



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, May 12, 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 of the PSJA Service Unit Girl Scouts Expressing Appreciation to City of San Juan for serving as a Program Partner.
- B. Presentation of the Scholarship Award by the City of San Juan Miss San Juan Scholarship Pageant Board.
- C. Presentation on a Proclamation Proclaiming May 11–16, 2026, as National Police Week. [Leandro Sifuentes, Chief of Police]
- D. 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 and Recreation]
 - 3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
 - 4. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Second 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]
- B. 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. **Tabled.** [Monica Gomez, Director of Planning]
- C. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending the Code of Ordinances of the City of San Juan, Chapter 1 General Provisions, Article 2 Administration,

Division 4. City Commission, Section 1.02.092 Procedures by adding Paragraph (k) to Provide the City Commission Meeting Date and Time; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.

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

- A. Discussion and Possible Action, if any, to Award RFB NO. 26-004-05-07 Street Improvements Project Nebraska Ave & Douglas Street to the Most Responsive and Responsible Bidder. [Lori A. Maldonado, Purchasing Agent]

VIII. CONTRACTUALS

- A. Consideration and Action, if any, on a Interlocal Cooperation Agreement Between Hidalgo County Precinct 2 and the City of San Juan for Contribution in the Amount of \$250,000.00 for the Northside Park. [Patrick Willingham, Director of Parks and Recreation]

IX. CONSENT AGENDA

- A. Consider the Second and Final Reading of the Ordinance Regarding the Rezoning Request from the Single-Family Residence District (R-S) to the General Business District (C-2) of a 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision, Located at the Southeast Corner of Sioux Road and Veterans Boulevard, as Requested by James C. Keller. [Monica Gomez, Director of Planning]
- B. Consider Approval of City Commission Meeting Minutes:
 - February 26, 2019
 - November 25, 2025

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).
 - 1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Website Content Requirements

XI. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action, if any, in

Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Website Content Requirements

XII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 6th day of May 2026 at 8:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

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

OFFICE OF THE CITY SECRETARY



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 05/04/2026

SUBJECT: Presentation of the PSJA Service Unit Girl Scouts Expressing Appreciation to City of San Juan for serving as a Program Partner.



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 05/06/2026

SUBJECT: Presentation of the Scholarship Award by the City of San Juan Miss San Juan Scholarship Pageant Board.



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: 04/27/2026

SUBJECT: Presentation on a Proclamation Proclaiming May 11–16, 2026, as National Police Week. [Leandro Sifuentes, Chief of Police]

Chief Sifuentes will represent the San Juan Police Department on the National Police Week proclamation.



PROCLAMATION

National Police Week

May 11 - 16, 2026

WHEREAS, in 1962, President Kennedy proclaimed May 15th, as National Peace Officers Memorial Day and the calendar week in which May 15th falls, as National Police Week. Established by a joint resolution of Congress in 1962, National Police Week pays special recognition to law enforcement officers who have lost their lives in the line of duty for the safety and protection of others. There are approximately 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the San Juan Police Department; and

WHEREAS, the San Juan Police Department plays an essential role in safeguarding the rights and freedoms of all members of the community; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the San Juan Police Department unceasingly provide this vital public service.

NOW, THEREFORE, Be It Resolved, that I, **Mario Garza**, by the power vested in me as Mayor of the City of San Juan, along with **Mayor Pro-Tempore Jesus "Jesse" Ramirez, Commissioner Mario Cantu, Commissioner Gilbert Garza and Commissioner Marco "Markie" Villegas** hereby declare May 11-16, 2026 as **National Police Week** and May 15th as **Peace Officer Memorial Day**. Accordingly, the City Commission formally recognizes the thirty-seven sworn members of the San Juan Police Department for their faithful and loyal devotion to their responsibilities and their dedication to the community.

BE IT FURTHER RESOLVED, that the San Juan City Commission calls upon all citizens to join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens. The San Juan City Commission publicly salutes the service of law enforcement officers in our community and in communities across the nation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of San Juan to be affixed on this 12th day of May 2026.

CITY OF SAN JUAN, TEXAS

ATTEST:

Mario Garza, Mayor

Brenda Escalante, City Secretary



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Monica Gomez, Director of Planning and Zoning

DATE: 04/28/2026

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

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

- 85 building permits were issued during the month of April with a \$3,303,521.21 in total valuation.
- 109 garage sale permits were issued with \$1,635.00 in total valuation.
- We provided customer service and support to 678 people and handled approximately 1,120 calls.
- The building inspectors conducted approximately 374 inspections.
- 18 building permits were issued for new houses with \$2,853,690.00 in total valuation.

HEALTH DIVISION

Inspections: 27
Permits Issued: 18
Valuation: \$1,900.00

CODE ENFORCEMENT

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

Business Permits: 34
Valuation of business permits renewed: \$1,700.00

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

Officer Rodriguez

- Weedy Lots: 26
- Work orders: 9
- Garage Sale w/o permit: 17
- Banners & Temporary signs: 2
- Building w/o permit: 1
- Certified Letters: 19
- Abandoned cars: 23
- Expired Business permit: 2
- Occupational Inspection: 9

Officer Munoz

- Illegal Dumping: 5
- Work orders: 6
- Weedy Lots: 38
- Garage Sale w/o permit: 15
- Rubbish: 5
- Building without permit: 4
- Certified Letters: 25
- Abandoned cars: 7
- Commercial abandoned vehicles: 3
- Occupational Inspection: 29

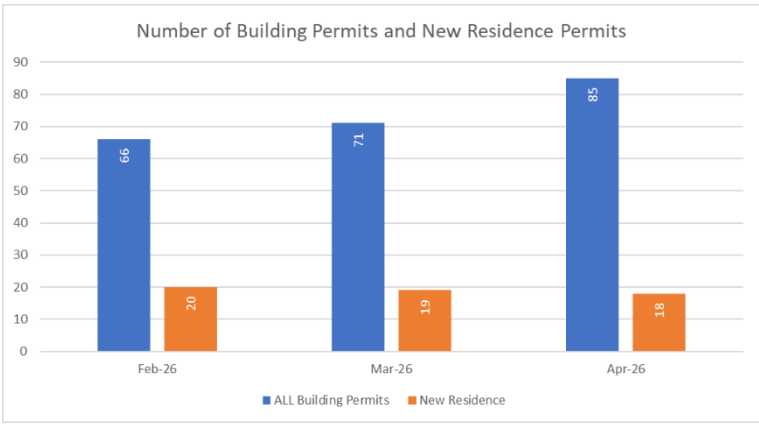
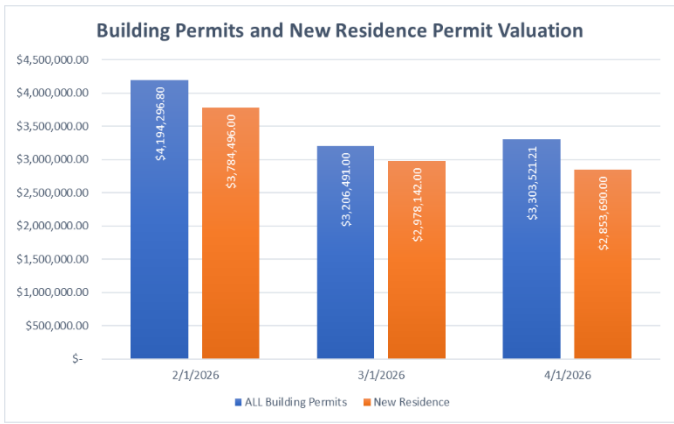
Officer Cavazos

- Weedy Lots: 26
- Work orders: 1
- Garage Sale w/o permit: 4
- Rubbish: 1
- Foul Order: 1
- Building without permit: 1
- Commercial abandoned vehicles: 16
- Follow up: 2
- Occupational Inspection: 8
- Expired Business permit: 6

NEW BUSINESSES OPENING IN THE CITY DURING THIS MONTH

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

- Smoke King 1208 N. Raul Longoria Road Suite B
- Perro Chismoso 956 2209 N. Raul Longoria Roa Suite 2
- Coffee Donuts & Tea 3306 N. Raul Longoria Road Suite 6
- Sonriele a la Vida 101 Alta Street
- Aurora Coffee Shop 101 Alta Street
- McKenzy & Co. Luxury Pet Store 4306 N. Raul Longoria Suite 3





**PLANNING AND ZONING COMMISSION
 APRIL 16, 2026
 SAN JUAN CITY HALL - EOC ROOM
 512 S. NEBRASKA AVENUE
 SAN JUAN, TX 78589
 6:00 P.M.**

P&Z PRESENT

Valerie Cardenas
 Irma Castillo
 Martin Gamboa
 Daniel Garza
 Mark Salinas
 Eliza Yzaguirre

P&Z ABSENT

Luis Mancillas

STAFF PRESENT

Monica Gomez
 Clarissa Aviles

GUESTS PRESENT

Gerardo Benavides
 Alan Andrade
 Brandy Andrade
 Cristo Calderon
 David Mata Hernandez
 Dewayne Warden
 Mae Trevino
 Georgina Garza de Lujan
 Jesus Villescas Jr.
 Aleida G. Villescas

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – March 12, 2026

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

3. PUBLIC HEARINGS

3.1 Rezoning Request

From Single-Family Residence District (R-S) to General Business District (C-2)

Location: 1307 S. Nebraska Avenue

Legal: the North 70 feet of the West 130 feet of the West 200 feet of Lot 10, Block L, San Juan Original Townsite

Applicant: David Mata Hernandez

REVIEW COMMENTS:

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.

FINAL RESOLUTION OF REQUEST & COMMENTS:

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.

3.2 Rezoning Request

**From Light Industrial District (L-1) to Single-Family Residence District (R-S)
Location: 300 feet West of Nebraska Avenue, along the South side of Conway Road
Legal: Lot 30, San Juan Hacienda Estates Unit No. 1 Subdivision
Applicant: Indio Gomez, LLC.**

REVIEW COMMENTS:

Ms. Aviles explained that item 3.2 and 3.3 is the same request by the same applicant requesting that the property be rezoned from Light Industrial District (L-I) to Single-Family Residence District (R-S). They are presented as different agenda items because of their legal description. Around the year 2000, Conway Road was designated as an industrial corridor. The southwest corner lot at Nebraska Avenue and Conway Road is owned by AEP and future plans include a substation. Notice of the public hearing was published in the local newspaper, and notification letters were mailed to five (5) property owners. No comments were received on this request. Staff recommended denial of the rezoning request as presented.

Chairwoman Cardenas opened the public hearing at 6:19 p.m.

Mr. Gerardo Benavides, Project Engineer, explained the history of the property and the purpose of the rezoning request. He stated that his client intends to purchase two lots, each approximately 3.75 acres, to construct a single-family residence on each. He noted that they are aware of the need to extend utility lines to serve the properties and indicated that they may request a variance to allow the installation of septic systems.

Commissioner Yzaguirre asked for confirmation on the property that AEP owns and the plans they have. Ms. Aviles responded that the property located at the southwest corner of Nebraska Avenue and Conway Road is owned by AEP, which is proposing to construct a substation on the site.

Commissioner Garza asked for the existing infrastructure in the area.

Ms. Gomez explained that, since the property is currently undeveloped, the property owner will be responsible for extending utility lines and complying with Fire Department requirements at their own expense. She further stated that no additional variances will be granted for septic systems or water line looping, as the Master Plan is scheduled to be presented for approval at the next City Commission meeting.

Mr. Benavides, stated that he would like the Master Plan to be reviewed prior to its presentation before the City Commission.

Chairwoman Cardenas closed the public hearing at 6:36 p.m.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Gamboa made a motion to approve the rezoning request as presented. Commissioner Garza seconded the motion. The motion passed with a 4–2 vote. Chair Cardenas and Vice Chair Castillo voting in opposition.

3.3 Rezoning Request

From Light Industrial District (L-1) to Single-Family Residence District (R-S)

Location: at the Northwest corner of Nebraska Avenue and Hall Acres Road

Legal: Lot 32, San Juan Hacienda Estates Unit No. 1 Subdivision

Applicant: Indio Gomez, LLC.

REVIEW COMMENTS:

No discussion took place on this item, as it had been addressed during the previous agenda item.

FINAL RESOLUTION OF REQUEST & COMMENTS:

Commissioner Gamboa made a motion to approve the rezoning request as presented. Commissioner Garza seconded the motion. The motion passed with a 4–2 vote. Chair Cardenas and Vice Chair Castillo voting in opposition.

3.4 Rezoning Request

From Single-Family Residence District (R-S) to General Business District (C-2)

Location: at the Southeast corner of Veterans Boulevard and Sioux Road

Legal: 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision

Applicant: James C. Keller

REVIEW COMMENTS:

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.

FINAL RESOLUTION OF REQUEST & COMMENTS:

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.

3.5 Conditional Use Permit

**For the Sale of Alcoholic Beverages (*BG – Wine and Malt Beverage Retail Dealer’s On-Premise Permit*)
“Vapes and Smoke Shop El Primo”
3306 N. Raul Longoria Road, Suite 5
Lots 6 through 10, Block 1, South Ridge Estates Subdivision
Applicant: Georgina Garza de Lujan**

REVIEW COMMENTS:

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.

FINAL RESOLUTION OF REQUEST & COMMENTS:

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.

4. NEXT MEETING - TBD

5. ADJOURNMENT

There being no further items to discuss, Vice Chair Castillo made a motion to adjourn; Commissioner Gamboa second the motion. The meeting was adjourned at 6:50 p.m.

City of San Juan, Texas

Valerie Cardenas, Chairwoman
Planning and Zoning Commission

Attest:

Monica Gomez
Director of Planning



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Patrick Willingham, Director of Parks and Recreation

DATE: 04/30/2026

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

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

Parks Division-

- Parks staff has been maintaining the fields in preparations for the PONY Baseball/Softball season.
- Parks Staff continues to maintain the grounds of our city parks, land scaping departmental buildings and other assigned areas through-out the City.
- Park preparations are ongoing for the upcoming PONY Baseball/Softball Season.
- Repairs are ongoing for Liberty Park
- Trees have been planted at Woodmen of the World Park and Aldrige Park
- Wednesday, April 1, 2026 PONY Opening Ceremonies for baseball and softball was held at Municipal Park from 6 pm – 7 pm
- Thursday, April 16, 2026, Patrick Willingham and I hosted the Friendly City 5K Run logistics meeting with multiple city departments and including our Parks & Recreation Supervisors Nick Salazar and Alex Lopez.
- Wednesday, April 22, 2026, Nick Salazar attended a Grainger Video Conference in regards to possibly having an onsite vending machine type for quick supplies.
- Saturday, April 25, 2026, Friendly City 5K Run, Fun Run and Bike Ride. There was a total of 355 registered participants in all three events. Staff assisted in the set-up, street closures, race course and clean up.
- The New Parks & Recreation Facility tentative grand opening date Wednesday, May 6, 2026 at 5:30 pm.

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Recreation Division-

- Staff has been assisting opening and closing the weekday and weekend rentals
- PONY Baseball ages 3-14 and Softball ages 5-14 currently there is 38 Baseball teams and 16 Softball teams for a total of 54 teams.
- Volunteers Coaches and Staff are currently practicing and coaching with all baseball/softball teams.
- Wednesday, April 1, 2026 PONY Opening Ceremonies for baseball and softball was held at Municipal Park from 6 pm – 7 pm
- Thursday, April 9, 2026 at 7 pm Pack the House Softball PSJA HS vs Edinburg HS. All PONY softball players and coaches could enter free with their team jersey. Alexa Garza and staff attending the event with players and coaches.
- Thursday, April 16, 2026, Patrick Willingham and I hosted the Friendly City 5K Run logistics meeting with multiple city departments and including our Parks & Recreation Supervisors Nick Salazar and Alex Lopez.
- Wednesday, April 22, 2026, Ramiro Moreno attended a Grainger Video Conference in regards to possibly having an onsite vending machine type for quick supplies.
- Friday, April 24, 2026, Staff attended the PSJA ISD Special Abilities from 5 pm – 8 pm
- Saturday, April 25, 2026, Friendly City 5K Run, Fun Run and Bike Ride. There was a total of 355 registered participants in all three events. Staff assisted in the setup, street closures, water station and cleanup of the facility. Alex Lopez assigned staff to cover the areas.
- Tuesday, April 28, 2026, Alexa Garza attended the PONY International Softball Meeting held at the McAllen Brand Center. City of San Juan will host the 8U Softball Tournament.
- The New Parks & Recreation Facility tentative grand opening date Wednesday, May 6, 2026 at 5:30 pm.

Building Maintenance Division-

- Staff has continued daily and weekly cleaning, repairing, and maintaining all city buildings. Along with coordinating the Amigo del Valle Rentals, City Hall EOC Room, Library set-ups for weekly meetings as needed
- Regular care & preventative maintenance of A/C at City Buildings
- Monthly city hall elevator test is conducted by Eduardo Guajardo
- Wednesday, April 1, 2026 PONY Opening Ceremonies for baseball and softball was held at

Municipal Park from 6 pm – 7 pm

- Wednesday, April 22, 2026, Ruben Martinez attended a Grainger Video Conference in regards to possibly having an onsite vending machine type for quick supplies.
- Saturday, April 25, 2026, Friendly City 5K Run, Fun Run and Bike Ride. There was a total of 355 registered participants in all three events. Staff assisted in the cleanup of the facility.
- The New Parks & Recreation Facility tentative grand opening date Wednesday, May 6, 2026 at 5:30 pm.

San Juan Parks & Recreation Advisory Board- No Meeting due to no quorum.

San Juan Police Athletic League (PAL)- Meeting was held Wednesday, April 15, 2026 at 6 pm



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

MEMORANDUM

TO: Ruben Guajardo, City Manager
FROM: Israel Garza, Sanitation Director
DATE: 05/01/2026
SUBJECT: Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]

April 2026 Report

Sanitation Department (April 2026)

- Solid Waste Collection ran on schedule all month
- Brush Pickup ran on schedule all month
- Drop off Site: 972
- Residential: 1,273.40 Tons
- Commercial: 747.78 Tons
- Roll-Off Containers: 370.42 Tons/188 loads
- Brush: 92.40 Tons/180 loads of brush

Recycling (April 2026)

- Cardboard: 21.30 tons/\$1,382.54
- Curbside: 5.20 tons
- Mix White Paper: 0.00 tons/\$0.00
- Batteries: 0.00 tons/\$0.00
- Metal: 2.43 tons/\$243.50
- Books: 0.00 tons/\$0.00
- Tin Cans: 0.00 tons/\$0.00
- Plastic: 0.00 tons/\$0.00
- E-Waste: 0.00 tons/\$0.00

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- Aluminium: 0.00 tons/\$0.00

Total Tons/Revenue: 28.93 tons/\$1,626.04

- Savings of: \$501.40
- Walk-Ins: 350

Code Enforcement – Esteban Garcia (April 2026)

- Violation Notice Issued: 20
- Illegal Dumping: 31
- Contact People: 23
- Construction Material: 12
- Tire: 0
- Total Revenue: \$2,282.81

Code Enforcement – Ruben Navarro (April 2026)

- Violation Notice Issued: 30
- Illegal Dumping: 27
- Contact People: 25
- Construction Material: 6
- Tires: 25
- Total Revenue: \$166.65

Central Garage (April 2026)

- 55 Total Work Orders Created
- 49 Closed Work Orders
- 6 Pending Work Orders - See Attachment
- 6 Residential Side Loaders operating
- 1 Commercial Side Loaders operator
- 2 Commercial Front Loaders operator
- 2 Brush Truck Operating
- 1 Brush Tractor (Grapple) Operating
- 3 Brush Grapple Trucks Operating
- 2 Roll-off Trucks Operating



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

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Christina Perez, Director of Library

DATE: 04/30/2026

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

Enclosed is the April Monthly Report including statistics and programs:
For the month of April, we had 1,933 visitors. The library checked out a total of 428 physical items for both adult and children. We had 9 in-house circulation items. We requested and received twenty-seven (27) Interlibrary Loans (ILL). We had 58 new patrons added to our circulation system. We helped the public with an estimated 526 reference/informational questions. We had 16 fax transactions. The monthly amount deposited was \$1,121.83 both fines and fees.

Please see the attached statistical report.

During the month of April

- Hosted Pics with Easter Bunny Event
- Started Parent Workshop partnering with Professor Belinda Rivas from UTRGV
- Hosted Boba Slime Dia de los Niños event
- Participated in UMOS Head Start Health Fair
- Hosted Toddler Time at UMOS Head Start
- Attended PSJA All Abilities Walk
- Attended Hidalgo County Library System Meeting
- Managed the day-to-day operations of the San Juan Memorial Library

Meetings to be held in May 2026

Multipurpose Room

Rio Grande Early Childhood Assoc, May 2nd

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

Lions Club, May 2nd

Keep San Juan Beautiful, May 6th

Vanguard Academy Mentor Meeting, May 7th

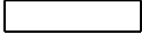
City Commission, May 12th & 26th

Vanguard Superintendent Parent Meeting, May 14th
Parent

Training Room:

Library Board, May 6th

Parent Behavioral Workshop, May 7th, 14th, 21st, & 28th



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2026

Hold a Second 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 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 Extraterritorial Jurisdiction (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 first public hearing was held at the City Commission Meeting on April 28, 2026.

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. 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 second 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



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 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 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 CONVEYED 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





**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 2 nd Public Hearing is published in the local newspaper.
Tuesday, May 12, 2025	City Commission holds 2 nd public hearing on Voluntary Annexation.
Tuesday, May 26, 2026	First Reading: City Commission Approves Voluntary Annexation Ordinance.
Tuesday, June 9, 2026	2 nd 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
MAY 12, 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. *Tabled.* [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
“VAPES AND SMOKE SHOP EL PRIMO”
MAY 12, 2026**

PAGE 1

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.

**CONDITIONAL USE PERMIT
“VAPES AND SMOKE SHOP EL PRIMO”
MAY 12, 2026**

PAGE 3

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 COMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to 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. PUBLICATION AND EFFECTIVE DATE CLAUSE. This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 12th day of May, 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

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 10AM a 12AM con la unica excepcion del Sabado que SERA Remos a La 1AM. 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 Juan

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
MAY 12, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Amending the Code of Ordinances of the City of San Juan, Chapter 1 General Provisions, Article 2 Administration, Division 4. City Commission, Section 1.02.092 Procedures by adding Paragraph (k) to Provide the City Commission Meeting Date and Time; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause.

STAFF COMMENTS AND RECOMMENDATIONS:

The Charter of the City of San Juan requires the City Commission to meet regularly at least once per month at times and places prescribed by the Commission.

Currently, regular meetings are held on the second or fourth Tuesday of each month at 6:00 p.m. The City Commission now intends to amend the official meeting time from 6:00 p.m. to 5:30 p.m.

RECOMMENDATION:

As recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SAN JUAN, CHAPTER 1 GENERAL PROVISIONS, ARTICLE 2 ADMINISTRATION, DIVISION 4. CITY COMMISSION, SECTION 1.02.092 PROCEDURES BY ADDING PARAGRAPH (K) TO PROVIDE THE CITY COMMISSION MEETING DATE AND TIME; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR REPEALER CLAUSE.

RECITALS

WHEREAS, the Charter of the City of San Juan provides that the City Commission shall meet regularly at least once in every month at such times and places as the Commission may prescribe by rule.; and

WHEREAS, currently the City Commission holds its regular meeting on the second or fourth Tuesday of each month at 6:00 p.m.; and

WHEREAS, the City Commission desires to amend the time of its regular meeting from 6:00 p.m. to 5:30 p.m.

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

SECTION 1. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter 1 General Provisions, Article 2 Administration, Division 4. City Commission, Section 1.02.092 Procedures by adding Paragraph (k) titled Meeting Date and Time as added in the underlined and highlighted language below:

§ 1.02.092. Procedures.

- (a) The order of any meeting shall follow the order of the posted agenda. However, the governing body, by motion and majority approval, shall have the sole authority to vary the order of procedure in order to expedite the proceedings.
- (b) No person shall address the governing body without first being recognized by the governing body, by motion and majority approval.
- (c) Any person, either individually or in a representative capacity, shall not address the governing body on an agenda item that is under consideration by the governing body unless recognition is allowed as specified in subsection (b) of this section.
- (d) Any member of the governing body may make a motion pertaining to the subject matter of such agenda. All motions, authorizations, decisions, and actions, except those requiring a greater number as set out in the charter or under state law, shall be approved by a majority vote of the governing body so voting thereon.
- (e) Any posted meeting of the governing body may be recessed to another time and place for the purposes of consideration and action on any items not acted on during

- such meeting by majority vote of the governing body.
- (f) Each person addressing the governing body shall give his name and address in an audible tone of voice for the record, state the subject he wishes to discuss, state who/whom the person is representing if representing an entity, organization or other persons. All remarks shall be addressed to the governing body as a whole and not to any member thereof. No person shall be permitted to enter into any discussion, either directly or through a member of the governing body. No question may be asked a member of the governing body, or a member of the city staff, without the permission of the governing body, by motion and majority approval.
 - (g) In order to expedite matters and to avoid repetitious presentations, whenever any identifiable group of persons wishes to address the governing body on the same subject matter, it shall be proper for the governing body to request that a spokesman be chosen by the group to address the governing body and, in cause additional matters are to be presented by any other member of such group, to limit the number of such persons addressing the board.
 - (h) After a motion has been made or a public hearing has been closed, no member of the public shall address the governing body on the matter under consideration without first securing permission to do so by a majority vote of the governing body.
 - (i) Any person, business, corporation, or other entity that desires to solicit services to the city shall not use a public hearing agenda item for discussion or consideration of such services. The governing body will consider solicitations only if placed on the agenda and, if applicable, after such legal requirements have been satisfied for the purchasing and contracting of such services.
 - (j) Should the governing body deem it appropriate, any portion of any regular meeting may be dedicated to recognizing comments from the general public. Any agenda item authorizing such public comments shall be the last item on any regular meeting's agenda.
 - (k) **Meeting Date and Time:** The City Commission shall hold its regular meeting on the second or fourth Tuesday of each month at 5:30 p.m. All other special meetings shall be held at the meeting date and time called by the Mayor or in accordance with the City Charter.

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

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

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

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

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

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

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

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2026

Discussion and Possible Action, if any, to Award RFB NO. 26-004-05-07 Street Improvements Project Nebraska Ave & Douglas Street to the Most Responsive and Responsible Bidder. [Lori A. Maldonado, Purchasing Agent]

STAFF COMMENTS AND RECOMMENDATIONS:

On April 22, 2026 and April 29, 2026 Staff solicited bids for RFB NO. 26-004-05-07 Street Improvements Project Nebraska Ave & Douglas Street. On April 28, 2026 a pre-bid conference was held and a bid opening was held on May 7, 2026. A total of four bids were received from the following contractors:

RDH SITE & CONCRETE - PHARR, TX
2GS LLC dba EARTHWORKS ENTERPRISE - PENITAS, TX
ELITE GRADING AND PAVING LLC - PHARR, TX
RENOWORKS - EDINBURG, TX

RECOMMENDATION:

After review of the tabulated items, references and information provided in each bid packet, LeFevre Engineering recommends awarding RFB NO. 26-004-05-07 Street Improvements Project to Elite Grading and Paving, LLC with the Low Bid Amount of \$447,027.70.

PREPARED BY:

Lori Maldonado,
Purchasing Agent

APPROVED BY:

Ruben Guajardo, City
Manager

May 7, 2026

Lori Maldonado
Director of Purchasing
City of San Juan
512 S. Nebraska Ave
San Juan, Texas 78589

Re: City of San Juan – Streets Improvements Project – Nebraska Ave & Douglas Street – Letter of Recommendation – via email

Dear Mrs. Maldonado:

On Thursday, May 7, 2026, bids were received and opened for the City of San Juan Street Improvements Project – Nebraska Ave & Douglas Street located in San Juan, Texas. A total of four (4) bids were received, in which LeFevre Engineering, PLLC reviewed the documents submitted by the Contractors bid proposal.

In review of the tabulated items, references and information provided in each bid package, LeFevre Engineering recommends:

Elite Grading and Paving, LLC with Low Bid in the amount of

Base Bid - \$447,027.70

According to documentation provided and certified by the Contractor, there were no items listed in for previous litigation. Additionally, the most recent road improvements project (Ridge Road) was performed for the City of San Juan by Elite Grading & Paving, and according to Mr. Israel Garza, the work was satisfactory.

Additionally, they have performed the following projects in San Juan:

1. Tierra De Palmas Subdivision Street Rehabilitation – San Juan
2. 2023 Urban County San Juan Street Improvements Project
3. Ridge Road and The Grove Subdivision Street Improvements – San Juan

I also noticed that they have performed CDBG projects and Hidalgo County Urban County Projects and I am personally aware of the project requirements for those types of projects.

Should you have any questions or concerns, please do not hesitate to contact our office at (956) 540-9428.

Respectfully,



Richard LeFevre, PE
Project Engineer

Attachment(s): Official Bid Tab – San Juan Street Projects
Plan Holders List

Cc: Mr. Ruben Guajardo, City Manager, City of San Juan (via email)
Marissa LeFevre, LeFevre Engineering (via email)
Mr. Isreal Garza, City of San Juan (via email)



BID OPENING: MAY 7, 2026 @ 10AM LOCATION: CITY OF SAN JUAN
CITY HALL CONFERENCE ROOM

RDH Site & Concrete, LLC

2GS LLC DBA Earthworks Enterprise

REWORKS, LLC

ELITE GRADING & PAVING, LLC

ITEM NO.	DESCRIPTION	EST. QNTY.	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Street Improvements Project - Nebraska Ave & Douglas Street											
General Project											
1-1	Mobilization; bonding, not to exceed 3% of total project	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 15,000.00	\$ 15,000.00	\$ 20,566.16	\$ 20,566.16	\$ 12,000.00	\$ 12,000.00
1-2	Installation and maintenance of barricades, signs and traffic handling as per contractor Traffic Control Plan.	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 14,000.00	\$ 14,000.00	\$ 21,000.00	\$ 21,000.00	\$ 4,000.00	\$ 4,000.00
1-3	Erosion Control for inlets and Project; complete in place as per plans and specification	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,300.00	\$ 1,300.00	\$ 4,250.00	\$ 4,250.00	\$ 2,000.00	\$ 2,000.00
Total General Project				\$	8,500.00	\$	30,300.00	\$	45,816.16	\$	18,000.00
Nebraska Ave - Reconstruction											
2-1	Place 3-inch Hot Mix Asphalt Concrete Type "D" (3-inch compacted thickness) to a width according to the plans and specifications; complete in place.	SY	17075	\$ 17.50	\$ 298,812.50	\$ 23.00	\$ 392,725.00	\$ 23.00	\$ 392,725.00	1.64 (INCORRECT UNIT PRICE) \$16.40	\$ 280,020.80
2-2	Prime Coat (MC-30) (0.2 GAL/SY), according to the plans and specifications; complete in place.	GAL	3415	\$ 7.50	\$ 25,612.50	\$ 6.00	\$ 20,490.00	\$ 9.00	\$ 30,735.00	\$ 7.96	\$ 27,183.40
2-3	7-inch Scarify Existing Caliche Base, Subgrade (where needed) and Cold Mill Asphalt; remove material and rework with removed millings and removed flex-base to a mix ratio of 2:1 as per geotech report, (4-inch to 5-inch compacted thickness) to a width according to the plans and specifications complete in place.	SY	17086	\$ 7.00	\$ 119,602.00	\$ 4.50	\$ 76,887.00	\$ 10.00	\$ 170,860.00	\$ 4.10	\$ 70,052.60
2-4	Pavement Markings - REFL PAV MARKINGS TYPE 1 - CROSSWALK, TURNING LANE, STOP, CROSSWALK, SHOULDER AND DOUBLE NON-TURNING LANE; and others needed as per plans and specifications; complete in	LS	1	\$ 17,500.00	\$ 17,500.00	\$ 13,500.00	\$ 13,500.00	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00

ITEM NO.	DESCRIPTION	EST. QNTY.	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Street Improvements Project - Nebraska Ave & Douglas Street											
2-5	Sewer Mahole Adjustments with approved concrete collars; replace 5x5' concrete apron with No. 4 rebar; as per plans and	EA	7	\$ 1,250.00	\$ 8,750.00	\$ 1,000.00	\$ 7,000.00	\$ 1,200.00	\$ 8,400.00	\$ 350.00	\$ 2,450.00
2-6	Stormwater Grate Inlets Adjustments; complete in place	LS	1	\$ 1,250.00	\$ 1,250.00	\$ 3,400.00	\$ 3,400.00	\$ 1,200.00	\$ 1,200.00	\$ 800.00	\$ 800.00
2-7	Water Valve Adjustments; as per plans and specifications complete in place.	EA	2	\$ 1,100.00	\$ 2,200.00	\$ 800.00	\$ 1,600.00	\$ 250.00	\$ 500.00	\$ 300.00	\$ 600.00
Total Nebraska Ave				\$	473,727.00	\$	515,602.00	\$	614,420.00	\$	396,106.80
Douglas Street - Overlay											
3-1	Place 2-inch Hot Mix Asphalt Concrete Type "D" (2-inch compacted thickness) to a width according to the plans and specifications; placement of sealant prior to application of asphalt, complete in place.	SY	1445	\$ 12.25	\$ 17,701.25	\$ 14.75	\$ 21,313.75	\$ 17.50	\$ 25,287.50	\$ 11.05	\$ 15,967.25
3-2	Prime Coat (MC-30) (0.2 GAL/SY), according to the plans and specifications; complete in place.	GAL	289	\$ 7.50	\$ 2,167.50	\$ 6.00	\$ 1,734.00	\$ 9.00	\$ 2,601.00	\$ 8.00	\$ 2,312.00
3-3	1-inch Scarify Existing Cold Mill Asphalt; replace with new asphalt to a width according to the plans and specifications complete in place.	SY	1440	\$ 2.50	\$ 3,600.00	\$ 1.75	\$ 2,520.00	\$ 7.00	\$ 10,080.00	\$ 6.14	\$ 8,841.60
3-4	Stormwater Grate Inlets Adjustments; complete in place	EA	2	\$ 1,250.00	\$ 2,500.00	\$ 850.00	\$ 1,700.00	\$ 1,200.00	\$ 2,400.00	\$ 400.00	\$ 800.00
3-5	Stripping and pavement markings as per plans and specifications; complete in place.	LS	1	\$ 12,500.00	\$ 12,500.00	\$ 2,200.00	\$ 2,200.00	\$ 5,500.00	\$ 5,500.00	\$ 5,000.00	\$ 5,000.00
Douglas Street Overlay Total				\$	38,468.75	\$	29,467.75	\$	45,868.50	\$	32,920.85

TOTAL BASE BID
ADDENDUM NO. 1
ADDENDUM NO. 2
SUBMITTED LITIGATION
BID BOND
HARD COPY OF BID

	\$ 520,695.75		\$ 575,369.75		\$ 706,104.66		\$ 447,027.65
	ACKNOWLEDGED		ACKNOWLEDGED		ACKNOWLEDGED		ACKNOWLEDGED
	ACKNOWLEDGED		ACKNOWLEDGED		ACKNOWLEDGED		ACKNOWLEDGED
	SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED
	SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED
	SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED



Plan Holder's List
 City of San Juan Street Project - Nebraska Ave & Douglas Street
 002-2026

Bid Packet No.	Bidder Contact Information (Name, Address, Phone, Fax, Email)	Date of Pick-up	Addendum(s) Issued/Acknowledgement	Notes
1	Renoworks	4/27/2026	Addendums issued via email	Email: normacatalina@renoworksfs.com
2	Earthworks	4/30/2026	Addendums issued via email	Phone: Fax: Email: sergio@2gsllc.com
3	A&A Villa Construction, LLC	4/30/2026	Addendums issued via email	Phone: 956-458-5566 Fax: Email: hvaconstruction20@gmail.com
4	RMB	5/4/2026	Addendums issued via email	Phone: Fax: Email: lily@rbmcontractors.com
5	Elite Grading & Paving	5/4/2026	Addendums issued via email	Email: elitegradingpavingllc@outlook.com
6	RDH Site & Concrete	5/5/2026	Addendums issued via email	Phone: Fax: Email: dianaly@rdhcompany.com
7	LeFevre Engineering	NA	NA	Phone: Fax: Email:



Plan Holder's List
 City of San Juan Street Project - Nebraska Ave & Douglas Street
 002-2026

Bid Packet No.	Bidder Contact Information (Name, Address, Phone, Fax, Email)	Date of Pick-up	Addendum(s) Issued/Acknowledgement	Notes
8	LeFevre Engineering	NA	NA	Phone: Fax: Email:
9	G-8 Utilities	5/6/2026	Addendums issued via email	Email: gabriela.g8utilities@gmail.com

Document 00310

FORM OF PROPOSAL

To: City of San Juan, Texas

Project No.: P189

Project: City of San Juan – Street Improvements Project – Nebraska Ave & Douglas Street

Bidder: RDH Site and Concrete, LLC
[Print or type full name of proprietorship, partnership, corporation, or joint venture]

1.0 OFFER

Having examined the place of the Work and all matters referred to in the Bid Documents, and the Contract Documents prepared by or approved by the Engineer for the named Project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Total Base Bid Price of:

520,695.75 (Dollars)

[Print or type in words, Bidder's Total Bid Price]

(\$ Five Hundred Twenty Thousand Six Hundred Ninety-five Dollars and Seventy-five Cent.)

[Print or type in figures, Bidder's Total Bid Price]

(\$ _____)

[Print or type in figures, Bidder's Base Bid Plus Alternate Bids]

Stipulated Price (Lump Sum) Contract. If the Bid is for a Stipulated Price Contract, the Total Bid Price is the total Stipulated Price offered, including Cash Allowances and Alternate Bids, if any. If there are Cash Allowances, the Total Bid Price includes the Total Cash Allowances amount. If there are Alternate Bids, the Total Bid Price is tabulated in Document 00407 - Schedule of Alternates.

Unit Price or Combination Stipulated Price and Unit Price Contract. If the Bid is for a Unit Price Contract or a combination of Stipulated Price and Unit Price Contract, the Total Bid Price, including Cash Allowances, if any, is tabulated in: Document 00405 - Schedule of Unit Price Work for a Project with no Alternate Bids, or Document 00407 - Schedule of Alternates for a Project with Alternate Bids.

Cash Allowances. All Cash Allowances, totaled in either Document 00405 - Schedule of Unit Price Work, as applicable, and described in the Bid Documents are included in the Total Bid Price.

Changes in Contract Price Due to Variations in Actual Quantities. For items quoted in Document 00405 - Schedule of Unit Price Work, the Total Bid Price is based in whole or in part on the Unit Price multiplied by the quantity for each of the items listed. The Contract Price is subject to change due to variation in the actual quantities of each item in the completed Work in accordance with the Contract Documents.

Alternate Bids. Alternate Bid work, as listed in Document 00407 - Schedule of Alternates and described in the Bid Documents, will be performed for an amount added or deducted to the Total Bid Price for each Alternate Bid that is accepted by the Owner. The Owner may accept or reject any or all Alternate Bids.

Security Deposit. Included herewith is a Security Deposit in the amount of 5 percent of the greatest amount of the Total Bid Price, or Total Alternate Bid Price(s).

Period for Bid Acceptance. This offer shall be open to acceptance and is irrevocable for 60 days from the Bid date. That period may be extended by mutual written agreement of the Owner and the Bidder. After 60 days, the Bidder may withdraw without penalty if no mutual agreement can be reached.

2.0 CONTRACT TIME

If this offer is accepted, Substantial Completion of the Work will be achieved within the time stated in Document 00020 - Notice to Bidders. The Date of Commencement will be established by the Notice to Proceed.

3.0 ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted therein have been considered and all costs relating thereto are included in the Bid Price:

- Addendum No. 1, dated 04/29/2026
- Addendum No. 2, dated 04/29/2026
- Addendum No. _____, dated _____
- Addendum No. _____, dated _____
- Addendum No. _____, dated _____
- Addendum No. _____, dated _____

4.0 SUPPLEMENTS TO THIS BID:

The following Supplements are attached as an integral part of this Bid:

- Document 00405 - Schedule of Unit Price Work, if applicable
- Document 00407 - Schedule of Alternates, if applicable
- Document 00411 - Bid Bond (*Form supplied by Bidder*)
- Document 00420 - Statement of Bidder's Qualifications
- Document 00423 - Certification to Bidder's Experience & Qualifications
- Document 00425 - Equipment & Material Suppliers List

5.0 SIGNATURES:

Bidder: RDH Site and Concrete, LLC
[Please print or type the full name of your proprietorship, partnership, corporation, or joint venture.*]

By: [Signature] 05/06/2026
[Signature]** [Date]

Name: Teresa Puente Controller
[Please print or type name] [Title]

Address: 3809 Clavel St. Suite D
[Mailing]
Palmview, Texas 78572
[Street, if different]

Telephone: 956-279-0494
[Print or type telephone number]

- * *If the Bid is a joint venture, add additional Bid form signature sheets for each member of the joint venture.*
- ** *The undersigned, as bidder, certifies that the only person or parties interested in this proposal as principals are those named herein; that the Bidder has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the Contract for the Project.*

Note: *This document constitutes a government record, as defined by § 37.01 of the Texas Penal Code. Submission of a false government record is punishable as provided in § 37.10 of the Texas Penal Code.*

END OF DOCUMENT

00310-3 of 3

Document 00405

SCHEDULE OF UNIT PRICE WORK

This Document, constitutes a Supplement to Document 00310 - Form of Proposal.
When a Contract is awarded, this Document becomes a supplement to Document 00500 - Form of Agreement between Owner and Contractor.

STANDARD SPECIFICATION

SCHEDULE OF UNIT PRICE WORK

ITEM NO.	DESCRIPTION	EST. QNTY.	UNIT	UNIT PRICE	TOTAL PRICE
Street Improvements Project - Nebraska Ave & Douglas Street					
General Project					
1-1	Mobilization; bonding, not to exceed 3% of total project	LS	1	2,500.00	2,500.00
1-2	Installation and maintenance of barricades, signs and traffic handling as per contractor Traffic Control Plan.	LS	1	5,000.00	5,000.00
1-3	Erosion Control for inlets and Project; complete in place as per plans and specification	LS	1	1,000.00	1,000.00
Total General Project				8,500.00	
Nebraska Ave - Reconstruction					
2-1	Place 3-inch Hot Mix Asphalt Concrete Type "D" (3-inch compacted thickness) to a width according to the plans and specifications; complete in place.	SY	17075	17.50	298,812.50
2-2	Prime Coat (MC-30) (0.2 GAL/SY), according to the plans and specifications; complete in place.	GAL	3415	7.50	25,612.50
2-3	7-inch Scarify Existing Caliche Base, Subgrade (where needed) and Cold Mill Asphalt; remove material and rework with removed millings and removed flex-base to a mix ratio of 2:1 as per geotech report, (4-inch to 5-inch compacted thickness) to a width according to the plans and specifications complete in	SY	17086	7.00	119,602.00
2-4	Pavement Markings - REFL PAV MARKINGS TYPE 1 - CROSSWALK, TURNING LANE, STOP, CROSSWALK, SHOULDER AND DOUBLE NON-TURNING LANE; and others needed as per plans and specifications; complete in	LS	1	17,500.00	17,500.00
2-5	Sewer Mahole Adjustments with approved concrete collars; replace 5x5' concrete apron with No. 4 rebar; as per plans and	EA	7	1,250.00	8,750.00
2-6	Stormwater Grate Inlets Adjustments; complete in place	LS	1	1,250.00	1,250.00
2-7	Water Valve Adjustments; as per plans and specifications complete in place.	EA	2	1,100.00	2,200.00
Total Nebraska Ave				473,727.00	

00405-2 of 3
Addendum No. 2

Douglas Street - Overlay					
3-1	Place 2-inch Hot Mix Asphalt Concrete Type "D" (2-inch compacted thickness) to a width according to the plans and specifications; placement of sealant prior to application of asphalt, complete in place.	SY	1445	12.25	17,701.25
3-2	Prime Coat (MC-30) (0.2 GAL/SY), according to the plans and specifications; complete in place.	GAL	289	7.50	2,167.50
3-3	1-inch Scarify Existing Cold Mill Asphalt; replace with new asphalt to a width according to the plans and specifications complete in place.	SY	1440	2.50	3,600.00
3-4	Stormwater Grate Inlets Adjustments; complete in place	EA	2	1,250.00	2,500.00
3-5	Stripping and pavement markings as per plans and specifications; complete in place.	LS	1	12,500.00	12,500.00
Douglas Street Overlay Total					38,468.75

BASE BID PRICE (Total Unit Prices Plus Cash Allowance, if any)

\$ 520,695.75

Notes:

(1) United States Dollars. In the event of a discrepancy, this column shall govern.

Project: City of San Juan - Street Improvement Project - Nebraska Ave & Douglas Street

Project No. P189 Bidder's Signature: 

Company: RDH Site and Concrete, LLC Name: Teresa Puente

Date: 05/06/2026 Title: Controller

END OF DOCUMENT

00405-3 of 3
Addendum No. 2

STATEMENT OF BIDDER'S QUALIFICATIONS

DOCUMENT 00420

STATEMENT OF BIDDER'S QUALIFICATIONS

BIDDER:

PROJECT NAME:

RDH Site and Concrete, LLC	City of San Juan – Street Improvements Project – Nebraska Ave & Douglas Street
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1. ORGANIZATION

1.1 How many years has your organization been in business as a Contractor? 15 Years

1.2 How many years has your organization been in business under its present business name?
15 Years

1.2.1 Under what other or former names has your organization operated?

1.3 If your organization is a corporation, answer the following:

1.3.1 Date of incorporation: 2014

1.3.2 State of incorporation: Texas

1.3.3 President's name: Rogelio De Hoyos

1.3.4 Vice-president's name(s): _____

1.3.5 Secretary's name: _____

1.3.6 Treasurer's name: _____

1.4 If your organization is a partnership, answer the following:

1.4.1 Date of organization: _____

1.4.2 Type of partnership
(if applicable): _____

1.4.3 Name(s) of general
partner(s): _____

1.5 If your organization is individually owned, answer the following:

1.5.1 Date of organization: 2011

1.5.2 Name of owner: Rogelio De Hoyos

STATEMENT OF BIDDER'S QUALIFICATIONS

1.6 If the form of your organization is other than those listed above, describe it and name the principals:

2. LICENSING

2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable. Indicate name, license number and expiration date for Master Plumber or other trade required under the Instructions to Bidders section of this Bid.

State of Texas

2.2 List jurisdictions in which your organization's partnership or trade name is filed.

3. EXPERIENCE

3.1 List the categories of work that your organization normally performs with its own forces.

Heavy Civil Construction, Underground Utilities, Drainage, Sewer, Concrete, Asphalt, Road Repairs.

3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

3.2.1 Has your organization ever failed to complete any work awarded to it? No

3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? No

3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? No

3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.) No

3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date. Required to have three (3) in the last eight (8) years.

3.4.1 State total worth of work in progress and under contract: 7 M +/-

STATEMENT OF BIDDER'S QUALIFICATIONS

5. **Litigation History**

5.1 Please provide Litigation History for the past five (5) years for the Prime Contractor and all subcontractors to be utilized for this project. You may use a separate sheet of paper(s) if necessary and attach to this document.

Year	Parties	Summary of Litigation	Status
N/A			

6. **SIGNATURE**

6.1 To be executed by a Principal of the firm authorized to certify the foregoing information:

Teresa Puente, being duly sworn, deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

6.2 Dated at Hidalgo County this 6th day of May, 2026.

Name of Organization: RDH Site and Concrete, LLC

By: 

Printed Name: Teresa Puente

Title: Controller

END OF DOCUMENT

**CERTIFICATE OF BIDDER'S
EXPERIENCE & QUALIFICATIONS**

DOCUMENT 00423

**CERTIFICATE OF BIDDER'S
EXPERIENCE & QUALIFICATIONS**

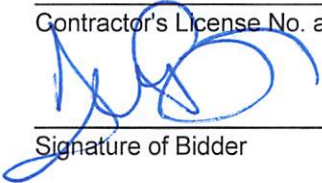
The undersigned bidder certifies that he is, at the time of bidding, and shall be, throughout the period of the contract, licensed by the State of Texas to do the type of work required under terms of the contract documents. Bidder further certifies that he is skilled and regularly engaged in the general class and type of work called for in the contract documents.

The bidder represents that he is competent, knowledgeable and has special skills on the nature, extent and inherent conditions of the work to be performed. Bidder further acknowledges that there are certain peculiar and inherent conditions existent in the construction of the particular facilities which may create, during the construction program, unusual or peculiar unsafe conditions hazardous to persons and property. Bidder expressly acknowledges that he is aware of such peculiar risks and that he has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the construction work with respect to such hazards.

Signed this 6th day of May, 2026.

RDH Site and Concrete, LLC
Name of Bidder

Contractor's License No. and State


Signature of Bidder

Controller
Title of Signatory

END OF SECTION

EQUIPMENT & MATERIAL SUPPLIERS LIST

BIDDER

Executed this: 6th Day of: May 2026.

By: RDH Site and Concrete, LLC

BIDDER

Title: Controller

NOTARY PUBLIC

State of Texas

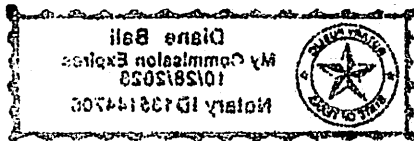
County of: Hidalgo



Subscribed and sworn to before me this:

NOTARY PUBLIC

END OF SECTION





SCHEDULE E

Suppliers

CAPA
3609 W. Palma Vista Dr.
Palmview Tx. 78572
956-580-2502

FERGUSON WATERWORKS
1900 w. Expressway 83
Mission Tx. 78572
956-584-8199

L&R READY MIX & PRECAST
3807 N. Bentsen Palm Dr.
Mission Tx. 78574
956-583-1790

CMC Construction Services
5301 N. Cage Blvd.
Pharr Tx 78577
956-781-0012

LHOIST NORTH AMERICA
P. O. BOX 985004
Fort Worth Tx 76185-5004
~~1-817-732-8164~~



SCHEDULE E

Suppliers

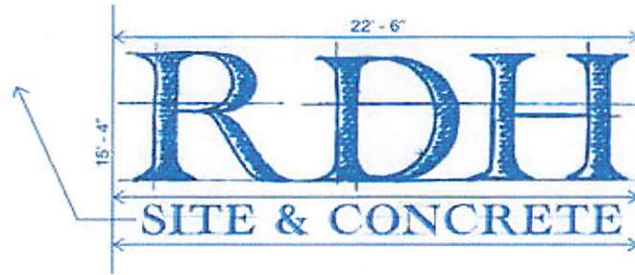
CAPA
3609 W. Palma Vista Dr.
Palmview Tx. 78572
956-580-2502

FERGUSON WATERWORKS
1900 W. Expressway 83
Mission Tx. 78572
956-584-8199

L&R READY MIX, PRECAST & AGGREGATES
3807 N. Bentsen Palm Dr.
Mission Tx. 78574
956-583-1790

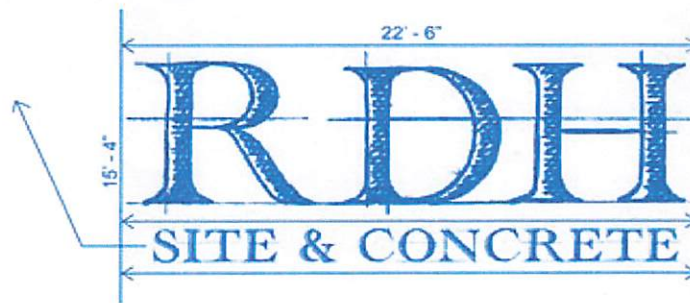
CMC Construction Services
5301 N. Cage Blvd.
Pharr Tx 78577
956-781-0012

ACT Pipe & Supply
1004 N. Shary Rd.
Mission, Tx 78572
956 - 583-1558



**SCHEDULE C
LIST OF THE MAJOR EQUIPMENT**

HEAVY MACHINERY	CONDITION	ACQUIRED VALUE
TR575 - Asphalt Distr MC-30	Good	23,325.00
Carlson Asphalt Elev. WP810	Good	37,399.45
Lay-Mar Sweeper 3 Tire	Good	5,676.00
2007 Ingersoll-Vibr Dbl Drum	Good	36,805.00
1997 Kenco Smooth Drum Roller	Good	3,650.00
1987 Hyster Pneumatic Roller	Good	12,000.00
2005 Dynapac Padfoot CA121PD	Good	13,155.00
2005 Komatsu Excavator PC300LC	Good	42,552.68
2010 John Deere Excavator 350D	Good	50,783.93
2012 Komatsu Excavator PC200LC-	Good	51,881.43
Yanmar Mini Excavator	Good	14,000.00
2009 Cat Paver	Good	61,702.50
2010 John Deere Backhoe 310J	Good	43,300.00
2013 JD Loader/Backhoe 4x4 310K	Good	29,618.58
2014 JD Loader/Backho 4x4 310EK	Good	31,896.94
2007 John Deere Loader 544J	Good	65,000.00
2009 JD Wheel Loader 624K	Good	59,801.25
2013 S510 Bobcat Skid Steer	Good	18,000.00
2005 JD Motorgrader 770D	Good	65,809.99
John Deere AG Tractor-4230	Good	26,886.25
2012 TEXA Utility Trailer	Good	1,500.00
2018 J-IV Utility Trailer	Good	5,814.10
1995 Ford Water Truck	Good	13,000.00
1989 Water Truck	Good	7,500.00
2000 Ford F750 Water Truck	Good	11,920.25
8" Dewatering Pump Equipment	Good	30,000.00
Concrete Hydraulic Screed	Good	11,355.43
Crack Seal Machine	Good	1,674.79
Hydroseeding Machine	Good	4,503.20
MC-30 STORAGE TANK	Good	5,500.00
Pipe Lazer	Good	6,234.63
Set 2 Light Towers Magnum 4060	Good	3,267.82
Trench Boxes	Good	6,800.00
Utility Bore Hammerhead	Good	6,470.90
Further Machinery Upon Request		



Bank References

TEXAS NATIONAL BANK
501 N. Shary Rd.
Mission, Texas 78572
956-997-0040
Mr. Gloria Rios - Banker

DIANALY DE HOYOS

CONTACT

1401 Pecina Rd
Alamo, Tx 78516

956-784-1366

dianaly@rdhcompany.com

School

Diploma
La Joya High School
2003

Certificate

Blueprint Reading
Associated of General Contractors
2012

Skills & Abilities

- Experience with small to large scale Government Project
- Solid knowledge of construction Earthwork Underground Utilities, Drainage, Concrete, Road, and Highway Improvements
- Familiar with federal, state and local safety regulations pertaining to job sites and locations
- Ability to read and interpret plans and specifications
- Ability to achieve compliance with the contract plans and specification
- Ability to analyze and evaluate sales opportunities
- Ability to prepare cost breakdown, bidding documents and close contracts
- Coordinated with the Engineers office and Owner
- Formulated documentation and written record on a daily basis with regard to the progress
- OSHA compliant documentation
- Estimating

Communication

Excellent communication between office and field employees to implement work performance at it best.

Experience

General Manager
RDH Site and Concrete, LLC
2011 – Present

Lead Teller
International Bank
2004 – 2007
Lead Teller, Cash Handling, Employee management, Timesheets, Money Exchange, and etc.

ROGELIO (ROY) DE HOYOS

CONTACT

1401 Pecina Rd
Alamo, Tx 78516

956-335-8200

roy@rdhcompany.com

School

Diploma
Valley View ISD
2000

Certificate

Blueprint Reading
Associated of General Contractors
2012

Skills & Abilities

Concrete Finisher
American Concrete Institute
2013

- Overseen all activities and functions assigned to the construction project from start to finish
- Experience with small to large scale Government Projects
- Solid knowledge of construction Earthwork, Underground Utilities, Drainage, Concrete, Road and Highway Improvement
- Familiarity with federal, state, and local safety regulations pertaining to job sites and locations
- Ability to read and interpret plans and specifications
- Ability to achieve compliance with the contract plans and specifications
- Ability to analyze and evaluate sales opportunities
- Ability to prepare cost breakdown, bidding documents and close contracts
- Supervised construction and reviewed construction schedule and guided the Engineer/Owner on delaying conditions
- Coordinated with the Engineers office and Owner
- Formulated documentation and written record on a daily basis with regard to the progress
- OSHA compliant documentation

Communication

Excellent communication between office and field employees to implement work performance at it best.

Experience

Owner/President
RDH Site and Concrete, LLC
2011 – Present

Superintendent
Manuel's Concrete
1999 – 2011

As-built drawings preparation, employee management, material estimating, safety plan monitoring, vendor relations, traffic control, construction meeting, OSHA regulations, daily reports, and etc.



TERESA (TERI) PUENTE

OBJECTIVE Seek a position that will provide career growth. Allowing me to demonstrate my abilities and experience for the mutual benefit of the employer, as well as for myself.

SKILLS Computer literate – Microsoft Office, Word, Excel, PowerPoint, and QuickBooks
Office equipment – Calculator, Fax, Copier, and Scanner

WORK HISTORY

CONTROLLER RDH SITE AND CONCRETE, PALMVIEW, TX

I oversaw all of the accounting processes from Accounts Receivable, Accounts Payable, Payroll/HR dept., made all the allocation accordingly to General Ledger. Handle all the bank accounts and reconciled daily making sure to keep up with any and all credit card/atm transaction. Did weekly P&L, monthly financial balancing all account in balance sheet as well as profit and loss as well as making sure everything was coded correctly to the appropriate job. I completed a yearly review and audit with the accountant which assistant in the company bonding.

Nov 2019 - Present

ACCOUNTING MANAGER TEXAS CORDIA CONSTRUCTION, EDINBURG, TX

I oversaw all of the accounting processes from Accounts Receivable, Accounts Payable, Payroll/HR dept., made all the allocation accordingly to General Ledger. Handle all the bank accounts and reconciled daily making sure to keep up with any and all credit card/atm transaction. Did weekly P&L, monthly financial balancing all account in balance sheet as well as profit and loss as well as making sure everything was coded correctly to the appropriate job. I completed a yearly review and audit with the accountant which assistant in the company bonding.

Feb 2018- June 2019

ACCOUNTS PAYABLE, CONTROLLER AND PLANT MANAGER, CAPA, MISSION, TX

As A/P clerk I dealt with the everyday entering and paying of bills for Rio Valley Pipe and All Valley Trucing. Was promoted in Dec 2011 to Controller of Rio Valley Pipe and All Valley Trucking, in May 2012 I took over Magic Valley Concrete. I oversee the accounting and production department of these companies. I have also assisted is the marketing of the company. In 2015 I stepped into assisting with pipe plant a shortly afterward I was given the responsibility to take over as plant manager.

Sept 2010 – Jan2018

ADMINISTRATIVE ASSISTANCE, KEY ENERGY SERVICE, INC., MISSION, TX

I handled the company's Accounts Receivable, Accounts Payable, Purchases Order, and Human Resource for this location before mailing to corporate office.

Oct 2008 – Apr 2009

FINANCE MANAGER, ABC DURABLE MEDICAL EQUIPMENT, INC., MISSION, TX

I handled the company's Accounts Receivable, Accounts Payable, and Human Resource. Cleaned up the accounts department that was un-appropriate attended too. I handle the company's quarterly tax report. I attended 3 seminars on Human Resources Labor Law and Hour wages

Nov 2007 – May 2008

ACCOUNTS PAYABLE AND PURCHASING, MOVAC SERVICE, MCALLEN, TX

As A/P clerk I dealt with the everyday entering and paying of bills for Mo-Vac, Mo-Vac Environmental, Mo-Vac Material, Andair, Mo-Vac of Alice (wish was spilt up in 2006), and Clementson, Inc.(was spilt up 2004). I also manage the owner's personal Ranch account through QuickBooks. I reconcile the credit card bills and fleet cards. The disposal and water invoices to verify if they were billed to ours customers. Complete EOM reports, GL entries, and balance to vendors accounts. Took care of the yearly renewal and permits for the company's vehicles.

July 2000 – Oct 2007

ACCOUNTS PAYABLE AND PURCHASING, ALLEN INDUSTRIAL, MISSION, TX

I start off as the A/P clerk, and was promoted to their Purchasing Agent after 2 years of working for them. As A/P clerk I dealt with the everyday entering and paying of bills. I verified that the P.O. matched the invoices. I was then promoted to Purchasing Agent where I handle the order for stock order for the company store. Dealing with vendors in negotiating the best deal for the company.

Sept 1995 – Jan 1998

ACCOUNTS RECEIVABLE, PHILLIPS PROPERTIES, MCALLEN, TX

Handle their A/R accounts from daily collection calls to taken payments, balanced the account to weekly aging. Worked on the End of the Month reports. I handle the daily deposit from payments received from customer from the fleet accounts, consignment account and collected the stores from the company convenience stores.

Oct 1991 – July 1994

EDUCATION

**BA BUSINESS ADMINISTRATION WITH EMPHASIS IN MANAGEMENT,
TARKIO COLLEGE, TARKIO, MO 1991**

REFERENCES

ROY CHAPA
TEXAS CORDIA CONSTRUCTION, Project and Safety
361-701-1921

SAUL MUNOZ
B2Z Engineering, Engineer
956-650-9114

DORIAN MADRIGAL
CAPA, Sale Manager
956-239-1179

L.C. Gonzalez Investments, LLC

P.O. Box 2657

Edinburg, Texas 78540

956-605-4091

October 30, 2025

To Whom it May Concern:

Please accept this letter of recommendation for RDH Site and Concrete, LLC.

RDH recently completed a commercial platting project for my company in the city of Edinburg. The quality of their work (sewer, water, concrete) was professional, organized, and completed within the agreed upon timeframe. All matters requiring discussion, required changes, and pricing matters were handled in a respectful and professional manner. am sure that any organization will be pleased with the quality of theirwork and their operating culture.

RDH has my vote of confidence for my next development job.

Sincerely,



Larry C. Gonzalez, President

November 1, 2025

Mile 3 Project
B2Z Engineering, LLC

RDH Site and Concrete, LLC
Re: Letter of Recommendation

To whom it may concern,

My name is Saul Munoz, P.E. and I am the Project Manager working with Hidalgo County Precinct #3 on the Mile 3 Project. I recently worked alongside RDH Site and Concrete, LLC, where they installed 3 miles of 8" and 12" waterline and services throughout the project. They successfully completed their Agua Sud contract while coordinating the field work around Reim's reconstruction of the Mile 3 Project.

Mr. and Mrs. De Hoyos's Company completed the new waterline on time and with minimal delays to the Mile 3 Project. Their workers were of the highest work ethic and work safety needed to complete a sensitive project on time. They were always responsive and reasonable with the contractor's schedule during construction.

I give RDH Site and Concrete, LLC Group, my highest recommendation for any type of roadway, drainage or utility improvement project.


If you have any questions, please feel free to call me at the number below.

Sincerely,

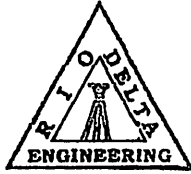
Saul R. Munoz, P.E.
Mile 3 Project Manager | Engineer

B2Z Engineering
Director of Construction

C - 956-650-9114



P.O. Box 2724 • McAllen, TX 78502
(956) 585-3773 • www.B2ZEng.com



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

November 4, 2025

To Whom It May Concern:

Please accept this letter as a positive recommendation for RDH Site and Concrete, LLC.

Over the last 2 years, RDH Site and Concrete, LLC has worked on, and completed, various projects that we have been associated with. They have successfully completed land development and municipal infrastructure projects, which includes water, sanitary sewer, paving, and drainage improvements within Hidalgo County.

RDH Site and Concrete, LLC was promptly on the projects once notice to proceed was given and completed them within the contract times allowed and as per the plans and specifications.

I would recommend RDH Site and Concrete, LLC for any type of paving, drainage, and utility work that they might be considered for. I find Mr. De Hoyos and his staff to be professional and very competent in their field.

Please accept this letter as my recommendation for RDH Site and Concrete, LLC. I would gladly work with them again on any project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ivan Garcia', written over a horizontal line.

Ivan Garcia, P.E., R.P.L.S.
Vice-President

GarVic Properties L.P.

Mailing: PO Box 1000, Mission, TX 78573

Physical: 5121 W. State Highway 107, Edinburg, TX 78539
(956) 383-3222 FAX (956) 383-3623

November 1, 2025

To Whom It May Concern:

Please accept this letter as a recommendation for RDH Site & Concrete, LLC.

Roy and Dianaly De Hoyos, Owners of RDH Site and Concrete, is working on our multi-phase Milanos Estates project in Weslaco, Texas. This work includes utility installation of deep sewer line, including utilizing de-watering with well points.


RDH Site and Concrete, LLC has exemplified great workmanship and a strong work ethic. They provide a fair and detailed assessment of any change orders required and are responsive and receptive to adjustments during construction. I would recommend RDH Site and Concrete, LLC. for any type of utility improvement project.

I am available to answer any questions regarding this letter. If you have any further questions, please feel free to call the office at (956)383-3222 or reach me by email at

gfrisby@pueblodepalmas.com.

Respectfully,

GarVic Properties, L.P.

By: 

J. Gary Frisby, Vice President,
GarVic Management, Inc.
it's sole general partner

AIA[®] Document A310[™] – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)
RDH Site and Concrete, LLC
3809 Clavel Street, Suite D
Palmview, TX 78572

SURETY:

(Name, legal status and principal place of business)
American Alternative Insurance Corporation
555 College Road East - P.O. Box 5241
Princeton, NJ 08543

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

OWNER:

(Name, legal status and address)
City of San Juan
107 E. Hall Acres Rd.
San Juan, Texas 78589

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of the Greatest Amount Bid (\$ 5% G.A.B.)

PROJECT:

(Name, location or address, and Project number, if any)

City of San Juan - Nebraska Ave. & Douglas Street
RFB NO.: 26-004-05-07

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 7th day of May, 2026

(Witness)

(Witness) Agathe Baluti

RDH Site and Concrete, LLC

(Principal)

(Seal)

(Title)

American Alternative Insurance Corporation

(Surety)

(Seal)

(Title)

Russ Frenzel, Attorney-in-Fact

Init.

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CERTIFIED COPY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the AMERICAN ALTERNATIVE INSURANCE CORPORATION, a corporation organized and existing by virtue of the laws of the State of Delaware ("Corporation") with offices at 555 College Road East, Princeton, N.J. 08543, has made, constituted and appointed, and by these presents does make, constitute and appoint:

Russ Frenzel; William D. Baldwin; Brent Baldwin; Michael B. Hill; John A. Aboumrad; Brock Anglin; Cindy Alford; Yamillec Hite and Neira Hernandez

its true and lawful Attorneys-in-Fact, at Princeton, in the State of New Jersey, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety or Co-surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate said Company for any portion of the penal sum thereof in excess of the sum of One Hundred Fifty Million Dollars (\$150,000,000.00). Such bonds and undertakings for said purposes, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

This appointment is made under and by authority of a certain Resolution adopted at a meeting of the Board of Directors of said Company duly held on the 27th day of August, 1975, a copy of which appears below.

IN WITNESS WHEREOF, the AMERICAN ALTERNATIVE INSURANCE CORPORATION has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 9th day of January, 2026.



By:

Cathy Smith
President

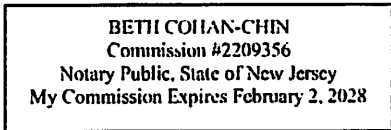
Attest:

Ignacio Rivera
General Counsel & Secretary

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me by means of online notatization this 9th day of January, 2026, by Cathy Smith and Ignacio Rivera, who are personally known to me.

Notary Stamp here



Beth Cohan-Chin

Beth Cohan-Chin, Notary Public
State of New Jersey
My Commission Expires February 2, 2028

SECRETARY'S CERTIFICATE

The undersigned, Ignacio Rivera, hereby certifies:

- 1. That the undersigned is Secretary of American Alternative Insurance Corporation, a corporation of the State of Delaware;
2. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of said Corporation on the day of its date, and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with said original power of attorney, and that the same is a true and correct copy of said original power of attorney and of the whole thereof.
3. That the original resolution of which the following is a copy was duly adopted at, and recorded in the minutes of, a regular meeting of the Board of Directors of said Corporation duly held on August 4, 1998, and has not since been revoked, amended or modified.

RESOLVED, that each of the following officers of this Corporation, namely, the President, the Executive Vice President, the Senior Vice Presidents, and the Vice Presidents, be, and they hereby are, authorized, from time to time in their discretion, to appoint such agent or agents or attorney or attorneys-in-fact as deemed by them necessary or desirable for the purpose of carrying on this Corporation's business, and to empower such agent or agents or attorney or attorneys-in-fact to execute and deliver, in this Corporation's name and on its behalf, and under its seal or otherwise, surety bonds, surety undertakings or surety contracts made by this Corporation as surety thereon.

RESOLVED, that the signature of any authorized officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney and revocation of any power of attorney or certificate of either given for the execution of any surety bond, surety undertaking, or surety contract, such signature and seal, when so used being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed.

FURTHER RESOLVED, that any prior appointments by the Corporation of MGAs are, in all respects, hereby ratified, confirmed and approved.

FURTHER RESOLVED, that the Secretary or any Assistant Secretary of this Corporation is hereby authorized to certify and deliver to any person to whom such certification and delivery may be deemed necessary and desirable in the opinion of such Secretary or Assistant Secretary, a true copy of the foregoing resolution.

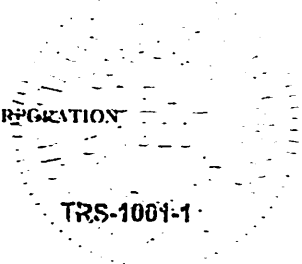
- 4. The undersigned has compared the foregoing copies of said original resolutions as so recorded, and they are the same true and correct copies of said original resolutions as so recorded and of the whole thereof.

Witness the hand of the undersigned and the seal of said Corporation this 7th day of May, 2026



AMERICAN ALTERNATIVE INSURANCE CORPORATION

Ignacio Rivera
General Counsel & Secretary





Bond Verification

Should you wish to verify the authenticity of this bond, please send your request, including a copy of the bond, via email to:

essuretyuwsupport@munichre.com

Bond Claims or Notices

Should you wish to file any notices to the Surety for this American Alternative Insurance Corporation bond(s) they should be sent via email, including all pertinent correspondence or information to:

p0060014688@munichre.com

or

Mail to: Munich Re Specialty Insurance
330 Madison Avenue, 12th Floor
New York, NY 10017
Attn: Surety Bond Claims



ADDENDUM NO. 1

STREET IMPROVEMENTS PROJECT
NEBRASKA AVE & DOUGLAS STREET

RFB NO. 26-004-05-07

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

Bid/Contract Documents, including Drawings and Technical Specifications are available from LeFevre Engineering located at **1004 W. Frontage Road, Alamo, Texas 78516**, contact may be made at (956)540-9428, upon request and payment of \$200.00 The payment is non-refundable.

END OF ADDENDUM NO. 1
/s/Lori A. Maldonado, Purchasing Agent
APRIL 23, 2026



Signature of Respondent

05/06/2026

Date



Project Engineer

4-29-26

Date

Document 00900

ADDENDUM NO. 2

Date of Addendum: April 29, 2026

PROJECT NAME: City of San Juan – Street Improvements Project

PROJECT NO: 003-2025

BID DATE: May 7, 2026

FROM: LeFevre Engineering, PLLC.
818 Mansfield Dr. Unit 182
Port Mansfield, Texas 78598

TO: **Prospective Bidders**

This Addendum forms a part of the Bidding Documents and will be incorporated into Contract Documents, as applicable. Insofar as the original Project Manual and Drawings are inconsistent, this Addendum governs. Acknowledge receipt of the Addendum by inserting its number in Document 00310 - Form of Proposal. **FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.**

ADDENDUM NO. 2

Item No. 1 – Section 00100 of the Project Manual has been revised and is attached to this addendum. Please use this form in all required submittals. Litigation History has been added to the Notice to Bidders.

Item No. 2 – Section 00405 of the Project Manual has been revised and is attached to this addendum. Please use this form in all required submittals. Item descriptions have been added to the form of proposal and supersede all quantities in plans and specifications.

Item No. 3 – Section 00420 of the Project Manual has been revised and is attached to this addendum. Please use this form in all required submittals. Litigation History has been added to the Statement of Qualifications.

SPECIFICATIONS

[1. Section 02756 – Cold Milling – Please be advised of the following addition to the specification:

3.03 A (d) "The City of San Juan has requested that all salvaged asphaltic millings will remain the property of the City of San Juan and shall be hauled to a specific site as directed by the Engineer and the City of San Juan."

PLANS

1]. Sheet 6.1 of the proposed set of plans has been revised. The detail for Douglas RD. has been revised to 2" of asphalt overlay. Revised Sheet 6.1 is attached to this addendum.



END OF ADDENDUM NO. 2

DATED: 4-29-26

Richard LeFevre, P.E.

END OF DOCUMENT



5/6/24



EXHIBIT PROJECT INFORMATION

Project	Owner	Address	Phone #
2017			
Goolie Road Paving Improvements	Hidalgo County Precinct No. 1	2802 S. Business Hwy. 281 Edinburg, Tx 78539	956-968-8733
City of Weslaco Waterline Improvements	Hidalgo County Urban County Progr	427 E. Duranta Ave. # 107 Alamo, Tx	956-787-8127
Discount Auto Parts	N/A	N/A	956-534-1447
N. 17th Street Paving Improvements	City of Donna	307 S. 12th St. Donna, Tx 78537	956-464-3314
Perkins Avenue 11st - 15st Drainage Improvements	City of Mission	1201 E. 8th St., Mission, Tx 78572	956-580-8650
2017 Sidewalk & Bus. Stop Improvements	City of McAllen	PO Box 220 McAllen, Tx 78505	956-681-4000
Valley View ISD	City of Hidalgo	704 Ramon Ayala Dr. Hidalgo, Tx	956-843-2286
City of Mission Year 2017 St. Paving Improvements	City of Mission	1201 E. 8th St., Mission, Tx 78572	956-580-8650
City of Elsa Street Improvements E. Ciro Cacera St. Improvements	Hidalgo County Urban County Progr	427 E. Duranta Ave. # 107 Alamo, Tx	956-787-8127
Nebraska & 1st Sidewalks	City of San Juan	709 S. Nebraska St. San Juan, Tx 78589	956-223-2200
Idela Parking Lot Renovations	City of McAllen	PO Box 220 McAllen, Tx 78505	956-681-4000
2018			
Nebraska Ave.-Cesar Chavez East 1,320 Paving Improvements	City of Alamo	420 N. Tower Rd. Alamo, TX 78516	956-787-0006
City of San Perlita Street Improvements	City of San Perlita	14168 7th Street, San Perlita, TX 78590	956-248-5725
First Time Sewer and Home Yardline Connections Project	City of San Juan	709 S. Nebraska St. San Juan, Tx 78589	956-223-2200
2018 Street Improvements Kika De La Garza	City of Mission	1201 E. 8th St. Mission, Tx 78572	956-580-8650
2012 Disaster Relief Drainage Improvements - Phase 2	Brooks County	625 N St. Mary's St. Falfurrias, TX. 78355	361-325-2420
Young Lateral Ditch Re-Grading & Hand Road Drainage Project	Town of Combes	21626 Hand Road Combes, Texas 78535	956-425-7131
McIntyre Railroad Pedestrian Crossing	City of Edinburg	415 W. University Dr. Edinburg, Tx 78541	956-388-8211
Paving & Drainage Improvements at the Intersection of FM 802 & Dana Rd	City of Brownsville	1001 Elizabeth St. Brownsville, Tx 78521	956-548-6097
Road & Drainage Construction of El Flaco Chiquito Subdivision	Hidalgo County Precinct No. 3	1902 Joe Stephens Ave. Ste. 101 Weslaco, Tx 78599	956-968-8733
North Ave. Street & Drainage Improvements Project	City of Mercedes	400 S. Ohio Ave. Mercedes, Tx 78570	956-565-3114
CDBG Street Improvements (Overlay) Project	City of Harlingen	118 Tyler Ave. Harlingen, Tx 78550	956-216-5000
Ann Marie Drive / Marinel Line Paving Improvements	City of Mission	1201 E. 8th St. Mission, Tx 78572	956-580-8650
2019			
Cameron County CEDAP Home Yardline Connections Project	Cameron County	1100 Monroe St. Brownsville, Tx 78520	956-544-0871
E. Harding Ave.	City of Alton	509 S. Alton Blvd. Alton, Tx 78573	956-432-0760
2019 Mercedes Bond Improvements Street Pavement Package 2	City of Mercedes	400 S. Ohio Ave. Mercedes, Tx 78570	956-565-3114
Street Pavement Improvements at Plaza El Mago Drive	City of Brownsville	1001 Elizabeth St. Brownsville, Tx 78521	956-548-6097
W. Zaragoza Drive and S. Sugar Road Concrete Paving Improvements	City of Pharr	118 S. Cage Blvd. Pharr, Tx 78577	956-402-4000
Willacy County Relief Channel Overflow Structure Improvements	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-292-7080
Kennedy Avenue Drainage Improvements (HMGP DR-4245-010)	City of Mc Allen	1300 Houston Ave. Mc Allen, Tx 78501	956-681-1130
Lyons Subdivision Sanitary Sewer Improvements	City of Mercedes	400 S. Ohio Ave. Mercedes, Tx 78570	956-565-3114
2020			
Northside Drainage Improvements	City of Edinburg	415 W. University Drive, Edinburg, Tx 78539	956-388-8211
Kennedy Roadway and Drainage Improvements	City of Mc Allen	1300 Houston Ave. Mc Allen, Tx 78501	956-681-1130
Ridge Road Sanitary Sewer Line Improvements (Hike & Bike Phase II Utility Relocation)	City of Pharr	118 S. Cage Blvd. Pharr, Tx 78577	956-402-4000
2018 Bond-Group D Drainage Improvement Projects D1	City of McAllen	1300 Houston Ave. Mc Allen, Tx 78501	956-681-1130
Schunior Drainage Ditch Crossing Replacement	City of Edinburg	415 W. University Drive, Edinburg, Tx 78539	956-388-8211
2018 Bond-Group C Drainage Improvement Projects C1,C3,C4	City of McAllen	1300 Houston Ave. Mc Allen, Tx 78501	956-681-1130
2021			
Municipal Park Sanitary Sewer Extencion	City of Edinburg	415 W. University Drive. Edinburg, Tx 78539	956-388-8211
2019-2020 CDBG City of Primera Street Improvements TCDP NO. 7219340	City of Primera	22893 Stuart Place Rd. Harlingen, Tx 78552	956-423-8654
Mile 3 Road Widening Water Line Relocations Project	Agua Special Utility District	3120 North Abram Rd. Palmview, Tx 78572	956-585-2459
City of Pharr Various Parking Lot Improvements	City of Pharr	118 S. Cage Blvd. Pharr, Tx 78577	956-402-4000
HCDD1 - J8 Drain - McColl Rd. Culvert Crossing - 2018 Bond Referendum Project No. 15	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-292-7080
2022			
HCDD1 - Faysville Drain Improvements - 2018 Bond Referendum Project 11B	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-292-7080
North Conway Sewer Improvements	City of Mission	1201 E. 8th St., Mission, Tx 78572	956-580-8650
Storage Masters	L.C. Gonzalez Investments, LLC	P.O Box 2657	956-384-2324
Milano Estates Phase I Subdivission	A & M Management	5121 W State Highway 107 Edinburg, Tx 78539	956-386-1434
Bentzen Palm Developmat Sewer Improvements	City of Mission	1201 E. 8th St., Mission, Tx 78572	956-580-8650
2023			
HCDD1 - Faysville Drain Improvements - 2018 Bond Referendum Project 11A	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-292-7080
Fire Station Sewer Line Replacement	City of San Juan	709 S. Nebraska Ave. San Juan, Texas 78589	956-223-2200
La Jara Ave. Reconstruction Project	City of Santa Rosa	411 6th St. Santa Rosa, Texas 78593	956-636-113
Grapefruit Acres	Garvic Properties, LP	5121 W State Highway 107 Edinburg, Texas 78539	956-458-8153
Premont Street Improvements	City of Premont	200 S Agness St. Premont, Texas 78375	361-348-2022
Warehouse Funfation	Express Cold Storage	1740 International Blvd. Hidalgo, Tx 78557	N/A
Emergency Repair Main Waterline	Agua Special Utility District	3120 North Abram Rd. Palmview, Tx 78572	956-585-2459
2024			
Liberty Road Widening Water Line Relocations Project	Agua Special Utility District	3120 North Abram Rd. Palmview, Tx 78572	956-585-2459
Newport Ave & 19.5 St. Waterline	City of Mc Allen	1300 Houston Ave. Mc Allen, Tx 78501	956-681-1130
HCDD1 - Jackson Rd. Drain Phase II - 2018 Bond Referendum Project # 16	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-292-7080

BID SHEET

Bid # / Contract #	Contract Amount	Engineer	Engineer Phone	% of Completion	Status	Completion Date
-16-277-08-09	\$ 1,097,337.27	LeFevre Engineering & Management Consulting, LLC.	956-687-5363	100%	Complete	December, 2017
015-80-0310-5000-8000-U	\$ 277,270.50	Cruz-Hogan Consultants, Inc.	956-682-5022	100%	Complete	April, 2017
/A	\$ 6,640.00	N/A	956-782-2557	100%	Complete	January, 2017
016-001	\$ 358,977.85	R. Gutierrez Engineering Corporation	956-668-1588	100%	Complete	November, 2017
7-128-03-02	\$ 592,070.00	Javier Hinojosa Engineering / Consulting Engineers	956-668-1588	100%	Complete	December, 2017
317c20233	\$ 296,140.00	City of McAllen	956-681-1130	100%	Complete	November, 2017
/A	\$ 49,000.00	N/A	N/A	100%	Complete	May, 2017
7-140-03-23	\$ 549,620.00	City of Mission	956-580-8650	100%	Complete	February, 2018
016-25-0311-5000-2500-uc	\$ 102,732.00	N/A	N/A	100%	Complete	July, 2017
				100%	Complete	October, 2018
9-17-IPQ52-485	\$ 29,993.50	City of McAllen	956-681-1150	100%	Complete	January, 2018
	\$ 3,359,781.12					
017	\$ 252,316.00	Quintanilla, Headley & Associates	956-381-6480	100%	Complete	October, 2018
216401	\$ 145,342.25	Fulcrum Consulting Services	956-797-3411	100%	Complete	March, 2018
0441	\$ 1,433,301.00	Cruz-Hogan Consultants, Inc.	956-682-5022	100%	Complete	June, 2019
8-130-02-07	\$ 458,040.00	Javier Hinojosa Engineering / Consulting Engineers	956-668-1588	100%	Complete	August, 2018
3-193-000-7332	\$ 59,059.50	LNV Engineers	361-883-1984	100%	Complete	March, 2019
RS210031	\$ 87,175.00	R.E. Garcia Associates	956-381-1081	100%	Complete	March, 2019
018-19	\$ 45,626.00	City of Edinburg	956-388-8204	100%	Complete	August, 2019
DI-42-0618	\$ 130,913.00	Plagar Engineering, LLC	956-550-9939	100%	Complete	November, 2018
AP-18-168-06-27-YSS	\$ 127,267.50	Javier Hinojosa Engineering / Consulting Engineers	956-668-1588	100%	Complete	February, 2019
212	\$ 35,388.00	LeFevre Engineering & Management Consulting, LLC.	956-687-5363	100%	Complete	December, 2018
018-08	\$ 324,299.00	City of Hartingen	956-216-5000	100%	Complete	June, 2019
9-260-08-02	\$ 463,540.00	Javier Hinojosa Engineering / Consulting Engineers	956-668-1588	100%	Complete	March, 2019
	\$ 4,088,133.25					
80802	\$ 262,150.00	Brownsville PUB	956 544-0871	100%	Complete	July, 2019
221	\$ 129,628.90	LeFevre Engineering & Management Consulting, LLC.	956-687-5362	100%	Complete	June, 2019
105-038	\$ 1,169,216.50	LeFevre Engineering & Management Consulting, LLC.	956-687-5362	100%	Complete	Septmeber, 2019
EM-07-1219	\$ 84,837.00	City of Brownsville	956-548-6000	100%	Complete	October, 2019
919-86-510-C010-202	\$ 642,100.00	Javier Hinojosa Engineering / Consulting Engineers	956-668-1588	100%	Complete	November, 2019
-HCDD1-19-054-07-30	\$ 70,300.00	Hidalgo County Drainage District 1	956-292-7080	100%	Complete	March, 2020
7-19-C32-323	\$ 669,506.00	City of McAllen, Engineering Department	956-681-1130	100%	Complete	September, 2020
224-008	\$ 641,160.25	LeFevre Engineering & Management Consulting, LL	956-687-5362	100%	Complete	October, 2020
	\$ 3,406,748.65					
FB # 2020-07	\$ 1,480,775.50	City of Edinburg, Engineering Department	956-388-8211	100%	Complete	February, 2021
1-19-C04-64	\$ 1,522,181.50	City of McAllen, Engineering Department	956-681-1130	100%	Complete	October, 2021
920-61-583-C004-289	\$ 332,830.00	Javier Hinojosa Engineering / Consulting Engineers	956-668-1588	100%	Complete	December, 2020
2-20-C12-344	\$ 679,820.00	City of McAllen, Engineering Department	956-681-1130	100%	Complete	August, 2021
/A	\$ 341,227.45	City of Edinburg, Engineering Department	956-388-8211	100%	Complete	April, 2021
2-20-C11-361	\$ 1,287,162.52	City of McAllen, Engineering Department	956-681-1130	100%	Complete	February, 2022
	\$ 5,643,996.97					
/A	\$ 154,267.00	City of Edinburg, Engineering Department	956-388-8211	100%	Complete	July, 2021
DL0058	\$ 396,717.75	Hanson Profesional Services	956-541-1155	100%	Complete	November, 2021
050	\$ 704,231.65	M2 Engineering, PLLC	956-600-8628	100%	Complete	September, 2022
221-01-528-C001-374	\$ 616,151.50	City of Pharr Engineering Department	956-402-4000	100%	Complete	October, 2021
SP No. HCDD1-21-024-06-16-RF	\$ 166,072.00	Hidalgo County Drainage District 1	956-292-7080	100%	Complete	January, 2022
	\$ 2,037,439.90					
DD1 - 21-048-09-29-RFV	\$ 771,519.50	TEDSI Infrastructure Group	956-424-7898	100%	Complete	August, 2023
FB - 22-022-11-04	\$ 667,110.00	Meldent & Hunt, Inc	956-981-0981	100%	Complete	February, 2025
/A	\$ 61,370.00	Rio Delta Engineering	956-380-5152	100%	Complete	September, 2022
/A	\$ 238,980.00	Rio Delta Engineering	956-380-5152	100%	Complete	April, 2023
FB - 22-269-03-09	\$ 1,853,205.00	Meldent & Hunt, Inc	956-981-0981	100%	Complete	November, 2022
	\$ 3,592,184.50					
DD1 - 21-047-09-29-RFV	\$ 476,716.64	KCI Technologies Inc	956-271-6696	100%	Complete	February, 2024
d No. 23-003-10-20	\$ 190,259.50	SAMES Engineering	956-702-8880	100%	Complete	September, 2023
(CDBG Contract No. CDV2)	\$ 260,435.00	R. E. Garcia & Associates	956-381-1061	100%	Complete	February, 2024
/A	\$ 149,700.00	N/A	956-458-8153	100%	Complete	May, 2023
/A	\$ 238,887.50	City of Premont Engineering Department	361-348-2022	100%	Complete	May, 2023
/A	\$ 590,544.34	N/A	N/A	100%	Complete	July, 2023
/A	\$ 21,500.00	Agua Special Utility District	956-585-2459	100%	Complete	December, 2023
	\$ 1,077,111.14					
045	\$ 221,925.00	M2 Engineering, PLLC	956-600-8628	100%	Comolete	April, 2024
-23-C19-428	\$ 604,877.50	City of McAllen, Engineering Department	956-681-1130	100%	Complete	January, 2024
/A	\$ 429,295.00	Quintanilla Headley & Associates	956-381-6480	100%	Complete	September, 2024

Construction of Mile 17 Rd. Storm Water Project	Hidalgo County - Precint 4	1051 N. Doolittle Rd. Edinburg, Tx 78542	956-6
Bentsen Road Storm Water Project	Hidalgo County - Precint 4	1052 N. Doolittle Rd. Edinburg, Tx 78542	956-6
Tierra Dorada Lift Stations	City of Mission	1201 E. 8th St., Mission, Tx 78572	956-6
Demolition and Site Grading/Earthwork for the Brownsville Public Utilities Board's	BPUB	1115 FM 511 Olmito, Tx 78575	956-6
Sanitary Sewer Trunk Line Relocation Main Ave. (FM 676) Glasscock to Shary Rd.	City of Alton	509 S. Alton Blvd. Alton, Tx 78573	956-4
Balboa Acres Waterline Improvements	City of Mc Allen	1300 Houston Ave. Mc Allen, Tx 78501	956-6
Southeast Sanitary Sewer Lift Station Project	City of Mc Allen	1301 Houston Ave. Mc Allen, Tx 78501	956-6
Hidalgo Drain Drainage Improvements - 2018 Bond Referendum Project No. 13"	Hidalgo County Drainage District 1	902 N. Doolittle Rd. Edinburg, Tx 78542	956-6
2025			
City of Alton - 2024 Overlay Improvements	City of Alton	509 S. Alton Blvd. Alton, Tx 78573	956-4
2024 Pavement Improvements Project - Package One	City of Alton	509 S. Alton Blvd. Alton, Tx 78573	956-4
Sanitary Sewer Trunkline Project From Glasscock Road to Bryan Road	City of Mission	1201 E. 8th St., Mission, Tx 78572	956-6
Ocelot Substation Site Grading	BPUB	1115 FM 511 Olmito, Tx 78575	956-6
Recreational Trails Connectivity Project - Mc Allen Segment 3	Hidalgo County Precenct 2 -	300 Hall Access Pharr, Tx 78572	956-6
Mc Allen - Tulip			

B No. 22-0087-08-02-10	\$ 634,569.00	HCDD1 Engineering Department	956-292-7080	100%	Complete	September, 2024
B No. 23-0193-08-0210	\$ 827,981.00	HCDD1 Engineering Department	956-292-7080	100%	Complete	September, 2024
B No. 24-214-01-31	\$ 2,334,367.50	Meldent & Hunt, Inc	956-981-0981	65%	In Progress	
01724	\$ 758,500.00	Brownsville PUB	956-546-6121	70%	In Progress	
138	\$ 1,102,787.50	HCEngineering	469-323-9389	100%	Complete	June, 2025
24-C24-507	\$ 330,105.00	City of McAllen, Engineering Department	956-681-1130	100%	Complete	January, 2025
24-C25-500	\$ 569,275.00	Javier Hinojosa Engineering	956-668-1588	10%	Complete	
CDD1-24-034-07-03-ESZ	\$ 2,306,272.50	HCDD1 Engineering Department	956-292-7080	75%	In Progress	
	\$ 10,119,955.00					
A	\$ 209,400.00	Javier Hinojosa Engineering	956-668-1588	100%	Complete	April, 2025
499	\$ 359,055.00	HCEngineering	469-323-9389	100%	Complete	April, 2025
d No: 25-303-02-19	\$ 2,161,475.50	Meldent & Hunt, Inc	956-981-0981	10%	In Progress	
048-25	\$ 247,900.00	Brownsville PUB	956-546-6121	100%	Complte	September, 2024
	\$ 2,977,830.50					

Company Name:
2GS LLC dba Earthworks Enterprise

Company Address:
P.O. Box 595
Peñitas, Texas 78576

Company Phone Number:
(956) 424-3414

Project:
City of San Juan-Street Improvements Project-
Nebraska Ave. and Douglas St.

RFB:
26-004-05-07

Opening Date:
Thursday, May 7, 2026

Opening Time:
10:00 Am

Document 00310

FORM OF PROPOSAL

To: City of San Juan, Texas
Project No.: P189
Project: City of San Juan - Street Improvements Project - Nebraska Ave & Douglas Street

Bidder: 2GS LLC DBA Earthworks Enterprise
(Print or type full name of proprietorship, partnership, corporation, or joint venture)

1.0 OFFER

Having examined the place of the Work and all matters referred to in the Bid Documents, and the Contract Documents prepared by or approved by the Engineer for the named Project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Total Base Bid Price of:

Five Hundred Seventy-Five Thousand Three Hundred Sixty-Nine Dollars and Seventy-Five Cents (Dollars)

(Print or type in words, Bidder's Total Bid Price)

(\$ 575,369.75)

(Print or type in figures, Bidder's Total Bid Price)

(\$ 575,369.75)

(Print or type in figures, Bidder's Base Bid Plus Alternate Bids)

Stipulated Price (Lump Sum) Contract. If the Bid is for a Stipulated Price Contract, the Total Bid Price is the total Stipulated Price offered, including Cash Allowances and Alternate Bids, if any. If there are Cash Allowances, the Total Bid Price includes the Total Cash Allowances amount. If there are Alternate Bids, the Total Bid Price is tabulated in Document 00407 - Schedule of Alternates.

Unit Price or Combination Stipulated Price and Unit Price Contract. If the Bid is for a Unit Price Contract or a combination of Stipulated Price and Unit Price Contract, the Total Bid Price, including Cash Allowances, if any, is tabulated in: Document 00405 - Schedule of Unit Price Work for a Project with no Alternate Bids, or Document 00407 - Schedule of Alternates for a Project with Alternate Bids.

Cash Allowances. All Cash Allowances, totaled in either Document 00405 - Schedule of Unit Price Work, as applicable, and described in the Bid Documents are included in the Total Bid Price.

Changes in Contract Price Due to Variations in Actual Quantities. For items quoted in Document 00405 - Schedule of Unit Price Work, the Total Bid Price is based in whole or in part on the Unit Price multiplied by the quantity for each of the items listed. The Contract Price is subject to change due to variation in the actual quantities of each item in the completed Work in accordance with the Contract Documents.

Alternate Bids. Alternate Bid work, as listed in Document 00407 - Schedule of Alternates and described in the Bid Documents, will be performed for an amount added or deducted to the Total Bid Price for each Alternate Bid that is accepted by the Owner. The Owner may accept or reject any or all Alternate Bids.

Security Deposit. Included herewith is a Security Deposit in the amount of 5 percent of the greatest amount of the Total Bid Price, or Total Alternate Bid Price(s).

Period for Bid Acceptance. This offer shall be open to acceptance and is irrevocable for 60 days from the Bid date. That period may be extended by mutual written agreement of the Owner and the Bidder. After 60 days, the Bidder may withdraw without penalty if no mutual agreement can be reached.

2.0 CONTRACT TIME

If this offer is accepted, Substantial Completion of the Work will be achieved within the time stated in Document 00020 - Notice to Bidders. The Date of Commencement will be established by the Notice to Proceed.

3.0 ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted therein have been considered and all costs relating thereto are included in the Bid Price:

- Addendum No. 1, dated 4/23/26
- Addendum No. 2, dated 4/29/26
- Addendum No. _____, dated _____
- Addendum No. _____, dated _____
- Addendum No. _____, dated _____
- Addendum No. _____, dated _____

4.0 SUPPLEMENTS TO THIS BID:

The following Supplements are attached as an integral part of this Bid:

- Document 00405 - Schedule of Unit Price Work, if applicable
- Document 00407 - Schedule of Alternates, if applicable
- Document 00411 – Bid Bond (*Form supplied by Bidder*)
- Document 00420 – Statement of Bidder’s Qualifications
- Document 00423 – Certification to Bidder’s Experience & Qualifications
- Document 00425 – Equipment & Material Suppliers List

5.0 SIGNATURES:

Bidder: 2GS LLC dba Earthworks Enterprise
 [Please print or type the full name of your proprietorship, partnership, corporation, or joint venture.*)

By:  5/7/26
 [Signature]** [Date]

Name: Humberto Garcia Jr member
 [Please print or type name] [Title]

Address: PO BOX 595, Penitas, Tx 78576
 [Mailing]

 [Street, if different]

Telephone: (956) 424-3414
 [Print or type telephone number]

* *If the Bid is a joint venture, add additional Bid form signature sheets for each member of the joint venture.*

** *The undersigned, as bidder, certifies that the only person or parties interested in this proposal as principals are those named herein; that the Bidder has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the Contract for the Project.*

Note: This document constitutes a government record, as defined by § 37.01 of the Texas Penal Code. Submission of a false government record is punishable as provided in § 37.10 of the Texas Penal Code.

END OF DOCUMENT

Document 00405

SCHEDULE OF UNIT PRICE WORK

This Document, constitutes a Supplement to Document 00310 - Form of Proposal.
When a Contract is awarded, this Document becomes a supplement to Document 00500 - Form of Agreement between Owner and Contractor.

STANDARD SPECIFICATION

SCHEDULE OF UNIT PRICE WORK

ITEM NO.	DESCRIPTION	EST. QNTY.	UNIT	UNIT PRICE	TOTAL PRICE
Street Improvements Project - Nebraska Ave & Douglas Street					
General Project					
1-1	Mobilization; bonding, not to exceed 3% of total project	LS	1	\$15,000.00	\$15,000.00
1-2	Installation and maintenance of barricades, signs and traffic handling as per contractor Traffic Control Plan.	LS	1	\$14,000.00	\$14,000.00
1-3	Erosion Control for inlets and Project; complete in place as per plans and specification	LS	1	\$1,300.00	\$1,300.00
Total General Project				\$30,300.00	
Nebraska Ave - Reconstruction					
2-1	Place 3-inch Hot Mix Asphalt Concrete Type "D" (3-inch compacted thickness) to a width according to the plans and specifications; complete in place.	SY	17075	\$23.00	\$392,725.00
2-2	Prime Coat (MC-30) (0.2 GAL/SY), according to the plans and specifications; complete in place.	GAL	3415	\$6.00	\$20,490.00
2-3	7-inch Scarify Existing Caliche Base, Subgrade (where needed) and Cold Mill Asphalt; remove material and rework with removed millings and removed flex-base to a mix ratio of 2:1 as per geotech report, (4-inch to 5-inch compacted thickness) to a width according to the plans and specifications complete in	SY	17086	\$4.50	\$76,887.00
2-4	Pavement Markings - REFL PAV MARKINGS TYPE 1 - CROSSWALK, TURNING LANE, STOP, CROSSWALK, SHOULDER AND DOUBLE NON-TURNING LANE; and others needed as per plans and specifications; complete in	LS	1	\$13,500.00	\$13,500.00
2-5	Sewer Mahole Adjustments with approved concrete collars; replace 5x5' concrete apron with No. 4 rebar, as per plans and	EA	7	\$1,000.00	\$7,000.00
2-6	Stormwater Grate Inlets Adjustments; complete in place	LS	1	\$3,400.00	\$3,400.00
2-7	Water Valve Adjustments; as per plans and specifications complete in place.	EA	2	\$800.00	\$1,600.00
Total Nebraska Ave				\$515,602.00	

00405-2 of 3
Addendum No. 2

Douglas Street - Overlay					
3-1	Place 2-inch Hot Mix Asphalt Concrete Type "D" (2-inch compacted thickness) to a width according to the plans and specifications; placement of sealant prior to application of asphalt, complete in place.	SY	1445	\$14.75	\$21,313.75
3-2	Prime Coat (MC-30) (0.2 GAL/SY), according to the plans and specifications; complete in place.	GAL	289	\$6.00	\$1,734.00
3-3	1-inch Scarify Existing Cold Mill Asphalt; replace with new asphalt to a width according to the plans and specifications complete in place.	SY	1440	\$1.75	\$2,520.00
3-4	Stormwater Grate Inlets Adjustments; complete in place	EA	2	\$850.00	\$1,700.00
3-5	Stripping and pavement markings as per plans and specifications; complete in place.	LS	1	\$2,200.00	\$2,200.00
Douglas Street Overlay Total				\$29,467.75	

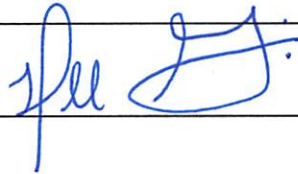
BASE BID PRICE (Total Unit Prices Plus Cash Allowance, if any)

\$ 575,369.75

Notes:

(1) United States Dollars. In the event of a discrepancy, this column shall govern.

Project: San Juan Street Improvements Nebraska Ave & Douglas St.

Project No. 26-004-05-07 Bidder's Signature: 

Company: 2GS LLC DBA Name: Humberto Garcia Jr.

Date: 05/06/2026 Title: Member

END OF DOCUMENT

00405-3 of 3
Addendum No. 2

AIA Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

2GS, LLC dba Earthworks Enterprise
P.O. Box 595
Penitas, TX 78576

OWNER:

(Name, legal status and address)

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

BOND AMOUNT:

5% Greatest Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

City of San Juan- Street Improvements Project
Project No. 26-004-05-07

SURETY:

(Name, legal status and principal place of business)

Great Midwest Insurance Company
800 Gessner Road, Suite 600
Houston, TX 77024

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

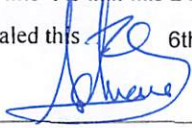
Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.


When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 6th day of May, 2026.



(Witness)

2GS, LLC dba Earthworks Enterprise

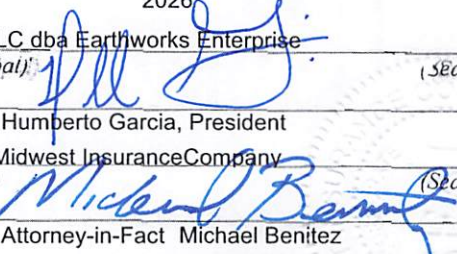
(Principal) 


Humberto Garcia, President

(Title)

Great Midwest Insurance Company

(Surety)



(Title) Attorney-in-Fact Michael Benitez 

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.

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POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Andres Alvarez, Philip Young, Ruby Hernandez, Michael Benitez

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

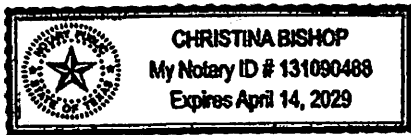


GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY Christina Bishop
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 6th Day of May 2026



BY Patricia Ryan
Patricia Ryan
Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

STATEMENT OF BIDDER'S QUALIFICATIONS

DOCUMENT 00420

STATEMENT OF BIDDER'S QUALIFICATIONS

BIDDER:

PROJECT NAME:

2GS LLC dba Earthworks Enterprise	City of San Juan – Street Improvements Project – Nebraska Ave & Douglas Street
-----------------------------------	---

1. ORGANIZATION

1.1 How many years has your organization been in business as a Contractor? 14

1.2 How many years has your organization been in business under its present business name?

14

1.2.1 Under what other or former names has your organization operated?

none

1.3 If your organization is a corporation, answer the following:

1.3.1 Date of incorporation: January 20, 2012

1.3.2 State of incorporation: Texas

1.3.3 President's name: Humberto Garcia Jr (Member)

1.3.4 Vice-president's name(s): Jorge A Andrade (Member)

1.3.5 Secretary's name: N/A

1.3.6 Treasurer's name: N/A

1.4 If your organization is a partnership, answer the following:

1.4.1 Date of organization: _____

1.4.2 Type of partnership
(if applicable): _____

1.4.3 Name(s) of general
partner(s): _____

1.5 If your organization is individually owned, answer the following:

1.5.1 Date of organization: _____

1.5.2 Name of owner: _____

STATEMENT OF BIDDER'S QUALIFICATIONS

- 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

2. LICENSING

- 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable. Indicate name, license number and expiration date for Master Plumber or other trade required under the Instructions to Bidders section of this Bid.

- 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

3. EXPERIENCE

- 3.1 List the categories of work that your organization normally performs with its own forces.
Road Construction and rehabilitation, Pavement Construction and Rehabilitation, Utility Improvements

- 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

3.2.1 Has your organization ever failed to complete any work awarded to it? no

3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? no

3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? no

- 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.) no

- 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date. Required to have three (3) in the last eight (8) years.

3.4.1 State total worth of work in progress and under contract: \$15,630,896.33

STATEMENT OF BIDDER'S QUALIFICATIONS

3.5 On a separate sheet, list **ALL** the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces. Failure to provide **ALL** projects constructed may result in rejection of bid.

3.5.1 State annual amount of construction work performed each year during the past five years:

<u>Year</u>	<u>Contract Amount</u>	<u>Final Amt. Including Change Orders</u>
<u>2025</u>	<u>13,869,352.00</u>	<u>13,892,248.00</u>
<u>2024</u>	<u>14,529,188.00</u>	<u>14,563,146.00</u>
<u>2023</u>	<u>13,121,998.00</u>	<u>\$13,187,937.00</u>
<u>2022</u>	<u>11,293,921.00</u>	<u>11,850,674.09</u>
<u>2021</u>	<u>12,606,309.00</u>	<u>12,669,738.00</u>

3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization. Submit resumes of Key Personnel (as defined in the Instructions to Bidders. Bidder hereby certifies that the Resident Superintendent has the authority to act on behalf of the Contractor at all times. No substitution shall be made without the written authorization of the Owner and the Engineer based upon acceptance of the qualifications of the proposed substitute.

3.7 Provide form 00423 "Certification of Bidder's Qualifications" as evidence that the Bidder meets the minimum criteria called out in the Instructions to Bidders.

4. REFERENCES

4.1 On a separate sheet, list three (3) Trade References and two (2) Bank References :

4.2 Surety:

Name and telephone number of Bonding Company: Great Midwest Insurance Company
1-800-203-1179

Name, telephone and address of Agent: Andy Alvarez
(956)-821-3306
400 w Expy 83, San Juan, Tx
78589

STATEMENT OF BIDDER'S QUALIFICATIONS

5. Litigation History

5.1 Please provide Litigation History for the past five (5) years for the Prime Contractor and all subcontractors to be utilized for this project. You may use a separate sheet of paper(s) if necessary and attach to this document.

Year	Parties	Summary of Litigation	Status
NO SUBCONTRACTORS FOR THIS PROJECT			

6. SIGNATURE

6.1 To be executed by a Principal of the firm authorized to certify the foregoing information:

Humberto Garcia Jr., being duly sworn, deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

6.2 Dated at _____ this 7th day of May, 2026.

Name of Organization: 2DS LLC dba Earthworks Enterprise

By: 

Printed Name: Humberto Garcia Jr.

Title: Member

END OF DOCUMENT

3.4 Projects in Progress

Project Name	Total Cost	Scheduled Completion Date
Rio Bank Elsa	\$423,827.50	3/1/26
Tom Gill	\$2,815,969.49	3/15/26
Wesalco Palm Plaza	\$1,364,484.75	5/31/26
Weslcao Palm Plaza Ph II	\$1,267,512.25	5/26/26
TxDOT – Odoms Lane	\$978,047.44	9/20/26
TxDOT – Bicycle and Pederstrian	\$1,627,355.47	10/10/26
Parking Garage	\$773,583.20	10/18/26
Sprouts	\$1,022,806.23	8/26/26
Olive Garden	\$592,000.00	6/6/26
Brennaleen Cedar Detention Pond Project Phase II	\$216,162.00	7/17/26
Dennet Road Improvements	\$3,199,110.00	2/28/27
PW-1015-26 2025-2026 Side Street Improvements E . Georgia Ruth Drive, E . Constellation Drive and W. Gardenia Street	\$1,350,038.00	3/20/27

3.5 Majors Projects Completed

Project Name	Owner	Architect	Total Cost	% Completed by Own Forces	Scheduled Completion Date
El Milagro Ph I	Charco Land Development	Killam Development	\$115,935.50	100%	12/31/25
Rio Bank Elsa Ph I	EG Merit	SOTEX Engineering	\$468,527.50	100%	11/11/25
Alley Rehabilitation Section C	City of McAllen	KCI Technologies	\$775,864.00	100%	10/30/25
East Treasure Subdivision	Ace Valley Development	East Treasure Haven	\$2,019,249.55	90%	10/30/25
STC Regional Center for Public Safety Excellence Parking Lot #1 Additional Spaces	South Texas College	Perez Consulting Engineering	\$278,334.29	100%	8/1/25
Farm to Market Rd 2221 (FM 2221) Stormwater Project	Hidalgo County Precinct 3	J&R Engineering LLC	\$776,541.29	90%	7/18/25
Strawberry Square Plaza Ph II	CBG Development	AEC Engineering LLC	\$1,209,186.50	100%	2/19/25
Strawberry Square Plaza	CBG Development	AEC Engineering LLC	\$1,511,509.68	100%	12/20/24
West Palm Subdivision	Balderas	Sames Engineering	\$1,173,260.44	100%	12/1/24
Las Comadres Subdivision	Carlos Leal	South Texas Infrastructure Group	\$1,548,539.60	80%	10/28/24
Laguna Oaks	Redline Development	M2 Engineering	\$1,470,733.10	90%	12/15/23
Speedy Trails Subdivision	ASHTI	Cruz Hogan Engineers	\$1,751,320.82	100%	8/11/23
TXDOT Los Fresnos CSJ003101052	TxDOT	TxDOT	\$4,151,837.54	95%	9/24
TXDOT Cameron County Highway IH69E	TxDOT	TxDOT	\$3,556,112.04	95%	12/24

RMC 632185001 Highway Maintenance	TxDOT	TxDOT	\$5,265,199.45	95%%	12/31/20
Russell Park Phase III and IV Subdivision	City of Edinburg	Cruz-Hogan Consultants	\$1,075,791.30	100%	12/21/21
Dicker Road Reconstruction Project	TxDOT	TxDOT	\$16,519,063.02	98%	10/31/22
North Park Village Ph II	EBE Merit	Melden and Hunt	\$1,187,790.25	100%	3/30/22
General Fund Street Improvement Project	City of Harlingen	City of Harlingen	\$1,862,827.08	100%	9/14/20

4.1 - References

- Bank Reference

Bank	Contact Info	Available Credit
Frost Bank	Omar Qunitanilla (956) 668-3095 1901 W Nolana Ave McAllen Tx 78504	\$1,000,000.00

- Trade Reference

Name	Company	Contact Info
Stanley Ramos	B2Z Engineering	956) 585-3773 / stanley@b2zeng.com
Rusbel Peña	SAMES Engineering	(956) 702-8880 / rpena@samengineering-surveying.com
Javier Hinojosa	Javier Hinojosa Engineering	(956) 668-1588 / javier@javierhinojosaeng.com

Civil Construction Project Manager

With over 20 years of experience in the civil site construction and design industry, Mr. Flores is an experienced veteran in civil construction, drainage construction, private development, project controls, utility coordination, project management, land development and project coordination.

Mr. Flores experience varies from municipal, public school and private commercial sectors. Initiating from feasibility studies to design consultation, construction and final approval from regulating agencies. He has the expertise and knowledge for safe, dependable construction and is familiar with applicable laws, practices and procedures for the safe, effective completion of projects.

Mr. Flores has comprehensive experience in all aspects of civil site construction varying from concrete work, underground utilities, paving, and subgrade preparation. Mr. Flores is familiar with construction standards of most entities throughout the Rio Grande Valley including Hidalgo and Cameron County.

Mr. Flores also has work experience as Planner for City of McAllen where future subdivisions and site development were reviewed to ensure they met city standards. Further Mr. Flores was employed with City of Edinburg as Assistant Director of Public Works where he overlooked maintenance of cities infrastructure including roadways and drainage system.

City of La Feria 4C Midway Drainage and Street Improvements: Project consisted of reconstruction of existing roadway and construction of new drainage system. Worked concurrently with engineer, owner and utility companies to minimize interruption of services to residents yet maintain project in schedule. Performed daily inspections on work performed. Maintained construction schedule, processed and submitted pay applications on a monthly basis.

City of McAllen Lindberg Ave Off-Site Drainage Improvements: Project consisted of construction of new drainage detention area with concrete flumes. Worked concurrently with City of McAllen Engineering and TXDOT officials. Performed daily inspections on work performed and met with owner on a weekly basis. Ensured all required material was ordered and tracked amount of material being hauled out. Maintained construction schedule, processed and submitted pay applications on a monthly basis.

*Committed to superior quality
and results.*

Mr. Flores has notable varied experience in the civil construction industry. He has been directly responsible for the success of many projects including: FM 1016 (TxDot) – \$13.8M, Inspiration Road \$10.2M, Navarro (Pharr) - \$817K, Pedestrian Walk (Pharr) - \$337K, Lindberg Drain(McAllen) - \$477K, Mile17½ (Hidalgo Co.) - \$346K, LaFeria4C

(La Feria) - \$2.3M. On various projects, Mr. Flores prepared and analyzed monthly forecasts. Developed and maintained project construction schedule and resource plan; managed project progress and productivity, monitored and tracked monthly costs, and project change orders.

Mr. Flores understands the importance of partnering with owners. His ability to effectively organize and multitask has led to successful completion of projects under his administration.

NOTABLE PROJECTS

FM 1016(TxDot) - \$13.8M
Inspiration Road(TxDot) – \$10.2M
Navarro(Pharr) - \$817K
Pedestrian Walk (Pharr) - \$337K
Lindberg Drain(McAllen) - \$477K
Mile 17½ (Hidalgo Co.) - \$346K
LaFeria4C (La Feria) - \$2.3M

Certifications

Construction Safety & Health (OSHA10)
Underground Facility Damage Prevention (TCEQ)
Construction Stagegate Checklist(TPDES)
Revegetation During Construction(TPDES)
Construction General Permit (TPDES)

RESUME

Personal Data:

PROJECT SUPERINTENDENT

Name: Humberto García, Sr. Date of Birth: July 1, 1961
Home Address: 911 Main Street
Peñitas, TX 78576
Phone: (956) 424-3414 Cell: (956) 432-4146

Professional Experience:

Company: 2GS, LLC, dba Earthworks Enterprise
Position: Job Superintendent From: January 2012 to Present
Responsibilities: Day to day Business Operations , Procure Job Materials and Equipment, Project Management, Personnel Supervision .

Company: Saenz Utility Contractors
Position: Job Superintendent From: August 2010 to January 2012
Responsibilities: Supervising two (2) crews on Site-work and Road Construction, Materials Procurement, Daily Job Reporting, and Construction Schedule.

Company: Garcia & Martinez Paving, Inc.
Position: Owner/Manager From: August 2005 to July 2010
Responsibilities: Day to day Business Operations, Procure Job Materials and Equipment, Project Supervision, Personnel Supervision.

Professional References:

Javier Hinojosa Engineering
416 East Dove Avenue
McAllen, TX 78504
Contact: Javier Hinojosa, P. E. Phone: (956) 668-1558

Hidalgo County Border Colonia Access Program
1902 Joe Stephens, Suite 101
Weslaco, TX 78599
Contact: John P. Lugo, Director Phone: (956) 968-8733

Hidalgo County Urban County
427 East Duranta Avenue
Alamo, TX 78516
Contact: Monica Leal Phone: (956) 787-8127

RESUMÉ

Personal Data:

Name: Humberto Garcia Jr Date of Birth: 8/25/81
Home Address: 2006 Gardenia St
Penitas, Tx. 78576
Phone No.: (956) 424-3414 Cell Phone: (956)607-4448

Education:

High School Graduate (La Joya High School)

Professional Experience:

Company: 2GS, LLC From: Jan-12 to Present
Position: Owner / Manager
Responsibilities: Day to day business operations and management, Procure job materials and equipment, Project management, Pesonnel supervision, Contract Bid Estimator

Company: Saenz Utility Contractors From: Aug-10 to Jan-12
Position: Paving Division Director
Responsibilities: Supervising (2) crews on sitework and road construcion, estimating on contract bids, materials procurement, daily job reporting, construction scheduling

Company: Garcia & Martinez Paving, INC. From: Aug-05 to Jul-10
Position: Owner / Manager
Responsibilities: Day to day business operations and management, Procure job materials and equipment, Project management, Pesonnel supervision, Contract Bid Estimator

Professional References:

GP7 Construction, LLC.
304 Palo Verde, Brownsville, Tx. 78521
Contact: Steve Garza Ph: (956) 789-7784

Javier Hinojosa Engineering
416 E. Dove Avenue, McAllen, Tx. 78504
Contact: Javier Hinojosa, P.E. Ph: (956) 668-1588

Hidalgo County Colonia Access Program
301 East State Street, Pharr, Tx. 78577
Contact: Agapito Vargas (Dirctor) Ph: (956) 787-1891

**CERTIFICATE OF BIDDER'S
EXPERIENCE & QUALIFICATIONS**

DOCUMENT 00423

**CERTIFICATE OF BIDDER'S
EXPERIENCE & QUALIFICATIONS**

The undersigned bidder certifies that he is, at the time of bidding, and shall be, throughout the period of the contract, licensed by the State of Texas to do the type of work required under terms of the contract documents. Bidder further certifies that he is skilled and regularly engaged in the general class and type of work called for in the contract documents.

The bidder represents that he is competent, knowledgeable and has special skills on the nature, extent and inherent conditions of the work to be performed. Bidder further acknowledges that there are certain peculiar and inherent conditions existent in the construction of the particular facilities which may create, during the construction program, unusual or peculiar unsafe conditions hazardous to persons and property. Bidder expressly acknowledges that he is aware of such peculiar risks and that he has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the construction work with respect to such hazards.

Signed this 7th day of May, 20 .

2GS LLC dba Earthwarks Enterprise
Name of Bidder

Contractor's License No. and State


Signature of Bidder

Member
Title of Signatory

END OF SECTION

DOCUMENT 00425

EQUIPMENT & MATERIAL SUPPLIERS LIST

PURPOSE: To assist the Owner in determining the ability of each Bidder to properly fulfill the requirements of this proposed contract, the Bidder shall complete the following items. All questions must be answered and the data given must be clear and comprehensive. If necessary, questions may be answered on separate attached sheets as specified by 00420 Statement of Bidder's Qualifications. If, in the course of evaluating the bids, the Owner discovers that answers to these questions are false or misleading then the Owner reserves the right to reject the bid based on non-responsiveness. **This statement must be notarized.**

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the Owner in verification of the recitals comprising this Statement of Bidder's Qualifications.

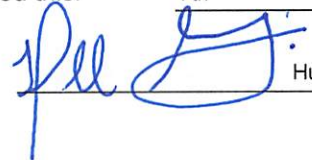
A. EQUIPMENT AVAILABLE FOR THIS CONTRACT: The Bidder shall provide below a list of equipment available for use on this contract:

EQUIPMENT	OWN	RENT/LEASE (Supplier & Phone #)
Backhoe	x	
Crawler Dozer	x	
Front End Loader	x	
Motor Grader	x	
Milling Machine 4.5 ft	x	
Asphalt Paver	x	
Smooth Drum Roller 66"	x	
Pneumatic Roller	x	
Sweeper	x	
Lowboy TK	x	
Prime Truck	x	
Water Truck	x	
Gomacco GT3600 Paver Curb Machine	x	
Scrapers	x	
Chip Spreader	x	
Windrow Elevator	x	

EQUIPMENT & MATERIAL SUPPLIERS LIST

BIDDER

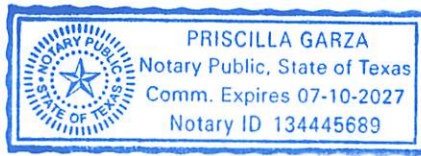
Executed this: 7th Day of: May 2026.

By:  Humberto Garcia Jr / 2GS LLC dba Earthworks Enterprise
BIDDER


Title: member

NOTARY PUBLIC

State of Texas
County of:



Subscribed and sworn to before me this: 7th day of May


NOTARY PUBLIC

END OF SECTION



ADDENDUM NO. 1

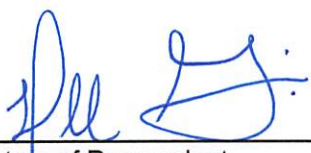
STREET IMPROVEMENTS PROJECT
NEBRASKA AVE & DOUGLAS STREET

RFB NO. 26-004-05-07

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

Bid/Contract Documents, including Drawings and Technical Specifications are available from LeFevre Engineering located at **1004 W. Frontage Road, Alamo, Texas 78516**, contact may be made at (956)540-9428, upon request and payment of \$200.00 The payment is non-refundable.

END OF ADDENDUM NO. 1
/s/Lori A. Maldonado, Purchasing Agent
APRIL 23, 2026



Signature of Respondent

5/7/26

Date

Document 00900

ADDENDUM NO. 2

Date of Addendum: April 29, 2026

PROJECT NAME: City of San Juan – Street Improvements Project

PROJECT NO: 003-2025

BID DATE: May 7, 2026

FROM: LeFevre Engineering, PLLC.
818 Mansfield Dr. Unit 182
Port Mansfield, Texas 78598

TO: **Prospective Bidders**

This Addendum forms a part of the Bidding Documents and will be incorporated into Contract Documents, as applicable. Insofar as the original Project Manual and Drawings are inconsistent, this Addendum governs. Acknowledge receipt of the Addendum by inserting its number in Document 00310 - Form of Proposal. **FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.**

ADDENDUM NO. 2

Item No. 1 – Section 00100 of the Project Manual has been revised and is attached to this addendum. Please use this form in all required submittals. Litigation History has been added to the Notice to Bidders.

Item No. 2 – Section 00405 of the Project Manual has been revised and is attached to this addendum. Please use this form in all required submittals. Item descriptions have been added to the form of proposal and supersede all quantities in plans and specifications.

Item No. 3 – Section 00420 of the Project Manual has been revised and is attached to this addendum. Please use this form in all required submittals. Litigation History has been added to the Statement of Qualifications.

SPECIFICATIONS

[1. Section 02756 – Cold Milling – Please be advised of the following addition to the specification:

3.03 A (d) "The City of San Juan has requested that all salvaged asphaltic millings will remain the property of the City of San Juan and shall be hauled to a specific site as directed by the Engineer and the City of San Juan."

PLANS

1]. Sheet 6.1 of the proposed set of plans has been revised. The detail for Douglas RD. has been revised to 2" of asphalt overlay. Revised Sheet 6.1 is attached to this addendum.



END OF ADDENDUM NO. 2

DATED: 4-29-26

Richard LeFevre, P.E.

END OF DOCUMENT

Document 00310

FORM OF PROPOSAL

To: City of San Juan, Texas
Project No.: P189
Project: City of San Juan - Street Improvements Project - Nebraska Ave & Douglas Street

Bidder: Elite Grading and Paving LLC
[Print or type full name of proprietorship, partnership, corporation, or joint venture]

1.0 OFFER

Having examined the place of the Work and all matters referred to in the Bid Documents, and the Contract Documents prepared by or approved by the Engineer for the named Project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Total Base Bid Price of:

Four Hundred Forty-Seven thousand twenty-seven dollars and seventy cents (Dollars)

[Print or type in words, Bidder's Total Bid Price]

(\$ 447,027.70)

[Print or type in figures, Bidder's Total Bid Price]

(\$ 447,027.70)

[Print or type in figures, Bidder's Base Bid Plus Alternate Bids]

Stipulated Price (Lump Sum) Contract. If the Bid is for a Stipulated Price Contract, the Total Bid Price is the total Stipulated Price offered, including Cash Allowances and Alternate Bids, if any. If there are Cash Allowances, the Total Bid Price includes the Total Cash Allowances amount. If there are Alternate Bids, the Total Bid Price is tabulated in Document 00407 - Schedule of Alternates.

Unit Price or Combination Stipulated Price and Unit Price Contract. If the Bid is for a Unit Price Contract or a combination of Stipulated Price and Unit Price Contract, the Total Bid Price, including Cash Allowances, if any, is tabulated in: Document 00405 - Schedule of Unit Price Work for a Project with no Alternate Bids, or Document 00407 - Schedule of Alternates for a Project with Alternate Bids.

Cash Allowances. All Cash Allowances, totaled in either Document 00405 - Schedule of Unit Price Work, as applicable, and described in the Bid Documents are included in the Total Bid Price.

Changes in Contract Price Due to Variations in Actual Quantities. For items quoted in Document 00405 - Schedule of Unit Price Work, the Total Bid Price is based in whole or in part on the Unit Price multiplied by the quantity for each of the items listed. The Contract Price is subject to change due to variation in the actual quantities of each item in the completed Work in accordance with the Contract Documents.

Alternate Bids. Alternate Bid work, as listed in Document 00407 - Schedule of Alternates and described in the Bid Documents, will be performed for an amount added or deducted to the Total Bid Price for each Alternate Bid that is accepted by the Owner. The Owner may accept or reject any or all Alternate Bids.

Security Deposit. Included herewith is a Security Deposit in the amount of 5 percent of the greatest amount of the Total Bid Price, or Total Alternate Bid Price(s).

Period for Bid Acceptance. This offer shall be open to acceptance and is irrevocable for 60 days from the Bid date. That period may be extended by mutual written agreement of the Owner and the Bidder. After 60 days, the Bidder may withdraw without penalty if no mutual agreement can be reached.

2.0 CONTRACT TIME

If this offer is accepted, Substantial Completion of the Work will be achieved within the time stated in Document 00020 - Notice to Bidders. The Date of Commencement will be established by the Notice to Proceed.

3.0 ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted therein have been considered and all costs relating thereto are included in the Bid Price:

- Addendum No. 1, dated 04/29/2026
- Addendum No. 2, dated 04/29/2026
- Addendum No. _____, dated _____
- Addendum No. _____, dated _____
- Addendum No. _____, dated _____
- Addendum No. _____, dated _____

4.0 SUPPLEMENTS TO THIS BID:

The following Supplements are attached as an integral part of this Bid:

- Document 00405 - Schedule of Unit Price Work, if applicable
- Document 00407 - Schedule of Alternates, if applicable
- Document 00411 - Bid Bond (*Form supplied by Bidder*)
- Document 00420 - Statement of Bidder's Qualifications
- Document 00423 - Certification to Bidder's Experience & Qualifications
- Document 00425 - Equipment & Material Suppliers List

5.0 SIGNATURES:

Bidder: Elite Grading and Paving LLC
[Please print or type the full name of your proprietorship, partnership, corporation, or joint venture.*]

By:  5/6/2024
[Signature]** [Date]

Name: Jose Luis De Hoyos, President
[Please print or type name] [Title]

Address: 1113 E Evans Ave, Pharr TX 78577
[Mailing]

[Street, if different]

Telephone: 956-240-4788
[Print or type telephone number]

- * *If the Bid is a joint venture, add additional Bid form signature sheets for each member of the joint venture.*
- ** *The undersigned, as bidder, certifies that the only person or parties interested in this proposal as principals are those named herein; that the Bidder has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the Contract for the Project.*

Note: This document constitutes a government record, as defined by § 37.01 of the Texas Penal Code. Submission of a false government record is punishable as provided in § 37.10 of the Texas Penal Code.

END OF DOCUMENT

Document 00405

SCHEDULE OF UNIT PRICE WORK

This Document, constitutes a Supplement to Document 00310 - Form of Proposal.
When a Contract is awarded, this Document becomes a supplement to Document 00500 - Form of Agreement
between Owner and Contractor.

ITEM NO.	DESCRIPTION	EST. QNTY.	UNIT	UNIT PRICE	TOTAL PRICE
Street Improvements Project - Nebraska Ave & Douglas Street					
General Project					
1-1	Mobilization; bonding, not to exceed 3% of total project	LS	1	12,000.00	12,000.00
1-2	Installation and maintenance of barricades, signs and traffic handling as per contractor Traffic Control Plan.	LS	1	4,000.00	4,000.00
1-3	Erosion Control for inlets and Project; complete in place as per plans and specification	LS	1	2,000.00	2,000.00
Total General Project				18,000.00	
Nebraska Ave - Reconstruction					
2-1	Place 3-inch Hot Mix Asphalt Concrete Type "D" (3-inch compacted thickness) to a width according to the plans and specifications; complete in place.	SY	17075	1.64	280,020.80
2-2	Prime Coat (MC-30) (0.2 GAL/SY), according to the plans and specifications; complete in place.	GAL	3415	7.96	27,183.40
2-3	7-inch Scarify Existing Caliche Base, Subgrade (where needed) and Cold Mill Asphalt; remove material and rework with removed millings and removed flex-base to a mix ratio of 2:1 as per geotech report, (4-inch to 5-inch compacted thickness) to a width according to the plans and specifications complete in	SY	17086	4.10	70,052.60
2-4	Pavement Markings - REFL PAV MARKINGS TYPE 1 - CROSSWALK, TURNING LANE, STOP, CROSSWALK, SHOULDER AND DOUBLE NON-TURNING LANE; and others needed as per plans and specifications; complete in	LS	1	15,000.00	15,000.00
2-5	Sewer Mahole Adjustments with approved concrete collars; replace 5x5' concrete apron with No. 4 rebar; as per plans and	EA	7	350.00	2,450.00
2-6	Stormwater Grate Inlets Adjustments; complete in place	LS	1	800.00	800.00
2-7	Water Valve Adjustments; as per plans and specifications complete in place.	EA	2	300.00	600.00
Total Nebraska Ave				396,106.80	

Douglas Street - Overlay					
3-1	Place 2-inch Hot Mix Asphalt Concrete Type "D" (2-inch compacted thickness) to a width according to the plans and specifications; placement of sealant prior to application of asphalt, complete in place.	SY	1445	11.05	15,967.25
3-2	Prime Coat (MC-30) (0.2 GAL/SY), according to the plans and specifications; complete in place.	GAL	289	8.00	2,312.00
3-3	1-inch Scarify Existing Cold Mill Asphalt; replace with new asphalt to a width according to the plans and specifications complete in place.	SY	1440	6.14	8,841.00
3-4	Stormwater Grate Inlets Adjustments; complete in place	EA	2	400.00	800.00
3-5	Stripping and pavement markings as per plans and specifications; complete in place.	LS	1	5,000.00	5,000.00
Douglas Street Overlay Total				32,920.85	

BASE BID PRICE (Total Unit Prices Plus Cash Allowance, if any)

\$ 447,027.70

Notes:

(1) United States Dollars. In the event of a discrepancy, this column shall govern.

Project: STREET IMPROVEMENTS PROJECT NEBRASKA AVE & DOUGLAS STREET

Project No. 26-004-05-07 Bidder's Signature: 

Company: Elite Grading and Paving LLC Name: Jose Luis De Hoyos

Date: 05/06/2026 Title: President

END OF DOCUMENT

00405-3 of 3
Addendum No. 2

STATEMENT OF BIDDER'S QUALIFICATIONS

DOCUMENT 00420

STATEMENT OF BIDDER'S QUALIFICATIONS

BIDDER:

PROJECT NAME:

	City of San Juan – Street Improvements Project – Nebraska Ave & Douglas Street
--	---

1. ORGANIZATION

1.1 How many years has your organization been in business as a Contractor? 4

1.2 How many years has your organization been in business under its present business name?
4

1.2.1 Under what other or former names has your organization operated?
n/a

1.3 If your organization is a corporation, answer the following:

1.3.1 Date of incorporation: 05/03/2022

1.3.2 State of incorporation: Texas

1.3.3 President's name: Jose Luis De Hoyos

1.3.4 Vice-president's name(s): _____

1.3.5 Secretary's name: _____

1.3.6 Treasurer's name: _____

1.4 If your organization is a partnership, answer the following:

1.4.1 Date of organization: _____

1.4.2 Type of partnership
(if applicable): _____

1.4.3 Name(s) of general
partner(s): _____

1.5 If your organization is individually owned, answer the following:

1.5.1 Date of organization: _____

1.5.2 Name of owner: _____

STATEMENT OF BIDDER'S QUALIFICATIONS

1.6 If the form of your organization is other than those listed above, describe it and name the principals:

2. LICENSING

2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable. Indicate name, license number and expiration date for Master Plumber or other trade required under the Instructions to Bidders section of this Bid.

2.2 List jurisdictions in which your organization's partnership or trade name is filed.

Rio Grande Valley, Hidalgo, Cameron, Willacy, Starr counties

3. EXPERIENCE

3.1 List the categories of work that your organization normally performs with its own forces.

Our organization self-performs asphalt paving, site grading and earthwork, and demolition.

3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

3.2.1 Has your organization ever failed to complete any work awarded to it? NO

3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? NO

3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? NO

3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.) NO

3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date. Required to have three 3 in the last eight (8) years.

3.4.1 State total worth of work in progress and under contract: 944,004.50

STATEMENT OF BIDDER'S QUALIFICATIONS

3.5 On a separate sheet, list **ALL** the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces. Failure to provide **ALL** projects constructed may result in rejection of bid.

3.5.1 State annual amount of construction work performed each year during the past five years:

<u>Year</u>	<u>Contract Amount</u>	<u>Final Amt. Including Change Orders</u>
<u>2026</u>	<u>944,004.45</u>	<u>ON GOING</u>
<u>2025</u>	<u>1,499,714.82</u>	<u></u>
<u>2024</u>	<u>523,343.50</u>	<u></u>
<u>2023</u>	<u></u>	<u>SUB CONTRACTOR</u>
<u>2022</u>	<u></u>	<u>SUB CONTRACTOR</u>

3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization. Submit resumes of Key Personnel (as defined in the Instructions to Bidders. Bidder hereby certifies that the Resident Superintendent has the authority to act on behalf of the Contractor at all times. No substitution shall be made without the written authorization of the Owner and the Engineer based upon acceptance of the qualifications of the proposed substitute.

3.7 Provide form 00423 "Certification of Bidder's Qualifications" as evidence that the Bidder meets the minimum criteria called out in the Instructions to Bidders.

4. REFERENCES

4.1 On a separate sheet, list three (3) Trade References and two (2) Bank References :

4.2 Surety:

Name and telephone number of Bonding Company: Valley Insurance Providers

Name, telephone and address of Agent: Andy Alvarez

400 W I-2

San Juan TX 78589

956-685-1936

STATEMENT OF BIDDER'S QUALIFICATIONS

5. Litigation History

5.1 Please provide Litigation History for the past five (5) years for the Prime Contractor and all subcontractors to be utilized for this project. You may use a separate sheet of paper(s) if necessary and attach to this document.

Year	Parties	Summary of Litigation	Status
n/a			

6. SIGNATURE

6.1 To be executed by a Principal of the firm authorized to certify the foregoing information:

Jose Luis De Hoyos, being duly sworn, deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

6.2 Dated at 2:07 pm this 6th day of May, 2026.

Name of Organization: Elite Grading and Paving LLC

By: 

Printed Name: Jose Luis De Hoyos

Title: President

END OF DOCUMENT



Contractor will assign the Company President/Owner as Project Manager, providing direct oversight and involvement throughout the duration of the project. A dedicated field crew will be led by a Superintendent/Foreman. All personnel are fully cross-trained to perform both laborer and equipment operator duties, allowing the crew to adapt to changing site conditions, maintain continuous workflow, and maximize production efficiency.

This cross-functional structure minimizes downtime, enhances coordination, and ensures timely project completion while maintaining strict adherence to project specifications, quality control standards, and safety requirements.

Employee List

Jose Luis De Hoyos, President/Project Manager, 6 years

Elias Rodriguez, General Manager (Office) 19 years

Hugo De Hoyos, Foreman 20 years experience

Juan Manuel Isleno, Foreman 10 years experience

Joel Hidalgo, Heavy Truck Operator 20 years

Jesus De Hoyos, Laborer 4 years

We hire as needed.



Current Projects:

* Project Name: Reconstruction Cul De Sac Carmen Ave, Zapata Ave and Balboa Ave

* Client: Town of Rancho Viejo

* Scope:

Work of the Project consists of the removal and reconstruction of the roadway for the Cul-De-Sac on Carmen Ave, Zapata Ave. and Balboa. The project also includes the installation of a 2-foot header curb, approximately 240 linear feet of 18-inch RCP, two Type 'C' inlets, and two manhole junction boxes.

* Start Date: March2026

* Contract Price: \$355,870.16

* Project Name: 2023-2024 CDBG CITY OF LOS INDIOS STREET

* Client: City of Los Indios

* Scope:

The project consists of street reconstruction improvements at Del Rio Drive West St and Del Rio Drive East St. Improvements include 2" HMA, scarifying surface and 6" base material, reshape and compact existing base course with 1% lime and additional 1" of limestone base material, removing and replacing curb and gutter, driveway repair, sidewalk repair

* Start Date: March 2026

* Contract Price: \$238,362.00

*** Project Name: OVALLE LATERAL DRAINAGE IMPROVEMENTS**

*** Client: City of San Juan**

*** Scope:**

Demolishing and reconstructing the existing roadway, including excavation and hauling of ditch material, installation of new storm sewer infrastructure (inlets, RCP, and manholes), and associated asphalt repairs to improve drainage and overall infrastructure performance.

*** Start Date: March 2026**

*** Contract Price: \$349,805.70**

Previous Projects:

*** Project Name: Ridge Road and The Grove Subdivision Street Improvements**

*** Client: City of San Juan**

*** Scope:**

Demolishing and replacing the existing roadway, as well as removing and installing new utility drainage inlets, curbs, and manholes to improve drainage and overall infrastructure performance.

*** Completion Date: November 2025**

*** Contract Price: \$839,638.27**

*** Project Name: 2023 Progreso Street Improvements**

*** Client: City of Progreso / Hidalgo County Urban County**

*** Scope:**

Demolishing and rebuilding the roadway, plus updating drainage inlets, curbs, and manholes to enhance infrastructure and drainage performance.

*** Completion Date: May 2025**

*** Contract Price: \$660,076.55**

*** Project Name: Tierra De Palmas Subdivision Street Rehabilitation**

*** Client: City of San Juan**

*** Scope:**

This project involves demolishing the existing roadway, curbs, and caliche, and constructing a new roadway for the subdivision.

*** Completion Date: June 2024**

*** Contract Price: \$354,191.50**

*** Project Name: 2023 San Juan Street Improvements**

*** Client: City of San Juan / Hidalgo County Urban County**

*** Scope:**

This project involves demolishing the existing roadway, curbs, and caliche, and constructing a new roadway for the subdivision.

*** Completion Date: March 2024**

*** Contract Price: \$169,152.00**



Bank Reference

Bank Reference

Greater State Bank

Contact: David Amaro Vice-President Phone: 956-687-4782

Email: david.amaro@greaterstate.bank

Trade References:

Rio Valley Pipe

Contact: Horacio Garza

3609 West Palma Vista Dr

Phone: 956-227-0242

Palmview, TX 78572

Valley Asphalt

Contact: Luis Rivas

P O Box 699

Phone: 956-310-8720

Penitas TX 78576

VMK Concrete

Contact: Juan Hernandez

3710 S Expressway 281

Phone: 956-595-5833

Edinburg TX 78542

**CERTIFICATE OF BIDDER'S
EXPERIENCE & QUALIFICATIONS**

DOCUMENT 00423

**CERTIFICATE OF BIDDER'S
EXPERIENCE & QUALIFICATIONS**

The undersigned bidder certifies that he is, at the time of bidding, and shall be, throughout the period of the contract, licensed by the State of Texas to do the type of work required under terms of the contract documents. Bidder further certifies that he is skilled and regularly engaged in the general class and type of work called for in the contract documents.

The bidder represents that he is competent, knowledgeable and has special skills on the nature, extent and inherent conditions of the work to be performed. Bidder further acknowledges that there are certain peculiar and inherent conditions existent in the construction of the particular facilities which may create, during the construction program, unusual or peculiar unsafe conditions hazardous to persons and property. Bidder expressly acknowledges that he is aware of such peculiar risks and that he has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the construction work with respect to such hazards.

Signed this 6th day of May, 2026.

Elite Grading and Paving LLC

Name of Bidder

Contractor's License No. and State



Signature of Bidder

Jose Luis De Hoyos, President

Title of Signatory

END OF SECTION

00423 - 1 of 1




Current Asset Listing

ASSET	VIN	
BLACK LOWBOY	****0876	OWN
Blue Mack	1M1AW09Y7GM055544	OWN
CAT 140M	CAT0140MJB9D02057	OWN
CHEVY 3500 HD 140	1GB4KZCG4BF214972	OWN
CHEVY SILVERADO 4300 PU-6296	1GCUYDED1KZ141767	OWN
DURASTAR	1HSMMAAN0AH212770	OWN
Freightliner 001	1FUJHLDR6KCLKH4820	OWN
Freightliner 002	1FUJHLDRXKCLKH4786	OWN
JOHN DEERE 310L	1T0310LXVKF357202	OWN
JOHN DEERE GREEN 9400	HW9400P	OWN
JOHN DEERE LOADER	CK344GX001188	OWN
JOHN DEERE LOADER	DW544JZ592625	OWN
KUBOTA	KBCZC063CTL1G51877	OWN
Load Trail	4ZECH2023N1253250	OWN
PETERBILT 379	1XP-5DB9X-9-5D854215	OWN
SD-70F PRO PAC	155955	OWN
TRUPAC	33086	OWN
VOLVO ROLLER	****8500	OWN
WHITE BELLY 1120	5TU114022CS000352	OWN
WHITE PETERBILT	2NP2HM6X7EM245992	OWN
WHITE PETERBILT	1NP-ALUEX-1-4D818482	OWN
ROADTEC		OWN
CAT 1055 AP PAVER		OWN
CAT 1055 AP PAVER		OWN
Forklift		OWN
2012 Planters		OWN
2012 Planters		OWN
PT-125R Roller	150631	OWN
2018 Cat Truck	1HTJGJT0CJ060808	OWN

EQUIPMENT & MATERIAL SUPPLIERS LIST

BIDDER

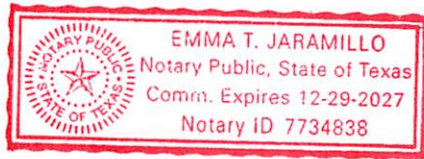
Executed this: 6th Day of: May 2026

By: _____
BIDDER 

Title: President

NOTARY PUBLIC

State of Texas
County of: Hidalgo



Subscribed and sworn to before me this: 6th day of May 2026

Emma Jaramillo
NOTARY PUBLIC

END OF SECTION



ADDENDUM NO. 1

STREET IMPROVEMENTS PROJECT
NEBRASKA AVE & DOUGLAS STREET

RFB NO. 26-004-05-07

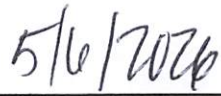
Notice is hereby given to all prospective respondents of the following:

Bid/Contract Documents, including Drawings and Technical Specifications are available from LeFevre Engineering located at **1004 W. Frontage Road, Alamo, Texas 78516**, contact may be made at (956)540-9428, upon request and payment of \$200.00 The payment is non-refundable.

END OF ADDENDUM NO. 1
/s/Lori A. Maldonado, Purchasing Agent
APRIL 23, 2026



Signature of Respondent



Date



Project Engineer

4-29-26

Date

Document 00900

ADDENDUM NO. 2

Date of Addendum: April 29, 2026

PROJECT NAME: City of San Juan – Street Improvements Project

PROJECT NO: 003-2025

BID DATE: May 7, 2026

FROM: LeFevre Engineering, PLLC.
818 Mansfield Dr. Unit 182
Port Mansfield, Texas 78598

TO: **Prospective Bidders**

This Addendum forms a part of the Bidding Documents and will be incorporated into Contract Documents, as applicable. Insofar as the original Project Manual and Drawings are inconsistent, this Addendum governs. Acknowledge receipt of the Addendum by inserting its number in Document 00310 - Form of Proposal. **FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.**

ADDENDUM NO. 2

Item No. 1 – Section 00100 of the Project Manual has been revised and is attached to this addendum. Please use this form in all required submittals. Litigation History has been added to the Notice to Bidders.

Item No. 2 – Section 00405 of the Project Manual has been revised and is attached to this addendum. Please use this form in all required submittals. Item descriptions have been added to the form of proposal and supersede all quantities in plans and specifications.

Item No. 3 – Section 00420 of the Project Manual has been revised and is attached to this addendum. Please use this form in all required submittals. Litigation History has been added to the Statement of Qualifications.

SPECIFICATIONS

[1. Section 02756 – Cold Milling – Please be advised of the following addition to the specification:

3.03 A (d) "The City of San Juan has requested that all salvaged asphaltic millings will remain the property of the City of San Juan and shall be hauled to a specific site as directed by the Engineer and the City of San Juan."

PLANS

1]. Sheet 6.1 of the proposed set of plans has been revised. The detail for Douglas RD. has been revised to 2" of asphalt overlay. Revised Sheet 6.1 is attached to this addendum.



END OF ADDENDUM NO. 2

DATED: 4-29-26

Richard LeFevre, P.E.



END OF DOCUMENT 5/6/2026

 **AIA** Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Elite Grading and Paving, LLC
1113 E Evans Ave
Pharr, TX 78577

OWNER:

(Name, legal status and address)

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

BOND AMOUNT:

5% Greatest Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

City of San Juan- Street Improvements Project
Project No. 26-004-05-07

SURETY:

(Name, legal status and principal place of business)

Great Midwest Insurance Company
800 Gessner Rd., Suite 600
Houston, TX 770224

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

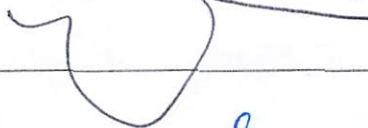

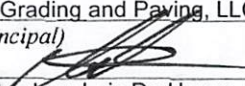

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 6th day of May 2026

<p> _____ <i>(Witness)</i></p> <p> _____ <i>(Witness)</i></p>	<p>Elite Grading and Paving, LLC <i>(Principal)</i> _____ <i>(Seal)</i></p> <p> _____ <i>(Title)</i> Jose Luis De Hoyos, President</p> <p>Great Midwest Insurance Company <i>(Surety)</i> _____ <i>(Seal)</i></p> <p> _____ <i>(Title)</i> Attorney-in-Fact Michael Benitez</p>
---	---

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.

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POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Andres Alvarez, Philip Young, Ruby Hernandez, Michael Benitez

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

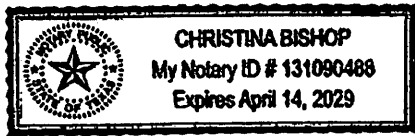


GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY Christina Bishop
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 6th Day of May 2026



BY Patricia Ryan
Patricia Ryan
Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

RENOWORKS, LLC

City of
San Juan

Due: May 7, 2026 | 10 am

RFB NO. 26-004-05-07

WE FOCUS ON SOLUTIONS THAT WILL
GIVE YOU MORE ON YOUR BUDGET



BID FOR
“City of San Juan
Street Improvements Project –
Nebraska Ave & Douglas Street”

ORIGINAL

 **RENOWORKS**
General Contracting | Civil | Land Development

RENOWORKS, LLC | 2705 E. DAVIS RD. | EDINBURG, TX, 78542

956 513-1849 | RENOWORKSFS.COM

RENE R. OLIVAREZ, CSSGB, P.E.

RENE@RENOWORKSFS.COM



2705 E. Davis Rd. | Ste. A | Edinburg TX, 78542
rene@renoworksfs.com
normacatalina@renoworksfs.com
o. 956-513-1849

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1. BID BOND
2. SCHEDULE OF UNIT PRICE
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4. ACKNOWLEDGED ADDENDUMS
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6. MANAGEMENT TEAM | REFERENCES
7. RESUME | CERTIFICATIONS
8. BANK LETTER REFERENCE
9. INSURANCE

BID BOND

KNOW ALL BY THESE PRESENTS, That we, Renoworks, LLC
_____ of 2705 E. Davis Road, Edinburg, Texas 78542

(hereinafter called the Principal), as Principal, and Pennsylvania Insurance Company

(hereinafter called the Surety), as Surety are held and firmly bound to the City of San Juan, Texas

(hereinafter called the Obligee) in the penal sum of Five Percent (5%) of the Greatest Amount of the Total Bid Price
Or Total Alternate Bid Prices, (GA TBP/TABP), if Any Dollars (5% of the GA TBP/TABP)
for the payment of which the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns,
jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That WHEREAS, the Principal has submitted or is about to submit a proposal
to the Obligee on a contract for City of San Juan – Street Improvements Project – Nebraska Ave & Douglas Street

NOW, THEREFORE, If the said Contract be timely awarded to the Principal is named apparent Low Bidder or is conditionally
awarded the Contract and then fails either to execute the Agreement timely or to provide any required bonds timely, or to do both, then
in that event the Surety will be obligated to pay to the Owner an amount equal to the difference between the Bid of the Principal on
whom the bond was written and the Bid of the Bidder who is finally awarded the Contract and who executes the Agreement and
provides the required bonds, up to the penal sum of the Bond.

Signed and sealed this 1st day of May, 2026.

Anna Catalina
_____ Witness

Renoworks, LLC

Rene Olivarez

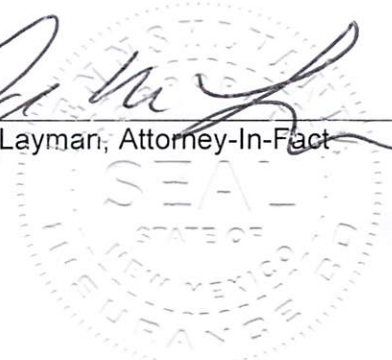
Rene Olivarez, Member

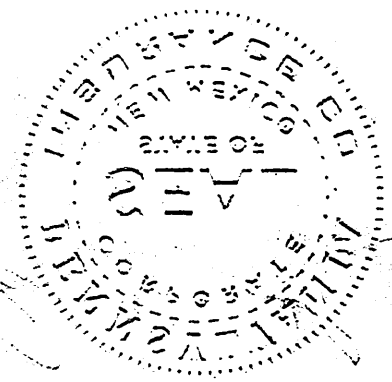
Jamesa Layman
_____ Witness

Pennsylvania Insurance Company

David M. Layman

David M. Layman, Attorney-In-Fact





[Handwritten signature]

10805 Old Mill Road · Omaha, Nebraska 68154

POWER OF ATTORNEY NO. SWSTEX01_0323

KNOW ALL MEN BY THESE PRESENTS: That the California Insurance Company, duly organized and existing under the laws of the State of California and having its principal office in the County of San Mateo, California, and Continental Indemnity Company, Illinois Insurance Company and Pennsylvania Insurance Company, corporations duly organized and existing under the laws of the State of New Mexico and having their principal office in the County of Santa Fe, New Mexico docs hereby nominate, constitute and appoint:

David M. Layman

Its true and lawful agent and attorney-in-fact, to make, execute, seal and deliver for and on its behalf as surcty, and its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship (NOT INCLUDING bonds without a fixed penalty or financial guarantee) provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of: "Unlimited"

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of California Insurance Company, Continental Indemnity Company, Illinois Insurance Company and Pennsylvania Insurance Company.

"RESOLVED, That the President, Senior Vice President, Vice President, Assisted Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney of the Company, qualifying the attorney or attorneys named in given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the California Insurance Company, Continental Indemnity Company, Illinois Insurance Company and Pennsylvania Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, California Insurance Company, Continental Indemnity Company, Illinois Insurance Company and Pennsylvania Insurance Company, has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized

officer the 16th day of August 2023.



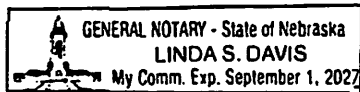
California Insurance Company, Continental Indemnity Company, Illinois Insurance Company, Pennsylvania Insurance Company

By Jeffrey A. Silver Secretary

STATE OF NEBRASKA
COUNTY OF DOUGLAS SS:

On this 16th day of August A.D. 2023, before me a Notary Public of the State of Nebraska, inand for the County of Douglas, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Douglas, the day and year first above written.



Linda S. Davis
(Notary Public)

I, the undersigned Officer of the California Insurance Company, a California Corporation of Foster City, California, Continental Indemnity Company, Illinois Insurance Company and Pennsylvania Insurance Company, New Mexico Corporations of Santa Fe, New Mexico, do herby certify that the original POWER OF ATTORNEY of which the foregoing is full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 1st day of May, 2026



Jeffrey A. Silver Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call SiriusPoint America Insurance Company, Continental Indemnity Company, Illinois Insurance Company, Pennsylvania Insurance Company, California Insurance Company and its affiliates by telephone for information or to make a complaint:

**Please send all notices of claim on this bond to:
Applied Surety Underwriters - Surety Claims
(281) 384-7136**

**10805 Old Mill Road
Omaha, NE 68154**

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

**P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us**

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact your agent or Applied Surety Underwriters first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND:

This notice is for information only and does not become a part or condition of the attached document and is given to comply with Texas legal and regulatory requirements.

Document 00405

SCHEDULE OF UNIT PRICE WORK

This Document, constitutes a Supplement to Document 00310 - Form of Proposal.
When a Contract is awarded, this Document becomes a supplement to Document 00500 - Form of Agreement
between Owner and Contractor.

STANDARD SPECIFICATION

SCHEDULE OF UNIT PRICE WORK

ITEM NO.	DESCRIPTION	EST. QNTY.	UNIT	UNIT PRICE	TOTAL PRICE
Street Improvements Project - Nebraska Ave & Douglas Street					
General Project					
1-1	Mobilization; bonding, not to exceed 3% of total project	LS	1	\$20,566.16	\$20,566.16
1-2	Installation and maintenance of barricades, signs and traffic handling as per contractor Traffic Control Plan.	LS	1	\$21,000.00	\$21,000.00
1-3	Erosion Control for inlets and Project; complete in place as per plans and specification	LS	1	\$4,250.00	\$4,250.00
Total General Project					\$45,816.16
Nebraska Ave - Reconstruction					
2-1	Place 3-inch Hot Mix Asphalt Concrete Type "D" (3-inch compacted thickness) to a width according to the plans and specifications; complete in place.	SY	17075	\$23.00	\$392,725.00
2-2	Prime Coat (MC-30) (0.2 GAL/SY), according to the plans and specifications; complete in place.	GAL	3415	\$9.00	\$30,735.00
2-3	7-inch Scarify Existing Caliche Base, Subgrade (where needed) and Cold Mill Asphalt; remove material and rework with removed millings and removed flex-base to a mix ratio of 2:1 as per geotech report, (4-inch to 5-inch compacted thickness) to a width according to the plans and specifications complete in	SY	17086	\$10.00	\$170,860.00
2-4	Pavement Markings - REFL PAV MARKINGS TYPE 1 - CROSSWALK, TURNING LANE, STOP, CROSSWALK, SHOULDER AND DOUBLE NON-TURNING LANE; and others needed as per plans and specifications; complete in	LS	1	\$10,000.00	\$10,000.00
2-5	Sewer Mahole Adjustments with approved concrete collars; replace 5x5' concrete apron with No. 4 rebar; as per plans and	EA	7	\$1,200.00	\$8,400.00
2-6	Stormwater Grate Inlets Adjustments; complete in place	LS	1	\$1,200.00	\$1,200.00
2-7	Water Valve Adjustments; as per plans and specifications complete in place.	EA	2	\$250.00	\$500.00
Total Nebraska Ave					\$614,420.00

00405-2 of 3
Addendum No. 2

Douglas Street - Overlay					
3-1	Place 2-inch Hot Mix Asphalt Concrete Type "D" (2-inch compacted thickness) to a width according to the plans and specifications; placement of sealant prior to application of asphalt, complete in place.	SY	1445	\$17.50	\$25,287.50
3-2	Prime Coat (MC-30) (0.2 GAL/SY), according to the plans and specifications; complete in place.	GAL	289	\$9.00	\$2,601.00
3-3	1-inch Scarify Existing Cold Mill Asphalt; replace with new asphalt to a width according to the plans and specifications complete in place.	SY	1440	\$7.00	\$10,080.00
3-4	Stormwater Grate Inlets Adjustments; complete in place	EA	2	\$1,200.00	\$2,400.00
3-5	Stripping and pavement markings as per plans and specifications; complete in place.	LS	1	\$5,500.00	\$5,500.00
Douglas Street Overlay Total					\$45,868.50

BASE BID PRICE (Total Unit Prices Plus Cash Allowance, if any)

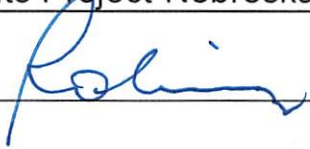
\$ 706,104.66

SEVEN HUNDRED SIX THOUSAND ONE HUNDRED FOUR DOLLARS AND SIXTY-SIX CENTS

Notes:

(1) United States Dollars. In the event of a discrepancy, this column shall govern.

Project: City of San Juan Street Improvements Project-Nebreska Ave & Douglas Street

Project No. 26-004-05-07 Bidder's Signature: 

Company: Renoworks, LLC Name: Rene Olivarez, P.E. | President

Date: 5/6/2026 Title: PRESIDENT/OWNER

END OF DOCUMENT

00405-3 of 3
Addendum No. 2

STATEMENT OF BIDDER'S QUALIFICATIONS

DOCUMENT 00420

STATEMENT OF BIDDER'S QUALIFICATIONS

BIDDER:

PROJECT NAME:

Renoworks, LLC	City of San Juan – Street Improvements Project – Nebraska Ave & Douglas Street
-----------------------	---

1. ORGANIZATION

1.1 How many years has your organization been in business as a Contractor? 9 years

1.2 How many years has your organization been in business under its present business name?
9 years

1.2.1 Under what other or former names has your organization operated?
N/A

1.3 If your organization is a corporation, answer the following:

1.3.1 Date of incorporation: _____

1.3.2 State of incorporation: _____

1.3.3 President's name: _____

1.3.4 Vice-president's name(s): _____

1.3.5 Secretary's name: _____

1.3.6 Treasurer's name: _____

1.4 If your organization is a partnership, answer the following:

1.4.1 Date of organization: _____

1.4.2 Type of partnership
(if applicable): _____

1.4.3 Name(s) of general
partner(s): _____

1.5 If your organization is individually owned, answer the following:

1.5.1 Date of organization: 2018

1.5.2 Name of owner: Rene Olivarez, P.E. | President

STATEMENT OF BIDDER'S QUALIFICATIONS

1.6 If the form of your organization is other than those listed above, describe it and name the principals:

Managing Member - Rene Olivarez, President

Member - Norma Catalina, Vice- President

2. LICENSING

2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable. Indicate name, license number and expiration date for Master Plumber or other trade required under the Instructions to Bidders section of this Bid.

1. Professional Engineer, #102302 2. TACLA100226E

3. RME-G-2353934

2.2 List jurisdictions in which your organization's partnership or trade name is filed.

State of Texas

3. EXPERIENCE

3.1 List the categories of work that your organization normally performs with its own forces.

Welding, Plumbing, Paving, Earthworks, Utility Infrastructure, Manholes, Remodel,
Excavation

3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

3.2.1 Has your organization ever failed to complete any work awarded to it? NO

3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? NO

3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? NO

3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.) NO

3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date. Required to have three (3) in the last eight (8) years. Please see resume attached

3.4.1 State total worth of work in progress and under contract: \$2,585,844

STATEMENT OF BIDDER'S QUALIFICATIONS

3.5 On a separate sheet, list **ALL** the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces. Failure to provide **ALL** projects constructed may result in rejection of bid.

3.5.1 State annual amount of construction work performed each year during the past five years:

<u>Year</u>	<u>Contract Amount</u>	<u>Final Amt. Including Change Orders</u>
-------------	------------------------	---

Please see resume attached

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization. Submit resumes of Key Personnel (as defined in the Instructions to Bidders. Bidder hereby certifies that the Resident Superintendent has the authority to act on behalf of the Contractor at all times. No substitution shall be made without the written authorization of the Owner and the Engineer based upon acceptance of the qualifications of the proposed substitute. **Please see attached resume.**

3.7 Provide form 00423 "Certification of Bidder's Qualifications" as evidence that the Bidder meets the minimum criteria called out in the Instructions to Bidders.

4. REFERENCES

4.1 On a separate sheet, list three (3) Trade References and two (2) Bank References. **Please see attached.**

4.2 Surety:

Name and telephone number of Bonding Company: Southwest Risk Services, LLC

Name, telephone and address of Agent: David Layman - President

13423 Blanco Road

#411

San Antonio, Texas 78216

STATEMENT OF BIDDER'S QUALIFICATIONS

5. Litigation History

5.1 Please provide Litigation History for the past five (5) years for the Prime Contractor and all subcontractors to be utilized for this project. You may use a separate sheet of paper(s) if necessary and attach to this document.

Year	Parties	Summary of Litigation	Status
N/A			

6. SIGNATURE

6.1 To be executed by a Principal of the firm authorized to certify the foregoing information:

Rene Olivarez, being duly sworn, deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

6.2 Dated at 1:58pm this 5 day of May, 2026.

Name of Organization: Renoworks, LLC

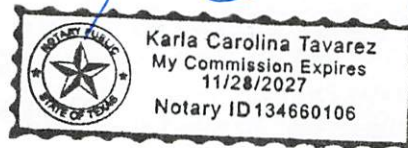
By: [Signature]

Printed Name: Rene Olivarez, P.E.

Title: President

END OF DOCUMENT

[Signature] May 5, 2026.





ADDENDUM NO. 1

STREET IMPROVEMENTS PROJECT
NEBRASKA AVE & DOUGLAS STREET

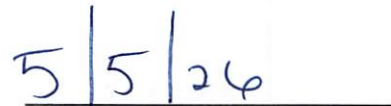
RFB NO. 26-004-05-07

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

Bid/Contract Documents, including Drawings and Technical Specifications are available from LeFevre Engineering located at **1004 W. Frontage Road, Alamo, Texas 78516**, contact may be made at (956)540-9428, upon request and payment of \$200.00. The payment is non-refundable.

END OF ADDENDUM NO. 1
/s/Lori A. Maldonado, Purchasing Agent
APRIL 23, 2026


Signature of Respondent


Date

Document 00900

ADDENDUM NO. 2

Date of Addendum: April 29, 2026

PROJECT NAME: City of San Juan – Street Improvements Project

PROJECT NO: 003-2025

BID DATE: May 7, 2026

FROM: LeFevre Engineering, PLLC.
818 Mansfield Dr. Unit 182
Port Mansfield, Texas 78598

Myrna Catalina
5/5/24

TO: **Prospective Bidders**

This Addendum forms a part of the Bidding Documents and will be incorporated into Contract Documents, as applicable. Insofar as the original Project Manual and Drawings are inconsistent, this Addendum governs. Acknowledge receipt of the Addendum by inserting its number in Document 00310 - Form of Proposal. **FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.**

ADDENDUM NO. 2

Item No. 1 – Section 00100 of the Project Manual has been revised and is attached to this addendum. Please use this form in all required submittals. Litigation History has been added to the Notice to Bidders.

Item No. 2 – Section 00405 of the Project Manual has been revised and is attached to this addendum. Please use this form in all required submittals. Item descriptions have been added to the form of proposal and supersede all quantities in plans and specifications.

Item No. 3 – Section 00420 of the Project Manual has been revised and is attached to this addendum. Please use this form in all required submittals. Litigation History has been added to the Statement of Qualifications.

SPECIFICATIONS

[1. Section 02756 – Cold Milling – Please be advised of the following addition to the specification:

3.03 A (d) "The City of San Juan has requested that all salvaged asphaltic millings will remain the property of the City of San Juan and shall be hauled to a specific site as directed by the Engineer and the City of San Juan."

PLANS

1]. Sheet 6.1 of the proposed set of plans has been revised. The detail for Douglas RD. has been revised to 2" of asphalt overlay. Revised Sheet 6.1 is attached to this addendum.



END OF ADDENDUM NO. 2

DATED: 4-29-26

Richard LeFevre, P.E.

END OF DOCUMENT



RENOWORKS, LLC est. 2018

RO Engineering, PLLC est. 2009(parent company)

Quantum-Mechanical Contractors est. 2019(sister company)

2705 E. Davis Rd., Suite A, Edinburg, TX 78540

Office: (956) 513-1849

RENOWORKS, LLC was founded on September 11, 2018 by Rene R. Olivarez, P.E., with the following vision, mission, and core values.

Vision

To be recognized for our project success and the value we deliver to our customers on time and on budget.

Company Mission

At RENOWORKS, we strive to deliver the highest quality of professional construction services by focusing on innovative & cost-effective solutions, quality, delivery on time, and customer service. Also, by conducting our business with integrity and hard work we seek to develop long-term relationships with our customers in the institutional, governmental, industrial, and commercial sectors.

Values

We value the Voice of the Customer, Safety, Quality, delivery on-time, Customer Service, Innovative and Cost-effective Solutions, Teamwork, and Excellence in Performance.

Firm Name and Location

RENOWORKS, LLC

2705 E. Davis Rd. Ste. A

Edinburg, TX 78540

Phone: O. (956) 513-1849

Email: rene@renoworksfs.com

Email: normacatalina@renoworksfs.com

Email: melissa@renoworksfs.com

Email: karla@renoworksfs.com

Company Information and Background

RENOWORKS, a Limited Liability Company was established on September 11, 2018 in the State of Texas and is family owned by Rene R. Olivarez, P.E and Norma Catalina, M.Ed.

Non-Discrimination Statement

RENOWORKS, LLC does not discriminate against any employee or applicant based on race, religion, sex, national origin, or disability.



Rene R. Olivarez, P.E. | President



The following is a brief description of the firm's key staff and their areas of expertise:

Rene R. Olivarez, P.E. | President and Project Manager

Board of Professional Engineers & Land Surveyors #102302

Texas Department of Insurance Registration: RME-G-2353934

TDLR HVAC License: TACLA #100226E

Mr. Olivarez is a Hispanic American and a graduate of Edinburg High School and obtained a Bachelor of Sciences from the University of Texas Pan American. He received his license as Professional Engineer from the Texas Board of Professional Engineers. He has extensive knowledge in energy conservation, construction supervision, estimating, and business quality control. His experience includes energy studies & procurement, preparation of engineering plans and specifications, grant writing, bidding and contractual processes, construction management, facility assessments, board presentations, private and public infrastructure projects. Mr. Olivarez has a strong management background having direct oversight of Edinburg CISD's Maintenance & Facilities Department. He also previously worked for General Electric Motors & Controls Manufacturing for 10 years in Quality Control. He has a license as a Professional Engineer, HVAC Contractor License, RME-G Fire Sprinkler License and is certified in Six-Sigma.

EDUCATION

Bachelor of Sciences from the University of Texas Pan American

High school diploma from Edinburg High School

LICENSURE & CERTIFICATIONS

Professional Engineer, License No. 102302

Fire Sprinkler License, License No. RME-G-2353934

HVAC Contractor License, License No. TACLA100226E

Six Sigma Black Belt Trained / Six Sigma Green Belt Certified

Mold Remediation Contractor

Quality Control Auditor

MEMBERSHIP

City of Edinburg Board – Planning and Zoning Member

City of Edinburg – Chamber of Commerce Ambassador

RGV-AGC – Member

Lion's Club Member- Edinburg Chapter

Living Word EFC- Building Consultant and Active Member

Edinburg Schools- Parent Volunteer

UTRGV – MSA Parent Volunteer

WORK HISTORY

2018-Present, President of RENOWORKS, LLC

2009-Present, Principal of RO Engineering, PLLC

2019-Present, President of Quantum-Mechanical Contractors, LLC

2008-2014, District Engineer for Edinburg Consolidated Independent School District

1997-2008, Quality Management at General Electric Motors & Controls, Reynosa MX

Norma Catalina, M.Ed. | Vice-President

Ms. Norma Catalina serves as the Junior Executive and Operations Manager for the firm, where she oversees the day-to-day management of operations and supports all aspects of project administration. Her leadership is characterized by precision, organization, and a deep understanding of process coordination and client service.

Ms. Catalina earned both her bachelor's degree in education and her master's degree in educational leadership from the University of Texas–Pan American. With over 24 years of experience in public education, she brings a unique perspective to the firm's operations, particularly in supporting projects for public-school clients. Her background in education has honed her abilities in communication, strategic management, and multi-level coordination—skills that translate seamlessly into the complex logistics of the construction administration field.

In her current role, Ms. Catalina is responsible for overseeing every phase of construction administration, ensuring that all technical, contractual, and procedural requirements are met with accuracy and efficiency. She manages the preparation and maintenance of contract documentation, including project awards, modifications, notices to proceed, and related administrative records. She also monitors subcontractor performance, ensures that deliverables are completed according to schedule, and upholds thorough quality control standards across all documentation, including AIA correspondence, cost tracking, and project reporting.

Ms. Catalina is integral to maintaining financial and procedural compliance on active projects. She ensures timely invoice processing, oversees RFI (Request for Information) tracking, submittals, field reports, safety documentation, and manages the closeout of each project. Her attention to detail drives the completion of warranty documentation, lien releases, and final punch list items, guaranteeing that closeout materials are accurately compiled and delivered to the owner.

Recognized for her exceptional multitasking abilities, Ms. Catalina regularly manages an average of five projects simultaneously, coordinating with multiple project teams and stakeholders. Her bilingual proficiency in English and Spanish allows her to maintain clear, effective communication with clients and partners across diverse backgrounds, fostering strong and lasting professional relationships.

Ms. Catalina is known throughout the firm for her reliability, efficiency, and collaborative spirit. Her ability to balance the intricate details of contract management with the broader goals of project delivery makes her an invaluable member of the executive team. Through her commitment to excellence, Ms. Catalina ensures that every project is executed with precision, professionalism, and accountability—qualities that reflect the firm's core values and dedication to client satisfaction.

Rene Gonzalez | Construction Project Manager / Estimator

Mr. Gonzalez has over 20+ years of experience in construction working in the Rio Grande Valley and all over Texas. He has a strong background in construction with a specialty in civil infrastructure, waterworks, manholes, pipe bursting, wastewater connections and various other construction trades. He will provide communication to of all workers on site and ensure they are working safely and efficiently in sync with the construction schedule. He has learned how to effectively communicate with subcontractors and construction workers effectively and respectfully. He is adequate at eliciting and providing information in a timely and professional manner that ensures the construction moves forward smoothly.

Raudel Gonzalez | Construction Field Superintendent – On Site

Mr. Gonzalez has over 30 years of experience in construction as a subcontractor and field superintendent. His experience is paving and concrete work. He makes sure that the projects are done according to specifications and provides quality control assurance. He gets involved in preparing the ground, following specifications and laying down materials. He understands construction scheduling and ensures that safety is a priority.

Karla Tavaréz | Office Manager and Lead Accounting

Ms. Tavaréz has over 15 years of experience in financial record keeping. Her experience is in construction accounting, data entry, and maintaining financial records. She has worked at Texas C&S Investments as an internal/external auditor that is responsible for development and implementation policies, procedures of internal systems. She works directly with the project estimator and is responsible for recording, classifying financial transactions and maintaining financial reporting. She develops positive relations with vendors and generates construction cost reports.

Melissa Meza | Construction Superintendent – Standby

Ms. Meza has experience as a Site Compliance and Contractor Relations Manager, and Safety Coordinator and Risk Manager. She has a proven track record of building and maintaining relationships with third-party vendors and contractors. Her expertise extends to working with government agencies to review and approve site work. She is overseeing the excavation and CDL drivers at project sites. She makes sure we have USDOT documentation in place and coordinates project meetings with the county and safety management. Additionally, Melissa is highly skilled in developing and implementing safety and loss control programs.



General Contracting and Land Development

TRADE REFERENCES

VMK CONCRETE
VMK MATERIALS
VICTOR OR KARLA GARZA
956-588-7857

CAPA
SALES/ACCOUNTING DEPARTMENT
956-580-2502

ASPHALT OIL EXPRESS
EDUARDO GARZA
956-270-8929

GC STEEL & ACCESSORIES LLC
EDGAR GONZALEZ
956-495-2458



Webb County, City of Laredo

Lupita Trinidad-Ramos, Owners Representative

956-523-4609

Email: garamos@webbcountytx.gov

City of Port Isabel

John Sandoval

Assistant City Manager, C.P.M.

956-943-3523

Email: jsandoval@copitx.com

City of McAllen, Engineering Dept.

Jorge Gutierrez, EIT Project Construction Mgr.

311 North 15th Street

McAllen, Texas 78501

956-681-1179

City of Edinburg

Tom Reyna, Asst. City Manager

415 W. University Drive

Edinburg, TX. 78541

956-388-8212

Hidalgo Co. Pct 4

Nick Perez, Construction Manager Chief Admin for External Affairs

nick.perez@co.hidalgo.tx.us

Ph: 956-292-7000

Hidalgo County Pct 4

Velinda Reyes, Chief Administrator External Affairs

Edinburg, Texas 78542

(956) 383-3112

Hidalgo County Drainage District 1

Omar Anzaldua, PE

Edinburg, Texas 78542

956/292-7080

PSJA ISD

Jerry Lopez

School Construction Manager

956-6846384

Sharyland Water District

Carlos Lima (former ECISD Engineer)

1305 East Schunior

Edinburg, Texas 78541

956-289-2577

CONSTRUCTION PROJECTS**(DBA Renoworks; DBA Quantum-Mechanical Contractors)**

City of Primera – First Time Sewer Improvements GLO Contract (in progress)– Serving as the General Contractor, (DBA Renoworks) Installation of 8” PVC SDR -26 Sanitary Sewer Line and installation of 4” PVC Sanitary Sewer Service Line, remove and replace 18” RCP, decommission existing septic tanks, install clean outs, repair concrete driveways, install manholes.

City of McAllen – Alley Rehabilitation Section A (completed)– Serving as General Contractor and Project Manager (DBA Renoworks) removing base & asphalt paving, excavation, adjusting manholes, installing lime, new asphalt to sixteen alleys. (Est. Completion Jan. 2026 \$988K)

Laredo Rio Bravo Overlay and Stripping, City of Laredo (completed) – Serving as the GC and Project Manager (DBA Renoworks) remove existing overlay & asphalt paving to nine residential roads in Laredo approximately 639,654 SF and installing new tack coat, type “D” hot mix asphalt and stripping to streets. Use drive roller on edge of pavement to smooth out; utilized traffic control and coordination with project engineer and grants department to complete work. (Est. Completion 08/2025 \$2.1M)

Maxan Street Improvements, City of Port Isabel (completed) – Serving as the GC and Project Manager (DBA Renoworks) demo and removal of existing concrete sidewalk and concrete driveway pavement, saw cut existing concrete and concrete driveways, install 4” depth excavation of subgrade for flex-base, install 4” thick flexbase, Type A, Grade 1 limestone, install 6” thick reinforced concrete pavement (4000PSI), install new stand curb, install 4” thick existing concrete sidewalk repair/replacement, utilized traffic control. (Est. Completion 10/2025 \$425K)

City of Mission, Manhole Rehabilitation throughout the City of Mission – Serving as GC and Project Manager (DBA RENOWORKS, LLC) Replacement of 11 sanitary sewer manholes, pertinent pavement repair, and related appurtenances throughout the city. (Est. Completion 05/26 Est. Cost \$229K) *in progress*

City of Palm Hurst, Mayberry Road Sanitary Sewer Improvements (in progress) - Serving as GC and Project Manager (DBA RENOWORKS, LLC) Demo and installation of 170 LF 12” SS Pipe, 560 LF 12” SS, 600 LF SS Pipe, plug and cap, trench protection, install 6 Standard manholes and tie to existing manholes, patch and replace asphalt and erosion control. (Est. Completion 10/25 Est. Cost \$277K) *in progress*

Hidalgo Co. Drainage West Main Drain, Phase 4 (in progress) – Serving as General Contractor and Project Manager (DBA RENOWORKS, LLC) reshaping the existing berms and excavating; hauling off excessive dirt to caliche pit; ditch excavation includes drain boxes. (Est. Completion Nov 2025 Est. Cost \$1.8M)

Hidalgo Co. Drainage West Main Drain, Phase 3 (in progress) – Serving as General Contractor and Project Manager (DBA RENOWORKS, LLC) reshaping the existing berms and excavating; hauling off excessive dirt to caliche pit; ditch excavation includes drain boxes. (Est. Completion Nov 2025 Est. Cost \$1.6M)



City of Port Isabel Street Improvements, N Shore Rd & S Garcia St (completed) – Serving as General Contractor and Project Manager (DBA RENOWORKS, LLC) installing HMAC compacted flex base, geogrid materials, removal and disposal of existing materials, preparing subgrade. (Est. Completion 1/25 Est. Cost \$988K) *Completed*

City of Minco, Sewer System Improvements – Clean Water State Revolving Fund – Serving as Subcontractor and Project Manager (DBA RENOWORKS, LLC) includes SWPPP and erosion control for sewer Main relocation, traffic control and signing in accordance, clearing, grubbing, removal of structures and obstructions. Install, pipe burst including excavation, labor, robotic service connection, furnish and install manhole and appurtenances. (Est. Completion 6/25 Est. Cost \$337K) *completed*

City of San Benito, Pipe Bursting Sewer Line Rehabilitation - Serving as GC and Project Manager (DBA RENOWORKS, LLC) Rehabilitation of 8" line and 4 manholes. 450 LF of pip replacement includes, bypass, cleaning of lines and asphalt repair to the road. (Est. Completed 01/25 Est. Cost. \$128K)

American Legion Post 408 (completed) – Serving as General Contractor and Project Manager (DBA RENOWORKS, LLC) removing and replacing HVAC systems, outdoor and indoor duct, clearing debris and resurfacing parking lot. (Completion 11/24 Est. Cost \$77K)

GLO 2015 Mitigation Hidalgo Co. Drainage Main Floodwater Channel Phase 1, Seg. A (completed) – Serving as General Contractor and Project Manager (DBA RENOWORKS, LLC) reshaping the existing berms and excavating; hauling off excessive dirt to caliche pit; ditch excavation includes drain boxes. (Est. Completion 4/25 Est. Cost \$4.6M)

GLO 2015 Mitigation Hidalgo Co. Drainage Main Floodwater Channel Phase 1, Seg. B (completed) – Serving as General Contractor and Project Manager (DBA RENOWORKS, LLC) reshaping the existing berms and excavating; hauling off excessive dirt to caliche pit; ditch excavation includes drain boxes. (Est. Completion 4/25 Est. Cost \$3.9M)

Hidalgo County PCT 4, Alfonso Flores All Star Park Flag Wall (completed) - General Contractor & Project Coordinator (DBA Renoworks, LLC). General Contractor to install a 752 SF concrete slab and sidewalk, including plaster with stucco, installation of new signage, installation of 3 flag poles and new electrical for exterior lighting. (Est. 70K)

City of Edinburg, Installation of 2 New Bridges at Ebony Hills Golf Course (completed) - General Contractor & Project Coordinator (DBA Renoworks, LLC). Purchase of two pre-fabricated bridges and installation of bridges at Ebony Hills Golf Course (Est. 482K)

Brownsville ISD, Villa Nueva Elementary School HVAC Upgrades (completed) - General Contractor & Project Coordinator (DBA Quantum-Mechanical Contractors). Construction services entail demolition and installation of 4 roof top package units: new condensers and piping and electrical (Est. Cost. \$980K)



La Joya ISD, Chavez & Memorial Middle Schools HVAC Upgrades (completed) - General Contractor & Project Coordinator (DBA Quantum-Mechanical Contractors). Construction services entail demolition and installation of new installation of ductwork, new electrical, new VAV, new dampers and grills, new piping and installation of 2 new chillers and 8 new AHU's, 44 VAV boxes, piping and at Memorial: installation of 2 new chillers and 7 new AHU's, 39 VAV boxes, piping and electrical at Chavez. (Est. Cost. \$6.8M)

La Joya ISD, Corina Pena Elementary School HVAC Upgrades (completed) - General Contractor & Project Coordinator (DBA Quantum-Mechanical Contractors). Construction services to install one new chiller, 7 new MAU's, new concrete pads, new piping and electrical: mechanical accessories and controls. (Est. Cost \$1.4M)

La Joya ISD, EB Reyna & Escandon ES Schools HVAC Upgrades (completed) - General Contractor & Project Coordinator (DBA Quantum-Mechanical Contractors). Construction services entails demolition and installation of new HVAC units; install six – 10 Ton; install two-30 Ton; install three-4 Ton; install five- 12-15 Ton and install five – 4 Ton units. Furnish and install ductwork; refrigerant and condensate lines at schools and mechanical devices; new electrical and piping; install new breakers; and controls. (Est. Cost \$1.9M)

Edinburg CISD, Freddy Gonzalez Elementary School HVAC Improvements (completed) – General Contractor & Project Coordinator (DBA Quantum-Mechanical Contractors). Construction services for Freddy Gonzalez; demolition and installation 41 new DX units; new electrical and piping; install new breakers; install ductwork and controls. (Est. Cost \$1.3M).

La Joya ISD, La Joya ISD ESSER Funds Project – Canopy Structures Phase 1 (completed) – General Contractor & Project Manager (DBA RENOWORKS, LLC) Construction services for the La Joya ISD ESSER Funds – Canopy Structures Phase I consists of Canopy Improvements to the following 13 Schools: Escandon Elementary, EB Reyna Elementary, Gonzalez Elementary, Camarena Elementary, Bentsen Elementary, Diaz-Villarreal Elementary, Paredes Elementary, Chavez Middle School, Richards Middle School, Memorial Middle School, Garcia Middle School and Palmview High School. (Est. Cost \$1.6M)

Siesta Shore WCID Plant Improvements & Standpipe Rehabilitation-System Repairs USDA Contract No. 1 (completed) – Serving as General Contractor and Project Manager (under RENOWORKS, LLC). Installation of a new 177K gallon tank and rehabilitation of standpipe with associated pumps and piping. (Est. Completion 06/22 Est. Cost \$745K)

La Feria Rehabilitation of 1.0 MGD Clarifier and Allied Work at WTP (completed) – General Contractor (DBA RENOWORKS, LLC). to install new stainless-steel clarifier and galvanized bridge; replace hand operated butterfly valve, remove existing cathodic protection equipment, remove existing gate valve and replace gate valve and valve box. Add to existing SCADA system and new electrical equipment. (Est. Completion 12/22 Est. Cost \$703K)

Brownsville Navigation District Oil Dock #6 Pipe Bridge (completed) – Serving as General Contractor & Project Manager (under RENOWORKS, LLC). Project includes demo of existing pipe bridge, fabrication, and erection of galvanized pipe bridge. Welding holes on steel plates and installation of concrete slab with rebar.



Sharyland ISD, Shimotsu Elementary HVAC Upgrades (completed) - currently serving as General Contractor & Project Manager (DBA Quantum-Mechanical Contractors, LLC). Project scope includes replacement of HVAC systems with new pumps, VFD's and valves. Demo of existing chiller and other materials (Est. Completion 03/23, Est. Cost \$1.7M)

Sharyland ISD, BL Gray Chiller Replacement (completed) - currently serving as General Contractor & Project Manager (DBA Quantum-Mechanical Contractors, LLC). Project scope includes replacement of Chiller systems with new pumps, VFD's and valves. Demo of existing chiller and other materials (Est. Completion 11/22, Est. Cost \$512K)

Los Fresnos ISD, Los Fresnos HS Central Plant Equipment Replacement (completed) - Is currently serving as General Contractor & Project Manager (DBA Quantum-Mechanical Contractors, LLC). Project scope includes replacement of Cooling Tower and Chiller systems with new electrical, pumps and valves, new overhead door and structural pillars. (Est. Completion 8/22, Est. Cost \$1.2M)

City of McAllen, City Hall Mechanical Upgrades (completed) - currently serving as the HVAC Contractor & Project Manager for (DBA Quantum-Mechanical Contractors, LLC). Project scope includes the replacement of chilled and hot water valves to existing fan coil units and air handlers and provide a new dedicated outside air unit to provide fresh air to the building. (Est. Completion 4/23, Est. Cost \$170K)

Brownsville PUB River Pump No. 3 Forebay Structural Improvements (completed) - Serving as General Contractor & Project Manager (under RENOWORKS, LLC). Project includes removal of 56LF of 36in RCP pipe and replace it with 56LF of 42in HDPE pipe. Also includes structural repairs of concrete forebay well. (Est. Completion 02/21 Est. Cost \$145K)

Brownsville Navigation District Turning Basin WWTP Clarifier Rehabilitation (completed) - Serving as General Contractor & Project Manager (under RENOWORKS, LLC). Project includes replacement of existing 50ft walkway, replacement of gear drive unit, repair rake and adjust squeegees, repair and level concrete floor, and replace motor starter electrical box.

Donna ISD, Replacement of HVAC Unit at 6 Schools (completed) - Served as General Contractor & Project Manager (DBA Quantum-Mechanical Contractors, LLC). Project scope included replacement of HVAC units at Singleterry Elementary, Saucedo MS, Solis MS, Rivas Elementary, J.W. Caceres Elementary, A.P. Solis MS, and C. Stainke Elementary. (Est. Completion 02/21 Est. Cost \$442K)

City of McAllen, Chiller and Boiler Replacements (completed) - Serve as General Contractor & Project Manager (DBA Quantum-Mechanical Contractors, LLC). Project scope includes demolition of 2 chillers and one boiler and all associated piping and replace with one chiller and two boilers including new piping and electrical. (Est. Completion 4/21 Est. Cost \$210K)

McAllen PUB, WWTP Lab Renovation (completed) - Served as General Contractor & Project Manager (DBA RENOWORKS, LLC). Project scope included conversion of office to a laboratory with installation of new cabinetry, solid phenolic countertops, plumbing fixtures, and electrical. (Est. Completion 11/20 Est. Cost \$30K)



Barrientes MS Gym AHU Replacement (completed) – Serving as mechanical contractor (DBA Quantum-Mechanical Contractors). Project includes demolition and replacement of existing air handling units serving the gymnasium along with new supply and return air ductwork extended to existing ductwork. Includes reinforcement of roof structure to support weight of new units to place on the roof. (Est. Completion 9/20 Est. Cost \$126K)

QUINTA MAZATLAN Exterior Lighting Project (completed) – General Contractor & Project Manager (under RENOWORKS, LLC) for improvements of Exterior Lighting at Quinta Mazatlán. Project included installation of underground J- Boxes, mounting cable and installation of 1000 liner feet of café string lights, boring, conduit installation, install LED lighting, exterior bollards and install non-tapered steel pole. (Est. Completion 05/20 Est. Cost \$112K)

Living Word EFC Renovations (completed)– General Contractor & Project Manager (DBA RENOWORKS, LLC) for church improvements. Project included removal of sheetrock, insulation on south and north walls and two rooms. Disposal of demo materials and install new sheetrock, tape/float new dry wall. Remove mortar and seal on exterior block where it cracked and apply new mortar between blocks. Paint new installed walls (Est. Completion 10/20 Est. Cost. \$45K)

PSJA ISD, Carnahan, Franklin & Buell HVAC Improvements to Gyms, Pharr, Texas (completed) – General Contractor & Project Manager (under RENOWORKS, LLC) for improvements at Carnahan, Franklin & Buell Gyms. Project included installation of 20-ton package units and ductwork at each school's gym. Work at Carnahan included new fire sprinkler system for approximately 19,000 SF, new LED lighting in the gym, new pre-engineered liner system, new athletic synthetic flooring, column padding, complete painting of gym. (Est. Completion 10/19, Est. Cost \$748K)

City of Pharr, Emergency Communications Center IT Offices, Pharr, Texas (completed) – General Contractor & Project Manager (under RENOWORKS, LLC) for the addition of 9 new offices to the existing building renovation that will be used for the city's emergency communications center and for the Information Technology staff. Scope of work included new metal stud walls with finish, doors and hardware, special systems, HVAC & lighting changes, and tile floor. (Est. Completion 10/19, Est. Cost \$70K)

Edinburg CISD, Barrientes MS CTE Welding Shop, Edinburg, Texas (completed) – General Contractor & Project Manager for renovation of Career & Technology Education shop. Included replacement of HVAC system, upgrade electrical power for 10 new welding booths, demolition of walls and doors, installation of new doors, ceiling, flooring, and new LED lighting. School district performed inhouse architectural design. (Est. Completion 7/18, Est. Cost \$270K)

Mission CISD, Mission High School Tennis Court Lights & Canopy, Mission, Texas (completed) – General Contractor & Project Manager for installation of 24 LED Musco sports lights and construction of 145ft canopy for the walkway at the Mission High School tennis courts. Canopy was 12ft wide, 10ft tall, constructed with galvanized bolted steel. Structural engineer was Chanin Engineering. (Est. Completion 5/18, Est. Cost \$368K)

Edinburg CISD, Edinburg North HS Boys Athletic Lockers Renovation, Edinburg, Texas (completed) – General Contractor and Project Manager for renovation of existing Boys Athletic Locker Rooms Included demolition of dividing walls, removed chain-link fencing partitions and

replaced with new wire mesh panels for each locker area, demo of lockers concrete base and reconstructed base for new lockers, removed benches, repaired flooring, constructed new video review room, installed new rubber flooring with school logo, new drinking fountains, and replaced 10 nonworking exhaust fans. (Est. Completion 9/17, Est. Cost \$250K)

City of Edinburg, Edinburg Police Dept. Training Facility, Edinburg, Texas – Construction Project manager for the construction of new 10,000 SF facility that will serve as Police Department Training Facility for the city of Edinburg. Reviewed construction documents, submittals, RFIs, construction progress, payment applications and close out documents. Architect of Record was ERO Architects and general contractor was Candela Organization. (Est. Completion 3/17, Est. Cost \$1.22M)

Edinburg CISD, Ag Farm Renovation, Edinburg, Texas – General Contractor & Project Manager for renovation of the ECISD Ag Farm Facility. Scope encompassed demolition and renovation of old railing, fencing, water lines, sand, and light fixtures and disposal offsite. Renovation included new fencing, approved sand, LED light fixtures, and water line dispensers. (Est. Completion 3/16, Est. Cost \$160K)

City of Harlingen, Pendleton Park Trail LED Lighting, Harlingen, Texas – Engineer and General Contractor for installation of 63 new LED Lights on 20 ft wood poles at Harlingen's Pendleton Park new jogging Trail. Construction work was completed in partnership with RENO Sport Seating. Scope encompassed electrical, lighting and civil design, structural design, construction and project management. (Est. Completion 9/15)

Mercedes ISD, Demolition and reconstruction of Stadium Bleachers, Mercedes, Texas – Engineer, General Contractor & Project manager. Project scope included demolition of old tiger stadium consisting of approximately 4000 seats in the home side bleachers. Reconstruction included 1000 seat grandstand at Mercedes High school practice field and 500 seat grandstands at Chacon MS. Shop drawings were completed, and foundations were designed for new bleachers with re-claimed steel. (Est. Completion 5/16, Est. Cost \$205K)

City of Alamo, Solar LED Street Lights, Phase 2, Alamo, Texas – Engineer for installation of 40 solar LED streetlights on the west side of Tower Rd. from Business 83 to Nebraska Street which covered approximately one mile. Included photometric lighting design, topographical survey, site plan, and construction administration. RO Engineering served as the engineering consultant to Enviro Group Solutions. (Est. Completion 2/16, Est. Cost \$384K)

ENGINEERING PROJECTS

Hidalgo County, Health Clinic Renovation Project – Weslaco, TX – MEP Engineer on record for design of renovations of clinic. Scope of work to survey existing conditions of floor plan and schematic design and provide engineering plans and specifications required for bidding. (in progress)

Hidalgo County, Health Clinic Renovation Project – Edinburg, TX – MEP Engineer on record for design of renovations of clinic. Scope of work to survey existing conditions of floor plan and schematic design and provide engineering plans and specifications required for bidding. (in progress)

City of McAllen, Kappler Park – MEP Engineer on record. Scope of work to survey electrical service entrance, provide electrical for park restrooms, gazebo receptacles and lighting and solar lighting sealed engineering plans and specifications; provide plumbing sealed engineering plans and specifications. (in progress)

Hidalgo County, Hidalgo County Facility Management Offices – MEP Engineer on record. Scope of work to survey existing conditions, providing and adding six offices in the existing open space within the building and providing sealed electrical, mechanical, and plumbing plans and specifications. (in progress)

City of Pharr, TDRI Office and Warehouse – MEP Engineering on record. Scope of work to survey existing conditions of a proposed office and warehouse that includes 1540 SF with two bathrooms and 3000 SF dry warehouse storage; provide mechanical, electrical, and plumbing engineering services. Provide mechanical, electrical, and plumbing sealed engineering plans and specifications.

City of Edinburg, Ace Building – MEP Engineer on record. MEP Commissioning Services for ACE Building. Prepare a project commissioning plan, review design, and supervise commissioning, compile commission report data for the owner. (in progress)

Edinburg CISD, Tennis Court Sport Lighting – Engineer on record for design of electrical sport poles at eight tennis court school facilities. Scope of work to survey existing conditions to place light poles, review court mapping, identify utility location, perform photometric analysis of lighting levels, prepare site plan layout showing location of light poles (*in progress*).

Hidalgo County PCT 4, Two Waste Collection Sites - Construction Manager to review design and specifications. Coordinate between the design engineer and geotechnical. Review estimated cost of construction and assist negotiating a fee with the general contractor and attend bi-weekly meetings and periodic inspections with field reports and photographs. (Est. 12/22, Est. Cost \$1.2M)

Hidalgo County PCT 1, Hargill, TX – Engineer of record for design of street solar lighting improvements at Hargill, TX. Scope of work to survey existing conditions to place light poles, review land street mapping, identify utility location, perform photometric analysis of lighting levels, prepare site plan layout showing location of light poles, provide structural engineering plans for concrete foundation, provide traffic control in accordance of TXDOT standards and provide engineering plans and specifications required for bidding. (Est. 3/22, Est. Cost \$270K)

Hidalgo County PCT 4, San Carlos, TX - Engineer of record for design of civil, surveying, structural and MEP and ADA review for head start parking lot improvements. Scope of work of Hidalgo Co Head Start Parking Lot Improvements include new paving and TXDOT standards, provide engineering plans and specifications required for bidding. (Est. 1/22, Est. Cost \$440K)

Edinburg CISD, Secured Entrances, Edinburg TX – Engineer of record for design of secured entrances districtwide. Scope encompassed motorized gates with RFID access at all bus loops, wireless keypad at teacher parking and access control at main entrance of school at 30 Elementary



schools. Our scope of services will include electrical engineering. We will provide plans and specifications for bidding and construction administration. (Est. Completion 03/21, Est. Cost \$1.2M)

Edinburg CISD, Escandon Elementary Gym HVAC Replacements, Edinburg TX – Engineer of record for replacement of (4) 7.5 Ton split systems at Escandon Elementary gym. Our scope of services will include mechanical and electrical engineering. We will provide plans and specifications for bidding and construction administration. (Est. Completion 1/21, Est. Cost \$160K)

City of Elsa, Elsa Pacific Trails, Elsa, TX – Engineer of record for design of Mechanical, Electrical and Plumbing of a new park trail lights and HVAC install design for new park public restrooms. (Est. Completion 12/20, Est. Cost \$500K)

Hidalgo County PCT 4, Design and Construction of Rio Delta Bus Shelter, Edinburg, TX – Engineer of record to design sidewalk and install shelter off Highway 107 and 86th street in San Carlos, install a 4 ft sidewalk from shelter to the WIC Clinic behind the Head Start Building and a 4 ft concrete handicap ramps. (Est. Completion 02/21, Est. Cost \$34K)

City of Edinburg, Onsite Standby Generator for Wastewater Plant Orbal Generator, Edinburg TX – Engineering services to survey equipment onsite, verify existing electrical conditions, provide engineering plans and specifications required for bidding, provide construction management from commencement to completion of the project, review submittals, operations, and warranty documents. (Est. Completion 6/20, Est. Cost \$200K)

City of Edinburg, Downtown Water Plant Electrical Improvements, Edinburg, Texas – Engineer for replacement of motor control centers and lighting for the Downtown Water Plant in Edinburg TX. Gear controls the clarifiers, mixers, and pumps. (Est. Completion 1/20, Est. Cost \$226K)

Edinburg CISD, Hargill Elementary Classroom Renovation, Edinburg, Texas – Engineer Project scope includes addition of ten classrooms and renovation of existing facility. Project will undergo in phases. First phase includes an assessment of existing facility and renovation. RO Engineering was contracted as the consultant by Architect of record Negrete & Kolar Architects. (Est. Completion 12/19, Est. Cost \$5.5M)

City of Edinburg, Edinburg Transit Terminal, Edinburg, Texas – Mechanical Engineer for construction of new two story 18,000 SF facility that will serve as a Transit Terminal for the City of Edinburg. The HVAC System included DX package units and split systems. Plumbing systems include sewer and grease waste, domestic water, small pump for elevator, and instantaneous water heaters. RO Engineering was contracted as the consultant by Architect of record Negrete & Kolar Architects. (Est. Completion 5/19)

City of Edinburg, Los Venados Booster Station, Edinburg, Texas – engineer for replacement of pumps and electrical panels for 129,000-gallon water tank serving Los Venados Subdivision. Existing booster tank, pumps and piping will be demolished and replaced with new tank, pumps and electrical. (Est. Completion 5/19, Est. Cost \$450K)

City of Pharr, City of Pharr HVAC Replacements City Wide, Pharr, Texas – Mechanical Engineer for assessment of the city's building HVAC systems. Prepared mechanical designs to replace and upgrade HVAC systems to higher efficient units with new building automation systems. HVAC

improvements were proposed for the Pharr Police Department, Memorial Library, Pharr International Bridge, and Tierra Del Sol Golf Course building. (Est. Completion 5/19, Est. Cost \$875K)

City of Pharr, Pharr Sports Complex & Witten Park Sports Lighting, Pharr, Texas – Electrical Engineering services provided for replacement of existing sports lighting. Prepared electrical designs for new LED sports lighting at Witten Park and Pharr Sports Complex. A total of 23 wood poles and 95 sports lights were removed at Sports Complex and 16 wood poles and 62 sports lights were removed at the Witten Park, and replaced with 14 new concrete poles and 163 new LED sports lights at Sports Complex and 7 new concrete poles and 90 new LED sports lights at Witten Park. (Est. Completion 2/19, Est. Cost \$165K)

Weslaco ISD, Weslaco ISD Energy Conservation Project with Savings Guarantee, Weslaco, Texas – Project Manager & Independent 3rd party engineer for energy conservation project with savings guarantee for the Weslaco ISD. After one-year savings were calculated to be \$698,683.31. During the design and buildout, we reviewed contract documents, reviewed savings calculations, payment applications, project schedule, RFI, Submittals, performed site inspections, reported findings to the board of trustees. Project scope included redesign, retrofit, and commissioning of HVAC systems at Weslaco High School, East High School, Mary Hoge Middle School, B. Garza Middle School, Cuellar Middle School, Margo Elementary, Ybarra Elementary, Roosevelt Elementary, Sam Houston Elementary, Gonzalez, Elementary, Sylva Elementary, CATE, Central Middle School, and the Aquatic Center. HVAC Systems included DX package units (Est. Completion 2/16, Est. Cost \$12.8M)

Edinburg CISD, Edinburg North HS Cooling Tower Replacement, Edinburg, Texas – Engineer for replacement of (3) cooling tower, (3) Pumps, and new piping at the Edinburg North High School. Three new Evapco towers were 500 tons each with two 30 HP pumps and one 10 HP pump serving existing chillers. New pipe was converted from steel to schedule 80 PVC pipe with new valves. New towers included walkway, frequency drives, and replacement of all electrical wires and disconnects. (Est. Completion 6/17, Est. Cost \$620K)

Edinburg CISD, Edinburg North HS Athletics Building HVAC Assessment, Edinburg, Texas (completed) – Engineer for assessment of ventilation system at Boys & Girls athletics Edinburg North High School, total of 36,500 SF. Ran loads on exhaust fans and outside air on all air handlers. Analyzed temperature and humidity readings and assessed condition of existing equipment and made recommendations to resolve airflow issues and comply with current building codes. Report was provided to district staff and findings & recommendations presented to the board of trustees. (Est. Completion 2/17, Est. Cost \$250K)

City of Edinburg, Pump Station No.1 Standby Generator, Edinburg, Texas – Engineer and project manager for replacement of 300kVA standby generator at Pump Station No.1 which serves 3 utility pumps, 150HP, 100HP, and 50HP. We also coordinated the burial of 140LF of overhead power line with AEP and installation of new transformer on concrete pad. (Est. Completion 12/17 Est. Cost \$240K)

City of Edinburg, Dustin M. Sekula Library Standby Generator, Edinburg, Texas – Engineer and project manager for replacement of 500kVA standby generator at Dustin M. Sekula Library. The generator included a 48hour fuel tank and a CMU enclosure with stucco finish. Construction documents were provided and contracted Metro Electric as the contractor. (Est. Completion 10/15)

Professional Engineer License



TEXAS BOARD OF PROFESSIONAL ENGINEERS

BE IT KNOWN THAT

Rene Ruben Olivarez

HAVING GIVEN SATISFACTORY EVIDENCE OF QUALIFICATIONS REQUIRED UNDER THE TEXAS ENGINEERING PRACTICE ACT, TEXAS CIVIL STATUTES, ARTICLE 3271a, IS GRANTED THIS

LICENSE TO PRACTICE AS A

PROFESSIONAL ENGINEER

IN THE STATE OF TEXAS

PROVIDED THIS LICENSE IS NOT REVOKED AND IS RENEWED ACCORDING TO LAW

TEXAS BOARD OF PROFESSIONAL ENGINEERS
IN WITNESS WHEREOF,
WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED THE SEAL OF THE BOARD AT THE CITY OF AUSTIN, THIS 19TH DAY OF DECEMBER 2008.

SERIAL NUMBER **102302**

Fire Sprinkler License ID Card

FIRE SPRINKLER RME - GENERAL
TEXAS DEPARTMENT OF INSURANCE
STATE FIRE MARSHAL'S OFFICE

Issued To:
Olivarez, Rene

License Number
RME-G-2353934
Effective Date: 11-05-2018
Expiration Date: 11-05-2027

This will serve as your proof of licensure with the State Fire Marshal's Office. To receive news and updates from the SFMO concerning fire industry licensing, sign up for the SFMO Licensing eNews updates on our www.sfmotx.com.

HVAC License ID Card

STATE OF TEXAS

RENE R OLIVAREZ

AIR CONDITIONING & REFRIGERATION CONTRACTOR
QUANTUM-MECHANICAL CONTRACTORS

TDLR
TEXAS DEPARTMENT OF LICENSING & REGULATION

LIC.# TACLA100226E
EXPIRES 10/22/2026

TEXAS DEPARTMENT OF LICENSING & REGULATION

Six Sigma Certification

Green Belt

Rene R Olivarez

This distinguished proficiency in the CE Green Belt - DMAIC Six Sigma methodology and has successfully applied the appropriate tools and techniques in a business project.

In recognition of his important contribution in making Six Sigma "The Way We Work," Rene is awarded CE Company Certification as a CE Green Belt in Six Sigma.

June 21, 2007
Paul H. Combs
Paul H. Combs
Six Sigma
Chairman and CEO

Six Sigma
The Way We Work

P.E. License ID Card

PE+LS
Texas Board of Professional Engineers and Land Surveyors

Number: 102302
Status: ACTIVE
Expires: 9/30/2026

RENE RUBEN OLIVAREZ

TEXAS LICENSED PROFESSIONAL ENGINEER

Rene Olivarez
Signature

SEE ATTACHED GLZ CONSTRUCTION RESUME

Sub-contractor: GLZ Construction, LLC

City of Edinburg, Bert Ogden Arena - Project Manager (DBA GLZ Construction, LLC) on site include Paving, Infrastructure, Sewer Lines. (Completed 2018. Cost \$8M)

City of Edinburg, Alberta Road - Project Manager on site included widening of Alberta Road, installation of sewer lines, infrastructure. (Completed 2018. Cost \$3M)

City of McAllen, Honduras Road – Project Manager on site included infrastructure, concrete, paving about 3000 LF. (Completed 2023. Cost \$7M)

City of Mission, Granada Subdivision – Project Manager on site included infrastructure, paving, water, sewer/storm improvements. (Completed 2025. Cost \$1.2M)

References:

Project Manager Oscar Falcon; Cantu Construction ph. #956-655-9476

Project Manager Cris Burns, Killam Construction ph. #210-420-0991



RENOWORKS

General Contracting and Land Development



GLZ CONSTRUCTION LLC

Owner

Juan Rene Gonzalez
Managing Member

Company Foreman

Rauldel Gonzalez
Florenco Garcia
Manuel Mancias

Company Estimator

Ernie Villanai



ADDRESS

724 W Monte Cristo
Edinburg, TX 78541, USA



PHONE

(956)227-6400

FAX

(956)689-6275



EMAIL

renow@glzconstructionllc.com

COMPANY PROFILE

Established in 2014, GLZ Construction LLC. has successfully become one of the leading heavy civil contractors in South Texas. Our desire to be the best has guided us to provide superior products at competitive prices. Working alongside Texas Department of Transportation, State and County Municipalities, as well as Public and Private Organizations we have built numerous heavy civil projects along with miles of roadway.

We continue our success by offering an unparalleled level of diversity. Some examples include: road building, asphalt paving, structural concrete, concrete flatwork, underground utilities, fiber optic installation, portable rock crushing, bridge construction, culvert and pipe installation, equipment rental and trucking, commercial building and much more.

GLZ Construction LLC. is equipped to do all phases of your project. Self-performing the majority of the work provides our management team with the control to provide the ultimate end product for our clients. Our proficiencies extend to underground utility systems for water, sewer, storm drainage, electrical, natural gas, and communications. In addition, we do the rough and finish grading, furnishing and placing aggregate base, furnishing and placing the concrete to create sidewalks, curbs, gutters and driveways, and furnishing and placing asphalt paving to complete roadways and parking areas.

Our highly developed sense of commitment to project success and owner satisfaction makes GLZ Construction LLC. strive to efficiently and fully serve our clients. We are capable of completing any and all types of construction, and we take pride in distinguishing ourselves by maintaining the highest level of professionalism, honesty, integrity and fairness in our relationship with our associates, subcontractors, supplies and customers. We love what we do every day and it shows in our prices and quality work.

**EXPERIENCE/
SERVICES**

"We Specialize in Satisfied Customers"

Established in 2014, GLZ Construction LLC. has over 18 years of experience in construction with Rene Gonzalez as the owner. We do nearly all phases of the building construction as well, and work very closely with the most reputable specialty subcontractors in the North State to ensure a level of quality our many repeat customers rave about.

Our Work Experience /Services Includes:

Public Agencies

- Heavy Civil
- Asphalt Paving
- Concrete
- Pavement Maintenance
- Material Production & Sales

Private Companies

- Road building
- Asphalt paving
- Commercial building
- Metal building construction
- Structural concrete
- Clearing and Grubbing
- Concrete flatwork
- Custom home building
- All phases of underground utilities
- Portable rock crushing
- Bridge construction
- Culvert and pipe installation
- Rest areas

**PROJECTS
COMPLETED**

Owner	DHR Renaissance Resaerch Facility
General Contractor	Cantu Construction
Address	5221 N McColle Rd McAllen TX
Phone	956-655-9476
Contact -Supervisor	Oscar Falcon
Date Completed	Dec-15
Project Amount	\$ 1,200,000.00

Owner	Bert Ogden Arena
General Contractor	Cantu Construction
Address	5221 N McColle Rd McAllen TX
Phone	956-373-5580
Contact -Supervisor	JJ Garza
Date Completed	Dec-15
Project Amount	\$ 8,000,000.00

Owner	Doctors Hospital Renaissance 4 story Building
General Contractor	Cantu Construction
Address	5221 N McColle Rd McAllen TX
Phone	956-373-5580
Contact -Supervisor	JJ Garza
Date Completed	Dec-15
Project Amount	\$ 350,000.00

Owner	Esponjas Development Ltd
General Contractor	Cruz Cantu Medical Ridge Plaza
Address	810 w ferguson Ave Pharr TX
Phone	956-782-7890
Contact -Supervisor	Cruz Cantu
Date Completed	Aug-16
Project Amount	\$ 590,000.00

Owner	Red Rock Development Ltd	
General Contractor	Mr. Cantu Hill	
Address	2912 S Jackson Rd McAllen TX	
Phone		9566488536
Contact -Supervisor	Cruz Cantu	
Date Completed		Aug-16
Project Amount	\$	490,000.00

Owner	Texas A&M College Station Lagos Pool	
General Contractor	Rhodes Enterprise Inc	
Address	200 S 10th st McAllen TxX Suite 1400	
Phone	956-4580813	
Contact -Supervisor	carlos Lazano	
Date Completed		Nov-17
Project Amount	\$	305,000.00

Owner	HEB Soccer Stadium	
General Contractor	Cantu Construction	
Address	5221 N McColle Rd McAllen TX	
Phone	956-655-9476	
Contact -Supervisor	Oscar Falcon	
Date Completed		Jun-17
Project Amount	\$	1,500,000.00

Owner	City of Rio Grande	
General Contractor	Rio Delta Engineering	
Address	921 S 10th Ave Edinburg Tx 78539	
Phone	956-380-5152	
Date Completed		Sep-20
Project Amount	\$	859,319.00

Owner	St Ives Realty /85 Acres City of Rio Grande	
General Contractor	Troy Bathman	
Address	2001 Industrial Dr McAllen TX 78501	
Phone	469-831-6441	
Date Completed		Sep-20
Project Amount	\$	1,265,447.00

Owner	City of Rio Grande/ Los Olmos	
General Contractor	Granchelli Construction LLC	
Address	2001 Industrial Dr McAllen TX 78501	
Phone	956-352-7035	
Contact -Supervisor	Fernando Guerra	
Date Completed		Sep-20
Project Amount	\$	1,389,844.00

CANTU CONSTRUCTION P O BOX 2673 MCALLEN, TX 78502	\$571,243.50
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5/16/2022 ST. IVES PENITAS 3300 OAK LAWN SUITE 402 DALLAS, TX. 75219	\$644,466.00
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KILLIAM DEVELOPMENT SHARYLAND BUSINESS PARK II 5000 W MILITARY HWY MCALLEN, TX 78503	8/10/2022 \$6,563,485.02
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Tex-Best Wellness Spray 8821 N. 23 rd St. McAllen, Tx 78211 Project Amount	\$424,652.50
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5000 W Military HWY McAllen, Tx 78504 Project Amount	Killam Deveplment 07/01/2025 \$844,166.85
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Killam Development El Milagro Ph 1 Project Amount	07/01/2025 \$81,700.00
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Business & Contact Information

BUSINESS NAME	GLZ Construction, LLC
OWNER	Mr. Juan Rene Gonzalez
ADDRESS	724 W Monte Cristo Rd Edinburg, TX 78541
PHONE	956-883-8230
EMAIL	rene@glzconstructionllc.com
COUNTY	Hidalgo (TX)

Certification Information

CERTIFYING AGENCY	Texas Department of Transportation
CERTIFICATION TYPE	DBE - Disadvantaged Business Enterprise
CERTIFIED BUSINESS DESCRIPTION	Utility line (i.e., sewer, water), construction Poured Concrete Foundation and Structure Contractors Asphalt paving (i.e., highway, road, street, public sidewalk) Site Preparation Contractor

Commodity Codes

Code	Description
NAICS 237110	Utility line (i.e., sewer, water), construction
NAICS 237310	Asphalt paving (i.e., highway, road, street, public sidewalk)
NAICS 238110	Poured Concrete Foundation and Structure Contractors
NAICS 238910	Site Preparation Contractors
TxDOT02	Concrete Paving and Incidentals- includes jointed concrete pavement and continuously reinforced concrete pavement
TxDOT15	Underground and Utility Work- includes PVC pipe, underground conduit, utility telephone lines, etc.



Equipment List

John Deere 7700 Motorgrader Equip #3375 Serial #624407
New Holland E215 Excavator Equip. #2238 Serial #N6DA21272
GEHL RT175 Skid Loader Equip #3808 Serial #811261
BOMAG 54' Tandem Roller Equip #3559 Serial #101650301431
LIUGONG 842TC Tool Carrier Equip. #3385 Serial #326866
John Deere 310K Backhoe Loader Equip #3608 Serial #TN238302
John Deere 310K Backhoe Loader Equip #3607 Serial #TN237016
HYPAC C7478 47" Double Drum Roller Equip #1973 Serial #101170519791
GPS Base Rover and Data Collector
John Deere 8430 TRACTOR and Reynolds Scraper and Drive Bar
Hypac C832B 66" Vibratory Compactor Serial #8208V1989V
Hypac C8308 66" Smooth Drum Roller Serial #8208C1875T
1998 Kenworth Tractor Water Truck
2005 Volvo Excavator Serial #11732
2013 BOMAG BT60/4 Vibratory Tamper Serial#10154057638
2004 NEW HOLLAND EH215 Excavator Serial #N4DA21030
2005 NEW HOLLAND RG170B MOTORGRADER SERIAL#NSAF01032
2001 NEW HOLLAND LB90 BACKHOE LOADER SERIAL #31032177
2006 NEW HOLLAND B95 BACKHOE LOADER SERIAL#31060551
2009 BOMAG BW213PDH-40 84" PADFOOT SERIAL#901582571120
JOHN DEERE 310K BACKHOE LOADER SERIAL #TN238302

GLZ CONSTRUCTION LLC -PROJECTS



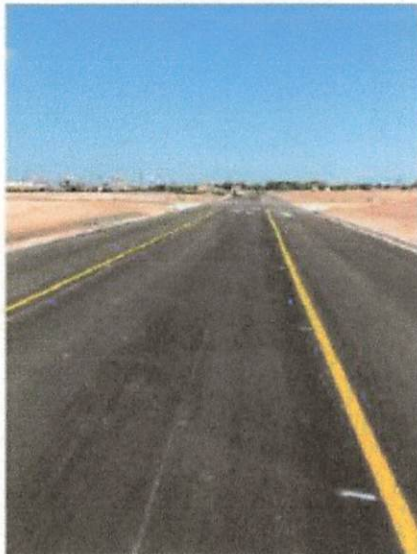
GLZ CONSTRUCTION LLC -PROJECTS



GLZ CONSTRUCTION LLC -PROJECTS



GLZ CONSTRUCTION LLC -PROJECTS



GLZ CONSTRUCTION LLC -PROJECTS





Greater State BANK

Genuine hometown banking!

May 5, 2026

To Whom It May Concern:

Please be advised that our customer Renoworks, LLC is a valued customer of Greater State Bank. Renoworks, LLC, has only recently established an account relationship with our bank but is a well known builder/developer in the RGV community.

We welcome the relationship between us and look forward to many years of mutual support and growth.

If you have any questions or concerns regarding this entity, please feel free to contact me directly.

Sincerely,

Elias Longoria, Jr.
First Vice President

To whom it may concern

Customer Renoworks LLC had been a valued customer of International Bank of Commerce (IBC Bank) since 2018. Renoworks LLC has shown regularly activity in accounts with no overdrafts and no delayed payments in account. If you have any questions or concerns, please feel free to reach out to me.

Thank you,



Juan "Anthony" Rios

JuanRios@ibc.com

956-688-3640



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/05/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED reno works LLC 2705 E Davis Rd Edinburg, TX 78542	INSURER A: Next Insurance US Company 16285	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 105997523 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		NXT7QDFPLY-00-GL	03/31/2026	03/31/2027	EACH OCCURRENCE \$1,000,000.00
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00						
							MED EXP (Any one person) \$15,000.00
							PERSONAL & ADV INJURY \$1,000,000.00
							GENERAL AGGREGATE \$2,000,000.00
							PRODUCTS - COMP/OP AGG \$2,000,000.00
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N				PER STATUTE OTH-ER
			N/A				E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is City of San Juan. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Additional Insured privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

City of San Juan
512 S Nebraska Ave
San Juan, TX 78589

LIVE CERTIFICATE



Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2026

Consideration and Action, if any, on a Interlocal Cooperation Agreement Between Hidalgo County Precinct 2 and the City of San Juan for Contribution in the Amount of \$250,000.00 for the Northside Park. [Patrick Willingham, Director of Parks and Recreation]

STAFF COMMENTS AND RECOMMENDATIONS:

This contribution is for the construction of the All Inclusive Playground Area at Northside Park.

RECOMMENDATION:

Staff recommends approval of this item.

PREPARED BY:

Patrick Willingham,
Director of Parks and
Recreation

APPROVED BY:

Ruben Guajardo, City
Manager

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

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

This Agreement is made on this the _____ day of _____, 2026, by and between the **CITY OF SAN JUAN, TEXAS**, hereinafter referred to as “City”, and the **COUNTY OF HIDALGO, TEXAS**, by and through **HIDALGO COUNTY PRECINCT 2**, hereinafter referred to as “County”, pursuant to the provisions of the Texas Interlocal Cooperation Act (the “Act”), Chapter 791 et seq., Texas Government Code, as follows:

WITNESSETH:

WHEREAS, the City is a home rule municipality defined as a “Local Government” under the Act, and a political subdivision organized under the laws of the State of Texas, within the boundary of the located in Hidalgo County, Texas;

WHEREAS, the County is defined as a “Local Government” under the Act, and a political subdivision organized under the laws of the county in the State of Texas;

WHEREAS, the City and County, each pursuant to its statutory and constitutional authority, are responsible for certain governmental functions and services related to parks and recreation within their boundaries;

WHEREAS, the City and County are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Tex. Gov’t. Code 791.001, et seq., which authorizes units of local governments to contract with each other to perform governmental functions and services under the terms of the Act;

WHEREAS, the City and County desire to construct an all-inclusive park (the “Park”) in City’s **Northside Park** for the use of City and County residents; and

WHEREAS, following construction of the Park, City agrees to operate and maintain the Park.

NOW, THEREFORE, County and City, in consideration of the following mutual covenants expressed hereinafter, agree as follows:

1. County agrees to contribute a fixed lump sum of Two Hundred Fifty Thousand and no one hundredths Dollars (\$250,000.00) to City within 30 days of execution of the agreement, and/or in accordance with the Texas Prompt Payment Act.
2. City agrees to act as fiscal agent for the construction and maintenance of the Park.
3. Each party agrees to conform to its own applicable purchasing laws, regulations, policies, and procedures with respect to the portion of the work under this Agreement performed by each party.
4. Upon final completion of the Park, the parties agree that the County will be released of all duties imposed by this Agreement.
5. **Conflict of Applicable Law:** Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is a conflict between and provisions of their Agreement and any present or future law, ordinance or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provisions or provision of the Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during times such conflict exists.
6. **No Waiver:** No waiver by any party hereto of any breach of any provisions of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
7. **Entire Agreement:** This Agreement contains the entire contract between the parties hereto, and each party acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement, in writing, executed by the City and County, and not otherwise.
8. **TEXAS LAW TO APPLY:** This agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligation of the parties created hereunder are performable in Hidalgo County, Texas. The City hereby consent to personal jurisdiction in Hidalgo County, Texas.
9. **Notice.** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered

or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to City of	City of San Juan, Texas Attention: Mario Garza, Mayor 512 S. Nebraska Ave. San Juan, Texas 78589
If to County of Hidalgo:	County of Hidalgo Attention: Richard F. Cortez, County Judge 100 E. Cano, 2 nd Floor Edinburg, Texas 78539
With copy to:	Hidalgo County Precinct 2 Attention: Commissioner, Precinct 2 300 W. Hall Acres, Suite G Pharr, Texas 78577

Each notice, demand, request, or communication, which shall be delivered or mailed in the manner described above, shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

10. **Additional Documents:** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.
11. **Successors:** This Agreement shall be binding upon and to the benefit of the parties hereto and their respective successors and assigns where permitted by this Agreement.
12. **Assignments:** This Assignment shall not be assignable.
13. **Gender and Number:** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.
14. **Authority to Execute:** The execution and performance of the Agreement by City and County have been duly authorized by all necessary laws, resolutions and corporate action, and this Agreement constitutes the valid and enforceable obligations of City and County in accordance with its terms.

15. **Governmental Purpose:** Each party hereto is entering into this Agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available for the paying party, as herein provided.
16. **Commitment of Current Revenues Only:** In the event that, during any term hereof, the Commissioners Court does not appropriate sufficient funds to meet the obligations of County under this Agreement, County may terminate this Agreement upon ninety (90) days written notice to City. County agrees, however, to use reasonable efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of County. *Agreements for the acquisition, including lease of real or personal property under Tex. Loc. Govt. Code §271.903:* In the event that, during any term hereof, the Commissioner's Court does not appropriate sufficient funds to meet the obligations of County under this Agreement, County may terminate this Agreement upon ninety (90) days written notice to City, County agrees, however, to use a best effort attempt to obtain and appropriate funds for payment of the Agreement. The parties intend this provision, if applicable, to be a continuing right to terminate this at the expiration of each budget period of County in accordance with Tex. Loc. Govt. Code §271.903 (Vernon Supp. 1996).
17. **Term:** The effective date of this agreement shall be the date first written above. The term of the Agreement shall be for the time period referenced above.
18. **Termination:** Either Party may terminate this Agreement with or without cause upon thirty (30) days written notice to each other.
19. **Liability Insurance:** Each entity will carry sufficient liability insurance at the statutorily required limits, pursuant to the Texas Tort Claims Act.
20. **Immunities:** It is expressly understood and agreed that, in the execution of this agreement, neither the City nor County waive, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercising of governmental powers and functions.
21. **Non-Discrimination:** City and County, including subcontractors, assignees and successors in interest, ensures that no person shall on the grounds of race, religion, color, national origin, sex, age, or disability, or any other protected class under law, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination or retaliation in any federally or non-federally funded program or activity when providing any services described herein under this contract/agreement. *See* Title VI of the Civil Rights Act of 1964, as amended.

22. **Required Contract Provision for Contracts Subject to Federal Award (if applicable):** Pursuant to 2 CFR 200.326, a non-federal entity's contracts must contain the applicable provisions described in appendix II to 2 CFR 200-Contract Provisions for non-Federal Entity Contracts under Federal Awards. Additionally, County contracts under Federal award which are subject to assistance from the Federal Emergency Management Agency (FEMA) are also required to contain additional contract clauses. The applicable required contract clauses can be found in the revised 2 CFR 200.
23. **Governing Provisions:** Parties shall comply with all applicable laws and regulations. A non-exclusive list of regulations commonly applicable to Federal and State grants and equipment can be found in the revised 2 CFR 200 Uniform Administrative Requirements, Cost Principles and Audit Requirements.
24. **Legal Construction/Severability:** In case any one or more of the provisions contained in this Agreement will for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision thereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
25. **Headings:** The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision of any paragraph hereof.
26. **Prior Agreements:** This Agreement supersedes and terminates all previous Interlocal Agreement(s) between the parties hereto concerning the subject matter hereof, except for any Interlocal Agreement dated prior to this Agreement to the extent work is being performed under said Agreement at the time of executing this Agreement. Once ongoing work under any such previous Interlocal Agreement(s) is completed and payment is remitted such previous Interlocal agreement shall terminate at such time.

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

COUNTY OF HIDALGO, TEXAS

BY: _____
Richard F. Cortez, Hidalgo County Judge

ATTEST:

By: _____
Arturo Guajardo, Jr.
Hidalgo County Clerk

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

ATTEST:

City Secretary

Approved by the Hidalgo County Commissioner’s Court on _____.

APPROVED AS TO FORM:

Hidalgo County Criminal District Attorney’s Office
Toribio “Terry” Palacios

By: _____
VM Garza, Chief Administrative Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2026

Consider the Second and Final Reading of the Ordinance Regarding the Rezoning Request from the Single-Family Residence District (R-S) to the General Business District (C-2) of a 1.99-acre tract of land out of Lot 10, Block 5, John Closner Subdivision, Located at the Southeast Corner of Sioux Road and Veterans Boulevard, 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.

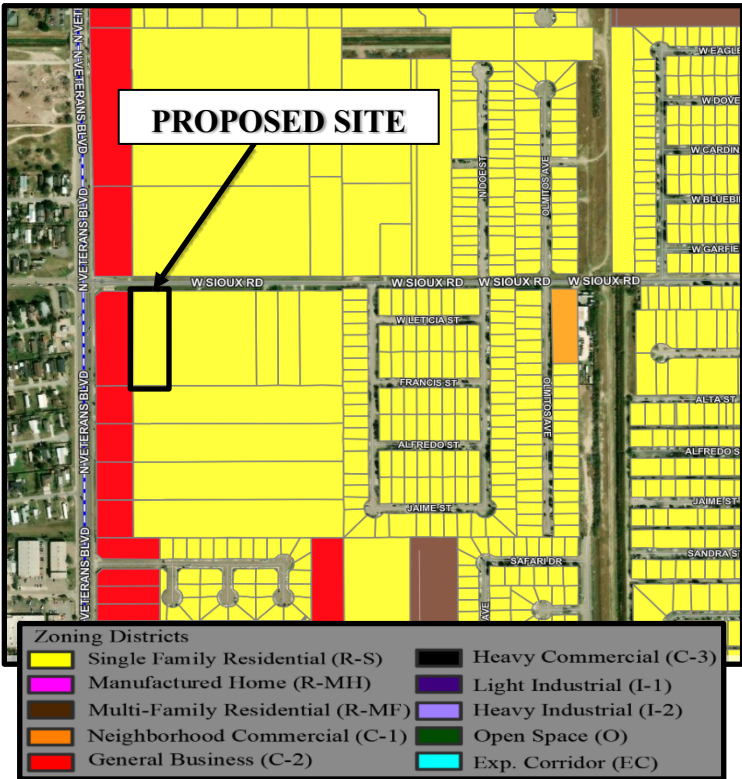
According to the City's Future Land Use Map, Veterans Boulevard is designated as a commercial corridor. This designation is intended to promote and support commercial development along the roadway, fostering economic growth and providing services to the community.

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.

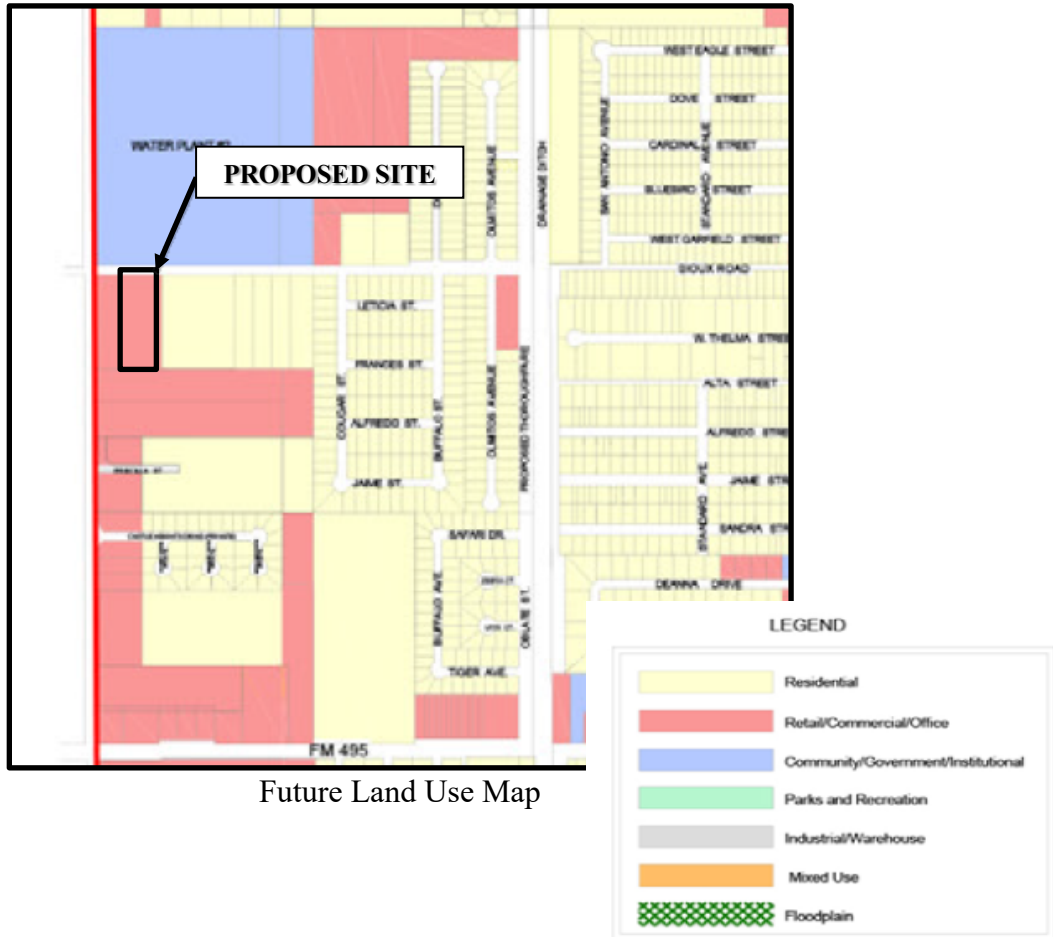
Based on the analysis provided above, staff recommends approval of the rezoning request from Single-Family Residence District (R-S) to General Business District (C-2), as presented.



Location Map



Zoning 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.

**REZONING REQUEST
JAMES C. KELLER
MAY 12, 2026**

PAGE 4

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 12th day of May, 2026.

CITY OF SAN JUAN

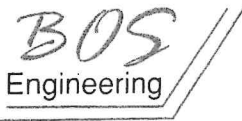
MARIO GARZA
MAYOR

ATTEST:

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

BRENDA ESCALANTE
CITY SECRETARY

CITY ATTORNEY



(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, Resubdivision 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

A handwritten signature in black ink, appearing to read "William O. Schock", written in a cursive style.

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

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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MAY 12, 2026

Consider Approval of City Commission Meeting Minutes:

- February 26, 2019
 - November 25, 2025
-

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:

- February 26, 2019
- November 25, 2025

RECOMMENDATION:

Approval of minutes as presented.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Ruben Guajardo, City
Manager

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, February 26, 2019

TIME: 6:00 p.m.

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

MEMBERS PRESENT: Mario Garza, Mayor
Jesus “Jesse” Ramirez, Commissioner
Ernesto “Neto” Guajardo, Commissioner
Leonardo “Lenny” Sanchez, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Juan Gonzalez, Chief of Police
Leroy Gonzales, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sestin, Library Director
Patrick Willingham, Director of Parks & Recreation
Robert Escobar, Director of Planning & Zoning
Roel Garza, Director of Sanitation/ Public Works
Rene Jaime, Purchasing/Risk Management
Ramiro, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL MEETING TO ORDER

Mayor Mario Garza called the meeting to order at 6:00 p.m.

II. INVOCATION

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE

All led the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Ramiro Castro Jr. recently spoke with the Commission regarding animal control concerns. He noted that he has not yet received an update regarding his neighbor, despite his ongoing efforts to resolve the issue.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 26, 2019**

V. PRESENTATIONS

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

DISCUSSION: Benjamin Arjona, City Manager City Manager Benjamin Arjona announced that a neighborhood clean-up is scheduled for March 9, 2019. Roel Garza, Director of Sanitation, identified five drop-off locations for trash, various materials, and tires:

- Raul Longoria Rd. (Fireman's Park)
- 400 El Dora Road (Reed and Mock Elementary)
- PSJA ISD lot (515 E 495)
- San Juan Community Resource Center
- The park at 509 E. Earling Rd.

The clean-up will begin at these locations and move to different quadrants on a monthly basis.

Commissioner Jesus "Jesse" Ramirez questioned Fire Chief Tirzo Garza regarding delayed ambulance response times. The Fire Chief reported a total of seven delays. Commissioner Ramirez noted that several delays exceeded twenty minutes, with one exceeding thirty minutes, and requested an explanation for these figures. Fire Chief Garza stated that he is currently awaiting a response from the facility. He noted that recent personnel changes may have delayed the correspondence, but he committed to forwarding the explanation to the commission as soon as it is received.

VI. PUBLIC HEARING/ORDINANCES

A. Consider Adoption of an Ordinance in First Reading of the Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) for a Property Legally Described as Lots 3 and 4, Capri No. 2 Subdivision, Located at Corner of Pullin and FM 495, as Requested by Baltazar Alanis.

Mayor Mario Garza made motion to untabled this item and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion passed (4-0)

DISCUSSION: Roberto Escobar, Director of Planning and Zoning informed the commission that while the area contains both residential and commercial properties, much of it is transitioning to a Neighborhood Commercial District. He noted that the city recommends approval of this zone change as it ensures continuity with the two lots to the north, allowing the applicant to create a larger business. Mr. Escobar also provided the requested meeting minutes in the packet. Commissioner Jesus "Jesse" Ramirez noted that the Planning and Zoning Commission previously motioned to deny the request. In response, City Attorney Rick Palacios advised that under the city charter and local government code, a four-fifths vote is required to overturn a denial from the Planning and Zoning Commission, unless a specific ordinance dictates otherwise by majority. Further inquiries were made regarding neighboring residential properties. Mr. Escobar clarified that manufactured homes are located to the south. Additionally, Commissioner Leonardo "Lenny" Sanchez and Commissioner Ramirez questioned the proposed entrance for the site. While the applicant initially looked at Pullin St., the commission discussed the possibility of requiring the main entrance to be located off 495 to minimize the impact on the nearby subdivision. Rick Palacios, City Attorney suggested that the commission could approve the request with the specific condition that the entrance be restricted to 495. Mr. Baltazar Alanis and his daughter, Lisa Alanis, were present to represent the application. Ms. Alanis informed the commission that they are willing to comply with any conditions imposed, including utilizing an entrance off 495 instead of the subdivision.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 26, 2019**

Commissioner Jesus Ramirez made a motion to approve the condition requiring the entrance to be located off 495 rather than through Pullin Street and was seconded by Commissioner Ernesto Guajardo. Motion passed (4-0)

- B. Special Use Permit for the Construction of a New Monopole Cell Tower and a Variance Request to the Zoning Ordinance to Allow the Construction of a 125 feet Monopole Tower within the 200 feet setback from a Residential Property legally described as Lot 2, Los Jardines Subdivision, as Requested by Branch Tower III, LLC.**

DISCUSSION: Roberto Escobar, Director of Planning and Zoning, informed the City Commission regarding the building application submitted by Branch Towers for a 125-foot monopole tower. Mr. Escobar mentioned that application does not meet two specific requirements of the 1997 tower ordinance: property setbacks and the required 375-foot separation from nearby residences. Although the tower exceeds the 1,500-foot requirement for separation from other towers, the current non-compliance necessitates an appeal process through the City Council. During the meeting, Jarred Ledee, Executive Vice President and CEO of Branch Towers, presented the proposal. He noted that the site is intended to provide continuous Verizon coverage, particularly if nearby water tanks are eventually decommissioned. He also addressed safety concerns raised by Mayor Mario Garza regarding structural integrity during natural disasters, stating that the tower will meet all federal design standards and include breakpoints to manage structural failure. Additionally, Benjamin Arjona, City Manager clarified that, contrary to the presentation materials, there are currently no scheduled demolitions for any city water towers. The Commission also noted that one resident email regarding this matter was included in the meeting packet.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Eduardo “Neto” Guajardo. Motion passed (4-0)

- C. Consider a Public Hearing and Ordinance in First Reading for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at “El Barrilito Drive-Thru” legally described as the Lot 5, McBride Subdivision, located at 901 W. FM 495, Suite 2, as Requested by Asael Solis.**

DISCUSSION: Roberto Escobar, Director of Planning and Zoning, has informed the commission that "El Barrilito" Drive Thru is an existing business for off-premise consumption. Due to a change in ownership, the business is now required to apply for a conditional use permit. Mr. Escobar has sent out correspondence regarding the application fees. The requirements for approval include obtaining a TABC license and applying for an occupational license.

Mayor Mario Garza opened the Public Hearing at 6:28 p.m.

Mayor Mario Garza closed the Public Hearing at 6:29 p.m.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (4-0)

- D. Consider and Possible Action to Approve an Ordinance Abandoning a Street or Right-of-Way Exhibits “A” and “B”, as Described as the South Twenty-eight (S28’) feet of Lot Six (6), Burg Subdivision, an addition to the City of San Juan, Hidalgo County, Texas, as Recorded in Volume 1222, Page 565, Map Records of Hidalgo County, Texas as Requested by the Owner(s); Authorizing the Mayor to Execute any and all Necessary Transfer Documents for said Abandonment; Providing a Repealer Clause; Providing a**

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 26, 2019**

Savings Clause; Providing for Effective Date; Providing for Publication; and Ordaining Other Provisions Related to the Subject Matter Hereof.

DISCUSSION: Director of Planning and Zoning, Robert Escobar, informed the commission that the subdivision plat located at Business 83 and King Road was originally approved on April 30, 2018, pending an ordinance to abandon the roadway. Mr. Escobar further stated that construction is currently stalled as the request involves abandoning a 20-foot section of the roadway. Of this, 15 feet would be dedicated to the city as an easement. Mr. Escobar noted that his recommendation depends on whether the city intends to use that easement. Benjamin Arjona, City Manager suggested that the council decide whether to abandon the street outright or recap a portion of the fair market cost. Mr. Arjona recommended pursuing a recap of those funds. Rene Barrera, representing the engineer, Mr. Barrera, explained that Mr. Garcia purchased the entire lot, including the 28-foot area in question. He emphasized that the abandonment is critical to the development, which is planned in two phases: 12 apartments on the first floor in Phase 1, and 12 on the second floor in Phase 2.

Based on what was discussed, Commissioner Jesus “Jesse” Ramirez made motion to approve as presented with the abandonment of the easement. Commissioner Ernesto “Neto” Guajardo seconded. Motion passed (4-0)

VII. CONSTRUCTUALS/RESOLUTIONS

- A. Consider a Resolution Authorizing the City Manager to Submit, Accept an Application for Funding to the Office of the Governor, Homeland Security Grant Division for the City of San Juan Law Enforcement Emergency Regional Response Team (LEERTT) Enhancement Project – 2019 Great Project.**

DISCUSSION: Juan Gonzalez, Chief of Police informed the commission regarding the annual grant application for our regional SWAT Team. This grant supports the collaboration of 24 different agencies and a total of 45 operators. Over the past year, our 30 operators successfully seized 18 assault rifles, 14 kilograms of methamphetamine, 6 kilograms of heroin, and \$1.3 million in U.S. currency. Chief Gonzalez, noted that this is a 100% grant, requiring no matching funds from the city.

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (4-0)

- B. Consider Resolution Authorizing the Submission of an Application Under the 2020 Local Border Security Program Solicitation to the Governor’s Office Homeland Security Grant Division.**

DISCUSSION: Juan Gonzalez, Police Chief informed the commission that the Borderstar grant is a 100% grant with no required local match. In response to an inquiry from Commissioner Leonardo “Lenny” Sanchez regarding whether the funds included equipment, Chief Gonzalez clarified that this specific grant is strictly for overtime expenses.

Commissioner Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (4-0)

- C. Consider Resolution Authorizing the City Manager to Submit, Accept and Applications for Funding to the Office of the Governor, Criminal Justice Division for the City of San Juan Crime Victims Liaison Project.**

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 26, 2019**

DISCUSSION: Juan Gonzalez, Chief of Police informed the Commission of the need for an additional liaison, noting that the role requires a grant with a 20% match. Regarding funding for this match, Chief Gonzalez explained that forfeiture funds can be used if the position is held by law enforcement personnel; however, if filled by a civilian, the funding must come from the general fund. In response to Commissioner Leonardo “Lenny” Sanchez, the Chief confirmed the match would come from the forfeiture account for one year. Benjamin Arjona, City Manager added that the one-year grant match is estimated between \$8,500 and \$9,000. Chief Gonzalez further clarified that the total salary cost is approximately \$42,000, which includes necessary supplies and equipment funded through the Governor’s Office. Chief Gonzalez emphasized that while the San Juan Police Department already has one liaison, there is a clear need for another to work with local agencies. He noted that the Governor has made crime victim programs a priority for the state.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed (4-0)

- D. Consider Authorizing the City Manager to Enter Into an Agreement with Perez Consulting Engineers, LLC. for Water Treatment Plant No. 1 Equipment Replacement and Rehabilitation and Authorize the Mayor to Execute All Related Documents and Budget Amendment as Needed.**

DISCUSSION: Benjamin Arjona, City Manager informed the Commission regarding the rehabilitation of the water treatment plant located behind City Hall. The project involves installing equipment to bring the plant back to standard operations. In response to an inquiry from Commissioner Jesus “Jesse” Ramirez regarding the source of funding, Mr. Arjona clarified that the project will be funded by the 2016-2017 bond. This funding has already been approved.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion passed (4-0)

- E. Reconsideration of Preliminary and final Plat Approval of the Kings Apartments Subdivision being a 0.905 acre tract of land being all of Lot 6, Burg Subdivision, as Requested by Barrera Infrastructure Group Inc.**

DISCUSSION: Robert Escobar, Director of Planning and Zoning informed the commission that item was presented to the City of San Juan Commission on April 30, 2018. Robert Escobar, Director of Planning and Zoning, informed the commission that the city has been meeting with the project engineer to discuss the abatement of the easement. The item was brought back for review due to drainage concerns. While the city currently requires a 10-year storm detention, recent weather patterns have led other counties to require a 50-year standard. Mr. Escobar noted that the proposed inlet would require the pipe to be extended 470 feet. Consequently, a variance is being requested to allow for on-site detention that bleeds to the roadway and eventually reaches the inlet. During the session, Commissioner Leonardo “Lenny” Sanchez inquired about how long water would remain stagnant on the street. Mr. Rene Barrera, representative for Mr. Marco Garcia, noted that neither the county nor the city allows for retention. The engineer was present to address further questions regarding these requirements and the proposed variance.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (4-0)

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

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 26, 2019**

- A. Consider Declaring Real Property Sun Valley Estates #1 Lot 51, San Juan, Hidalgo County, Texas; AKA 908 Sunset Street, San Juan, Texas 78589-4302 as Surplus Property and Authorize the City Manager to Sell or Lease said Property.**

DISCUSSION: Benjamin Arjona, City Manager has informed the Commission that this property is part of a subdivision acquired by the San Juan Police Department in December 2014. Juan Gonzalez, Chief of Police confirmed that the property was seized and subsequently awarded by the court. Mr. Arjona estimated the property's value at approximately \$20,000. In response to Commissioner Leonardo "Lenny" Sanchez's inquiry regarding the auction process, Chief Gonzalez clarified that once the property is auctioned, the proceeds are used for law enforcement purposes, with a 33 percent share allocated to the District Attorney's office.

Commissioner Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (4-0)

- B. Consider Authorizing Staff to Submit the Revised Water Conservation and Drought Contingency Plan to the Texas Water Development Board.**

DISCUSSION: Benjamin Arjona, City Manager has informed the Commission that the Texas Water Development Board is requesting the appointment of a Conservation Coordinator within the City. We are seeking approval to formally appoint Francisco Flores to this position, as he is currently performing these duties.

Commissioner Jesus" Jesse" Ramirez made motion to approve and was seconded by Commissioner Leonardo "Lenny" Sanchez. Motion Passed (4-0)

- C. Municipal Court Amnesty Program.**

DISCUSSION: Judge Eloy Hernandez informed the commission of plans to reintroduce the amnesty program from March 1st through April 30th. Under this program, the court would waive fees associated with outstanding warrants or failure to appear, provided the underlying citations are paid in full. Judge Hernandez reported that the program has historically collected approximately \$50,000 per month. Currently, there is an estimated \$2.3 million in outstanding balances spanning the last 20 years, a figure that includes both city and state portions. Benjamin Arjona, City Manager confirmed the program will be promoted via the Advance, social media, Telemundo, Channel 5 News, and the city website. Judge Hernandez clarified that unlike the Scofflaw program—which requires a cleared agreement before renewing vehicle registrations or driver's licenses—the amnesty program allows individuals to resolve their citations directly at the Municipal Court. Mr. Arjona suggested working with our vendor to better identify and distinguish revenue specifically generated by the amnesty program for future analysis.

Commissioner Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (4-0)

IX. CONSENT AGENDA

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 26, 2019**

- A. Consider Second and Final Reading of an Ordinance for the Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at Candilejas Event Center, LLC. located at 2103 N. Raul Longoria Road, legally described as Lot 11, Dos Arbolitos Plaza, as Requested by Looney Tunes Day Care Center, Inc.**
- B. Monthly Collection Report – January 2019**
- C. Budget Expenditure Report – January 2019**
- D. Meeting Minutes**
 - **August 14, 2018**
 - **September 18, 2018**
 - **September 25, 2018**
 - **October 22, 2018**
 - **December 11, 2018**

Commissioner Jesus “Jesse” Ramirez made motion to approve all items under consent agenda and was seconded by Commissioner Leonardo “Lenny” Sanchez. Motion Passed (4-0)

X. EXECUTIVE SESSION

Commissioner Jesus” Jesse” Ramirez made motion to enter executive session at 6:58 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0)

- 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 and 551.074 (Consultation with Attorney and Texas Government Code).**
 - 1. Discussion and Possible Action Regarding the Appointment, Duties, Remuneration and/or Public Office or Employee: City Manager (Texas Government Code 551.074 Personal Matters; Closed Meeting)**
 - 2. Discussion and Possible Action Regarding Issues Concerning Takeover Agreement Between the City of San Juan and the Guarantee Company of North America USA Concerning 3.5 MGD Water Treatment Plant No. 2 Project (Bond No. SS70111645) (Texas Government Code 551.071 Consultation with Attorney; Closed Meeting).**

XI. RECONVENE

Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 7:14 p.m. and was seconded by Mayor Mario Garza. 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.**

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 26, 2019**

- 1. Discussion and Possible Action Regarding the Appointment, Duties, Remuneration and/ or Public Office or Employee; City Manager (Texas Government Code 551.074 Personnel Matters; Closed Meeting).**

Mayor Mario Garza made motion to approve as discussed by City Manager and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0)

City Council, Rick Palacios advised to make motion to enter into Agreement between the City of San Juan and EDC.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (4-0)

- 2. Discussion and Possible Action Regarding Issues Concerning Takeover Agreement Between the City of San Juan and the Guarantee Company of North America USA Concerning 3.5 MGD Water Treatment Plant No. 2 Project (Bond No. SS70111645) (Texas Government Code 551.071 Consultation with Attorney; Closed Meeting).**

No Action was Taken

XII. ADJOURNMENT

Commissioner Ernesto “Neto” Guajardo made motion to approve adjourn at 7:15 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (4-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary

MINUTES OF SPECIAL MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Monday, November 24, 2025

TIME: 5:30 P.M.

PLACE: City of San Juan
EOC Meeting Room (2nd Floor)
512 S. Nebraska Ave.
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
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Director of Finance
Lori Maldonado, Purchasing Agent
Juan Tijerina, Risk Manager

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:
Mayor Mario Garza called meeting to order at 5:30 p.m.

II. PLEDGE OF ALLEGIANCE:
Mayor Mario Garza led the Pledge of Allegiance.

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

A. Discussion and Consideration to Award RFQ NO. 26-001-11-06 Agent of Record that Includes Proposals for Employee Health Insurance and Voluntary Products to the Most Qualified Agent. [Lori A. Maldonado, Purchasing Agent]

DISCUSSION: Lori Maldonado, Purchasing Agent stated that on October 22, 2025, and October 29, 2025, staff solicited proposals for RFQ NO. 26-001-11-06 Agent of Record that Includes Proposals for Employee Health Insurance and Voluntary Products in the Advance News Journal. A bid opening was held on November 6, 2025, and staff received submissions from the following Agents:

- Gilberto "Gil" Gonzalez, Higginbotham Insurance Agency, Inc.
- Jeff Everitt & Associates, Inc.
- Jonathan R. Sakulenzki, South Texas Risk Management
- Joe Salazar, III, Salazar Insurance Group
- JD Garza, Combined Benefits Group
- Jose Gamez, Lone Star Insurance Group

Mrs. Maldonado has recommended that the City Manager be authorized to negotiate and enter into a contract agreement with the most qualified Agent of Record. This contract will include proposals for

**CITY OF SAN JUAN
CITY COMMISSION MEETING
MONDAY, NOVEMBER 24, 2025**

employee health insurance and voluntary products. During the selection process, each firm provided a five-minute presentation and addressed questions from the Commission.

Jeff Everitt, with Jeff Everitt & Associates, Inc. gave a brief presentation stating that the firm would provide employee communication and education, as well as mandatory open enrollment (OE) meetings. He mentioned that they provide employee benefit booklets and clinics, host health fairs, and offer ENAV access. He also stated that the firm is highly qualified, with more than 20 years of experience. Mario Garza inquired about the last time the firm was hired by the City of San Juan; Araceli Garza confirmed this was in 2022.

Additionally, Jesus “Jesse” Ramirez asked if the firm provides a wellness program. Mr. Everitt responded that they do, with a focus on prevention. In response to further questions from Mayor Garza, Mr. Everitt confirmed that the firm hosts an annual health fair, is fluent in Spanish, and is familiar with Curative.

Mayor Pro Tem Ramirez asked Mrs. Maria L. Beltran if there had been any issues when filing claims, to which Mrs. Beltran replied that there had been some cases with delays, but they had been resolved and taken care of.

Jonathan Sakulenzki with Valley Risk Consulting Inc. stated that the firm is part of South Texas Risk Management and currently serves as the agent of record for the San Juan, with 11 years of experience. Mr. Sakulenzki stated that the firm works with the Port Isabel, Point Isabel Independent School District, Palmview, and Hidalgo Independent School District. He also stated that the firm has hosted wellness fairs for city employees. Mrs. Cordero added that, through the HMO, they could provide a CBC.

Dion Chavez with Salazar Insurance Group introduced herself and gave a brief presentation, stating that the firm has 27 salaried employees, 25 years of experience, and provided a list of in-network providers. Ms. Chavez stated that the firm is associated with BCBS, Humana, Aetna, and several other providers. She also stated that the firm has experience working with the public sector and provides an employee navigator program. In addition, she mentioned that the TPA is provided at no cost. Mayor Mario Garza asked how many municipalities the firm works with, to which Ms. Chavez replied that they work with 12 municipalities in total. Mayor Pro Tem Jesus “Jesse” Ramirez inquired about employee health fairs, to which Ms. Chavez responded that they promote them every three months. Commissioner Gilbert Garza inquired about the process for promoting health fairs, to which Ms. Chavez stated that implementation is conducted one-on-one.

JD Garza with Combined Benefits Group, LLC stated that the firm is associated with brokerage TPA services and has 19 years of experience. The firm works with municipalities, school districts, counties, and other agencies throughout the RGV and San Antonio area. Mr. Garza stated that they work closely with staff to coordinate wellness check-ups. Mayor Pro Tem Jesus “Jesse” Ramirez inquired about health fairs, to which Mr. Garza responded that the firm would assist 100% with organizing and promoting healthy living initiatives. Mayor Mario Garza asked whether the representatives spoke Spanish for Spanish-speaking employees, to which Mr. Garza replied that the firm has bilingual personnel.

Ismael Rodriguez with Lone Star Insurance Services stated that the firm has a little over 22 years of experience, maintains 16,000 active accounts, and serves neighboring cities such as the Pharr, Alamo, and Mission.

Mayor Mario Garza asked Mrs. Maria L. Beltran, Director of Finance for her recommendation, to which Mrs. Beltran stated that she recommended Jeff Everitt & Associates, Inc.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
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Mayor Mario Garza made a motion to award RFQ No. 26-001-11-06 to Jeff Everitt & Associates, Inc. and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

X. ADJOURNMENT

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to adjourn at 6:45 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