



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Jesus “Jesse” Ramirez
Ernesto “Neto” Guajardo
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
San Juan, Texas 78589
Tuesday, May 26, 2020

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

- A.** It is the Intent of the City Commission to Conduct this Meeting Primarily via Teleconference Pursuant to the Open Meetings Act Procedures Announced by Governor Abbott. Due to the COVID-19 Pandemic, the City has Established and Alternative for Residents to Make Public Comments During the Meeting. If you Would Like to Participate Under Public Comments, You Must Submit a Request Beginning Friday, May 22, 2020 by (1) Sending an Email to publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the Drive-Thru Behind City Hall at 709 S. Nebraska San Juan, Texas 78589. All Requests Must be Received no Later that 5:00 p.m. on Tuesday, May 26 2020. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

V. PRESENTATIONS

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

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

VI. PUBLIC HEARINGS

- A. Hold a Public Hearing for a Conditional Use Permit for a Drive-Thru Business and Sale of Alcoholic Beverages for On-Premise Consumption at “Crazy About Mangonadas” located at 510 E. SH 495, legally described as the North 230 feet of the East 64 feet of Lot 9, Block 39, Alamo Land and Sugar Company’s Subdivision, as Requested by N. Gutierrez Investments, LLC.
- B. Hold a Public Hearing for a Conditional Use Permit for a Drive-Thru Business and Sale of Alcoholic Beverages for On-Premise Consumption at “Crazy About Mangonadas” located at 1110 S. Stewart Road Suite A, legally described as Lot 1, Stewart Place Estates No. 3 Subdivision, as Requested by N. Gutierrez Investments, LLC.
- C. Hold a Public Hearing for a Conditional Use Permit to allow a Social Event Center “Celebration Fiesta Place” at 3004 N. Raul Longoria Road, legally described as Lot 9, Northgate Manor Phase 1 Subdivision, as Requested by Martha Cantu.
- D. Hold a Public Hearing for a Conditional Use Permit to allow a Social Event Center “Joselyn’s Event Center” at 1101 E. SH 495 Suite G, legally described as the West 440 feet of the South 495 feet of Lot 5, Block 39, Alamo Land and Sugar Company’s Subdivision, as Requested by Yesenia Bernal.

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

- A. Preliminary and Final Plat Approval of the ND Sonic Subdivision being a 0.856 acre tract of land out of Lot 21, Block 8, John Closner Subdivision, located approximately 650 feet West of Raul Longoria Road, along the North side of SH 495, as Requested by Melden and Hunt, Inc.

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- B.** Preliminary and Final Plat Approval of the Shops at Chavez, Lot 1 being a 1.476 acre tract of land out of Lot 5, Block 24, Alamo Land and Sugar Company's Subdivision, located at the Northeast corner of Cesar Chavez and IH 2, as Requested by Halff and Associates, Inc.
- C.** Discussion or Possible Action to Award/Re-Advertise Bid#19-12-03-04 San Juan Water Plant No. 1 Equipment Replacement.
- D.** Discussion and Possible Action Regarding the Appointment of an Attorney to Represent the City on Civil Service Matters.
- E.** Consider Awarding RFB No. 19-16-05-15 Rescue Boat for Water Rescue, Dive, Special Operations, and Firefighting.
- F.** Discussion and Possible Action to Authorize City Manager to Enter Into an Agreement with Hidalgo County- Community Service Block Grant (Water) to Provide Direct Credit Assistance to Low Income Households.

VIII. CONTRACTUALS

- A.** Consider Authorizing the City Manager to Enter into a Contract Agreement for Architecture Services for the Construction of the New City Hall/Transit Terminal Building.
- B.** Consider Authorizing the City Manager to enter into an Interlocal Agreement between the City of Pharr and the City of San Juan for Street Improvements to Alameda Street.

IX. CONSENT AGENDA

- A.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow a Social Event Center "Fiesta Real Event Center" at 905 W. SH 495 Suite 3, legally described as Lot 3, McBride Subdivision, as Requested by Ismael Rodriguez.
- B.** Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for a Drive-Thru Business and for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Palomo's Drive-thru" located at 901 W. SH 495 Suite 2, legally described as Lot 5, McBride Subdivision, as Requested by Bibiana Palomo.

C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow “Pika Pebble Snacks” at 4011 N. Raul Longoria Road, legally described as the West 309.24 feet of the South 140.86 feet of the North 281.72 feet of Lot 10, Block 8, Tracts 19 -20, John Closner Subdivision, as Requested by Stephanie Villarreal.

D. Tax Collection Report - April 2020.

E. Quarterly Investment Report - March 2020.

F. Budget Expenditure Report - April 2020.

G. Consider Adoption of an Ordinance in Second Reading to Amend the City of San Juan Code of Ordinances Chapter 13. Utilities; Article 13.03 Water and Sewer Service; Division 2. Rates, Charges and Billing; Part IV. Sewer Rates and Charges. Adding Section 13.03.185 Sewer Main and Service Line Televising Fee; Establishing Sewer Main and Service Line Televising Services; Establishing the Rate to be Charged by the City of San Juan; Providing for a Repealer Clause; Providing for Codification; and Providing for Publication and an Effective Date.

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 and §551.074.

1. Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Duties, Discipline, or Dismissal of a Public Officer or Employee (Municipal Judge, Marco De Luna).

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.

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

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accessible to the public on the in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).

DIANA CAVAZOS
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 the _____ of _____, 2020.

OFFICE OF THE CITY SECRETARY