MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, February 8, 2022

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
Adina "Dina" Santillan, Commissioner
Ernesto "Neto" Guajardo, Commissioner
Marco "Markie" Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzales, Finance Director
Armandina Sesin, Library Director
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Juan Soto, Interim Director of Sanitation/ Public Works
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:
Mayor Mario Garza called meeting to order at 6:00 p.m.

II. INVOCATION:
Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:
Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS:

DISCUSSION: Tomas Monsivais, San Juan resident, thanked Mayor Garza for providing the garbage containers and asked him not to forget about Sioux Road. Flor Prado thanked the City Commission and City Manager for all the help and support. Blanca Alcaraz with the Union del Pueblo Entero thanked the Mayor and City Commission for the support they have shown to the Loma Vista neighborhood. Homero Morales San Juan resident stated he is part of the Loma Vista group and thanked the City Commission and Juan Soto for their hard work. Additionally, asked if it was possible to continue with the street improvements on Loma Vista and Loma Verde.

Benjamin Arjona, City Manager, asked to change the meeting order.

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

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.**

DISCUSSION: Benjamin Arjona, City Manager stated Commissioner Eddie Cantu was present and thanked him for making this happen. Chief Tirso Garza stated the item presented is part of funding that was allocated under Precinct 2 with Commissioner Eddie Cantu under the Emergency Service

District No. 4 and were able to secure these funds. Furthermore, Chief Garza stated these funds weren't yet approved, but wanted to present Commissioner Cantu with a token of appreciation for always assisting the City of San Juan Fire Department.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed. (4-0)

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.

DISCUSSION: Benjamin Arjona, City Manager informed the City Commission about the groundbreaking for Olive Garden, Chili's and Starbucks and invited everyone to attend. Commissioner Adina 'Dina" Santillan asked from this day forward to include all the advisory board meeting minutes to stay up to date. Also, asked Mr. Juan Soto about the 4 drop-off locations for the City's Clean-up Event scheduled for Saturday 12th. Mr. Juan Soto stated the locations behind City Hall, Reed-Mock, Amigos del Valle and old PD. Mayor Mario Garza asked to educate the community on what would be allowed to be disposed of. Mayor Garza asked Maria Enriquez, Court Administrator about over the phone payments. Ms. Enriquez stated they are currently working on it. Pat Karr, Director of IT stated that a couple of days ago they were having phone issues, but they have the option to pay online. Commissioner Marco "Markie " Villegas asked Chief Ruben Morin to increase the presence of police patrols over Chaparral Street. Commissioner Santillan asked if all the vendors and sponsors have been contacted and reimbursed for the Noche de Paz event. Mr. Arjona stated yes, all have been contacted and reimbursed on Friday. In addition, some vendors opted not to get reimbursed because they were given an option either to get a refund or keep it for the following event. Commissioner Santillan asked when they were first contacted and why there was a delay in the reimbursement. Mr. Arjona responded they were working on the final report. Patrick Willingham stated that they will have a full report for the upcoming City Commission Meeting. Commissioner Santillan asked to also include a full report for the Spazmatics 4th of July event.

VI. PUBLIC HEARINGS

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated Mrs. Martinez is applying for a conditional use permit to allow a kettle corn portable food stand outside the San Juan H-E-B. Mr. Tijerina noted that a letter from an H-E-B representative was attached to the packet granting Ms. Martinez, customers and staff permission to use the restrooms. Mr. Tijerina briefly stated the list of requirements and noted that staff mailed a notice of the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. And concluded stating staff recommends approval subject to compliance with the requirements.

Mayor Mario Garza opened the Public Hearing at 6:18 pm.

DISCUSSION: Mayor Mario Garza asked if they would have to renew this permit annually. Mr. Tijerina responded that it was correct. Mayor Garza asked where exactly the truck was going to be parked. Mr. Tijerina stated that it would be right on the entrance.

Mayor Mario Garza closed the Public Hearing at 6:19 pm.

Commissioner Ernesto "Neto" Guajardo motioned to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion passed. (4-0)

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated Olive Garden Holdings, LLC. is applying for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for On-Site Consumption at the proposed "Olive Garden" Restaurant, to be located just West of Denny's Restaurant. Furthermore, the applicant will need to comply with TABC requirements and has agreed to pay an annual fee to the City of San Juan to maintain the alcohol license, conditional use, occupational license and health permits. The proposed operation hours are Sunday through Thursday from 11:00 a.m. to 10:00 p.m. Friday and Saturday from 11:00 am to 11:00 p.m. Mr. Tijerina noted staff mailed out notices to three (3) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. The Planning and Zoning Commission and staff recommended approval subject to compliance with the requirements.

Mayor Mario Garza opened the Public Hearing at 6:21 pm.

Mayor Mario Garza closed the Public Hearing at 6:21 pm.

Commissioner Marco "Markie" Villegas motioned to approve and was seconded by Mayor Mario Garza. Motion passed. (4-0)

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated that at the City Commission Meeting on October 26, 2021, the City Commission tabled the item and requested more information about the proposed use of the property. Additionally, on November, 18, 2021, the City Commission took no action and a directive was given to conduct a traffic study at the intersection of Veterans Blvd and 7th street. Ms. Castillo is applying to rezone the property into a General Business District (C-2). The property is located at the corner of 7th Street and Veterans Boulevard, next to Popeyes Snow Cone Stand. The property is zoned as Neighborhood Commercial District (C-1) which only allows retail businesses, which supply the adjacent areas. The surrounding properties consist of a mixture of residential, multi-family and commercial uses and Veterans Boulevard is conducive of commercial traffic. Mr. Tijerina stated that staff mailed out fifty-three (53) notices to property owners within a two hundred (200) foot radius and received no comments against the request. Mr. Tijerina noted this was a rezoning request and at the moment they don't have any details to what is proposed. Also, during the regular meeting of October 21, 2021 the Planning and Zoning Commission and staff recommended approval.

Mayor Mario Garza opened the Public Hearing at 6:25 pm.

DISCUSSION: Rigoberto Hernandez stated that he resides on the corner of I Road and 7th, moved forward asking if they knew what type of business would be there. Mayor Mario Garza replied no. Mr. Hernandez stated that his main concern was the traffic flow. Mayor stated they received the traffic study. Mr. Hernandez also asked for the possibility of installing speed bumps. Manuel Garcia Jr. stated that he resides at 823 W. 7th Street and asked what the traffic study results. Mr. Garcia stated his concerns. Commissioner Ernesto "Neto" Guajardo asked to inform the community of any outcome.

Mayor Mario Garza closed the Public Hearing at 6:37 pm.

Commissioner Marco "Markie" Villegas motioned to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. (4-0)

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the Planning Department is processing La Paloma Subdivision, a residential subdivision, located approximately half of a mile West of Cesar Chavez Road, along the North side of Nolana Avenue. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). City's policy to annex subdivisions processed and approved within the city's ETJ. On November 9, 2021, the City Commission approved Resolution 21-27 accepting the petition for voluntary annexation and setting dates and times for public hearings. The property owner of the subject property has submitted a petition for a voluntary annexation to the City. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by the City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter. Staff recommends approval as presented

Mayor Mario Garza opened the Public Hearing at 6:39 pm.

DISCUSSION: Mayor Mario Garza stated since the city will be responsible for providing services they need to sit down and discuss the city's growth which requires more manpower and equipment. Benjamin Arjona, City Manager, asked Mr. Juan Soto the status of the truck order. Mr. Juan Soto stated they received two and are waiting for two more. Mr. Arjona stated that this was discussed during the budget workshops anticipating the city's growth.

Mayor Mario Garza closed the Public Hearing at 6:40 pm.

Commissioner Ernesto "Neto" Guajardo motioned to approve and was seconded by Commissioner Marco "Markie" Villegas. (4-0)

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the Planning Department is processing another subdivision, the Orchards of San Juan, a residential subdivision, located at the Southwest corner of Stewart and Moore Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivisions processed and approved within the city's ETJ. On November 23, 2021, the City Commission approved a Resolution 21-29 accepting a petition for voluntary annexation and setting dates and times for public hearings. The property owner of the subject property has submitted a petition of a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by the City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter. Mr. Tijerina stated staff recommends approval of this public hearing as presented.

Mayor Mario Garza opened the Public Hearing at 6:42 pm. No comments.

Mayor Mario Garza closed the Public Hearing at 6:42 pm.

Commissioner Adina "Dina" Santillan motioned to approve and was seconded by Mayor Mario Garza. (4-0)

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

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated this item is part of the first annexation, developer is proposing to subdivide 20.83 acres located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Nolana. He is proposing an eighty-seven (87) lot subdivision with six (6) internal streets. The subdivision will have two accesses existing onto Nolana Avenue. The seven (7) lots facing Nolana Avenue will be for commercial use and the rest of the properties for residential use. The flood zone for this subdivision is "AH", which is considered a flood zone, according to the FEMA map. However, as long as it's above the base point elevation it should be fine. Mr. Tijerina noted that part of the subdivision is located outside the city limits of San Juan, in the ETJ and the city received a voluntary annexation petition that has been initiated. Mr. Tijerina mentioned there was a concern regarding the right-of-way on Nolana, but they were able to hash that out. Water service will be provided by the North Alamo Water Supply

Corporation, sewer will be provided by the City of San Juan. In addition, fire hydrants shall be located every 300 feet of the existing fire hydrant and the water line shall be looped to an 8-inch water line as per San Juan Fire Department requirements. All entrances/exits must be 26 feet wide. Mr. Tijerina also the project engineer is requesting the following variances:

1. To not comply with the required setbacks, they are proposing 5' side setback for interior lots, 15' rear setback for all lots and 15' front setback for curl de sac lots.

2. To not comply with the 65 feet minimum width lot requirements for corner lots. They are proposing 64 feet.

3. To not comply with the 15-foot utility easement on the rear of all properties. They are proposing a 10 foot.

4. To not comply with the park Fee. They are requesting to pay 50% during the subdivision phase and 50% at the building permit stage.

5. To not comply with the commercial lot sizes for Lots 1, 2, 41 and 42.

Mayor Mario Garza asked Mr. Tijerina if he discussed the right-away issue with the County. Mr. Tijerina replied he spoke to Armando Garza and everything was in place. Commissioner Adina "Dina' Santillan asked regarding the flood zone if they are very well aware they need to put this house at the correct elevations. Mr. Tijerina replied yes, they do.

Commissioner Marco "Markie" Villegas motioned to approve and was seconded by Mayor Mario Garza. (4-0)

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.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated the developer is proposing to subdivide 21.70 acres located approximately a quarter of a mile South of Hall Acres Road, along the East side of Veterans Boulevard. He is proposing a one hundred and five (105) residential subdivision with six (6) internal streets. The subdivision will have two access roads exiting onto Veterans Boulevard. Those streets will connect to Dominion Place Subdivision Phase I to the east. The flood zone for this subdivision is "B" areas of minimal flooding, according to the FEMA Map. Water and sewer services will be provided by the City of San Juan. Additional fire hydrants should be located every 500 feet of the existing fire hydrant. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrances/exits must be 26 feet wide. Staff presented this to the Planning Commission, they recommended approval subject to compliance with a list of items.

Commissioner Ernesto "Neto" Guajardo motioned to approve and was seconded by Commissioner Marco "Markie" Villegas. (4-0)

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.

DISCUSSION: David Salinas, Director of Utilities informed the City Commission that three out of the six existing submersible pumps for the wastewater plant station are no longer repairable and need to be replaced. He also mentioned those three pumps are needed in order to maintain the plant running until the scheduled rehabilitation. In addition, he mentioned they are looking for a place to store the three pumps after the plant gets rehabbed, since they'll be eliminating the station to build a new one. Mr. Salinas stated the additional budget amendment is to increase the capacity for lift station 6 to provide services to the North side for all the new developments.

Commissioner Ernesto "Neto" Guajardo motioned to approve and was seconded by Commissioner Marco "Markie" Villegas. (4-0)

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.

DISCUSSION: David Salinas, Director of Utilities stated due to the chemical cost increase, this contracted vendor is requesting for a price increase. Mr. Salinas noted he compared prices with other municipalities and the costs are in range with what this vendor is requesting. Mr. Salinas recommended approval.

Commissioner Adina "Dina" Santillan motioned to approve and was seconded by Commissioner Marco "Markie" Villegas. (4-0)

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

DISCUSSION: Cynthia Puente, Environmental Specialist/Water Conservation Coordinator stated if approved they will be filing a grant application with the LRGVDC for a Regional Solid Waste Grant funded by TCEQ. Mrs. Puente mentioned they are requesting an amount of $24,000.00 for the Recycling Center and Source Reduction, which they are looking to order 150 residential recycling containers, five (5) 6 yd. containers and five (5) 300-gallon recycling containers. She stated they have maxed out the $24,000.00 and the city will match $4,000.00 for signage and any adjustments the containers might need. Commissioner Adina "Dina" Santillan asked if 150 residents are currently on hold. Mrs. Puente replied yes and they have residents sign up every day. Commissioner Santillan asked how far back does the log go. Mrs. Puente replied they have some that have been in the waiting list since 2019 and they just hit 2020. She explained that they will have to buy in bulk to get the most for the money, which they are ordering 150 containers to meet the stamp and make sure they are distributed according to the list.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Ernesto "Neto" Guajardo. Motion Passed. (4-0)

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.

DISCUSSION: David Salinas, Director of Utilities stated this item is to submit funding to the Texas Water Development Board for the Clean Water SRF. Also, this will authorize us to start working with the engineers to submit those funds to meet the deadline of March 4th. Mr. Salinas recommended approval.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Adina "Dina" Santillan. Motion Passed (4-0).

G. 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 Ultra 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 Execute all Related Documents and Budget Amendment as Needed.

DISCUSSION: David Salinas, Director of Utilities stated as previously discussed lift station 6 not having the capacity. Mr. Salinas recommended Cruz-Hogan Engineers as they are the engineer of records for this lift station.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Adina "Dina" Santillan. Motion Passed (4-0).

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 Ultra 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 Execute all Related Documents and Budget Amendment as Needed.

DISCUSSION: David Salinas, Director of Utilities stated this will allow us to continue to buy fuel from Gold Star Petroleum on a month-to-month basis since there is no contract in place.

Commissioner Adina "Dina" Santillan made motion to approve and was seconded by Ernesto "Neto" Guajardo. Motion Passed (4-0).

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.

DISCUSSION: Cynthia Puente, Environmental Specialist/Water Conservation Coordinator stated if approved they will be filing a grant application with the LRGVDC for a Regional Solid Waste Grant funded by TCEQ. Mrs. Puente mentioned they are requesting an amount of $24,000.00 for the Recycling Center and Source Reduction, which they are looking to order 150 residential recycling containers, five (5) 6 yd. containers and five (5) 300-gallon recycling containers. She stated they have maxed out the $24,000.00 and the city will match $4,000.00 for signage and any adjustments the containers might need. Commissioner Adina "Dina" Santillan asked if 150 residents are currently on hold. Mrs. Puente replied, yes and they have some that have been in the waiting list since 2019 and they just hit 2020. She explained that they will have to buy in bulk to get the most for the money, which they are ordering 150 containers to meet the stamp and make sure they are distributed according to the list.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Ernesto "Neto" Guajardo. Motion Passed (4-0).

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.

DISCUSSION: Benjamin Arjona, City Manager stated companies are currently working on a settlement with the State of Texas. He briefly explained Exhibit B and noted that once a settlement is reached the state will be allocating around $27,000.00 to $28,000.00 to the City of San Juan. This money may be utilized for educational activities.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Adina "Dina" Santillan. Motion Passed (4-0).

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 Tax Collection 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**

DISCUSSION: Benjamin Arjona, City Manager asked to remove minutes for the City Commission meeting of July 27, 2021 as they weren't ready. There were no other comments or questions.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Ernesto "Neto" Guajardo. Motion Passed (4-0).

X. EXECUTIVE 7:10 P.M.

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.**

Commissioner Adina "Dina" Santillan made motion to enter executive session and was seconded by Mayor Mario Garza. Motion Passed (4-0).

DISCUSSION: Ruben Morin, Chief of Police intervened during the motion to get clarification under item 2 and asked if the item was regarding the grievance he had filed. Rick Palacios, City Attorney stated that was correct. Chief Morin asked to keep the discussion under open meeting. Mr. Palacios stated this was not a hearing.

2. **Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY and §551.074 PERSONNEL MATTERS; Consideration and Discussion Regarding Employment Matters Concerning the City Manager.**

Mayor Mario Garza made motion to take no action and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

Upon previous motion by Commissioner Adina "Dina" Santillam, seconded by Mayor Mario Garza and carried unanimously, the Executive Session convened at 7:10 p.m. to discuss the following item:

1. **Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project Tri and Project Tri-O.**

XI. RECONVENE 7:49 P.M.

Commissioner Marco "Markie" Villegas made motion to reconvene. (3-0).

A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

1. **Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project Tri and Project Tri-O.**

Commissioner Adina "Dina" Santillan made motion to move forward with negotiations as instructed to City Manager and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (3-0).

XII. ADJOURNEMENT 7:50 p.m.

Commissioner Marco "Markie" Villegas made motion to adjourn and was seconded by Commissioner Adina "Dina" Santillan. Motion passed. (3-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:

Brenda Escalante, City Secretary