure such as reservoirs and pump stations. These elements were integrated into the model using AutoCAD. Nodes were placed within each subdivision and along main lines based on connection demand, determined through analysis of population density and historical water consumption data. This method ensured that each node accurately reflected the expected water usage within its service area, enabling reliable hydraulic modeling and system performance evaluation. To maintain the model's accuracy over time, regular updates and recalibration are necessary as the distribution system expands and ages.

5.3.2 Pipes and Node

Material types and diameters were assigned to all pipes in the distribution network, based on available construction records, as-built drawings, and field verification where necessary. These attributes are critical inputs for hydraulic modeling, as they directly influence the calculation of head loss due to friction within the system. Accurate assignment of these pipe characteristics ensures realistic simulation of flow conditions, pressure losses, and overall system performance under various demand scenarios.

5.3.3 Miscellaneous System Components

5.3.3.1 Pumps

The only pumps in the City's water distribution system are the high service pumps located at the Water Treatment Plant No.1 and Water Treatment Plant No.2.

5.3.3.2 Reservoirs

The model includes the City's elevated storage tanks as well as the ground storage tanks located at the Water Treatment Plant.

5.3.4 Demand Generations/Allocation

To develop and allocate water demands throughout the model, demand nodes were first identified. These demand nodes were defined by selecting key junction points within the City of San Juan's water distribution network, corresponding to pipe connections and service areas.

5.4 Existing System Modeling Results

The existing water distribution system was modeled using demand information for the years 2025 and 2050.

5.4.1 Existing System

5.4.1.1 Demands

The system-wide demands for each of the 2025 simulations are as follows.

- Maximum-day: 4.60-mgd
- Maximum-hour: 7.98-mgd

5.4.1.2 Deficiencies

Exhibit 5.7 through Exhibit 5.10 presents the pressure contours for each existing system model simulations.

5.4.1.3 Maximum Day Deficiencies

The maximum-day model run is shown in Exhibit 5.7, the simulation shows that the system meets the demand requirements and system criteria. *Pressures are generally above 35 psi.*

5.4.1.4 Maximum Hour Deficiencies

Maximum-hour model simulations are shown in Exhibit 5.8 and results were similar to the maximum-day results. *Pressures are generally above 35-psi.*

5.4.1.5 Maximum Day with Fire Flow Deficiencies

Deficiencies were predicted in a few areas when a fire-flow was applied during maximum day demands. Exhibit 5.9 show the pressure contours assuming a fire-flow demand on the north side of the City. Only a small section of the City's far southwest region shows pressure in the below the 35-psi range.

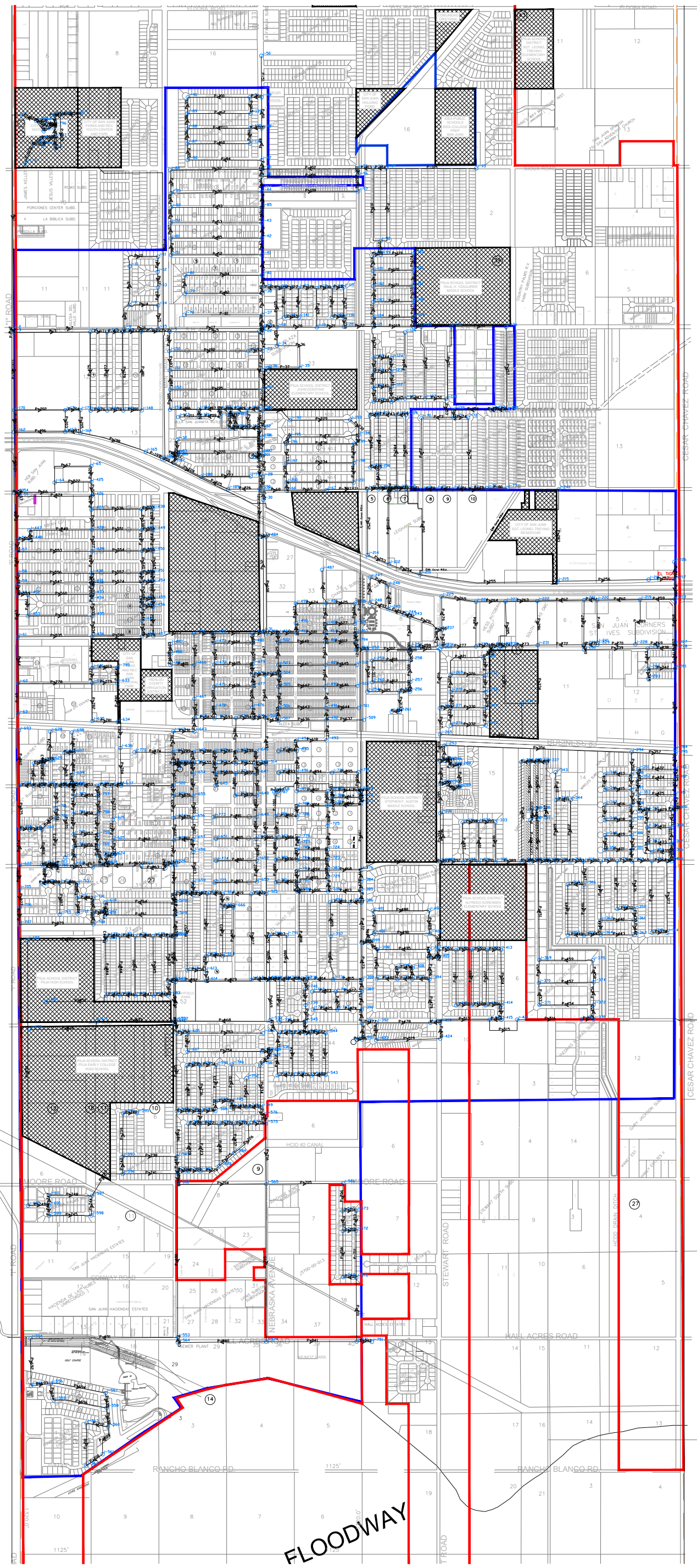
5.4.1.6 Minimum Pressure Requirements Deficiencies

TCEQ requires that the system maintain residual pressures of 35 psi at a demand of 1.5 gpm/connection. Exhibit 5.10 shows the results of this model simulation. *Multiple areas throughout the City are unable to meet this residual pressure.*

The City's highest water usage per connection is approximately 0.56-gpm/connection as determined by the TCEQ variance, refer to Appendix B. This is approximately 37% of 1.5-gpm/connection.

Exhibit 5.7

Pressure MD 2025



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CITY OF SAN JUAN
WATER DISTRIBUTION SYSTEM
MAXIMUM DAY 2025 MODEL
EXHIBIT 5.7

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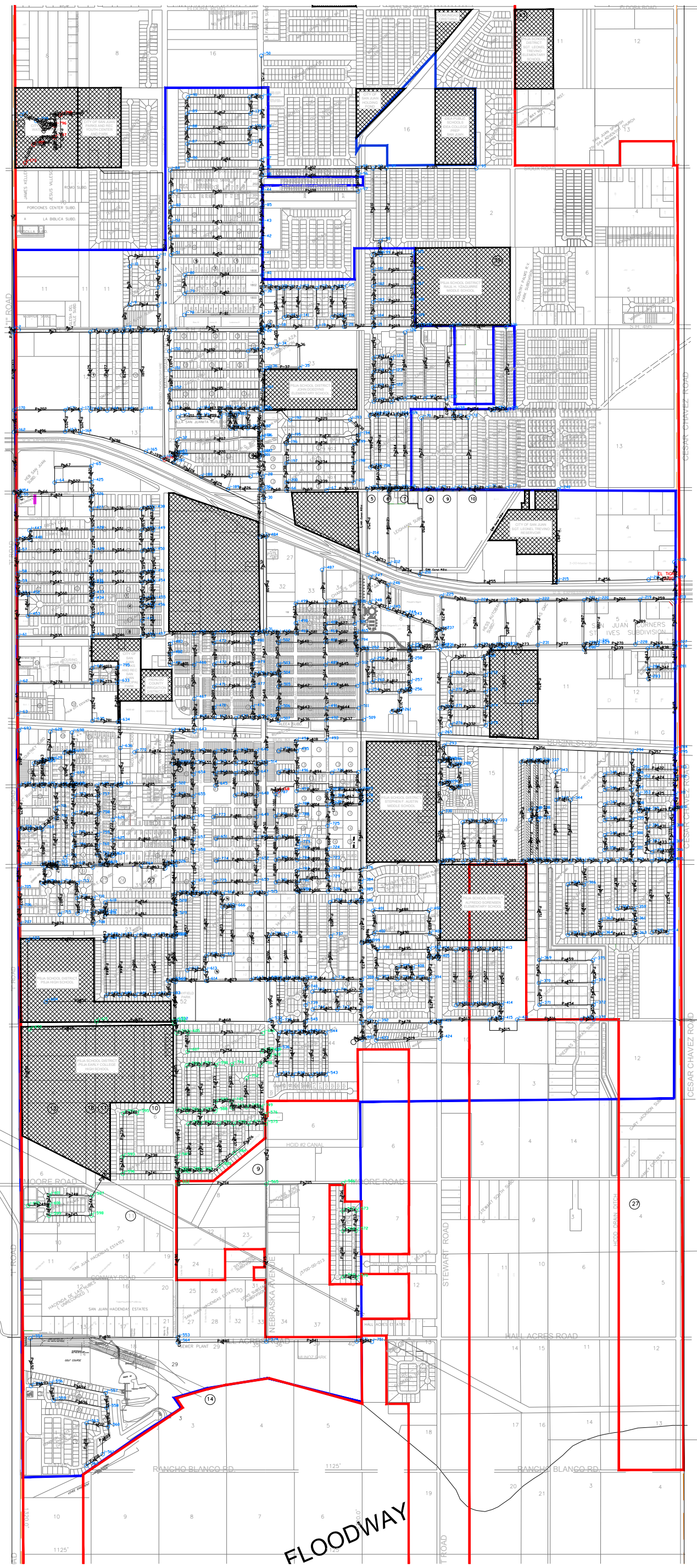
Exhibit 5.8

Pressure MH 2025



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CITY OF SAN JUAN
WATER DISTRIBUTION SYSTEM
MAXIMUM HOUR 2025 MODEL
EXHIBIT 5.8

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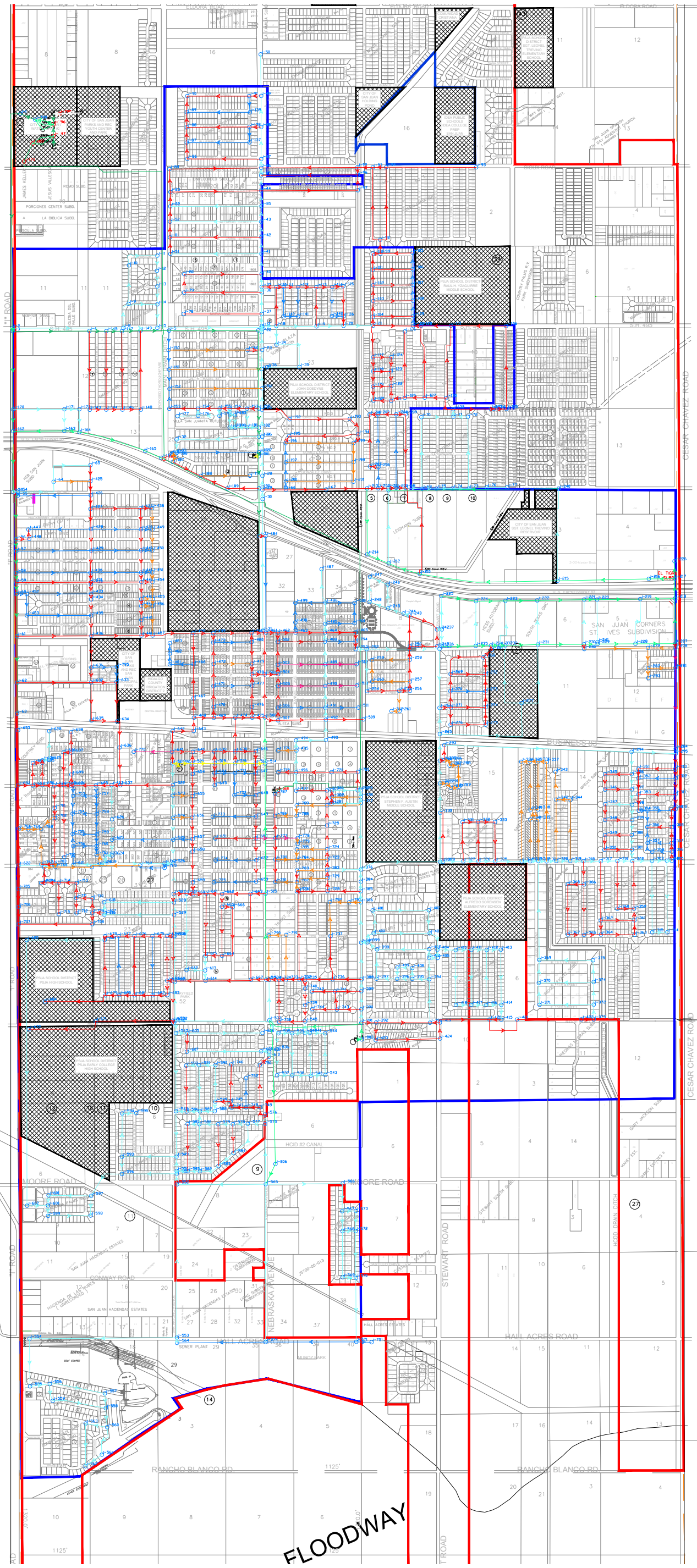
Exhibit 5.9

Pressure MD with Fire Flow 2025



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MAXIMUM DAY WITH FIRE FLOW 2025 MODEL
EXHIBIT 5.9

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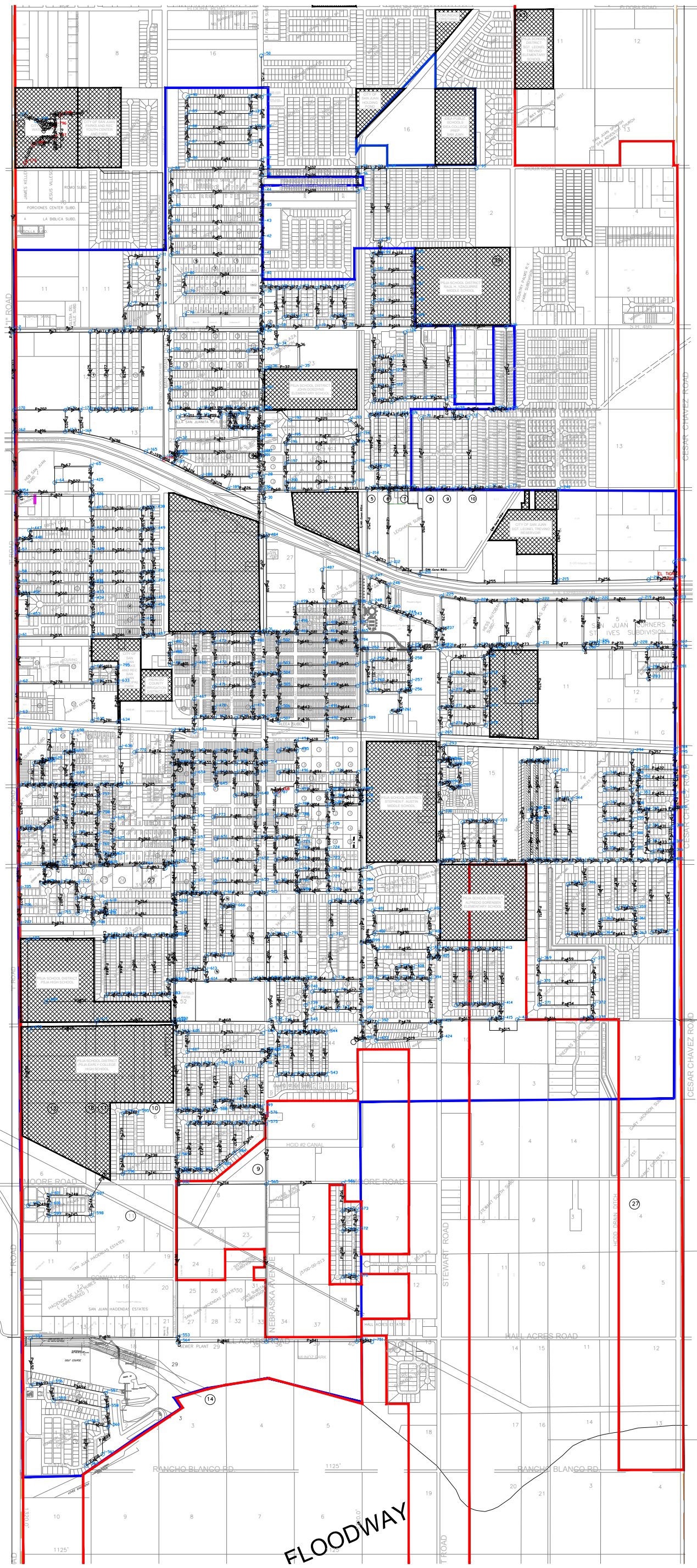
Exhibit 5.10

Pressure Minimum Flow per Connection 2025



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AVERAGE ANNUAL DAY 2025 MODEL
EXHIBIT 5.10

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5.4.2 Improvements

The recommended next steps are primarily driven by the need to replace aging water mains—particularly those in poor condition or constructed of asbestos cement (AC). The locations of these proposed projects are illustrated in Section 5.5.

To support ongoing infrastructure renewal, it is recommended that the City establish comprehensive, citywide programs for both water meters and AC pipe replacement. As part of this initiative, the City should consider allocating an annual budget to systematically replace a portion of residential meters. For example, replacing 3 to 5 percent of all meters each year—approximately 1,000 units—would result in an annual investment of approximately $180,000 to $300,000, assuming a cost of $250 to $300 per meter.

In addition, the replacement of AC mains should be incorporated into all planned street improvement projects. If AC mains are located within the project area, their removal and replacement should be included as a standard component of the work. AC mains not associated with street projects should be prioritized for replacement based on their condition, with a focus on segments that have experienced chronic or repeated failures. These priority segments have been identified through a review of historical repair data and interviews with City staff.

To further enhance its asset management capabilities, the City is encouraged to expand its Geographic Information System (GIS) to include detailed records of repairs to the water distribution system. This data-driven approach will enable the City to more effectively identify infrastructure with recurring issues and strategically prioritize future AC main replacements throughout the network.

5.4.2.1 Storage Tanks and High Service Pump Station

Storage and pumping capacities are covered in Section 4.3.1.

5.4.2.2 Distribution Pipelines

Distribution system recommended improvements, and the associated costs are summarized in Section 5.5.

5.4.2.3 Transmission Main

The City currently operates three (3) elevated storage tanks (ESTs); however, the City plans to decommission two (2) of the existing structures and construct one (1) new elevated storage tank located in the northeastern portion of the service area. This modification to the storage configuration will require corresponding improvements to the transmission system to ensure adequate conveyance, system reliability, and distribution of stored water throughout the network.

The existing 12-inch transmission main does not provide adequate system-wide coverage and does not fully convey flows to the outer limits of the water distribution system. Hydraulic modeling indicates that the current configuration results in insufficient looping and reduced operational redundancy, particularly along the southern and eastern extents of the system.

To improve pressure reliability, enhance system redundancy, and ensure effective utilization of the planned northeastern EST, it is recommended that the 12-inch transmission main be extended and looped along the southern and eastern portions of the distribution system. Completing this loop will reduce dead-end segments, improve circulation, and strengthen overall transmission capacity under both average and peak-demand conditions. Transmission Main recommended improvements are depicted in Section 5.5.

5.5 Future System Modeling Results

5.5.1 Year 2050 Analysis

5.5.1.1 Demands

Demands were developed and applied to demand nodes for the Year 2050. Several new demand nodes were defined to account for future growth. The system-wide demands for the Year 2025 simulations are as follows.

- Maximum-day: 5.13-mgd
- Maximum-hour: 8.89-mgd

5.5.1.2 Deficiencies

Exhibit 5.11 through Exhibit 5.14 presents the pressure contours for each future system model simulations.

5.5.1.3 Maximum-Day Deficiencies

The maximum-day model run is shown in Exhibit 5.11. The simulation shows that the system meets the demand requirements and system criteria. Pressures are generally above 35 psi for the entire network.

5.5.1.4 Maximum-Hour Deficiencies

Maximum-hour model simulations are shown in Exhibit 5.12 and results were similar to the maximum-day results. Pressures are generally above 35-psi.

5.5.1.5 Maximum-Day with Fire-Flow Deficiencies

Maximum-day model simulations are shown in Exhibit 5.13 and results were similar to the maximum-day results. Pressures are generally above 35-psi.

5.5.1.6 Minimum Pressure Requirements

TCEQ requires that the system maintain residual pressures of 35 psi at a demand of 1.5 gpm/connection. Exhibit 5.14 shows the results of this model simulation. Multiple areas throughout the City are unable to meet this residual pressure.

The City's highest water usage per connection is approximately 0.56-gpm/connection as determined by the TCEQ variance, refer to Appendix B. This is approximately 37% of 1.5-gpm/connection.

5.5.1.7 Improvements

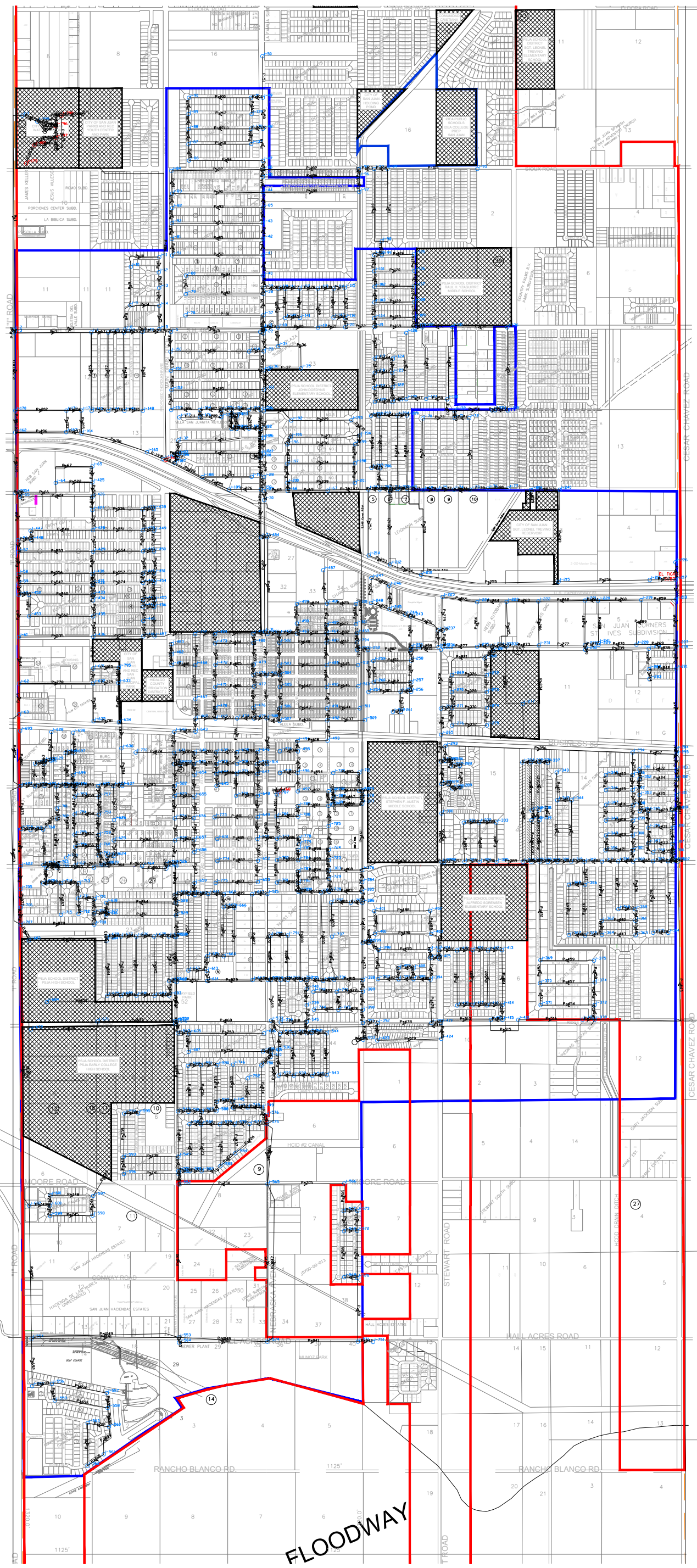
Refer to Section 4.2 and 4.3.

5.5.1.8 Storage Tank and High Service Pump Station

Storage and pumping capacities are covered in Section 4.3.1.

Exhibit 5.11

Pressure MD 2050



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MAXIMUM DAY 2050 MODEL
EXHIBIT 5.11

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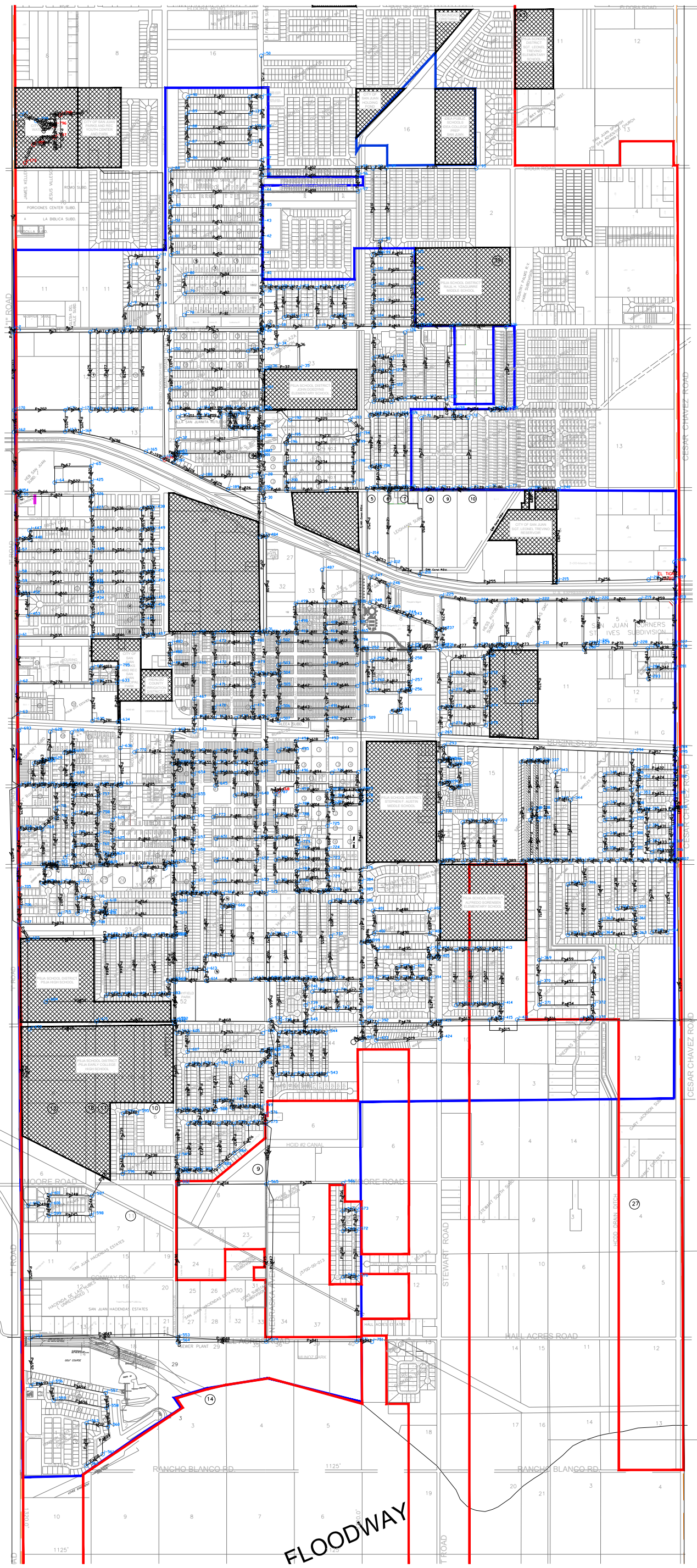
Exhibit 5.12

Pressure MH 2050



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MAXIMUM HOUR 2050 MODEL
EXHIBIT 5.12

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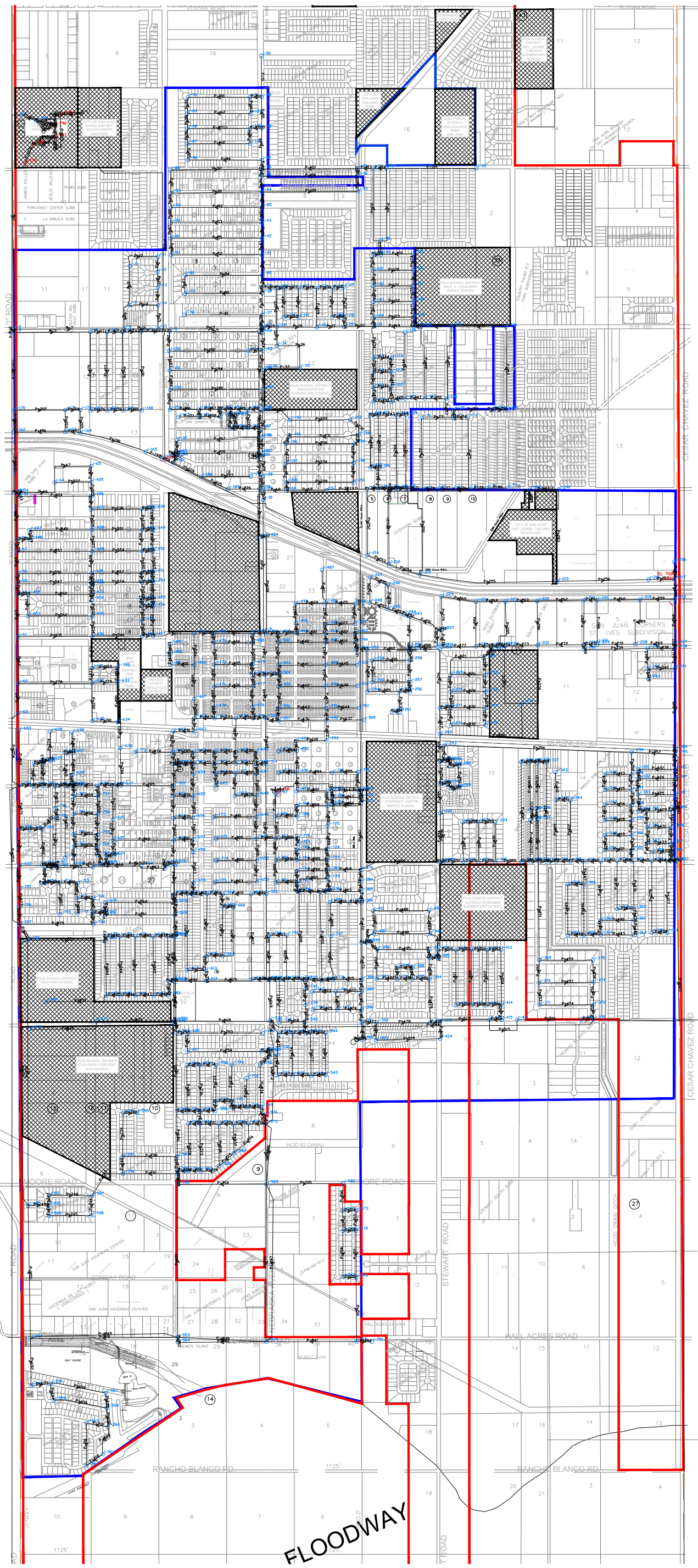
Exhibit 5.13

Pressure MD with Fire Flow 2050



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CITY OF SAN JUAN
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MAXIMUM DAY WITH FIRE FLOW 2050 MODEL
EXHIBIT 5.13

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\COSJ WATER 2050 MODEL.dwg Last Save: 11/24/2025 11:48 AM Last saved by: Engineer 3
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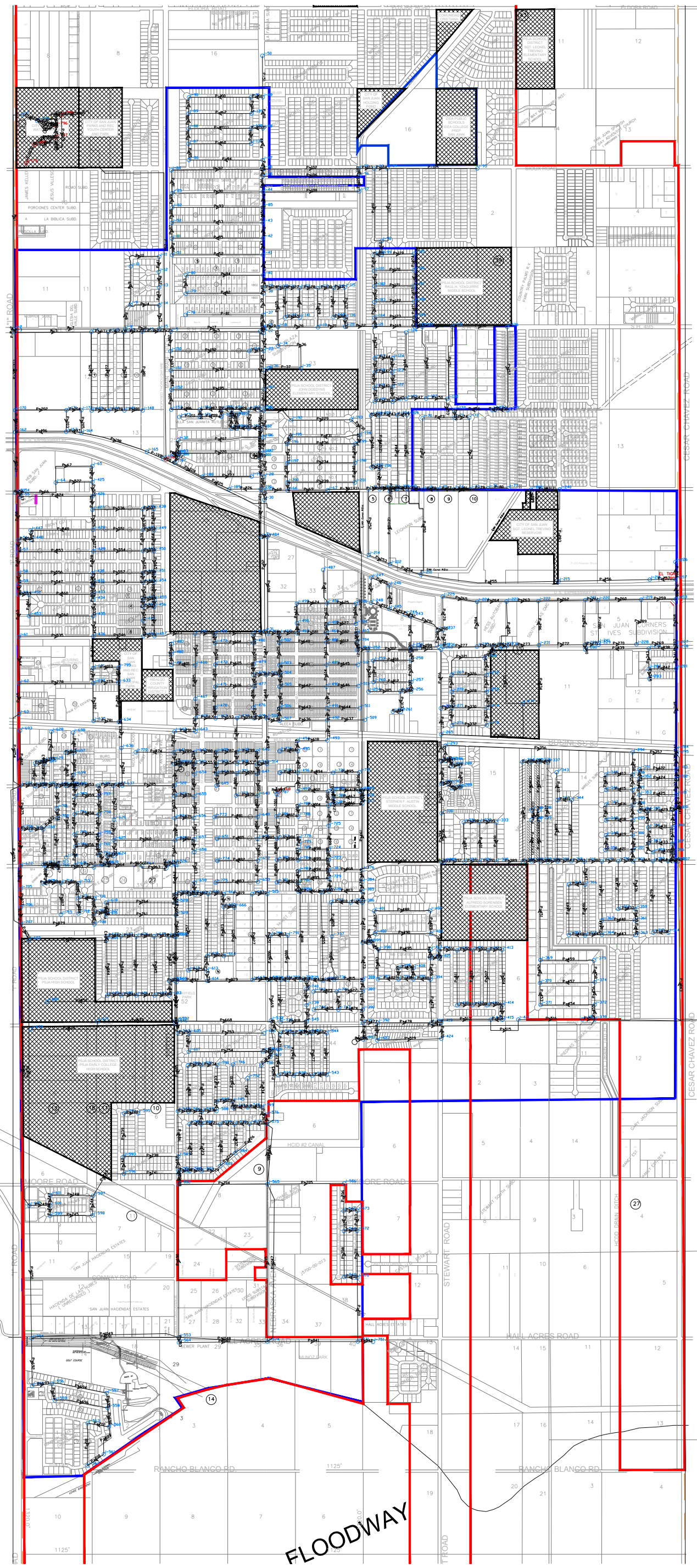
Exhibit 5.14

Pressure Minimum Flow per connection 2050



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5.6 Capital Improvement Plan

Recommended improvements for the Water Distribution System are summarized in Table 5.6 and graphically depicted in Figure 5.8 to Figure 5.10.

5.6.1 Capital Costs

Refer to Table 5.6 for a summary listing of all the projects and associated estimated project cost for recommended improvements.

Project No. 1 – Sgt Leonel Trevino Elevated Storage Tank

This project includes the decommissioning and demolition of two multi-column elevated water storage tanks (North and South Tanks) and the construction of a new composite elevated storage tank at 811 Sgt. Leonel Trevino Road, San Juan, Texas. Work includes isolating and removing the existing tanks, managing and disposing of materials per regulatory requirements, and constructing a reinforced concrete pedestal with a welded steel storage bowl in accordance with AWWA and ACI standards. Associated site work includes grading, utility tie-ins, and restoration.

Refer to CIP Item No. 1.

Project No. 2 - FM 1426 Raul Longoria Utility Relocation

As part of the planned expansion of FM 1426 (N Raul Longoria Road) — from Nolana Loop to I-2 — the existing right-of-way (ROW) will be widened from its current 80 to 120 feet to a proposed 150 feet. This expansion covers approximately 2.1 miles of roadway. The project's anticipated Ready-to-Let (construction) date is January 2027.

A key focus of this project is the relocation and upgrading of existing utility and collection systems within the corridor. These improvements are critical to accommodate the new ROW requirements and ensure system reliability throughout construction and beyond. The utility relocation effort also plays a vital role in supporting future area development by establishing accessible and strategically placed connection points.

Refer to Exhibit W.1 and CIP Item No. 2.

Project No. 3 – Expressway-83 12-Inch Water Transmission Line

This project involves extending the existing 12-inch water line along the expressway from "I" Road eastward to connect with the 16-inch water line on Raul Longoria Road. The work supports the City's water loop initiative to improve system capacity, increase operational redundancy, and enhance available fire flow within the distribution network.

Refer to Exhibit W.1 and CIP Item No. 3.

Project No. 4 – FM 495 12-Inch Water Transmission Line

This project, proposed as part of the City's Capital Improvement Plan (CIP), involves upgrading the existing 6-inch water line along FM 495, between Raul Longoria Road and Washingtonia, to a 12-inch PVC water line. The replacement is designed to increase conveyance capacity, improve hydraulic efficiency, and accommodate projected future water demand in the service area. The upgrade will also enhance system pressures and fire flow availability, supporting the reliability and resiliency of the distribution network.

Refer to Exhibit W.1 and CIP Item No. 4.

Project No. 5 – Sgt. Leonel Trevino 12-Inch Water Transmission Line

This project involves replacing the existing 6-inch water line with a 12-inch water line along Sgt. Leonel Trevino Road from Cesar Chavez Road to Raul Longoria Road. The upgrade is coordinated with the proposed Elevated Storage Tank near the Sgt. Leonel Trevino Reservoir, which will increase system capacity and pressure, requiring a larger-diameter transmission line. The new 12-inch line will improve hydraulic performance and accommodate the additional flow generated by the tank. Extending the line east–west along Sgt. Leonel Trevino Road will also strengthen system connectivity and support the City's water distribution loop.

Refer to **Exhibit W.1** and CIP **Item No. 5.**

Project No. 6 - Cesar Chavez Utility Relocation Phase II

As part of the planned reconstruction of Cesar Chavez Road — from Ridge Road to Nolana Loop — the existing right-of-way (ROW) will be widened from its current 60 to 100 feet to a proposed 80 to 120 feet. This expansion covers approximately 3.8 miles of roadway.
A central component of the project involves relocating and upgrading the existing utility and collection systems within the corridor. These improvements are essential to meet the new ROW requirements and to maintain system reliability during and after construction. The utility relocation effort is also key to supporting future development in the area by providing accessible and strategically located connection points.

Refer to **Exhibit W.2** and CIP **Item No. 6.**

Project No. 7 - Cesar Chavez Utility Relocation Phase I

As part of the planned reconstruction of Cesar Chavez Road — from Ridge Road to Nolana Loop — the existing right-of-way (ROW) will be widened from its current 60 to 100 feet to a proposed 80 to 120 feet. This expansion covers approximately 3.8 miles of roadway.
A central component of the project involves relocating and upgrading the existing utility and collection systems within the corridor. These improvements are essential to meet the new ROW requirements and to maintain system reliability during and after construction. The utility relocation effort is also key to supporting future development in the area by providing accessible and strategically located connection points.

Refer to **Exhibit W.2** and CIP **Item No. 7.**

Project No. 8 – Nebraska 12-Inch Water Transmission Line

This project, proposed as part of the City's Capital Improvement Plan (CIP), involves extending the existing 12-inch transmission water line along Nebraska Road from Business 83 south to Hall Acres Road to support completion of the citywide distribution loop. The extension will integrate with a future 12-inch water line along Ridge Road, providing a direct connection to the South East Elevated Storage Tank. The improvements will increase conveyance capacity, enhance fire flow, and stabilize pressures in the southwest sector of the distribution network. Hydraulic modeling indicates this area experiences low pressures under high-demand conditions, reinforcing the need for this upgrade.

Refer to **Exhibit W.2** and CIP **Item No. 8.**

Project No. 9 – "I" Road 12-Inch Water Transmission Line

This project, proposed as part of the City's Capital Improvement Plan (CIP), involves extending the existing 12-inch water line along "I" Road, south from Fiesta Circle Road to Hall Acres, to support completion of the citywide water distribution loop. The extension will enhance system capacity, improve fire flow, and stabilize pressures in the southwest sector of the distribution network. Hydraulic modeling identifies this area as prone to low pressures during high-demand conditions, reinforcing the need for this improvement.

Refer to **Exhibit W.2** and CIP **Item No. 9.**

Project No. 10 – Hall Acres 12-Inch Water Transmission Line

This project, proposed as part of the City's Capital Improvement Plan (CIP), involves extending the existing 12-inch water line along Hall Acres Road from "I" Road to Nebraska Road to support completion of the citywide water distribution loop. The extension is designed to increase conveyance capacity, enhance fire flow, and improve system pressures in the southwest sector of the distribution network. Hydraulic modeling indicates that this area experiences low pressures during high-demand conditions, highlighting the need for this upgrade to ensure reliable water service and fire protection.

Refer to **Exhibit W.2** and CIP **Item No. 10.**

Project No. 11 – Ridge Road 12-Inch Water Transmission Line

This project, proposed as part of the City's Capital Improvement Plan (CIP), involves extending a 12-inch water line along Ridge Road from Nebraska Road to Cesar Chavez Road. The extension will complete a citywide water distribution loop and provide a direct connection to the South East Elevated Storage Tank. This upgrade is designed to improve system capacity, enhance fire flow, and stabilize pressures in the southwest sector of the distribution network. Hydraulic modeling identifies this area as prone to low pressures during high-demand scenarios, underscoring the need for the improvement.

Refer to **Exhibit W.2** and CIP **Item No. 11.**

Project No. 12 - Moore's Subdivision

Located near the intersection of 12th Street and Ohio Avenue, the project is designed to mitigate low water pressure issues in the surrounding service area. The scope includes replacing an existing 6-inch asbestos cement line and a 2-inch steel line with a new 8-inch PVC water line to improve hydraulic performance and system reliability.

Refer to **Exhibit W.3** and CIP **Item No. 12.**

Project No. 13 - High School East Subdivision

Located near PSJA Bears Trail and San Antonio Avenue, this project is intended to improve water pressure within the surrounding subdivision. The scope of work includes replacing existing 6-inch and 4-inch asbestos cement water lines with a new 8-inch PVC water line to enhance system capacity, improve hydraulic performance, and ensure more consistent pressure distribution.

Refer to **Exhibit W.4** and CIP **Item No. 13.**

Project No. 14 - Clark Terrace Subdivision

Located near the intersection of I Road and Sam Houston Boulevard, this project is designed to improve water pressure within the adjacent subdivision. The scope of work includes replacing existing 6-inch and 4-inch asbestos cement water lines with a new 8-inch PVC water line. This improvement aims to increase system capacity, enhance hydraulic performance, and provide more consistent and reliable pressure throughout the distribution network.

Refer to **Exhibit W.4** and CIP **Item No. 14.**

Project No. 15 - Lincoln Heights and San Juan Heights Subdivision

Located near the intersection of 14th Street and Nebraska Avenue, this water infrastructure improvement project is intended to address low pressure issues affecting the Lincoln Heights and San Juan Heights subdivisions. The scope of work includes the replacement of existing 6-inch and 4-inch asbestos cement water lines with a new 8-inch PVC water line. This upgrade is aimed at increasing system capacity, enhancing hydraulic performance, and ensuring more consistent and reliable pressure throughout the local distribution network.

Refer to **Exhibit W.5** and CIP **Item No. 15.**

Project No. 16 - Kansas Ave

This project focuses on the boundary area between 6th Street and 12th Street, along Kansas Avenue and Iowa Avenue. The scope of work includes the replacement of existing 6-inch and 4-inch asbestos cement water lines, as well as a 2-inch steel/PVC line, with a new 8-inch PVC water line. This improvement is intended to increase system capacity, enhance hydraulic performance, and provide more consistent and reliable pressure throughout the local distribution network.

Refer to **Exhibit W.6** and CIP **Item No. 16.**

Project No. 17 - Standard Ave

This project focuses on the boundary area between 6th Street and 10th Street, along Standard Avenue. The scope of work includes replacing existing 4-inch asbestos cement water lines and a 2-inch steel line with a new 8-inch PVC water line. This upgrade is intended to increase system capacity, enhance hydraulic performance, and provide more consistent and reliable water pressure throughout the local distribution network.

Refer to **Exhibit W.6** and CIP **Item No. 17.**

Project No. 18 - Pecan Estates Subdivision

Located near the intersection of Raul Longoria Road (FM 1426) and Sgt. Leonel Treviño Avenue, this project aims to improve the existing water infrastructure by upgrading the aging 6-inch and 4-inch water lines serving the Pecan Estates, Pecan Estates Addition, and Pecan Estates Subdivision No. 4.

The scope of work includes replacing these smaller-diameter lines with new 8-inch PVC water lines to increase system capacity, enhance hydraulic performance, and ensure more consistent water pressure throughout the subdivisions. This improvement will reduce the risk of service disruptions due to line failures or pressure deficiencies.

Refer to Exhibit W.7 and CIP Item No. 18.

Project No. 19 - Salazar Sub, Hazel Sub & Granada Sub

Located near the intersection of Raul Longoria Road (FM 1426) and FM 495, this project is focused on improving water infrastructure by replacing aging 6-inch, 4-inch, and 2-inch water lines serving the Salazar Subdivision, Hazel Subdivision, and Granada Village.

The scope of work includes upgrading these undersized lines with new 8-inch PVC water mains to enhance system capacity, improve hydraulic performance, and provide more consistent and reliable water pressure throughout the service area. These improvements are intended to reduce the risk of service disruptions caused by pipe failures or pressure fluctuations, while also supporting the long-term demands of the community.

Refer to Exhibit W.7 and CIP Item No. 19.

Project No. 20 - Lincoln Ave

Bounded by Standard Avenue and Nebraska Avenue, between 1st Street and Railroad Street, this water infrastructure improvement project is intended to address low pressure issues affecting the Lincoln Avenue area. The scope of work includes replacing existing 6-inch and 4-inch asbestos cement water lines with a new 8-inch PVC water line. This upgrade is designed to increase system capacity, improve hydraulic performance, and ensure more consistent and reliable water pressure throughout the local distribution network.

Refer to Exhibit W.8 and CIP Item No. 20.

Project No. 21 – Smart Meter Integration Plan

The smart water meter integration plan outlines the organized replacement of existing manual-read or legacy meters with advanced smart water meters to improve measurement accuracy, enhance leak detection, and support more efficient water-use management. By implementing this plan, the utility can manage water resources more responsibly, improve operational efficiency, and provide more reliable and timely service to customers.

Refer to CIP Item No. 21.

Table 5.6
Water Distribution System
City of San Juan 2025 Master Plan

Item No.	Item Description	Justification	Critical Rating (1 to 10)	Timeframe Design	Timeframe Construction	Land Acquisition Required	Expenditures Construction Cost	Expenditures Engr/Admin	Expenditures Total
1	Sgt Leonel Trevino Elevated Storage Tank	Maintain water pressure, emergency water supply, balance demand fluctuations	9	2026	2028	No	$ 8,645,450.00	$ 1,296,817.50	$ 9,942,267.50
2	FM 1426 Raul Longoria Utility Relocation	Relocate and Upgrade	5	2030	2032	No	$ 5,087,390.00	$ 763,108.50	$ 5,850,498.50
3	Expressway-83 12-Inch Water Transmission Line	Upgrade Waterline Capacity & Fire Flow	1	2034	2036	No	$ 1,435,060.00	$ 215,259.00	$ 1,650,319.00
4	FM 495 12-Inch Water Transmission Line	Upgrade Waterline Capacity & Fire Flow	4	2031	2033	No	$ 1,710,280.00	$ 256,542.00	$ 1,966,822.00
5	Sgt Leonel Trevino 12-Inch Water Transmission Line	Upgrade Waterline Capacity	5	2030	2032	No	$ 1,507,110.00	$ 226,066.50	$ 1,733,176.50
6	Cesar Chavez Utility Relocation Phase II	Relocate and Upgrade	10	2026	2028	No	$ 988,570.00	$ 148,285.50	$ 1,136,855.50
7	Cesar Chavez Utility Relocation Phase I	Relocate and Upgrade	10	2025	2026	No	$ 1,546,160.00	$ 231,924.00	$ 1,778,084.00
8	Nebraska 12-Inch Water Transmission Line	Upgrade Waterline Capacity & Fire Flow	8	2027	2029	No	$ 3,094,520.00	$ 464,178.00	$ 3,558,698.00
9	"I" Road 12-Inch Water Transmission Line	Upgrade Waterline Capacity & Fire Flow	6	2029	2031	No	$ 2,300,210.00	$ 345,031.50	$ 2,645,241.50
10	Hall Acres 12-Inch Water Transmission Line	Upgrade Waterline Capacity & Fire Flow	6	2029	2031	No	$ 1,398,804.00	$ 209,820.60	$ 1,608,624.60
11	Ridge Road 12-Inch Water Transmission Line	Upgrade Waterline Capacity & Fire Flow	8	2027	2029	No	$ 2,128,568.20	$ 319,285.23	$ 2,447,853.43
12	Moore's Subdivision	Replace AC main	10	2026	2028	No	$ 463,023.00	$ 69,453.45	$ 532,476.45
13	High School East Subdivision	Replace AC main	1	2034	2036	No	$ 1,720,400.00	$ 258,060.00	$ 1,978,460.00
14	Clark Terrace Subdivision	Replace AC main	3	2032	2034	No	$ 817,850.00	$ 122,677.50	$ 940,527.50
15	Lincoln Heights and San Juan Heights Subdivision	Replace AC main	5	2030	2032	No	$ 1,050,005.00	$ 157,500.75	$ 1,207,505.75
16	Kansas Ave	Replace AC main	2	2033	2035	No	$ 340,890.00	$ 51,133.50	$ 392,023.50
17	Standard Ave	Replace AC main	3	2032	2034	No	$ 345,928.00	$ 51,889.20	$ 397,817.20
18	Pecan Estates Subdivision	Upgrade Waterline Capacity & Fire Flow	4	2031	2033	No	$ 1,513,215.00	$ 226,982.25	$ 1,740,197.25
19	Salazar Sub, Hazel Sub & Granada Sub	Upgrade Waterline Capacity & Fire Flow	3	2032	2035	No	$ 1,402,995.00	$ 210,449.25	$ 1,613,444.25
20	Lincoln Ave	Capacity and Replace AC main	5	2030	2032	No	$ 909,073.00	$ 136,360.95	$ 1,045,433.95
21	Smart Meter Integration Plan	Digital Metering and Data Management	9	2026	2032	No	$ 4,000,000.00	$ 600,000.00	$ 4,600,000.00
									$ 48,766,326.38

* Critical rating based on a scale of 1 to 10. Ten (10) being the most critical /urgent.

CITY OF SAN JUAN
SGT LEONEL TREVINO ELEVATED STORAGE TANK
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.1

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Mobilization and Demobilization includes all project move-in and move-out of all personnel, equipment, and temporary facilities and utilities for all work including site cleanup, bonding and insurance.	LS	1	$ 150,000.00	$ 150,000.00
2	Erosion and Sedimentation Controls/Stormwater Pollution Prevention Plan	LS	1	$ 20,000.00	$ 20,000.00
3	Site Improvements including Site Preparation, Grading, Subgrade Preparation, Concrete Pavement, Pavement Markings, Signage, and Revegetation.	LS	1	$ 175,000.00	$ 175,000.00
4	Trench Excavation Safety Protection	LF	4500	$ 15.00	$ 67,500.00
5	Air Release Valve	EA	5	$ 9,000.00	$ 45,000.00
6	30-Inch Bore and Steel Casing	LF	180	$ 900.00	$ 162,000.00
7	1.0 MG Elevated Composite Water Storage Tank (Complete) Includes all labor, materials, and equipment necessary to design, construct, inspect and test the composite elevated tank, foundation, support structure and accessories including all piping, valves, coatings, logos, and electrical improvements.	LS	1	$ 7,000,000.00	$ 7,000,000.00
8	Demolition of the North Tower Multi-Column Elevated Storage Tank (110 Santa Fe St)	EA	1	$ 120,000.00	$ 120,000.00
9	Demolition of the South Tower Multi-Column Elevated Storage Tank (323 W. 6th St)	EA	1	$ 120,000.00	$ 120,000.00
TOTAL					**$ 7,859,500.00**

TOTAL	**$ 7,859,500.00**
10% CONTINGENCY	**$ 785,950.00**
GRAND TOTAL	**$ 8,645,450.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 864,545.00
2	Geotechnical Engineering and CMT (3%)	$ 259,363.50
3	Other Discipline/Admin (2%)	$ 172,909.00
	ENGINEERING SERVICES GRAND TOTAL =	**$ 1,296,817.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 9,942,267.50**

CITY OF SAN JUAN
FM 1426 RAUL LONGORIA UTILITY RELOCATION
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.2

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	12700	$ 6.00	$ 76,200.00
2	12-inch C-905 DR PVC Water Line	LF	9200	$ 90.00	$ 828,000.00
3	16-inch C-905 DR PVC Water Line	LF	3500	$ 120.00	$ 420,000.00
4	8-Inch C-905 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 150 LF of Steel Casing	EA	10	$ 120,000.00	$ 1,200,000.00
5	8-Inch C-905 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	23	$ 15,700.00	$ 361,100.00
6	24" Bore w Casing	LF	350	$ 1,300.00	$ 455,000.00
7	16" Bore W Casing	LF	350	$ 1,100.00	$ 385,000.00
8	12-Inch MJ 45 Degree Bend	EA	8	$ 3,500.00	$ 28,000.00
9	16-Inch MJ 45 Degree Bend	EA	8	$ 4,500.00	$ 36,000.00
10	8-Inch X 6-Inch Pipe Reducer	EA	19	$ 1,200.00	$ 22,800.00
11	8-Inch X 4-Inch Pipe Reducer	EA	4	$ 800.00	$ 3,200.00
12	8-Inch X 2-Inch Pipe Reducer	EA	1	$ 500.00	$ 500.00
13	Fire Hydrant	EA	13	$ 9,100.00	$ 118,300.00
14	Cap & Abandon 4-Inch ACP Water Line	EA	1	$ 3,000.00	$ 3,000.00
15	Cap & Abandon 6-Inch ACP Water Line	EA	1	$ 5,000.00	$ 5,000.00
16	Cap & Abandon 8-Inch Iron Water Line	EA	1	$ 5,000.00	$ 5,000.00
17	Cap & Abandon 10-Inch Iron Water Line	EA	1	$ 10,000.00	$ 10,000.00
18	HCID NO. 2 CROSSING PERMITS	EA	2	$ 900.00	$ 1,800.00
19	10-Inch Plugs	EA	2	$ 3,000.00	$ 6,000.00
TOTAL					**$ 3,964,900.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
20	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
21	Traffic Control	MO	30	$ 10,000.00	$ 300,000.00
22	Mobilization and Demobilization	LS	1	$ 350,000.00	$ 350,000.00
TOTAL					**$ 650,000.00**

TOTAL	**$ 4,624,900.00**
10% CONTINGENCY	**$ 462,490.00**
GRAND TOTAL	**$ 5,087,390.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 508,739.00
2	Geotechnical Engineering and CMT (3%)	$ 152,621.70
3	Other Discipline/Admin (2%)	$ 101,747.80
	ENGINEERING SERVICES GRAND TOTAL =	**$ 763,108.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 5,850,498.50**

CITY OF SAN JUAN
EXPRESSWAY-83 12 INCH WATER TRANSMISSION LINE
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.3

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	12-inch C-905 DR PVC Water Line	LF	1700	$ 90.00	$ 153,000.00
2	12-inch MJ Gate Valve with Box Accessories	EA	2	$ 7,500.00	$ 15,000.00
3	12-Inch X 12-Inch Tee Connection	EA	2	$ 6,700.00	$ 13,400.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	4	$ 16,000.00	$ 64,000.00
5	8-Inch C-905 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 150 LF of Steel Casing	EA	6	$ 120,000.00	$ 720,000.00
6	Fire Hydrant	EA	3	$ 10,800.00	$ 32,400.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	6-Inch Water Line Removal	EA	1	$ 1,500.00	$ 1,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	16	$ 3,000.00	$ 48,000.00
11	Removing Ashpalt Pavement	SY	1800	$ 6.00	$ 10,800.00
12	8" Flex Base	SY	1800	$ 12.00	$ 21,600.00
13	8" Subgrade Lime Stabilized	SY	1800	$ 8.00	$ 14,400.00
14	Hot Mix Asphaltic Pavement	SY	1800	$ 25.00	$ 45,000.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	450	$ 10.00	$ 4,500.00
TOTAL					**$ 1,149,600.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	5	$ 15,000.00	$ 75,000.00
18	Mobilization and Demobilization	LS	1	$ 70,000.00	$ 70,000.00
TOTAL					**$ 145,000.00**

TOTAL	**$ 1,304,600.00**
10% CONTINGENCY	**$ 130,460.00**
GRAND TOTAL	**$ 1,435,060.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 143,506.00
2	Geotechnical Engineering and CMT (3%)	$ 43,051.80
3	Other Discipline/Admin (2%)	$ 28,701.20
	ENGINEERING SERVICES GRAND TOTAL =	**$ 215,259.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,650,319.00**

CITY OF SAN JUAN
FM 495 12-INCH WATER TRANSMISSION LINE
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.4

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	12-inch C-905 DR PVC Water Line	LF	4000	$ 90.00	$ 360,000.00
2	12-inch MJ Gate Valve with Box Accessories	EA	2	$ 7,500.00	$ 15,000.00
3	12-Inch X 12-Inch Tee Connection	EA	2	$ 6,700.00	$ 13,400.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	4	$ 16,000.00	$ 64,000.00
5	8-Inch C-905 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 150 LF of Steel Casing	EA	6	$ 120,000.00	$ 720,000.00
6	Fire Hydrant	EA	7	$ 10,800.00	$ 75,600.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	6-Inch Water Line Removal	EA	1	$ 1,500.00	$ 1,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	16	$ 3,000.00	$ 48,000.00
11	Removing Ashpalt Pavement	SY	1800	$ 6.00	$ 10,800.00
12	8" Flex Base	SY	1800	$ 12.00	$ 21,600.00
13	8" Subgrade Lime Stabilized	SY	1800	$ 8.00	$ 14,400.00
14	Hot Mix Asphaltic Pavement	SY	1800	$ 25.00	$ 45,000.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	450	$ 10.00	$ 4,500.00
TOTAL					**$ 1,399,800.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	5	$ 15,000.00	$ 75,000.00
18	Mobilization and Demobilization	LS	1	$ 70,000.00	$ 70,000.00
TOTAL					**$ 145,000.00**

TOTAL	**$ 1,554,800.00**
10% CONTINGENCY	**$ 155,480.00**
GRAND TOTAL	**$ 1,710,280.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 171,028.00
2	Geotechnical Engineering and CMT (3%)	$ 51,308.40
3	Other Discipline/Admin (2%)	$ 34,205.60
	ENGINEERING SERVICES GRAND TOTAL =	**$ 256,542.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,966,822.00**

CITY OF SAN JUAN
SGT LEONEL TREVINO 12 INCH WATER TRANSMISSION LINE
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.5

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	6900	$ 6.00	$ 41,400.00
2	12-inch C-900 DR PVC Water Line	LF	6900	$ 90.00	$ 621,000.00
3	12-inch MJ Gate Valve with Box Accessories	EA	7	$ 7,500.00	$ 52,500.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	5	$ 16,000.00	$ 80,000.00
5	8-Inch C-900 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 40 LF of Steel Casing	EA	2	$ 50,000.00	$ 100,000.00
6	8" Flex Base	SY	1600	$ 12.00	$ 19,200.00
7	8" Subgrade Lime Stabilized	SY	1600	$ 8.00	$ 12,800.00
8	Hot Mix Asphaltic Pavement	SY	1600	$ 25.00	$ 40,000.00
9	MC-30 Prime Coat (0.25 Gal per SY)	GAL	400	$ 10.00	$ 4,000.00
10	Fire Hydrant	EA	12	$ 9,100.00	$ 109,200.00
TOTAL					**$ 1,080,100.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
11	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 50,000.00	$ 50,000.00
TOTAL					**$ 50,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
12	Traffic Control	MO	14	$ 10,000.00	$ 140,000.00
13	Mobilization and Demobilization	LS	1	$ 100,000.00	$ 100,000.00
TOTAL					**$ 240,000.00**

TOTAL	**$ 1,370,100.00**
10% CONTINGENCY	**$ 137,010.00**
GRAND TOTAL	**$ 1,507,110.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 150,711.00
2	Geotechnical Engineering and CMT (3%)	$ 45,213.30
3	Other Discipline/Admin (2%)	$ 30,142.20
	ENGINEERING SERVICES GRAND TOTAL =	**$ 226,066.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,733,176.50**

CITY OF SAN JUAN
CESAR CHAVEZ UTILITY RELOCATION PHASE II
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.6

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	12-inch C-900 DR PVC Water Line	LF	2800	$ 90.00	$ 252,000.00
2	12-inch MJ Gate Valve with Box Accessories	EA	6	$ 7,500.00	$ 45,000.00
3	2-inch Air Release Valve	EA	3	$ 2,500.00	$ 7,500.00
4	2-inch Water Service	EA	2	$ 1,800.00	$ 3,600.00
5	3/4-inch Water Service	EA	4	$ 1,100.00	$ 4,400.00
6	12-inch X 12-inch X 12-inch Tee Connection	EA	1	$ 6,700.00	$ 6,700.00
7	12-inch Wet Connection	EA	2	$ 15,000.00	$ 30,000.00
8	Bore and 24-inch Steel Casing (Carroll Rd.)	LF	80	$ 900.00	$ 72,000.00
9	24-inch Steel Casing (City Roads)	LF	50	$ 350.00	$ 17,500.00
				TOTAL	**$ 438,700.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
10	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
11	Traffic Control	MO	10	$ 10,000.00	$ 100,000.00
12	Mobilization and Demobilization	LS	1	$ 350,000.00	$ 350,000.00
TOTAL					**$ 450,000.00**

TOTAL	**$ 898,700.00**
10% CONTINGENCY	**$ 89,870.00**
GRAND TOTAL	**$ 988,570.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 98,857.00
2	Geotechnical Engineering and CMT (3%)	$ 29,657.10
3	Other Discipline/Admin (2%)	$ 19,771.40
	ENGINEERING SERVICES GRAND TOTAL =	**$ 148,285.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,136,855.50**

CITY OF SAN JUAN
CESAR CHAVEZ UTILITY RELOCATION PHASE I
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.7

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	12-inch C-900 DR PVC Water Line	LF	4650	$ 90.00	$ 418,500.00
2	12-inch MJ Gate Valve with Box Accessories	EA	22	$ 7,500.00	$ 165,000.00
3	2-inch Air Release Valve	EA	5	$ 2,500.00	$ 12,500.00
4	2-inch Water Service	EA	1	$ 1,800.00	$ 1,800.00
5	3/4-inch Water Service	EA	4	$ 1,100.00	$ 4,400.00
6	12-inch X 12-inch X 12-inch Tee Connection	EA	7	$ 6,700.00	$ 46,900.00
7	12-inch Wet Connection	EA	2	$ 15,000.00	$ 30,000.00
8	8-inch Reducer	EA	3	$ 2,500.00	$ 7,500.00
9	6-inch Reducer	EA	3	$ 2,000.00	$ 6,000.00
10	Bore and 24-inch Steel Casing (Business 83)	LF	150	$ 900.00	$ 135,000.00
11	24-inch Steel Casing (City Roads)	LF	280	$ 350.00	$ 98,000.00
				TOTAL	**$ 925,600.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
12	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
13	Traffic Control	MO	12	$ 10,000.00	$ 120,000.00
14	Mobilization and Demobilization	LS	1	$ 350,000.00	$ 350,000.00
TOTAL					**$ 470,000.00**

TOTAL	**$ 1,405,600.00**
10% CONTINGENCY	**$ 140,560.00**
GRAND TOTAL	**$ 1,546,160.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 154,616.00
2	Geotechnical Engineering and CMT (3%)	$ 46,384.80
3	Other Discipline/Admin (2%)	$ 30,923.20
	ENGINEERING SERVICES GRAND TOTAL =	**$ 231,924.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,778,084.00**

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN
NEBRASKA 12 INCH WATERLINE REPLACEMENT
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.8

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	10000	$ 6.00	$ 60,000.00
2	12-inch C-900 DR PVC Water Line	LF	10000	$ 90.00	$ 900,000.00
3	12-inch MJ Gate Valve with Box Accessories	EA	10	$ 7,500.00	$ 75,000.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	10	$ 16,000.00	$ 160,000.00
5	8-Inch C-900 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 80 LF of Steel Casing	EA	8	$ 70,000.00	$ 560,000.00
6	8" Flex Base	SY	6600	$ 12.00	$ 79,200.00
7	8" Subgrade Lime Stabilized	SY	6600	$ 8.00	$ 52,800.00
8	Hot Mix Asphaltic Pavement	SY	6600	$ 25.00	$ 165,000.00
9	MC-30 Prime Coat (0.25 Gal per SY)	GAL	1650	$ 10.00	$ 16,500.00
10	Fire Hydrant	EA	17	$ 9,100.00	$ 154,700.00
TOTAL					**$ 2,223,200.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
11	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 100,000.00	$ 100,000.00
TOTAL					**$ 100,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
12	Traffic Control	MO	24	$ 10,000.00	$ 240,000.00
13	Mobilization and Demobilization	LS	1	$ 250,000.00	$ 250,000.00
TOTAL					**$ 490,000.00**

TOTAL	**$ 2,813,200.00**
10% CONTINGENCY	**$ 281,320.00**
GRAND TOTAL	**$ 3,094,520.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 309,452.00
2	Geotechnical Engineering and CMT (3%)	$ 92,835.60
3	Other Discipline/Admin (2%)	$ 61,890.40
	ENGINEERING SERVICES GRAND TOTAL =	**$ 464,178.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 3,558,698.00**

CITY OF SAN JUAN
"I" ROAD 12 INCH WATER TRANSMISSION LINE PROJECT
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.9

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	10300	$ 6.00	$ 61,800.00
2	12-inch C-900 DR PVC Water Line	LF	10300	$ 90.00	$ 927,000.00
3	12-inch MJ Gate Valve with Box Accessories	EA	11	$ 7,500.00	$ 82,500.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	20	$ 16,000.00	$ 320,000.00
5	Fire Hydrant	EA	18	$ 9,100.00	$ 163,800.00
6	24-Inch Bore and Steel Casing	LF	190	$ 400.00	$ 76,000.00
TOTAL					**$ 1,631,100.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 100,000.00	$ 100,000.00
TOTAL					**$ 100,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Traffic Control	MO	24	$ 10,000.00	$ 240,000.00
9	Mobilization and Demobilization	LS	1	$ 120,000.00	$ 120,000.00
TOTAL					**$ 360,000.00**

TOTAL	**$ 2,091,100.00**
10% CONTINGENCY	**$ 209,110.00**
GRAND TOTAL	**$ 2,300,210.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 230,021.00
2	Geotechnical Engineering and CMT (3%)	$ 69,006.30
3	Other Discipline/Admin (2%)	$ 46,004.20
	ENGINEERING SERVICES GRAND TOTAL =	**$ 345,031.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 2,645,241.50**

CITY OF SAN JUAN
HALL ACRES 12 INCH WATER TRANSMISSION LINE PROJECT
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.10

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	4000	$ 6.00	$ 24,000.00
2	12-inch C-900 DR PVC Water Line	LF	4000	$ 90.00	$ 360,000.00
3	12-inch MJ Gate Valve with Box Accessories	EA	4	$ 7,500.00	$ 30,000.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	2	$ 16,000.00	$ 32,000.00
5	8-Inch C-900 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 40 LF of Steel Casing	EA	3	$ 50,000.00	$ 150,000.00
6	Fire Hydrant	EA	7	$ 9,100.00	$ 63,700.00
TOTAL					**$ 659,700.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 65,970.00	$ 65,970.00
TOTAL					**$ 65,970.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Traffic Control	MO	48	$ 10,000.00	$ 480,000.00
9	Mobilization and Demobilization	LS	1	$ 65,970.00	$ 65,970.00
TOTAL					**$ 545,970.00**

TOTAL	**$ 1,271,640.00**
10% CONTINGENCY	**$ 127,164.00**
GRAND TOTAL	**$ 1,398,804.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 139,880.40
2	Geotechnical Engineering and CMT (3%)	$ 41,964.12
3	Other Discipline/Admin (2%)	$ 27,976.08
	ENGINEERING SERVICES GRAND TOTAL =	**$ 209,820.60**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,608,624.60**

CITY OF SAN JUAN
RIDGE ROAD 12 INCH WATER TRANSMISSION LINE PROJECT
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.11

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	6820	$ 6.00	$ 40,920.00
2	12-inch C-900 DR PVC Water Line	LF	6820	$ 90.00	$ 613,800.00
3	12-inch MJ Gate Valve with Box Accessories	EA	7	$ 7,500.00	$ 52,500.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	10	$ 16,000.00	$ 160,000.00
5	8-Inch C-900 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 80 LF of Steel Casing	EA	8	$ 70,000.00	$ 560,000.00
6	Fire Hydrant	EA	12	$ 9,100.00	$ 109,200.00
TOTAL					**$ 1,536,420.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 125,000.00	$ 125,000.00
TOTAL					**$ 125,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Traffic Control	MO	12	$ 10,000.00	$ 120,000.00
9	Mobilization and Demobilization	LS	1	$ 153,642.00	$ 153,642.00
TOTAL					**$ 273,642.00**

TOTAL	**$ 1,935,062.00**
10% CONTINGENCY	**$ 193,506.20**
GRAND TOTAL	**$ 2,128,568.20**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 212,856.82
2	Geotechnical Engineering and CMT (3%)	$ 63,857.05
3	Other Discipline/Admin (2%)	$ 42,571.36
	ENGINEERING SERVICES GRAND TOTAL =	**$ 319,285.23**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 2,447,853.43**

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

CITY OF SAN JUAN
MOORE'S SUBDIVISION WATER LINE IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.12

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 6')	LF	2430	$ 6.00	$ 14,580.00
2	8-inch C-905 DR PVC Water Line	LF	2430	$ 65.00	$ 157,950.00
3	8-inch MJ Gate Valve with Box Accessories	EA	6	$ 3,500.00	$ 21,000.00
4	8-Inch MJ 45 Degree Bend	EA	6	$ 1,500.00	$ 9,000.00
5	8-Inch X 8-Inch Tee Connection	EA	4	$ 1,750.00	$ 7,000.00
6	8-Inch Wet Connection	EA	3	$ 2,750.00	$ 8,250.00
7	8-Inch X 6-Inch Pipe Reducer	EA	3	$ 1,250.00	$ 3,750.00
8	Fire Hydrant	EA	3	$ 9,000.00	$ 27,000.00
9	Disinfection Testing	EA	1	$ 2,500.00	$ 2,500.00
10	Hydrostatic Testing	EA	1	$ 2,500.00	$ 2,500.00
11	Cap & Abandon 2-Inch Steel Water Line	EA	1	$ 1,000.00	$ 1,000.00
12	6-Inch Water Line Removal	EA	1	$ 1,500.00	$ 1,500.00
13	6-Inch Plugs	EA	2	$ 1,000.00	$ 2,000.00
14	Water Line Service Connection (to R.O.W. of Property)	EA	3	$ 2,250.00	$ 6,750.00
15	Water Line Service Connection (Service Inside Property)	EA	15	$ 2,750.00	$ 41,250.00
16	Removing Ashpalt Pavement	SY	1400	$ 6.00	$ 8,400.00
17	8" Flex Base	SY	1400	$ 12.00	$ 16,800.00
18	8" Subgrade Lime Stabilized	SY	1400	$ 8.00	$ 11,200.00
19	Hot Mix Asphaltic Pavement	SY	1400	$ 25.00	$ 35,000.00
20	MC-30 Prime Coat (0.25 Gal per SY)	GAL	350	$ 10.00	$ 3,500.00
TOTAL					**$ 380,930.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
21	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
22	Traffic Control	MO	5	$ 2,000.00	$ 10,000.00
23	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 30,000.00**

TOTAL	**$ 420,930.00**
10% CONTINGENCY	**$ 42,093.00**
GRAND TOTAL	**$ 463,023.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 46,302.30
2	Geotechnical Engineering and CMT (3%)	$ 13,890.69
3	Other Discipline/Admin (2%)	$ 9,260.46
	ENGINEERING SERVICES GRAND TOTAL =	**$ 69,453.45**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 532,476.45**

CITY OF SAN JUAN
HIGH SCHOOL EAST SUBDIVISION WATER LINE IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.13

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	7200	$ 65.00	$ 468,000.00
2	8-inch MJ Gate Valve with Box Accessories	EA	7	$ 4,200.00	$ 29,400.00
3	8-Inch MJ 45 Degree Bend	EA	4	$ 1,800.00	$ 7,200.00
4	8-Inch X 8-Inch Tee Connection	EA	11	$ 2,100.00	$ 23,100.00
5	8-Inch Wet Connection	EA	2	$ 3,300.00	$ 6,600.00
6	Fire Hydrant	EA	6	$ 10,800.00	$ 64,800.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	6-Inch Water Line Removal	EA	7	$ 1,500.00	$ 10,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	184	$ 3,000.00	$ 552,000.00
11	Removing Ashpalt Pavement	SY	6400	$ 6.00	$ 38,400.00
12	8" Flex Base	SY	6400	$ 12.00	$ 76,800.00
13	8" Subgrade Lime Stabilized	SY	6400	$ 8.00	$ 51,200.00
14	Hot Mix Asphaltic Pavement	SY	6400	$ 25.00	$ 160,000.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	1600	$ 10.00	$ 16,000.00
TOTAL					**$ 1,510,000.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	12	$ 2,000.00	$ 24,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 44,000.00**

TOTAL	**$ 1,564,000.00**
10% CONTINGENCY	**$ 156,400.00**
GRAND TOTAL	**$ 1,720,400.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 172,040.00
2	Geotechnical Engineering and CMT (3%)	$ 51,612.00
3	Other Discipline/Admin (2%)	$ 34,408.00
	ENGINEERING SERVICES GRAND TOTAL =	**$ 258,060.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,978,460.00**

CITY OF SAN JUAN
CLARK TERRACE SUBDIVISION WATER LINE IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.14

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	5500	$ 65.00	$ 357,500.00
2	8-inch MJ Gate Valve with Box Accessories	EA	7	$ 4,200.00	$ 29,400.00
3	8-Inch MJ 45 Degree Bend	EA	6	$ 1,800.00	$ 10,800.00
4	8-Inch X 8-Inch Tee Connection	EA	7	$ 2,100.00	$ 14,700.00
5	8-Inch Wet Connection	EA	3	$ 3,300.00	$ 9,900.00
6	Fire Hydrant	EA	4	$ 10,800.00	$ 43,200.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	6-Inch Water Line Removal	EA	8	$ 1,500.00	$ 12,000.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	70	$ 3,000.00	$ 210,000.00
TOTAL					**$ 693,500.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
11	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
12	Traffic Control	MO	10	$ 2,000.00	$ 20,000.00
13	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 40,000.00**

TOTAL	**$ 743,500.00**
10% CONTINGENCY	**$ 74,350.00**
GRAND TOTAL	**$ 817,850.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 81,785.00
2	Geotechnical Engineering and CMT (3%)	$ 24,535.50
3	Other Discipline/Admin (2%)	$ 16,357.00
	ENGINEERING SERVICES GRAND TOTAL =	**$ 122,677.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 940,527.50**

CITY OF SAN JUAN

LINCOLN HEIGHTS & SAN JUAN HEIGTHS SUBDIVISION WATER LINE IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.15

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	4600	$ 65.00	$ 299,000.00
2	8-inch MJ Gate Valve with Box Accessories	EA	12	$ 4,200.00	$ 50,400.00
3	8-Inch MJ 45 Degree Bend	EA	4	$ 1,800.00	$ 7,200.00
4	8-Inch X 8-Inch Tee Connection	EA	9	$ 2,100.00	$ 18,900.00
5	8-Inch Wet Connection	EA	5	$ 3,300.00	$ 16,500.00
6	Fire Hydrant	EA	3	$ 10,800.00	$ 32,400.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	6-Inch Water Line Removal	EA	9	$ 1,500.00	$ 13,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	84	$ 3,000.00	$ 252,000.00
11	Removing Ashpalt Pavement	SY	3900	$ 6.00	$ 23,400.00
12	8" Flex Base	SY	3900	$ 12.00	$ 46,800.00
13	8" Subgrade Lime Stabilized	SY	3900	$ 8.00	$ 31,200.00
14	Hot Mix Asphaltic Pavement	SY	3900	$ 25.00	$ 97,500.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	975	$ 10.00	$ 9,750.00
TOTAL					**$ 904,550.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	10	$ 2,000.00	$ 20,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 40,000.00**

TOTAL	**$ 954,550.00**
10% CONTINGENCY	**$ 95,455.00**
GRAND TOTAL	**$ 1,050,005.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 105,000.50
2	Geotechnical Engineering and CMT (3%)	$ 31,500.15
3	Other Discipline/Admin (2%)	$ 21,000.10
	ENGINEERING SERVICES GRAND TOTAL =	**$ 157,500.75**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,207,505.75**

CITY OF SAN JUAN
KANSAS AVE WATER LINE IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.16

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	1500	$ 65.00	$ 97,500.00
2	8-inch MJ Gate Valve with Box Accessories	EA	2	$ 4,200.00	$ 8,400.00
3	8-Inch X 8-Inch Tee Connection	EA	2	$ 2,100.00	$ 4,200.00
4	8-Inch Wet Connection	EA	2	$ 3,300.00	$ 6,600.00
5	Fire Hydrant	EA	1	$ 10,800.00	$ 10,800.00
6	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
7	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
8	6-Inch Water Line Removal	EA	1	$ 1,500.00	$ 1,500.00
9	Water Line Service Connection (to R.O.W. of Property)	EA	20	$ 3,000.00	$ 60,000.00
10	Removing Ashpalt Pavement	SY	1400	$ 6.00	$ 8,400.00
11	8" Flex Base	SY	1400	$ 12.00	$ 16,800.00
12	8" Subgrade Lime Stabilized	SY	1400	$ 8.00	$ 11,200.00
13	Hot Mix Asphaltic Pavement	SY	1400	$ 25.00	$ 35,000.00
14	MC-30 Prime Coat (0.25 Gal per SY)	GAL	350	$ 10.00	$ 3,500.00
TOTAL					**$ 269,900.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
15	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Traffic Control	MO	5	$ 2,000.00	$ 10,000.00
17	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 30,000.00**

TOTAL	**$ 309,900.00**
10% CONTINGENCY	**$ 30,990.00**
GRAND TOTAL	**$ 340,890.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 34,089.00
2	Geotechnical Engineering and CMT (3%)	$ 10,226.70
3	Other Discipline/Admin (2%)	$ 6,817.80
	ENGINEERING SERVICES GRAND TOTAL =	**$ 51,133.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 392,023.50**

CITY OF SAN JUAN
STANDARD AVE SUBDIVISION WATER LINE IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.17

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	1700	$ 65.00	$ 110,500.00
2	8-inch MJ Gate Valve with Box Accessories	EA	2	$ 4,200.00	$ 8,400.00
3	8-Inch MJ 45 Degree Bend	EA	8	$ 1,800.00	$ 14,400.00
4	8-Inch Wet Connection	EA	2	$ 3,300.00	$ 6,600.00
5	Fire Hydrant	EA	2	$ 10,800.00	$ 21,600.00
6	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
7	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
8	4-Inch Steel Water Line Removal	EA	1	$ 1,500.00	
9	2-Inch ACP Water Line Removal	EA	1	$ 1,500.00	$ 1,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	20	$ 3,000.00	$ 60,000.00
11	Removing Ashpalt Pavement	SY	850	$ 6.00	$ 5,100.00
12	8" Flex Base	SY	850	$ 12.00	$ 10,200.00
13	8" Subgrade Lime Stabilized	SY	850	$ 8.00	$ 6,800.00
14	Hot Mix Asphaltic Pavement	SY	850	$ 25.00	$ 21,250.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	213	$ 10.00	$ 2,130.00
TOTAL					**$ 274,480.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	5	$ 2,000.00	$ 10,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 30,000.00**

TOTAL	**$ 314,480.00**
10% CONTINGENCY	**$ 31,448.00**
GRAND TOTAL	**$ 345,928.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 34,592.80
2	Geotechnical Engineering and CMT (3%)	$ 10,377.84
3	Other Discipline/Admin (2%)	$ 6,918.56
	ENGINEERING SERVICES GRAND TOTAL =	**$ 51,889.20**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 397,817.20**

CITY OF SAN JUAN

PECAN ESTATES SUBDIVISION WATER LINE IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.18

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	16-inch C-905 DR PVC Water Line	LF	50	$ 120.00	$ 6,000.00
2	16-inch MJ Gate Valve with Box Accessories	EA	3	$ 7,000.00	$ 21,000.00
3	8-Inch X 8-Inch Tee Connection	EA	3	$ 4,900.00	$ 14,700.00
4	8-inch C-905 DR PVC Water Line	LF	8100	$ 65.00	$ 526,500.00
5	8-inch MJ Gate Valve with Box Accessories	EA	14	$ 4,200.00	$ 58,800.00
6	8-Inch MJ 45 Degree Bend	EA	6	$ 1,800.00	$ 10,800.00
7	8-Inch X 8-Inch Tee Connection	EA	10	$ 2,100.00	$ 21,000.00
8	16-Inch Wet Connection	EA	3	$ 10,000.00	$ 30,000.00
9	Fire Hydrant	EA	6	$ 10,800.00	$ 64,800.00
10	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
11	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
12	Existing Water Line Removal	EA	6	$ 1,500.00	$ 9,000.00
13	Water Line Service Connection (to R.O.W. of Property)	EA	142	$ 3,000.00	$ 426,000.00
14	Removing Ashpalt Pavement	SY	2300	$ 6.00	$ 13,800.00
15	8" Flex Base	SY	2300	$ 12.00	$ 27,600.00
16	8" Subgrade Lime Stabilized	SY	2300	$ 8.00	$ 18,400.00
17	Hot Mix Asphaltic Pavement	SY	2300	$ 25.00	$ 57,500.00
18	MC-30 Prime Coat (0.25 Gal per SY)	GAL	575	$ 10.00	$ 5,750.00
TOTAL					**$ 1,317,650.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
19	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
20	Traffic Control	MO	14	$ 2,000.00	$ 28,000.00
21	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 48,000.00**

TOTAL	**$ 1,375,650.00**
10% CONTINGENCY	**$ 137,565.00**
GRAND TOTAL	**$ 1,513,215.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 151,321.50
2	Geotechnical Engineering and CMT (3%)	$ 45,396.45
3	Other Discipline/Admin (2%)	$ 30,264.30
	ENGINEERING SERVICES GRAND TOTAL =	**$ 226,982.25**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,740,197.25**

CITY OF SAN JUAN

SALAZAR SUBDIVISION, HAZEL SUBDIVISION, & GRANADA SUBDIVISION WATER LINE IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.19

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	6600	$ 65.00	$ 429,000.00
2	8-inch MJ Gate Valve with Box Accessories	EA	10	$ 4,200.00	$ 42,000.00
3	8-Inch MJ 45 Degree Bend	EA	6	$ 1,800.00	$ 10,800.00
4	8-Inch X 8-Inch Tee Connection	EA	4	$ 2,100.00	$ 8,400.00
5	8-Inch Wet Connection	EA	3	$ 3,300.00	$ 9,900.00
6	Fire Hydrant	EA	5	$ 10,800.00	$ 54,000.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	Existing Water Line Removal	EA	5	$ 1,500.00	$ 7,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	206	$ 3,000.00	$ 618,000.00
11	Removing Ashpalt Pavement	SY	670	$ 6.00	$ 4,020.00
12	8" Flex Base	SY	670	$ 12.00	$ 8,040.00
13	8" Subgrade Lime Stabilized	SY	670	$ 8.00	$ 5,360.00
14	Hot Mix Asphaltic Pavement	SY	670	$ 25.00	$ 16,750.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	168	$ 10.00	$ 1,680.00
TOTAL					**$ 1,221,450.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	12	$ 2,000.00	$ 24,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 44,000.00**

TOTAL	**$ 1,275,450.00**
10% CONTINGENCY	**$ 127,545.00**
GRAND TOTAL	**$ 1,402,995.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 140,299.50
2	Geotechnical Engineering and CMT (3%)	$ 42,089.85
3	Other Discipline/Admin (2%)	$ 28,059.90
	ENGINEERING SERVICES GRAND TOTAL =	**$ 210,449.25**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,613,444.25**

CITY OF SAN JUAN
LINCOLN AVE WATER LINE IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.20

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	3800	$ 65.00	$ 247,000.00
2	8-inch MJ Gate Valve with Box Accessories	EA	12	$ 4,200.00	$ 50,400.00
3	8-Inch MJ 45 Degree Bend	EA	2	$ 1,800.00	$ 3,600.00
4	8-Inch X 8-Inch Tee Connection	EA	8	$ 2,100.00	$ 16,800.00
5	8-Inch Wet Connection	EA	5	$ 3,300.00	$ 16,500.00
6	Fire Hydrant	EA	4	$ 10,800.00	$ 43,200.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	Existing Water Line Removal	EA	5	$ 1,500.00	$ 7,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	120	$ 3,000.00	$ 360,000.00
11	Removing Ashpalt Pavement	SY	550	$ 6.00	$ 3,300.00
12	8" Flex Base	SY	550	$ 12.00	$ 6,600.00
13	8" Subgrade Lime Stabilized	SY	550	$ 8.00	$ 4,400.00
14	Hot Mix Asphaltic Pavement	SY	550	$ 25.00	$ 13,750.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	138	$ 10.00	$ 1,380.00
TOTAL					**$ 780,430.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

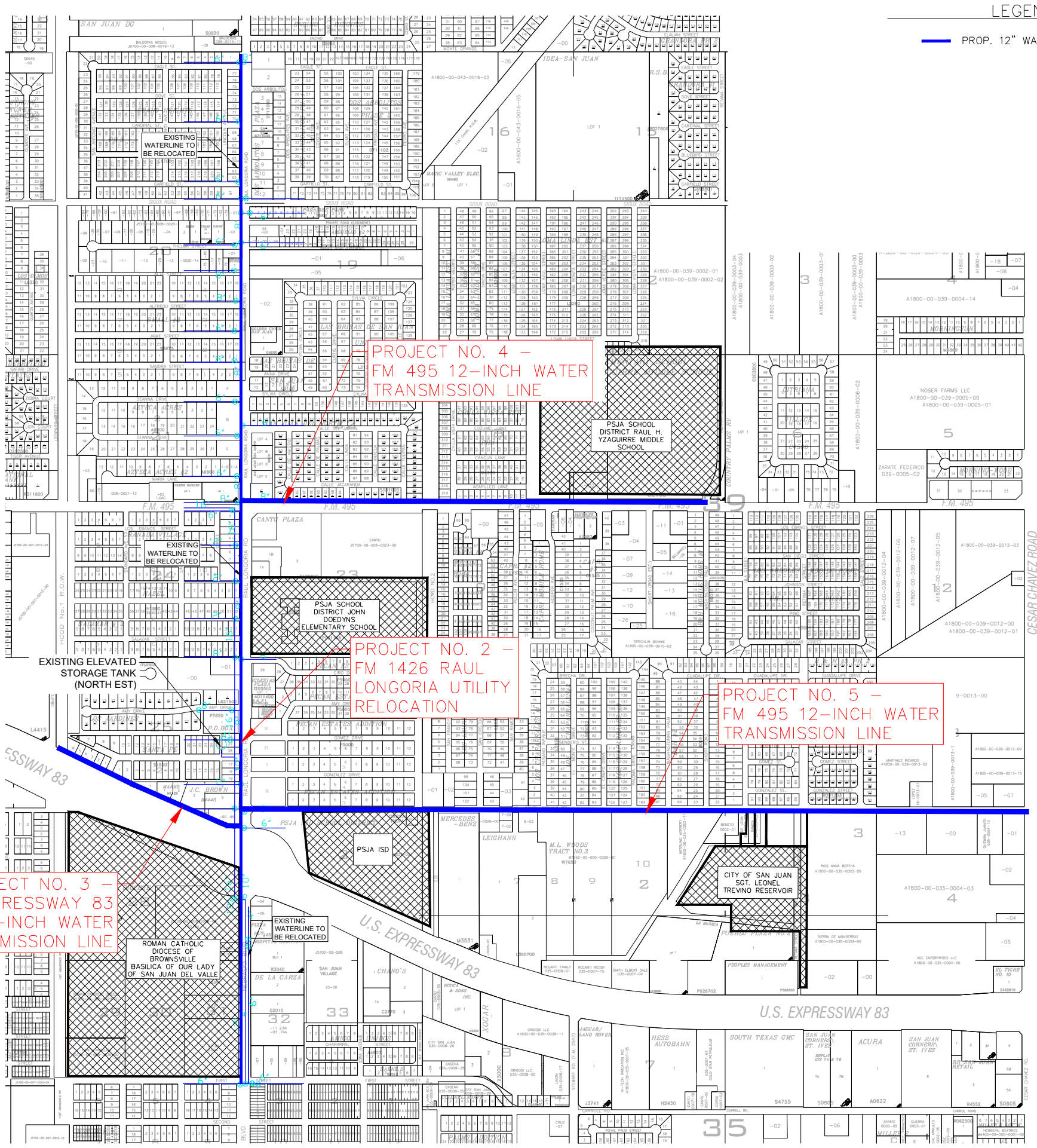
MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	8	$ 2,000.00	$ 16,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 36,000.00**

TOTAL	**$ 826,430.00**
10% CONTINGENCY	**$ 82,643.00**
GRAND TOTAL	**$ 909,073.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 90,907.30
2	Geotechnical Engineering and CMT (3%)	$ 27,272.19
3	Other Discipline/Admin (2%)	$ 18,181.46
	ENGINEERING SERVICES GRAND TOTAL =	**$ 136,360.95**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,045,433.95**



PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
2	FM 1426 Raul Longoria Utility Relocation	2	W.1	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
3	Expressway-83 12-Inch Water Transmission Line	3	W.1	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
4	FM 495 12-Inch Water Transmission Line	4	W.1	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
5	Sgt Leonel Trevino 12-Inch Water Transmission Line	5	W.1	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No: ENGR. 22.009
Designed: FC/JP
Drawn: FC/JP
Approved: RS
File:

Revision	Date	Description

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JPEREZ@TRIMADSTX.COM

CITY OF SAN JUAN
WATER DISTRIBUTION IMPROVEMENTS
EXHIBIT W.1

PROJ. No.

SHT 1 OF 1

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\WATER\EXHIBIT W.1 RAUL LONGORIA UTILITY RELOCATION.dwg Last Save: 12/2/2025 4:36 PM Last saved by: Engineer 3
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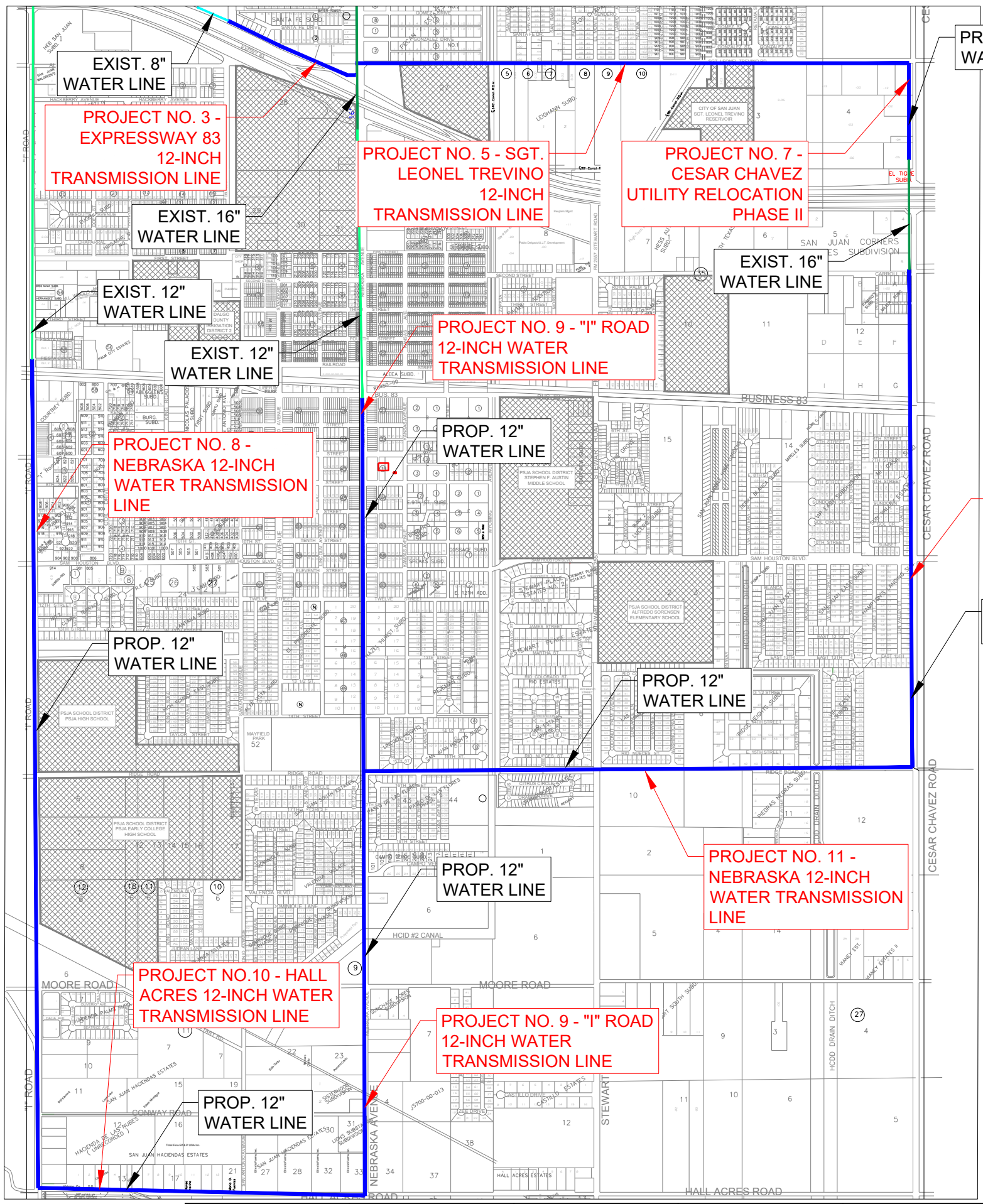

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
6	Cesar Chavez Utility Relocation Phase II	6	W.2	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
7	Cesar Chavez Utility Relocation Phase I	7	W.2	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
8	Nebraska 12-Inch Water Transmission Line	8	W.2	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
9	"I" Road 12-Inch Water Transmission Line	9	W.2	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
10	Hall Acres 12-Inch Water Transmission Line	10	W.2	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
11	Ridge Road 12-Inch Water Transmission Line	11	W.2	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No: ENGR. 24.009
Designed: FC
Drawn: FC
Approved: RS
File:

Revision	Date	Description

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CITY OF SAN JUAN
SOUTH REGION-RECOMMENDED IMPROVEMENTS
WATER DISTRIBUTION SYSTEM
EXHIBIT W.2

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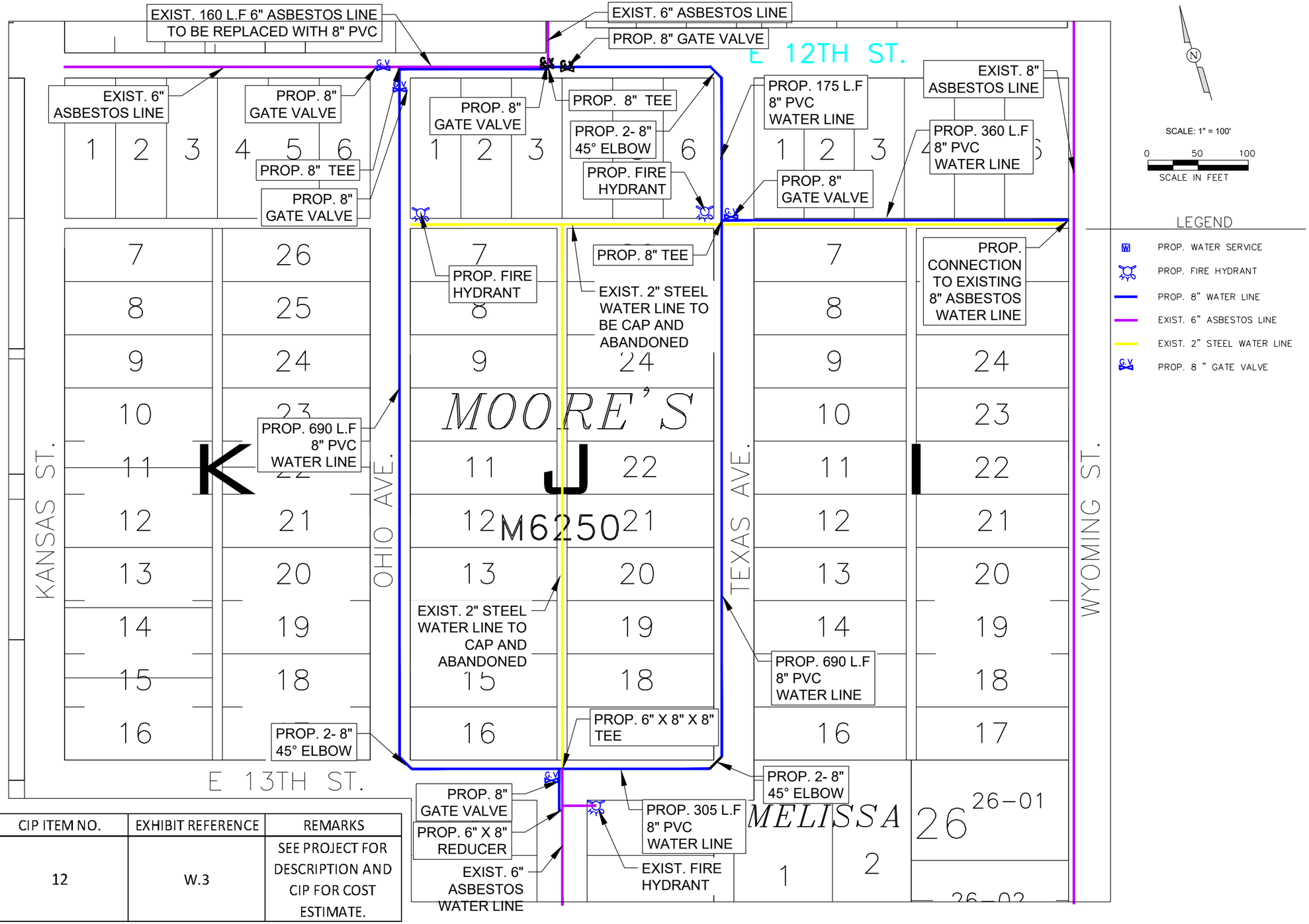

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
12	Moore's Subdivision	12	W.3	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM
Approved: RS
File:

Revision	Date	Description

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FCARMONA@TRIMADSTX.COM

MOORE'S SUBDIVISION
WATER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT W.3

PROJ. No.

SHT ____ OF ____

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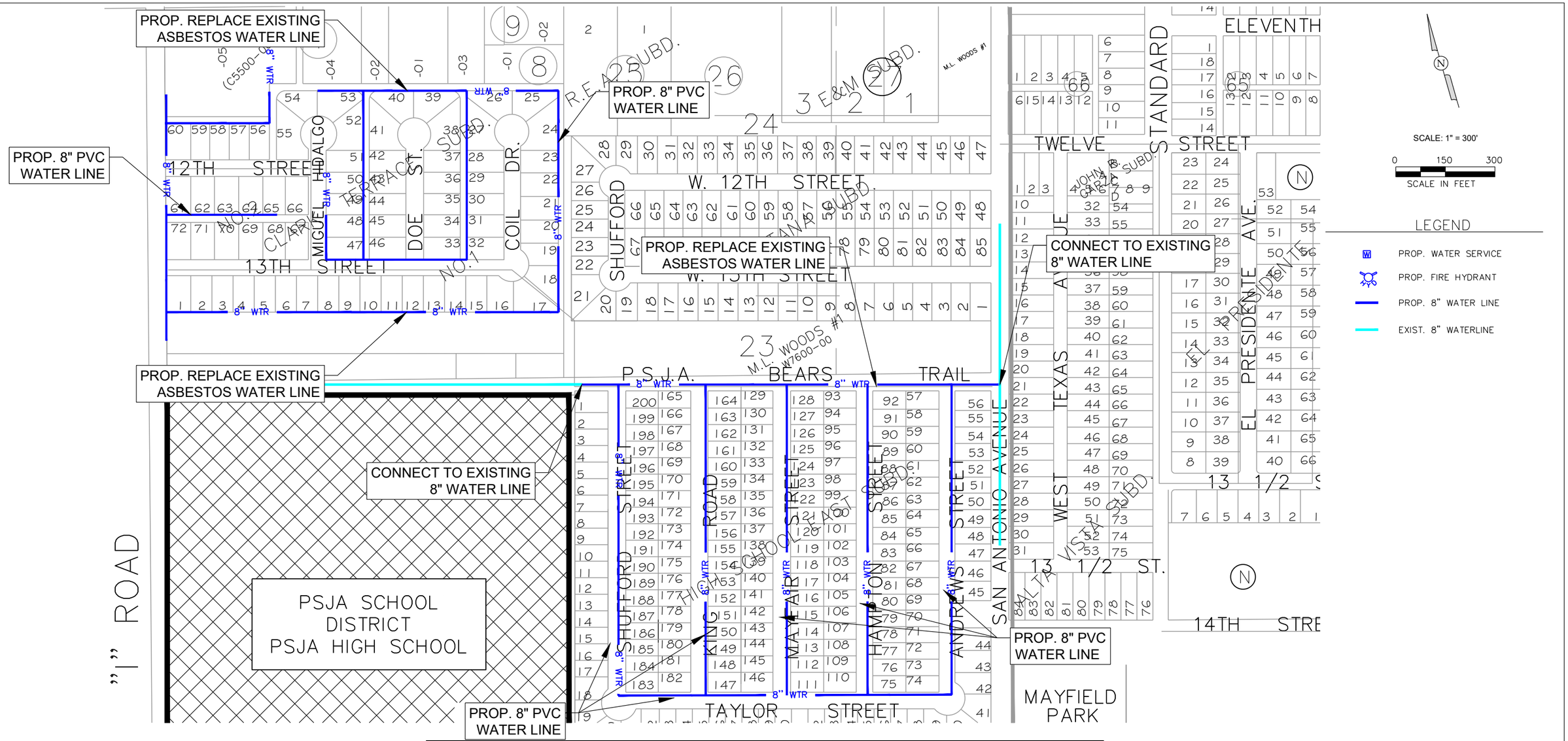

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
13	High School East Subdivision	13	W.4	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
14	Clark Terrace Subdivision	14	W.4	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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HIGH SCHOOL EAST & CLARK TERRACE SUBDIVISION
WATER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT W.4

PROJ. No.

SHT ____ OF ____

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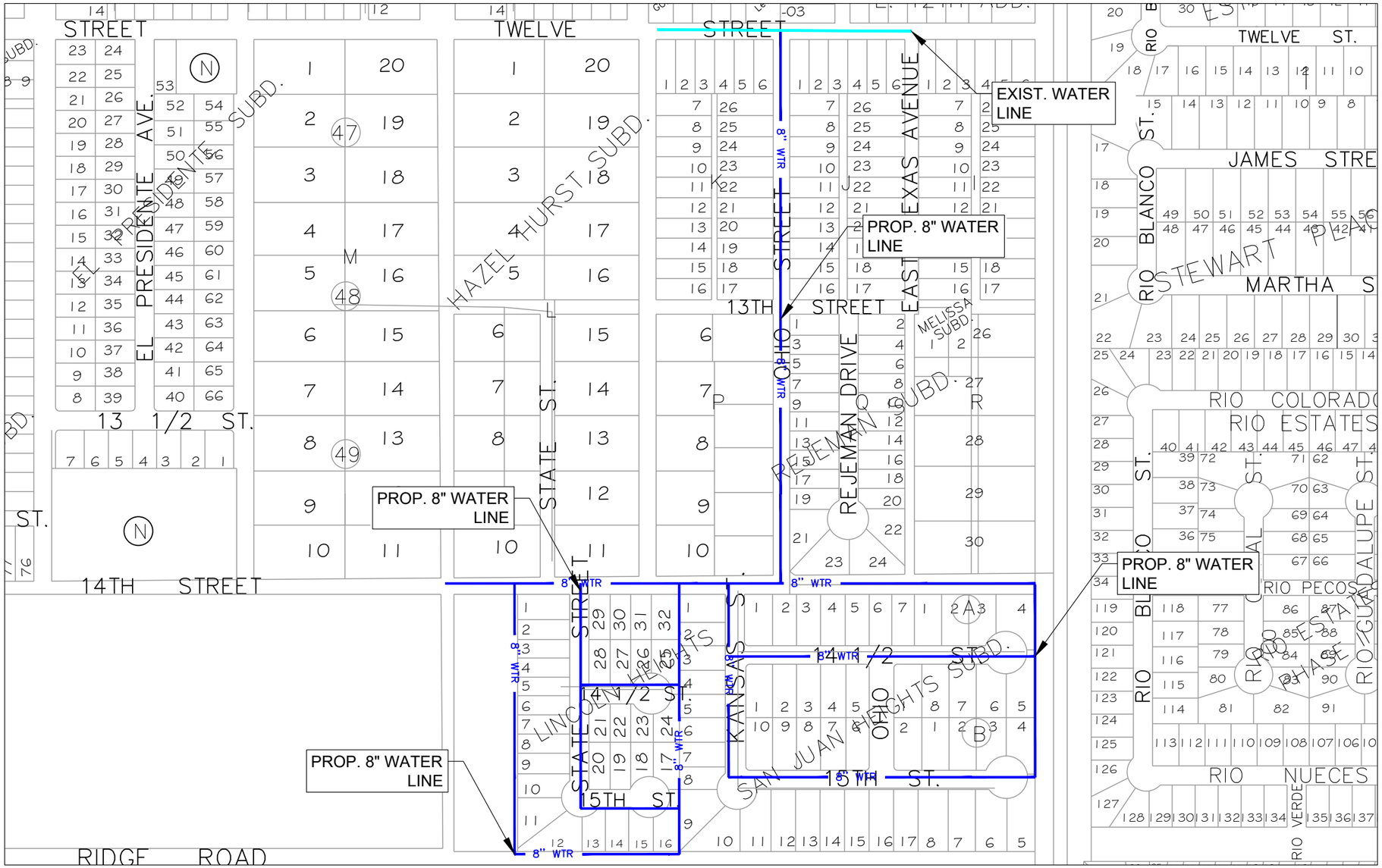

SCALE: 1" = 300'

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SCALE IN FEET

LEGEND

- PROP. WATER SERVICE
- PROP. FIRE HYDRANT
- PROP. 8" WATER LINE
- EXIST. WATERLINE

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
15	Lincoln Heights and San Juan Heights Subdivision	15	W.5	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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LINCOLN HEIGHTS & SAN JUAN HEIGHTS SUB
WATER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT W.5

PROJ. No.

SHT ____ OF ____

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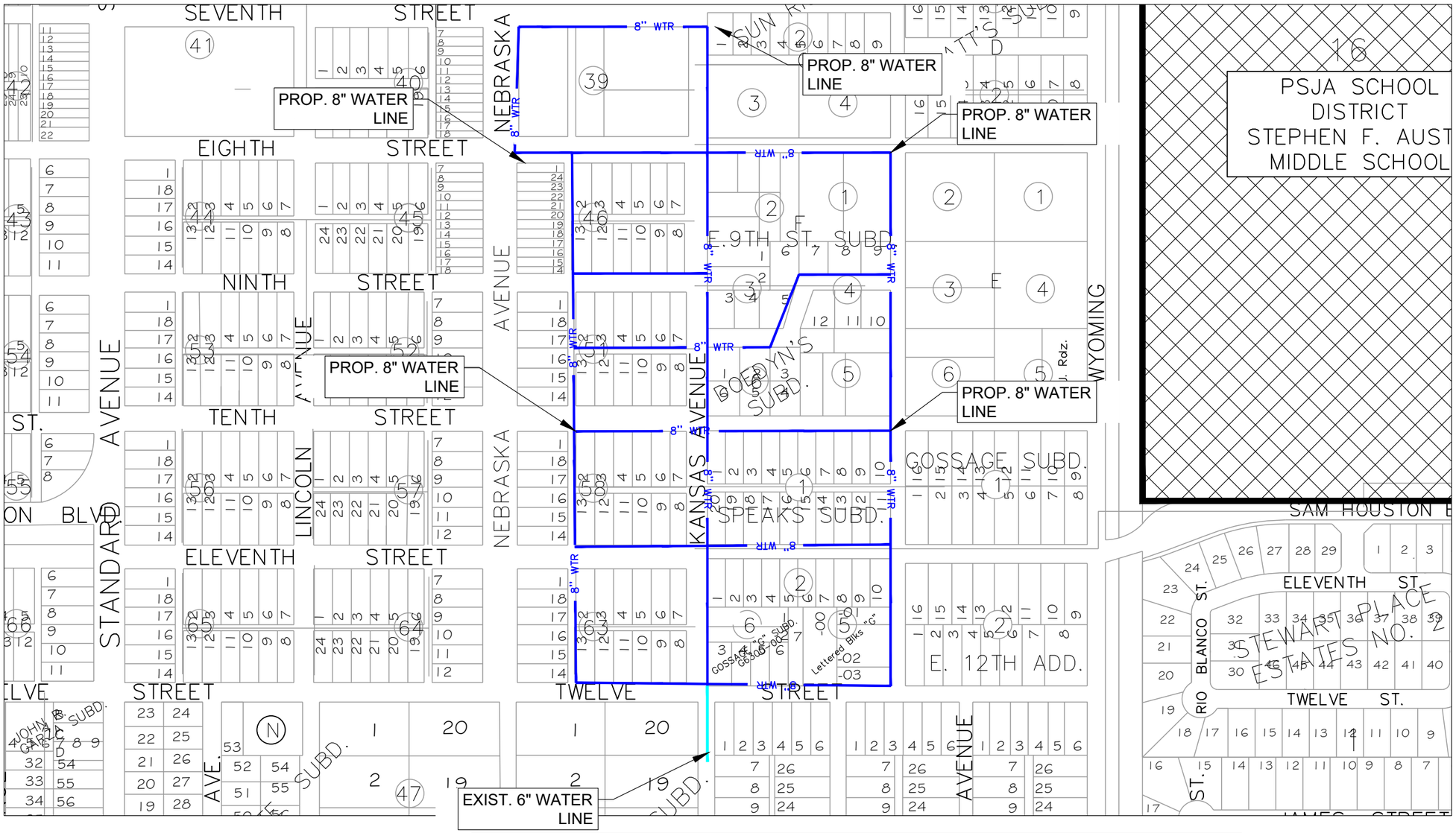

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
16	Kansas Ave	16	W.6	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
17	Standard Ave	17	W.6	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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KANSAS AVE
WATER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT W.6

PROJ. No.

SHT ____ OF ____

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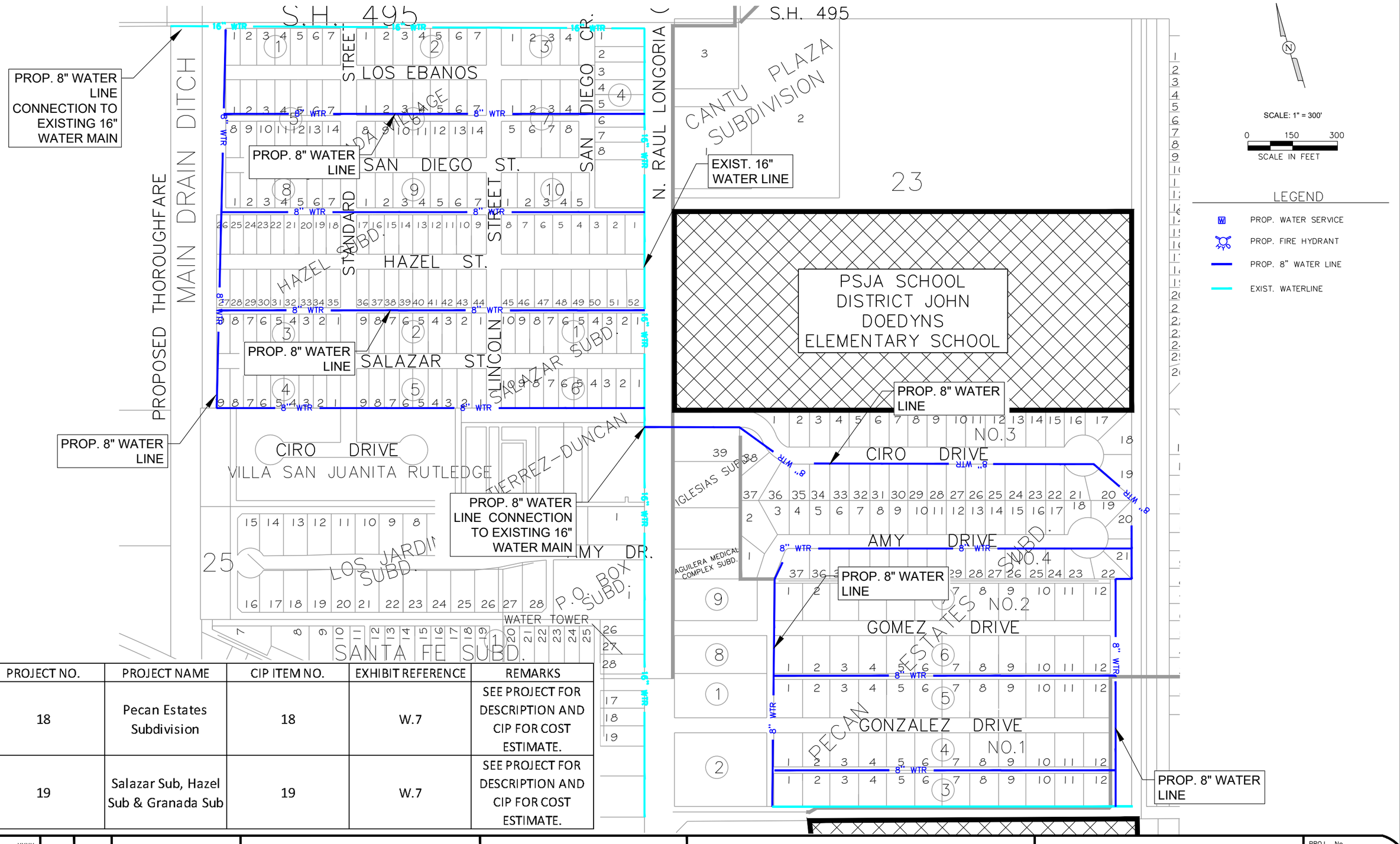

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
18	Pecan Estates Subdivision	18	W.7	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
19	Salazar Sub, Hazel Sub & Granada Sub	19	W.7	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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PECAN ESTATES SUBDIVISION
SALAZAR SUB, HAZEL SUB, & GRANADA SUB
WATER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT W.7

PROJ. No.

SHT ____ OF ____

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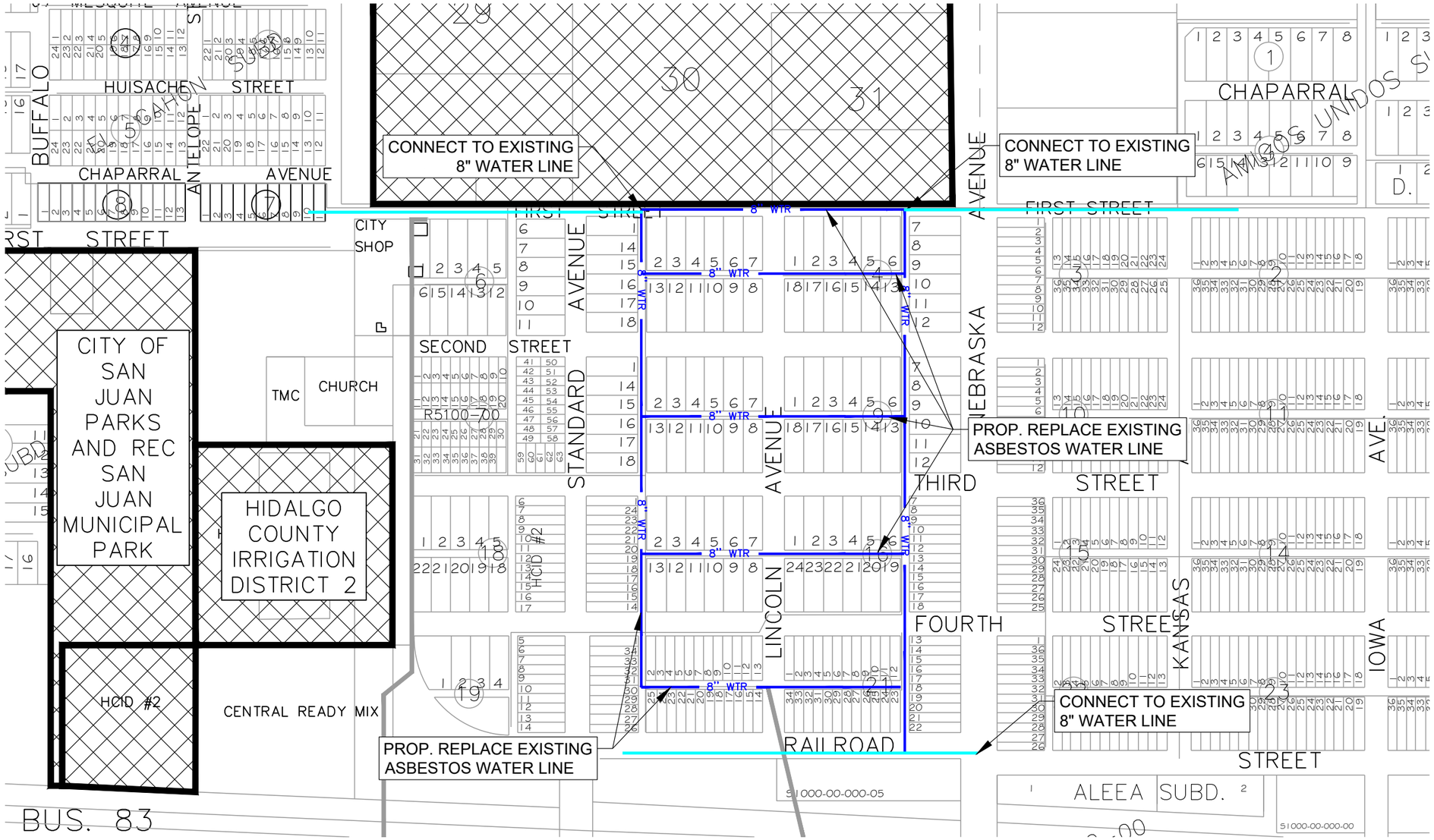

SCALE: 1" = 300'

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SCALE IN FEET

LEGEND

- PROP. WATER SERVICE
- PROP. FIRE HYDRANT
- PROP. 8" WATER LINE
- EXIST. 8" WATERLINE

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
20	Lincoln Ave	20	W.8	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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LINCOLN AVE
WATER LINE IMPROVEMENTS
SAN JUAN, TX

EXHIBIT W.8

PROJ. No.

SHT ____ OF ____

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Appendix A

City of San Juan Comprehensive Plan Update-2019

Envisioning Our Future

City of San Juan, Texas

Comprehensive Plan

June, 2019

Envisioning Our Future

City of San Juan, Texas

Comprehensive Plan

June, 2019

Table Of Contents

Acknowledgements .....

Chapter 1 - Introduction 1.1

Chapter 2 - Community Profile 2.1

Chapter 3 - Vision and Goals 3.1

Chapter 4 - Land Use 4.1

Chapter 5 - Transportation 5.1

Chapter 6 - Economic Development 6.1

Chapter 7 - Utilities and Services 7.1

Chapter 8 - Capital Improvements 8.1

Chapter 9 - Implementation 9.1

Acknowledgements

Special appreciation to all who participated in the development of this Comprehensive Plan

Envisioning Our Future!

City Commission
Mayor Mario Garza
Mayor Pro-Tem Jesus "Jesse" Ramirez
Commissioner Ernesto "Neto" Guajardo
Commissioner Leonardo "Lenny" Sanchez
Commissioner Marco "Markie" Villegas
Former Commissioner Pete Garcia

Planning and Zoning Commission
Irma C. Castillo, Chair
Adan Magallan
Eduardo Alaniz
Juan Alvarado
Valerie Cardenas
Joshua Benavides
Fernando Guajardo

City Manager
Benjamin Arjona

Planning and Zoning
Roberto Escobar, Jr., Director
Monica Gomez, Planner 2
Janie Soto, Administration Clerk
Zoila Martinez, Inspection Clerk
Antonio Jaramillo, Chief Building Inspector

City Secretary
Diana Cavazos

Finance
Leroy Gonzales, Director

Fire
Tirso Garza, Chief

Human Resources
Adelaida Cordero, Director

Utilities
David Salinas, Director

Library
Armandina Sesin, Director

Police
Juan Gonzalez, Chief

Information Technology (IT)
Pat Karr, Director
Mayra Garcia, Communications Coordinator
Jonathan Rocha, Network Administrator
Ramon Ramirez, IT Specialist I
Photographs by the IT Department

Parks and Recreation
Patrick Willingham, Director

Sanitation and Public Works
Roel Garza, Director

Purchasing/Risk Manager
Rene Jaime

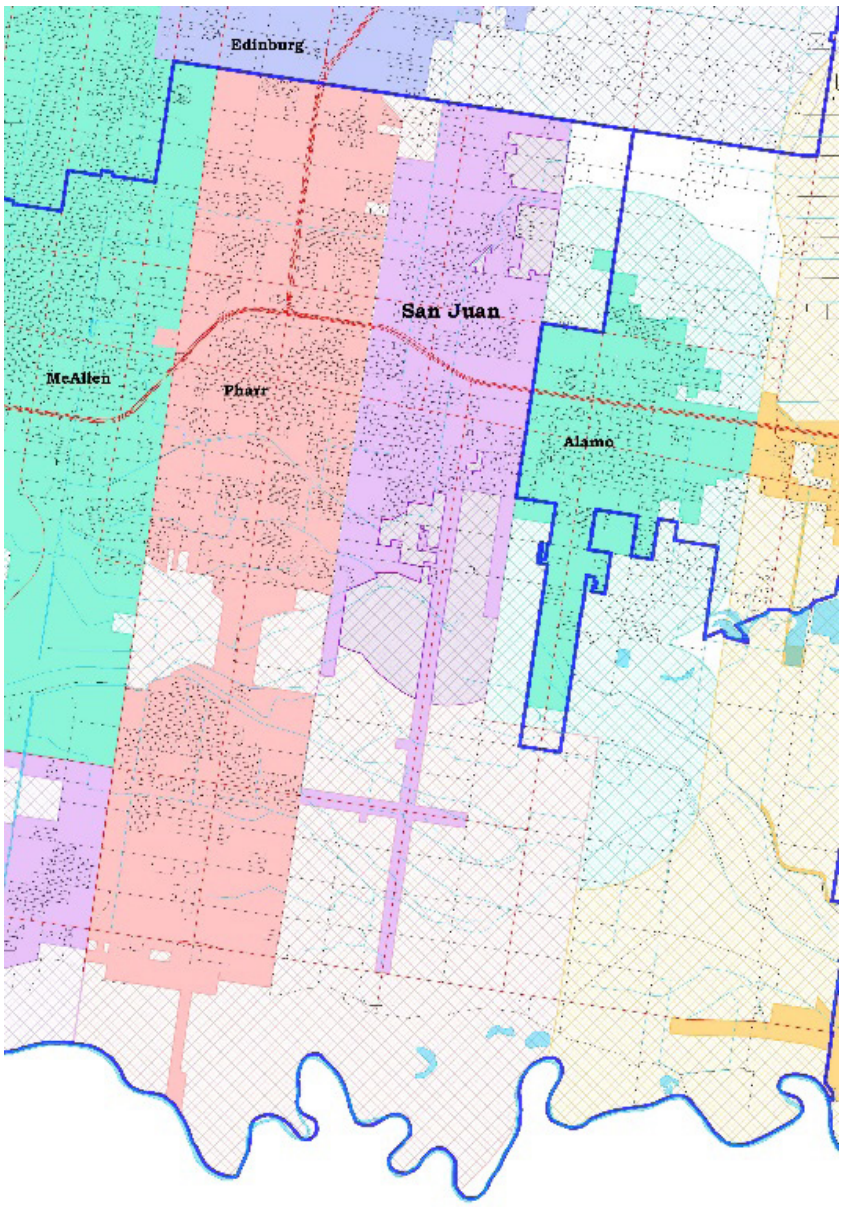
Planning Consultant
Ann Cooke Bagley, FAICP, Bagley Associates LLC

1 Introduction

The planning process began in April 2018 with a joint meeting of the Planning and Zoning Commission, interested citizens, and the SJEDC Board. Over the following 12 months, there were monthly meetings to discuss and comment on the draft sections of the Plan. The Planning and Zoning Commission began their review in October. Two Community Meetings/Open Houses were held at the San Juan Memorial Library to provide the opportunity for citizen input. The first was on December 6, 2018 and the second on April 17, 2019. The Planning and Zoning Commission held a public hearing on June 6, 2019 and recommended the Plan to the City Commission for adoption by ordinance.

In Texas, comprehensive plans have their foundation in State law. Chapter 213 of the *Texas Local Government Code* provides that the governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. The purposes are to promote sound development and ensure public health, safety and welfare. A comprehensive plan may include, but is not limited to, land use, transportation, and public facilities. It may have locally determined additional chapters.

Additionally, Section 211 of the *Texas Local Government Code* says zoning regulations must be adopted in accordance with a comprehensive plan.



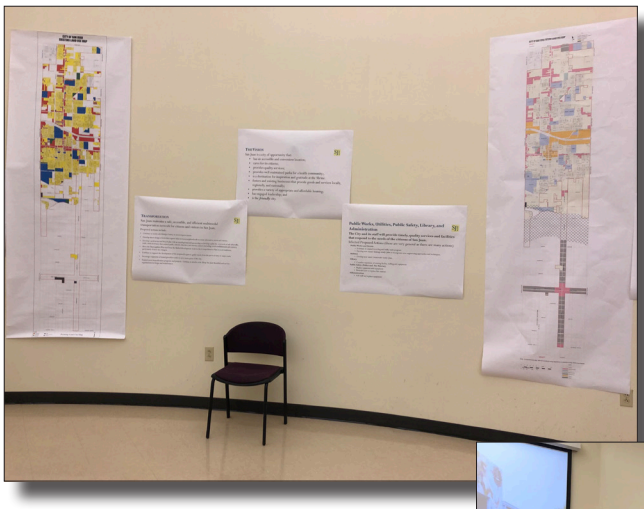
Source: Online County of Hidalgo Map 2017 (adapted)

Jurisdiction of the Plan

The Comprehensive Plan (Plan) covers the area within the City of San Juan city limits and its Extraterritorial Jurisdiction (ETJ). The cities of Pharr, Edinburg, and Alamo are adjacent to San Juan.

Development of the Comprehensive Plan

A comprehensive plan should provide education and guidance. It educates the leadership and the citizens on



existing conditions, explains the need for looking ahead, and identifies problems, and solutions. It then serves as a handbook for the basis of decision making. It provides the ability to say yes or no to proposed zoning changes and development and encourages a thoughtfully conceived budget for facilities and infrastructure needs.

The planning process began in April 2018 with a joint meeting of the Planning and Zoning Commission, the Advisory Committee, and the SJEDC Board. Over the following 12 months the Advisory Committee and the Planning and Zoning Commission received drafts of the chapters of the Plan for their review and comments. Two Community Meetings/Open Houses were held at the San Juan Memorial Library to provide the opportunity for citizen input. The first was in December 2018 and the second in April 2019. The Planning and Zoning Commission held a public hearing in June and recommended the Plan to the City Commission for adoption.

This new Plan incorporates aspects of previous planning efforts from the Strategic Plan 2016-2021, Downtown Revitalization Mixed-Use Project, engineering, infrastructure plans, and San Juan Economic Development Corporation (SJEDC) projects.

A separate *2019 Parks and Recreation Master Plan* is developed concurrently with this Plan.

Chapters of the Plan

The Comprehensive Plan is organized into nine (9) chapters. Each one includes identification of existing conditions, current and anticipated issues, a goal, policies; and actions. Although these are separate chapters, they are all interrelated because land use influences transportation, which in turn identifies capital improvement needs, which can spur economic development, and influences the day to day and long range decisions and actions of the City.

Chapter 1 - Introduction - Identifies the purpose, jurisdiction, expectations, and plan development activities of the Comprehensive Plan.

Chapter 2 - Community Profile - Provides an overview of current conditions including history, past and present population, future population projections, and economic indicators.

Chapter 3 - Vision and Goals - Creates a new community vision and identifies the goals for each of the following chapters that are used to implement the vision.

Chapter 4 - Land Use - Identifies current and future land uses; defines potential new and different land uses; provides the Future Land Use Map, actions and policies; and to guide zoning recommendations and improvements.

Chapter 5 - Transportation - Describes the Thoroughfare Plan and associated criteria, includes the Thoroughfare map, and recommends policies and actions for an accessible transportation network.

Chapter 6 - Economic Development - Describes the San Juan Economic Development Corporation (SJEDC) business plan and suggests possible new directions and implementation actions in conjunction with the SJEDC Board.

Chapter 7 - Utilities and Services - Identifies the utility and services providers' responsibilities, needs and actions for streets, water, wastewater, and drainage improvements. Police, Fire, Library and Sanitation are included in this chapter.

Chapter 8 - Capital Improvement – Provides an overview of how capital improvements programming works.

Chapter 9 - Implementation - Defines how the plan is to be used, with actions and guidelines for accomplishing the City's needs.

The results of this long range planning process will be a handbook to guide near term and long range development. It sets the stage for good decision making based on needs and desires of the citizens and balanced with the ability to accomplish what is best for the City of San Juan. This is

Envisioning Our Future!

2 Communities Profile

Centrally located in the Lower Rio Grande Valley, the City of San Juan is ready to move forward. To begin the process of Envisioning our Future, an overview of information and conditions is required.

The City is in the southern part of Hidalgo County, Texas. It is bordered by the cities of Pharr, Alamo, and Edinburg. Also adjacent are the unincorporated communities of Lopezville, Murillo, and North Alamo.

San Juan is 9.8 square miles in size and extends 10.6 miles in length from Owassa Road to the north to Military Highway (US 281) to the south. US 83/IH 2 transects the City from east to west for 2.5 miles. Other major roads are Veteran's Boulevard, Raul Longoria (FM 1426), Nebraska Avenue, Cesar Chavez Road, FM 495, Business 83, Ridge Road, Stewart Road (FM2557), and Nolana Loop.

San Juan has a mild humid subtropical climate. Summer high temperatures are in the upper 90s with January lows in the upper 40s. Average rainfall is 22 inches. The elevation above sea level is 105 feet.

The City of San Juan is chartered as a Home Rule city with a Council/Manager form of government. The governing body is the City Commission comprised of an elected Mayor and four City Commissioners. The City Commission appoints the City Manager to serve as the chief administrative officer managing the day-to-day operations of the City.

The City's logo is "The Friendly City" as it is a family-oriented city. A low crime rate, public parks, extensive library, excellent city services, friendly residents, and a variety of civic functions and festivals make San Juan a very nice place to live.

History

Long before San Juan was incorporated as a city in 1917, the area was an active place with large and small farms and ranches. Cotton was a major crop with fruit and vegetables beginning to be grown for export. With the development of the St. Louis, Brownsville & Mexico Railroad from Harlingen to Sam Fordyce beyond Mission in 1904, the City's name began to appear on maps. In 1910, the townsite was established on John Closner's property, known as the San Juan Plantation.

There are several sources thought to be the origin of the City's name. There is the Rio San Juan that flows into the Rio Grande. Many Spanish land grants in the 1700s included the words San Juan. Several nearby locations along the Rio Grande have San Juan in their name including the San Juan Plantation which was owned by a founder of the City, John Closner.

The City has a long relationship with the Basilica of Our Lady of San Juan del Valle National Shrine. From the Spanish missionaries to the church of San Juan de los Lagos to the Oblate Missionaries Trail in the 1850s, San Juan has been connected to the Catholic church. In 1908, the Oblate Fathers dedicated a church on San Juan Plantation to Saint John the Baptist. That small church grew to become the Basilica, a beautiful and important shrine and the destination for over a million visitors each year.

Education was important from the City's earliest days. Public schools in San Juan were established in 1919 with the creation of the Pharr-San Juan School District. Forty years later Alamo joined the district to create the Pharr-San Juan-Alamo School District (PSJA). The District has a high school, two middle schools, and eight elementary schools in San Juan and IDEA, a public charter school, has two campuses.

Over the years since 1919, San Juan has grown from a small town to a city that provides goods and services, locally, regionally and nationally. As early as 1924, there was a cotton compress, a cotton gin and a cannery. By the 1940s there was a large plant that made concrete pipe for irrigation drainage. Production of citrus fruit and vegetables, packing houses, an equipment manufacturing plant, and an iron foundry were in the City. Anchored by the Shrine, the City has grown to include businesses that provide goods and services not only for the residents, but regionally and nationally as well.

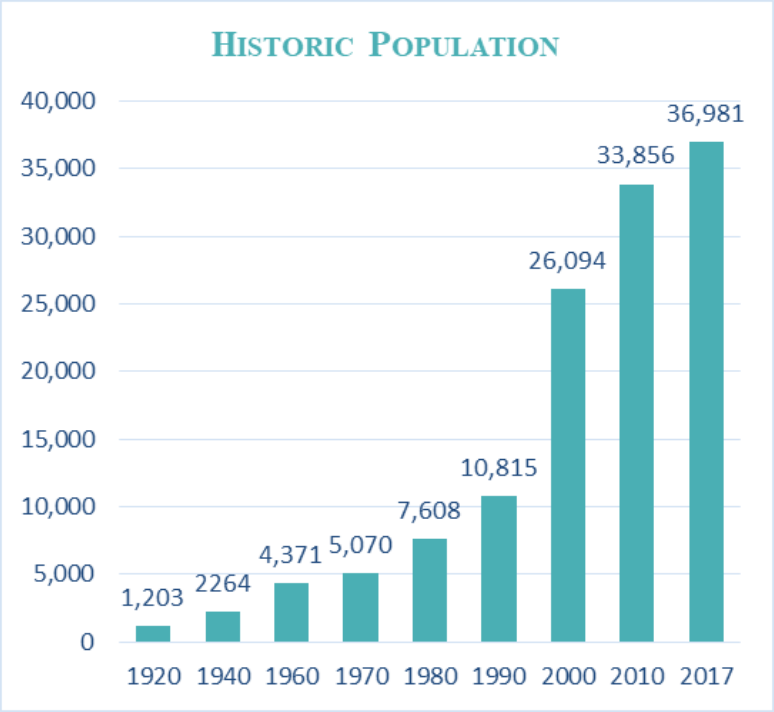
POPULATION

To help understand the future needs of the city, it is helpful to look at the population over time. The following sections include tables and charts that look at past, present, and projected (estimated) populations. **Table 2.1-Historic Population** and associated chart illustrates 100 years of documented population growth.

Table 2.1-Historic Population

1920	1940	1960	1970	1980	1990	2000	2010	2017
1,203	2.264	4,371	5,070	7,608	10,815	26,094	33,856	36,981

Source: United States Census Bureau, 1960, 1970, 1980, 1990, 2000 Decennial Census, 2016 American Community Survey 5-Year Estimates, 2016, 2017



From a population of 1,203 in the 1920 Census to doubling by 1950, and doubling again by 1970, and again by 1990, as San Juan continued to grow. Again, major growth occurred between 1990 and 2000 when the population more than doubled. By the 2010 Census, the population was 33,856.

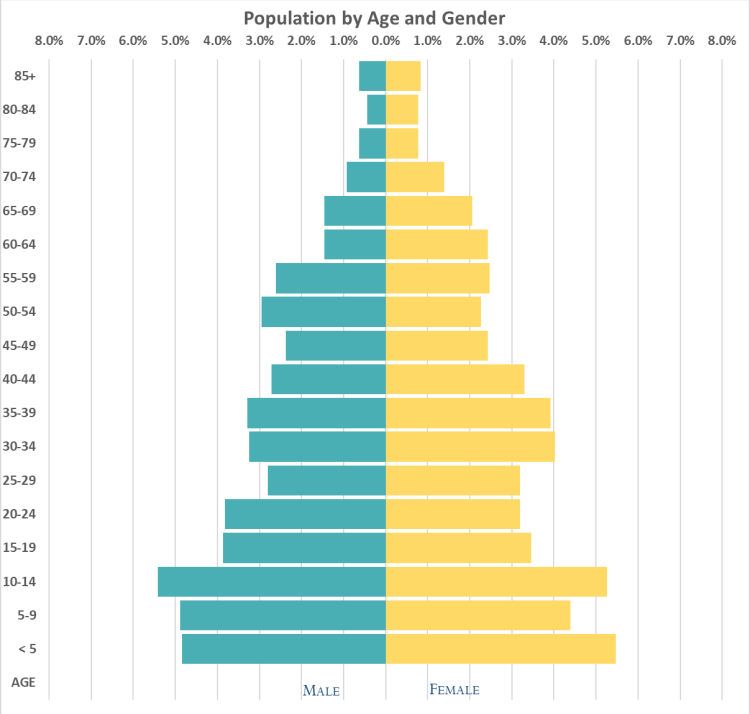
Current Population

The 2017 United States Census estimates the population to be 36,981, a small increase from 36,663 in 2016. **Table 2.2 Population Distribution by Age and Sex** uses the Census' American Community Survey 2012-2016 population of 35,983 because that is the most recent detailed data. The distributions are interesting in that the population is divided almost evenly with 48.4 percent Male and 51.6 percent Female. It is also important to note that approximately 30 percent are 14 years and younger with all those under 20 years old are 37.40 percent. The next two largest ages are 20-34 and 35-39, most likely the parents of the children and teenagers. This indicates a young and family-oriented population.

Table 2.2-Population Distribution by Age and Sex

Population	Total		Male		Female	
	Number	% of Total	Number	% of Total	Number	% of Total
Age	35,983	100%	17,407	48.4%	18,576	51.6%
Under 5 years	3706	10.30%	1741	4.84%	1969	5.47%
5 to 9 years	3346	9.30%	1758	4.89%	1579	4.39%
10 to 14 years	3850	10.70%	1950	5.42%	1895	5.27%
15 to 19 years	2663	7.40%	1393	3.87%	1245	3.46%
20 to 24 years	2519	7.00%	1375	3.82%	1152	3.20%
25 to 29 years	2159	6.00%	1010	2.81%	1152	3.20%
30 to 34 years	2627	7.30%	1166	3.24%	1449	4.03%
35 to 39 years	2591	7.20%	1184	3.29%	1412	3.92%
40 to 44 years	2159	6.00%	975	2.71%	1189	3.30%
45 to 49 years	1727	4.80%	853	2.37%	873	2.43%
50 to 54 years	1871	5.20%	1062	2.95%	817	2.27%
55 to 59 years	1835	5.10%	940	2.61%	892	2.48%
60 to 64 years	1403	3.90%	522	1.45%	873	2.43%
65 to 69 years	1259	3.50%	522	1.45%	743	2.06%
70 to 74 years	828	2.30%	331	0.92%	502	1.39%
75 to 79 years	504	1.40%	226	0.63%	279	0.77%
80 to 84 years	432	1.20%	157	0.44%	279	0.77%

Source: United States Census Bureau AGE AND SEX 2012-2016 American Community Survey 5-Year Estimates, 2016



Race and Ethnicity

Included in demographic/population information is self-identified race and ethnicity. It is important to note that Hispanic heritage is considered ethnicity rather than race. As expected and shown in the two tables below, San Juan residents mainly identify as Hispanic. **Table 2.3-Race and Ethnicity 2010** and **Table 2.4 Hispanic Demographics** show the data**.**

Table 2.3-Race and Ethnicity 2010

Race	San Juan	Texas
White	90.1%	70.4%
Black or African American	0.1%	11.9%
Asian	0.1%	3.8%
Native American	0.1%	0.8%
Hawaiian/Pacific Islander	0.0%	0.1%
Some Other Race	4.1%	10.4%
Two or More Races	0.5%	2.2%

Source: United States Census Bureau, Selected Characteristics of the Native and Foreign- Born Population2012-2016 American Community Survey

Table 2.4-Hispanic Demographics

Hispanic/Not Hispanic	San Juan	Texas
Hispanic	97.3%	37.6 %
Non Hispanic	26%	62.4%

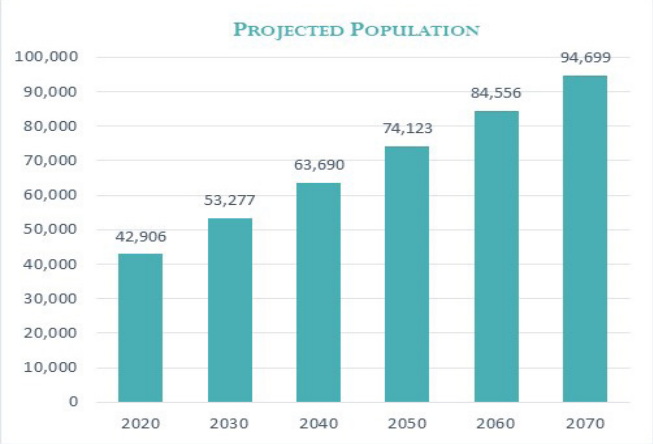
Source: United States Census Bureau, Quick Facts July 2018

Population Projections

Looking at what is possible in the future is important to planning for the City of San Juan. The Texas Water Development Board projections in **Table 2.5-Population Projections** were developed to anticipate water demand.

Table 2.5-Population Projections						
Year	2020	2030	2040	2050	2060	2070
Estimate	42,906	53,277	63,690	74,123	84,556	94,699

Source: Texas Water Development Board. January 2015/2016 Regional Water Plan - Population Projections for 2020-2070



Housing

Table 2.6 Housing Structures/Number of Units/Occupancy shows that most of homes (81.9 percent) in San Juan are single family one unit detached structures. The next largest group is mobile homes with 9.9 percent. Duplexes, townhomes, and patio homes are 4.1 percent while apartments are 3.1 percent. Most of homes are owner occupied. **Table 2.6-Housing Structures/Number 0f Units/Occupancy** shows the details of the housing characteristics.

The data for housing is from 2012, so there are more houses now in 2018, particularly new single family ones. There is still available land that may eventually be developed for housing as the population is expected to increase as people continue to move to Texas.

TABLE 2.6-HOUSING STRUCTURES/ NUMBER OF UNITS/OCCUPANCY	
Total housing units	9,923
Occupied housing units	9,231
Vacant housing units	692
1-unit detached	8,186
1-unit attached	91
2 units	310
3 or 4 units	93
5 to 9 units	186
10 to 19 units	37
20 or more units	30
Mobile home	990
Boat, RV, van, etc.	N/A
Owner-occupied	7,122
Renter-occupied	2,109

Source: United States Census Bureau Age and Sex, 2012-2016 American Community Survey 5-Year Estimates 2016

Household Size

The average household size is 3.87 persons. This can include families, extended families, and unrelated persons. The average family size is 4.6 persons per household.

Table 2.7-Household Size in 2010		
Total households	8,882	100%
1-person household	876	9.9%
2-person household	1,735	19.5%
3-person household	1,485	16.7%
4-person household	1,815	20.4%
5-person household	1,517	17.1%
6-person household	769	8.7%
7-or-more-person household	685	7.7%
Average household size	3.8	
Average family size	4.6	

Source United States Census Bureau, Fact Finder, 2010

Education

Education in San Juan is provided primarily by the Pharr-San Juan-Alamo School District and IDEA schools. Higher education is provided regionally at University of Texas Rio Grande Valley, South Texas College, Texas State Technical College, Texas A&M University, and South Texas Vocational Technical Institute. **Table 2.8-Educational Attainment Estimates** shows the different levels of attainment.

Table 2.8-Educational Attainment Estimates		
Population 18 to 24 years	3,586	
Less than high school graduate	494	13.8%
High school graduate (includes equivalency)	1,118	31.2%
Some college or Associate's degree	1,824	50.9%
Bachelor's degree or higher	150	4.2%
Population 25 years and over	19,931	
Less than 9th grade	5,297	26.6%
9th to 12th grade, no diploma	3,200	16.1%
High school graduate (includes equivalency)	4,567	22.9%
Some college, no degree	3,674	18.4%
Associate's degree	793	4.0%
Bachelor's degree	1,573	7.9%
Graduate or professional degree	82	0.4%

Source: United States Census Bureau Age and Sex, 2012-2016 American Community Survey 5-Year Estimates 2016

Economy

Education in San Juan is provided primarily by the Pharr-San Juan-Alamo School District and IDEA schools. Higher education is provided regionally at University of Texas Rio Grande Valley, South Texas College, Texas State Technical College, Texas A&M University, and South Texas Vocational Technical Institute. **Table 2.8-Educational Attainment Estimates** shows the different levels of attainment.

Table 2.9-Major Employers in San Juan

Name	Type	Employees
PSJA ISD (San Juan schools and facilities only)	Education	1,340
Spirit Trucking	Logistics	375
HEB	Retail	345
City of San Juan	Government	250
IDEA Public Schools	Education	165
San Juan Nursing Home	Health Care	150
Nuestra Clinica del Valle	Health Care	108
Basilica of Our Lady of San Juan del Valle National Shrine	Institution	100
Mercedes Benz	Automotive	95
Junior's Supermarket	Retail	75
Catholic Diocese of Brownsville	Institution	75
Delia's Tamales (restaurant and factory)	Food Service	70
Hidalgo County Precinct 2 (Nolana Avenue Complex)	Government	57
Audi	Automotive	52
Jaguar/Land Rover	Automotive	52
Acura	Automotive	45
Lexus	Automotive	40
La Union Del Pueblo Entero/Proyecto Azteca	Civic	40
El Rancho Grande	Food Service	40
Hidalgo County Irrigation District No. 2	Government	36
L & A Store	Retail	30
Central Ready Mix	Manufacturing	30
U S Post Office	Government	30
Risica & Sons	Manufacturing	22
Marengo Produce*	Produce	25-55
Grande Produce*	Produce	30-100
Rio Fresh Produce*	Produce	25-200
Palmer Produce*	Produce	10-350

Source: City of San Juan Planning Department * Range given to show seasonal workers

San Juan's household income is lower than the 2017 national average income of $61,372. However, there is an available workforce where incomes and education attainment are increasing.

Income And Benefits (In 2017 Inflation-Adjusted Dollars)	
Total households	9,432
Less than $10,000	1,049
$10,000 to $14,999	719
$15,000 to $24,999	1,491
$25,000 to $34,999	1,331
$35,000 to $49,999	1,156
$50,000 to $74,999	1,400
$75,000 to $99,999	1,024
$100,000 to $149,999	719
$150,000 to $199,999	360
$200,000 or more	183
Median household income (dollars)	$36,193
Mean household income (dollars)	$54,587

Source United States Census Bureau, Fact Finder, 2018

San Juan with its young population, available workforce, and central location in the Rio Grande Valley is poised for a bright and productive future.

3 Vision and Goals

In the development of a long range plan for the future of a city, it is important to have an idea, a vision of how the city should be perceived by its current and future citizens.

The Vision

A vision is a broad statement of the aspirations of a city. It is a starting point and a touchstone for the chapters of a long range comprehensive plan. It is how a city sees itself in the near and more distant future—now to 15 to 20 years from now. The purpose of a vision statement of a comprehensive plan is to guide the future development of the City. *Envisioning Our Future* begins with the current vision statement of the City of San Juan.

> **Current Vision Statement**: An exemplary service provider, the City of San Juan will be a political leader in the region, cultivating local attractions, aesthetics, location and community spirit to become a center for commerce, culture, and recreation.

Each clause in this vision expresses the intention/desire of the City to establish its place in the Lower Rio Grande Valley. The often used term, quality of life, is an outcome of the vision statement. Certainly, good city services are an important reason to live and work in San Juan. Regional recognition as a city that provides leadership and cooperation with neighboring cities is a major feature of the City's identity. Cultivating local attractions, the Shrine and other destinations for citizens, as well as visitors, adds value to the City and its tax base. Aesthetics or the attractive appearance of the City is important to citizens and visitors alike. The central location in the Valley demonstrates the accessibility as both a destination and logistics center. Community spirit and the friendliness of the citizens is apparent in San Juan.

The City also has a mission statement. It is different than the vision statement; it is more of a guide for running the City's business now and in the future by demonstrating good management practices. The current mission statement is as follows.

> **Mission Statement:** The City of San Juan improves the quality of life for all by providing affordable, consistently reliable, quality services so that its citizens can realize their full potential.

The Vision and the Mission work together to assure that the City is moving forward with the best interests of the City in mind.

What are Goals?

Goals state the needs and priorities used to direct, guide, and promote growth and development. Each of the following chapters of the Plan will have one or more goals. These goals are interrelated as each one impacts another. For example, land use affects the street system as well as utilities. Land use looks at spaces for community facilities and parks. Street use/transportation has impacts on access to commercial development. Economic development depends on appropriate land uses and the ability to access them.

What are Actions?

Actions are the tools used to carry out the vision and the goals. Each chapter of the Plan will recommend specific actions and/or changes that will move the City forward. With each action, the department or agency responsible for the action will be identified and an anticipated timeframe for the action to take place.

What are Policies?

Policies in this Plan are intended to be guidelines for procedures that will be used to evaluate development issues. They are designed to provide predictability in the decision making process for the staff, boards and commissions, the City Commission, and the applicants.

As the planning process progressed, there was an interest in a new updated vision that expressed a new direction and attitude for the City.

A New Vision

San Juan is a city of opportunity that

- *Is accessible and convenient in its location,*
- *Cares for its citizens,*
- *Provides quality city services and utilities,*
- *Has well maintained parks that support a health and active community,*
- *Is a destination for inspiration and gratitude at the Shrine,*
- *Fosters existing businesses that provide goods and services locally, regionally, and nationally,*
- *Provides a variety of appropriate and affordable housing,*
- *Has engaged and responsive leadership, and*
- *Is the Friendly City.*

Envisioning our Future Goals

Below are the major goals for the Plan. The actions are found toward the end of each chapter and in a chart in the Implementation chapter.

Land Use Goal - *As a destination in the Lower Rio Grande Valley, the City of San Juan has a variety of land uses and housing that promote a progressive, vibrant, and safe community for its residents and visitors.*

Transportation Goal - *The City of San Juan maintains convenient and equitable access for residents and visitors to neighborhoods, public facilities, places of interest, and businesses in a safe and efficient transportation network.*

Economic Development Goal - *The San Juan Economic Development Corporation promotes the city and fosters a healthy business climate and supercharge this effort by offering incentives to attract new business via its Projects Budget.*

Utilities , and Services Goal – *The City of San Juan will provide quality utilities and services and that are responsive and cost effective.*

Taken together with the policies and actions in each chapter of this Comprehensive Plan, ***Envisioning Our Future***, the City of San Juan will have the information and recommendations to guide the development and decision making that will benefit the citizens of the city in years to come.

4 Land Use

In a comprehensive plan, the Land Use chapter is one of the most important features. It identifies the current land uses, explores options for future land use designations, looks at areas that may be improved, and is the basis for future zoning decisions. The goal, actions, policies, charts, and maps are guides for changes in zoning that will be recommended by the Planning and Zoning Commission for City Commission decisions.

The purpose of this chapter is to provide the City with the basis for effective planning for future growth, development, and redevelopment. It is also an essential part of planning for infrastructure and transportation needs.

It is important to differentiate between current/existing land uses, future land uses, and zoning.

- Existing land uses are how a parcel of land is used now, not how it is zoned.
- Future land uses identify what may be the best use for the property in the future and are shown on the Future Land Use Map. This is what is considered for zoning and rezoning requests as State Statutes require that zoning regulations must be in accordance with the comprehensive plan (Section 211.004 Texas Local Government Code).
- Zoning is the designated legal use of a property by the City's code of ordinances. The zoning code regulates uses and criteria for those uses, lot size, setbacks, lot coverage, height, etc.
- The zoning requirements in San Juan are in Chapter 14 of the San Juan Code of Ordinances.

Current Land Use

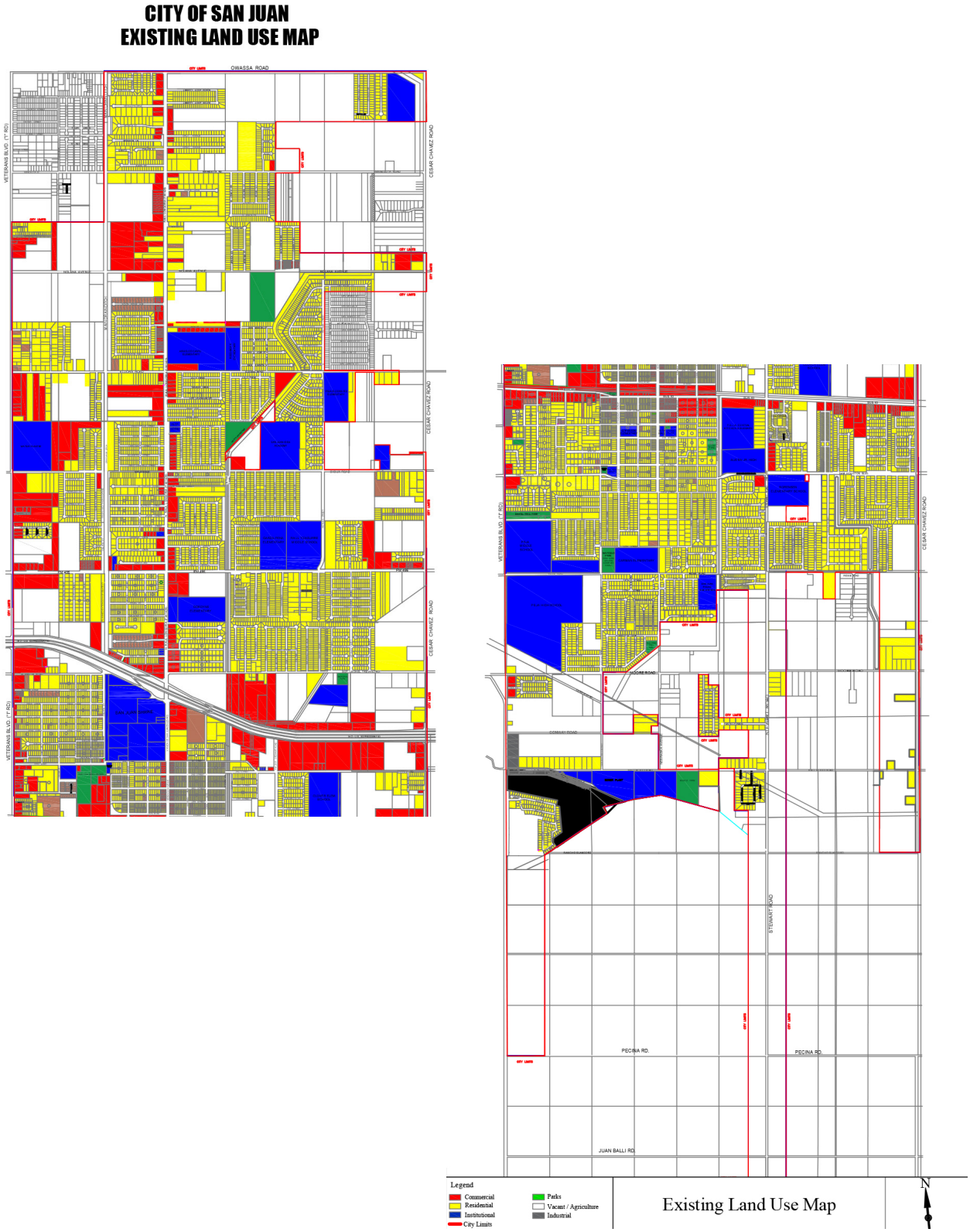
The first step in the land use planning process is to document the current land uses in San Juan. Using the city base map, land uses were identified by categories: residential, commercial, parks, institutional, industrial, and agricultural/vacant. The seven broad use categories are identified using the following standard land use classification colors in the following inventory chart and **Existing Land Use Map** (Figure LU-1, p. 4-2) to show the uses as they are today. Again, this map is how the properties are used, not how they are zoned. A large map is available in the Planning Department.

Current Land Use		Acres	%
	Single-Family Residential	3,737	50.0
	Multi-family Residential	65	0.8
	Commercial	585	7.8
	Institutional	612	8.1
	Industrial	38	0.5
	Parks	43	0.6
	Agricultural/Vacant	2,380	31.8
Total Acres		7,460	100

Source: San Juan Planning and Zoning Department

In looking at the current land uses, it is important to note that approximately half (50.0%) of the land uses are currently single-family residential. The second biggest use is land that is Agricultural/ Vacant with 32.8 percent of the land. There are areas along the IH 2/US 83 corridor that are vacant or

Existing Land Use Map (Figure LU-1)



underutilized and there are vacant parcels all over the City. Agricultural lands are important in San Juan and may remain so for years to come, but at some time may be needed or desired for other uses. The Commercial category includes a wide variety of uses from very small businesses, all sizes of retail stores, offices, restaurants, to the larger luxury car dealerships. The Institutional uses are city and county facilities, schools, churches, and the Basilica. Park sites are shown, but more fully discussed in the concurrent Parks and Recreation Master Plan.

Future Land Use

Developing a Future Land Use Plan provides the opportunity to coordinate between different land uses, as each type has its own and overlapping development and location requirements. Looking at how each use functions can assist the City in providing better services across the City.

Past plans provide guidance for what improvements are desired in the City. The *San Juan Downtown Revitalization Plan* prepared in 2009, recommended improvements and changes for the downtown area, which is generally between Lincoln and Kansas Avenues from IH20/US 83 to 8th Street and expanding along Business US 83 from San Antonio Avenue to Iowa Avenue. This study, with input from stakeholders, responded to "the desire to enhance San Juan's competitive image with the following ideas: creating an identity as more than a bedroom community: creating a tourism hub; providing different retail opportunities; offering alternative housing options; and establishing space for professional services." Based on extensive analysis, the Downtown Revitalization Plan includes zoning recommendations, streetscape improvement visualization, economic and marketing research, and engineering recommendations for infrastructure improvements. This long-range plan is the opportunity to bring that plan to the forefront for phased implementation.

The *San Juan Corridor Study* and Expressway Zoning District (EC) was approved in early 2017 to define the areas on both sides of IH20/US 83 from Cesar Chavez Road to Veterans Boulevard. Parallel to and fronting on the 2.5 stretch of highway were 117 parcel in approximately 380 acres. At that time, approximately 53 percent of the properties were vacant and 33 percent were commercial. Residents and stakeholders were interviewed and attended a community meeting. They shared their interest in the types of uses in the district; particularly one that were complementary to the luxury car dealerships—places to go while purchasing a car or waiting for servicing. They identified establishments and some brand names. Desired uses included casual dining restaurants, a hotel, day spa, coffee shop, ice cream shop, clothing stores, and technology store in attractive park-like settings. The Zoning Ordinance in the Unified Development Code was amended to add the Expressway Corridor Zoning District (EC) in which permitted uses and criteria implement the recommendations of the study.

Future Land Use Issues

In preparing San Juan for the future, looking at current issues facing the City is necessary. Based on discussions and meetings input, the following are issues currently facing the City.

- The desire/need for more retail and commercial development in strategic locations.
- A wider variety of housing types is needed.
- Encourage industrial uses in appropriate locations.
- How can the Land Use Plan help redevelopment in Downtown?
- More park land is needed (the new Parks and Recreation Master Plan will look at this).

In the following chapter, ways to address these concerns are provided in the text, chart and map that is the Future Land Use Plan.

FUTURE LAND USE PLAN

The Future Land Use Plan is a guide for future development that identifies land uses that will best serve the future needs of the City of San Juan. Alignment of land uses with transportation, infrastructure, (streets, water, wastewater, and drainage), community facilities (city hall, library, community center), and parks and recreation guides not only development, but the income and expenditures of city government. A Land Use Goal directs the process. The Land Use Goal should reflect the needs of the City and the desires of its citizens.

LAND USE GOAL

As a destination in the Lower Rio Grande Valley, the City of San Juan has a variety of land uses that promote a progressive, vibrant, and safe community for its residents and visitors.

Based on the Land Use goal, the Future Land Use Plan is a geographical and text representation of the areas within the city limits and Extraterritorial Jurisdiction (ETJ) for use during the development review process. The Future Land Use Plan is a guide to City staff, decision-makers and applicants . The following descriptions correspond to the land uses shown in **Future Land Use Map** (Figure LU-2, p. 4-5). The area in the ETJ is included in land use planning as it may be in the City at some point in time. A large map is available in the Planning Department and online.

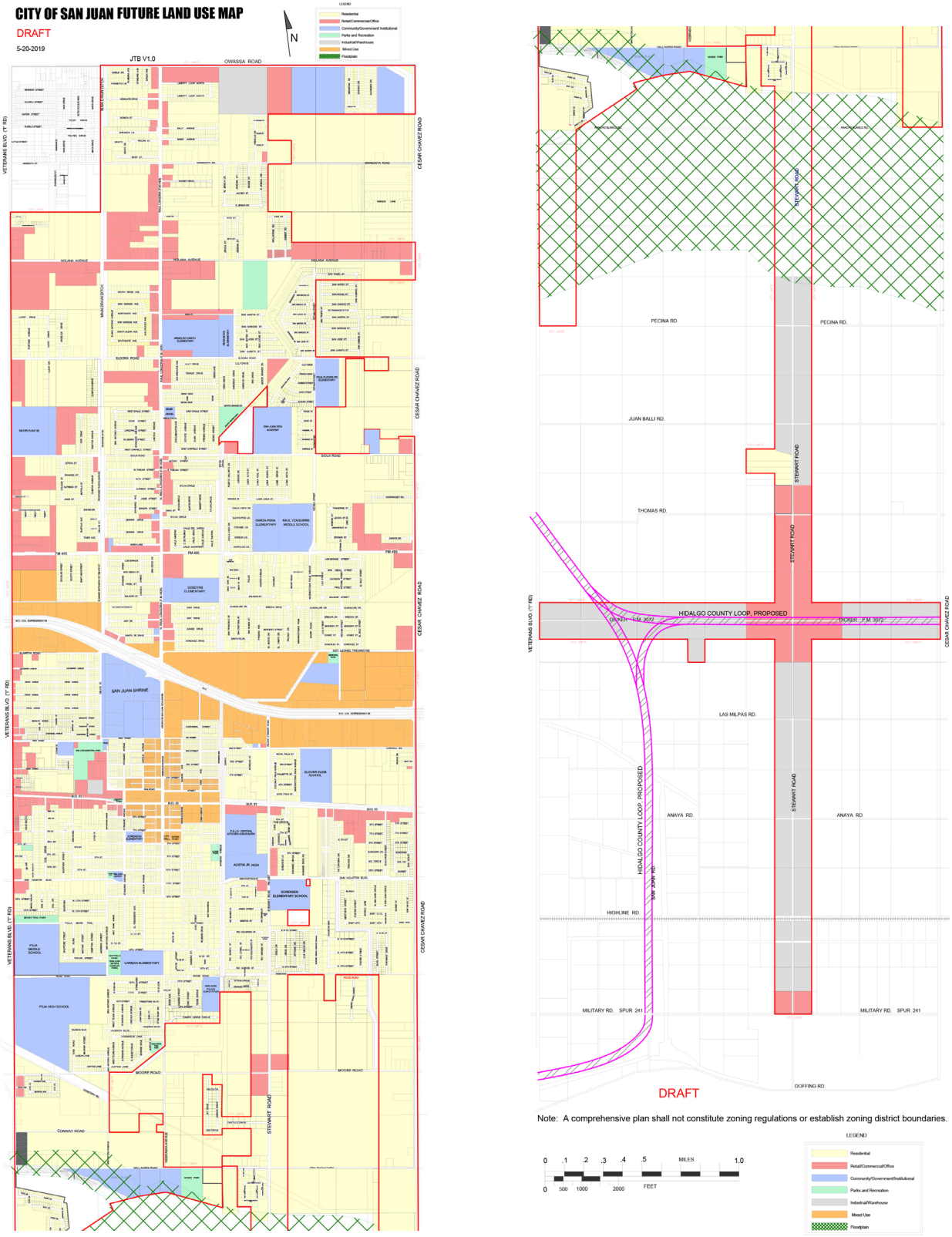
To differentiate between the Existing Land Use Map, the Zoning District Map, and the Future Land Use Map (FLUM) the following colors are used to indicate a more generalized nature of FLUM.

Proposed Future Land Uses	
	Residential
	Mixed-Use
	Retail/Commercial/Office
	Community/Government/Institutional
	Industrial/Warehouse
	Parks and Recreation
	Floodplain/Agriculture/Open Space

Residential (Light Yellow) is the general category for residential uses. Depending on the site and adjacent uses, the following uses are:

Single Family Residential/Low-Density - Traditional single-family detached housing may range between three and six dwelling units per acre. Subdivisions should be accessed from collector and arterial streets with homes fronting on local streets. They should be protected from, but accessible to, the major roadway network, commercial establishments, and industrial areas. Buffering (open space, fences, masonry walls, and landscaping) should be provided to protect from adjacent incompatible uses. They are primarily

Future Land Use Map (Figure LU-2)



developed with one house per lot, but in certain cases, manufactured homes may be counted in this classification.

Townhome/Small Lot/Medium Density Residential - Medium-density residential is primarily single-family residential neighborhoods with densities between eight and 12 dwelling units per acre. These can be in the style of townhomes, duplexes, and patio homes. Medium-density residential can be used as a transitional use between low-density areas and high-density uses of retail/commercial. Like low density subdivisions, these homes should have indirect access to major arterials, but may face on collector streets. Manufactured homes on smaller lots that meet the requirements of the building codes may be located in platted mobile home subdivisions or mobile home parks.

Multi-family/Higher Density Residential - High-density residential is generally apartments and condominiums, but could include tiny homes developments. Depending on location, densities for multi-family residential units may vary significantly. Garden style apartments may have densities between 12 and 20 dwelling units per acre. New construction, if in appropriate locations and may have densities ranging from 20 to 30 dwelling units per acre. These higher densities could be appropriate in downtown and mixed-use areas. These residential styles can be located on major collectors and arterials, sited as to not negatively impact adjacent single family homes by blocking natural light, causing parking overflow, and increasing noise and lighting.

Mixed Use (Gold) allows and promotes the development of land or buildings with two or more different uses, including residential, office, retail, public, or entertainment in a compact more urban form. Mixed-use areas are intended to provide flexibility for the City and the development community to encourage innovative, unique, and sustainable developments. An example is combining residential with commercial uses, where the living space is located on the floor above the commercial use. Locations for these uses could be in the downtown area, in areas adjacent to IH 20/US 83 corridor where access to the freeway and major arterials is desired.

Retail/Commercial/Office (Pink) includes all types of businesses from small shops to restaurants to large stores, to car dealerships.

Retail establishments have goods for purchase by residents and visitors and generate sales tax revenue. Retail uses require high visibility locations, such as along arterial roadways. Examples of retail uses include restaurants, clothing stores, personal services, banks, and similar uses. Retail uses should provide buffers or screening when adjacent to residential.

Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples of commercial establishments would include hotels, restaurants, big box retailers, and suppliers. car and equipment dealerships. They are located along major arterials, super arterials, and freeway corridors. Commercial activity should be buffered from low density residential areas using enhanced landscaping, increased rear setbacks, medium-density residential, and by floodplains or other man-made features. Retail/commercial uses above two stories should be required to have additional setbacks, particularly when adjacent to residential uses. Outside storage associated with retail and commercial activities should be screened from the primary roadway on which the establishment is located.

Offices are another commercial land use. In numerous forms offices may include corporate, professional, medical, and financial offices, as well as offices for individual businesses and non-profit organizations. Offices may be in high visibility locations along arterials and major collectors and at intersections. They should be convenient and accessible to residential areas. Small scale

offices that serve the adjacent neighborhood can be located on minor arterials and collectors. Offices serve as transitional uses to adjacent residential areas. In areas along the freeway and major streets, office uses can increase in height and density. A combination of screening materials, increased rear setbacks, and enhanced landscaping should be used to ensure adequate buffering from adjacent residential areas.

Institutional/Public/Semipublic (Light Blue) are uses that generally serve a public purpose for city, county, state and federal government facilities, public and private schools, museums, and churches of all denominations. Schools and churches may be located adjacent to or within neighborhood areas with larger churches on major arterials and collectors. Public facilities that generate higher activity on a regular basis, such as government facilities, should be located along arterial roadways. Water and wastewater treatment plants, and service lines are sized and located based on engineering studies.

Public and semi-public uses must adhere to development standards of the district where they are located. They should be convenient and accessible while providing buffering where appropriate.

Industrial/Warehouse (Light Gray) includes various types of manufacturing, produce processing/shipping, and building materials production , chemical production, warehouses, and distribution sites. Other uses may include industrial warehouse with indoor and outdoor storage facilities and warehouses. Included in this land use are industrial business parks that function as employment centers and can be appropriate in areas near, but not adjacent to, residential uses. New industrial development should not be permitted adjacent to existing residential areas without transitional uses or extensive buffer systems, emission and noise mitigation.

Industrial areas should be located along major arterials and thoroughfares including freeways. Ideally, heavy industrial uses should be heavily screened and buffered from residential, retail, and office uses. There should be convent access to freeways, bypasses , rail lines, and airports for ease of shipping.

Parks and Recreation (Light Green) are the City's park land and recreational facilities. The park sites are shown on the map, but locations and development guidelines are in the separate Parks and Recreation Master Plan. Parks can actually be located in any area of the City.

Floodplain/Agricultural/Open Space (Green Crosshatch) is not usually included on a Future Land Use Map unless it will be used as such for the long term. In this case, since the area is in the floodplain

and between two levees, it is shown. Residential uses should not be permitted in areas subject to frequent and/or severe flooding. Appropriate uses include a variety of agricultural uses: plant cultivation, crop production, animal husbandry and grazing, and general farming. In general, feed lots and slaughtering are not allowed in the city limits. Parks, ballfields, and trails are appropriate uses when equipment does not interfere with water flow in the floodway.

Interpretation and Use of the Future Land Use Map

As stated earlier, the Future Land Use Map is a guide. It is not a pre-zoning map. It is intended to be more general, by grouping the future uses into seven major categories. The Residential category includes single family, duplex, townhomes, and mobile homes. This allows development to occur in response to need and development interest, rather than parcel designated locations. The Future Land Use Map uses the City's base map which shows lot, parcel, and tract lines. These "hard" lot, tract, and parcel lines should not always be considered the boundaries between uses, but rather to encourage development in appropriate locations.

Using the Map

For each zoning case that comes to the City, the staff must look at both the Future Land Use Map and text to see if the requested zoning meets their intents. Although the base map for the FLUM is parcel (lot or tract) based, there needs to be a reasonable degree of flexibility that provides accommodation and respect for adjacent land uses.

For example, there is a commercial use proposed on a corner at an intersection. The corner is shown as commercial, so it currently is fine for commercial uses. Adjacent property is undeveloped, but shown on the FLUM as residential. However, the commercial site would benefit if it could develop a larger use that requires more land. It would be reasonable to expand the site up to fifty (50) percent without a full scale amendment to the comprehensive plan if there are mitigations to protect any adjacent residential areas, now or in the future. The mitigations could be buffers such as higher fences/walls, more landscaping, low level lighting and sound abatement.

Extraterritorial Jurisdiction and Annexation

The small areas of land adjacent to the city, but not within the city limits are considered in the Extraterritorial Jurisdiction (ETJ). These areas will be, at some time in the future, included in the city limits. These areas are subject to the requirements of the Unified Development Code for subdivisions, but not zoning/land use regulations.

The process for eventually including these areas is annexation. There are numerous requirements that the City must meet and services to provide when these area are annexed including police, fire protection and utilities provisions. At this time the Texas Legislature has instituted a process that discourages cities initiate to annex properties in the ETJ. Many cities, including San Juan, only accept voluntary annexations that are requested by the property owners.

Focus on Opportunity Areas

In looking at the future, there are four areas that are currently underperforming and should be encouraged to develop differently than currently used and/or zoned, but within the realm of the Comprehensive Plan and FLUM guidance. Although all major arterials should be considered for the opportunities they provide for commercial development for the purposes of planning San Juan's four Focus on Opportunity Areas— in the immediate and near future—are identified as follows.

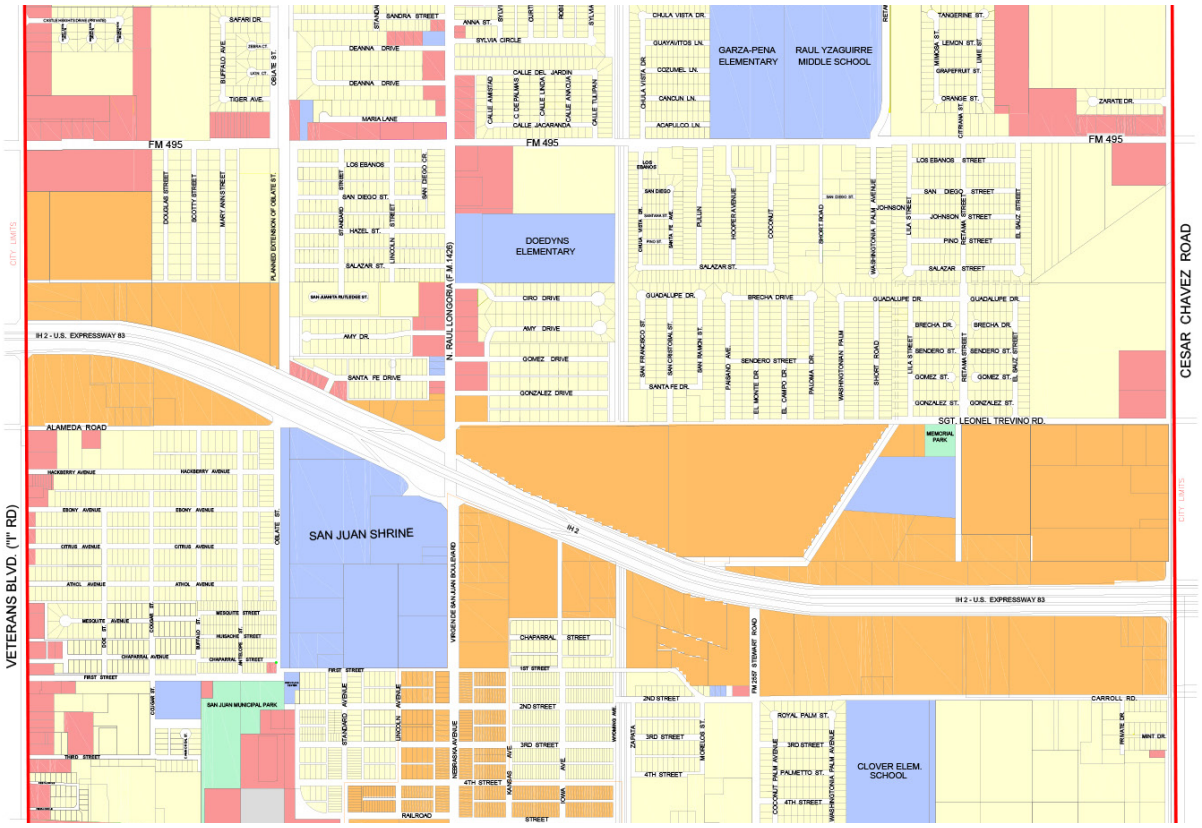
1. Expressway Corridor

The land adjacent to Interstate2/US 83 is probably the most visible opportunity area. Currently in the 381 acres acres adjacent to the 2.16 miles of the expressway there are commercial property uses that include new car dealerships, tire supply, home supply store, glass company, tree and landscaping businesses, bank, alternative financial institution, fast food restaurants with drive-thru service, used auto sales, heavy equipment sales, funeral home, commercial recreational (bingo), insurance office, and motel in approximately 125.6 acres, approximately 33 percent of area. Approximately 50 percent of the acreage is vacant.

In 2017 the *Expressway Corridor Study* was adopted. The study looked at the current uses and what might be feasible or desired in the area. When citizens were asked to identify the uses they would like to see in the area, they indicated they wanted restaurants, places to shop, a variety of stores, a hotel, apartments, and mixed uses.

The result of the Study was the development and adoption of the new Expressway Corridor (EC) Zoning District (San Juan Code of Ordinances, APPENDIX A, Unified Development Code, Chapter 2, Article II, Section 11). Permitted and conditional uses, lot requirements, landscaping, parking and architectural design standard are included in the EC District requirements.

The Future Land Use Map shows this area as mixed use in that the development in the areas shall be in accordance with the Expressway Corridor zoning district which has a variety uses that may be used and combined on a site. Current uses, the car dealerships, offices, and commercial businesses are allowed and new types of uses were added. The mixed use designation would also allow higher density multi-family residential uses developed in conjunction with commercial development.

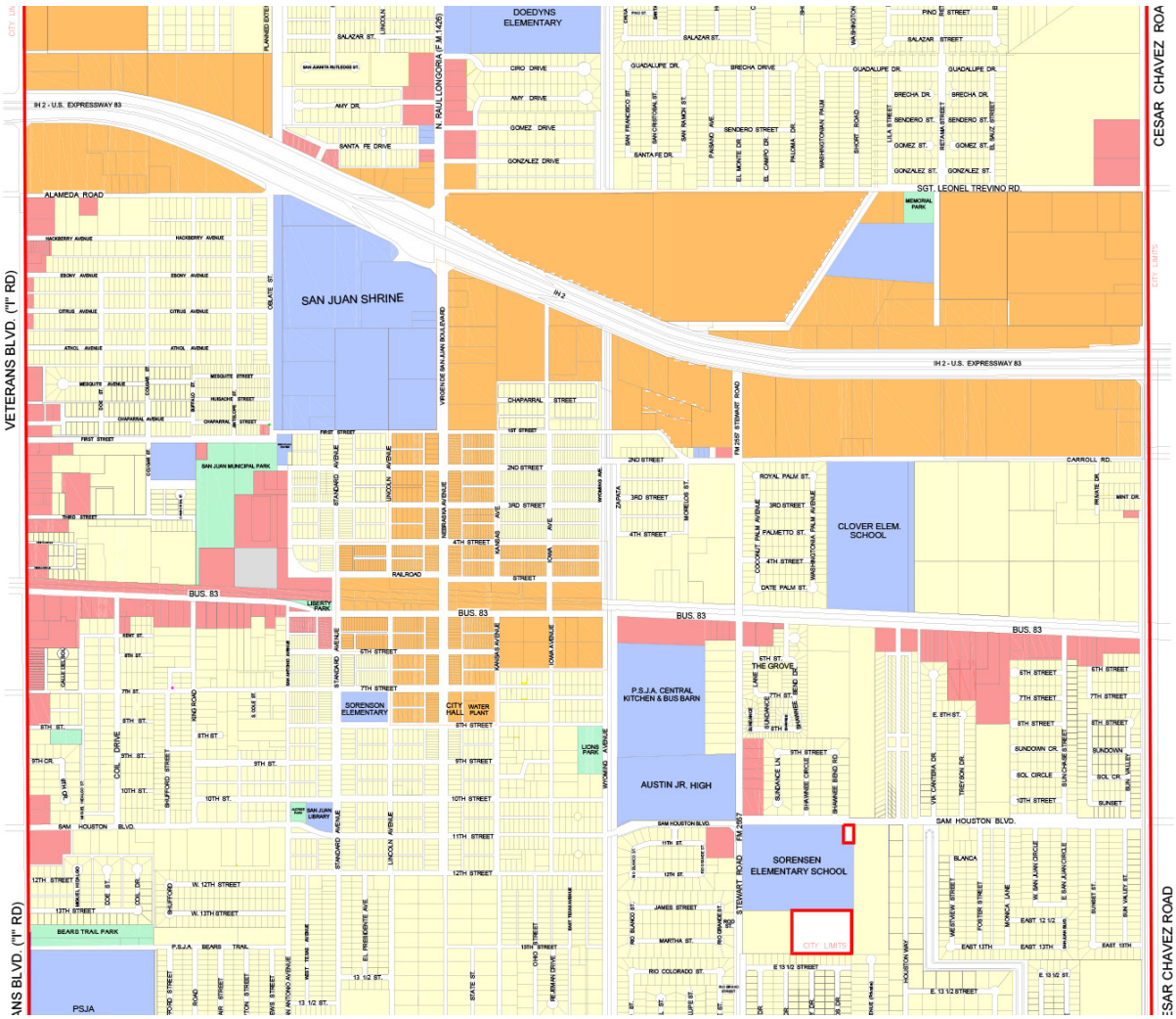


2. Downtown

The Downtown area of San Juan extends from IH 2/US 83, south along both sides of Nebraska Avenue, across Business 83, and south to Eighth Street between Lincoln and Kansas Avenues. From Fourth Street to Sixth and Seventh Streets, the area expands to run from San Antonio on the west, to Wyoming Avenue and the drainage canal. This is the area that was defined in the *2009 Downtown Revitalization Mixed Use Project*.

The area is a currently mix of commercial, retail, residential, institutional uses. There are several older buildings that should be considered historic, especially the San Juan Hotel. The residential lots are generally smaller than what is allowed in the City today. Commercial uses of all sizes line the arterial and collector streets. Institutional uses include the current and future City Hall, water plant, religious uses, city parks, and schools. The municipal library is located at the southwestern corner of the area. There are numerous large and small vacant tracts.

The Future Land Use Map looks at the area being one of mixed uses with offices and stores. Residences could be located on a second floor and townhomes/duplexes can be built as smaller lots become available for redevelopment. The *2009 Downtown Revitalization Plan* should be revisited for suggested improvements and redevelopment.

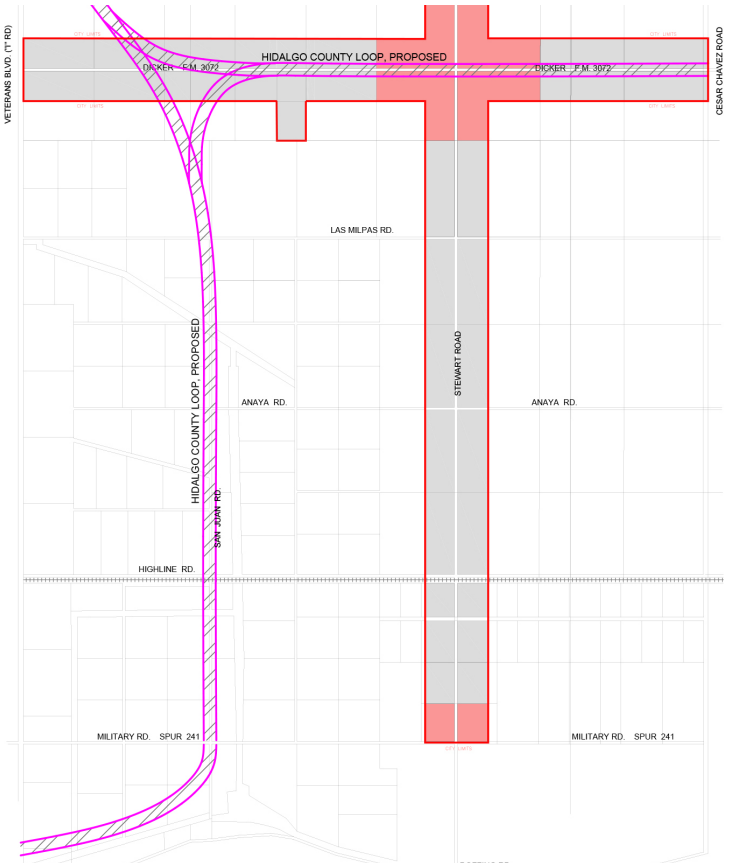


3. Stewart Road South at Dicker Road and at Military Road

Stewart Road is a highly travelled truck route, a part of the route that connects the Pharr International Bridge to IH 2/US 83.

The current land use is primarily vacant, with a small amount of single family residential and two produce distribution facilities.

Future land uses to be considered are industrial which would include produce processing and shipping facilities, truck and equipment sales and service, fuel depots. restaurants, and other appropriate commercial and industrial uses. All uses should be separated and screened from existing residential uses. Current and future development may depend on the coordination for the extension of city utilities.

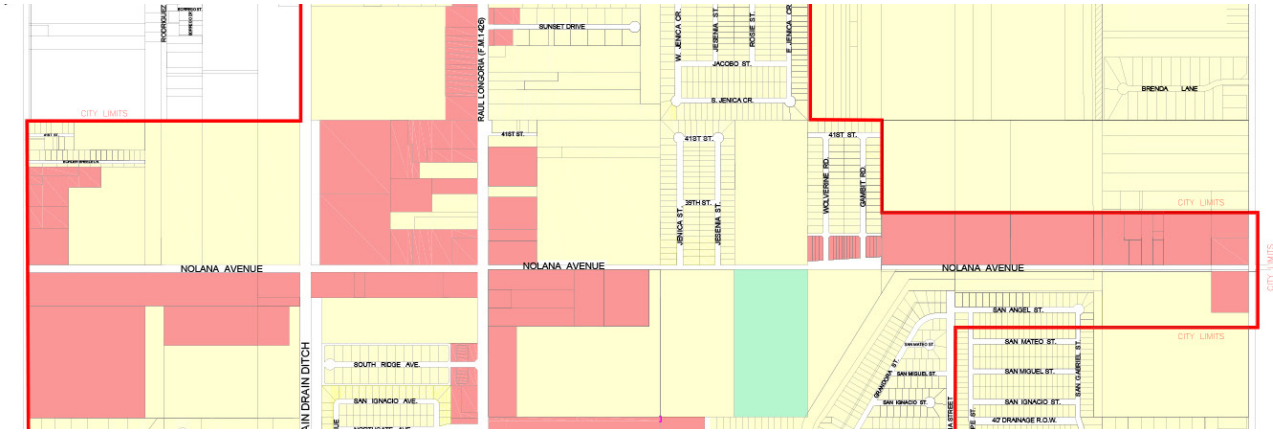


4. Nolana Road

Nolana Road is a high-speed principal arterial roadway in the northern part of the City. It runs across the City from Veterans Boulevard on the west to Cesar Chavez Road on the east. It continues westward across Pharr and McAllen to Mission and eastward across Alamo to Tower Road.

The current uses adjacent to Nolana are commercial, with some residential and vacant land. This can support a wide range of commercial uses; however, with the anticipated growth there is also the continued need for residential uses.

Future land uses that are envisioned to take advantage of the increasing traffic along Nolana, are mainly commercial on the frontages and residential to the interior.



Land Use Actions

Outcomes of the planning process may require changes and different approaches to address the issues. The following actions are recommended to promote better land uses in the future

LU Action 1 - Develop new zoning districts for townhomes, patio homes, duplexes and smaller lots.

LU Action 2 - Consider initiating appropriate zoning for infill, vacant, and underutilized property where appropriate and preferably at property owners' request.

LU Action 3 - Consider a Downtown Overlay District or Special Purpose District in the areas describe in the Downtown Revitalization Mixed-Use Project

LU Action 4 - Consider rezoning for land adjacent to Stewart Road South for industrial and commercial development.

LU Action 5 - Update the City's mapping programs and equipment to better serve all departments.

LU Action 6 - Encourage development of the Opportunity Areas in cooperation with the SJEDC.

LU Action 7 - Monitor, review, and update this comprehensive plan.

Policies

Policies guide decision making. Here are recommended policies that will help make decisions and guide outcomes.

1. It shall be the policy to ask the following questions in zoning cases:

- What is the applicant really asking for? Is there another zoning district that might be more appropriate?
- What effect will the new use designation have on the site?
- What effect will it have on surrounding land uses and development?
- Is it accordance with the Comprehensive Plan?

It is important to note that proposed changes to the zoning ordinance need to be in accordance with the Comprehensive Plan and its future land use projections. In applying the Future Land Use Plan, the City has the ability to say no to development that is not indicated in the Plan, as well as the ability to say yes. If a proposed different zoning is requested and seen to be compatible with changed conditions, then the Future Land Use Plan must be amended to allow the new uses. The two actions may be presented concurrently at Planning and Zoning Commission and City Commission.

2. For the expansion of a land use into an adjacent tract, the policy shall be that up to a 50% increase shall be allowed. If greater than 50 percent, an amendment to the Future Land Use Map may be requested and be processed concurrently with the zoning request.

Conclusion

The City of San Juan is positioned to continue to be the destination for the Shrine, luxury car dealerships and compatible businesses. With a long-range plan in place, the City will become a more desirable location for homes and businesses. There is ample land for a variety of housing options to attract and accommodate new residents. Through land use and zoning, new businesses and industries will have greater confidence in investing in San Juan. Although industrial sites are limited in the northern part of the city, there is land adjacent to Stewart Road south from the levees to Dicker and Military Roads for those uses.

5 Transportation

When considering the term transportation, streets and roads are the most visible and permanent features seen in a city. As very basic infrastructure, they are the framework of development, but there is more—there are sidewalks, trails, buses/transit and even trucks and railroads. All of these are types or modes of a transportation network and need to be accommodated for a city to function properly.

Sound planning is essential to ensure that San Juan is prepared to serve anticipated infrastructure needs as well as preserving key community areas during times of growth. The purpose of this chapter is to guide the City in following tasks.

- Updating and expanding the City's Major Thoroughfare Plan
- Identifying transportation problems and possible solutions
- Increasing pedestrian and bicycle connections, routes, and facilities
- Supporting investment in roadway maintenance and repair

Transportation Responsibilities

The following governmental entities are responsible for the transportation network in San Juan.

The **City of San Juan Public Works Department** is responsible for performing the necessary upkeep for all paved roads within the City. The City built, maintains, and operates a public street system within its corporate boundaries.

The **Planning and Zoning Department** uses the Thoroughfare Plan and street hierarchy to guide new and redevelopment projects to assure safe access and circulation.

Hidalgo County Precinct 2 assists in the reconstruction and improvement of roadways in San Juan and its Extraterritorial Jurisdiction.

Hidalgo County Metropolitan Planning Organization (HCMPO) is a federally funded program that works with the Hidalgo County communities and the Texas Department of Transportation to plan for the county's future transportation needs. The MPO also serves as a collaborative structure of committees and organizations that creates partnerships to address this region's needs. The HCMPO administers all federal funds for urban transportation improvements in Hidalgo County, including road and highway expansion, maintenance of the existing infrastructure through pavement management systems, safety, transportation planning (including the creation of designated freight routes and bicycle/pedestrian paths), emergency response planning, rail studies, and transit planning.

HCMPO maintains the County's Major Thoroughfare Plan Map (HCMTP) and provided the MTP map for the City of San Juan for this chapter of the Comprehensive Plan.

Texas Department of Transportation (TxDOT) The Pharr District plans, designs, builds, operates and maintains the state transportation system in the following counties: Brooks, Cameron, Hidalgo, Jim Hogg, Kenedy, Starr, Willacy and Zapata.

Transportation Goal

The Transportation goal is:

San Juan maintains a safe, accessible, and efficient multimodal transportation network for citizens and visitors to San Juan.

Major Thoroughfare Plan

Partnered with the Future Land Use Plan, the Major Thoroughfare Plan (MTP) is a guide for development and public policy for the transportation network. This network is made up of streets, roads, the expressway, sidewalks, trails, bike lanes, transit routes and the railroad. Because the major user of the streets and roads is the car, greater attention must be given to how the transportation network function for all vehicles, large and small. The following chapter updates and expands the current Major Thoroughfare Plan. The **Major Thoroughfare Map** (p. 5-3) is maintained by the Hidalgo County Metropolitan Planning Organization. A large map is available in the Planning Department.

Note: Currently the following requirements are defined in Appendix A of the Code of Ordinances, Chapter 2 Zoning, Article V, Section 9.00. Upon adoption of the Comprehensive Plan, that text will be removed from that article, and the expanded text and criteria will be as follows.

Classification of Streets

Communities across the country use a functional classification system to rank and define the functions of their existing and future roadway networks. Functional classification systems focus on how the service roadways should perform in handling vehicular traffic, ranging from high access/low mobility to low access/high mobility. The roadway types for most functional classification systems include expressways, high speed arterials, minor arterials, collectors, and local streets.

The City of San Juan already has a functional classification system for its existing thoroughfare network consisting of the following four roadway types.

- Expressways
- Arterial Streets – High Speed and Minor;
- Collector Streets - Community and Residential; and
- Local Streets.

The text below describes the attributes of the types of roads and streets in San Juan.

Expressways

As either intraregional or interregional facilities, expressways are high speed, long distance roadways that can run through many cities and counties. Typically, expressways handle large volumes of traffic and provide the greatest mobility for getting from place to place. Expressways are designed to be limited-access roadways with grade separated cross streets. There is no direct driveway access to the expressway except by using the exit/entry lanes along parallel frontage roads.

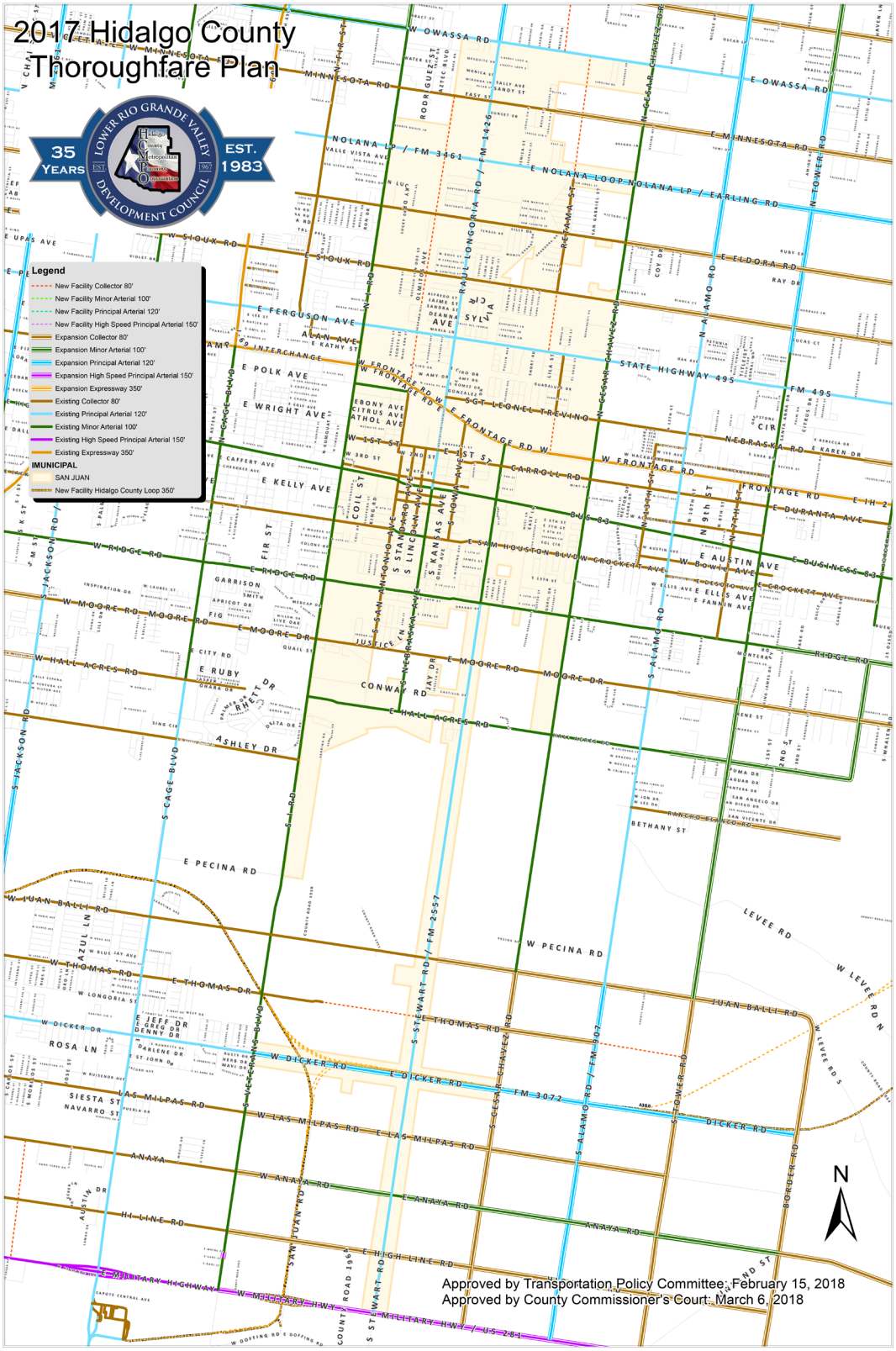
The following are identified as **Expressway Corridors - 350 feet of right-of-way**

- US Expressway 83 US 83/Interstate 2 (IH 2) from Veterans Boulevard to Cesar Chavez Road
- Dicker Road from San Juan Road to Cesar Chavez Road (toll road)
- San Juan Road from Veterans Boulevard to Military Highway (toll road)

Arterials

Arterials are usually long distance roadways that typically define the boundaries of neighborhoods and facilitate movement from one part of the city to another. They are designed to handle higher traffic volumes, but not at the higher levels of expressways. The speed limits along principal arterials range from medium to high (35 to 50 miles per hour). The longer distances and higher speed limits on these roads provide a high degree of mobility, but with greater access onto the roadway than allowed on expressways. Side street entries are limited; signalization is minimized and coordinated to enhance optimum traffic flow. San Juan has two types of arterials.

MAJOR THOROUGHFARE MAP



High-Speed Principal Arterials – 150 feet of right-of-way

- Veterans Boulevard from Juan Balli Road to US 281 (Military Highway)
- US 281 (Military Highway) from Stewart Road to Cesar Chavez Road

Principal Arterials – 120 feet of right-of-way

- Raul Longoria Road/Nebraska Avenue from Owassa Road to US Business 83
- Stewart Road from Ridge Road to US 281 (Military Highway)
- Owassa Road from Veterans Boulevard to Cesar Chavez Road
- Nolana Avenue from Veterans Boulevard to Cesar Chavez Road
- FM 495 from Veterans Boulevard to Cesar Chavez Road
- Dicker Road from Veterans Boulevard to 3,875 East of Stewart Road

Minor Arterials – 100 feet of right-of-way

- Business 83 from Veterans Boulevard to Cesar Chavez Road
- Ridge Road from Veterans Boulevard to Cesar Chavez Road
- Hall Acres Road from Veterans Boulevard to Cesar Chavez Road
- Anaya Road from San Juan Street to Cesar Chavez Road
- Veterans Boulevard from Owassa Road to Juan Balli Road
- Nebraska Avenue from US Business 83 to Hall Acres Road
- Stewart Road from US Expressway 83/Interstate 2 to Ridge Road
- Cesar Chavez Road from Owassa Road to Juan Balli Road

COLLECTORS

Collector roads are the links between arterials and local streets. They extend to and through neighborhoods and commercial areas to collect or distribute traffic between local streets and arterials.

Collectors – 80 feet of right-of-way

- Minnesota Avenue from Veterans Boulevard to Cesar Chavez Road
- Eldora Avenue from Veterans Boulevard to Cesar Chavez Road
- Sioux Avenue from Veterans Boulevard to Cesar Chavez Road
- Sgt. Leonel Trevino Avenue from Raul Longoria Road to Cesar Chavez Road
- Carroll Road from Stewart Road to Cesar Chavez Road
- First/Second Street from Veterans Boulevard to Stewart Road
- 4th Street from San Antonio Avenue to Wyoming Avenue
- 6th Street from Standard Avenue to Nebraska Avenue
- 7th Street from Standard Avenue to Kansas Avenue
- Sam Houston Boulevard from Veterans Boulevard to Cesar Chavez Road
- Moore Road from Veterans Boulevard to Cesar Chavez Road
- Juan Balli Road from Veterans Boulevard to Cesar Chavez Road
- Thomas Road from Veterans Boulevard to Cesar Chavez Road
- Las Milpas Road from Veterans Boulevard to Cesar Chavez Road
- Highline Road from Veterans Boulevard to Cesar Chavez Road
- Oblate Avenue from Minnesota Road to First Street
- Standard Avenue from First Street to Sam Houston Boulevard
- Lincoln Avenue from First Street to 5th Street
- Wyoming Avenue from US 83/IH 2 to Sam Houston Boulevard
- Cesar Chavez Road from Juan Balli Road to US 281(Military Highway)
- Alameda Avenue from Veterans Boulevard to Oblate Avenue
- Retama Street from Owassa Road to US 83/IH 2

Local Streets

A very large percentage of the roads in San Juan area are local streets that feed into collectors and arterials. Local streets are found in neighborhoods to provide internal circulation. These neighborhoods reflect the development patterns of previous decades. Newer neighborhood may have curvilinear streets to provide variety to the subdivision development.

Local streets are not limited to residential areas and may be found in commercial and industrial areas. Local streets handle low volumes of traffic and tend to be short distance roadways that serve individual properties. These streets have the lowest speed limits in the City where 30 miles per hour is the established speed limit unless otherwise posted. They provide direct access to and from residential driveways, front doors, and on-street parking for commercial establishments. **The minimum right-of way width is 50 feet, but 60 feet is preferred.**

Speed limits are found in Article 12, Division 3, Sections 12.02.091 and 12.02.092 of the Unified Development Code. Truck routes are designated in Article 12 Sec. 12.04.002.

Additional Transportation Facilities and Providers

Truck Routes

The City established truck routes in cooperation with the Hidalgo County Metropolitan Planning Organization. These routes are intended to guide large interstate and intrastate vehicles away from schools and neighborhoods to larger highways and interstate.

Traffic Signals

At this time traffic signals are maintained by TxDOT. In the future the City may assume the responsibility when it is fiscally able to do so.

Sidewalks and Trails

An important component of a city's transportation network is a system of well-connected sidewalks. They provide safer places to walk. Ideally, sidewalks all over San Juan should connect homes to workplaces, schools, parks, and shopping. Sidewalks/walking trails are desired features in City parks. Sidewalks also can encourage reduced dependence on cars and trucks

Trails are another off-street facility that offer an alternative for pedestrians and bicyclists to get from one place to another, or to a park, without being on the city streets. They can be paved or constructed with a permeable surface. Like sidewalks, trails provide alternatives to vehicles.

Bicycles and Bike Routes

As another alternative to cars, bicycles provide an inexpensive, easy to use, means of transportation. Bike lanes can be separate from the car lanes or shared with cars. Bike parking should be required for commercial uses. Bikes are also recreation vehicles for families and children. Trail facilities should connect to the county and regional off road networks.

Transit

The Lower Rio Grande Valley Development Council provides public transportation in San Juan and other urbanized and non-urbanized areas of the lower Rio Grande Valley through its transit department, Valley Metro. Privately owned Valley Transit is a full-service bus company serving South Central Texas and Northern Mexico with intercity, charter, tour and transit operations and Package Express service.

Railroad

There is an active rail line parallel to Business 83, but there are no scheduled stops in San Juan.

Streetscape Improvements

The appearance of the streets in San Juan would benefit from trees and plantings in the rights-of-way and on adjacent public and private property. Native and waterwise plants should be used. Care should be given as to the size and location of the plantings as to not obstruct visibility and traffic safety. Keep San Juan Beautiful has been successful in graffiti and recycling projects and could assist the City in other street and community beautification projects. A program in which individual organization adopt a chapter of street to take care of plants and litter has worked in many cities across Texas and the United States.

Actions

The following actions are intended to make San Juan an accessible and safe place to drive, walk, run, bike and use transit.

TR Action 1 - Continue to work with Hidalgo County and the regional MPO for street improvements, both new and reconstruction.

TR Action 2 - Develop street design criteria that requires links between neighborhoods to create alternative access and entries.

TR Action 3 - Develop a pedestrian and bicycle plan with an interdepartmental partnership to develop a plan for a network of safe sidewalks, trails, and dedicated lanes that connect parks, schools, churches, and activity centers (including retail establishments and centers).

TR Action 4 - Continue to support the development of the proposed by-pass to guide trucks from the ports of entry to major roads.

TR Action 5 - Encourage expansion of transit provider routes to serve more parts of the city more frequently.

TR Action 6 - Remove the Thoroughfare Plan text from the Unified Development Code as it is now in the Comprehensive Plan to avoid confusion, particularly if there are changes.

TR Action 7 – Initiate street beautification programs and projects. Involve civic and service (Keep San Juan Beautiful) organizations in design, improvements, and maintenance.

San Juan is dedicated to providing its citizens and visitors safe and accessible means of transportation now and in the future.

6 Economic Development

Economic Development is a crucial part of defining San Juan's future, because in order to be a viable city, there needs to be more businesses and industries that contribute to the tax base. Property taxes and sales taxes are the main components of the City's operating budget. To attract new businesses there should be available land, customer base, workforce, and appropriate financing options, and business development incentives.

Created in 1996, the San Juan Economic Development Corporation(SJEDC) is a Type B (4B) Economic Development Corporation as defined in the Development Corporation Act of 1979. This act gives cities the ability to finance new and expanded business enterprises in their local communities through economic development corporations (EDCs). Chapters 501, 504, and 505 of the Texas Local Government Code are the rules that govern the characteristics of Type B EDCs to authorize cities to adopt a sales tax to fund the corporations and define projects EDCs can undertake.

As a Type B EDC, the SJEDC receives and uses sales tax revenues that may be used for any project eligible under the rules established rules and several other project types, including quality of life improvements. Type B corporations may pay for land, buildings, equipment, facilities, targeted infrastructure and promote and develop new and expanded business enterprises that create or retain primary jobs, a Type B EDC may fund a variety of facilities to support the economic viability of the City.

San Juan Economic Development Corporation Mission Statement

Promote, encourage and enhance the creation of jobs and the expansion of the local tax-base through projects which assists in the retention and expansion of existing primary employers and which attract new primary employers and aid in their development and growth.

Goal of the SJEDC

As Goals are a necessary part in articulating where and how an organization intends to move forward, the following goal was developed several years ago.

The San Juan Economic Development Corporation promotes the city and fosters a healthy business climate and supercharge this effort by offering incentives to attract new business via its Projects Budget.

It should be noted here that increases in tax revenue will also increase the operating budget of the EDC.

San Juan EDC's success has a positive impact on the operating budgets allocated to each department within the city. When considering budget resources at the current level, this makes the SJEDC's mission statement much more crucial. Therefore, the SJEDC's main focus is expected to be on increasing tax revenue.

Continuing to work with City Departments, particularly the Planning Department, to provide accurate information to potential new development will insure a smoother route to securing a viable economic future.

San Juan's Economy

San Juan, Texas enjoys a healthy and growing local economy. Identified as the luxury car capital of South Texas, San Juan is home to Lexus, Mercedes Benz, Acura, Audi, Jaguar, and Land Rover car dealerships. San Juan's cluster of high-end luxury car dealerships attracts high-end purchasing power to the area with over $189 million in gross sales for 2013. With a population of approximately 1.5 million in the Reynosa-McAllen Metropolitan Area, it is expected local demand for goods and services will increase. This will provide great business opportunities for years to come.

Advantages

San Juan's location in the Valley positions the city to take advantage of an expanding local and regional economy.

Its regional location provides the following advantages

- Easy access to North and South Interstate 69 and an international port of entry into Mexico
- Adjacency to the Rio Grande Valley's East-to-West corridor, IH 2
- Proximity to McAllen Miller International Airport and Valley International Airport

San Juan is an important tourist destination in the Rio Grande Valley.

- More than one (1) million visitors annually visit the Basilica of our Lady of San Juan Del Valle
- Close proximity to federal and state wildlife and birding centers

Binational metropolitan population profile indicates a growing population.

- Approximately $1.5 million in the Reynosa-McAllen Metropolitan
- Increased local demand for goods and services—greater business opportunities in the years to come.
- Bilingual workforce

Regional market demands show that

- San Juan's cluster of high-end luxury car dealerships attracts high-end purchasing power

Past, Current and Future Projects in San Juan

In the past three years and looking forward to the future the City and SJEDC secured the following new business developments.

2017 was an important year as the following business opened in San Juan.

- Palms Commercial Plaza - commercial strip mall ,over $1 million dollars in private investment
- Gilsa - an international home supply tile, flooring, and granite company, over $5 million investment
- Expressway Corridor Study and District - new commercial zoning district to encourage retention and location of new business along IH 2

In 2018, the following businesses came to San Juan.

- J.A. Carriers - trucking company, $1 million private investment

- Golden Chick - fast food chain, $500,000 private investment
- Lexus Dealership - Toyota's flagship car dealership, $10 million private investment
- Pueblo Tires – tire sales and auto maintenance center, $500,000 private investment

It is anticipated that in 2019, the following businesses will have or will open in San Juan.

- Texas National Bank - locally owned bank with 7 locations $3 million private investment
- Blue Wave Carwash - modern carwash facility $2 private investment
- Denny's - national sit-down restaurant $2million private investment
- Emergency Center - emergency room facility $4 million private investment
- Museum – showcase for the world's largest collection of stained glass, $2 million private investment
- Expressway Shopping Center with fast food pad sites - new development includes shopping center with 15 suites and two fast food pad sites in front. $8million from private investment

Emerging Industry Sectors

In the foreseeable future, the SJEDC will work promote San Juan as a destination for new businesses

- Retail - attract new retail including shops, restaurants and compatible businesses
- Tourism/Entertainment – create new destinations for visitors and residents
- Allied Medical – encourage new medical facilities and offices

Funding mechanisms

The following are several of potential funding of projects in which the SJEDC can assist.

- 4B sales tax revenue
- Sale of city owns properties
- Line of credit from a bank and
- Various grant opportunities such as Economic Development Administration

Incentives

The following incentives can be provided to attract and support new businesses.

City Incentives

- City Chapter 380 Tax Reimbursement
- Infrastructure improvements

SJEDC Incentives

- Pay for targeted infrastructure and improvements by means of the Project Budget
- Signage incentives from promotional budget
- Mini Grants
- Advertisements in local publication

It should be noted that as an economic development corporation, the SJEDC cannot simply give sales tax proceeds to businesses. SJEDC must enter into a written performance agreement with any business enterprise that it funds directly or makes expenditures that benefit an eligible project. At a minimum, the performance agreement must contain the following.

- A schedule of additional payroll or jobs to be created or retained
- The capital investment to be made by the business enterprise
- The terms for repayment of the EDC's investment if the business fails to meet the performance requirements specified in the agreement.

Actions

ED Action 1 - Continue to work to attract new businesses to San Juan. Reach out to business that are not currently located in adjacent cities.

ED Action 2 - Aggressively promote the Expressway Corridor and its special purpose zoning district.

ED Action 3 - Work with the Planning Department in the development process to identify the zoning and permitted uses when working with potential business locations. Use the Opportunity Areas identified in the Future Land section of this Plan.

ED Action 4 - Increase the visibility and viability of San Juan to potential investors and businesses with direct outreach to potential businesses and investors.

ED Action 5 - Update the SJEDC development plan to reflect changes in activity and direction.

In conclusion, it is becoming more and more obvious that the City of San Juan, with the assistance of the SJEDC is positioned to expand its economic presence and position in the Rio Grande Valley.

7 Public Works, Utilities and Services

Residents of a city require and expect quality city utilities, facilities and services. In San Juan these expectations are met by diligent employees who take pride in their work and their city . As the City grows there will be the need to expand and improve on these areas. The following is a list of the needs/actions Identified by the departments that provide these services and facilities. Some of the actions are small and do not require major funding. Other will be considered in a capital improvements plan. The actions will be accomplished as the funding is available in the appropriate yearly budgets.

Utilities and Services Goal

The City of San Juan will provide quality utilities and services and that are responsive and cost effective.

Below are the actions to be considered as they apply to the Land Use, Transportation, and Economic Development chapters of the Plan. Not all of the departments have applicable actions. The full responses to the detailed worksheets as to all the desired needs of each department are available in the Planning and Zoning Department office.

Below, the actions are formatted with an abbreviation of the chapter title followed by a letter(s) indicating the department. For example, **US** is for Utilities and Services and **SPW** denotes the Sanitation /Public Works Department.

Sanitation/Public Works Department

The Sanitation/Public Works Department provides essential services to the citizens of San Juan. There are five divisions:

Sanitation Division collects all residential and commercial solid waste. It provides recycling as a benefit to encourage residents to be environmentally responsible.

Public Works Division provides the upkeep of all paved roads in the City. This includes all asphalt and caliche pothole repairs, maintains clean streets, mowing maintenance of rights-of-way and sidewalks, and install street signs and markings on public streets as needed.

Storm Water Division performs structural maintenance on storm drains, street sweeping and education of the public.

Central Garage repairs and oversees preventive maintenance on all City vehicles and equipment.

Recycling Division provides residents with recycling of bulky trash and brush.

There are 43 employees in the Department that includes the Director, supervisors, mechanics, heavy equipment operators, truck drivers, laborers, and administrative staff.

Current needed action include

US/SPW Action 1 - Educate residents on garbage, brush, and recycling programs.

US/SPW Action 2- Provide staff training on storm water pollution prevention, TCEQ, and EPA requirements.

In the 1-5 year timeframe the following actions should be considered:

US/SPW Action 3 - Update drainage plan to be able to use newer technology and construction techniques.
US/SPW Action 4 - Construct new Recycling Center.
US/SPW Action 5 – Relocate brush drop-off site.
US/SPW Action 6 - Implement new recycling program.
US/SPW Action 7 - Fund continuation of Street Improvement Program.
US/SPW Action 8 - Increase Stormwater Public Education and Outreach.

In the following 6-10 years:

US/SPW Action 9 - Make necessary revisions to City codes and ordinances as they pertain to Sanitation/Public Works.

For the 11-15 year timeframe:

US/SPW Action 10 - Improve rights-of-way, sidewalks, and street safety.
US/SPW Action 11 - Identify projects for infrastructure improvements.

Utilities Department

The Utilities Department provides one of the most necessary requirements of a city: water treatment/ delivery and wastewater treatment services to the majority of the residents of San Juan.

The facilities include:

Water Treatment Plant No.1 at 700 S Kansas Ave
Water Treatment Plant No. 2at 2111 North Veterans Blvd
Wastewater Treatment Plant at 201 West Hall Acres
North and South Elevated Storage Tanks

There are two other water service providers, the North Alamo Water Supply Company and the Military Water Supply Corporation. This section will only address the facilities in San Juan.

The Utilities Department has a staff of 33, which includes the Director. an Administrative Clerk, and Maintenance Supervisor. For Water Distribution there is a crew chief, two heavy equipment operators, and three water distribution maintenance workers. For the Water Treatment operations, there is a chief operations operator, lead operator, lab technician, and 11 water plant operators.

To continue to provide excellent services, the following actions are needed.

Current needs are:

US/U Action 1 - Update Water/ Wastewater Master Plan.

Future needs and actions for the next 1 to 5 years.

US/U Action 2 - Acquire additional water rights.

In the following 6 to 10 years the following are recommended.

US/U Action 3 - Acquire additional water rights.

In the years 11 to 15 and beyond:

US/U Action 4- Acquire additional water rights.

San Juan Fire Rescue

San Juan Fire Rescue is a combination department that provides fire protection, medical assistance, fire education and hazardous material containment. The facilities are:

Fire Station No. 1 at 701 S. Nebraska
Fire Station No. 2 at 2301 N. Raul Longoria
Both stations have three (3) bays for apparatus.

Staffing levels are currently 27 paid personal and 18 active volunteers.

Current needs are:

In the next 1 to 5 years San Juan Fire Rescue will need:

US/FR Action 1 - Design and construct new fire station to replace Fire Station No. 1.

US/FR Action 2 - Remodel Fire Station No.2 to expand the dormitory, complete the parking lot, and increase station lighting.

In the 6 to 10 year timeframe the following are to be considered:

US/FR Action 3 - Design and construct Fire Station No. 3 on S Stewart Road and Veterans to provide fire protection on the south side of the City.

Police Department

The mission of the San Juan Police Department is to improve the quality of life of its citizens by enforcement of laws, protecting rights. lives and property of every person. We will work diligently to build community partnerships in identifying and responding to social and neighborhood concerns and needs. The San Juan Police Department motto is "A Commitment to the Future."

Currently, there are two police facilities: the North Side Station at 2301 North Raul Longoria, and the Southside Station at 301 East Ridge Road. The North Side Station houses the Jail, Dispatch, Court, and Patrol operations. Operations located at the Southside Station are Administration, Records, Criminal Investigation Department (CID),Training, Division, Task Force Investigations, and Patrol.

Staffing includes 49 sworn Police Officers, 16 civilian staff, 5 reserve Police Officers, and 5 vacancies.

Current and future needs for the North Side Station are Identified in the following actions.

US/P Action 1 - Complete remodeling of the dispatch center.

Actions to be addressed in the next 1 to 5 years are as follows.

US/P Action 2 - Move to the South Side facility.

In 6 to 10 years there will be a need to continue expiring the Department.

US/P Action 3 - Remodel and maintain the building after relocation to the Southside Station with possible use as a substation for the Patrol Division.

In the 11 to 15 year timeframe the following action may be required

US/P Action 4 - I f not already accomplished Action US-P10 above will be addressed.

For the South Side Station, the staffing includes 44 certified Police Officers, with 5 vacancies, and 5 reserve officers. There are 16 civilian staff including 7 telecommunication officers, 2 ACOs, 2 jailers, I evidence technician, 1 crime victims' liaison, 2 records clerks, and an Administrative secretary.

US/P Action 5- Consider additional parking at South Side station.

In the next 5 to 10 years the needs will require the following actions.

US/P Action 6 - Build Phase 2 to unite every departmental function at this one location.

US/P Action 7 - Build an indoor shooting range.

US/P Action 8 - Build an impound lot for seized vehicles.

In the next 10 to 15

US/P Action 9- Continue expansion of South Side facility to completion, if necessary.

Library

The San Juan Municipal Library is a valued resource for the citizens of San Juan. Located at 101 S Standard Ave, it is a 16,500 square foot building that provides the community a place to enhance their education, find entertainment in books and periodicals, use computers for school and projects and attend meetings. In addition to the large area for books and service, there is a children's area, two study rooms, and a training room. The City Commission and other City board and committee hold their meeting in the large multi-purpose room.

The staff includes the library director, the children's librarian, assistant supervisor, and three full time and one part time library aide.

As the City grows, the Library will see more citizens to serve in the immediate and long range future. The following are the recommended actions to be undertaken by the City.

Current needs include:

US/L Action 1 - Installation of upgraded computer and upgraded software and hardware to increase accessibility for the staff and citizens who use the Library.

In the 1-5 year timeframe the needs are as follows.

US/L Action 2 - Develop plans for expansion.

In the following 6 to10 years, there is a desire to implement the following.

US/L Action 3 - Expand the library ground to the west.

Further out, from 11 to 15 years and beyond, there should be the following :

US/L Action 4 - Plan, design and construct a branch library on the north side.

Administrative Services

As the City grows the administrative services that are internal to the day to day operations will need to keep current with technology and staffing. The following sections identify the needs and desires of those departments.

City Manager

This Administrative Department of the Municipal Government under the direction and supervision of the City Commission. The City Manager exercises supervision and control over all departments, and sees that each department operates efficiently. In addition to the City Manager, there is an Administrative Clerk.

San Juan Municipal Court

he City of San Juan Municipal Court operates as the Judicial branch of the City of San Juan Texas. It processes violation citations issued within the City. It is located in the Police Department Safety Building at 2301 N. Raul Longoria.

The staff consists of three Judges, City, Prosecutor, City Marshal, Court Admistrator, and two clerks.

Finance Department and Utility Billing and Collections

The Finance Department has the overall responsibility for all accounting and finance matters relating to City operations in accordance with State law, City Charter, and ordinances enacted by the City Commission. The offices are located at the current City Hall, 709 S Nebraska Avenue.

Utility Billing and Collection is also located at City Hall and is responsible for billing and collection of water, sanitary sewer, residential garbage collections and customer complaints.

Current staffing: Director of Finance, Assistant Director of Finance, Accountant II, Accountant I, Payroll Clerk, and Accounts Payable Clerk, Utility Billing Coordinator, two Cashiers, Crew Leader and two meter readers.

In the 1-5 year timeframe, needs include:

US/F Action 1 - Design and construct new office space for both Finance and Utility Billing and Collection (at new City Hall).

Human Resources

The Human Resources Department provides services to support with recruitment, procedures and practices of City policies, compensation, training and development, benefits, and employee relations to all City of San Juan Departments. The Department is located at City Hall.

Current Staffing includes the Director, Coordinator and Administrative Clerk.

Current Needs:

US/HR Action 1 - Strengthen the City's training programs for all staff through identification, funding, and implementation of professional training programs.

Purchasing/Risk Management

The duties of Purchasing/Risk Management are to manage the City's purchases, Workman's Compensation, insurance benefits, property and liability insurance, and related services. These services are to protect the employees, the City's assets, and manage the City's risks. The office is in City Hall.

Current staffing includes the Purchasing/Risk Manager and Administrative Clerk.

Current needs:

US/PRM Action 1 - Fund a training budget to serve all departments.

Future needs over the next 6-10 years

US/PRM Action 2 - Continue to provide training and development of staff to better manage all aspects purchasing and risk management in assuring compliance with related practices, policies, and laws.

In the 11-15 year timeframe.

US/PRM Action 7 - Provide ongoing training, effective hiring, and retention/development of key personnel to ensure maximum return on job experience, training and development.

Information Technology

The purpose of the Information Technology (IT) Department is to provide solutions to increase productivity and efficiency for staff and residents.

The office is located on corner of Standard and Business 83.

Current Staffing includes the Director, one Network Specialist, one Communications Coordinator, and one Computer Specialist.

Current needs/actions (in this fiscal year):

US/IT Action 1 - Install fiber optic cabling infrastructure.
US/IT Action 2 - Standardize management solutions for applications and services all departments.
US/IT Action 3 - Implement an applicant tracking system, motor vehicle ticketing system, planning and zoning applications, and inspection software.

Future needs/actions in next 1-5 years:

US/IT Action 4 - Implement wireless infrastructure for all city locations and outlying properties, voice infrastructure.
US/IT Action 5 - Implement an applicant tracking system.
US/IT Action 6 - Implement a planning and zoning application system.
US/IT Action 7 - Implement inspection software.

The actions for the Planning and Zoning Department are found in the Land Use Chapter. The Parks and Recreation Department's actions are in the 2019 Parks and Recreation Master Plan.

8 Capital Improvements

Capital improvements are a very important feature of a city's fiscal planning. Understanding the content and process is important. Capital improvement can and should include buildings (city halls, fire stations, police stations and city offices), city owned land, water treatment plants and water distribution lines, sanitary sewer plants and collection lines, and stormwater sewers, streets, and parks.

Capital improvements have the following characteristics.

- They should last a long time.
- They are relatively expensive.
- They usually do not recur annually.
- They may require special funding or be financed by borrowing.
- There is a difference between a capital improvement and its operating and maintenance budgets.

A carefully planned program of Capital Improvements can do the following.

- Attract new business development that will increase tax revenues and provide jobs.
- Ensure that public investments in new or improved facilities are made in locations that make the most sense for service and maintenance.
- Preserve and enhance the quality of life for citizens of San Juan.

What is a Capital Improvement Plan (CIP)?

A CIP identifies capital improvement projects in order of priority, together with estimates of their costs and the means for financing them. Even a simple CIP involves four principal types of information.

- Specific capital improvements projects
- Estimated costs for those projects
- Proposed sources of funding for each of them
- The year/timeframe during which each project will be undertaken

It is important to note that the CIP is not merely a list of desired projects, although every city can think of plenty of these, but rather it is a schedule of desired projects encompassing both realistic costs and financing mechanisms.

For example, if a city constructs a new building, it will probably be there for a long time—so will the bonds that paid for it. Because the characteristics of capital improvements tend to be physically and financially visible, it is especially important to provide a careful plan when the community is thinking about undertaking them. This process of planning is usually called "capital improvement planning."

A CIP is not intended to be cast in concrete. Costs change, emergencies arise, and the priorities of a community can change over time—all of which can modify the contents of a CIP. Adoption of the CIP does not, by itself, commit a city to particular projects. Every year the entire CIP should be considered, and three types of actions taken.

- The first year is eliminated because it has been implemented
- Another year is added
- Projects are re-examined and updated, including changing priorities

In order to realistically plan for capital investments as part of its comprehensive planning process, a city must first recognize and then plan for the maintenance and replacement of its existing capital

facilities. Then, it must plan for the major investments needed to replace and build new community facilities. As with any governmental project, sufficient public funds must be budgeted for the upkeep , preventive maintenance, and repair of existing public buildings, streets, drainage, parks and other facilities. Future maintenance and repair requirements must also be taken into account when planning and designing new community facilities.

The phrase "capital improvement cost" usually includes more than the cost of the land or other actual tangible physical assets. The total cost also includes legal, financial and engineering fees, site investigation and preparation costs and inspection fees and other costs necessary to get the facility into actual operation.

General Procedure for Capital Improvement Programming

In general, the CIP process follows the following procedure

1. It begins with the Mayor and City Commission working with the City Manager to develop CIP goals, fiscal policy, and administrative process.
2. The City Manager instructs Department Directors to submit capital project requests upon pre-designed forms according to a timetable or calendar.
3. The City Manager reviews all requests in consultation with the Department Directors.
4. It is helpful to have a Capital Improvements Advisory Committee appointed by the Mayor and City Commission to review the recommended capital project priorities. Consideration should be given to the recommendations and comments of the committee in the development of long-range expenditure plans.
5. Following the reviews, some requests are deferred indefinitely, some are given high priorities and scheduled early in the program and some are scheduled for later.
6. The City Manager submits the recommended CIP to City Commission, along with recommendations from the Capital Improvements Advisory Committee. Upon its tentative approval, the City Commission schedules a public hearing.
7. After providing prior public notice, the City Commission conducts a public hearing on the CIP. After making such modifications, as it deems necessary, the CIP is adopted by resolution.
8. The first year projects are implemented.
9. Each year, the process is repeated. Year Two (of the first CIP) now becomes Year One, Year Five becomes Year Four, and an additional year added as Year Five. Of course, individual projects within any of the years may be modified, added, or deleted. Approval of a project scheduled for Year Two, for example, doesn't mean that the project will receive automatic approval the next year.

Capital Funding Sources and Financing Methods

Financial planning to meet capital requirements includes consideration of the following important objectives.

- Changes in the ad valorem property tax rate
- Changes in sales tax revenue received by the City
- Maintaining a balance between debt redemption; capital outlays, and current expenditures
- Maximizing use of available Federal and State aid
- Trends in future revenues and expenditures
- Funds available to finance new capital projects

The potential funding sources and methods of financing for capital improvements may include:

- General funds
- Federal and State financial assistance grants and loans
- Pay-as-you go from current revenues
- Issuance of long term debt instruments such as Certificates of Obligation, Revenue Bonds and General obligation bonds
- Property tax
- Sales tax
- Hotel/Motel Occupancy tax
- Special assessments
- User charges/fees
- Impact fees
- Innovative financing methods such as Tax Increment Financing (TIF), Lease-Purchase Financing

Role of CIP in the Implementation

The CIP is a mechanism for analyzing the City's major capital facility needs for the future. By undertaking a financial analysis as part of the CIP, the City can predict, with reasonable accuracy, its capacity to finance capital improvements after it has paid its basic operating expenses. Once this capacity has been identified, a fiscal program is developed. The financial analysis also estimates the impact that capital expenditures will have on the operating budget.

As noted earlier, capital improvements include facilities such as utility systems, public buildings, land acquisition. parks, streets and sidewalks, drainage, libraries and major equipment. These are items that may have a significant impact on the community and are often too expensive to be financed in the annual operating budget.

Preparation of a CIP involves difficult, but necessary, decisions. Often there are more worthwhile projects to consider than there are dollars to fund them, but for a workable CIP there must be the balance between needs and desires based on the fiscal ability to move the projects forward for the good of the city.

9 Implementation

Envisioning Our Future, this Comprehensive Plan (Plan) serves as a guide for the City's staff, elected and appointed officials, and citizens in making decisions about land use, transportation, economic development and infrastructure improvements that will aid, not hinder, much needed improvements in the City of San Juan. All funding of future infrastructure projects and equipment will need to be factored into the City's budget and planning processes.

For the citizens of San Juan, this Plan can be their handbook to understand and support programs and improvements in the City. There may be actions that do not require direct action or initiation by the City, only responsiveness and support.

Plan implementation includes the use of both the broad and more specific policies detailed in each chapter of this Plan along with the recommended implementation policies and actions stated in this chapter. As a general guide, this chapter relies on the City codes and the Unified Development Code.

Commitment to Implementation

Perhaps the most important method of implementing this new comprehensive plan comes from the on-going commitment by elected and appointed officials, city staff members, and citizens to use the Plan. It must be understood as a useful and capable tool to direct the City's future. The policies and actions in this document should be available for ready reference for all development cases and construction projects. This Plan should be cross referenced with, and in, other planning studies, zoning case reports, and engineering studies, SJEDC activities. It is a good starting point for in informal discussions with citizens, developers, and staff. Keeping the Plan visible and used—combined with citizen monitoring—will make the plan a successful and powerful tool for guiding the future growth in the City.

Implementation Tools

For this Plan to be effective, it needs to be used. The most effective uses of the Plan are the application of the Zoning Ordinance, the Subdivision Regulations, and other applicable sections of the Unified Development Code. The other main tool is the Capital Improvements Plan for consideration of any funding for recommended actions. The policies and actions in this Plan will help guide the processes of each tool.

Adoption of and Amendments to the Comprehensive Plan

A comprehensive plan is adopted by ordinance as a guide for decision making. It serves to direct the ways that development occurs. As with all ordinances, there are required public hearings and two readings of the ordinance.

There may be instances where conditions have changed so that an amendment to the plan is necessary to approve the application for zoning. When there is a desirable development or a new type of business or housing that was not anticipated, an amendment to the Plan and the approval of new development may occur concurrently if the change reflects the overall intent in the Plan. Amendments require the same adoption process as the original adoption of the plan.

Plan Review and Updates

The life expectancy of a plan is between 10 and 20 years, however there should be continuous monitoring as the City grows. Circumstances will continue to change, and this Comprehensive Plan will require modifications and refinements to continue to be useful. Some of its recommendations will be found unworkable and other solutions will continue to emerge. Needed refinements and changes

should be carefully considered and thoroughly documented. However, as changes occur, however, the vision and goals should remain the central theme and provide a unifying element.

After about five years, a full review of the Plan should be undertaken. Completed actions should be noted and new actions may be developed. Some actions may be deleted or updated to reflect current and future conditions. A full update or new plan may be needed in 10 to 15 years and, certainly, within the 20 year timeframe.

Responsibility For Implementation—Using The Plan

The following groups share the responsibilities for initiating and monitoring the vision, goals, and implementation actions of the Plan.

Citizens are responsible for bringing forward issues, concerns, and problems to the attention of the City staff. They are also responsible for monitoring planning and related problems that affects their immediate community as well as the City as a whole.

City Staff should review all the development issues associated with zoning and land use for compliance with the Plan. Recommendations for consideration of specific needs based on citywide technical criteria should be the rationale for staff recommendation of projects to be included in budgets and bond elections.

Planning and Zoning Commission should use the Plan as a reference since it is one of their guides for decision making to assure that new development and redevelopment are in accordance with community needs.

City Commission should consider the recommendations of the Plan in conjunction with other relevant adopted citywide and area plans; in the approval or denial of development cases; and in yearly budgetary considerations and bond projects.

Implementation Policies

Policies guide decision making. In the continued use of this Plan, the following policies are recommended.

1. Staff will use the Plan in their recommendations for decisions.
2. The Planning and Zoning Commission will use the Plan in their recommendation to City Commission.
3. Yearly review will be done to determine any needed changes.
4. At five years, a full review and minor update should be undertaken.
5. After 10 to 15 years, a full update should occur.

Implementation Actions

Implementation actions were developed in concert with vision and goals described in each chapter. The following series of actions are the implementation actions developed in conjunction with vision and goals described in each Plan section. These are desired actions identified through the planning process. Some actions call for a specific project or action. Some may identify the need for a specific study. Some are "quick fixes". Some require major investment. In addition to "new" initiatives, many support the continuation of ongoing City policies and programs that are needed to enhance what is already in place.

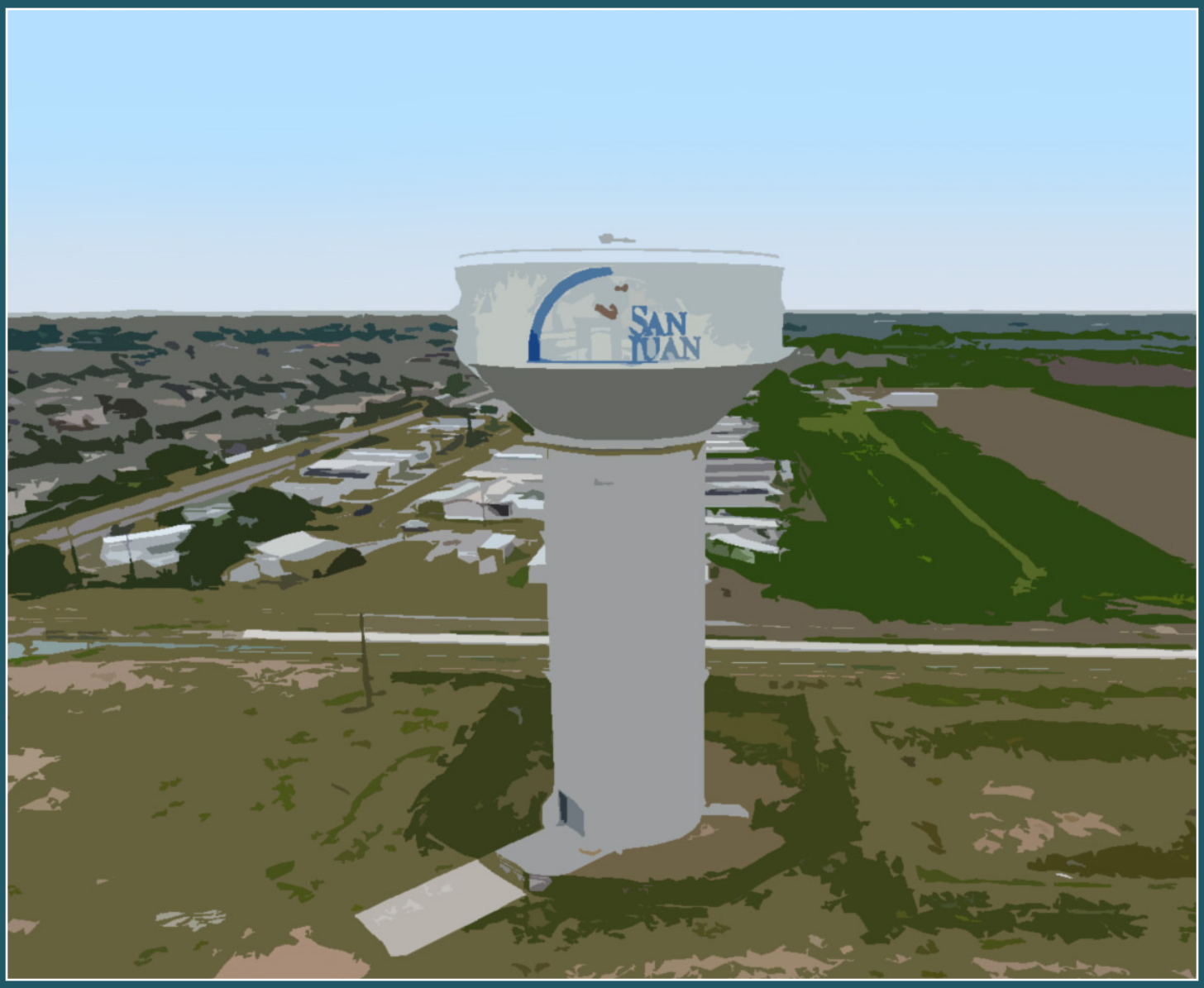
Implementation Actions Timeframe in Years	Current to 5	6-10	11-15+
Land Use			
LU Action 1 - Develop new zoning districts for townhomes, patio homes, duplexes and smaller lots.	■		
LU Action 2 - Consider initiating appropriate zoning for infill, vacant, and underutilized property where appropriate and preferably at property owners' request.	■		
LU Action 3 - Consider a Downtown Overlay District or Special Purpose District in the areas describe in the *Downtown Revitalization Mixed-Use Project*	■	■	
LU Action 4 - Consider rezoning for land adjacent to Stewart Road South for industrial and commercial development.		■	
LU Action 5 - Update the City's mapping programs and equipment to better serve all departments.	■		
LU Action 6 - Encourage development of the Opportunity Areas in cooperation with the SJEDC.	■	■	■
LU Action 7 – Monitor review and update this comprehensive plan.	■	■	■
Transportation			
TR Action 1 - Continue to work with Hidalgo County and the regional MPO for street improvements, both new and reconstruction.	■	■	■
TR Action 2 - Develop street design criteria that requires links between neighborhoods to create alternative access and entries.	■		
TR Action 3 - Develop a pedestrian and bicycle plan with an interdepartmental partnership to develop a plan for a network of safe sidewalks, trails, and dedicated lanes that connect parks, schools, churches, and activity centers (including retail establishments and centers).		■	

IMPLEMENTATION ACTIONS TIMEFRAME IN YEARS	CURRENT TO 5	6-10	11-15+
TR Action 4 - Continue to support the development of the proposed by-pass to guide trucks from the ports of entry to major roads.	■	■	
TR Action 5 - Encourage expansion of transit provider routes to serve more parts of the city more frequently.		■	
TR Action 6 - Remove the Thoroughfare Plan text from the Unified Development Code as it is now in the Comprehensive Plan to avoid confusion, particularly if there are changes.	■		
TR Action 7 – Initiate street beautification programs and projects. Involve civic and service (Keep San Juan Beautiful) organizations in design, improvements, and maintenance.	■	■	
ECONOMIC DEVELOPMENT			
ED Action 1 - Continue to work to attract new businesses to San Juan. Reach out to business that are not currently located in adjacent cities. Promote the Expressway Corridor and its special purpose zoning district.	■	■	■
ED Action 2 - Work with the Planning Department in the development process to identify the zoning and permitted uses when working with potential business locations. Use the Opportunity Areas identified in the Future Land section of this Plan.	■	■	■
ED Action 3 - Increase the visibility and viability of San Juan to potential investors and businesses with direct outreach to potential businesses and investors.	■		
ED Action 4 - Update the SJEDC development plan to reflect changes in activity and direction.		■	■
UTILITIES AND SERVICES			
SANITATION AND PUBLIC WORKS			
US/SPW Action 1 - Educate residents on garbage, brush, and recycling programs.	■		
US/SPW Action 2- Provide staff training on storm water pollution prevention, TCEQ, and EPA requirements.	■		

IMPLEMENTATION ACTIONS TIMEFRAME IN YEARS	CURRENT TO 5	6-10	11-15+
US/SPW Action 3 - Update drainage plan to be able to use newer technology and construction techniques.	■		
US/SPW Action 4 - Construct new Recycling Center.	■		
US/SPW Action 5 - Relocate brush drop-off site.	■		
US/SPW Action 6 - Implement new recycling program.	■		
US/SPW Action 7 - Fund continuation of Street Improvement Program.	■		
US/SPW Action 8 - Increase Stormwater Public Education and Outreach.	■		
US/SPW Action 9 - Make necessary revisions to City codes and ordinances as they pertain to Sanitation/Public Works.		■	
US/SPW Action 10 - Improve rights-of-way, sidewalks, and street safety.			■
US/SPW Action 11 - Identify projects for infrastructure improvements.			■
WATER/WASTEWATER UTILITIES			
US/U Action 1 - Update Water/Wastewater Master Plan.	■		
US/U Action 2 - Acquire additional water rights.	■		
US/U Action 3 - Acquire additional water rights.		■	
US/U Action 4- Acquire additional water rights.			■
FIRE RESCUE			
US/FR Action 1 - Design and construct new fire station to replace Fire Station No. 1.	■		
US/FR Action 2 - Remodel Fire Station No.2 to expand the dormitory, complete the parking lot, and increase station lighting.	■		
US/FR Action 3 - Design and construct Fire Station No. 3 on S Stewart Road and Veterans to provide fire protection on the south side.		■	
POLICE (NORTHSIDE)			
US/P Action 1 - Complete remodeling of the dispatch center.	■		■
US/P Action 2 - Move to the South Side facility.		■	

IMPLEMENTATION ACTIONS TIMEFRAME IN YEARS	CURRENT TO 5	6-10	11-15+
US/P Action 3 – Remodel/maintain the building after relocation to the Southside Station as possible substation for the Patrol Division.		■	
US/P Action 4 - If not already accomplished, Action US-P10 above will be addressed.			■
POLICE (SOUTH SIDE STATION)			
US/P Action 5- Consider additional parking at South Side station.	■		
US/P Action 6 - Build Phase 2 to unite every departmental function at this one location.		■	
US/P Action 7 - Build an indoor shooting range.		■	
US/P Action 8 - Build an impound lot for seized vehicles.		■	
US/P Action 9- Continue expansion of South Side facility to completion, if necessary.			■
LIBRARY			
US/L Action 1 - Installation of upgraded computer and upgraded software and hardware to increase accessibility for the staff and citizens who use the Library.	■		
US/L Action 2 - Develop plans for expansion.	■		
US/L Action 3 - Expand the library ground to the west.		■	
US/L Action 4 - Plan, design and construct a branch library on the north side.			■
FINANCE			
US/F Action 1 - Design and construct new office space for both Finance and Utility Billing and Collection (at new City Hall).	■		
HUMAN RESOURCES			
US/HR Action 1 - Strengthen the City's training programs for all staff through identification, funding, and implementation of professional training programs.	■		
PURCHASING/RISK MANAGEMENT			
US/PRM Action 1 - Fund a training budget to serve all departments.	■		

IMPLEMENTATION ACTIONS TIMEFRAME IN YEARS	CURRENT TO 5	6-10	11-15+
US/PRM Action 2 - Continue to provide training and development of staff to better manage all aspects purchasing and risk management in assuring compliance with related practices, policies, and laws.		■	
US/PRM Action 7 - Provide ongoing training, effective hiring, and retention/development of key personnel to ensure maximum return on job experience, training and development.			■
INFORMATION TECHNOLOGY			
US/IT Action 1 - Install fiber optic cabling infrastructure.	■		
US/IT Action 2 - Standardize management solutions for applications and services all departments.	■		
US/IT Action 3 - Implement applicant tracking system, motor vehicle ticketing system, planning and zoning applications, and inspection software.	■		
US/IT Action 4 - Implement wireless infrastructure for all city locations and outlying properties, voice infrastructure.	■		
US/IT Action 5 - Implement an applicant tracking system.	■		
US/IT Action 6 - Implement a planning and zoning application system.	■		
US/IT Action 7 - Implement inspection software.	■		



City of San Juan, Texas

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Appendix B

Water Treatment Plant No. 1 Downtown Condition

ALUM

Table 5.6
Water Distribution System
City of San Juan 2025 Master Plan

Item No.	Item Description	Justification	Critical Rating (1 to 10)	Timeframe Design	Timeframe Construction	Land Acquisition Required	Construction Cost	Expenditures Engr/Admin	Total
1	Sgt Leonel Trevino Elevated Storage Tank	Maintain water pressure, emergency water supply, balance demand fluctuations	9	2026	2028	No	$ 8,645,450.00	$ 1,296,817.50	$ 9,942,267.50
2	FM 1426 Raul Longoria Utility Relocation	Relocate and Upgrade	5	2030	2032	No	$ 5,087,390.00	$ 763,108.50	$ 5,850,498.50
3	Expressway-83 12-Inch Water Transmission Line	Upgrade Waterline Capacity & Fire Flow	1	2034	2036	No	$ 1,710,280.00	$ 256,542.00	$ 1,966,822.00
4	FM 495 12-Inch Water Transmission Line	Upgrade Waterline Capacity & Fire Flow	4	2031	2033	No	$ 1,482,580.00	$ 222,387.00	$ 1,704,967.00
5	Sgt Leonel Trevino 12-Inch Water Transmission Line	Upgrade Waterline Capacity	5	2030	2032	No	$ 1,507,110.00	$ 226,066.50	$ 1,733,176.50
6	Cesar Chavez Utility Relocation Phase II	Relocate and Upgrade	10	2026	2028	No	$ 942,040.00	$ 141,306.00	$ 1,083,346.00
7	Cesar Chavez Utility Relocation Phase I	Relocate and Upgrade	10	2025	2026	No	$ 1,546,160.00	$ 231,924.00	$ 1,778,084.00
8	Nebraska 12-Inch Water Transmission Line	Upgrade Waterline Capacity & Fire Flow	8	2027	2029	No	$ 3,094,520.00	$ 464,178.00	$ 3,558,698.00
9	"I" Road 12-Inch Water Transmission Line	Upgrade Waterline Capacity & Fire Flow	6	2029	2031	No	$ 2,300,210.00	$ 345,031.50	$ 2,645,241.50
10	Hall Acres 12-Inch Water Transmission Line	Upgrade Waterline Capacity & Fire Flow	6	2029	2031	No	$ 1,398,804.00	$ 209,820.60	$ 1,608,624.60
11	Ridge Road 12-Inch Water Transmission Line	Upgrade Waterline Capacity & Fire Flow	8	2027	2029	No	$ 2,128,568.20	$ 319,285.23	$ 2,447,853.43
12	Moore's Subdivision	Replace AC main	10	2026	2028	No	$ 463,023.00	$ 69,453.45	$ 532,476.45
13	High School East Subdivision	Replace AC main	1	2034	2036	No	$ 1,720,400.00	$ 258,060.00	$ 1,978,460.00
14	Clark Terrace Subdivision	Replace AC main	3	2032	2034	No	$ 817,850.00	$ 122,677.50	$ 940,527.50
15	Lincoln Heights and San Juan Heights Subdivision	Replace AC main	5	2030	2032	No	$ 1,050,005.00	$ 157,500.75	$ 1,207,505.75
16	Kansas Ave	Replace AC main	2	2033	2035	No	$ 340,890.00	$ 51,133.50	$ 392,023.50
17	Standard Ave	Replace AC main	3	2032	2034	No	$ 345,928.00	$ 51,889.20	$ 397,817.20
18	Pecan Estates Subdivision	Upgrade Waterline Capacity & Fire Flow	4	2031	2033	No	$ 1,513,215.00	$ 226,982.25	$ 1,740,197.25
19	Salazar Sub, Hazel Sub & Granada Sub	Upgrade Waterline Capacity & Fire Flow	3	2032	2035	No	$ 1,402,995.00	$ 210,449.25	$ 1,613,444.25
20	Lincoln Ave	Capacity and Replace AC main	5	2030	2032	No	$ 909,073.00	$ 136,360.95	$ 1,045,433.95
21	Smart Meter Integration Plan	Digital Metering and Data Management	9	2026	2032	No	$ 4,000,000.00	$ 600,000.00	$ 4,600,000.00
									$ 48,767,464.88

* Critical rating based on a scale of 1 to 10. Ten (10) being the most critical /urgent.

CITY OF SAN JUAN
SGT LEONEL TREVINO ELEVATED STORAGE TANK
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.1

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Mobilization and Demobilization includes all project move-in and move-out of all personnel, equipment, and temporary facilities and utilities for all work including site cleanup, bonding and insurance.	LS	1	$ 150,000.00	$ 150,000.00
2	Erosion and Sedimentation Controls/Stormwater Pollution Prevention Plan	LS	1	$ 20,000.00	$ 20,000.00
3	Site Improvements including Site Preparation, Grading, Subgrade Preparation, Concrete Pavement, Pavement Markings, Signage, and Revegetation.	LS	1	$ 175,000.00	$ 175,000.00
4	Trench Excavation Safety Protection	LF	4500	$ 15.00	$ 67,500.00
5	Air Release Valve	EA	5	$ 9,000.00	$ 45,000.00
6	30-Inch Bore and Steel Casing	LF	180	$ 900.00	$ 162,000.00
7	1.0 MG Elevated Composite Water Storage Tank (Complete) Includes all labor, materials, and equipment necessary to design, construct, inspect and test the composite elevated tank, foundation, support structure and accessories including all piping, valves, coatings, logos, and electrical improvements.	LS	1	$ 7,000,000.00	$ 7,000,000.00
8	Demolition of the North Tower Multi-Column Elevated Storage Tank (110 Santa Fe St)	EA	1	$ 120,000.00	$ 120,000.00
9	Demolition of the South Tower Multi-Column Elevated Storage Tank (323 W. 6th St)	EA	1	$ 120,000.00	$ 120,000.00
TOTAL					**$ 7,859,500.00**

TOTAL	**$ 7,859,500.00**
10% CONTINGENCY	**$ 785,950.00**
GRAND TOTAL	**$ 8,645,450.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 864,545.00
2	Geotechnical Engineering and CMT (3%)	$ 259,363.50
3	Other Discipline/Admin (2%)	$ 172,909.00
	ENGINEERING SERVICES GRAND TOTAL =	**$ 1,296,817.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 9,942,267.50**

CITY OF SAN JUAN
FM 1426 RAUL LONGORIA UTILITY RELOCATION
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.2

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	12700	$ 6.00	$ 76,200.00
2	12-inch C-905 DR PVC Water Line	LF	9200	$ 90.00	$ 828,000.00
3	16-inch C-905 DR PVC Water Line	LF	3500	$ 120.00	$ 420,000.00
4	8-Inch C-905 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 150 LF of Steel Casing	EA	10	$ 120,000.00	$ 1,200,000.00
5	8-Inch C-905 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	23	$ 15,700.00	$ 361,100.00
6	24" Bore w Casing	LF	350	$ 1,300.00	$ 455,000.00
7	16" Bore W Casing	LF	350	$ 1,100.00	$ 385,000.00
8	12-Inch MJ 45 Degree Bend	EA	8	$ 3,500.00	$ 28,000.00
9	16-Inch MJ 45 Degree Bend	EA	8	$ 4,500.00	$ 36,000.00
10	8-Inch X 6-Inch Pipe Reducer	EA	19	$ 1,200.00	$ 22,800.00
11	8-Inch X 4-Inch Pipe Reducer	EA	4	$ 800.00	$ 3,200.00
12	8-Inch X 2-Inch Pipe Reducer	EA	1	$ 500.00	$ 500.00
13	Fire Hydrant	EA	13	$ 9,100.00	$ 118,300.00
14	Cap & Abandon 4-Inch ACP Water Line	EA	1	$ 3,000.00	$ 3,000.00
15	Cap & Abandon 6-Inch ACP Water Line	EA	1	$ 5,000.00	$ 5,000.00
16	Cap & Abandon 8-Inch Iron Water Line	EA	1	$ 5,000.00	$ 5,000.00
17	Cap & Abandon 10-Inch Iron Water Line	EA	1	$ 10,000.00	$ 10,000.00
18	HCID NO. 2 CROSSING PERMITS	EA	2	$ 900.00	$ 1,800.00
19	10-Inch Plugs	EA	2	$ 3,000.00	$ 6,000.00
TOTAL					**$ 3,964,900.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
20	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
21	Traffic Control	MO	30	$ 10,000.00	$ 300,000.00
22	Mobilization and Demobilization	LS	1	$ 350,000.00	$ 350,000.00
TOTAL					**$ 650,000.00**

TOTAL	**$ 4,624,900.00**
10% CONTINGENCY	**$ 462,490.00**
GRAND TOTAL	**$ 5,087,390.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 508,739.00
2	Geotechnical Engineering and CMT (3%)	$ 152,621.70
3	Other Discipline/Admin (2%)	$ 101,747.80
	ENGINEERING SERVICES GRAND TOTAL =	**$ 763,108.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 5,850,498.50**

CITY OF SAN JUAN
EXPRESSWAY-83 12 INCH WATER TRANSMISSION LINE
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.3

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	12-inch C-905 DR PVC Water Line	LF	1700	$ 90.00	$ 153,000.00
2	12-inch MJ Gate Valve with Box Accessories	EA	2	$ 7,500.00	$ 15,000.00
3	12-Inch X 12-Inch Tee Connection	EA	2	$ 6,700.00	$ 13,400.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	4	$ 16,000.00	$ 64,000.00
5	8-Inch C-905 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 150 LF of Steel Casing	EA	6	$ 120,000.00	$ 720,000.00
6	Fire Hydrant	EA	7	$ 10,800.00	$ 75,600.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	6-Inch Water Line Removal	EA	1	$ 1,500.00	$ 1,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	16	$ 3,000.00	$ 48,000.00
11	Removing Ashpalt Pavement	SY	1800	$ 6.00	$ 10,800.00
12	8" Flex Base	SY	1800	$ 12.00	$ 21,600.00
13	8" Subgrade Lime Stabilized	SY	1800	$ 8.00	$ 14,400.00
14	Hot Mix Asphaltic Pavement	SY	1800	$ 25.00	$ 45,000.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	450	$ 10.00	$ 4,500.00
TOTAL					**$ 1,192,800.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	5	$ 15,000.00	$ 75,000.00
18	Mobilization and Demobilization	LS	1	$ 70,000.00	$ 70,000.00
TOTAL					**$ 145,000.00**

TOTAL	**$ 1,347,800.00**
10% CONTINGENCY	**$ 134,780.00**
GRAND TOTAL	**$ 1,482,580.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 148,258.00
2	Geotechnical Engineering and CMT (3%)	$ 44,477.40
3	Other Discipline/Admin (2%)	$ 29,651.60
	ENGINEERING SERVICES GRAND TOTAL =	**$ 222,387.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,704,967.00**

CITY OF SAN JUAN
FM 495 12-INCH WATER TRANSMISSION LINE
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.4

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	12-inch C-905 DR PVC Water Line	LF	4000	$ 90.00	$ 360,000.00
2	12-inch MJ Gate Valve with Box Accessories	EA	2	$ 7,500.00	$ 15,000.00
3	12-Inch X 12-Inch Tee Connection	EA	2	$ 6,700.00	$ 13,400.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	4	$ 16,000.00	$ 64,000.00
5	8-Inch C-905 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 150 LF of Steel Casing	EA	6	$ 120,000.00	$ 720,000.00
6	Fire Hydrant	EA		$ 10,800.00	#VALUE!
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	6-Inch Water Line Removal	EA	1	$ 1,500.00	$ 1,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	16	$ 3,000.00	$ 48,000.00
11	Removing Ashpalt Pavement	SY	1800	$ 6.00	$ 10,800.00
12	8" Flex Base	SY	1800	$ 12.00	$ 21,600.00
13	8" Subgrade Lime Stabilized	SY	1800	$ 8.00	$ 14,400.00
14	Hot Mix Asphaltic Pavement	SY	1800	$ 25.00	$ 45,000.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	450	$ 10.00	$ 4,500.00
TOTAL					**#VALUE!**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	5	$ 15,000.00	$ 75,000.00
18	Mobilization and Demobilization	LS	1	$ 70,000.00	$ 70,000.00
TOTAL					**$ 145,000.00**

TOTAL	**#VALUE!**
10% CONTINGENCY	**#VALUE!**
GRAND TOTAL	**#VALUE!**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	#VALUE!
2	Geotechnical Engineering and CMT (3%)	#VALUE!
3	Other Discipline/Admin (2%)	#VALUE!
	ENGINEERING SERVICES GRAND TOTAL =	**#VALUE!**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**#VALUE!**

CITY OF SAN JUAN
SGT LEONEL TREVINO 12 INCH WATER TRANSMISSION LINE
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.5

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	6900	$ 6.00	$ 41,400.00
2	12-inch C-900 DR PVC Water Line	LF	6900	$ 90.00	$ 621,000.00
3	12-inch MJ Gate Valve with Box Accessories	EA	7	$ 7,500.00	$ 52,500.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	5	$ 16,000.00	$ 80,000.00
5	8-Inch C-900 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 40 LF of Steel Casing	EA	2	$ 50,000.00	$ 100,000.00
6	8" Flex Base	SY	1600	$ 12.00	$ 19,200.00
7	8" Subgrade Lime Stabilized	SY	1600	$ 8.00	$ 12,800.00
8	Hot Mix Asphaltic Pavement	SY	1600	$ 25.00	$ 40,000.00
9	MC-30 Prime Coat (0.25 Gal per SY)	GAL	400	$ 10.00	$ 4,000.00
10	Fire Hydrant	EA	12	$ 9,100.00	$ 109,200.00
TOTAL					**$ 1,080,100.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
11	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 50,000.00	$ 50,000.00
TOTAL					**$ 50,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
12	Traffic Control	MO	14	$ 10,000.00	$ 140,000.00
13	Mobilization and Demobilization	LS	1	$ 100,000.00	$ 100,000.00
TOTAL					**$ 240,000.00**

TOTAL	**$ 1,370,100.00**
10% CONTINGENCY	**$ 137,010.00**
GRAND TOTAL	**$ 1,507,110.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 150,711.00
2	Geotechnical Engineering and CMT (3%)	$ 45,213.30
3	Other Discipline/Admin (2%)	$ 30,142.20
	ENGINEERING SERVICES GRAND TOTAL =	**$ 226,066.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,733,176.50**

CITY OF SAN JUAN
CESAR CHAVEZ UTILITY RELOCATION PHASE II
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.6

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	12-inch C-900 DR PVC Water Line	LF	2330	$ 90.00	$ 209,700.00
2	12-inch MJ Gate Valve with Box Accessories	EA	6	$ 7,500.00	$ 45,000.00
3	2-inch Air Release Valve	EA	3	$ 2,500.00	$ 7,500.00
4	2-inch Water Service	EA	2	$ 1,800.00	$ 3,600.00
5	3/4-inch Water Service	EA	4	$ 1,100.00	$ 4,400.00
6	12-inch X 12-inch X 12-inch Tee Connection	EA	1	$ 6,700.00	$ 6,700.00
7	12-inch Wet Connection	EA	2	$ 15,000.00	$ 30,000.00
8	Bore and 24-inch Steel Casing (Carroll Rd.)	LF	80	$ 900.00	$ 72,000.00
9	24-inch Steel Casing (City Roads)	LF	50	$ 350.00	$ 17,500.00
				TOTAL	**$ 396,400.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
10	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
11	Traffic Control	MO	10	$ 10,000.00	$ 100,000.00
12	Mobilization and Demobilization	LS	1	$ 350,000.00	$ 350,000.00
TOTAL					**$ 450,000.00**

TOTAL	**$ 856,400.00**
10% CONTINGENCY	**$ 85,640.00**
GRAND TOTAL	**$ 942,040.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 94,204.00
2	Geotechnical Engineering and CMT (3%)	$ 28,261.20
3	Other Discipline/Admin (2%)	$ 18,840.80
	ENGINEERING SERVICES GRAND TOTAL =	**$ 141,306.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,083,346.00**

CITY OF SAN JUAN
CESAR CHAVEZ UTILITY RELOCATION PHASE I
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.7

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	12-inch C-900 DR PVC Water Line	LF	4650	$ 90.00	$ 418,500.00
2	12-inch MJ Gate Valve with Box Accessories	EA	22	$ 7,500.00	$ 165,000.00
3	2-inch Air Release Valve	EA	5	$ 2,500.00	$ 12,500.00
4	2-inch Water Service	EA	1	$ 1,800.00	$ 1,800.00
5	3/4-inch Water Service	EA	4	$ 1,100.00	$ 4,400.00
6	12-inch X 12-inch X 12-inch Tee Connection	EA	7	$ 6,700.00	$ 46,900.00
7	12-inch Wet Connection	EA	2	$ 15,000.00	$ 30,000.00
8	8-inch Reducer	EA	3	$ 2,500.00	$ 7,500.00
9	6-inch Reducer	EA	3	$ 2,000.00	$ 6,000.00
10	Bore and 24-inch Steel Casing (Business 83)	LF	150	$ 900.00	$ 135,000.00
11	24-inch Steel Casing (City Roads)	LF	280	$ 350.00	$ 98,000.00
				TOTAL	**$ 925,600.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
12	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
13	Traffic Control	MO	12	$ 10,000.00	$ 120,000.00
14	Mobilization and Demobilization	LS	1	$ 350,000.00	$ 350,000.00
TOTAL					**$ 470,000.00**

TOTAL	**$ 1,405,600.00**
10% CONTINGENCY	**$ 140,560.00**
GRAND TOTAL	**$ 1,546,160.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 154,616.00
2	Geotechnical Engineering and CMT (3%)	$ 46,384.80
3	Other Discipline/Admin (2%)	$ 30,923.20
	ENGINEERING SERVICES GRAND TOTAL =	**$ 231,924.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,778,084.00**

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN
NEBRASKA 12 INCH WATERLINE REPLACEMENT
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.8

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	10000	$ 6.00	$ 60,000.00
2	12-inch C-900 DR PVC Water Line	LF	10000	$ 90.00	$ 900,000.00
3	12-inch MJ Gate Valve with Box Accessories	EA	10	$ 7,500.00	$ 75,000.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	10	$ 16,000.00	$ 160,000.00
5	8-Inch C-900 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 80 LF of Steel Casing	EA	8	$ 70,000.00	$ 560,000.00
6	8" Flex Base	SY	6600	$ 12.00	$ 79,200.00
7	8" Subgrade Lime Stabilized	SY	6600	$ 8.00	$ 52,800.00
8	Hot Mix Asphaltic Pavement	SY	6600	$ 25.00	$ 165,000.00
9	MC-30 Prime Coat (0.25 Gal per SY)	GAL	1650	$ 10.00	$ 16,500.00
10	Fire Hydrant	EA	17	$ 9,100.00	$ 154,700.00
TOTAL					**$ 2,223,200.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
11	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 100,000.00	$ 100,000.00
TOTAL					**$ 100,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
12	Traffic Control	MO	24	$ 10,000.00	$ 240,000.00
13	Mobilization and Demobilization	LS	1	$ 250,000.00	$ 250,000.00
TOTAL					**$ 490,000.00**

TOTAL	**$ 2,813,200.00**
10% CONTINGENCY	**$ 281,320.00**
GRAND TOTAL	**$ 3,094,520.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 309,452.00
2	Geotechnical Engineering and CMT (3%)	$ 92,835.60
3	Other Discipline/Admin (2%)	$ 61,890.40
	ENGINEERING SERVICES GRAND TOTAL =	**$ 464,178.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 3,558,698.00**

CITY OF SAN JUAN
"I" ROAD 12 INCH WATER TRANSMISSION LINE PROJECT
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.9

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	10300	$ 6.00	$ 61,800.00
2	12-inch C-900 DR PVC Water Line	LF	10300	$ 90.00	$ 927,000.00
3	12-inch MJ Gate Valve with Box Accessories	EA	11	$ 7,500.00	$ 82,500.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	20	$ 16,000.00	$ 320,000.00
5	Fire Hydrant	EA	18	$ 9,100.00	$ 163,800.00
6	24-Inch Bore and Steel Casing	LF	190	$ 400.00	$ 76,000.00
TOTAL					**$ 1,631,100.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 100,000.00	$ 100,000.00
TOTAL					**$ 100,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Traffic Control	MO	24	$ 10,000.00	$ 240,000.00
9	Mobilization and Demobilization	LS	1	$ 120,000.00	$ 120,000.00
TOTAL					**$ 360,000.00**

TOTAL	**$ 2,091,100.00**
10% CONTINGENCY	**$ 209,110.00**
GRAND TOTAL	**$ 2,300,210.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 230,021.00
2	Geotechnical Engineering and CMT (3%)	$ 69,006.30
3	Other Discipline/Admin (2%)	$ 46,004.20
	ENGINEERING SERVICES GRAND TOTAL =	**$ 345,031.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 2,645,241.50**

CITY OF SAN JUAN
HALL ACRES 12 INCH WATER TRANSMISSION LINE PROJECT
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.10

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	4000	$ 6.00	$ 24,000.00
2	12-inch C-900 DR PVC Water Line	LF	4000	$ 90.00	$ 360,000.00
3	12-inch MJ Gate Valve with Box Accessories	EA	4	$ 7,500.00	$ 30,000.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	2	$ 16,000.00	$ 32,000.00
5	8-Inch C-900 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 40 LF of Steel Casing	EA	3	$ 50,000.00	$ 150,000.00
6	Fire Hydrant	EA	7	$ 9,100.00	$ 63,700.00
TOTAL					**$ 659,700.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 65,970.00	$ 65,970.00
TOTAL					**$ 65,970.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Traffic Control	MO	48	$ 10,000.00	$ 480,000.00
9	Mobilization and Demobilization	LS	1	$ 65,970.00	$ 65,970.00
TOTAL					**$ 545,970.00**

TOTAL	**$ 1,271,640.00**
10% CONTINGENCY	**$ 127,164.00**
GRAND TOTAL	**$ 1,398,804.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 139,880.40
2	Geotechnical Engineering and CMT (3%)	$ 41,964.12
3	Other Discipline/Admin (2%)	$ 27,976.08
	ENGINEERING SERVICES GRAND TOTAL =	**$ 209,820.60**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,608,624.60**

CITY OF SAN JUAN
RIDGE ROAD 12 INCH WATER TRANSMISSION LINE PROJECT
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.11

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	6820	$ 6.00	$ 40,920.00
2	12-inch C-900 DR PVC Water Line	LF	6820	$ 90.00	$ 613,800.00
3	12-inch MJ Gate Valve with Box Accessories	EA	7	$ 7,500.00	$ 52,500.00
4	8-Inch C-900 DR PVC Water Line w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test	EA	10	$ 16,000.00	$ 160,000.00
5	8-Inch C-900 DR PVC Water Line Crossing Connection w/ Gate Valve with Box Accessories, Wet Connection, Tee Connection, Disinfection Test, Hydrostatic Test, 16" Bore w/ 80 LF of Steel Casing	EA	8	$ 70,000.00	$ 560,000.00
6	Fire Hydrant	EA	12	$ 9,100.00	$ 109,200.00
TOTAL					**$ 1,536,420.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 125,000.00	$ 125,000.00
TOTAL					**$ 125,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Traffic Control	MO	12	$ 10,000.00	$ 120,000.00
9	Mobilization and Demobilization	LS	1	$ 153,642.00	$ 153,642.00
TOTAL					**$ 273,642.00**

TOTAL	**$ 1,935,062.00**
10% CONTINGENCY	**$ 193,506.20**
GRAND TOTAL	**$ 2,128,568.20**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 212,856.82
2	Geotechnical Engineering and CMT (3%)	$ 63,857.05
3	Other Discipline/Admin (2%)	$ 42,571.36
	ENGINEERING SERVICES GRAND TOTAL =	**$ 319,285.23**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 2,447,853.43**

CITY OF SAN JUAN
MOORE'S SUBDIVISION WATER LINE IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.12

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 6')	LF	2430	$ 6.00	$ 14,580.00
2	8-inch C-905 DR PVC Water Line	LF	2430	$ 65.00	$ 157,950.00
3	8-inch MJ Gate Valve with Box Accessories	EA	6	$ 3,500.00	$ 21,000.00
4	8-Inch MJ 45 Degree Bend	EA	6	$ 1,500.00	$ 9,000.00
5	8-Inch X 8-Inch Tee Connection	EA	4	$ 1,750.00	$ 7,000.00
6	8-Inch Wet Connection	EA	3	$ 2,750.00	$ 8,250.00
7	8-Inch X 6-Inch Pipe Reducer	EA	3	$ 1,250.00	$ 3,750.00
8	Fire Hydrant	EA	3	$ 9,000.00	$ 27,000.00
9	Disinfection Testing	EA	1	$ 2,500.00	$ 2,500.00
10	Hydrostatic Testing	EA	1	$ 2,500.00	$ 2,500.00
11	Cap & Abandon 2-Inch Steel Water Line	EA	1	$ 1,000.00	$ 1,000.00
12	6-Inch Water Line Removal	EA	1	$ 1,500.00	$ 1,500.00
13	6-Inch Plugs	EA	2	$ 1,000.00	$ 2,000.00
14	Water Line Service Connection (to R.O.W. of Property)	EA	3	$ 2,250.00	$ 6,750.00
15	Water Line Service Connection (Service Inside Property)	EA	15	$ 2,750.00	$ 41,250.00
16	Removing Ashpalt Pavement	SY	1400	$ 6.00	$ 8,400.00
17	8" Flex Base	SY	1400	$ 12.00	$ 16,800.00
18	8" Subgrade Lime Stabilized	SY	1400	$ 8.00	$ 11,200.00
19	Hot Mix Asphaltic Pavement	SY	1400	$ 25.00	$ 35,000.00
20	MC-30 Prime Coat (0.25 Gal per SY)	GAL	350	$ 10.00	$ 3,500.00
TOTAL					**$ 380,930.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
21	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
22	Traffic Control	MO	5	$ 2,000.00	$ 10,000.00
23	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 30,000.00**

TOTAL	**$ 420,930.00**
10% CONTINGENCY	**$ 42,093.00**
GRAND TOTAL	**$ 463,023.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 46,302.30
2	Geotechnical Engineering and CMT (3%)	$ 13,890.69
3	Other Discipline/Admin (2%)	$ 9,260.46
	ENGINEERING SERVICES GRAND TOTAL =	**$ 69,453.45**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 532,476.45**

CITY OF SAN JUAN

HIGH SCHOOL EAST SUBDIVISION WATER LINE IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.13

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	7200	$ 65.00	$ 468,000.00
2	8-inch MJ Gate Valve with Box Accessories	EA	7	$ 4,200.00	$ 29,400.00
3	8-Inch MJ 45 Degree Bend	EA	4	$ 1,800.00	$ 7,200.00
4	8-Inch X 8-Inch Tee Connection	EA	11	$ 2,100.00	$ 23,100.00
5	8-Inch Wet Connection	EA	2	$ 3,300.00	$ 6,600.00
6	Fire Hydrant	EA	6	$ 10,800.00	$ 64,800.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	6-Inch Water Line Removal	EA	7	$ 1,500.00	$ 10,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	184	$ 3,000.00	$ 552,000.00
11	Removing Ashpalt Pavement	SY	6400	$ 6.00	$ 38,400.00
12	8" Flex Base	SY	6400	$ 12.00	$ 76,800.00
13	8" Subgrade Lime Stabilized	SY	6400	$ 8.00	$ 51,200.00
14	Hot Mix Asphaltic Pavement	SY	6400	$ 25.00	$ 160,000.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	1600	$ 10.00	$ 16,000.00
TOTAL					**$ 1,510,000.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	12	$ 2,000.00	$ 24,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 44,000.00**

TOTAL	**$ 1,564,000.00**
10% CONTINGENCY	**$ 156,400.00**
GRAND TOTAL	**$ 1,720,400.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 172,040.00
2	Geotechnical Engineering and CMT (3%)	$ 51,612.00
3	Other Discipline/Admin (2%)	$ 34,408.00
	ENGINEERING SERVICES GRAND TOTAL =	**$ 258,060.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,978,460.00**

CITY OF SAN JUAN
CLARK TERRACE SUBDIVISION WATER LINE IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.14

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	5500	$ 65.00	$ 357,500.00
2	8-inch MJ Gate Valve with Box Accessories	EA	7	$ 4,200.00	$ 29,400.00
3	8-Inch MJ 45 Degree Bend	EA	6	$ 1,800.00	$ 10,800.00
4	8-Inch X 8-Inch Tee Connection	EA	7	$ 2,100.00	$ 14,700.00
5	8-Inch Wet Connection	EA	3	$ 3,300.00	$ 9,900.00
6	Fire Hydrant	EA	4	$ 10,800.00	$ 43,200.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	6-Inch Water Line Removal	EA	8	$ 1,500.00	$ 12,000.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	70	$ 3,000.00	$ 210,000.00
TOTAL					**$ 693,500.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
11	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
12	Traffic Control	MO	10	$ 2,000.00	$ 20,000.00
13	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 40,000.00**

TOTAL	**$ 743,500.00**
10% CONTINGENCY	**$ 74,350.00**
GRAND TOTAL	**$ 817,850.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 81,785.00
2	Geotechnical Engineering and CMT (3%)	$ 24,535.50
3	Other Discipline/Admin (2%)	$ 16,357.00
	ENGINEERING SERVICES GRAND TOTAL =	**$ 122,677.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 940,527.50**

CITY OF SAN JUAN

LINCOLN HEIGHTS & SAN JUAN HEIGTHS SUBDIVISION WATER LINE IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.15

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	4600	$ 65.00	$ 299,000.00
2	8-inch MJ Gate Valve with Box Accessories	EA	12	$ 4,200.00	$ 50,400.00
3	8-Inch MJ 45 Degree Bend	EA	4	$ 1,800.00	$ 7,200.00
4	8-Inch X 8-Inch Tee Connection	EA	9	$ 2,100.00	$ 18,900.00
5	8-Inch Wet Connection	EA	5	$ 3,300.00	$ 16,500.00
6	Fire Hydrant	EA	3	$ 10,800.00	$ 32,400.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	6-Inch Water Line Removal	EA	9	$ 1,500.00	$ 13,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	84	$ 3,000.00	$ 252,000.00
11	Removing Ashpalt Pavement	SY	3900	$ 6.00	$ 23,400.00
12	8" Flex Base	SY	3900	$ 12.00	$ 46,800.00
13	8" Subgrade Lime Stabilized	SY	3900	$ 8.00	$ 31,200.00
14	Hot Mix Asphaltic Pavement	SY	3900	$ 25.00	$ 97,500.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	975	$ 10.00	$ 9,750.00
TOTAL					**$ 904,550.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	10	$ 2,000.00	$ 20,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 40,000.00**

TOTAL	**$ 954,550.00**
10% CONTINGENCY	**$ 95,455.00**
GRAND TOTAL	**$ 1,050,005.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 105,000.50
2	Geotechnical Engineering and CMT (3%)	$ 31,500.15
3	Other Discipline/Admin (2%)	$ 21,000.10
	ENGINEERING SERVICES GRAND TOTAL =	**$ 157,500.75**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,207,505.75**

CITY OF SAN JUAN
KANSAS AVE WATER LINE IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.16

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	1500	$ 65.00	$ 97,500.00
2	8-inch MJ Gate Valve with Box Accessories	EA	2	$ 4,200.00	$ 8,400.00
3	8-Inch X 8-Inch Tee Connection	EA	2	$ 2,100.00	$ 4,200.00
4	8-Inch Wet Connection	EA	2	$ 3,300.00	$ 6,600.00
5	Fire Hydrant	EA	1	$ 10,800.00	$ 10,800.00
6	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
7	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
8	6-Inch Water Line Removal	EA	1	$ 1,500.00	$ 1,500.00
9	Water Line Service Connection (to R.O.W. of Property)	EA	20	$ 3,000.00	$ 60,000.00
10	Removing Ashpalt Pavement	SY	1400	$ 6.00	$ 8,400.00
11	8" Flex Base	SY	1400	$ 12.00	$ 16,800.00
12	8" Subgrade Lime Stabilized	SY	1400	$ 8.00	$ 11,200.00
13	Hot Mix Asphaltic Pavement	SY	1400	$ 25.00	$ 35,000.00
14	MC-30 Prime Coat (0.25 Gal per SY)	GAL	350	$ 10.00	$ 3,500.00
TOTAL					**$ 269,900.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
15	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Traffic Control	MO	5	$ 2,000.00	$ 10,000.00
17	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 30,000.00**

TOTAL	**$ 309,900.00**
10% CONTINGENCY	**$ 30,990.00**
GRAND TOTAL	**$ 340,890.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 34,089.00
2	Geotechnical Engineering and CMT (3%)	$ 10,226.70
3	Other Discipline/Admin (2%)	$ 6,817.80
	ENGINEERING SERVICES GRAND TOTAL =	**$ 51,133.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 392,023.50**

CITY OF SAN JUAN
STANDARD AVE SUBDIVISION WATER LINE IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.17

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	1700	$ 65.00	$ 110,500.00
2	8-inch MJ Gate Valve with Box Accessories	EA	2	$ 4,200.00	$ 8,400.00
3	8-Inch MJ 45 Degree Bend	EA	8	$ 1,800.00	$ 14,400.00
4	8-Inch Wet Connection	EA	2	$ 3,300.00	$ 6,600.00
5	Fire Hydrant	EA	2	$ 10,800.00	$ 21,600.00
6	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
7	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
8	4-Inch Steel Water Line Removal	EA	1	$ 1,500.00	
9	2-Inch ACP Water Line Removal	EA	1	$ 1,500.00	$ 1,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	20	$ 3,000.00	$ 60,000.00
11	Removing Ashpalt Pavement	SY	850	$ 6.00	$ 5,100.00
12	8" Flex Base	SY	850	$ 12.00	$ 10,200.00
13	8" Subgrade Lime Stabilized	SY	850	$ 8.00	$ 6,800.00
14	Hot Mix Asphaltic Pavement	SY	850	$ 25.00	$ 21,250.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	213	$ 10.00	$ 2,130.00
TOTAL					**$ 274,480.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	5	$ 2,000.00	$ 10,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 30,000.00**

TOTAL	**$ 314,480.00**
10% CONTINGENCY	**$ 31,448.00**
GRAND TOTAL	**$ 345,928.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 34,592.80
2	Geotechnical Engineering and CMT (3%)	$ 10,377.84
3	Other Discipline/Admin (2%)	$ 6,918.56
	ENGINEERING SERVICES GRAND TOTAL =	**$ 51,889.20**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 397,817.20**

CITY OF SAN JUAN

PECAN ESTATES SUBDIVISION WATER LINE IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.18

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	16-inch C-905 DR PVC Water Line	LF	50	$ 120.00	$ 6,000.00
2	16-inch MJ Gate Valve with Box Accessories	EA	3	$ 7,000.00	$ 21,000.00
3	8-Inch X 8-Inch Tee Connection	EA	3	$ 4,900.00	$ 14,700.00
4	8-inch C-905 DR PVC Water Line	LF	8100	$ 65.00	$ 526,500.00
5	8-inch MJ Gate Valve with Box Accessories	EA	14	$ 4,200.00	$ 58,800.00
6	8-Inch MJ 45 Degree Bend	EA	6	$ 1,800.00	$ 10,800.00
7	8-Inch X 8-Inch Tee Connection	EA	10	$ 2,100.00	$ 21,000.00
8	16-Inch Wet Connection	EA	3	$ 10,000.00	$ 30,000.00
9	Fire Hydrant	EA	6	$ 10,800.00	$ 64,800.00
10	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
11	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
12	Existing Water Line Removal	EA	6	$ 1,500.00	$ 9,000.00
13	Water Line Service Connection (to R.O.W. of Property)	EA	142	$ 3,000.00	$ 426,000.00
14	Removing Ashpalt Pavement	SY	2300	$ 6.00	$ 13,800.00
15	8" Flex Base	SY	2300	$ 12.00	$ 27,600.00
16	8" Subgrade Lime Stabilized	SY	2300	$ 8.00	$ 18,400.00
17	Hot Mix Asphaltic Pavement	SY	2300	$ 25.00	$ 57,500.00
18	MC-30 Prime Coat (0.25 Gal per SY)	GAL	575	$ 10.00	$ 5,750.00
TOTAL					**$ 1,317,650.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
19	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
20	Traffic Control	MO	14	$ 2,000.00	$ 28,000.00
21	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 48,000.00**

TOTAL	**$ 1,375,650.00**
10% CONTINGENCY	**$ 137,565.00**
GRAND TOTAL	**$ 1,513,215.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 151,321.50
2	Geotechnical Engineering and CMT (3%)	$ 45,396.45
3	Other Discipline/Admin (2%)	$ 30,264.30
	ENGINEERING SERVICES GRAND TOTAL =	**$ 226,982.25**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,740,197.25**

CITY OF SAN JUAN

SALAZAR SUBDIVISION, HAZEL SUBDIVISION, & GRANADA SUBDIVISION WATER LINE IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.19

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	6600	$ 65.00	$ 429,000.00
2	8-inch MJ Gate Valve with Box Accessories	EA	10	$ 4,200.00	$ 42,000.00
3	8-Inch MJ 45 Degree Bend	EA	6	$ 1,800.00	$ 10,800.00
4	8-Inch X 8-Inch Tee Connection	EA	4	$ 2,100.00	$ 8,400.00
5	8-Inch Wet Connection	EA	3	$ 3,300.00	$ 9,900.00
6	Fire Hydrant	EA	5	$ 10,800.00	$ 54,000.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	Existing Water Line Removal	EA	5	$ 1,500.00	$ 7,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	206	$ 3,000.00	$ 618,000.00
11	Removing Ashpalt Pavement	SY	670	$ 6.00	$ 4,020.00
12	8" Flex Base	SY	670	$ 12.00	$ 8,040.00
13	8" Subgrade Lime Stabilized	SY	670	$ 8.00	$ 5,360.00
14	Hot Mix Asphaltic Pavement	SY	670	$ 25.00	$ 16,750.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	168	$ 10.00	$ 1,680.00
TOTAL					**$ 1,221,450.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	12	$ 2,000.00	$ 24,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 44,000.00**

TOTAL	**$ 1,275,450.00**
10% CONTINGENCY	**$ 127,545.00**
GRAND TOTAL	**$ 1,402,995.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 140,299.50
2	Geotechnical Engineering and CMT (3%)	$ 42,089.85
3	Other Discipline/Admin (2%)	$ 28,059.90
	ENGINEERING SERVICES GRAND TOTAL =	**$ 210,449.25**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,613,444.25**

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN
LINCOLN AVE WATER LINE IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.20

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	8-inch C-905 DR PVC Water Line	LF	3800	$ 65.00	$ 247,000.00
2	8-inch MJ Gate Valve with Box Accessories	EA	12	$ 4,200.00	$ 50,400.00
3	8-Inch MJ 45 Degree Bend	EA	2	$ 1,800.00	$ 3,600.00
4	8-Inch X 8-Inch Tee Connection	EA	8	$ 2,100.00	$ 16,800.00
5	8-Inch Wet Connection	EA	5	$ 3,300.00	$ 16,500.00
6	Fire Hydrant	EA	4	$ 10,800.00	$ 43,200.00
7	Disinfection Testing	EA	1	$ 3,000.00	$ 3,000.00
8	Hydrostatic Testing	EA	1	$ 3,000.00	$ 3,000.00
9	Existing Water Line Removal	EA	5	$ 1,500.00	$ 7,500.00
10	Water Line Service Connection (to R.O.W. of Property)	EA	120	$ 3,000.00	$ 360,000.00
11	Removing Ashpalt Pavement	SY	550	$ 6.00	$ 3,300.00
12	8" Flex Base	SY	550	$ 12.00	$ 6,600.00
13	8" Subgrade Lime Stabilized	SY	550	$ 8.00	$ 4,400.00
14	Hot Mix Asphaltic Pavement	SY	550	$ 25.00	$ 13,750.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	138	$ 10.00	$ 1,380.00
TOTAL					**$ 780,430.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	8	$ 2,000.00	$ 16,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 36,000.00**

TOTAL	**$ 826,430.00**
10% CONTINGENCY	**$ 82,643.00**
GRAND TOTAL	**$ 909,073.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)		
TASK #	**DESCRIPTION**	**FEE**
1	Civil Engineer (10%)	$ 90,907.30
2	Geotechnical Engineering and CMT (3%)	$ 27,272.19
3	Other Discipline/Admin (2%)	$ 18,181.46
	ENGINEERING SERVICES GRAND TOTAL =	**$ 136,360.95**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,045,433.95**

N.T.S

LEGEND

- WATER LINE
- WATER VALVE
- ELEVATED STORAGE TANK
- CITY OF SAN JUAN WATER CCN

EXISTING WATERLINE TO BE RELOCATED

EXISTING WATERLINE TO BE RELOCATED

EXISTING ELEVATED STORAGE TANK (NORTH EST)

EXISTING WATERLINE TO BE RELOCATED

Proj. No: ENGR. 22.009					
Designed: FC/JP					
Drawn: FC/JP					
Approved: RS					
File:	Revision	Date	Description		

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CITY OF SAN JUAN
RAUL LONGORIA UTILITY RELOCATION
WATER MAP

EXHIBIT ONLY

PROJ. No.

SHT 1 OF 1

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\RAUL LONGORIA UTILITY RELOCATION.dwg Last Save: 8/19/2025 10:55 AM Last saved by: Engineer 3
Last plotted by: Engineer 3 Plot Style: TRIMAD-BW.ctb Plot Date: 8/19/2025 10:58 AM

S.H. 495

PROP. 8" WATER LINE CONNECTION TO EXISTING 16" WATER MAIN

PROP. 8" WATER LINE

PROP. 8" WATER LINE

PROP. 8" WATER LINE

PROP. 16" WATER LINE

EXIST. 16" WATER LINE

PROP. 8" WATER LINE

PROP. 8" WATER LINE CONNECTION TO EXISTING 16" WATER MAIN

PROP. 8" WATER LINE CONNECTION TO EXISTING 16" WATER MAIN

PROP. 8" WATER LINE

PROP. 8" WATER LINE

PROPOSED THOROUGHFARE

MAIN DRAIN DITCH

STREET

LOS EBANOS

SAN DIEGO CIR.

SAN DIEGO ST.

STANDARD VILLAGE

HAZEL SUBD.

HAZEL ST.

LINCOLN STREET

SALAZAR SUBD.

SALAZAR ST.

N. RAUL LONGORIA (F.M.)

CANTU PLAZA SUBDIVISION

PSJA SCHOOL DISTRICT JOHN DOEDYNS ELEMENTARY SCHOOL

CIRO DRIVE

VILLA SAN JUANITA RUTLEDGE

GUTIERREZ-DUNCAN

IGLESIAS SUBD.

AMY DR.

LOS JARDINES SUBD.

P.O. BOX SUBD.

WATER TOWER

SANTA FE SUBD.

SANTA FE DRIVE

EXPWY 83

CIRO DRIVE

AMY DRIVE

AGUILERA MEDICAL COMPLEX SUBD.

PECAN ESTATES SUBD. NO.4

NO.3

NO.2

NO.1

GOMEZ DRIVE

GONZALEZ DRIVE

23

25

SAN FRANCISCO ST.

SCALE: 1" = 300'

0 150 300

SCALE IN FEET

LEGEND

- PROP. WATER SERVICE
- PROP. FIRE HYDRANT
- PROP. 8" WATER LINE
- EXIST. WATERLINE

Proj. No.: XXXX				Texas Firm No. F-18526 1803 Mozelle St., Pharr, Texas 78577 Ph. (956) 688-8860 RSALAZAR@TRIMADSTX.COM FCARMONA@TRIMADSTX.COM	NORTH REGION WATER IMPROVEMENTS SAN JUAN, TX	EXHIBIT	PROJ. No. SHT ____ OF ____
Designed: FC							
Drawn: MM							
Approved: RS							
File:	Revision	Date	Description				

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Last plotted by: Engineer 3 Plot Style: GiC-BW.ctb Plot Date: 8/19/2025 4:09 PM

PROP. REPLACE EXISTING ASBESTOS WATER LINE

PROP. 8" PVC WATER LINE

PROP. 8" PVC WATER LINE

PROP. REPLACE EXISTING ASBESTOS WATER LINE

PROP. REPLACE EXISTING ASBESTOS WATER LINE

CONNECT TO EXISTING 8" WATER LINE

PROP. 8" PVC WATER LINE

LIFT STATION 17

CONNECT TO EXISTING 8" WATER LINE

PROP. 8" PVC WATER LINE

PSJA SCHOOL DISTRICT PSJA HIGH SCHOOL

SCALE: 1" = 300'

0 150 300

SCALE IN FEET

LEGEND

- PROP. WATER SERVICE
- PROP. FIRE HYDRANT
- PROP. 8" WATER LINE
- EXIST. 8" WATERLINE

Proj. No.: XXXX					
Designed: FC					
Drawn: MM					
Approved: RS					
File:	Revision	Date	Description		

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HIGH SCHOOL EAST & CLARK TERRACE SUBDIVISION
WATER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT

PROJ. No.

SHT ____ OF ____

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\HIGH SCHOOL EAST SUB.dwg Last Save: 8/19/2025 3:29 PM Last saved by: Engineer 3
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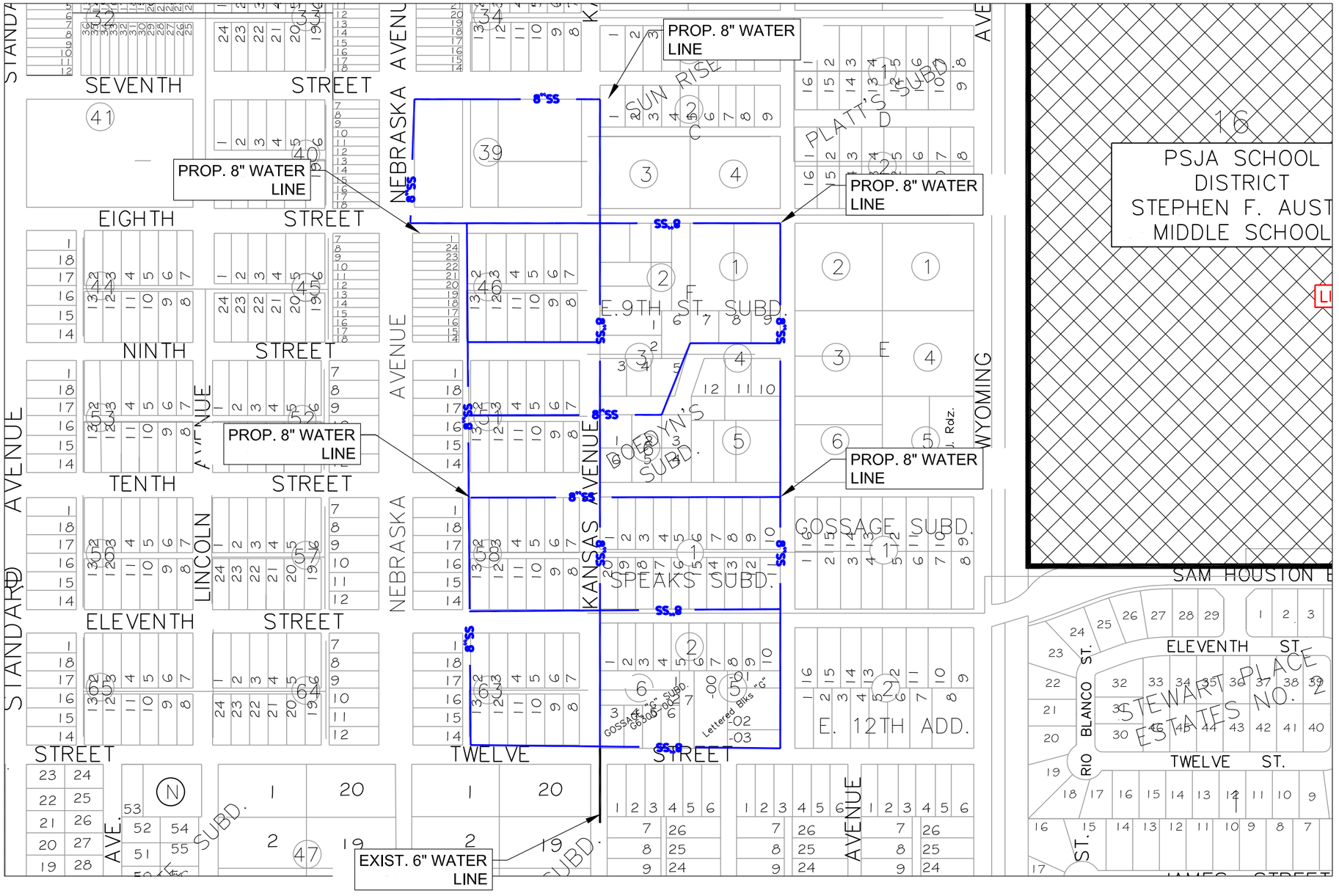

SCALE: 1" = 300'

0 150 300

SCALE IN FEET

LEGEND

- PROP. WATER SERVICE
- PROP. FIRE HYDRANT
- PROP. 8" WATER LINE
- EXIST. WATERLINE

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Proj. No.:	XXXX		
Designed:	FC		
Drawn:	MM		
Approved:	RS		
File:			

Revision	Date	Description

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KANSAS AVE
WATER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT

PROJ. No.

SHT ____ OF ____

EXIST. WATER LINE

PROP. 8" WATER LINE

PROP. 8" WATER LINE

PROP. 8" WATER LINE

LIFT STATION 20

SCALE: 1" = 300'

0 150 300

SCALE IN FEET

LEGEND

- PROP. WATER SERVICE
- PROP. FIRE HYDRANT
- PROP. 8" WATER LINE
- EXIST. WATERLINE

Proj. No.: XXXX				
Designed: FC				
Drawn: MM				
Approved: RS				
File:	Revision	Date	Description	

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LINCOLN HEIGHTS & SAN JUAN HEIGHTS SUB
WATER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT

PROJ. No.

SHT ____ OF ____

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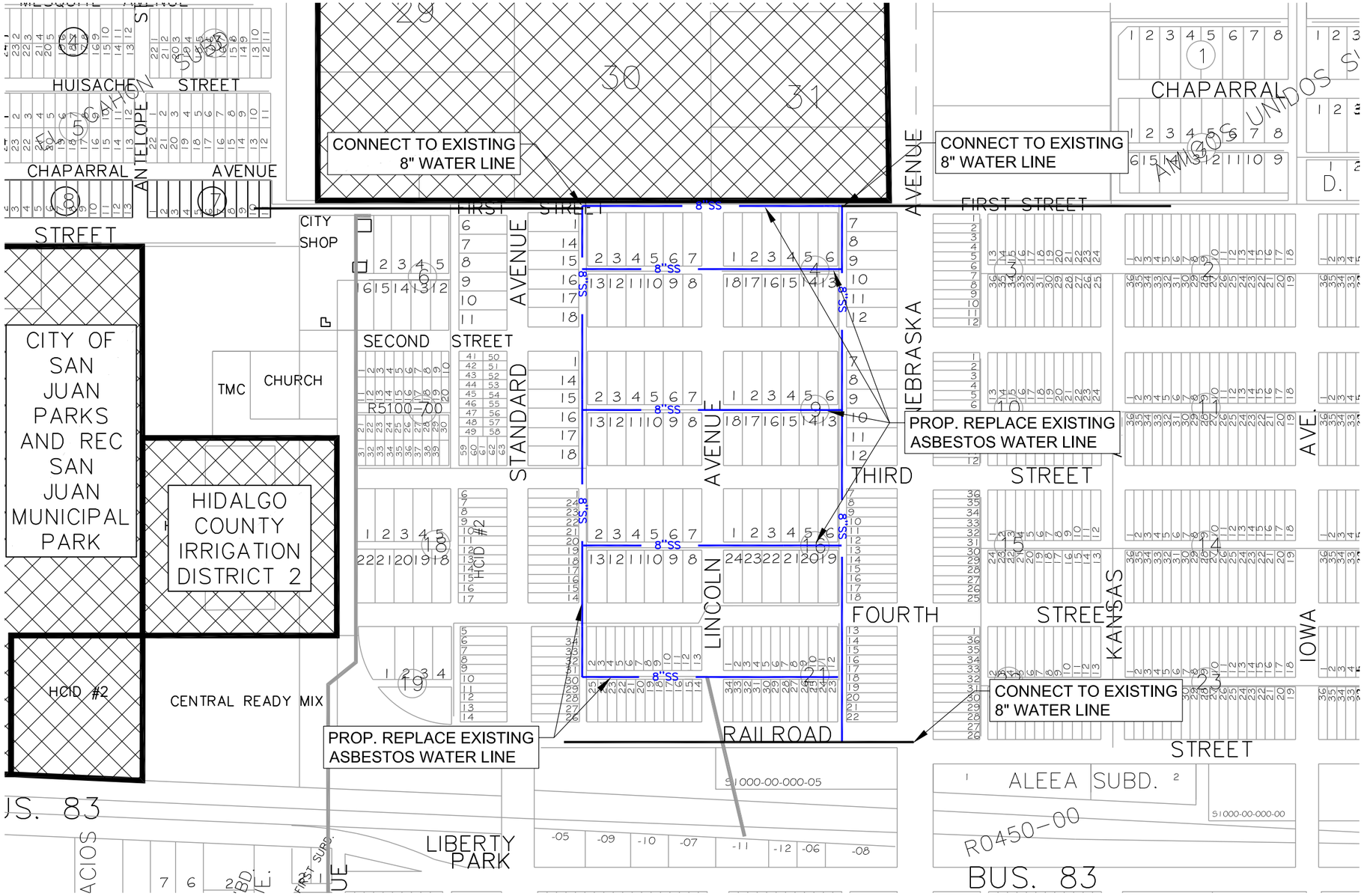

SCALE: 1" = 300'

0 150 300

SCALE IN FEET

LEGEND

- PROP. WATER SERVICE
- PROP. FIRE HYDRANT
- PROP. 8" WATER LINE
- EXIST. 8" WATERLINE

Proj. No.: XXXX					
Designed: FC					
Drawn: MM					
Approved: RS					
File:	Revision	Date	Description		

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LINCOLN AVE
WATER LINE IMPROVEMENTS
SAN JUAN, TX

EXHIBIT

PROJ. No.

SHT ____ OF ____

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\CIP WATER\STANDARD AVE & LINCOLN_WATER.dwg Last Save: 8/19/2025 4:57 PM Last saved by: Rsolo
Last plotted by: Ricardo Solazar Plot Style: GIC-BW.ctb Plot Date: 8/19/2025 4:59 PM

EXIST. 6" ASBESTOS LINE
EXIST. 160 L.F 6" ASBESTOS LINE TO BE REPLACED WITH 8" PVC
PROP. 8" GATE VALVE
EXIST. 6" ASBESTOS LINE
PROP. 8" GATE VALVE
PROP. 175 L.F 8" PVC WATER LINE
E 12TH ST.
PROP. 8" GATE VALVE
PROP. 8" TEE
PROP. 8" GATE VALVE
PROP. 2- 8" 45° ELBOW
PROP. FIRE HYDRANT
PROP. FIRE HYDRANT
PROP. 8" TEE
PROP. 8" GATE VALVE
PROP. 360 L.F 8" PVC WATER LINE
EXIST. 8" ASBESTOS LINE
PROP. CONNECTION TO EXISTING 8" ASBESTOS WATER LINE
EXIST. 2" STEEL WATER LINE TO BE CAP AND ABANDONED
MOORE'S
M6250
PROP. 690 L.F 8" PVC WATER LINE
KANSAS ST.
OHIO AVE.
TEXAS AVE.
WYOMING ST.
CANAL R.O.W.
EXIST. 2" STEEL WATER LINE TO CAP AND ABANDONED
PROP. 690 L.F 8" PVC WATER LINE
PROP. 6" X 8" X 8" TEE
E 13TH ST.
PROP. 2- 8" 45° ELBOW
PROP. 8" GATE VALVE
PROP. 6" X 8" REDUCER
PROP. 305 L.F 8" PVC WATER LINE
EXIST. 6" ASBESTOS WATER LINE
EXIST. FIRE HYDRANT
MELISSA
26-01
26-02

SCALE: 1" = 100'
0 50 100
SCALE IN FEET

LEGEND
- PROP. WATER SERVICE
- PROP. FIRE HYDRANT
- PROP. 8" WATER LINE
- EXIST. 6" ASBESTOS LINE
- EXIST. 2" STEEL WATER LINE
- PROP. 8 " GATE VALVE

Proj. No.: XXXX
Designed: FC
Drawn: MM
Approved: RS
File:

Revision	Date	Description

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FCARMONA@TRIMADSTX.COM

MOORE'S SUBDIVISION
WATER AND SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT B

PROJ. No.

SHT ____ OF ____

File: \\TS3410DF06\TrimadEngineering\ENGINEERING\CONTRACTS\ENG\PROPOSALS\2025\CITY OF SAN JUAN\OHIO AND TEXAS WATER & SEWER LINE\EXHIBIT.dwg Last Save: 3/4/2025 5:58 PM Last saved by: Engineer 5
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Appendix I Table
Sanitary Sewer Collection System
City of San Juan 2025 Master Plan

Item No.	Item Description	Lift Station Eliminated	Critical Rating (1 to 10)	Timeframe Design	Timeframe Construction	Land Acquisition Required	Expenditures Construction Cost	Expenditures Engr/Admin	Expenditures Total
1	FM 1426 Raul Longoria Utility Relocation	Not Applicable	10	2025	2027	No	$ 2,946,042.00	$ 441,906.30	$ 3,387,948.30
2	Raul Longoria Interceptor Lift Station No. 10 Elimination Project	LS 10	10	2025	2027	No	$ 3,074,940.00	$ 461,241.00	$ 3,536,181.00
3	Sgt. Leonel Trevino Gravity Sewer Extension – Lift Station 11 Elimination	LS 11	1	2034	2036	No	$ 602,354.50	$ 90,353.18	$ 692,707.68
4	495 Gravity Sewer Extension – Lift Station 9 Elimination	LS 9	3	2032	2035	No	$ 796,070.00	$ 119,410.50	$ 915,480.50
5	Cesar Chavez Gravity Sewer Extension – Lift Station 12 Elimination	LS 12	1	2034	2036	No	$ 1,723,920.00	$ 258,588.00	$ 1,982,508.00
6	495 & I Road (San Juan Café) Sanitary Sewer Improvements Project	Not Applicable	6	2029	2031	No	$ 257,070.00	$ 38,560.50	$ 295,630.50
7	Cesar Chavez Utility Relocation Phase II	Not Applicable	10	2025	2028	No	$ 422,070.00	$ 63,310.50	$ 485,380.50
8	Cesar Chavez Utility Relocation Phase I	Not Applicable	10	2025	2028	No	$ 2,232,560.00	$ 334,884.00	$ 2,567,444.00
9	Stewart and Sam Houston	Not Applicable	2	2034	2036	No	$ 264,990.00	$ 39,748.50	$ 304,738.50
10	Lift Station 19 Rehabilitation Project	Not Applicable	10	2025	2027	No	$ 1,397,000.00	$ 209,550.00	$ 1,606,550.00
11	Hall Acres Sanitary Sewer Capacity Improvement Project	Not Applicable	8	2027	2029	No	$ 2,470,160.00	$ 370,524.00	$ 2,840,684.00
12	Moore's Subdivision	Not Applicable	9	2026	2028	No	$ 342,596.10	$ 51,389.42	$ 393,985.52
13	Original Townsite Subdivision	Not Applicable	9	2026	2028	No	$ 465,687.20	$ 69,853.08	$ 535,540.28
14	High School East Subdivision	Not Applicable	1	2034	2036	No	$ 2,015,497.00	$ 302,324.55	$ 2,317,821.55
15	Clark Terrace Subdivision	Not Applicable	1	2034	2036	No	$ 840,345.00	$ 126,051.75	$ 966,396.75
16	Lincoln Ave. & State St.	Not Applicable	9	2026	2028	No	$ 537,845.00	$ 80,676.75	$ 618,521.75
17	Lincoln Ave.	LS 15	8	2027	2029	No	$ 1,583,395.00	$ 237,509.25	$ 1,820,904.25
18	Second Street	Not Applicable	5	2030	2032	No	$ 642,931.30	$ 96,439.70	$ 739,371.00
19	Cougar St.	Not Applicable	4	2031	2033	No	$ 2,990,295.00	$ 448,544.25	$ 3,438,839.25
20	El Cahon	Not Applicable	5	2030	2032	No	$ 1,177,770.00	$ 176,665.50	$ 1,354,435.50
21	Tierra Del Sol & Calle Del Sol	Not Applicable	3	2032	2034	No	$ 711,755.00	$ 106,763.25	$ 818,518.25
22	Coil Drive	Not Applicable	2	2033	2035	No	$ 1,472,295.00	$ 220,844.25	$ 1,693,139.25
23	Shufford Street and King Road	Not Applicable	8	2027	2029	No	$ 1,233,540.00	$ 185,031.00	$ 1,418,571.00
									$ 34,731,297.32

* Critical rating based on a scale of 1 to 10. Ten (10) being the most critical /urgent.

CITY OF SAN JUAN
FM 1426 RAUL LONGORIA UTILITY RELOCATION
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.1

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (4' to 8')	LF	730	$ 15.00	$ 10,950.00
2	8-Inch Force Main Removal	LF	3888	$ 15.00	$ 58,320.00
3	6-Inch Force Main Removal	LF	1500	$ 15.00	$ 22,500.00
4	4-Inch Force Main Removal	LF	1300	$ 15.00	$ 19,500.00
5	8-Inch Force Main	LF	3888	$ 110.00	$ 427,680.00
6	6-Inch Force Main	LF	1500	$ 80.00	$ 120,000.00
7	4-Inch Force Main	LF	1300	$ 55.00	$ 71,500.00
8	8" PVC Gravity Sanitary Sewer Line Remove & Dispose	LF	1740	$ 15.00	$ 26,100.00
9	10" PVC Gravity Sanitary Sewer Line Remove & Dispose	LF	6600	$ 20.00	$ 132,000.00
10	12" PVC Gravity Sanitary Sewer Line Remove & Dispose	LF	283	$ 20.00	$ 5,660.00
11	15" PVC Gravity Sanitary Sewer Line Remove & Dispose	LF	617	$ 25.00	$ 15,425.00
12	8" PVC Gravity Sanitary Sewer Line	LF	1740	$ 65.00	$ 113,100.00
13	10" PVC Gravity Sanitary Sewer Line	LF	6600	$ 75.00	$ 495,000.00
14	12" PVC Gravity Sanitary Sewer Line	LF	283	$ 85.00	$ 24,055.00
15	15" PVC Gravity Sanitary Sewer Line	LF	617	$ 90.00	$ 55,530.00
16	Air Release Valve	EA	7	$ 7,000.00	$ 49,000.00
17	8-Inch 45 Degree Bends	EA	8	$ 1,200.00	$ 9,600.00
18	6-Inch 45 Degree Bends	EA	8	$ 1,000.00	$ 8,000.00
19	Tie to Manhole	EA	3	$ 3,000.00	$ 9,000.00
20	Removing Sanitary Sewer Manhole and Backfill	EA	21	$ 1,300.00	$ 27,300.00
21	Sanitary Sewer Manhole	EA	21	$ 15,000.00	$ 315,000.00
22	Plugs	EA	2	$ 1,500.00	$ 3,000.00
TOTAL					**$ 2,018,220.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

TASK #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
23	Sediment Control Hay Bail (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
24	Traffic Control	MO	30	$ 10,000.00	$ 300,000.00
25	Mobilization and Demobilization	LS	1	$ 350,000.00	$ 350,000.00
TOTAL					**$ 650,000.00**

TOTAL	**$ 2,678,220.00**
10% CONTINGENCY	**$ 267,822.00**
GRAND TOTAL	**$ 2,946,042.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 294,604.20
2	Geotechnical Engineering and CMT (3%)	$ 88,381.26
3	Other Discipline/Admin (2%)	$ 58,920.84
	ENGINEERING SERVICES GRAND TOTAL =	**$ 441,906.30**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 3,387,948.30**

CITY OF SAN JUAN

RAUL LONGORIA INTERCEPTOR LIFT STATION NO. 10 ELIMINATION

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.2

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	5500	$ 6.00	$ 33,000.00
2	15" PVC Gravity Sanitary Sewer Line Remove & Dispose	LF	4500	$ 25.00	$ 112,500.00
3	Removing Sanitary Sewer Manhole and Backfill	EA	13	$ 1,300.00	$ 16,900.00
4	Demolition of Existing Lift Station	LS	1	$ 50,000.00	$ 50,000.00
5	24" PVC Gravity Sanitary Sewer Line	LF	5500	$ 200.00	$ 1,100,000.00
6	60" Dia. Sanitary Sewer Manholes	EA	13	$ 45,000.00	$ 585,000.00
7	Bore & 48-Inch Steel Casing	LF	500	$ 1,500.00	$ 750,000.00
				TOTAL	**$ 2,647,400.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 20,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
9	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
10	Mobilization and Demobilization	LS	1	$ 80,000.00	$ 80,000.00
TOTAL					**$ 128,000.00**

TOTAL	**$ 2,795,400.00**
10% CONTINGENCY	**$ 279,540.00**
GRAND TOTAL	**$ 3,074,940.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 307,494.00
2	Geotechnical Engineering and CMT (3%)	$ 92,248.20
3	Other Discipline/Admin (2%)	$ 61,498.80
	ENGINEERING SERVICES GRAND TOTAL =	**$ 461,241.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 3,536,181.00**

CITY OF SAN JUAN

SGT. LEONEL TREVINO GRAVITY SEWER EXTENSION - LIFT STATION 11 ELIMINATION

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.3

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	2000	$ 6.00	$ 12,000.00
2	Demolition of Existing Lift Station	LS	1	$ 50,000.00	$ 50,000.00
3	12" PVC Gravity Sanitary Sewer Line	LF	2000	$ 85.00	$ 170,000.00
4	48" Dia. Sanitary Sewer Manholes	EA	5	$ 20,000.00	$ 100,000.00
5	Tie-In to Existing Manhole	EA	1	$ 20,000.00	$ 20,000.00
6	8" Flex Base	SY	1423	$ 12.00	$ 17,076.00
7	8" Subgrade Lime Stabilized	SY	1423	$ 8.00	$ 11,384.00
8	Hot Mix Asphaltic Pavement	SY	1423	$ 25.00	$ 35,575.00
9	MC-30 Prime Coat (0.25 Gal per SY)	GAL	356	$ 10.00	$ 3,560.00
				TOTAL	**$ 419,595.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
6	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 20,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
8	Mobilization and Demobilization	LS	1	$ 60,000.00	$ 60,000.00
TOTAL					**$ 108,000.00**

TOTAL	**$ 547,595.00**
10% CONTINGENCY	**$ 54,759.50**
GRAND TOTAL	**$ 602,354.50**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 60,235.45
2	Geotechnical Engineering and CMT (3%)	$ 18,070.64
3	Other Discipline/Admin (2%)	$ 12,047.09
	ENGINEERING SERVICES GRAND TOTAL =	**$ 90,353.18**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 692,707.68**

CITY OF SAN JUAN

495 GRAVITY SEWER EXTENSION - LIFT STATION 9 ELIMINATION

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.4

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	2700	$ 6.00	$ 16,200.00
2	Demolition of Existing Lift Station	LS	1	$ 50,000.00	$ 50,000.00
3	12" PVC Gravity Sanitary Sewer Line	LF	2700	$ 85.00	$ 229,500.00
4	48" Dia. Sanitary Sewer Manholes	EA	6	$ 20,000.00	$ 120,000.00
5	Bore & 24-Inch Steel Casing	LF	150	$ 1,200.00	$ 180,000.00
				TOTAL	**$ 595,700.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
6	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 20,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
8	Mobilization and Demobilization	LS	1	$ 60,000.00	$ 60,000.00
TOTAL					**$ 108,000.00**

TOTAL	**$ 723,700.00**
10% CONTINGENCY	**$ 72,370.00**
GRAND TOTAL	**$ 796,070.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 79,607.00
2	Geotechnical Engineering and CMT (3%)	$ 23,882.10
3	Other Discipline/Admin (2%)	$ 15,921.40
	ENGINEERING SERVICES GRAND TOTAL =	**$ 119,410.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 915,480.50**

CITY OF SAN JUAN

CESAR CHAVEZ GRAVITY SEWER EXTENSION - LIFT STATION 12 ELIMINATION

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.5

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	5700	$ 6.00	$ 34,200.00
2	Demolition of Existing Lift Station	LS	1	$ 50,000.00	$ 50,000.00
3	12" PVC Gravity Sanitary Sewer Line	LF	3000	$ 85.00	$ 255,000.00
4	24" PVC Gravity Sanitary Sewer Line	LF	2700	$ 200.00	$ 540,000.00
5	48" Dia. Sanitary Sewer Manholes	EA	6	$ 20,000.00	$ 120,000.00
6	60" Dia. Sanitary Sewer Manholes	EA	6	$ 45,000.00	$ 270,000.00
7	Bore & 48-Inch Steel Casing	LF	100	$ 1,500.00	$ 150,000.00
				TOTAL	**$ 1,419,200.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 20,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
9	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
10	Mobilization and Demobilization	LS	1	$ 80,000.00	$ 80,000.00
TOTAL					**$ 128,000.00**

TOTAL	**$ 1,567,200.00**
10% CONTINGENCY	**$ 156,720.00**
GRAND TOTAL	**$ 1,723,920.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 172,392.00
2	Geotechnical Engineering and CMT (3%)	$ 51,717.60
3	Other Discipline/Admin (2%)	$ 34,478.40
	ENGINEERING SERVICES GRAND TOTAL =	**$ 258,588.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,982,508.00**

CITY OF SAN JUAN
CESAR CHAVEZ UTILITY RELOCATION PHASE I
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.6

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	12-Inch Force Main Removal	LF	2460	$ 20.00	$ 49,200.00
2	12-inch C-900 PVC Force Main	LF	2460	$ 90.00	$ 221,400.00
3	Bore and 24-inch Steel Casing	LF	50	$ 400.00	$ 20,000.00
4	Air Release Valve	EA	3	$ 6,500.00	$ 19,500.00
5	12-Inch 45 Degree Bends	EA	4	$ 900.00	$ 3,600.00
6	Tie to Manhole	EA	2	$ 3,000.00	$ 6,000.00
				TOTAL	**$ 319,700.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Traffic Control	MO	12	$ 2,000.00	$ 24,000.00
9	Mobilization and Demobilization	LS	1	$ 30,000.00	$ 30,000.00
TOTAL					**$ 54,000.00**

TOTAL	**$ 383,700.00**
10% CONTINGENCY	**$ 38,370.00**
GRAND TOTAL	**$ 422,070.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 42,207.00
2	Geotechnical Engineering and CMT (3%)	$ 12,662.10
3	Other Discipline/Admin (2%)	$ 8,441.40
	ENGINEERING SERVICES GRAND TOTAL =	**$ 63,310.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 485,380.50**

CITY OF SAN JUAN
CESAR CHAVEZ UTILITY RELOCATION PHASE II
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.7

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	10-Inch Force Main Removal	LF	5500	$ 15.00	$ 82,500.00
2	10-inch C-900 PVC Force Main	LF	5500	$ 75.00	$ 412,500.00
3	12-Inch Force Main Removal	LF	8430	$ 20.00	$ 168,600.00
4	12-inch C-900 PVC Force Main	LF	8430	$ 90.00	$ 758,700.00
5	Bore and 24-inch Steel Casing	LF	700	$ 400.00	$ 280,000.00
6	Air Release Valve	EA	17	$ 6,500.00	$ 110,500.00
7	12-Inch 45 Degree Bends	EA	12	$ 900.00	$ 10,800.00
8	Tie to Manhole	EA	2	$ 3,000.00	$ 6,000.00
				TOTAL	**$ 1,829,600.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
9	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
10	Traffic Control	MO	20	$ 2,000.00	$ 40,000.00
11	Mobilization and Demobilization	LS	1	$ 150,000.00	$ 150,000.00
TOTAL					**$ 190,000.00**

TOTAL	**$ 2,029,600.00**
10% CONTINGENCY	**$ 202,960.00**
GRAND TOTAL	**$ 2,232,560.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 223,256.00
2	Geotechnical Engineering and CMT (3%)	$ 66,976.80
3	Other Discipline/Admin (2%)	$ 44,651.20
	ENGINEERING SERVICES GRAND TOTAL =	**$ 334,884.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 2,567,444.00**

CITY OF SAN JUAN

495 & I ROAD (SAN JUAN CAFE)SANITARY SEWER IMPROVEMENTS PROJECT

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.8

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	900	$ 6.00	$ 5,400.00
2	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	1	$ 1,500.00	$ 1,500.00
3	Removing Sanitary Sewer Manhole and Backfill	EA	1	$ 1,300.00	$ 1,300.00
4	12" PVC Gravity Sanitary Sewer Line	LF	900	$ 85.00	$ 76,500.00
5	48" Dia. Sanitary Sewer Manholes	EA	3	$ 20,000.00	$ 60,000.00
6	Tie-In to Existing Manhole	EA	1	$ 20,000.00	$ 20,000.00
				TOTAL	**$ 164,700.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
7	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 15,000.00
TOTAL					**$ 15,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Traffic Control	MO	12	$ 2,000.00	$ 24,000.00
9	Mobilization and Demobilization	LS	1	$ 30,000.00	$ 30,000.00
TOTAL					**$ 54,000.00**

TOTAL	**$ 233,700.00**
10% CONTINGENCY	**$ 23,370.00**
GRAND TOTAL	**$ 257,070.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 25,707.00
2	Geotechnical Engineering and CMT (3%)	$ 7,712.10
3	Other Discipline/Admin (2%)	$ 5,141.40
	ENGINEERING SERVICES GRAND TOTAL =	**$ 38,560.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 295,630.50**

CITY OF SAN JUAN

STEWART AND SAM HOUSTON BLVD SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.9

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	1900	$ 6.00	$ 11,400.00
2	8" PVC Gravity Sanitary Sewer Line	LF	1900	$ 65.00	$ 123,500.00
3	48" Dia. Sanitary Sewer Manholes	EA	5	$ 12,000.00	$ 60,000.00
4	Driveways (Open Cut and Restore)	EA	4	$ 2,500.00	$ 10,000.00
				TOTAL	**$ 204,900.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
5	Sediment & Erosion Control (Install and Remove)	LS	1	$ 5,000.00	$ 5,000.00
TOTAL					**$ 5,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
6	Traffic Control	MO	8	$ 2,000.00	$ 16,000.00
7	Mobilization and Demobilization	LS	1	$ 15,000.00	$ 15,000.00
TOTAL					**$ 31,000.00**

TOTAL	**$ 240,900.00**
10% CONTINGENCY	**$ 24,090.00**
GRAND TOTAL	**$ 264,990.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 26,499.00
2	Geotechnical Engineering and CMT (3%)	$ 7,949.70
3	Other Discipline/Admin (2%)	$ 5,299.80
	ENGINEERING SERVICES GRAND TOTAL =	**$ 39,748.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 304,738.50**

CITY OF SAN JUAN
LIFT STATION 19 REHABILITATION PROJECT
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.10

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Installation of New Self-Priming Pumps as per the Estimated ADF and TDH, discharge pipe, Control Panels (Stainless) and Racks, Generator Plug, Safety Hatches, steel pipe manifold, air release valves, gate valves, ductile iron force main and fittings, gauges, by pass system, any and all startup requirements for power, water, disposal, complete in place	LS	1	$ 750,000.00	$ 750,000.00
2	Stainless Steel Support for Suction Piping	LS	1	$ 150,000.00	$ 150,000.00
3	Installation of Odor Control System and All Necessary Components	EA	1	$ 300,000.00	$ 300,000.00
4	Bypass System	LS	1	$ 50,000.00	$ 50,000.00
				TOTAL	**$ 1,250,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
5	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 20,000.00**

TOTAL	**$ 1,270,000.00**
10% CONTINGENCY	**$ 127,000.00**
GRAND TOTAL	**$ 1,397,000.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 139,700.00
2	Electrical Engineer (3%)	$ 41,910.00
3	Structural Engineer (2%)	$ 27,940.00
	ENGINEERING SERVICES GRAND TOTAL =	**$ 209,550.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,606,550.00**

CITY OF SAN JUAN

HALL ACRES SANITARY SEWER CAPACITY IMPROVEMENT PROJECT

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.11

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	5500	$ 6.00	$ 33,000.00
2	18" PVC Gravity Sanitary Sewer Line Remove & Dispose	LF	5500	$ 25.00	$ 137,500.00
3	Removing Sanitary Sewer Manhole and Backfill	EA	17	$ 1,300.00	$ 22,100.00
4	24" PVC Gravity Sanitary Sewer Line	LF	5500	$ 200.00	$ 1,100,000.00
5	60" Dia. Sanitary Sewer Manholes	EA	11	$ 45,000.00	$ 495,000.00
6	Connect to Existing Headworks Manhole	EA	1	$ 15,000.00	$ 15,000.00
7	Bore & 48-Inch Steel Casing	LF	200	$ 1,500.00	$ 300,000.00
				TOTAL	**$ 2,102,600.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
8	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 20,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
9	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
10	Mobilization and Demobilization	LS	1	$ 80,000.00	$ 80,000.00
TOTAL					**$ 128,000.00**

TOTAL	**$ 2,250,600.00**
10% CONTINGENCY	**$ 225,060.00**
GRAND TOTAL	**$ 2,475,660.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 247,566.00
2	Geotechnical Engineering and CMT (3%)	$ 74,269.80
3	Other Discipline/Admin (2%)	$ 49,513.20
	ENGINEERING SERVICES GRAND TOTAL =	**$ 371,349.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 2,847,009.00**

CITY OF SAN JUAN

MOORE'S SUBDIVISION SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.12

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (6' to 12')	LF	1388	$ 6.00	$ 8,328.00
2	8" PVC Gravity Sanitary Sewer Line (6' to 12')	LF	1388	$ 65.00	$ 90,220.00
3	48" Dia. Sanitary Sewer Manholes (6' to 12')	EA	5	$ 12,000.00	$ 60,000.00
4	Plugs	EA	2	$ 1,000.00	$ 2,000.00
5	Bypass System	MO	2	$ 25,000.00	$ 50,000.00
6	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	15	$ 2,250.00	$ 33,750.00
7	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	1	$ 1,000.00	$ 1,000.00
8	Removing Sanitary Sewer Manhole and Backfill (6' to 12')	EA	3	$ 2,500.00	$ 7,500.00
9	Removing Curb and Gutter	LF	20	$ 40.00	$ 800.00
10	Removing Asphalt Pavement	SY	143	$ 6.00	$ 858.00
11	8" Flex Base	SY	143	$ 12.00	$ 1,716.00
12	8" Subgrade Lime Stabilized	SY	143	$ 8.00	$ 1,144.00
13	Hot Mix Asphaltic Pavement	SY	143	$ 25.00	$ 3,575.00
14	MC-30 Prime Coat (0.25 Gal per SY)	GAL	36	$ 10.00	$ 360.00
15	Install Curb & Gutter	LF	20	$ 10.00	$ 200.00
				TOTAL	**$ 261,451.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	10	$ 2,000.00	$ 20,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 40,000.00**

TOTAL	**$ 311,451.00**
10% CONTINGENCY	**$ 31,145.10**
GRAND TOTAL	**$ 342,596.10**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 34,259.61
2	Geotechnical Engineering and CMT (3%)	$ 10,277.88
3	Other Discipline/Admin (2%)	$ 6,851.92
	ENGINEERING SERVICES GRAND TOTAL =	**$ 51,389.42**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 393,985.52**

TRIMAD CONSULTANTS L.L.C.

CITY OF SAN JUAN

CITY OF SAN JUAN
ORIGINAL TOWNSITE SUBDIVISION SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.13

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection (6' to 12')	LF	1000	$ 6.00	$ 6,000.00
2	8" PVC Gravity Sanitary Sewer Line (6' to 12')	LF	1000	$ 65.00	$ 65,000.00
3	48" Dia. Sanitary Sewer Manholes (6' to 12')	EA	6	$ 12,000.00	$ 72,000.00
4	Plugs	EA	2	$ 1,000.00	$ 2,000.00
5	Bypass System	MO	4	$ 25,000.00	$ 100,000.00
6	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	51	$ 2,250.00	$ 114,750.00
7	Cap & Abandon 6-Inch Sanitary Sewer Line	EA	2	$ 1,000.00	$ 2,000.00
8	Removing Sanitary Sewer Manhole and Backfill (4' to 6')	EA	4	$ 2,500.00	$ 10,000.00
9	Removing Curb and Gutter	LF	75	$ 40.00	$ 3,000.00
10	Removing Asphalt Pavement	SY	72	$ 6.00	$ 432.00
11	8" Flex Base	SY	72	$ 12.00	$ 864.00
12	8" Subgrade Lime Stabilized	SY	72	$ 8.00	$ 576.00
13	Hot Mix Asphaltic Pavement	SY	72	$ 25.00	$ 1,800.00
14	MC-30 Prime Coat (0.25 Gal per SY)	GAL	18	$ 10.00	$ 180.00
15	Install Curb & Gutter	LF	75	$ 10.00	$ 750.00
				TOTAL	**$ 379,352.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	7	$ 2,000.00	$ 14,000.00
18	Mobilization and Demobilization	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 34,000.00**

TOTAL	**$ 423,352.00**
10% CONTINGENCY	**$ 42,335.20**
GRAND TOTAL	**$ 465,687.20**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 46,568.72
2	Geotechnical Engineering and CMT (3%)	$ 13,970.62
3	Other Discipline/Admin (2%)	$ 9,313.74
	ENGINEERING SERVICES GRAND TOTAL =	**$ 69,853.08**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 535,540.28**

CITY OF SAN JUAN

HIGH SCHOOL EAST SUBDIVISION SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.14

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	6970	$ 6.00	$ 41,820.00
2	8" PVC Gravity Sanitary Sewer Line	LF	5700	$ 65.00	$ 370,500.00
3	10" PVC Gravity Sanitary Sewer Line	LF	1270	$ 75.00	$ 95,250.00
4	48" Dia. Sanitary Sewer Manholes	EA	21	$ 12,000.00	$ 252,000.00
5	Plugs	EA	2	$ 1,000.00	$ 2,000.00
6	Bypass System	MO	6	$ 25,000.00	$ 150,000.00
7	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	184	$ 2,250.00	$ 414,000.00
8	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	6	$ 1,000.00	$ 6,000.00
9	Cap & Abandon 10-Inch Sanitary Sewer Line	EA	1	$ 1,500.00	$ 1,500.00
10	Removing Sanitary Sewer Manhole and Backfill	EA	21	$ 2,500.00	$ 52,500.00
11	Removing Asphalt Pavement	SY	6200	$ 6.00	$ 37,200.00
12	8" Flex Base	SY	6200	$ 12.00	$ 74,400.00
13	8" Subgrade Lime Stabilized	SY	6200	$ 8.00	$ 49,600.00
14	Hot Mix Asphaltic Pavement	SY	6200	$ 25.00	$ 155,000.00
15	MC-30 Prime Coat (0.25 Gal per SY)	GAL	1550	$ 10.00	$ 15,500.00
				TOTAL	**$ 1,717,270.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Sediment & Erosion Control (Install and Remove)	LS	1	$ 15,000.00	$ 15,000.00
TOTAL					**$ 15,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
17	Traffic Control	MO	20	$ 2,000.00	$ 40,000.00
18	Mobilization and Demobilization	LS	1	$ 60,000.00	$ 60,000.00
TOTAL					**$ 100,000.00**

TOTAL	**$ 1,832,270.00**
10% CONTINGENCY	**$ 183,227.00**
GRAND TOTAL	**$ 2,015,497.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 201,549.70
2	Geotechnical Engineering and CMT (3%)	$ 60,464.91
3	Other Discipline/Admin (2%)	$ 40,309.94
	ENGINEERING SERVICES GRAND TOTAL =	**$ 302,324.55**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 2,317,821.55**

CITY OF SAN JUAN

CLARK TERRACE SUBDIVISION SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.15

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	3300	$ 6.00	$ 19,800.00
2	8" PVC Gravity Sanitary Sewer Line	LF	3300	$ 65.00	$ 214,500.00
3	48" Dia. Sanitary Sewer Manholes	EA	10	$ 12,000.00	$ 120,000.00
4	Plugs	EA	2	$ 1,000.00	$ 2,000.00
5	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	70	$ 2,250.00	$ 157,500.00
6	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	3	$ 1,000.00	$ 3,000.00
7	Cap & Abandon 6-Inch Sanitary Sewer Line	EA	2	$ 1,500.00	$ 3,000.00
8	Removing Sanitary Sewer Manhole and Backfill	EA	10	$ 2,500.00	$ 25,000.00
9	Removing Asphalt Pavement	SY	2900	$ 6.00	$ 17,400.00
10	8" Flex Base	SY	2900	$ 12.00	$ 34,800.00
11	8" Subgrade Lime Stabilized	SY	2900	$ 8.00	$ 23,200.00
12	Hot Mix Asphaltic Pavement	SY	2900	$ 25.00	$ 72,500.00
13	MC-30 Prime Coat (0.25 Gal per SY)	GAL	725	$ 10.00	$ 7,250.00
				TOTAL	**$ 699,950.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
14	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
15	Traffic Control	MO	12	$ 2,000.00	$ 24,000.00
16	Mobilization and Demobilization	LS	1	$ 30,000.00	$ 30,000.00
TOTAL					**$ 54,000.00**

TOTAL	**$ 763,950.00**
10% CONTINGENCY	**$ 76,395.00**
GRAND TOTAL	**$ 840,345.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 84,034.50
2	Geotechnical Engineering and CMT (3%)	$ 25,210.35
3	Other Discipline/Admin (2%)	$ 16,806.90
	ENGINEERING SERVICES GRAND TOTAL =	**$ 126,051.75**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 966,396.75**

CITY OF SAN JUAN

LINCOLN AVE. & STATE ST SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.16

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	2200	$ 6.00	$ 13,200.00
2	8" PVC Gravity Sanitary Sewer Line	LF	2200	$ 65.00	$ 143,000.00
3	48" Dia. Sanitary Sewer Manholes	EA	4	$ 12,000.00	$ 48,000.00
4	48" Dia. Drop Sanitary Sewer Manholes	EA	1	$ 15,000.00	$ 15,000.00
5	Plugs	EA	2	$ 1,000.00	$ 2,000.00
6	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	35	$ 2,250.00	$ 78,750.00
7	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	2	$ 1,000.00	$ 2,000.00
8	Removing Sanitary Sewer Manhole and Backfill	EA	2	$ 2,500.00	$ 5,000.00
9	Removing Asphalt Pavement	SY	2000	$ 6.00	$ 12,000.00
10	8" Flex Base	SY	2000	$ 12.00	$ 24,000.00
11	8" Subgrade Lime Stabilized	SY	2000	$ 8.00	$ 16,000.00
12	Hot Mix Asphaltic Pavement	SY	2000	$ 25.00	$ 50,000.00
13	MC-30 Prime Coat (0.25 Gal per SY)	GAL	500	$ 10.00	$ 5,000.00
				TOTAL	**$ 413,950.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
14	Sediment & Erosion Control (Install and Remove)	LS	1	$ 5,000.00	$ 5,000.00
TOTAL					**$ 5,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
15	Traffic Control	MO	10	$ 2,000.00	$ 20,000.00
16	Mobilization and Demobilization	LS	1	$ 50,000.00	$ 50,000.00
TOTAL					**$ 70,000.00**

TOTAL	**$ 488,950.00**
10% CONTINGENCY	**$ 48,895.00**
GRAND TOTAL	**$ 537,845.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 53,784.50
2	Geotechnical Engineering and CMT (3%)	$ 16,135.35
3	Other Discipline/Admin (2%)	$ 10,756.90
	ENGINEERING SERVICES GRAND TOTAL =	**$ 80,676.75**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 618,521.75**

CITY OF SAN JUAN
LINCOLN AVE. SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.17

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	7700	$ 6.00	$ 46,200.00
2	8" PVC Gravity Sanitary Sewer Line	LF	5200	$ 65.00	$ 338,000.00
3	12" PVC Gravity Sanitary Sewer Line	LF	1500	$ 85.00	$ 127,500.00
4	15" PVC Gravity Sanitary Sewer Line	LF	1000	$ 90.00	$ 90,000.00
5	48" Dia. Sanitary Sewer Manholes	EA	17	$ 12,000.00	$ 204,000.00
6	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	137	$ 2,250.00	$ 308,250.00
7	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	2	$ 1,000.00	$ 2,000.00
8	Removing Sanitary Sewer Manhole and Backfill	EA	20	$ 2,500.00	$ 50,000.00
9	Removing Asphalt Pavement	SY	3000	$ 6.00	$ 18,000.00
10	8" Flex Base	SY	3000	$ 12.00	$ 36,000.00
11	8" Subgrade Lime Stabilized	SY	3000	$ 8.00	$ 24,000.00
12	Hot Mix Asphaltic Pavement	SY	3000	$ 25.00	$ 75,000.00
13	MC-30 Prime Coat (0.25 Gal per SY)	GAL	750	$ 10.00	$ 7,500.00
14	Demolition of Existing Lift Station	LS	1	$ 25,000.00	$ 25,000.00
				TOTAL	**$ 1,326,450.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
15	Sediment & Erosion Control (Install and Remove)	LS	1	$ 15,000.00	$ 15,000.00
TOTAL					**$ 15,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
16	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
17	Mobilization and Demobilization	LS	1	$ 50,000.00	$ 50,000.00
TOTAL					**$ 98,000.00**

TOTAL	**$ 1,439,450.00**
10% CONTINGENCY	**$ 143,945.00**
GRAND TOTAL	**$ 1,583,395.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 158,339.50
2	Geotechnical Engineering and CMT (3%)	$ 47,501.85
3	Other Discipline/Admin (2%)	$ 31,667.90
	ENGINEERING SERVICES GRAND TOTAL =	**$ 237,509.25**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,820,904.25**

CITY OF SAN JUAN
SECOND STREET SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.18

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	1900	$ 6.00	$ 11,400.00
2	8" PVC Gravity Sanitary Sewer Line	LF	1900	$ 65.00	$ 123,500.00
3	48" Dia. Sanitary Sewer Manholes	EA	5	$ 12,000.00	$ 60,000.00
4	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	137	$ 2,250.00	$ 308,250.00
5	Cap & Abandon 8-Inch Sanitary Sewer Line	EA	2	$ 1,000.00	$ 2,000.00
6	Removing Sanitary Sewer Manhole and Backfill	EA	4	$ 2,500.00	$ 10,000.00
7	Removing Asphalt Pavement	SY	623	$ 6.00	$ 3,738.00
8	8" Flex Base	SY	623	$ 12.00	$ 7,476.00
9	8" Subgrade Lime Stabilized	SY	623	$ 8.00	$ 4,984.00
10	Hot Mix Asphaltic Pavement	SY	623	$ 25.00	$ 15,575.00
11	MC-30 Prime Coat (0.25 Gal per SY)	GAL	156	$ 10.00	$ 1,560.00
				TOTAL	**$ 548,483.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
12	Sediment & Erosion Control (Install and Remove)	LS	1	$ 5,000.00	$ 5,000.00
TOTAL					**$ 5,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
13	Traffic Control	MO	8	$ 2,000.00	$ 16,000.00
14	Mobilization and Demobilization	LS	1	$ 15,000.00	$ 15,000.00
TOTAL					**$ 31,000.00**

TOTAL	**$ 584,483.00**
10% CONTINGENCY	**$ 58,448.30**
GRAND TOTAL	**$ 642,931.30**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 64,293.13
2	Geotechnical Engineering and CMT (3%)	$ 19,287.94
3	Other Discipline/Admin (2%)	$ 12,858.63
	ENGINEERING SERVICES GRAND TOTAL =	**$ 96,439.70**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 739,371.00**

CITY OF SAN JUAN
COUGAR ST SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.19

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	15300	$ 6.00	$ 91,800.00
2	8" PVC Gravity Sanitary Sewer Line	LF	12000	$ 65.00	$ 780,000.00
3	12" PVC Gravity Sanitary Sewer Line	LF	1800	$ 85.00	$ 153,000.00
4	15" PVC Gravity Sanitary Sewer Line	LF	1500	$ 90.00	$ 135,000.00
5	48" Dia. Sanitary Sewer Manholes	EA	17	$ 12,000.00	$ 204,000.00
6	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	404	$ 2,250.00	$ 909,000.00
7	Cap & Abandon Existing Sanitary Sewer Line	EA	12	$ 1,000.00	$ 12,000.00
8	Removing Sanitary Sewer Manhole and Backfill	EA	28	$ 2,500.00	$ 70,000.00
9	Removing Asphalt Pavement	SY	3900	$ 6.00	$ 23,400.00
10	8" Flex Base	SY	3900	$ 12.00	$ 46,800.00
11	8" Subgrade Lime Stabilized	SY	3900	$ 8.00	$ 31,200.00
12	Hot Mix Asphaltic Pavement	SY	3900	$ 25.00	$ 97,500.00
13	MC-30 Prime Coat (0.25 Gal per SY)	GAL	975	$ 10.00	$ 9,750.00
				TOTAL	**$ 2,563,450.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
14	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 20,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
15	Traffic Control	MO	30	$ 2,000.00	$ 60,000.00
16	Mobilization and Demobilization	LS	1	$ 75,000.00	$ 75,000.00
TOTAL					**$ 135,000.00**

TOTAL	**$ 2,718,450.00**
10% CONTINGENCY	**$ 271,845.00**
GRAND TOTAL	**$ 2,990,295.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 299,029.50
2	Geotechnical Engineering and CMT (3%)	$ 89,708.85
3	Other Discipline/Admin (2%)	$ 59,805.90
	ENGINEERING SERVICES GRAND TOTAL =	**$ 448,544.25**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 3,438,839.25**

CITY OF SAN JUAN
EL CAHON SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.20

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	3800	$ 6.00	$ 22,800.00
2	8" PVC Gravity Sanitary Sewer Line	LF	2800	$ 65.00	$ 182,000.00
3	10" PVC Gravity Sanitary Sewer Line	LF	1000	$ 85.00	$ 85,000.00
4	48" Dia. Sanitary Sewer Manholes	EA	10	$ 12,000.00	$ 120,000.00
5	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	153	$ 2,250.00	$ 344,250.00
6	Cap & Abandon Existing Sanitary Sewer Line	EA	12	$ 1,000.00	$ 12,000.00
7	Removing Sanitary Sewer Manhole and Backfill	EA	4	$ 2,500.00	$ 10,000.00
8	Removing Asphalt Pavement	SY	3900	$ 6.00	$ 23,400.00
9	8" Flex Base	SY	3900	$ 12.00	$ 46,800.00
10	8" Subgrade Lime Stabilized	SY	3900	$ 8.00	$ 31,200.00
11	Hot Mix Asphaltic Pavement	SY	3900	$ 25.00	$ 97,500.00
12	MC-30 Prime Coat (0.25 Gal per SY)	GAL	975	$ 10.00	$ 9,750.00
				TOTAL	**$ 984,700.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
13	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 20,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
14	Traffic Control	MO	18	$ 2,000.00	$ 36,000.00
15	Mobilization and Demobilization	LS	1	$ 30,000.00	$ 30,000.00
TOTAL					**$ 66,000.00**

TOTAL	**$ 1,070,700.00**
10% CONTINGENCY	**$ 107,070.00**
GRAND TOTAL	**$ 1,177,770.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 117,777.00
2	Geotechnical Engineering and CMT (3%)	$ 35,333.10
3	Other Discipline/Admin (2%)	$ 23,555.40
	ENGINEERING SERVICES GRAND TOTAL =	**$ 176,665.50**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,354,435.50**

CITY OF SAN JUAN

TIERRA DEL SOL & CALLE DEL SOL SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.21

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	4000	$ 6.00	$ 24,000.00
2	8" PVC Gravity Sanitary Sewer Line	LF	4000	$ 65.00	$ 260,000.00
3	48" Dia. Sanitary Sewer Manholes	EA	8	$ 12,000.00	$ 96,000.00
4	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	50	$ 2,250.00	$ 112,500.00
5	Cap & Abandon Existing Sanitary Sewer Line	EA	1	$ 1,000.00	$ 1,000.00
6	Removing Sanitary Sewer Manhole and Backfill	EA	8	$ 2,500.00	$ 20,000.00
7	Removing Asphalt Pavement	SY	1300	$ 6.00	$ 7,800.00
8	8" Flex Base	SY	1300	$ 12.00	$ 15,600.00
9	8" Subgrade Lime Stabilized	SY	1300	$ 8.00	$ 10,400.00
10	Hot Mix Asphaltic Pavement	SY	1300	$ 25.00	$ 32,500.00
11	MC-30 Prime Coat (0.25 Gal per SY)	GAL	325	$ 10.00	$ 3,250.00
				TOTAL	**$ 583,050.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
12	Sediment & Erosion Control (Install and Remove)	LS	1	$ 10,000.00	$ 10,000.00
TOTAL					**$ 10,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
13	Traffic Control	MO	12	$ 2,000.00	$ 24,000.00
14	Mobilization and Demobilization	LS	1	$ 30,000.00	$ 30,000.00
TOTAL					**$ 54,000.00**

TOTAL	**$ 647,050.00**
10% CONTINGENCY	**$ 64,705.00**
GRAND TOTAL	**$ 711,755.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 71,175.50
2	Geotechnical Engineering and CMT (3%)	$ 21,352.65
3	Other Discipline/Admin (2%)	$ 14,235.10
	ENGINEERING SERVICES GRAND TOTAL =	**$ 106,763.25**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 818,518.25**

CITY OF SAN JUAN
COIL DRIVE SANITARY SEWER IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST
ITEM NO.22

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	6200	$ 6.00	$ 37,200.00
2	8" PVC Gravity Sanitary Sewer Line	LF	5800	$ 65.00	$ 377,000.00
3	10" PVC Gravity Sanitary Sewer Line	LF	400	$ 85.00	$ 34,000.00
4	48" Dia. Sanitary Sewer Manholes	EA	14	$ 12,000.00	$ 168,000.00
5	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	153	$ 2,250.00	$ 344,250.00
6	Cap & Abandon Existing Sanitary Sewer Line	EA	6	$ 1,000.00	$ 6,000.00
7	Removing Sanitary Sewer Manhole and Backfill	EA	12	$ 2,500.00	$ 30,000.00
8	Removing Asphalt Pavement	SY	4000	$ 6.00	$ 24,000.00
9	8" Flex Base	SY	4000	$ 12.00	$ 48,000.00
10	8" Subgrade Lime Stabilized	SY	4000	$ 8.00	$ 32,000.00
11	Hot Mix Asphaltic Pavement	SY	4000	$ 25.00	$ 100,000.00
12	MC-30 Prime Coat (0.25 Gal per SY)	GAL	1000	$ 10.00	$ 10,000.00
				TOTAL	**$ 1,210,450.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
13	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 20,000.00**

MISCELLANEOUS

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
14	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
15	Mobilization and Demobilization	LS	1	$ 60,000.00	$ 60,000.00
TOTAL					**$ 108,000.00**

TOTAL	**$ 1,338,450.00**
10% CONTINGENCY	**$ 133,845.00**
GRAND TOTAL	**$ 1,472,295.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 147,229.50
2	Geotechnical Engineering and CMT (3%)	$ 44,168.85
3	Other Discipline/Admin (2%)	$ 29,445.90
	ENGINEERING SERVICES GRAND TOTAL =	**$ 220,844.25**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,693,139.25**

CITY OF SAN JUAN

SHUFFORD STREET AND KING ROAD SANITARY SEWER IMPROVEMENTS

OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.23

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
1	Trench Excavation Safety Protection	LF	5000	$ 6.00	$ 30,000.00
2	8" PVC Gravity Sanitary Sewer Line	LF	3700	$ 65.00	$ 240,500.00
3	12" PVC Gravity Sanitary Sewer Line	LF	1300	$ 85.00	$ 110,500.00
4	48" Dia. Sanitary Sewer Manholes	EA	11	$ 12,000.00	$ 132,000.00
5	Sanitary Sewer Service Connection (to R.O.W. of Property)	EA	100	$ 2,250.00	$ 225,000.00
6	Cap & Abandon Existing Sanitary Sewer Line	EA	5	$ 1,000.00	$ 5,000.00
7	Removing Sanitary Sewer Manhole and Backfill	EA	10	$ 2,500.00	$ 25,000.00
8	Removing Asphalt Pavement	SY	4400	$ 6.00	$ 26,400.00
9	8" Flex Base	SY	4400	$ 12.00	$ 52,800.00
10	8" Subgrade Lime Stabilized	SY	4400	$ 8.00	$ 35,200.00
11	Hot Mix Asphaltic Pavement	SY	4400	$ 25.00	$ 110,000.00
12	MC-30 Prime Coat (0.25 Gal per SY)	GAL	1100	$ 10.00	$ 11,000.00
				TOTAL	**$ 1,003,400.00**

SITE PREPERATION AND SEDIMENTATION & EROSION CONTROL

ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
13	Sediment & Erosion Control (Install and Remove)	LS	1	$ 20,000.00	$ 20,000.00
TOTAL					**$ 20,000.00**

MISCELLANEOUS

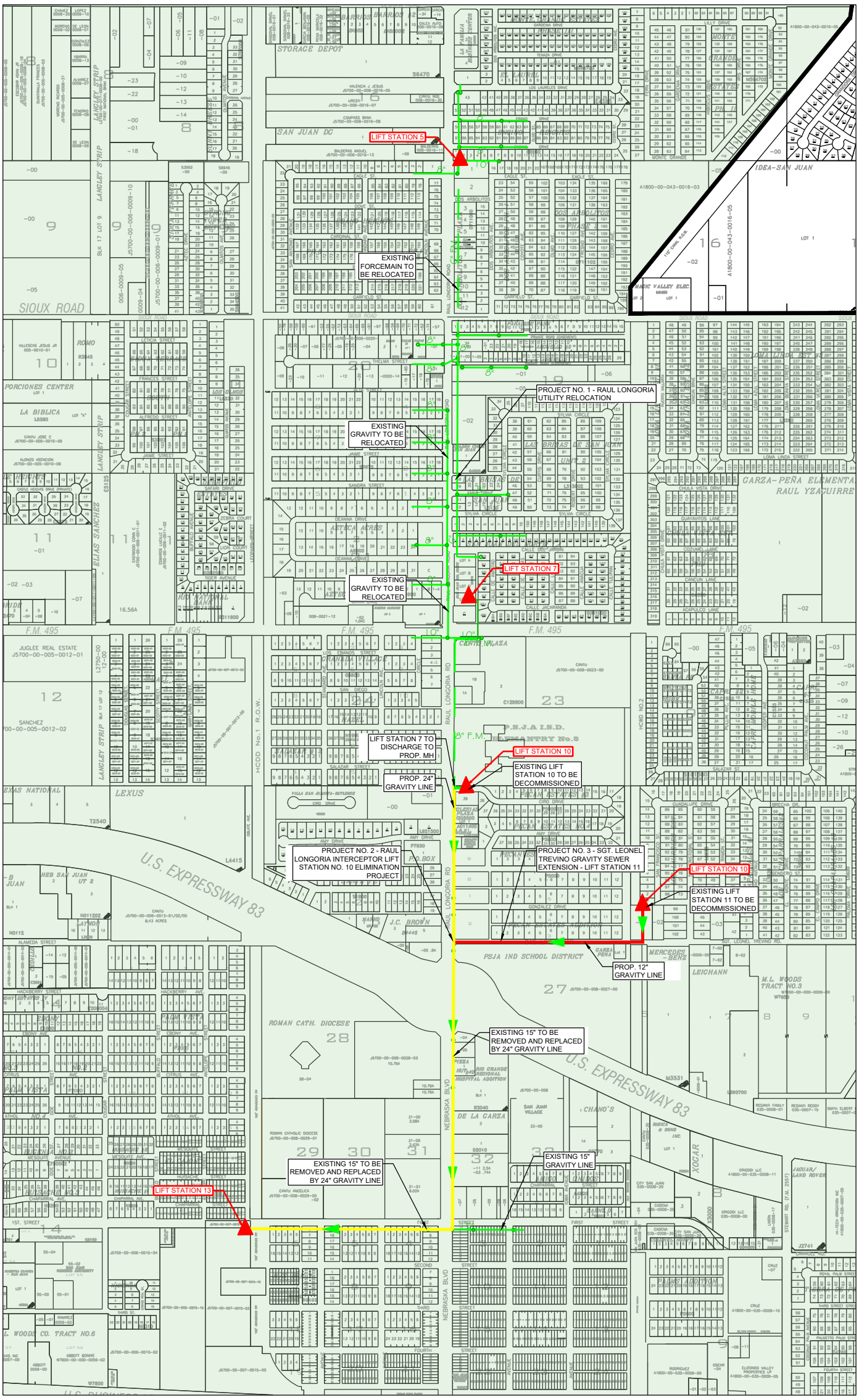
ITEM #	DESCRIPTION	UNIT	QUANTITY	EQUIPMENT COST/UNIT	TOTAL COST
14	Traffic Control	MO	24	$ 2,000.00	$ 48,000.00
15	Mobilization and Demobilization	LS	1	$ 50,000.00	$ 50,000.00
TOTAL					**$ 98,000.00**

TOTAL	**$ 1,121,400.00**
10% CONTINGENCY	**$ 112,140.00**
GRAND TOTAL	**$ 1,233,540.00**

PROFESSIONAL ENGINEERING TASK AND EXPENSE BUDGET (15%)

TASK #	DESCRIPTION	FEE
1	Civil Engineer (10%)	$ 123,354.00
2	Geotechnical Engineering and CMT (3%)	$ 37,006.20
3	Other Discipline/Admin (2%)	$ 24,670.80
	ENGINEERING SERVICES GRAND TOTAL =	**$ 185,031.00**

CONSTRUCTION OPCC & ENGINEERING SERVICES GRAND TOTAL	**$ 1,418,571.00**



N.T.S

LEGEND

- EXIST. S.S. MANHOLE
- EXIST. SANITARY SEWER
- SEWER CCN
- EXIST. LIFT STATION

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
1	FM 1426 Raul Longoria Utility Relocation	1	SS.1	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
2	Raul Longoria Interceptor Lift Station No. 10 Elimination Project	2	SS.1	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
3	Sgt. Leonel Trevino Gravity Sewer Extension – Lift Station 11 Elimination	3	SS.1	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No: ENGR. 22.009
Designed: FC/JP
Drawn: FC/JP
Approved: RS
File:

Revision	Date	Description

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JPEREZ@TRIMADSTX.COM

CITY OF SAN JUAN
RAUL LONGORIA UTILITY RELOCATION SEWER MAP

EXHIBIT SS.1

PROJ. No.

SHT 1 OF 1

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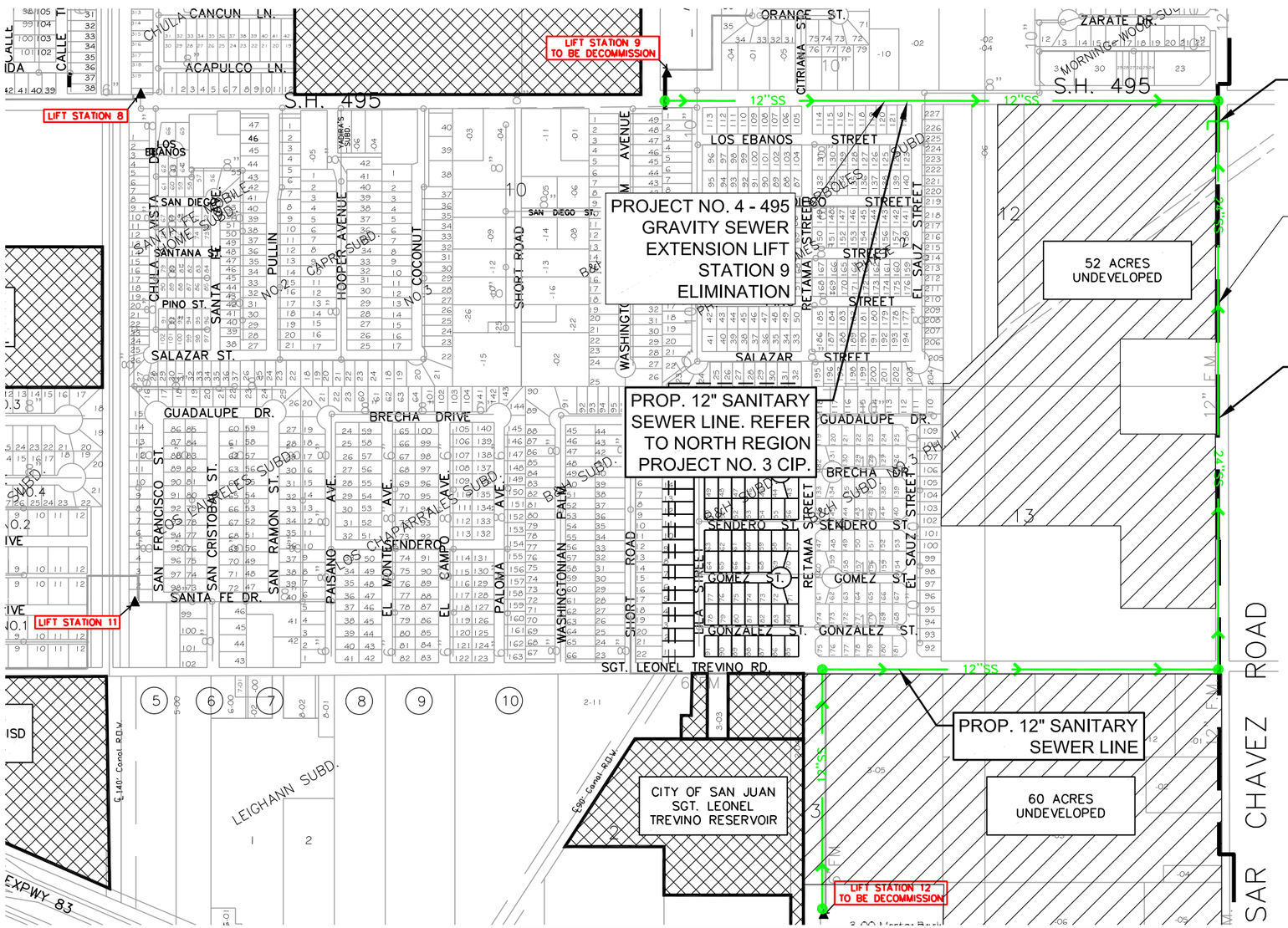

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
4	495 Gravity Sewer Extension – Lift Station 9 Elimination	4	SS.2	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
5	Cesar Chavez Gravity Sewer Extension – Lift Station 12 Elimination	5	SS.2	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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PROJECT NO. 4 - 495 GRAVITY SEWER EXTENTION

PROJECT NO. 5 - CESAR CHAVEZ GRAVITY SANITARY EXTENTION IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.2

PROJ. No.

SHT ____ OF ____

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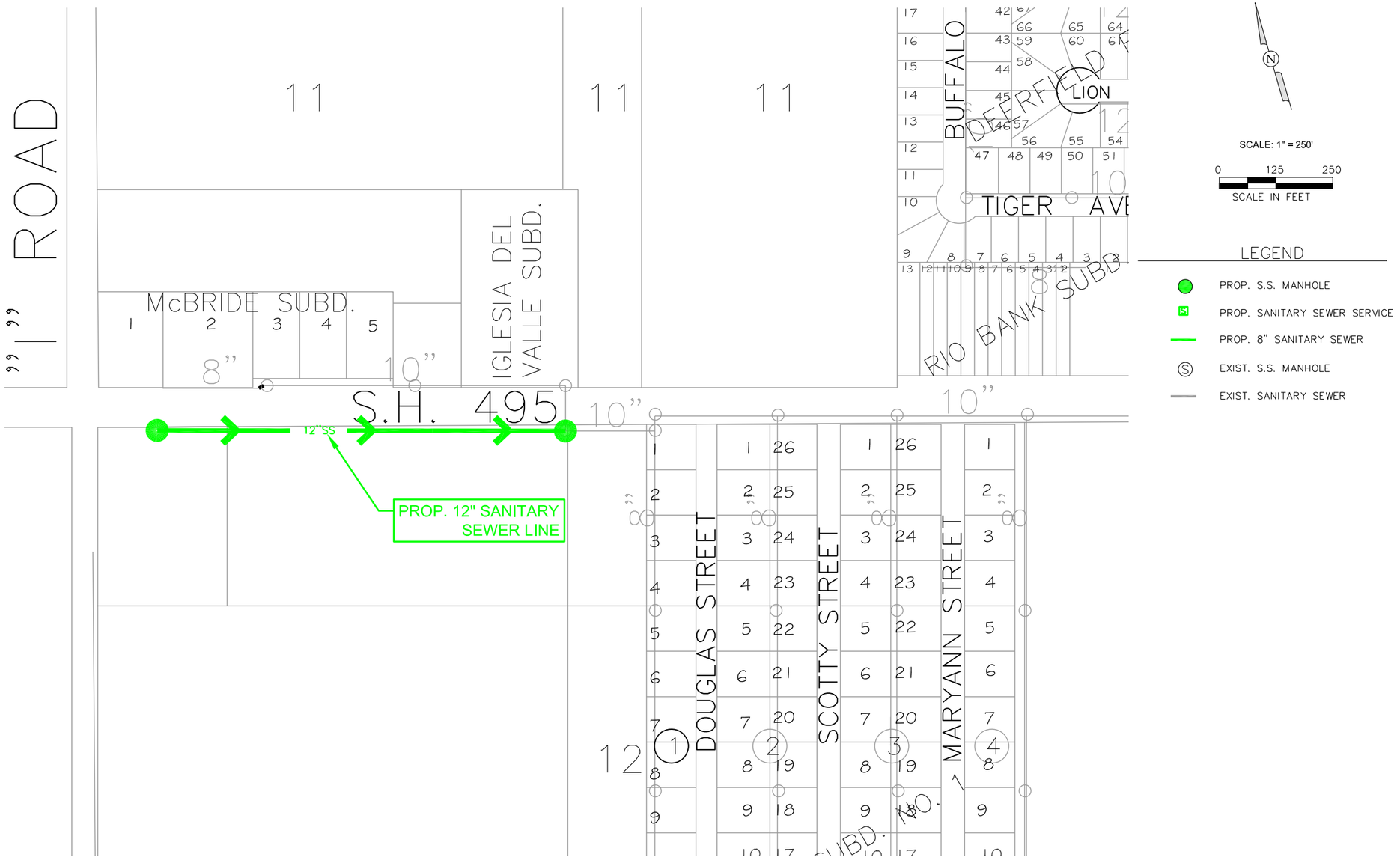

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
6	495 & I Road (San Juan Café) Sanitary Sewer Improvements Project	6	SS.3	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

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Last plotted by: Engineer 3 Plot Style: GIC-BW.ctb Plot Date: 11/17/2025 3:42 PM

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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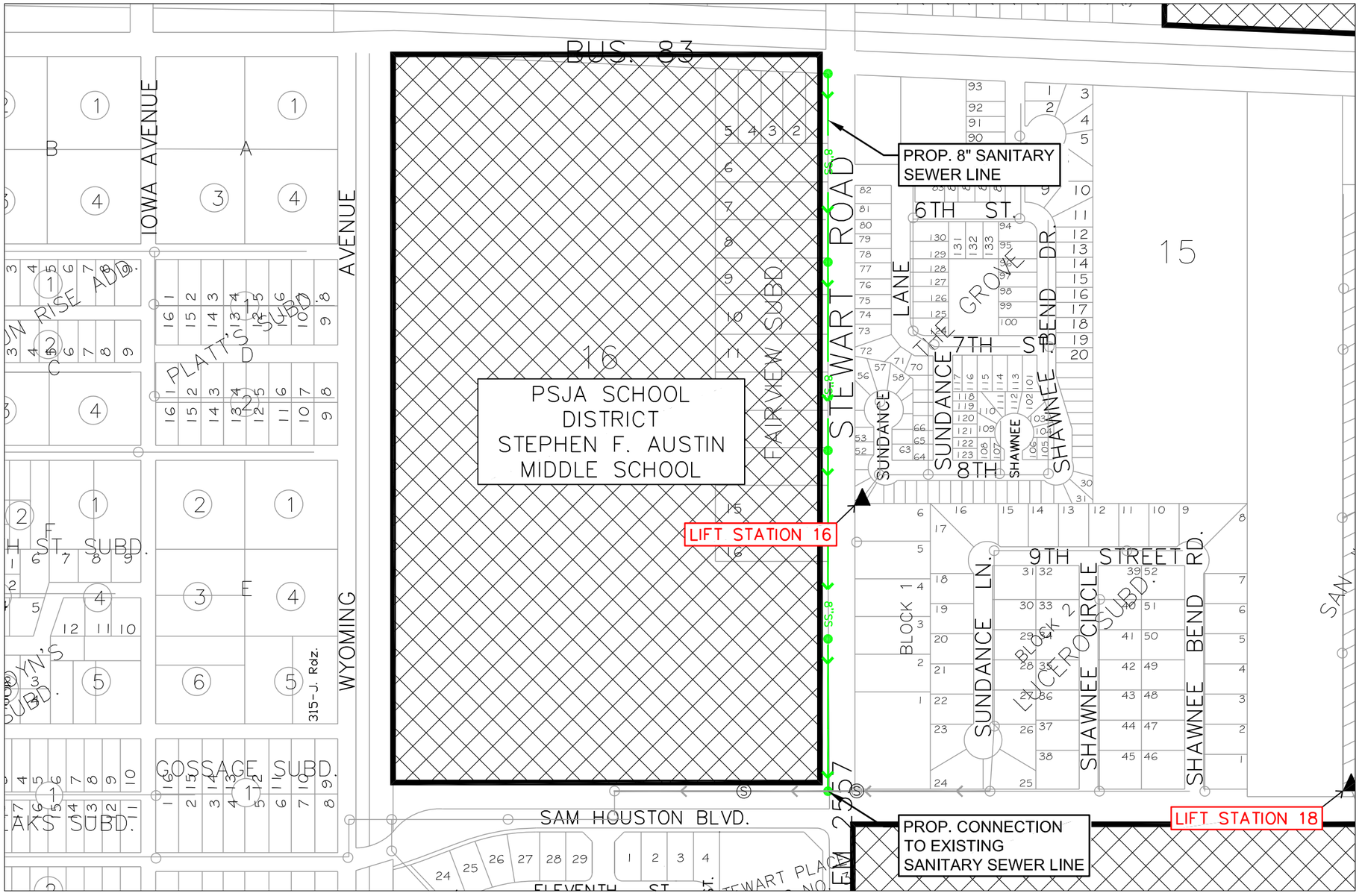
PROJECT NO. 6 - 495 & I ROAD (SAN JUAN CAFE)
SANITARY SEWER IMPROVEMENTS PROJECT

EXHIBIT SS.3

PROJ. No.

SHT ____ OF ____



SCALE: 1" = 300'

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SCALE IN FEET

LEGEND

- PROP. S.S. MANHOLE
- PROP. SANITARY SEWER SERVICE
- PROP. 8" SANITARY SEWER
- EXIST. S.S. MANHOLE
- EXIST. SANITARY SEWER

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
9	Stewart and Sam Houston	9	SS.5	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

TRIMAD CONSULTANTS, LLC
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STEWART AND SAM HOUSTON
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.5

PROJ. No.

SHT ____ OF ____

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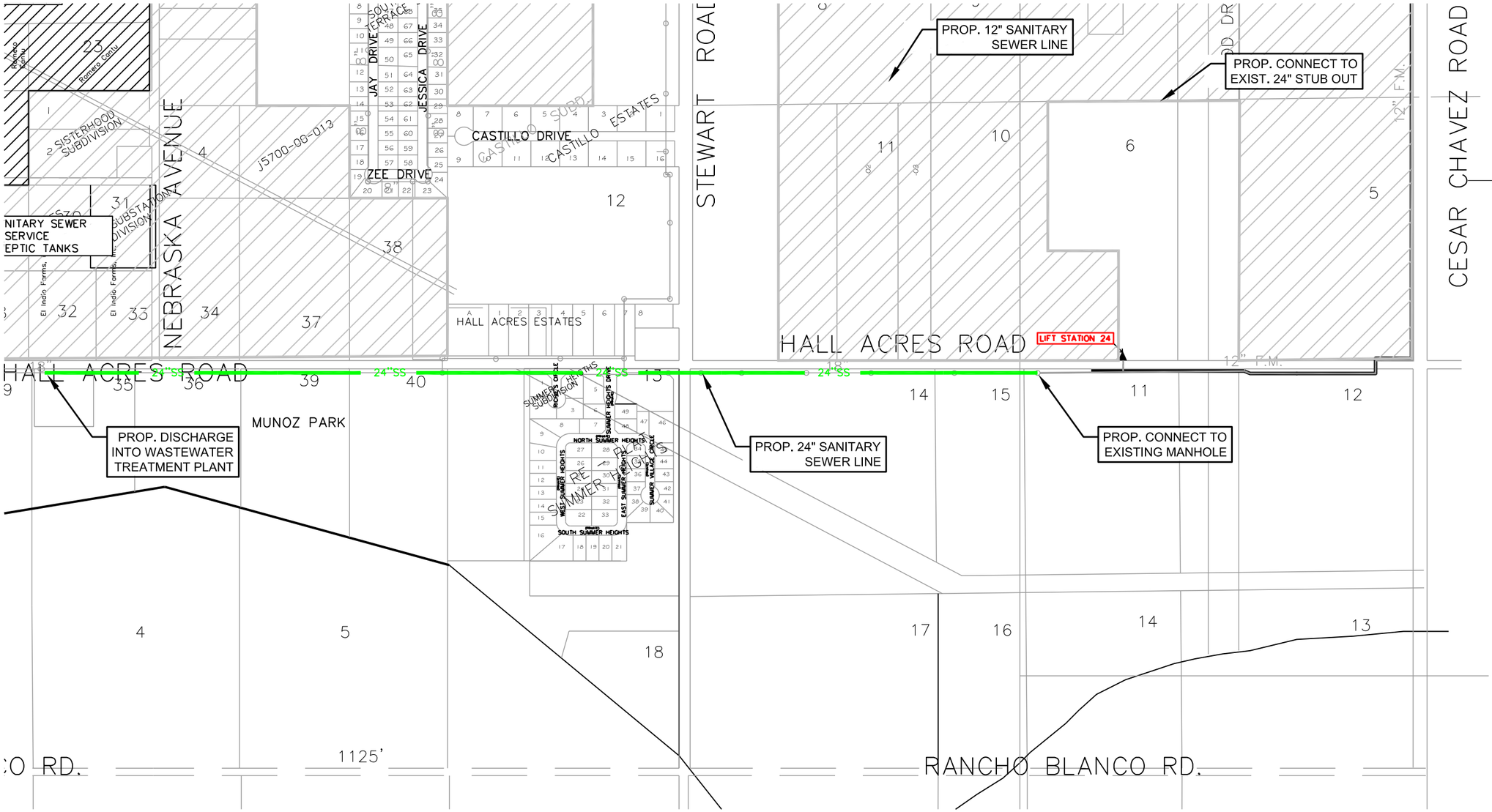

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
11	Hall Acres Sanitary Sewer Capacity Improvement Project	11	SS.6	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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HALL ACRES SANITARY SEWER CAPACITY IMPROVEMENTS PROJECT
SAN JUAN, TX

EXHIBIT SS.6

PROJ. No.

SHT ____ OF ____

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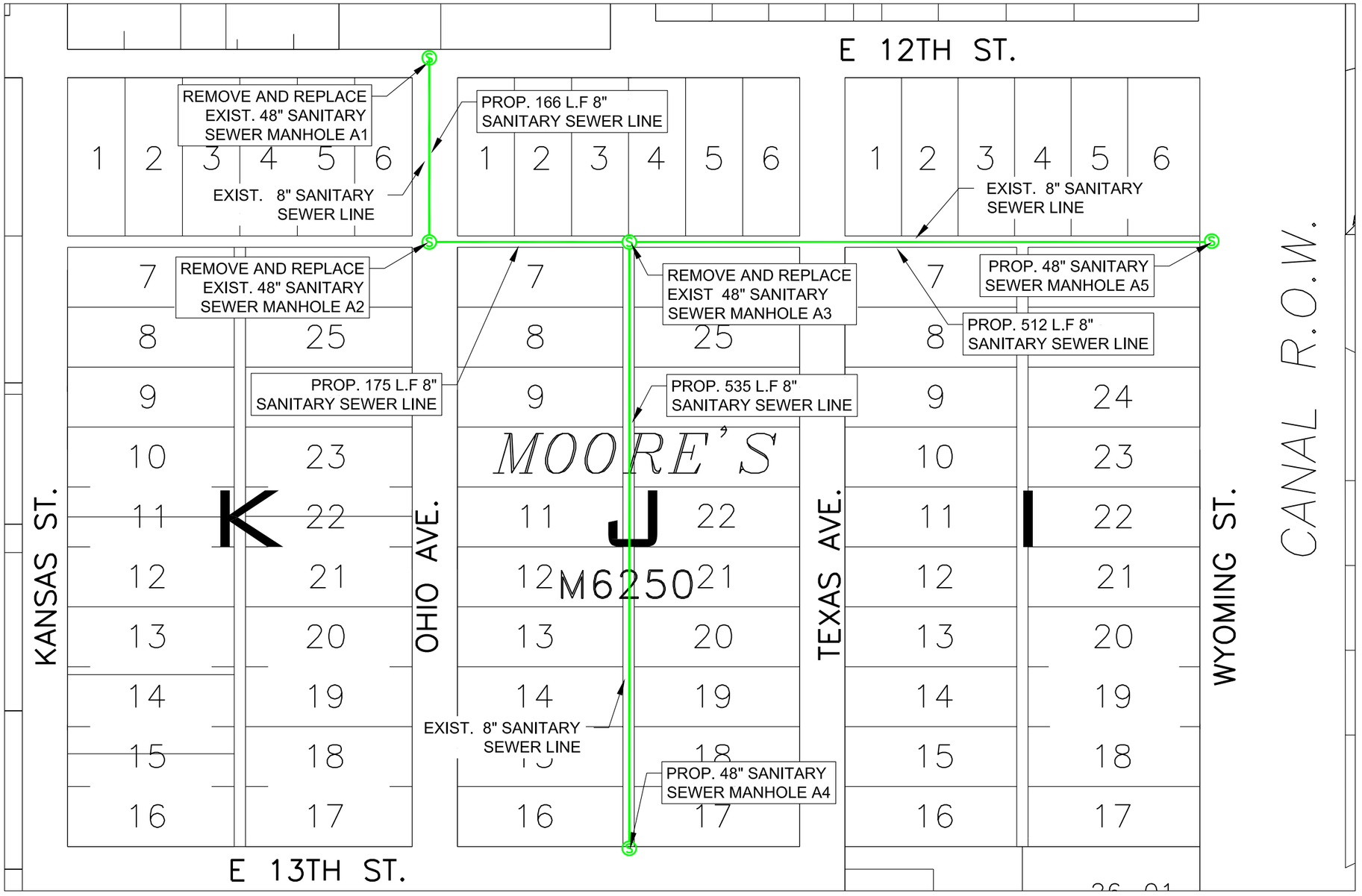

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SCALE IN FEET

LEGEND

- PROP. S.S. MANHOLE
- PROP. SANITARY SEWER SERVICE
- PROP. 8" SANITARY SEWER
- EXIST. S.S. MANHOLE

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
12	Moore's Subdivision	12	SS.7	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

TRIMAD CONSULTANTS, INC.
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MOORE'S SUBDIVISION
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.7

PROJ. No.

SHT ____ OF ____

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.7 - MOORES SUB.dwg Last Save: 11/17/2025 10:37 AM Last saved by: Engineer 3
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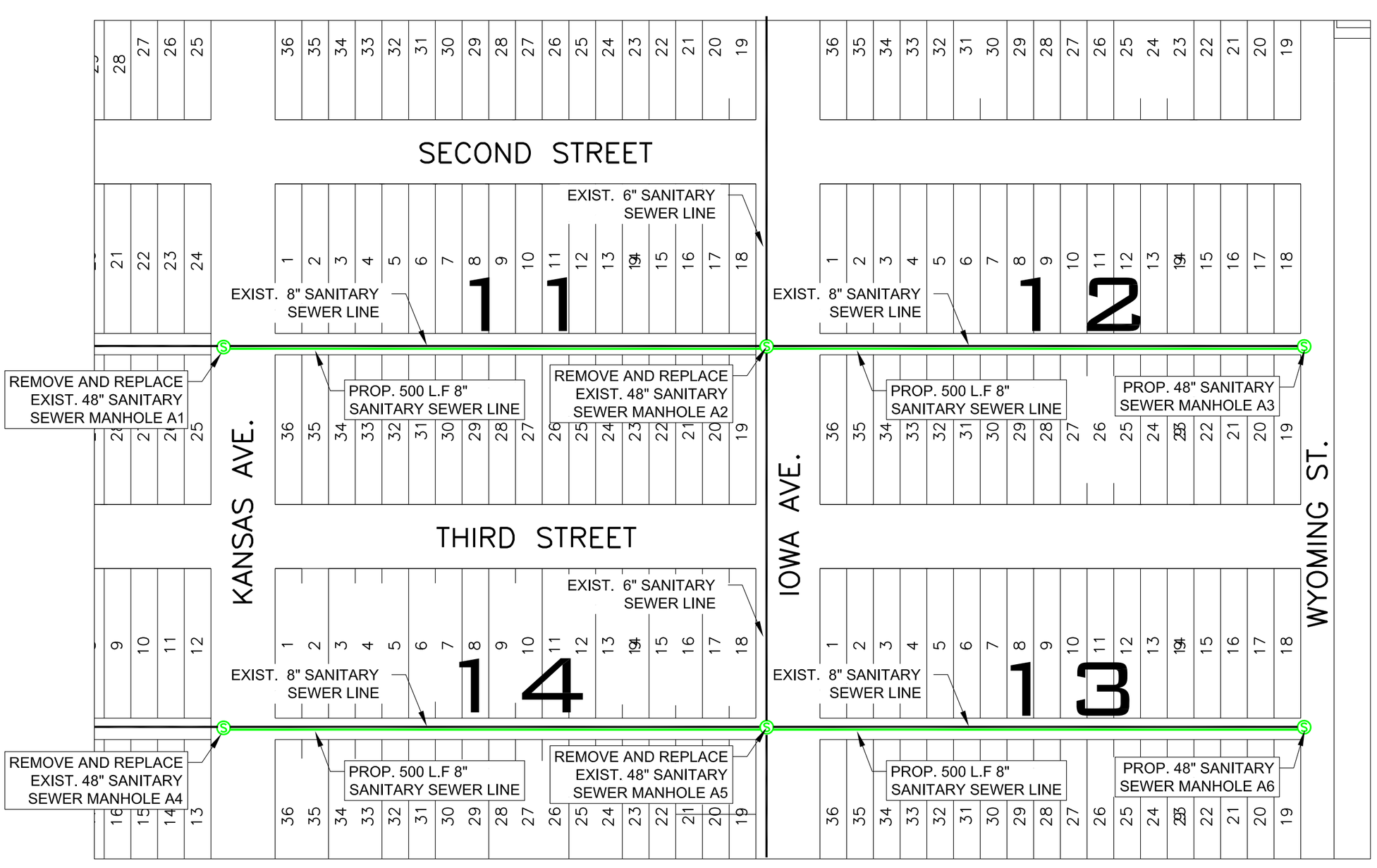

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SCALE IN FEET

LEGEND

- PROP. S.S. MANHOLE
- PROP. SANITARY SEWER SERVICE
- PROP. 8" SANITARY SEWER
- EXIST. S.S. MANHOLE
- EXIST. SANITARY SEWER

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
13	Original Townsite Subdivision	13	SS.8	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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ORIGINAL TOWNSITE SUBDIVISION
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.8

PROJ. No.

SHT ____ OF ____

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.8 - ORIGINAL TOWNSITE.dwg Last Save: 11/17/2025 10:39 AM Last saved by: Engineer 3
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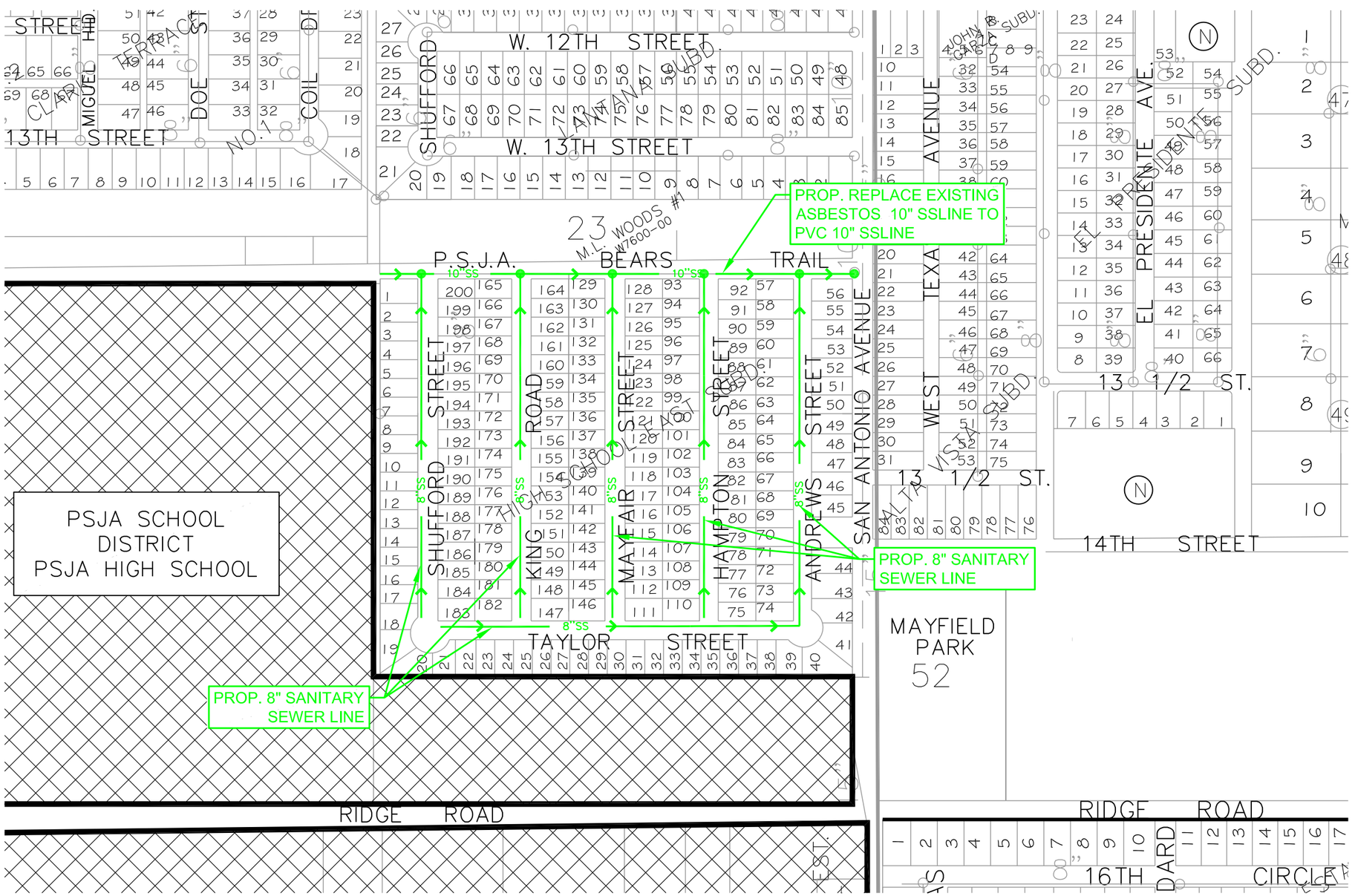

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
14	High School East Subdivision	14	SS.9	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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HIGH SCHOOL EAST SUBDIVISION
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.9

PROJ. No.

SHT ____ OF ____

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.9 - HIGH SCHOOL EAST SUB.dwg Last Save: 11/17/2025 10:49 AM Last saved by: Engineer 3
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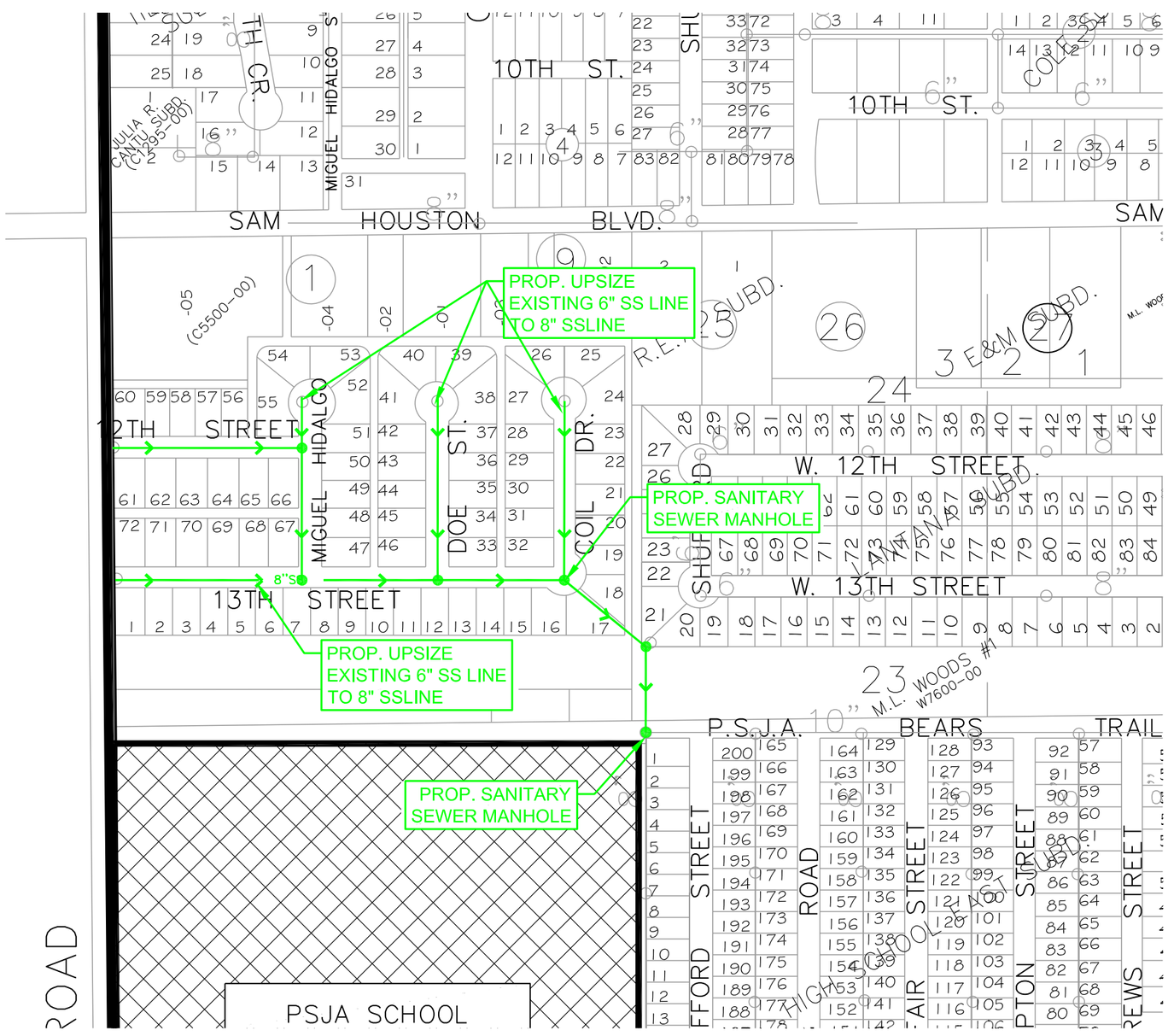

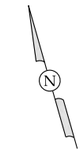

SCALE: 1" = 300'

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SCALE IN FEET

LEGEND

- PROP. S.S. MANHOLE
- PROP. SANITARY SEWER SERVICE
- PROP. 8" SANITARY SEWER
- EXIST. S.S. MANHOLE
- EXIST. SANITARY SEWER

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
15	Clark Terrace Subdivision	15	SS.10	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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FCARMONA@TRIMADSTX.COM

CLARK TERRACE SUBDIVISION
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.10

PROJ. No.

SHT ____ OF ____

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.10 - CLARK TERRACE SUB.dwg Last Save: 11/17/2025 10:52 AM Last saved by: Engineer 3
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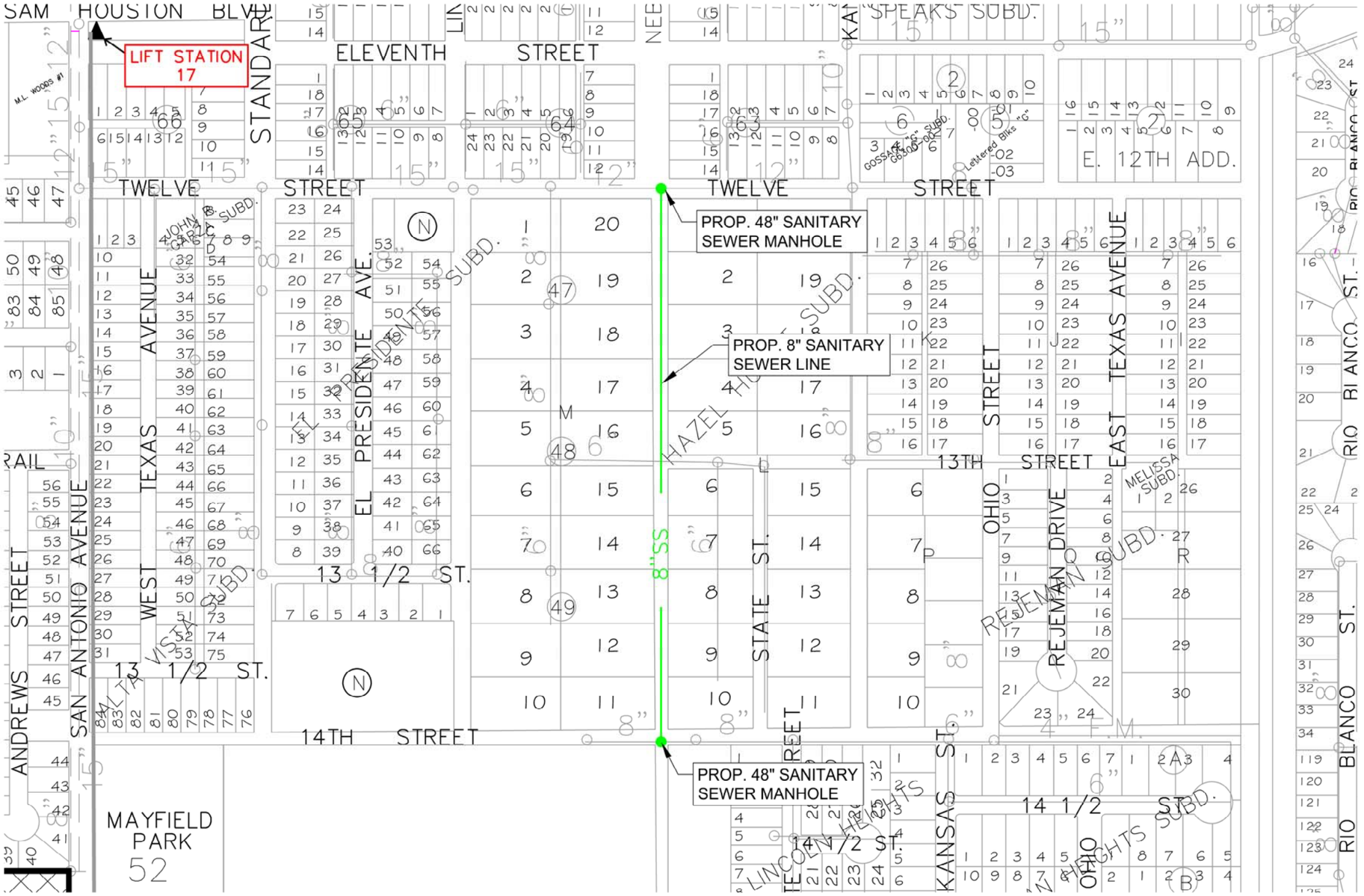

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
16	Lincoln Ave. & State St.	16	SS.11	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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RSALAZAR@TRIMADSTX.COM
FCARMONA@TRIMADSTX.COM

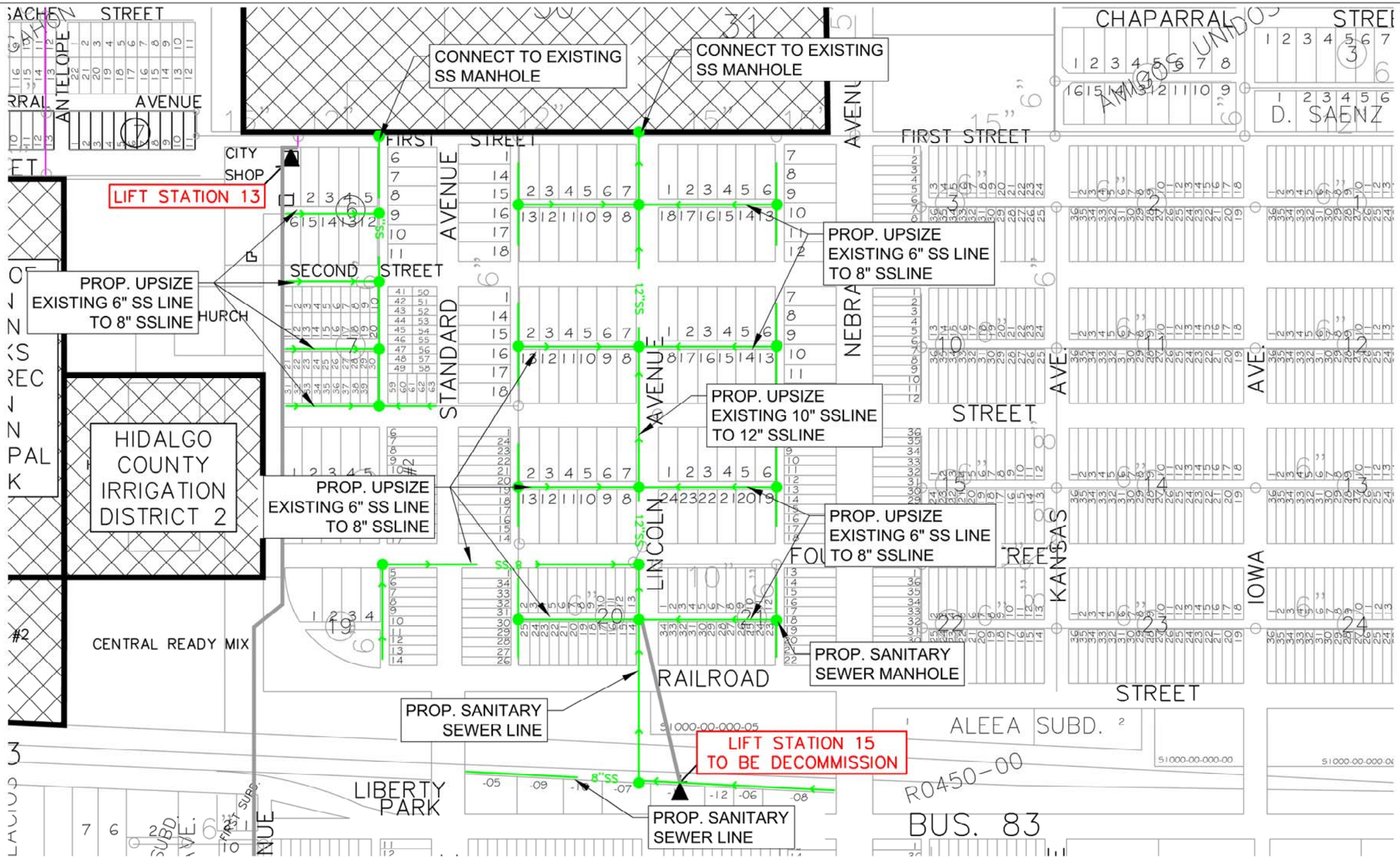
LINCOLN ST. AND STATE ST.
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.11

PROJ. No.

SHT ____ OF ____

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.11 - LINCOLN AVE AND STATE ST..dwg Last Save: 11/17/2025 2:37 PM Last saved by: Engineer 5
Last plotted by: Engineer 5 Plot Style: GIC-BW.ctb Plot Date: 11/17/2025 2:37 PM



PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
17	Lincoln Ave.	17	SS.12	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
18	Second Street	18	SS.12	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

TRIMAD CONSULTANTS L.L.C.
Texas Firm No. F-18526
1103 N Raul Longoria Bldg C.
San Juan, Texas 78589
Ph. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
FCARMONA@TRIMADSTX.COM

LINCOLN ST. AND SECOND ST.
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.12

PROJ. No.

SHT ____ OF ____

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.12 - LINCOLN ST.AND STANDARD AVE.dwg Last Save: 11/17/2025 2:46 PM Last saved by: Engineer 5
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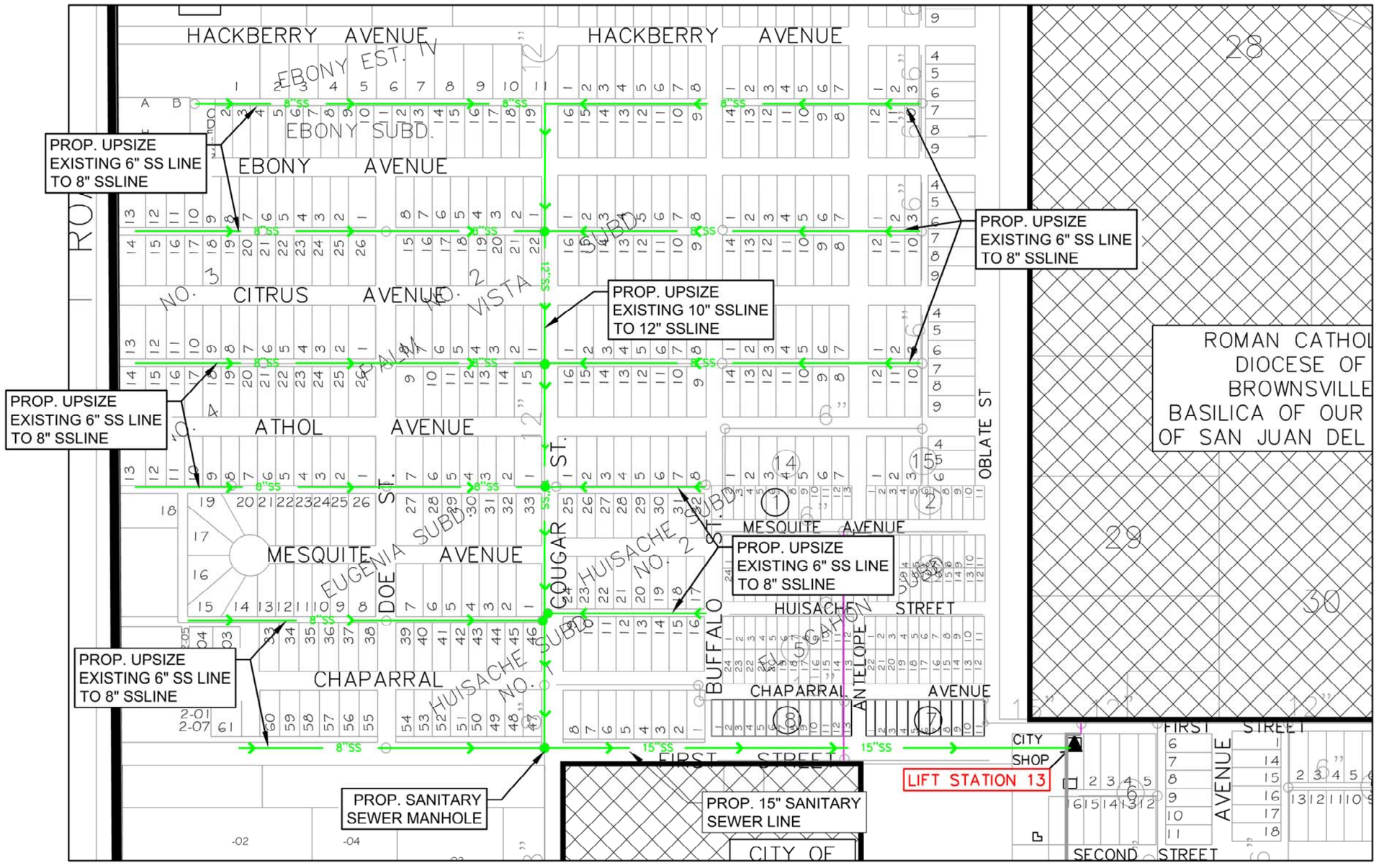

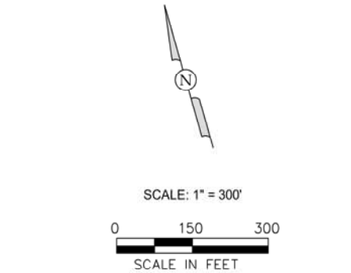

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
19	Cougar St.	19	SS.13	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision | Date | Description

TRIMAD CONSULTANTS L.L.C.
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COUGAR ST.
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.13

PROJ. No.

SHT ____ OF ____

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.13 - COUGAR ST..dwg Last Saved: 8/19/2025 12:13 PM Last saved by: Rsalo
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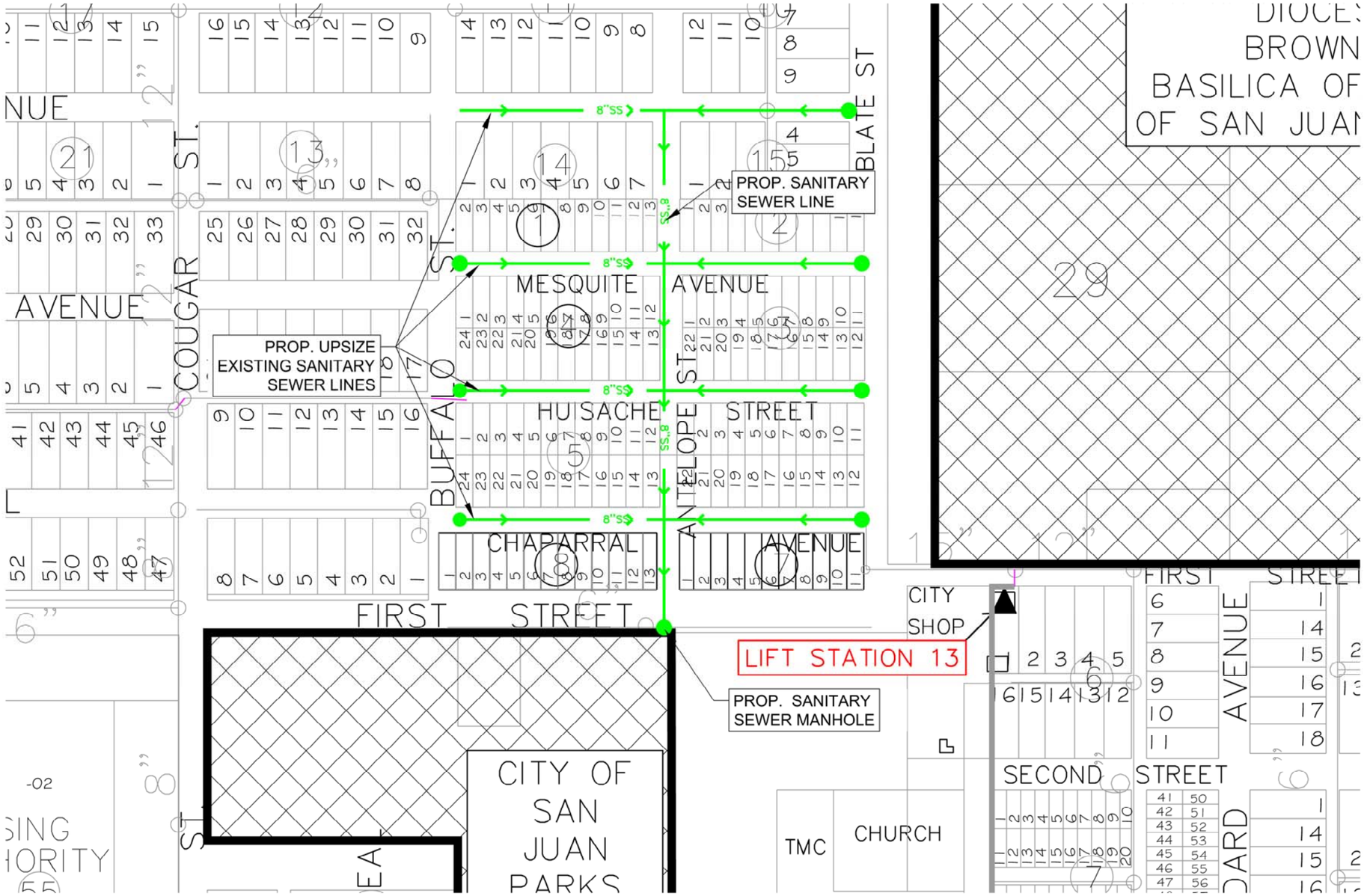

SCALE: 1" = 200'

0 100 200

SCALE IN FEET

LEGEND

- PROP. S.S. MANHOLE
- PROP. SANITARY SEWER SERVICE
- PROP. 8" SANITARY SEWER
- EXIST. S.S. MANHOLE
- EXIST. SANITARY SEWER

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
20	El Cahon	20	SS.14	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

TRIMAD CONSULTANTS L.L.C.
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EL CAHON SUBDIVISION
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.14

PROJ. No.

SHT ____ OF ____

File: \\TS3410DF06\TrimadCADD\CADD\CIVIL 3D\SAN JUAN\2024\ENG.24.009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.14 - EL COHON SUBDIVISION.dwg Last Saved: 11/17/2025 2:52 PM Last saved by: Engineer 5
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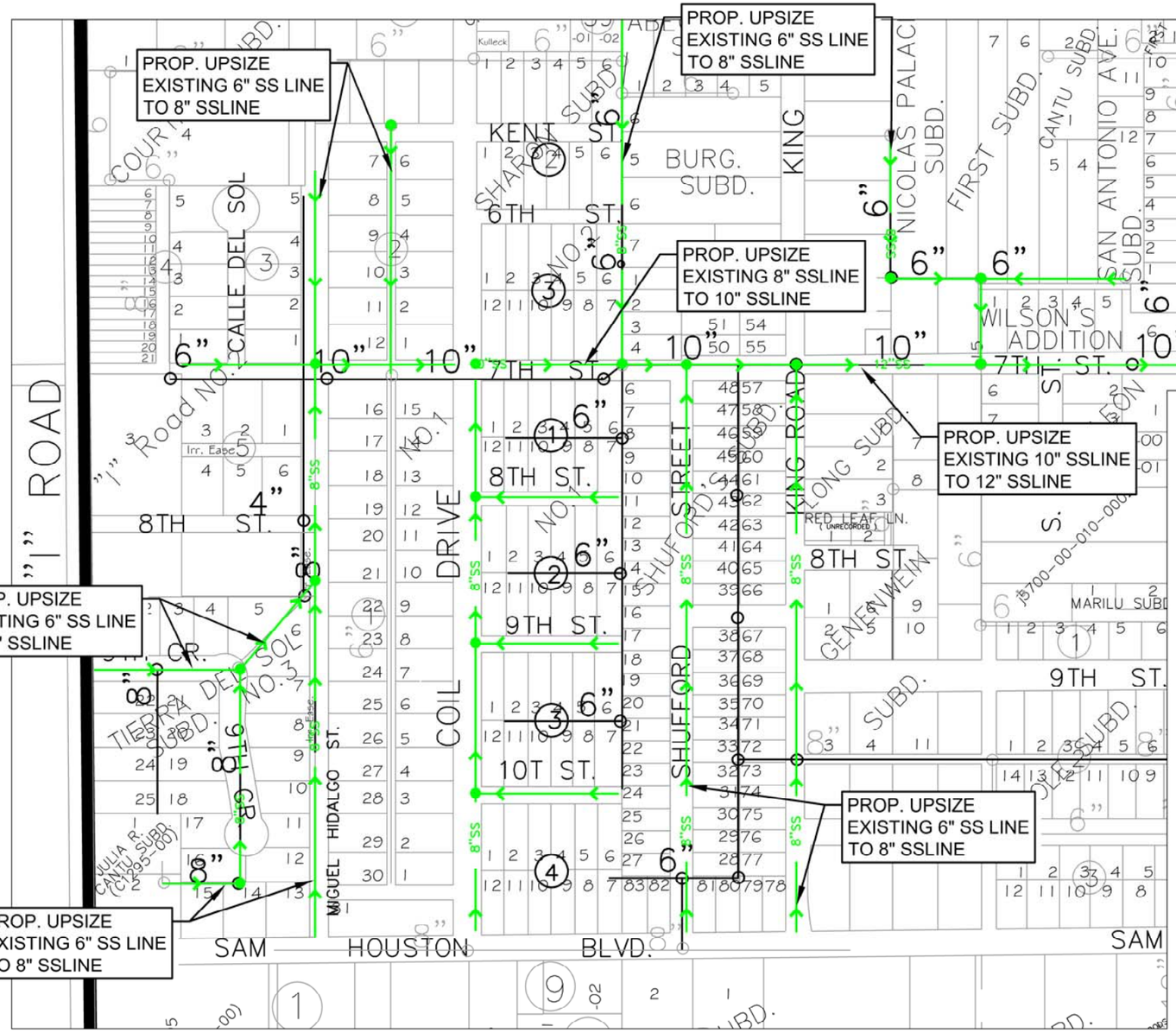

PROJECT NO.	PROJECT NAME	CIP ITEM NO.	EXHIBIT REFERENCE	REMARKS
21	Tierra Del Sol & Calle Del Sol	21	SS.15	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
22	Coil Drive	22	SS.15	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.
23	Shufford Street and King Road	23	SS.15	SEE PROJECT FOR DESCRIPTION AND CIP FOR COST ESTIMATE.

Proj. No.: XXXX
Designed: FC
Drawn: MM/CF
Approved: RS
File:

Revision	Date	Description

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San Juan, Texas 78589
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SOUTH REGION
SANITARY SEWER IMPROVEMENTS
SAN JUAN, TX

EXHIBIT SS.15

PROJ. No.

SHT ____ OF ____

File: \\TS3410DF06\TrimadCADD\CADD\C\VIL 3D\SAN JUAN\2024\ENG.24-009 MASTER PLAN\DRAWINGS\CIP EXHIBITS\SEWER\EXHIBIT SS.15 SHUFFORD ST.dwg Last Saved: 11/17/2025 3:13 PM Last saved by: Engineer 5
Last plotted by: Engineer 5 Plot Style: GIC-BW.ctb Plot Date: 11/17/2025 3:13 PM

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY OF SAN JUAN, TEXAS APPROVING AND ADOPTING THE WATER AND WASTEWATER MASTER PLAN; PROVIDING FOR IMPLEMENTATION; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of San Juan owns and operates water and wastewater utility systems that are essential to protecting public health, safety, and welfare; and

WHEREAS, the City recognizes the need for long-term planning to ensure reliable, efficient, and sustainable water supply and wastewater services; and

WHEREAS, the City engaged Trimad Consultants, L.L.C to prepare a comprehensive Water and Wastewater Master Plan (the "Master Plan") evaluating existing infrastructure, future demand, regulatory requirements, and capital improvement needs; and

WHEREAS, the Master Plan provides recommendations for system improvements, operational efficiencies, capital investments, and strategies to meet current and future regulatory standards; and

WHEREAS, the City Commission has reviewed the Master Plan and finds that its adoption is in the best interest of the City and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS.

Section 1. Adoption of Master Plan

The Water and Wastewater Master Plan, dated December 2025 is hereby approved and adopted as a guiding document for the planning, development, and operation of the City's water and wastewater systems.

Section 2. Implementation

The City Manager is authorized and directed to implement the recommendations of the Master Plan, including prioritizing and programming capital improvement projects as funding becomes available.

Section 3. Capital Improvements Planning

The projects identified in the Master Plan shall be considered for inclusion in the City's Capital Improvement Program (CIP) and annual budgeting process, subject to available funding and further Council approval as required.

Section 4. Amendments

The Master Plan may be amended from time to time as necessary to reflect changing conditions, regulatory requirements, or updated planning assumptions, subject to approval by the governing body.

Section 5. Severability

If any section, clause, or provision of this Resolution is held invalid, such invalidity shall not affect the remaining portions of this Resolution.

Section 6. Effective Date

This Resolution shall take effect immediately upon passage by the members of the Board of Commissioners of the City of San Juan.

PASSED AND APPROVED BY THE BOARD OF CITY OF COMMISSIONERS OF SAN JUAN, TEXAS on this the 28th day of April, 2026.

CITY OF SAN JUAN

_____

Mario Garza, Mayor

ATTEST:

_____

Brenda Escalante, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 28, 2026

Consider Approval of the Tax Collection Report for the Month of March 31, 2026. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Tax Collection Report for the Month of March 31, 2026

RECOMMENDATION:

Approve the Tax Collection Report for the Month of March 31, 2026 As Presented

PREPARED BY:
Maria Beltran,
Director of Finance

APPROVED BY:
Ruben Guajardo, City Manager

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

To: Ruben Guajardo, City Manager

From: Maria L. Beltran, Director of Finance

Date: April 19, 2026

Subject: Monthly Collection Report – March 31, 2026

Attached you will find the above referenced monthly tax collection report as submitted by Pablo "Paul" Villarreal Jr., County of Hidalgo, Tax Collector for the City of San Juan, Texas.

According to the property tax code, Section 10 **Reports and Remittances of Other Taxes**, "Each month the collector of taxes for a taxing unit shall prepare and submit to the governing body of the unit a written report made under oath accounting for all taxes collected for the unit during the preceding month".

The following summary is included into this memorandum for information purposes:

SUMMARY OF TAX LEVY COLLECTIONS

Tax Year	2025	2024	2023	2022	2021
Tax Levy	14,371,082.60	12,852,250.17	11,550,566.23	10,077,461.55	9,088,383.56
Adjustment to date	(96,982.73)	(11,661.46)	278,890.65	64,974.17	65,817.85
Adjusted Tax Levy	14,274,099.87	12,840,588.71	11,829,456.88	10,142,435.72	9,154,201.41
Collections to date	12,896,063.74	12,204,736.68	12,204,736.68	11,210,977.05	9,673,448.14
Percentage Collected	90.35%	95.05%	103.17%	110.54%	105.67%

A Property Tax Adjustments Report (by account) for the same month and prior months is available from the Finance Department.

If you have any questions, please do not hesitate in calling me at 956-223-2232.

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

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

PREPARED BY: Josue Guerra

PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN TAXES COLLECTED FOR:
MARCH 2026

COMPARATIVE RATE OF COLLECTIONS

CITY OF SAN JUAN CSJ (37)	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2025/2026	COLLECTED 2024/2025
2025 TAX ROLL	14,371,082.60	12,896,063.74	0.00	(96,983.72)	1,378,035.14	90.35%	89.27%
2024 & PRIOR YRS	1,775,097.20	291,522.34	0.00	(25,919.49)	1,457,655.37	16.67%	14.94%
ROLLBACK	4,492.36	4,492.36	0.00	0.00	0.00	100.00%	#DIV/0!
TOTALS	16,150,672.16	13,192,078.44	0.00	(122,903.21)	2,835,690.51		

BREAKDOWN OF TAX COLLECTIONS AND FEES FOR THE MONTH OF MARCH 2026

	CITY OF SAN JUAN	MONTHLY MODIFICATIONS	
CURRENT YEAR-BASE TAX	419,754.44	(21,859.03)	CURRENT
CURRENT YEAR-P&I	31,193.29		
PRIOR YEARS-BASE TAX	53,893.73	(5,381.01)	PRIOR
PRIOR YEARS-P&I	19,565.55		
ROLLBACK	0.00	0.00	ROLLBACK
ROLLBACK P&I	0.00		
ATTORNEY FEES	11,228.64	0.00	PURGED
TOTAL COLLECTIONS	535,635.65	(27,240.04)	
LESS TRANSFERRED	416,627.56		
LESS IN TRANSIT	115,453.13		
LESS DUE TO HCAD COMM. FEE	10.96		
LESS DUE TO CO TREASURER	3,544.00		
BALANCE	0.00		

**********AFFIDAVIT**********

I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE CITY OF SAN JUAN, DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF MARCH 2026 IS CORRECT.

Pablo Paul Villarreal Jr.

ASSESSOR-COLLECTOR OF TAXES FOR CITY OF SAN JUAN, TEXAS

HIDALGO COUNTY ASSESSOR & COLL. OF TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF APRIL 2026 A.D.

Jose E Jaramillo

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

NOTARY PUBLIC STATE OF TEXAS

JOSE EDGAR JARAMILLO
Notary Public
STATE OF TEXAS
Notary ID# 129118667
My Comm. Exp. 09-10-2028

PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
CITY OF SAN JUAN
TAX COLLECTION REPORT
FOR THE MONTH OF MARCH 2026

AD VALOREM - CITY OF SAN JUAN	2025-2026	2024-2025	DIFFERENCE
2025 CURRENT			
ORIGINAL LEVY	14,371,082.60	12,852,250.17	1,518,832.43
MODIFICATIONS	(96,983.72)	(10,426.14)	(86,557.58)
CURRENT LEVY	14,274,098.88	12,841,824.03	1,432,274.85
CURRENT COLLECTIONS THIS MONTH	419,754.44	364,504.12	55,250.32
CURRENT COLLECTIONS TO DATE	12,896,063.74	11,463,730.75	1,432,332.99
OUTSTANDING TO DATE	1,378,035.14	1,378,093.28	(58.14)
PERCENT COLLECTED/ORIGINAL	89.74%	89.20%	0.54%
PERCENT COLLECTED/MODIFIED	90.35%	89.27%	1.08%
TOTAL COLLECTIONS FISCAL YEAR	**12,896,063.74**	**11,463,730.75**	
DELINQUENT			
ORIGINAL LEVY	1,775,097.20	1,588,581.08	186,516.12
MODIFICATIONS	(25,919.49)	(16,057.15)	(9,862.34)
DELINQUENT LEVY	1,749,177.71	1,572,523.93	176,653.78
DELINQUENT COLLECTIONS MONTHLY GROS	59,415.32	33,837.59	25,577.73
DELINQUENT YEAR REFUNDS THIS MONTH	(5,521.59)	(1,240.90)	(4,280.69)
DELINQUENT COLLECTIONS THIS MONTH	53,893.73	32,596.69	21,297.04
DELINQUENT COLLECTIONS GROSS	311,442.65	243,054.39	68,388.26
DELINQUENT YEAR REFUNDS TO DATE	(19,920.31)	(8,134.53)	(11,785.78)
DELINQUENT COLLECTIONS TO DATE	291,522.34	234,919.86	56,602.48
OUTSTANDING TO DATE	1,457,655.37	1,337,604.07	120,051.30
PERCENT COLLECTED/ORIGINAL	16.42%	14.79%	1.63%
PERCENT COLLECTED W/REFUNDS	17.55%	15.30%	2.25%
PERCENT COLLECTED/MODIFIED	16.67%	14.94%	1.73%
TOTAL COLLECTIONS FISCAL YEAR	**291,522.34**	**234,919.86**	
ROLLBACK			
ORIGINAL LEVY	4,492.36	0.00	4,492.36
MODIFICATIONS	0.00	0.00	0.00
ROLLBACK LEVY	4,492.36	0.00	4,492.36
ROLLBACK COLLECTIONS THIS MONTH	0.00	0.00	0.00
ROLLBACK COLLECTIONS TO DATE	4,492.36	0.00	4,492.36
OUTSTANDING TO DATE	0.00	0.00	0.00
PERCENT COLLECTED/ORIGINAL	100.00%	#DIV/0!	#DIV/0!
PERCENT COLLECTED/MODIFIED	100.00%	#DIV/0!	#DIV/0!
TOTAL COLLECTIONS FISCAL YEAR	**4,492.36**	**0.00**	

PABLO (PAUL) VILLARREAL, JR., TAX ASSESSOR/COLLECTOR
CITY OF SAN JUAN
TAX COLLECTIONS FOR MONTH OF: MARCH 2026

37 - CSJ

REPORT DATE	CURR BASE	CURR P&I	CURR RB	CURR RB P&I	PRIOR BASE	PRIOR P&I	PRIOR RB	RB P&I	ATTY FEES	ATTY RBFEES	TOTAL	TOTAL TRANSF	DIFF.	DATE OF TRANSF.
3-Mar	28,402.49	1,745.88			4,028.96	1,261.68			696.60		36,135.61	32,591.61	3,544.00	9-Mar
4-Mar	29,033.03	2,120.92			2,220.02	725.56			367.85		34,467.38	34,467.38	-	10-Mar
5-Mar	51,025.40	2,377.33			5,024.27	1,425.08			944.18		60,796.26	60,796.26	-	11-Mar
6-Mar	14,832.09	1,039.09			3,487.99	1,083.14			681.74		21,124.05	21,124.05	-	12-Mar
9-Mar	14,715.57	1,170.92			891.27	244.70			145.34		17,167.80	17,167.80	-	13-Mar
10-Mar	15,992.08	1,359.42			2,988.33	857.47			576.89		21,774.19	21,774.19	-	16-Mar
7-Mar	(5,896.18)	(17.43)			(4,328.89)	(79.33)			(28.82)		(10,350.65)		(10,350.65)	
11-Mar	22,887.98	834.31			1,986.36	520.45			337.73		26,566.83	16,216.18	10,350.65	17-Mar
12-Mar	20,480.24	1,610.42			7,087.40	2,884.82			1,544.07		33,606.95	33,606.95	-	18-Mar
13-Mar	9,237.88	740.64			1,684.02	628.32			346.84		12,637.70		12,637.70	
14-Mar	(210.02)	(5.84)			(120.59)	(2.79)			-		(339.24)	12,298.46	(12,637.70)	19-Mar
16-Mar	19,278.92	1,494.43			4,591.69	1,574.01			924.85		27,863.90	27,863.90	-	20-Mar
17-Mar	13,374.95	1,114.05			3,538.21	1,057.46			689.36		19,774.03	19,774.03	-	23-Mar
18-Mar	14,144.64	1,145.29			1,546.28	533.65			303.77		17,673.63	17,673.63	-	24-Mar
19-Mar	15,352.52	1,250.82			1,343.80	490.60			275.16		18,712.90	18,712.90	-	25-Mar
20-Mar	15,101.80	1,214.13			1,172.40	337.22			195.14		18,020.69		18,020.69	
22-Mar	(7,828.33)	(84.56)			(1,072.11)	(43.11)			(32.63)		(9,060.74)	8,959.95	(18,020.69)	26-Mar
23-Mar	24,127.71	2,057.72			2,207.92	664.50			430.88		29,488.73	29,488.73	-	27-Mar
24-Mar	17,490.10	1,408.95			2,264.45	792.02			376.18		22,331.70	22,331.70	-	30-Mar
25-Mar	16,506.22	1,500.80			2,644.86	729.99			397.97		21,779.84	21,779.84	-	31-Mar
26-Mar	16,354.96	1,325.62			1,306.07	394.30			254.99		19,635.94	19,635.94	-	1-Apr
27-Mar	13,977.07	1,121.47			3,376.18	1,174.70			649.27		20,298.69	20,298.69	-	2-Apr
30-Mar	27,514.98	2,244.56			1,106.61	619.27			160.93		31,646.35	31,646.35	-	3-Apr
31-Mar	33,858.34	2,424.35			4,918.23	1,691.84			990.35		43,883.11	43,872.15	10.96	13-Apr
											-		-	
											-		-	
											-		-	
TTL	419,754.44	31,193.29	0.00	0.00	53,893.73	19,565.55	0.00	0.00	11,228.64	0.00	535,635.65	532,080.69	3,554.96	

OVERALL TOTAL	535,635.65
LESS REFUNDS	0.00
LESS HCAD COMM FEES	10.96
LESS COMM/COST	3,544.00
BALANCE	532,080.69
LESS TRANSFERRED	416,627.56
LESS TRANSF IN TRANSIT	115,453.13
BALANCE PENDING	0.00

CITY OF SAN JUAN, TEXAS
As of March, 2026

Levy 2025 (25-26 YR)

14,371,082.60	OCT 2025	NOV 2025	DEC 2025	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEPT 2026
Adjustments	(42,963.98)	(43,876.26)	(62,721.96)	(74,603.00)	(75,124.69)	(96,982.73)	-	-	-	-	-	-
Adjstd Levy	14,328,118.62	14,327,206.34	14,308,360.64	14,296,479.60	14,295,957.91	14,274,099.87	14,371,082.60	14,371,082.60	14,371,082.60	14,371,082.60	14,371,082.60	14,371,082.60
Collections	57,695.74	1,078,492.62	6,534,868.33	10,896,687.47	12,476,309.30	12,896,063.74	-	-	-	-	-	-
Percentage	0.40	7.53	45.67	76.22	87.27	90.35	-	-	-	-	-	-

Levy 2024 (24-25 YR)

12,852,250.17	OCT 2024	NOV 2024	DEC 2024	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEPT 2025
Adjustments	70,219.71	70,219.71	70,219.71	48,275.50	24,339.12	(10,426.14)	(11,122.64)	(13,668.13)	(11,075.93)	(11,661.46)	(11,661.46)	(11,661.46)
Adjstd Levy	12,922,469.88	12,922,469.88	12,922,469.88	12,900,525.67	12,876,589.29	12,841,824.03	12,841,127.53	12,838,582.04	12,841,174.24	12,840,588.71	12,840,588.71	12,840,588.71
Collections	29,329.34	855,179.33	6,116,017.94	10,118,814.71	11,099,226.63	11,463,730.75	11,697,893.80	11,849,835.99	11,984,353.99	12,093,951.19	12,164,914.63	12,204,736.68
Percentage	0.23	6.62	47.33	78.44	86.20	89.27	91.10	92.30	93.33	94.19	94.74	95.05

Levy 2023 (23-24 YR)

11,550,566.23	OCT 2023	NOV 2023	DEC 2023	JAN 2024	FEB 2024	MAR 2024	APR 2024	MAY 2024	JUN 2024	JUL 2024	AUG 2024	SEPT 2024
Adjustments	-	-	317,716.49	311,912.18	296,478.04	293,494.32	293,943.10	292,053.96	289,850.16	278,890.65	278,890.65	279,237.87
Adjstd Levy	11,550,566.23	11,550,566.23	11,868,282.72	11,862,478.41	11,847,044.27	11,844,060.55	11,844,509.33	11,842,620.19	11,840,416.39	11,829,456.88	11,829,456.88	11,829,804.10
Collections	18,217.82	649,045.38	5,060,755.85	9,427,649.03	10,317,639.37	10,639,911.83	10,835,541.89	10,989,389.66	11,078,283.82	11,150,268.90	11,210,977.05	11,245,061.95
Percentage	0.16	5.62	42.64	79.47	87.09	89.83	91.48	92.80	93.56	94.26	94.77	95.06

Levy 2022 (22-23 YR)

10,077,461.55	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEPT 2023
Adjustments	99,593.52	96,837.99	97,275.55	83,331.89	72,687.63	67,971.89	68,311.03	67,068.30	66,873.30	65,004.35	64,974.17	64,974.17
Adjstd Levy	10,177,055.07	10,174,299.54	10,174,737.10	10,160,793.44	10,150,149.18	10,145,433.44	10,145,772.58	10,144,529.85	10,144,334.85	10,142,465.90	10,142,435.72	10,142,435.72
Collections	72,408.80	797,569.82	4,710,294.63	8,210,592.37	8,854,048.72	9,231,430.81	9,343,762.57	9,440,809.10	9,524,638.55	9,593,986.04	9,635,837.70	9,673,448.14
Percentage	0.71	7.84	46.29	80.81	87.23	90.99	92.10	93.06	93.89	94.59	95.01	95.38

Levy 2021 (21-22 YR)

9,088,383.56	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEPT 2022
Adjustments	103,468.54	102,204.24	96,189.28	92,010.27	86,694.75	74,038.53	73,011.86	71,058.66	70,491.94	70,491.94	65,817.85	65,817.85
Adjstd Levy	9,191,852.10	9,190,587.80	9,184,572.84	9,180,393.83	9,175,078.31	9,162,422.09	9,161,395.42	9,159,442.22	9,158,875.50	9,158,875.50	9,154,201.41	9,154,201.41
Collections	117,479.56	889,430.88	4,817,789.68	7,399,067.11	8,108,720.86	8,399,334.17	8,541,246.35	8,637,705.74	8,712,788.24	8,776,259.67	8,805,648.29	8,834,000.89
Percentage	1.28	9.68	52.46	80.60	88.38	91.67	93.23	94.30	95.13	95.82	96.19	96.50

PREPARED BY: Maria L. Beltran

April 19, 2026

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 28, 2026

Consider Approval of the Investment Report for the Second Quarter Ending March 31, 2026. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Investment Report for the Second Quarter ending March 31, 2026

RECOMMENDATION:

Consider Approval of the Investment Report for the Second Quarter ending March 31, 2026 as presented

PREPARED BY:
Maria Beltran,
Director of Finance

APPROVED BY:
Ruben Guajardo, City
Manager

City of San Juan, Texas

Quarterly Investment Report

As of March 31, 2026

This report is full compliance with the Public Funds Investment Act (PFIA) and the Investment Policy of the City of San Juan, Texas.

Prepare By: _____

Maria L. Beltran, Director of Finance
Investment Officer

Fund Allocation Summary

Book and Market Value

	Fund Total	LSB Bank Account	Texpool	TexStar	Lone Star Bank ICS
General Fund	6,526,399.94	-	2,112.06	5,955,710.15	568,577.73
Solid Waste	876,796.35	-	782.77	648,609.18	227,404.40
Parks Development	581,886.75	-	467.92	354,014.44	227,404.39
Asset Forfeiture-Federal	544,873.62	121,729.25	-	423,144.37	-
Debt Service	1,824,110.18	-	1,388.34	1,822,721.84	-
Bond Series 2025	6,723,829.99	-	-	6,723,829.99	-
CIP Street Bond 2015 Fund	255,871.77	-	-	255,871.77	-
CO Series 2017 BOND	84,097.28	-	-	84,097.28	-
TDEM	833,464.89	145,683.30	-	687,781.59	
CErtficate of Obligation 2007	-	-	-	237,663.20	
Capital Projects-Fire Station	100.05	-	-	100.05	-
Bond 2014	296,116.79	-	-	296,116.79	-
Utility Fund	3,584,495.66	-	1,436.77	3,583,058.89	-
Bond Series 2023	3,063,164.92	-	-	1,951,231.30	1,111,933.62
Certficate of Obligation 2024	6,259,031.91			2,124,020.87	4,135,011.04
Utility I & S	124,911.46	-	-	124,911.46	-
Water & Sewer Reserve Fund	725,813.92	-	-	725,813.92	-
Developers Escrow Fund	732,416.98	-	-	732,416.98	-
Payroll Fund	3,667.13	3,667.13	-	-	-
General Disbursement	7,581,039.04	7,581,039.04	-	-	-
Sub-total	**$ 40,622,088.63**	**$ 7,852,118.72**	**$ 6,187.86**	**$ 26,731,114.07**	**$ 6,270,331.18**
EDC-Sales Tax Fund	3,752,093.60	416,176.86	1,696.04	3,334,220.70	-
EDC-Debt Service Fund	39,795.26	39,795.26		-	-
EDC Revolving Fund	1,002.14	-	1,002.14	-	-
Total	**$ 44,414,979.63**	**$ 8,308,090.84**	**$ 8,886.04**	**$ 30,065,334.77**	**$ 6,270,331.18**

Quarter End Results by Investment Category:

		Dec-25		Mar-26	
Asset Type	Ave. Yield	Book Value	Market Value	Book Value	Market Value
TexStar Investment Pool	3.68%	26,035,451.94	26,035,451.94	30,065,334.77	30,065,334.77
TexPool Investment Pool	0.0000%	8,805.80	8,805.80	8,886.04	8,886.04
Lone Star CSI	3.13%	6,222,339.07	6,222,339.07	6,270,331.18	6,270,331.18
LSNB	0.00%	11,623,275.85	11,623,275.85	8,308,090.84	8,308,090.84

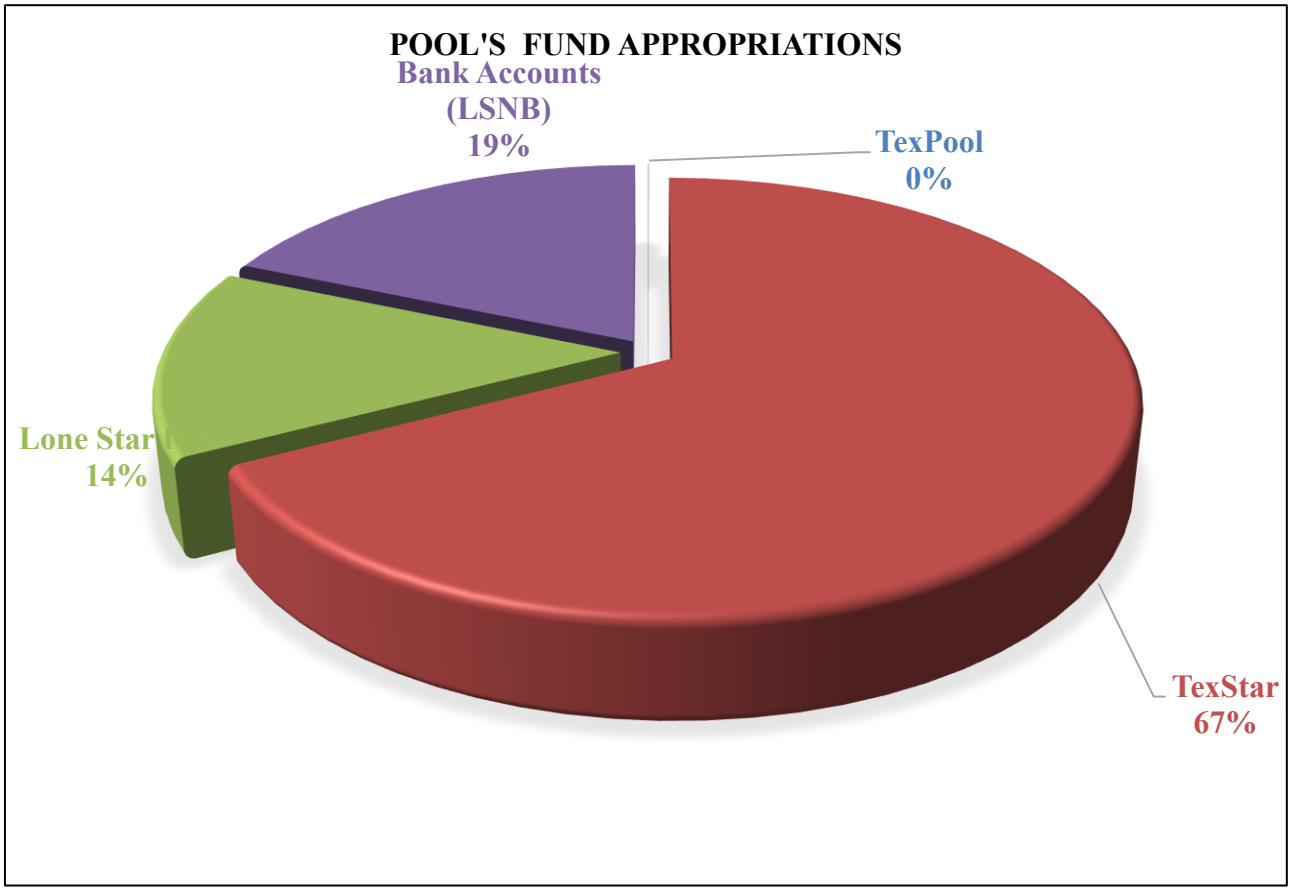
Quarterly Interest Income	$	357,817.37
YTD Interest	$	733,779.75

Book Value Comparison

Description	Coupon/ Discount	Settlement Date	Dec-25 Original Face\ Par Value	Dec-25 Book Value	Purchase at Cost	Sales Maturities	Mar-26 Original Face\ Per Value	Mar-26 Book Value
TexStar Investment Pool	0.00%	12/31/2025	26,035,451.94	26,035,451.94	-	-	30,065,334.77	30,065,334.77
TexPool Investment Pool	0.00%	12/31/2025	8,805.80	8,805.80	-	-	8,886.04	8,886.04
Lone Star CSI	0.00%	12/31/2025	6,222,339.07	6,222,339.07			6,270,331.18	6,270,331.18
LSNB	0.00%	12/31/2025	11,623,275.85	11,623,275.85			8,308,090.84	8,308,090.84
Total			$ 43,889,872.66	$ 43,889,872.66			$ 44,652,642.83	$ 44,652,642.83

Market Value Compaison

Description	Coupon/ Discount	Dec-25 Original Face\ Par Value	Dec-25 Market Price	Dec-25 Market Value	Qtr-to Qtr change	Mar-26 Original Face\ Per Value	Mar-26 Market Price	Mar-26 Market Value
TexStar Investment Pool	0.00%	1,912,177.56	1.00	1,912,177.56	-	30,065,334.77	1.00	30,065,334.77
TexPool Investment Pool	0.00%	8,624.62	1.00	8,624.62	-	8,886.04	1.00	8,886.04
Lone Star CSI	0.00%	6,110,072.44	1.00	6,110,072.44		6,270,331.18	1.00	6,270,331.18
LSNB	0.00%	11,569,346.91	1.00	11,569,346.91		8,308,090.84	1.00	8,308,090.84
Total		$ 19,600,221.53		$ 19,600,221.53		$ 44,652,642.83	$ 4.00	$ 44,652,642.83


POOL'S FUND APPROPRIATIONS
Bank Accounts
(LSNB)
19%
TexPool
0%
Lone Star
14%
TexStar
67%

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 28, 2026

Consider Approval of City Commission Meeting Minutes:
- October 3, 2022
- November 12, 2025
- February 24, 2026
- March 10, 2026
- March 24, 2026

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:
- October 3, 2022
- November 12, 2025
- February 24, 2026
- March 10, 2026
- March 24, 2026

RECOMMENDATION:

Approval of Minutes as Presented.

PREPARED BY:
Brenda Escalante,
City Secretary

APPROVED BY:
Ruben Guajardo, City
Manager

MINUTES OF SPECIAL MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE:	Monday, October 3, 2022
TIME:	12:00 p.m.
PLACE:	San Juan Memorial Library Multipurpose Meeting Room 1010 S. Standard San Juan, Texas 78589
MEMBERS PRESENT:	Mario Garza, Mayor Leonardo "Lenny" Sanchez, Mayor Pro Tem Adina "Dina" Santillan, Commissioner Ernesto "Neto" Guajardo, Commissioner Cris Palacios, City Attorney
STAFF PRESENT:	Benjamin Arjona, City Manager Brenda Escalante, City Secretary Leroy Gonzales, Director of Finance Adelaida Cordero, Director of Human Resources

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:
Mayor Mario Garza called meeting to order at 12:00 p.m.

II. PLEDGE OF ALLEGIANCE:
Mayor Mario Garza led the Pledge of Allegiance.

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

A. Discussion and Possible Action Regarding Qualifications to Award RFQ NO. 22-013-0908 Agent of Record for Employee Health Insurance and Voluntary Products and Authorize the City Manager to Execute all Related Documents as Needed.

No Action was Taken

IX. EXECUTIVE

A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 et seq. and §551.071 Consultation with Attorney.

1. **Pursuant to Section §551.074, PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Acting Chief of Police).**

2. **Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Proposed Collective Bargaining Labor**

Agreement Between the City of San Juan and the San Juan Police Officers Association.

Mayor Pro Tem Leonardo "Lenny" Sanchez made a motion to enter executive session at 12:02 p.m. and was seconded by Mayor Mario Garza. Motion passed (4-0)

X. RECONVENE

Commissioner Ernesto "Neto" Guajardo made a motion to reconvene at 12:11 p.m. and was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion passed (4-0)

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 §551.074, PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Acting Chief of Police).**

Mayor Mario Garza made a motion to appoint Leandro Sifuentes as recommended by the City Manager. The motion was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (4-0)

2. **Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Proposed Collective Bargaining Labor Agreement Between the City of San Juan and the San Juan Police Officers Association.**

No Action was Taken

XII. ADJOURNEMENT

Commissioner Ernesto "Neto" Guajardo made motion to adjourn at 12:12 p.m. and was seconded by Mayor Mario Garza. Motion Passed (4-0).

CITY OF SAN JUAN, TEXAS

_____
Mario Garza, Mayor

ATTEST:

_____
Brenda Escalante, City Secretary

MINUTES OF SPECIAL MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Wednesday, November 12, 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
Jesus "Jesse" Ramirez, Mayor Pro-Tempore
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Marco "Markie" Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Ruben Guajardo, City Manager
Brenda Escalante, City Secretary
Chief Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Director of Finance
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 Parks & 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

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 reported an incident involving ICE officers at the San Juan Basilica. Mr. Flores advocated for roof repairs at the San Juan Memorial Library and inquired about the construction progress and expenditures for Northside Park.
Mae Anzaldua Trevino commented on the annexation petition near the Hall Acres area, noting that sewer odors reach Sam Houston. She requested an update on the Nebraska Avenue repairs, noting the project has been discussed for years. She also expressed frustration regarding public information requests, stating that responses often indicate no records exist or provide no answers.
Stephanie Alvarez reported an incident involving ICE at the San Juan Basilica over the weekend. Mrs. alleged that the Chief of Police provided inaccurate information regarding a border security and task force line-item account as recorded on last year's budget. She stated that the city has denied requests for a community town hall meeting for the past two years.

V. PRESENTATIONS

A. Presentation of the San Juan Parks & Recreation 2024-2025 School Participation Award [Interim Director of Parks & Recreation, Ramiro Moreno].

DISCUSSION: Ramiro Moreno, Interim Director of Parks & Recreation, recently presented the 2024-2025 School Participant Awards. Austin Middle School was recognized, with Mr. Moreno thanking the coaches for their support. The 2024-2025 School Participation Award for elementary grades was presented to Carman Elementary, where Mr. Moreno expressed gratitude to the coaches and staff for their continued commitment to the programs. Additionally, Mr. Moreno recognized Mr. Alex Lopez for his leadership in spearheading these programs and for his outstanding work. Mayor Mario Garza also extended his thanks to PSJA ISD for their ongoing support and for partnering with the city to utilize their facilities.

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. [Interim Director of Parks & Recreation, Ramiro Moreno]**

3. **Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]**

4. **San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]**

No Question or Concerns

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing and Consider an Ordinance 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, presented the second reading for the annexation petition of a 3.03-acre tract of land out of Lot 12, Stewart's Addition to Conway Gardens, located approximately 600 feet north of Hall Acres Road along the west side of Stewart Road. Ms. Gomez noted that on September 23, 2025, the San Juan City Commission adopted Resolution No. 2025-19, formally accepting the property owner's petition and establishing the dates for the required public hearings. Following the completion of the annexation process and the official recording of the subdivision plat, the City of San Juan will assume responsibility for issuing building permits and conducting inspections for the proposed residential development. Staff recommended approval of the petition.

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

Polo Flores expressed concerns regarding the city's infrastructure and the potential for the city to incur costs for new connections.

Mayor Mario Garza closed the Public Hearing at 6:24 p.m.

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

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

A. Discussion and Possible Action, if any, to Approve the Hidalgo County Urban County Preliminary Workplan for Fiscal Year 2026 Funds. [Monica Gomez, Interim Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning, has stated that this request is for the approval of the preliminary workplan for the Hidalgo County Urban County Program. According to Mrs. Gomez, a public hearing was held on October 14, 2025, where various non-profit organizations submitted funding requests through the Community Development Block Grant (CDBG) program. These funds support infrastructure, public services, and facility improvements for low- to moderate-income residents.

For Fiscal Year 2026, the City of San Juan was awarded a total of $279,996.00 in CDBG funds. Based on previous years, the allocation is as follows:

- General Administration: $3,000.00
- Street Improvements: $247,996.00
  Los Laureles Estates:
  Guadalupe Drive (from San Francisco to San Ramon Street)
  San Ramon Street (from Guadalupe Drive to Santa Fe Drive)
- Senior Services — Amigos Del Valle, Inc.: $10,000.00
- Senior Services — Lower Rio Grande Valley Development Council: $5,000.00
- Health Services — Nuestra Clinica Del Valle, Inc.: $10,000.00
- Abused and Neglected Children — Children's Advocacy Center of Hidalgo and Starr Countries: $5,000.00

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

B. Preliminary Plat Approval with Variances at Black Hills Estates II being a 13.46-acre tract of land out of Lot 3, Block 39, Alamo Land and Sugar Company's Subdivision, located approximately 2000 feet West of Cesar Chavez Road, along the South side of Sioux Road, as Requested by Barrera Infrastructure Group, Inc. [Monica Gomez, Interim Director of Planning]

DISCUSSION: Monica Gomez, Interim Director of Planning, has shared a proposal to subdivide a 13.46-acre tract of land located approximately a quarter-mile west of Cesar Chavez Road, along the south side of Sioux Road. The

developer intends to create a sixty-six (66) lot single-family residential subdivision with two points of access along Sioux Road.
Mrs. Gomez noted that the property is zoned as a Single-Family Residence District (R-S) and is located within Flood Zone "B," which indicates minimal flood risk. Water services will be provided by North Alamo Water Supply Corporation, and sewer services will be handled by the City of San Juan. Furthermore, the developer is requesting the following variances from the Unified Development Code (Appendix A, Chapter 2, Article VI, Section 1):

- Minimum lot width: Reduction from 60 feet to 54 feet.
- Minimum lot depth: Increase from 100 feet to 114 feet.

Staff recommends approval of the Preliminary Plat and the requested variances, subject to the resolution of all staff comments.

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

C. Preliminary Plat Approval with Variances for Espana Subdivision being a 1.10-Acre Tract of Land out of Lot 6, Block 39, Alamo Land and Sugar Company's Subdivision, Located Approximately 1,500 feet East from Cesar Chavez Road, along the North side of FM 495, as Requested by Barrera Infrastructure Group, Inc. [Monica Gomez, Interim Director of Planning]

DISCUSSION: Monica Gomez, Interim Director of Planning, has provided details regarding a proposed development to subdivide a subdivide 1.10-acre tract of land located approximately a half of a mile West of Cesar Chavez Road, along the North side of FM 495 for the development of a one (1) lot commercial subdivision. The property is located in a General Business District (C-2) zone and lies within Flood Zone "B", indicating minimal flood risk. Water services will be provided by North Alamo Water Supply Corporation, and sewer services will be handled by the City of San Juan.

The developer is requesting the following variances from the Unified Development Code (Appendix A, Chapter 2, Article VI, Section 1):

- Reduce the required 15-foot utility easement around the subdivision to 10-feet.

Staff recommends approval of the preliminary plat and the requested variances, subject to the resolution of all staff comments.

Commissioner Marco "Markie" Villegas made a motion to prove and was seconded by Commissioner Gilbert Garza. (5-0)

D. Discussion and Possible Action, if any, Authorizing the City Manager to Approve a Budget Amendment to Increase the San Juan Fire Department's Other Equipment (30-470.7957) Account for $76,733.40 for the Fiscal Year 2025-2026. [Tirso Garza, Fire Chief]

DISCUSSION: Fire Chief Tirso Garza indicated that this award was provided through the border zone for specialized firefighting equipment.

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

E. Discussion and Possible Action, if any, Authorizing the City Manager to Approve a Budget Amendment to Increase the San Juan Fire Department's Other Equipment (30-470.7957) Account for $64,400 for the Fiscal Year 2025-2026. [Tirso Garza, Fire Chief]

DISCUSSION: Fire Chief Tirso Garza has confirmed that the city was awarded a FEMA Homeland Security grant.

Although the initial submittal was for $240,000.00, the city was awarded $64,000.00. This award requires a $5,000.00 match and will be used for additional firefighter equipment.

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

VIII. RESOLUTION

A. Consideration and Action, if any, on a Resolution Submitting Entitlement Vote for Candidate(s) to the Hidalgo County Appraisal District Board of Directors 2026-2029. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary informed the City Commission that there are five nominees and the City of San Juan holds twenty-two votes. The city has the option to divide these votes among the five candidates or cast all twenty-two votes for a single nominee. City Attorney Rick Palacios noted that this is a consensus item. Therefore, a motion and a second will be required to determine how the votes will be distributed.

Mayor Mario Garza made a motion to give the 22 votes to Richard A. Garza and was seconded by Mayor Pro-Tem Jesus "Jesse" Ramirez. Motion passed (5-0).

IX. CONSENT AGENDA

A. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit to Operate a Drive-Thru Business and the Sale of Alcoholic Beverages (BG – Wine and Malt Beverages Retailer's On-Premise Permit) at "El Toxico Drive Thru" Located at 912 E. Business 83, Legally Described as Lot 1, Mireles Subdivision, as Requested by Lorente Enterprises, LLC. [Monica Gomez, Interim Director of Planning]

B. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverages Retail Dealer's On-Premise Permit, FB – Food and Beverage Certificate, LH – Late Hours Certificate) at "Taki Takon Restaurant" Located at 2025 N. Raul Longoria Road, Suites B and C, Legally Described as Lots 1-3, Block 1, Paradise Park Subdivision, as Requested by Taki Takon, LLC. [Monica Gomez, Interim Director of Planning]

C. Consider Approval of City Commission Meeting Minutes:
- **May 14, 2025**
- **July 22, 2025**

Commissioner Gilbert Garza made a motion to approve all items under executive session and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

X. EXECUTIVE SESSION

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

1. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning Vexus Fiber Cable.**

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

3. **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.**

4. **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 Planning and Zoning, Director of Utilities, Director of Park and Recreation, and Director of Finance.**

5. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Potential Litigation Concerning an Employment Contract.**

Commissioner Marco "Markie" Villegas made a motion to enter executive session at 6:38 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (5-0).

Mayor Mario Garza left the meeting at 6:39 p.m.

Commissioner Marco "Markie" Villegas made a motion to reconvene at 8:02 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

XI. RECONVENE

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

1. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning Vexus Fiber Cable.**

Commissioner Marco "Markie" Villegas made a motion to proceed as directed under executive session and was seconded by Commissioner Mario Cantu. Motion Passed (4-0).

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

No Action was taken.

3. **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.**

No Action was taken.

4. **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 Planning and Zoning, Director of Utilities, Director of Park and Recreation, and Director of Finance.**

No Action was taken.

5. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Potential Litigation Concerning an Employment Contract.

Commissioner Marco "Markie" Villegas made a motion to authorize the City Manager and City Attorney to proceed as discussed under executive session and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

XII. ADJOURNMENT

Commissioner Marco "Markie" Villegas made a motion to adjourn at 8:04 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

CITY OF SAN JUAN, TEXAS

_____
Mario Garza, Mayor

ATTEST:

_____
Brenda Escalante, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, February 24, 2026

TIME: 6:00 p.m.

PLACE: Amigos Del Valle
601 W. 1st Street
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Jesus "Jesse" Ramirez, Mayor Pro Tem
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Director of Finance
Christina Perez, Library Director
Monica Gomez, 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
Patrick Willingham, Director of Parks & Recreation

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:
Mayor Mario Garza called meeting to order at 6:00 p.m.

II. INVOCATION:
Tirso Garza, Interim City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:
Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS ON AGENDA ITEMS

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

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

No Public Comments

V. PRESENTATIONS

A. Presentation on a Proclamation Recognizing the 2025 Miss San Juan Royal Court.

DISCUSSION: The City of San Juan officially recognized the 2025 Miss San Juan Royal Court through a proclamation issued on February 24, 2026. Mayor Mario Garza read the proclamation. City leaders and board members expressed gratitude for the record-breaking participation and congratulated the court for their service and dedication.

B. Presentation on a Proclamation Recognizing the Raul Yzaguirre Middle School Cheerleading Team for Winning First Place at the NCA Nationals.

DISCUSSION: The City of San Juan presented a proclamation honoring the Raul Middle School cheerleading team for winning first place in the non-varsity junior high division at the NCA National Championship in Fort Worth,

Texas. City officials praised the team's hard work, dedication, and teamwork, recognizing the athletes, coaches, and supportive families for their commitment and sacrifice. Leaders congratulated the team for bringing home a national title for the first time in the school's history and for proudly representing San Juan on a national stage, wishing them continued success in the future. Mayor Mario Garza read the proclamation.

C. Presentation of the Military Order of the Devil Dogs 5K Presented by the Marine Corp League of the RGV.

DISCUSSION: A representative of the Military Order of the Devil Dogs addressed the city to share information about their ongoing community involvement and charitable efforts. They announced an upcoming 5K run scheduled for May 9, with opening colors beginning at 7 a.m., and invited city officials and the community to attend. City leaders discussed confirming park availability for the event and thanked the organization for their service and continued dedication to the community.

D. 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, Director of Finance]**
2. **Fire Department Monthly Report. [Tirso Garza, Fire Chief]**
3. **Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]**
4. **Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]**
5. **Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]**

DISCUSSION: Commissioner Jesus "Jesse" Ramirez inquired for an update on Station No. 6. Alfredo De Leon, Interim Director of Utilities noted that installation of a needed pump is pending but expected soon, followed by staff training for preventive maintenance. Commissioner Ramirez also requested an update regarding the Water & Wastewater Project, Mr. De Leon stated they are awaiting required documentation to move forward and will follow up on a recommendation to return to the Texas Water Development Board. Chief Tirso Garza stated he would follow-up with Mrs. Lori Maldonado first thing the following morning.

VI. PUBLIC HEARING/ORDINANCES

A. Consider Hold a Public Hearing and Consider 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]

DISCUSSION: Monica Gomez, Director of Planning stated this was a public hearing to consider a conditional use permit for the sale of beer, wine, and other alcoholic beverages for on-site consumption at a new business located at 205 West Atlanta Avenue, Suite 112. The applicant proposed operating daily from 6:00 a.m. to midnight and will be required to comply with all TABC regulations and standard city conditions. Public notice was issued, with no comments received for or against the request. Mrs. Gomez, stated that the Planning Commission and city staff recommended approval.

Mayor Mario Garza open the Public Hearing at 6:19 p.m.

Mayor Mario Garza closed the Public Hearing at 6:19 p.m.

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

B. Hold a Public Hearing 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 E Juan Balli Rd, Along the West Side of S Stewart Road, as Requested by Francisco Cerda. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning stated that this was public hearing to consider a rezoning request for a 2.00-acre tract of land from Single-Family Residential (R-S) to General Business (C-2), located approximately 875 feet south of East on the west side of Stewart Road. The proposed rezoning aligns with the city's future land use plan, which designates Stewart Road as a commercial corridor to support economic growth. Public notice was provided, and one objection was received. Mrs. Gomez stated that the Planning and Zoning Commission and city staff recommended approval, citing the area's transition toward commercial use and the roadway's capacity to support higher-intensity development.

Mayor Mario Garza open the Public Hearing at 6:21 p.m.

Mayor Mario Garza closed the Public Hearing at 6:21 p.m.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

C. Hold a Public Hearing for a Voluntary Annexation Petition Concerning a 6.814-Acre Tract of and Out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West Stewart Road, Along the South Side of Las Milpas Road, at Requested by Agricore Properties, LLC. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning stated that this was a public hearing regarding a voluntary annexation petition submitted by Agricore Properties LLC for a 6.814-acre tract located west of Stewart Road along the south side of Las Milpas Road. The petition was previously accepted by the City Commission in January 2026, and the purpose of the hearing was to receive public comments on the proposed annexation.

No action was taken, as the item was for public hearing purposes only.

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

Mayor Mario Garza inquired whether the property had properly removed itself from another city's extraterritorial jurisdiction (ETJ) before seeking voluntary annexation into San Juan. Rick Palacios, City Attorney explained that if the property owners followed statutory requirements to exit the prior ETJ, the voluntary annexation would not violate existing agreements, as the request was initiated by the landowners, not the city.

Mayor Mario Garza closed the Public Hearing at 6:28 p.m.

No Action was Taken

D. 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]

DISCUSSION: Monica Gomez, Director of Planning stated that this was public hearing on a voluntary annexation petition submitted by S and ML Properties LLC for a 6.039-acre tract of land located west of Stewart Road and south of Las Milpas Road. The hearing was opened to receive public comment, but no one spoke for or against the request. With no questions from the commission, the public hearing was closed without further action.

Mayor Mario Garza open the Public Hearing at 6:29 p.m.

Mayor Mario Garza closed the Public Hearing at 6:29 p.m.

No Action was Taken

E. 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]

DISCUSSION: Monica Gomez, Director of Planning stated that this was a public hearing for a voluntary annexation petition submitted by Family Investments LLC for a 4.748-acre tract of land located west of Stewart Road and south of Las Milpas Road.

Mayor Mario Garza open the Public Hearing at 6:30 p.m.

Mayor Mario Garza closed the Public Hearing at 6:30 p.m.

No Action was Taken

F. 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]

DISCUSSION: Monica Gomez, Director of Planning stated that this was a public hearing on a voluntary annexation petition by TRGV Investment LLC for a 7.708-acre tract west of Stewart Road and south of Las Milpas Road.

Mayor Mario Garza open the Public Hearing at 6:31 p.m.

Mayor Mario Garza closed the Public Hearing at 6:31 p.m.

No Action was Taken

G. 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]

DISCUSSION: Monica Gomez, Director of Planning stated that this was a public hearing on a voluntary annexation petition by RGV International Logistics LLC for a 5.936-acre tract west of Stewart Road and south of Las Milpas Road.

Mayor Mario Garza open the Public Hearing at 6:32 p.m.

Mayor Mario Garza closed the Public Hearing at 6:32 p.m.

No Action was Taken

H. 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]

DISCUSSION: Monica Gomez, Director of Planning stated that this was a voluntary annexation petition by National and FUM for a 6.706-acre tract west of Stewart Road and south of Las Milpas Road.

Mayor Mario Garza open the Public Hearing at 6:33 p.m.

Mayor Mario Garza closed the Public Hearing at 6:34 p.m.

No Action was Taken

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

A. Consideration and Possible Action, if any, on a Variance Request to Allow a Detention Pond within a 20-foot Utility Easement Located at 1801 N. Veterans Boulevard, Legally Described as Lot 1, Castle Heights Subdivision, as Requested by Zambrano Investment Group, LLC. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning stated that this request was submitted by Zambrano Investment Group LLC to construct a detention pond within a 20-foot utility easement at 1801 North Veterans Boulevard in Castle Heights Subdivision. The pond relocation could conflict with existing overhead power lines and an 8-inch water line. Commissioner Jesus "Jesse" Ramirez asked on the process as to handled this type of request. Mrs. Gomez, replied that this is the first time the City of San Juan received this type of variance. She further stated that staff and the Planning and Zoning Commission recommended approval only after obtaining letters from all affected utility companies confirming no conflicts. The commission approved the request with the condition that the necessary utility letters be provided.

Mayor Mario Garza made a motion to approve with the request of obtaining the letters and was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

B. Discussion and Possible Action, if any, to Approve the 2025 Proposed Water and Wastewater Rate and Financial Forecast Prepared by Willdan Financial Services and Authorize the City Manager to Execute Any Related Documents. [Maria L. Beltran, Director of Finance]

DISCUSSION: Maria L. Beltran, Director of Finance stated this item was possible action to approve the proposed 2025 Water and Wastewater Rates and Financial Forecast prepared by Willdan Financial Services. Mayor Mario Garza asked what Scenario was Mrs. Beltran recommending. Jason Gray, Vice President, and Managing Principal stated that they altered the scenario after the feedback they received, for the $100 million worth of debt and they opted for Scenario Option 2 which is 50%. The plan supports up to $60 million in debt to fund infrastructure projects but does not require immediate debt issuance. Mayor Mario Garza inquired as to when was the last time the City San Juan increased the water rates and Mr. Gray replied 2009. Mayor Pro Tem Jesus "Jesse" Ramirez asked if they looked into how, it affects the average household income. Mr. Gray stated that the proposed rates, averaging $78 per month for most users, are considered affordable at 1.8% of median household income, well below the national 3% threshold. This rate adjustment marks the first increase since 2009 and was approved by the commission, authorizing the city manager to execute related documents.

Mayor Mario Garza made a motion to approve and was seconded by Mayor Pro Tem Jesus "Jesse" Ramirez. Motion passed (4-0)

VIII. RESOLUTION

A. Consideration and Action, if any, on a Resolution Authorizing the Information Technology Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for FY27 Cybersecurity Assessment Grant Program. [Pat Karr, CTO]

DISCUSSION: Pat Karr, CTO stated that this resolution authorizing the IT department to apply for and accept a

$15,000 cybersecurity grant from the Office of the Governor for fiscal year 2027. The grant requires a 30% local match of $4,500, which will be budgeted by the city, with the remainder funded by the state. The grant period covers fiscal years 2026–2027.

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

B. Consideration and Action, if any, on a Resolution Authorizing the City of San Juan Police Department to Accept an Award from the Office of the Governor for the Operation Stonegarden Grant Project FY25. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police stated that this resolution is to authorize the Police Department to accept a $125,000 award from the Office of the Governor's Operation Stonegarden grant program for overtime.

Commissioner Mario Cantu made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (4-0)

C. Consideration and Action, if any, on a Resolution Authorizing the City of San Juan to Make a Public Purpose Determination and Supporting Intergovernmental Cooperation Consistent with TDHCA 4% Housing Tax Credit Requirements.

DISCUSSION: Roberto Garza, Executive Director of the San Juan Housing Authority stated that this resolution from the City of San Juan was to support a public purpose determination and intergovernmental cooperation with the South Housing Authority to provide up to 25 housing units for families in need. The partnership allows the city to maintain administrative fees locally while helping families on a long waiting list of approximately 175 people, improving access to housing for San Juan residents.

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

IX. CONTRACTUALS

A. Consider Authorizing the City of San Juan Mayor to Enter into a Bi-Annual Interlocal Agreement Between the Rio Grande Valley 9-1-1 and the City of San Juan for 911 Services. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police the City approved the renewal of the interlocal agreement with RGV for 911 services, with no changes to the existing terms.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

X. CONSENT AGENDA

A. Consider Approval of the Investment Report for the Quarter ending December 31, 2025. [Maria L. Beltran, Director of Finance]

B. Consider Approval of the Investment Report for the Quarter ending January 30, 2026. [Maria L. Beltran, Director of Finance]

C. Consider Approval of the Budget Expenditures Report for the Month of January 31, 2026. [Maria L. Beltran, Director of Finance]

D. Consider Approval of City Commission Meeting Minutes:
- September 9, 2025

Mayor Pro Tem Jesus "Jesse" Ramirez made a motion to approve all items under consent agenda and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

XI. EXECUTIVE SESSION

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

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning the Excavation Permit Applications Submitted by Vexus Fiber for the Installation of Vexus Fiber Cable.

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.**

Mayor Pro Tem Jesus "Jesse" Ramirez made a motion to enter executive session at 6:49 p.m. and was seconded by Mayor Mario Garza. Motion passed (4-0)

XII. 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).

Mayor Pro Tem Jesus "Jesse" Ramirez made a motion to reconvene at 7:14 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

1. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning the Excavation Permit Applications Submitted by Vexus Fiber for the Installation of Vexus Fiber Cable.**

No Action was Taken

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.**

No Action was Taken

XIII. ADJORNMENT

Commissioner Mario Cantu made a motion to adjourn at 7:15 p.m. and was seconded by Mayor Mario Garza. Motion passed (4-0)

CITY OF SAN JUAN, TEXAS

_____
Mario Garza, Mayor

ATTEST:

_____
Brenda Escalante, City Secretary

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, March 10, 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
Mayor Pro Tem Jesus "Jesse" Ramirez
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Marco "Markie" Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Jorge Moya, Assistant Chief of Police
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Director of Finance
Christina Perez, Library Director
Monica Gomez, 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
Patrick Willingham, Director of Parks & Recreation

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:
Mayor Mario Garza called meeting to order at 6:00 p.m.

II. INVOCATION:
Tirso Garza, Interim City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:
Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS ON AGENDA ITEMS

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

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

Stephanie Alvarez expressed significant concern over the water rate increase from 11% to 43%, citing the added burden of high inflation. Additionally, she noted that community members have been requesting a workshop for two years without success. She believes this workshop could assist the city in applying for a $30,000 grant. According to Ms. Alvarez, the only requirement for this grant is that the city engage in a long-term lease to restore the building. Finally, she voiced opposition to the city's applications for grant funds related to Operation Lone Star. She expressed concerns that the program supports ICE and has contributed to an increase in deportations, and she requested that the city stop seeking this type of funding.

V. PRESENTATIONS

A. Presentation on the Piñata Dash 5K Presented by the Keep San Juan Beautiful Board. [Israel

Garza, Director of Sanitation]

DISCUSSION: Israel Garza, Director of Sanitation, has announced the first annual Piñata Bash 5K, a family-friendly running event scheduled for May 30, 2025, at the Sports Complex Park. Organized by the board with staff support, the event aims to kick off the summer season and bring our community together with entertainment and food. City Commissioners have expressed their full support for the event and congratulate the organizers on this initiative. They have even challenged one another—and other local leaders—to participate. Mr. Garza encourage everyone to promote the Piñata Bash 5K throughout the community and hope to see a great turnout.

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

DISCUSSION: Adelaida Cordero, Director of Human Resources, recently presented a proclamation designating March 2026 as Procurement Month. This designation highlights the vital role of procurement in ensuring transparency, efficiency, and the responsible use of public funds. The proclamation recognizes the dedicated work of our purchasing staff and city departments. It emphasizes that while procurement is a complex and highly regulated process, it is essential for supporting good governance, economic development, and maintaining public trust.

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]**

DISCUSSION: Mayor Pro Tem Jesus "Jesse" Ramirez inquired about the project's status. Patrick Willingham, Director of Parks & Recreation, noted that the project is approximately 75% complete and is moving forward following insurance processing. In response to Mayor Pro Tem Ramirez's inquiry regarding a plan for gas prices, Interim City Manager Tirso Garza stated that a plan is being developed. Mayor Pro Tem Ramirez also inquired about the road work on East Sioux Road. The project is ongoing but currently delayed by wet conditions; resurfacing will begin once connections are finalized. Commissioner Marco "Markie" Villegas asked for an update on the playground's water system repairs. Patrick Willingham reported that repairs are nearly complete and additional improvements are underway. Mayor Mario Garza asked about the status on the northside all-inclusive playground, to which Mr. Willingham stated it is 90–95% finished, with a ribbon-cutting expected shortly after final walkthroughs.

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]

DISCUSSION: Monica Gomez, Director of Planning stated At the City Commission Meeting on February 24, 2026, Monica Gomez, Director of Planning, announced that the San Juan City Commission held the first reading of the ordinance regarding a voluntary annexation petition. This is the second public hearing concerning 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's petition for voluntary annexation was previously accepted by the City Commission during its January 13, 2026, meeting. Mrs. Gomez stated that the purpose of this public hearing is to receive public comment regarding the proposed annexation in accordance with the Texas Local Government Code, Chapter 43.

Mayor Mario Garza open the Public Hearing at 6:16 p.m.

Mayor Mario Garza closed the Public Hearing at 6:16 p.m.

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

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]

DISCUSSION: Monica Gomez, Director of Planning stated that 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.

Mayor Mario Garza open the Public Hearing at 6:17 p.m.

Mayor Mario Garza closed the Public Hearing at 6:17 p.m.

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

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]

DISCUSSION: Monica Gomez, Director of Planning stated that 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.

Mayor Mario Garza open the Public Hearing at 6:18 p.m.

Mayor Mario Garza closed the Public Hearing at 6:18 p.m.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (5-0)

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]

DISCUSSION: Monica Gomez, Director of Planning stated that 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.

Mayor Mario Garza open the Public Hearing at 6:19 p.m.

Mayor Mario Garza closed the Public Hearing at 6:19 p.m.

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

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]

DISCUSSION: Monica Gomez, Director of Planning stated that 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.

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

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

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

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]]

DISCUSSION: Monica Gomez, Director of Planning stated that 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.

Mayor Mario Garza open the Public Hearing at 6:21 p.m.

Mayor Mario Garza closed the Public Hearing at 6:21 p.m.

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

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]]

DISCUSSION: Maria L. Beltran stated this was 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. The commission holds a public hearing on a proposed ordinance to increase water and sewer rates, with officials explaining it's the first adjustment since 2009 and necessary to keep up with rising costs, maintain funding eligibility, and support city operations.

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

Stephanie Alvarez expressed opposition to the proposed changes, noting that residential increases of up to 43% and the doubling of some commercial rates are excessive and harmful to the community. During the meeting, Mayor Mario Garza inquired about the last rate adjustment, and Mrs. Beltran confirmed that the City of San Juan has not raised rates since 2009. Mrs. Beltran maintained that current rates remain among the lowest and emphasized that the increases are necessary to meet financial obligations and secure future grants. Additionally, Mae Trevino Anzaldua expressed her opposition to the implementation of smart water meters.

Mayor Mario Garza closed the Public Hearing at 6:33 p.m.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (5-0)

VII. APPOINTMENTS

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

DISCUSSION: Brenda Escalante, City Secretary stated that 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

Mayor Mario Garza made a motion to Kristina Loredo to replace Anaid Saldana and was seconded by Mayor Pro Tem Jesus "Jesse" Ramirez. Motion passed (5-0)

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]

DISCUSSION: Lori Maldonado, Purchasing Agent stated that 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

Mrs. Maldonado stated 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.

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

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]

DISCUSSION: Lori Maldonado, Purchasing Agent stated that 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

Mrs. Maldonado stated staff recommends awarding RFB NO. 26-003-02-19 Annual Aluminum Sulfate/Blends Supply Water Treatment Plant #2 to Chemtrade Chemicals US LLC based on the lowest Unit Price Per LB. noting a slight

price increase from the current contract.

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

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]

DISCUSSION: Maria L. Beltran the discussion centers on approving a budget amendment for the Economic Development Corporation (EDC) to add a communications and marketing specialist position for fiscal year 2025–2026. The amendment includes about $75,000 for salary plus additional costs for benefits like social security, health insurance, retirement, and workers' compensation. Mayor Pro Tem Jesus "Jesse" Ramirez ask for confirmation the role and pay are justified, though the job description wasn't initially attached. Mrs. Beltran stated the position is intended to collaborate with existing staff and contractors to improve marketing efforts, with a plan to evaluate its effectiveness over time. Funding will come from the EDC's fund balance since it wasn't in the original budget.

Mayor Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (5-0)

IX. RESOLUTION

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]

DISCUSSION: Jorge Moya, Assistant Police Chief stated this item involves approving a resolution allowing the police department to apply for and accept potential grant funding from the Office of the Governor for the 2026–2027 LEPA program.

Mayor Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (5-0)

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]

DISCUSSION: Jorge Moya, Assistant Police Chief stated this item concerns approving a resolution for the police department to submit and accept a grant application to the Office of the Governor for the 2026–2027 regular grant program.

Mayor Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (5-0)

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]

DISCUSSION: Maria L. Beltran stated this agreement is to participate in an energy cooperative through an Interlocal Purchasing Agreement and authorized the finance director to execute a contract for electricity services when market rates are favorable. Melissa Rodriguez representative stated that the cooperative enables competitive pricing and purchasing flexibility with no service fees.

Mayor Pro Tem Jesus "Jesse" Ramirez made a motion to approve all items under consent agenda and was seconded by Commissioner Gilbert Garza. Motion passed (5-0)

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

Mayor Pro Tem Jesus "Jesse" Ramirez made a motion to approve all items under consent agenda and was seconded by Commissioner Gilbert Garza. 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 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. **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.**

Commissioner Marco "Markie" Villegas made a motion to enter executive session at 6:54 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (5-0)

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).

Commissioner Marco "Markie" Villegas made a motion to reconvene at 8:59 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (5-0)

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.**

Mayor Pro Tem Jesus "Jesse" Ramirez made a motion to appoint Jose Salinas authorizing the Interim City Manager negotiate employment and was seconded by Mayor Mario Garza. Motion passed (5-0)

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.**

No Action was Taken

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.**

No Action was Taken

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.

Mayor Mario Garza made a motion authorizing the Interim City Manager and City Attorney to proceed as discussed and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (5-0)

XIV. ADJORNMENT

Mayor Pro Tem Jesus "Jesse" Ramirez made a motion to adjourn at 9:01 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 REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, March 24, 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
Rick Palacios, City Attorney

STAFF PRESENT: Ruben Guajardo, City Manager
Brenda Escalante, City Secretary
Chief Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Director of Finance
Christina Perez, Library Director
Monica Gomez, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Alfredo De Leon, Interim Director of Utilities
Mary Enriquez, Court Administrator
Daira Natividad, Interim Director of Information Technology
Patrick Willingham, Director of Parks & 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 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.

No Public Comments

V. PRESENTATIONS:

A. Presentation on a Proclamation Proclaiming the Month of April 2026 as National Cancer Control Month.

DISCUSSION: Mario Lizcano thanked the city commissioners for the opportunity to present the proclamation, which was then read aloud by Mayor Mario Garza.

B. Presentation on the 2026 Community Clean Up Calendar Presented by the Keep San Juan Beautiful Board and the Department of Sanitation. [Israel Garza, Director of Sanitation]

DISCUSSION: Israel Garza, Director of Sanitation, presented the 2026 Community Cleanup calendar. During the presentation, Mayor Mario Garza inquired whether the Keep San Juan Beautiful Board positions had been filled. Mr. Garza noted that while they are still short two staff members, the board remains in good standing.

C. 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, Director of Finance]**
2. **Fire Department Monthly Report. [Tirso Garza, Fire Chief]**
3. **Police Department Monthly Report. [Leandro Sifuentes, Police Chief]**
4. **Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]**
5. **Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]**

No Question or Concerns

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.02; Solid Waste and Stormwater Pollution Prevention, Division 1. Generally, Section 13.02.005 Receptable; Placement of Waste for Collection and Section 13.02.006 Exemptions, Divisions 2. Rate Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule and Divisions 3. Private Collectors to Amend Placement of Waste, Modify Rate and Deposit Fees, Eliminate Private Collections and Other Related Regulations; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and providing for Repealer Clause.

DISCUSSION: Israel Garza, Director of Sanitation, presented proposed amendments to an existing Ordinance to ensure municipal regulations remain current and effective for the community.

Mayor Mario Garza opened the Public Hearing at 6:09 p.m.

Stephanie Alvarez requested clarification regarding fee changes. Mr. Garza clarified that general rates remain unchanged; the amendments specifically address deposit fees for commercial roll-offs and adjustments to two rates for large commercial container pickups. These changes also aim to clarify responsibility for commercial accounts. Mrs. Alvarez also inquired about the city's recycling program. Mr. Garza explained that recycling is a free service for San Juan residents, outlining the scheduled pickup routes and noting that residents not signed up for the service may drop items off at the landfill. Additionally, Mae Anzaldua Trevino asked about the process for metal collection. Mr. Garza stated that a private company is responsible for picking up, weighing, and paying for all collected metal.

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

Mayor Pro Tem, Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

B. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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]

DISCUSSION: Monica Gomez, Director of Planning, presented the first reading of a voluntary annexation ordinance. The property owner submitted a petition for a 6.814-acre tract located approximately 450 feet west of Stewart Road, along the south side of Las Milpas Road. Mrs. Gomez stated that the San Juan City Commission has accepted the petition and held two public hearings in accordance with Chapter 43 of the Texas Local Government Code.

Mayor Mario Garza opened the Public Hearing at 6:17 p.m.

Mayor Mario Garza closed the Public Hearing at 6:17 p.m.

Commissioner Gilbert Garza made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (4-0).

C. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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, as Requested by S&ML Properties, LLC. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning, has presented the first reading of the voluntary annexation ordinance for a 6.039-acre tract located approximately 450 feet west of Stewart Road and 417 feet south of Las Milpas Road. The property owner's petition for voluntary annexation was accepted by the San Juan City Commission. Following two public hearings conducted in accordance with Chapter 43 of the Texas Local Government Code, the City Commission may now consider action on this annexation request.

Mayor Mario Garza opened the Public Hearing at 6:18 p.m.

Mayor Mario Garza closed the Public Hearing at 6:18 p.m.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

D. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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]

DISCUSSION: Monica Gomez, Director of Planning, presented the first reading of an ordinance for the voluntary annexation of a 4.748-acre tract located approximately 450 feet west of Stewart Road and 810 feet south of Las Milpas Road. The San Juan City Commission has accepted the petition and held two public hearings pursuant to Chapter 43 of the Texas Local Government Code. The Commission may now take action on the annexation request.

Mayor Mario Garza opened the Public Hearing at 6:19 p.m.

Mayor Mario Garza closed the Public Hearing at 6:19 p.m.

Mayor Pro Tem, Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

E. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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]

DISCUSSION: Monica Gomez, Director of Planning, has presented the first reading of a voluntary annexation ordinance. The property owner submitted a petition for a 7.708-acre tract of land located approximately 450 feet west of Stewart Road and 395 feet south of Las Milpas Road. The San Juan City Commission has accepted the annexation petition and conducted two public hearings in accordance with Chapter 43 of the Texas Local Government Code. The City Commission may now consider action on this annexation request.

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

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

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

F. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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]

DISCUSSION: Monica Gomez, Director of Planning, has presented the first reading of a voluntary annexation ordinance. The property owner submitted a petition to annex a 5.936-acre tract of land located approximately 450 feet west of Stewart Road and 530 feet south of Las Milpas Road. This petition was accepted by the San Juan City Commission. Following two public hearings conducted in accordance with Chapter 43 of the Texas Local Government Code, the City Commission may now consider action on the annexation request.

Mayor Mario Garza opened the Public Hearing at 6:21 p.m.

Mayor Mario Garza closed the Public Hearing at 6:21 p.m.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion Passed (4-0).

G. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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 Nacional Proveedora de Hortalizas S.A. de C.V. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning, has presented the first reading of a voluntary annexation ordinance. The property owner submitted a petition for the voluntary annexation of a 6.706-acre tract located approximately 450 feet west of Stewart Road, along the south side of Las Milpas Road. The San Juan City Commission has accepted the petition, and two public hearings were conducted in accordance with Chapter 43 of the Texas Local Government Code. The City Commission may now consider action on the annexation request.

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

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

Mayor pro Tem, Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

H. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverage (FB – Food & Beverage Certificate and MB – Mixed Beverages) for On-Premise Consumption at The Post Oak Beer Garden at GW's BBQ, located at 107 N. Nebraska Avenue, as Requested by Post Oak Beer Garden at GW's BBQ, LLC. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning stated that the applicant is proposing to operate a beer garden at GW's BBQ. For this reason, the applicant is requesting a Conditional Use Permit (CUP) to allow the sale of alcoholic and mixed beverages for on-premise consumption as a complement to the food service provided at the establishment.

Proposed Hours of Operation
• Thursday – Saturday: 6:00 p.m. to 12:00 a.m.
• Sunday: 10:00 a.m. to 4:00 p.m.

Mrs. Gomez stated that the applicant will be required to comply with all regulations established by the Texas Alcoholic Beverage Commission (TABC) as well as all applicable City of San Juan ordinances and requirements governing the sale of alcoholic beverages. She stated if failure to comply with one of the listed requirements may result of the revocation of the conditional use permit. Additional permits may be required depending on the type of alcohol sales authorized. Mrs. Gomez stated staff recommends approval of the conditional use permit as presented.

Mayor Mario Garza opened the Public Hearing at 6:24 p.m.

Mayor Mario Garza closed the Public Hearing at 6:24 p.m.

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

I. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property located at 311 N. Standard Avenue, legally described as the W ½ of Lots 17 through 20, Block 17, San Juan Original Townsite Subdivision, as Requested by Ernesto Gonzalez, Jr. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning, reported that the applicant is requesting to rezone the subject property from Single-Family Residence District (R-S) to General Business District (C-2). This change aims to bring the zoning designation into compliance with the property's existing use, as it has operated commercially since the 1980s. While the surrounding area along Standard Avenue is primarily residential and the Hidalgo County Irrigation District No. 2 is located directly in front of the property, the applicant seeks this rezoning to ensure consistency with the current commercial building on-site.

Public hearing notices were published in the local newspaper, and notification letters were mailed to 17 property owners within a 200-foot radius. Two comments were received in opposition to the request. Mrs. Gomez noted that both staff and the Planning and Zoning Commission recommend approval of the request as presented.

Mayor Mario Garza opened the Public Hearing at 6:26 p.m.

Mayor Pro Tem Jesus "Jesse" Ramirez inquired whether this would be considered spot zoning. Mrs. Gomez confirmed it would; however, she noted that the owner has been paying taxes as a commercial entity, and the future land use map can be amended to designate the entire block as commercial.

Mayor Mario Garza closed the Public Hearing at 6:27 p.m.

Mayor Pro Tem, Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

VII. RESOLUTIONS:

A. Consideration and Action on a Resolution Suspending the May 9, 2026, Effective Date of the Rate Increase by Texas Gas Service Company, Under the Gas Reliability Infrastructure Program (GRIP).

DISCUSSION: Brenda Escalante, City Secretary stated staff was recommending the approval of the resolution to suspend the rate increase.

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

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

A. Preliminary Plat Approval with Variances of the DG South Veterans Subdivision being a 1.713-acre tract of land out of Lot 9, San Juan Hacienda Estates, Unit No. 1 Subdivision, located approximately 620 feet South from Moore Rd, along the East side of Veterans Boulevard, as Requested by AEC Engineering, LLC. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning, reported that a developer proposes subdividing a 1.713-acre tract located approximately 620 feet south of Moore Road, along the east side of Veterans Boulevard, for a one-lot commercial subdivision. The proposed lot measures 135 feet by 552.45 feet (74,608 square feet) and includes one access point along Veterans Boulevard. The property is zoned commercial and is located in Flood Zone C. While water service is available from the City of San Juan, sewer services are currently unavailable.

The project engineer has requested the following variances:

- A variance from the water line looping requirement requested by the Fire Department.
- A variance to allow the use of septic tanks due to the lack of sanitary sewer service.
- A variance from the requirement to provide a 15-foot utility easement along the north side of the subdivision.

Mrs. Gomez stated that staff recommends approval of the Preliminary Plat and the requested variances. Mayor Pro Tem Jesus "Jesse" Ramirez inquired whether these requests conflict with the city's master plan. Mrs. Gomez confirmed that they would deviate from the proposed Water and Wastewater Master Plan.

In response to Mayor Pro Tem Ramirez's questions regarding the city's benefit, Carlos Garza, President of AEC Engineering, identified the developer as Dollar General. He noted that the facility will have minimal plumbing needs (two toilets, two sinks, and a mop sink) and, while within the city's CCN, lacks access to sanitary sewer lines. Mr. Garza committed to complying with all state regulations and noted that a provision will be added to the recorded plat

stating the property will abandon the septic system and connect to city services once sanitary lines become available. Regarding the water line, Mr. Garza met with Chief Tirso Garza to discuss installing an additional fire hydrant. Finally, he noted that the current utility easement requirement is excessive, as it would result in a combined 30-foot easement between the properties.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion Passed (4-0).

B. Preliminary Plat Approval with Variances of the Krystal Estates Subdivision being a 1.00-acre tract of land out of Lot 20, Block 8, John Closner Subdivision, located at 200 W. Thelma Street, as Requested by Guajardo Engineering, LLC. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning, has noted that a developer is proposing to subdivide a 1.00-acre tract of land at 200 W. Thelma Street into a two-lot residential subdivision. Both lots will have access to Thelma Street and will measure approximately 96 feet by 225 feet (19,360 square feet). This exceeds the minimum lot size requirements for the current Single-Family Residential District (R-S) zoning. Furthermore, the property is located in Flood Zone "B," indicating minimal flood risk.

The project engineer is requesting the following variance:
• A variance from the requirement to provide a fifteen (15) foot utility easement around the perimeter of the subdivision.

Mrs. Gomez, stated staff and the Planning and Zoning Commission recommend approval of the Preliminary Plat and the requested variance as presented.

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

C. Discussion and Possible Action, if any, Regarding Hidalgo County Elections Department's Request for Early Voting/Election Day Polling Location of the San Juan Fire Station No. 2 for the 2026 Local Entities Elections and Local Entities Runoff Elections. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary stated that the Hidalgo County Elections Department is requesting the use of San Juan Fire Station No. 2 for the upcoming 2026 Local Entities Elections and Runoff Elections.

The schedule is as follows:

Local Entities Election

- Early Voting: April 20th – April 28th (Tuesday to Tuesday)
- Election Day: May 2nd (Saturday)

Runoff Election

- Early Voting: June 1st – June 9th
- Election Day: June 13th (Saturday)

Mayor Pro Tem, Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

D. Consideration and Approval of the Annual Audited Financial Report for the Fiscal Year September 30, 2025. [Maria L. Beltran, Director of Finance]

DISCUSSION: Maria L. Beltran stated that this item was for the approval of the annual financial report for the fiscal year ending September 30, 2025. Mrs. Beltran introduced Mr. Garcia from Garcia & Pena CPA, who was present to

answer questions. Mrs. Beltran also noted that there were no findings.

Mayor Pro Tem, Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

IX. CONTRACTUALS

A. Consideration and Action, if any, to Approve an Agreement Between the City of San Juan and TRB Capital Markets, LLC for Municipal Advisory Services. [Maria L. Beltran, Director of Finance]

DISCUSSION: Maria L. Beltran, Director of Finance stated this item is to approve the updated name change agreement between the City of San Juan and TRB Capital Markets, LLC previously under Estrada Hinojosa.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

X. CONSENT AGENDA

A. Consider Approval of the Tax Collection Report for the Month of February 28, 2026. [Maria L. Beltran, Director of Finance]

B. Budget Expenditure Report — January 31, 2026. [Maria L. Beltran, Director of Finance]

C. Consider Approval of City Commission Meeting Minutes:
- February 11, 2026

Mayor Pro Tem, Jesus "Jesse" Ramirez made a motion to approve all the items under consent agenda and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

XI. EXECUTIVE SESSION:

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

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Litigation Concerning an Employment Contract.

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

Mayor Pro Tem, Jesus "Jesse" Ramirez made a motion to enter executive session at 6:44 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (4-0).

XII. 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).

Commissioner Gilbert Garza made a motion to reconvene at 7:21 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (3-0)

1. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Litigation Concerning an Employment Contract.**

Commissioner Mario Cantu made a motion as discussed and was seconded by Commissioner Gilbert Garza. Motion passed (3-0)

2. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: City Manager**

No Action was Taken

XIII. ADJORNMENT

Commissioner Gilbert Garza made a motion to adjourn at 7:22 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (3-0)

CITY OF SAN JUAN, TEXAS

_____
Mario Garza, Mayor

ATTEST:

_____
Brenda Escalante, City Secretary