

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, March 22, 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
Leonardo "Lenny" Sanchez, Mayor Pro-Tempore
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 Gonzalez, Director of Finance
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 meeting to order at 6:00p.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:** There were no comments from the public.
- V. PRESENTATIONS:**

DISCUSSION: Benjamin Arjona, City Manager asked to skip the meeting order and moved forward to the second item under Departmental Reports, Department of Utilities. Mr. Arjona presented the City of San Juan utility team that will be competing at the Hydrant Hysteria Competition over in San Antonio, Texas. He stated David Salinas, Director of Utilities and his staff would be showcasing what they do at the competition. Mr. Salinas presented the team that would be competing Juan Carlos Martinez, Domingo Perez, Aaron Lopez, and also presented the alternative team Julio Bazan and Salvador Mendoza if one of the other gentlemen couldn't attend. He stated at the moment they can assemble it in one minute and forty-seven seconds, which is a good kick-off time for what they would face at the competition on April 4th through the 7th. The competing team moved forward with assembling the hydrant. Mr. Arjona stated to Mayor Mario Garza there are no excuses anymore that it takes too long to install one since we saw it at first hand installed in less than two minutes.

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

DISCUSSION: Mr. Patrick Willingham, Director of Parks and Recreation presented Ms. Jessica Villanueva and stated a few months back she was recognized being ranked in the nation by the USA Wrestling and accomplished many achievements, he further stated this is her senior season which she achieved the highest achievement you can achieve in the State of Texas and in UIL, which is State champion with a record of 40-0. Mr. Willingham introduced her wrestling coach, Coach Rendon and presented Ms. Jessica Villanueva with her award for her outstanding performance and victory at the 2022 6A State Wrestling Championships with a 40-0 record. Coach Rendon thanked the City Commission for presenting her in her huge accomplishment and stated she's been setting the bar high ever since she started wrestling, she's been pushing past boundaries

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MARCH 22, 2022**

for their program and for the City of San Juan and everyone in the Valley. Ms. Jessica Villanueva shared a thank you speech to her loved ones and coaches, Mayor and City Commission who have supported her during these accomplishments. Mayor Mario Garza congratulated Ms. Jessica Villanueva on behalf of the City of San Juan and the City Commission for her success and thanked her for putting the City of San Juan on the map and thanked her parents, coaches and friends for supporting her, standing and believing in her. Mayor Garza added that they are here to support all of our athletes and will always help them get where they want to get.

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

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

DISCUSSION: Commissioner Adina "Dina" Santillan asked Tirso Garza, Fire Chief if they had received the fire truck already, to which Chief Garza responded yes, the fire truck was received Sunday and was placed on display at All-Hazard Conference in McAllen along with other equipment that they requested. Commissioner Santillan also asked Chief Garza if they would go through training and Chief replied yes, they were looking into three days sometime the following week. Mayor Mario Garza asked Chief Garza that at our next agenda meeting to put the fire truck so that he can do a presentation and also bring the truck over so that the members of the commission and the community can come out and bring their kids and take pictures.

Commissioner Adina "Dina" Santillan mentioned to Mary Enriquez, Court Administrator that she noticed a payment increased from 2021-2022 but on the citations from February 2021-2022 there was a 53-count difference and asked if there was anything to account for that. Mr. Ruben Morin, Chief of Police responded that those are just general citations across the board.

VI. PUBLIC HEARING/ ORDINANCES

A. Consideration and Approval of an Ordinance Authorizing the Issuance of Obligations Designated as "City of San Juan, Texas Public Property Finance Contractual Obligations, Series 2022"; Levying an Annual Ad Valorem Tax, Within the Limitations Prescribed by Law, for the Payment of the Contractual Obligations; Prescribing the Form, Terms, Conditions, and Authorizing the Execution of Documents Incident and Related to the Issuance, Sale, and Delivery of the Contractual Obligations; and Other Matters in Connection Therewith.

DISCUSSION: Mr. Benjamin Arjona, City Manager introduced the item and stated as we may recall the last meeting, we approved the reimbursement resolution on this item for the pumper truck that we just talked about and this is for the financial part to which we have Mr. Cris Vela present to give us a brief presentation on the different bidders when they went out to bids on this particular item. He added they were five of them but one of them was at a very good interest rate. Mr. Cris Vela stated we were authorized to proceed with the funding of contractual obligations for the purchase of a fire pumper truck in the amount of \$545,000. He further stated we took bids this morning and through the use of the placement agent and on page 3 you have the summary of those bids that we received and our recommendation will be to go to the lowest bidder of \$2,480. Mr. Vela further stated assuming approval, the delivery of the funds will be done on April 19th, 2022 and you can proceed with the acquisition of the equipment.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0).

Mr. Benjamin Arjona, City Manager thanked Mr. Cris Vela for his dedication and commitment to the City of San Juan as our financial advisor. Mr. Arjona stated that Mr. Vela's retirement comes to a start as a retired person by the end of the month. Mayor Mario Garza thanked Mr. Vela and congratulated him on his retirement.

VII. APPOINTMENTS

A. Consider the Appointment of a Member of the City of San Juan Commission to the Keep San Juan Beautiful Board as the City's Ex-Officio.

DISCUSSION: Mr. Benjamin Arjona, City Manager presented the item and stated as we know that the bylaws ask for an ex-official for this particular board.

Mayor Mario Garza made motion to reappoint himself to the Keep San Juan Beautiful Board and was seconded by Commissioner Adina "Dina" Santillan. Motion Passed (5-0).

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MARCH 22, 2022**

B. Consider Removal and Appointment of Board Member(s) Related to the Keep San Juan Beautiful Board.

Mayor Mario Garza made motion to reappoint Jennifer Villarreal, Homer Villarreal, Ivonne Lopez and Rubio Muniz, was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0).

C. Consider the Approval and Designation of a Liaison from the City Commission to the San Juan Memorial Library Advisory Board as Stated in the By-Laws.

Mayor Mario Garza made motion to appoint Commissioner Adina "Dina" Santillan, was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

VIII. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS

A. Variance Request to the Construction Standards Manual to Allow a Fiberglass Sewer Manholes with Concrete Foundation at the proposed Orchards of San Juan Subdivision as Requested by Cruz-Hogan Consultants, Inc.

DISCUSSION: Mr. Daniel Tijerina, Director of Planning and Zoning stated this is a request for a variance for the Orchards of San Juan Subdivision. This Subdivision was approved on January 25th 2020 and production of the manholes at this time is taking 16 to 20 weeks so they are requesting a variance to be able to utilize the concrete and manhole. Mr. Tijerina further stated one of our four engineers okay it and staff recommends approval of this variance. Mayor Mario Garza asked what's the advantage and disadvantage of using the concrete versus fiberglass bottom manholes. Mr. David Salinas Responded the advantage of using a fiberglass bottom, it reduces groundwater infiltration in the manhole and as concrete ages, grounded here ships as you all, we have a lot of clay flow so it expands as it dries and gets wet. He further added that the concrete tends to break and cracks and allows water to infiltrate through the bottom.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (5-0).

B. Consider and Approval of the Annual Audited Financial Report for the City of San Juan, Texas for Fiscal Year Ending September 30,2021.

DISCUSSION: Mr. Manuel Garcia, Garcia and Pena CPA's introduced himself and stated he's here to offer the audit report for the year ending in September 30, 2021 and was available to answer any questions. Mr. Garcia proceeded with going over the audit report. Benjamin Arjona, City Manager stated on the governmental 19-21, the 4 million is in reference to the covid monies that was received. If we were to take that out, then it would have been an increase from last year to this year. Mayor Mario Garza stated they've been approached in outsourcing our trash and brush he's not a big fan of it for the simple reason that he likes the fact that the city controls its money and understands that in order to increase the revenue, we cut on expenditures and that's something that we really need to think about. Mr. Arjona added that the mayor is absolutely right, and one of the things that we all know that we don't charge for is for garbage fees and brush. Mayor Mario Garza stated we have a lot of development in our city, new rooftops are popping up that will affect these numbers. Mayor Garza recommended having our own workshop to further discuss this matter. Mayor Mario Garza asked Mr. Leroy Gonzalez, Director of Finance for his recommendation to which Mr. Gonzalez responded it is a good audit. Mr. Arjona thanked and congratulated everyone for their work, and helped keep the monies safe.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

Commissioner Adina "Dina" Santillan asked Mr. Arjona if the Noche de Paz expense report was available to which Mr. Arjona responded it was preliminary, but will talk to her about it. Commissioner Santillan asked what was the budgeted amount for the Fourth of July Event, to which Mr. Arjona responded \$31,000.

C. Consider and Approval of the Pharr Police Department and the San Juan Police Department desire to enter into a Memorandum of Understanding ("MOU") concerning the utilization of the San Juan Police booking facility from Friday, April 1, 2022, thru Monday, April 4, 2022.

DISCUSSION: Mr. Ruben Morin, Chief of Police stated this MOU is being requested by The Pharr Police Department and The San Juan Police Department and it is in reference to housing their prisoners starting April 1st through April 4th 2022. He added that right now they are both going through a renovation and they should be starting to weaken and they are just asking for us to provide them a facility. Mayor Pro Tem Leonardo "Lenny" Sanchez recommended that our agency should have a yearly MOU in place with our neighboring agencies in case of an emergency. Chief Morin agreed with his recommendation and state he will speak to Chief Harvey on that note.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MARCH 22, 2022**

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0).

- D. Discussion and Possible Action to Award RFB No. 22-005-02-24 Lift Station No. 13 Rehabilitation Project to the Lowest Most Responsible Bidder and Authorize the City Manager to Execute All Related Documents and Budget Amendment as Needed.**

DISCUSSION: Mr. David Salinas, Director of Utilities stated back in February 2022 we went out for bids for the rehab of lift station number 13, which is the one by the recycling center so we are going to build a whole new lift station and put an auto control unit. He stated we received five different bids, we did break up that project into two different projects, one to build the lift station and another one for the force since it is two different construction types of work. He further stated we received two bids for contract A which is the lift station, one from Go Underground and the other one from JMJ Constructors and for Contract B which is the force main that's going to be running all the way to lift station number 17, we received Go Underground, McAllen Multi-Service Co., LLC and MJA Construction, LLC. Mr. Salinas stated his recommendation is to accept the lowest bidder on the contract which is all followed for Contract A is Go Underground for \$766,940.00 and for Contract B is McAllen Multi-Service Co., LLC - \$754,700.00. Mayor Mario Garza asked that for any change orders to place them in the agenda for review before approval to which Mr. Salinas agreed.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

IX. RESOLUTIONS

- A. Consideration and Approval of a Resolution Approving an Engagement Agreement for Bond Counsel and Disclosure Counsel Services with Cantu Harden LLP to maintain Arnoldo Cantu as Bond Counsel; and Other Matters in Connection Therewith.**

DISCUSSION: Mr. Benjamin Arjona, City Manager introduced the item and stated Arnold Cantu our Bond Council was available to answer any questions. Mayor Mario Garza thanked Mr. Cantu for all his work.

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

- B. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Borderzone Grant for the City of San Juan.**

DISCUSSION: Mr. Benjamin Arjona, City Manager introduced the item and stated this is an annual resolution requesting authorization to submit an application for funding.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Mayor Pro Tem Leonardo "Lenny" Sanchez. Motion Passed (5-0).

- C. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Body Worn Cameras Grant for the City of San Juan.**

DISCUSSION: Mr. Benjamin Arjona, City Manager introduced the item and stated this is another grant that we are submitting for the Police Department.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion Passed (5-0).

X. CONSENT AGENDA

- A. 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 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.**
- 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 Don Marisco Restaurant located 901 N. Raul Longoria Road, Pecan Estates, Block 2, as Requested by Ernesto Lozano.**

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MARCH 22, 2022

- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow a Detail Shop at 1310 Sgt. Leonel Trevino Road, legally described as the 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.
- D. Consider Second and Final Reading of 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.
- E. Consider Second and Final Reading of 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.
- F. Consider Second and Final Reading of an Ordinance 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.
- G. Consider Approval of the Budget Expenditure Report for the Month of January 31, 2022.
- H. Consider Approval of the Tax Collection Report for the Month of January 2022.
- I. Consider Approval of the Tax Collection Report for the Month of February 2022.
- J. Consider Approval of the Budget Expenditure Report for the Month of February 28, 2022.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to approve all items on consent agenda and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

XI. EXECUTIVE SESSION 7:03 P.M.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to enter into executive session and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

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

XII. RECONVENE 7:41 P.M.

Commissioner Marco "Markie" Villegas made motion to reconvene and was seconded by Mayor Pro Tem Leonardo "Lenny" Sanchez. Motion Passed (5-0)

- 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 §551.074 PERSONNEL MATTERS; Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (City Secretary, Director of Sanitation).

Mayor Mario Garza made motion to approve City Manager's and staff's recommendation to appoint Ms. Brenda Escalante as *City Secretary*, was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

Mayor Mario Garza made motion to approve City Manager's and staff's recommendation to appoint Mr. Israel Garza as *Director of Sanitation*, was seconded by Mayor Pro Tem Leonardo "Lenny" Sanchez. Motion Passed (5-0).

XIII. ADJOURNMENT 7:44 P.M.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to adjourn and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).



CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary