

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, March 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, Interim City Secretary
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzales, Finance Director
Adelaida Cordero, Director of Human Resources
Armandina Sesein, 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 the 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: There were no comments from the public.

V. PRESENTATIONS:

DISCUSSION: Mayor Mario Garza moved to item D.

D. Presentation of the Keep San Juan Beautiful and Department of Utilities Art Contest Winners.

DISCUSSION: David Salinas, Director of Utilities stated the City of San Juan Department of Utilities partnered with Keep San Juan Beautiful and the Hidalgo County Irrigation District No. 2 to sponsor an Art Contest to bring water conservation awareness and to beautify the city. Mr. Salinas stated they had three winners for this contest, the winning drawing will be placed on different irrigation standpipes throughout the city. Mr. Salinas called the KSJB Board Secretary up to the podium to make some comments. The Board Secretary gave a thank you speech to all the participants, teachers and parent Vanessa Flores. Board Secretary presented and awarded the three winners, Ashley Simental, Isai Anthony Cisneros, and Madison Jay Flores. Commissioner Adina "Dina" Santillan asked when they would start the painting. Mr. Salinas stated that they are looking for an artist so probably mid-May or June. Mayor Mario Garza for the locations. Mr. Salinas replied that they are looking into Doedyns along with Raul Longoria and Sorensen. Mayor Garza congratulated and thanked the winners.

A. Presentation on New Fire Station.

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DISCUSSION: Benjamin Arjona, City Manager, informed the City Commission about a change that would be made to the New Fire Station building. He stated the rendering wouldn't change, but the building would be shifted to the north to better utilize the facility along with the current one. Juan Cantu with ERO Architects gave an update on the schematic design of the new fire station. Mayor Mario Garza asked how many bays there were. Tirso Garza, Fire Chief, replied with four. Mayor Garza asked if the projected completion date was set for September 2023. Mr. Cantu stated that was correct and they're tentatively scheduled to begin in November. Mayor Garza asked Chief Garza if they had contacted the Basilica for accommodations. Chief Garza replied, yes, they were good to go. Mayor thanked Mr. Cantu for the update.

B. Presentation Recognizing Jessica Villanueva as PSJA High School State Wrestling Champion.

DISCUSSION: Benjamin Arjona, City Manager, stated this item would be presented at the meeting of March 22, 2022.

C. Presentation on the San Juan Community Lions Club Pageant 2022.

DISCUSSION: David Salinas, Director of Utilities, presented himself as the President of the San Juan Community Lions Club. Mr. Salinas informed the City Commission that the Lions Club Pageant would be held on the weekend of the 26th and 27th. The Queens will be competing to become the new set of the Royal Court for the City of San Juan. Mayor Mario Garza asked for clarification regarding the event's day. Mayor Garza asked for the event location. Mr. Salinas replied that it would take place at the school district auditorium. Mayor asked who would be providing the judges. Mr. Salinas stated that Ms. Leeann Ramirez has that information. Benjamin Arjona, City Manager, asked Mr. Salinas to provide the city with some type of flyer to share with the community. Commissioner Adina "Dina" Santillan asked if there was a registration fee. Mr. Salinas stated he didn't have that information. Commissioner Santillan asked what the age groups were. Mr. Salinas stated it was Little, Junior, and Miss. Mayor asked what role the city played in this event. Mr. Salinas replied, mainly to assist them with informing the City of San Juan community.

D. Update on Hazardous Mitigation Action Plan.

DISCUSSION: David Salinas, Director of Utilities stated this was an update to the Hidalgo County Hazardous Mitigation Action Plan. Mr. Salinas stated this plan had been completed and finalized. He also stated a copy was provided to Fire Chief Garza and City Secretary Brenda. It is also available in the city's drive and now makes us prepared in the event that there are grants available.

E. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, Department of Utilities, Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, and San Juan Memorial Library.

1. Department of Finance Monthly Report.
2. Fire Department Monthly Report.
3. Police Department Monthly Report.
4. Municipal Court Monthly Report.
5. Department of Utilities Monthly Report.
6. Planning and Zoning Monthly Report.
7. Parks and Recreation Monthly Report.
8. Department of Sanitation Monthly Report.
9. San Juan Memorial Library Monthly Report.

DISCUSSION: Commissioner Adina "Dina" Santillan asked Armandina Sesin, Library Director if she was still pending the City Commission's appointed liaison. Mrs. Sesin reported that was correct. Commissioner Santillan asked to place this on the upcoming City Commission meeting agenda. Commissioner Santillan asked Benjamin Arjona, City Manager, if the Noche de Paz and Spazmatics reports were ready. Mr. Arjona stated that it wasn't placed on the agenda but that it was ready and would be placed on the next agenda. Mayor Mario Garza asked Mary Enriquez, Municipal Court Administrator, for an update regarding over the phone payments. Ms. Enriquez stated that the IT Department connected a phone just for over the phone payments. Mayor Garza asked if the court officer was going out to conduct home visits. Ms. Enriquez stated due to COVID he wasn't. Commissioner Marco "Markie" Villegas asked Juan Soto, Interim Director of Sanitation about the new truck that was used specifically for potholes. Mr. Soto stated it hasn't been used for about three to five months. Commissioner Villegas asked what the reason was for it not being used. Mr. Soto replied that they were waiting on material. There were no other questions.

VI. PUBLIC HEARINGS/ORDINANCES

- A. Hold Public Hearing and Consider an Ordinance for a Variance Request to 1) re-dedicate a 60' x 130' portion of East 7th Street (from Nebraska Avenue eastward a distance of 130') from a street right-of-way use to viable city property to construct a portion of a new Fire Department Facility and 2) the consideration of using this portion 60' x 130' portion of East 7th Street will result in 'E. 7th' Street' being a dead-end street which City Code requires a variance to be considered and awarded, as Requested by the City of San Juan.**

DISCUSSION: Benjamin Arjona, City Manager stated this variance was the one presented earlier in the meeting. Daniel Tijerina, Director of Planning and Zoning stated staff and the Planning and Zoning Commission recommended approval. Staff mailed out 11 notices to property owners within a two hundred (200) foot radius and was published in the newspaper. Mr. Tijerina mentioned no comments were received in favor or against the proposal in essence to turn in that section of the road into a viable city use or for the public facility which is the fire station.

Mayor Mario Garza opened the Public Hearing at 6:28 p.m.

DISCUSSION: Mayor Mario Garza asked Mr. Tijerina if there were any comments for or against the request. To which Mr. Tijerina stated there was one call from a property that is located on 7th Street and Kansas; They asked them to send something in writing, but nothing was received. Commissioner Adina "Dina" Santillan asked what their concern were. Mr. Tijerina stated they called stating they use the road but he reiterated the property is facing Kansas. There were no other questions or comments.

Mayor Mario Garza closed the Public Hearing at 6:29 p.m.

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

- B. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at the proposed Chili's Restaurant to be located at 1411 E. IH 2, legally described as Lot 3, Plaza San Juan Subdivision, as Requested by Brinker International, Inc.**

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated this conditional use permit for the sale and on-site consumption of alcoholic beverages (wine and beer) for the Chili's Restaurant. Restaurant. Also, this item went before the Planning and Zoning Commission and notices were mailed out to property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Mr. Tijerina mentioned staff and the Planning Commission recommended approval.

Mayor Mario Garza opened the Public Hearing at 6:30 p.m.

Mayor Mario Garza closed the Public Hearing at 6:30 p.m.

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

- C. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages (wine and beer) at Don Marisco Restaurant located 901 N. Raul Longoria Road, Pecan Estates, Block 2, as Requested by Ernesto Lozano.**

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated this was a change of ownership, the applicant is taking over the Mariscos Estrella del Mar Restaurant and is requesting continue with the sale and on-site consumption of Alcoholic Beverages (wine and beer). Mr. Tijerina stated staff mailed out notices to twenty-two (22) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. He mentioned the planning commission and staff recommended approval. which the planning commission recommended unanimously to approve.

Mayor Mario Garza opened the Public Hearing at 6:31 p.m.

DISCUSSION: Commissioner Adina "Dina" Santillan asked for reassurance that this was just for the change of ownership. Mr. Tijerina stated that was correct. Mayor Mario Garza asked Mr. Tijerina if there were any reports from the police department. Mr. Tijerina replied no, there was none that he was aware of.

Mayor Mario Garza closed the Public Hearing at 6:32 p.m.

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

- D. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to allow a Detail Shop at 1310 Sgt. Leonel Trevino Road, legally described as the**

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East 300 feet of the South 218.2 feet of Lot 13, Block 39, Alamo Land and Sugar Company, located at the Northwest corner of Sgt. Leonel Trevino and Cesar Chavez Road, as Requested by Miguel Angel Aviles.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning informed the City Commission that this property was incorporated into the city in 1985 and originally was outside the city limits since the 1970's and brought into the city in 1985 and zoned as a general business district. The applicant is proposing a detail shop to repair windshields, cars and dents. Mr. Tijerina stated that staff mailed out 8 notices to property owners within the 200-foot radius, no comments were received in favor or against. He also stated the Planning Commission and staff recommended approval subject to compliance with the list of requirements outlined in the report.

Mayor Mario Garza opened the Public Hearing at 6:34 p.m.

DISCUSSION: Marco "Markie" Villegas asked what were the requirements. Mr. Tijerina stated the requirements were found on page 2 of the report, which were part of the requirements from the city ordinance. Commissioner Villegas asked if the owner met all the requirements, to which Mr. Tijerina replied yes.

Mayor Mario Garza closed the Public Hearing at 6:35 p.m.

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

E. Consider an Ordinance for a Voluntary Annexation Petition for a 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 this is part of La Paloma Subdivision, which is a residential subdivision located northside of Nolana and Cesar Chavez. November 9, 2021 the City Commission approved Resolution 21-27 accepting the petition for voluntary annexation, setting dates and times for public hearings. Staff recommended approval of the first reading of the ordinance.

Mayor Mario Garza opened the Public Hearing at 6:36 p.m.

Mayor Mario Garza closed the Public Hearing at 6:36 p.m.

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

F. Consider an Ordinance for a Voluntary Annexation Petition of the 24.85-acre tract of land out of Lot 7, Stewart's 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 department is processing the Orchards of San Juan a residential subdivision, located at the Southwest corner of Stewart and Moore Road. Furthermore, part of the subdivision is outside of the city limits on November 23, 2021 the City Commission approved the resolution 21-29 accepting petition for voluntary annexation, setting dates and times for public hearings. Mr. Tijerina stated staff recommended approval of the first reading of the ordinance.

Mayor Mario Garza opened the Public Hearing at 6:36 p.m.

Mayor Mario Garza closed the Public Hearing at 6:36 p.m.

Commissioner Ernesto "Neto" Villegas motioned to approve and was seconded by Mayor Mario Garza. Motion Passed (4-0).

G. Hold a Public Hearing for a Conditional Use Permit to Allow Enterprise Car Sales and Rent-A-Car at 701 E. IH 2, legally described as the South 753.40 feet of the East 330 feet of the West 660 feet of Lot 7, Block 35, Alamo Land and Sugar Company, as Requested by Ples E. Schnitz.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning, stated since it's an Enterprise Rental Car on the expressway corridor, a conditional use permit was required. Mr. Tijerina gave a brief description of the construction proposal, demolish the existing building and construct a 9,679 sq. ft. building with a beautiful façade and elevations, based on the architectural guidelines. Furthermore, the applicant is proposing to sell used vehicles, car rentals, box truck rentals, car and truck wash building, fueling station and office. Mr. Tijerina stated the property would be subdivided and pointed out this would be a 7-million-dollar project. He mentioned staff mailed out notices to 16 property owners within a 200 ft. radius and received no comments in favor or against the request. Staff presented this item to the planning commission; it passed unanimously with a (5-0) vote.

Mayor Mario Garza opened the Public Hearing at 6:40 p.m.

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DISCUSSION: Commissioner Adina “Dina” Santillan asked for the exact location of this project. Mr. Tijerina stated it was next to the Gilsa, and Jaguar/Range Rover. Benjamin Arjona, City Manager, stated this project would be a good opportunity for property and sale taxes. Mayor Mario Garza asked about the car washing and stormwater. Mr. Arjona stated they would have to recapture the water and reuse it. Mr. Tijerina stated they informed the applicant.

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

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

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

A. Discussion and Possible Action to Authorize the City Manager to Declare a 2001 Ford Crown Victoria and 2010 Chevrolet Malibu as Surplus and for Final Disposal for Auction.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning, stated staff recommends approval of this item as these units have not been able to be utilized.

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

B. 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 the applicant is proposing 87 residential lots that are being proposed and 7 lots that would be facing Nolana. He noted they would comply with the water, sewer and storm drainage. Furthermore, 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

Mr. Tijerina stated the Planning Commission recommended approval of the infrastructure improvements but denied the variances requested. However, there is a lead way that can be taken if the City Commission if so desired, since they have previously received similar requests. Mayor Mario Garza concurred with Mr. Tijerina. Benjamin Arjona, City Manager, explained that at variance number 3 would accommodate number 1. Commissioner Adina “Dina” Santillan asked for clarification regarding not complying with the park fee. Mr. Tijerina explained that they would pay 50% of the park fee, and when the builder constructs, they would pay the other 50%. Commissioner Santillan asked if developers would be aware of this. Mr. Tijerina replied yes. Mr. Arjona stated his recommendation was not to comply with number 1, allowing the five’ instead of the six, however not the other two because of the fact that number three is going from 15’ utility easement to 10 foot which gives them an additional five. Mayor Garza once again asked if this type of variance have been previously approved. Mr. Arjona replied yes, it’s something they have been looking into maybe amending the ordinance.

Commissioner Ernesto “Neto” Guajardo motioned to approve City Manager’s recommendation and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

C. Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC), City of San Juan and OC Development, LTD. for Christian Estates Subdivision.

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DISCUSSION: Daniel Tijerina, Director of Planning and Zoning stated this is a standard agreement between the City of San Juan and North Alamo Water Supply for a subdivision inside our city limits, Christian Estates. We recommended the adoption of the resolution to approve the waterline access agreement as presented.

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

D. Discussion and Possible Action to Adopt the Emergency Response Plan Required Per Senate Bill 3 and Authorize the City Manager to Execute All Related Documents and Budget Amendment as Needed.

DISCUSSION: David Salinas, Director of Utilities, stated the 87-legislature passed Senate Bill 3 that requires all affected utilities in the City of San Juan to adopt an emergency response plan by March 1st of 2022 and implement it by July 1st of 2022. Mr. Salinas informed the City Commission that the plan was ready to be adopted at today's ratification.

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

E. Discussion and Possible Action to Authorize the City Manager to Declare a 2006 Ford F150 Unit 260, as Surplus and for Final Disposal at Auction.

DISCUSSION: David Salinas, Director of Utilities stated this item was before the City Commission to declare this vehicle as surplus and dispose of it.

Commissioner Ernesto "Neto" Guajardo motioned to approve and was seconded by Mayor Mario Garza. Motion Passed (4-0).

F. Discussion and Possible Action to Approve an Agreement with TRIMAD Consultants, L.L.C. for Engineering Services and Associated Budget for the Installation of a Dual Voltage Magnetic Flow Meter for the Sgt. Leonel Trevino Reservoir and Authorize the City Manager to Execute All Related Documents and Budget Amendment as Needed.

DISCUSSION: David Salinas, Director of Utilities stated as far as the permanent contract we have with Hidalgo Irrigation District #2 they have the right to dictate the type of meter that needs to go in reservoir as we water from their irrigation canals. They have requested that we replace the mechanical propeller meter that we have out there because it tends to get caught up with debris as that comes through irrigation canals and it doesn't register water. So, they are requesting a magnetic meter that no moving parts and its more accurate, so this is to approve the agreement with TRIMAD engineer so they can install that meter at the Sergeant Trevino reservoir.

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

G. Discussion and Possible Action to Approve an Agreement with TRIMAD Consultants, L.L.C. for Engineering Services and Associated Budget for Improvements to the Existing Sanitary Sewer Collection System that has Partially Collapsed Under an Apartment Building in the F.R. Speaks Subdivision and Authorize the City Manager to Execute All Related Documents and Budget Amendment as Needed.

DISCUSSION: David Salinas, Director of Utilities states there is a sewer line underneath the apartment at the intersection on Iowa and Sam Houston or 11th St. that has partially collapsed underneath there. So, this agreement will allow them to finish the design so we can off for bid and replace and reroute it out from underneath that apartment complex. Benjamin Arjona, City Manager stated for the record that this sewer line has been there for a long time

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

VIII. CONTRACTUALS

A. Consider Entering Into an Interlocal Cooperation Agreement Between the City of San Juan and Hidalgo County to Provide Efficient and Effective Library Services for County Residents.

DISCUSSION: Armandina Segin, Library Director stated this was the yearly agreement we have with Hidalgo County to provide resources for the citizens of San Juan and this year the amount is \$14,777.69.

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

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance 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. Consider Second and Final Reading of an Ordinance 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. Consider Second and Final Reading of Ordinance 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. Approval of Minutes
 - November 23, 2021 - Regular Meeting

Commissioner Adina "Dina" Santillan motioned to approve all items under consent agenda and was seconded by Commissioner Marco "Markie" Villegas. Motion Passes (4-0).

X. EXECUTIVE SESSION 6:57 P.M.

- 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 the Following Business Prospects:
 - a. Project Tri
 - b. Project Stay
 - 2. Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Director of Sanitation).
 - 3. Pursuant to Section §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding Case No. AAA-01-21-0002-6837 and Case No. AAA-01-21-0002-6435, Arbitration Matters Regarding Concerning Joseph Martinez v. City of San Juan.
 - 4. Pursuant to Section §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding the City of San Juan Wrecker Ordinance Article 4.04.
 - 5. Pursuant to Section §551.072 of the Texas Government Code (Real Estate Matters) and § 551.071 of Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding a Possible Transfer of Property to the San Juan Economic Development Corporation (EDC), Legal Description Alamo Land & Sugar Co., 1.13 AC an IRR TR N 168.8'-S313.80'-W412'-E947.73' Lot 8 Blk 35 1.13 Net.

Commissioner Adina "Dina" Santillan motioned to enter into executive session and was seconded by Mayor Mario Garza. Motion passed (4-0).

XI. RECONVENE 8:07 P.M.

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

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

1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to the Following Business Prospects:
 - a. Project Tri
 - b. Project Stay

Mayor Mario Garza made motion to approve City Manager/EDC Director recommendation and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (4-0).

2. Pursuant to Section §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Director of Sanitation).

No action was taken.

3. Pursuant to Section §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding Case No. AAA-01-21-0002-6837 and Case No. AAA-01-21-0002-6435, Arbitration Matters Regarding Concerning Joseph Martinez v. City of San Juan.

No action was taken.

4. Pursuant to Section §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding the City of San Juan Wrecker Ordinance Article 4.04.

No action was taken.

5. Pursuant to Section §551.072 of the Texas Government Code (Real Estate Matters) and § 551.071 of Texas Government Code (Consultation with Attorney), Discussion and Possible Action Regarding a Possible Transfer of Property to the San Juan Economic Development Corporation (EDC), Legal Description Alamo Land & Sugar Co., 1.13 AC an IRR TR N 168.8'-S313.80'-W412'-E947.73' Lot 8 Blk 35 1.13 Net.

Mayor Mario Garza made motion to approve City Manager/EDC Director recommendation and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (4-0).

II. ADJOURNMENT 8:08 P.M.

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

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Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary