



Mayor: Mario Garza
Mayor Pro-Tem: Leonardo “Lenny” Sanchez
Commissioners: Adina “Dina” Santillan
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, February 8, 2022

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

A. 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.**
- 2. Department of Parks and Recreation Monthly Report.**
- 3. Department of Sanitation Monthly Report.**

4. San Juan Memorial Library Monthly Report.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for a Conditional Use Permit to allow a kettle corn portable food stand at San Juan H-E-B located at 901 W. IH 2, legally described as Lot 2, HEB San Juan Unit 2 Subdivision, as Requested by Melissa Martinez.
- B. Hold a Public Hearing for a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed Olive Garden Restaurant to be located at 1403 E. IH 2, legally described as Lot 2, Plaza San Juan Subdivision, as Requested by Olive Garden Holdings, LLC.
- C. Hold a Public Hearing for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of the property legally described as Lots 19 thru 21, Block 4, Tierra del Sol Inc. No. 2 Subdivision, located at the Northeast corner of 7th Street and Veterans Boulevard, as Requested by Perla Castillo.
- D. Hold a Public Hearing for a Voluntary Annexation Petition of the 13.41-acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by AAAR Family, LTD.
- E. Hold a Public Hearing for a Voluntary Annexation Petition of the 24.85-acre tract of land out of Lot 7, Stewart Addition to the Conway Gardens Subdivision, as per map recorded in Volume 0, Pages 43, Map Records, Hidalgo County, Texas, as Requested by Escon Development.

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

- A. Consider Preliminary and Final Plat Approval of La Paloma Subdivision being a 20.83 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Nolana Avenue, as Requested by Javier Hinojosa Engineering.
- B. Consider Preliminary and Final Plat Approval of the Plantation Heights Subdivision being a 21.70 acre tract of land out of Lot 1, Block 14, John Closner Subdivision located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Quintanilla, Headley and Associates, Inc.
- C. Discussion and Possible Action to Approve a Budget Amendment in the Amount of \$250,000 in the Utility Fund Retained Earnings for the Purchase of Three Submersible Pumps for the

Influent Pump Station at the Wastewater Treatment Plant and the Upgrade to Lift Station 6 and Authorize the Mayor to Execute All Related Documents.

- D.** Discussion and Possible Action to Approve the Price Per Ton Increase for Liquid Ammonium Sulfate From Chemtrade Chemicals US and Authorize the City Manager to Execute All Related Documents and Budget Amendment as Required.
- E.** Discussion and Possible Action to Authorize Staff to Submit New and Revised Project Information Forms to The Texas Water Development Board for Inclusion in the FY2023 Clean Water and Drinking Water State Revolving Funds Intended Use Plan and Authorize the Mayor and the City Manager to Execute All Related Documents and Budget Amendment as Needed
- F.** Discussion and Possible Action to Approve the Engineering Agreement for Temporary Upgrade to Lift Station 6 From Curz-Hogan Engineers in the Amount of \$13,000.00 and Authorize the Mayor to Execute All Related Documents and Budget Amendment as Required.
- G.** Consider the Approval of a Budget Amendment Reflecting the 2021 Mini Rescue Grant From the Hidalgo County Emergency Service District #4 in the Amount of \$131,980 (one hundred, thirty-one thousand, nine hundred eighty dollars) for the Purchase of a 2021 Ford F350 RW, 9' Super Squad from Ward Apparatus.
- H.** Discussion and Possible Action to Authorize Staff to Negotiate a month to month Agreement with Gold Star Petroleum to Continue to Supply the City With Unleaded Gasoline and Utra Low Sulfur Diesel Fuel for a Six Month Period by Index Made Up of Composite Posted Prices of the Companies Published in the Rack Report of Oil Price Information Service (OPIS). The Delivered Price may not Exceed the OPIS Price Plus Negotiated Mark Up/Down Throughout the Period of the Agreement. Prices Will be Adjusted on a Daily Basis Based on the OPIS Rack Average Price from the Report on the Day of Delivery to the City of San Juan, Texas and Authorize the City Manager to Excute all Related Documents and Budget Amendment as Needed.

VIII. RESOLUTIONS

- A.** Consider the Adoption of a Resolution of a Grant Application with the Lower Rio Grande Valley Development Council for a Regional Solid Waste Grant Program.
- B.** Consider the Adoption of a Resolution Whereas on May 13, 2020, the State of Texas, Through the Office of the Attorney General, and Negotiation Group for Texas Political Subdivision Entered into an Agreement Entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet Approving the Allocation of any and all Opioid Settlement Funds within the State of Texas.

IX. CONSENT AGENDA

- A.** Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to allow a Guest House at 2403 Deion Drive, legally described as Lot 30, Valley Ranch Subdivision, as Requested by Los Pingos Construction, LLC.
- B.** Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to allow a Pool House at 2800 Richies Circle, legally described as Lot 4, Summer Heights Subdivision as Requested by Ricardo and Esmeralda Renteria.
- C.** Consider Second and Final Reading of the Ordinance for a Conditional Use Permit to operate “YM Events” at 618 E. Nolana Avenue Suite A, legally described as Lot 1-B through 1-D, Wolverine Subdivision, as Requested by Yadith Reyes.
- D.** Consider Second and Final Reading of the Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Premise Consumption at “El Puerto del Tio Jerry #3” Restaurant located at 111 W. Nolana Avenue, Suites 1 & 2, legally described as Lot 2, Circle K #9123 Subdivision, as Requested by Gerardo Chapa Jr.
- E.** Consider Second and Final Reading of the Ordinance for a Rezoning Request from Multi-Family Residence District (R-MF) to Single-Family Residence District (R-S) of the 21.68-acre tract of land out of Lot 1, Block 14, John Closner Subdivision, located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard, as Requested by Villarreal-Nelson Development, LTD.
- F.** Consider Second and Final Reading of the Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 1.42-acre tract of land out of Lot 14, Block 8, John Closner Subdivision, located approximately 500 feet from Raul Longoria Road, along the North side of Eldora Road, as Requested by Mosa Development, LLC.
- G.** Consider Approval of the Budget Expenditure Report-December 2021
- H.** Consider Approval of the Tax Collection Report - December 2021
- I.** Approval of City Commission Meeting Minutes:
 - February 23, 2021
 - March 1, 2021
 - March 9, 2021
 - March 29, 2021
 - July 27, 2021

- August 10, 2021
- August 24, 2021
- November 8, 2021
- November 9, 2021

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 §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project Tri and Project Tri-O.
 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY and §551.074 PERSONNEL MATTERS; Consideration and Discussion Regarding Employment Matters Concerning the City Manager.

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 §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project Tri and Project Tri-O.
 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY and §551.074 PERSONNEL MATTERS; Consideration and Discussion Regarding Employment Matters Concerning the City Manager.

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

BRENDA ESCALANTE
INTERIM 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 _____, 2022.

OFFICE OF THE CITY SECRETARY