

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, April 12, 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
Marco “Markie” Villegas, Commissioner
Cris 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
Adelaida Cordero, Director of Human Resources
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Israel Garza, 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: Conn Eastwood, San Juan resident, stated his concern regarding the city’s code enforcement officers. Benjamin Arjona, City Manager called Chief Tirso Garza to the podium to thanked the City Commission for the purchase of the new fire truck. Chief Garza introduced the crew that arrived first to the scene during recent fire and stated they would be hosting a ceremony first week of May to promote and thank crew.

- V. PRESENTATIONS**
 - A. Presentation from Hidalgo County Regional Mobility Authority, regarding the Notice of Construction of the 365 Tollway Project.**

DISCUSSION: Ramon Navarro, Chief Construction Engineer for the Hidalgo County Regional Mobility Authority, informed the City Commission that he would be the city’s contact person for the next 42 months for the 365 Tollway Project. The Hidalgo RMA had been tasked with the construction of the Hidalgo County Loop around Hidalgo County. He stated they are aware of the impact the multitude of heavy commercial traffic has caused on local roads. Construction of the first corridor will begin in the south loop section, making an international connection to the majority of ports of entry. Furthermore, the east leg, called the international bridge trade corridor (IBTC), will impact the City of San Juan directly. Pulice Construction is leading the construction of this project, and they are hoping to have expedient results with a 3½ year project which should be completed by November 21, 2025.

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B. Presentation to Recognize Ruben Yzaguirre Middle School and Carman Elementary for Outstanding Participation in the San Juan Parks and Recreation Youth Programs.

DISCUSSION: Patrick Willingham, Director of Parks and Recreation, presented traveling trophies to the winning schools as follows: Carman Elementary and Raul Yzaguirre Middle School. Mr. Willingham stated that the traveling trophies will be displayed in the winning schools for a year. He also thanked the PSJA ISD staff for all their help and support.

C. Construction update on New City Hall/ Transit Terminal and Presentation on the Furniture and Equipment. (FF&E)

DISCUSSION: Oscar Cancino, Project Manager for Strada Engineering, gave an update on the construction process. Mr. Cancino stated that on Monday, November 29, 2021, they received notice to proceed and that they were 135 days into the construction that should be finalized by December 2022. Furthermore, a few delays arose due to utility problems that have been resolved, and the project is moving forward. The next big item under construction activity is the slab of the building, and the administrative step is to plan for a field visit with the funding entities, Valley Metro, and the Federal Transit Administration, which was scheduled for the Monday after Easter. Commissioner Adina "Dina" Santillan asked for a completion date for the project. Mr. Cancino stated that there has been a 29-day delay in the change order, moving it a month later into December of 2022. Mayor Mario Garza asked if the communication amongst all the parties was good and consistent, to which Mr. Cancino replied, "Yes, they schedule regular meetings along with walk-throughs. Edgar Villanueva, contractor, gave a brief update on the scope of work, which includes the first-floor foundation. Mr. Villanueva mentioned that meetings are scheduled twice a month to discuss changes or updates. Mayor asked about any future road closures due to the construction, to which Mr. Villanueva replied that we won't see road closures until the third quarter of the year, around September, but a two-week notice will be sent out to residents. Mayor Garza thanked Mr. Villanueva and Mr. Cancino. Mr. Arjona introduced Mr. Villanueva, who gave a brief overview regarding the furniture that would be ordered around May 31st, as prices may have a 14% increase. Mayor Garza asked Mr. Arjona to expedite this order.

D. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation and San Juan Memorial Library.

- 1. Planning and Zoning Monthly Report**
- 2. Sanitation Monthly Report.**
- 3. Park and Recreation Monthly Report.**
- 4. San Juan Memorial Library Monthly Report.**

DISCUSSION: Benjamin Arjona, City Manager, welcomed and introduced the new Director of Sanitation, Mr. Israel Garza. Mayor Pro-Tem Leonardo "Lenny" Sanchez commended Fire Chief Tirso Garza and his staff for assisting with a major fire that occurred a few weeks ago. Mayor Mario Garza asked Mr. Garza what his plan was for the brush. Mr. Garza informed the City Commission that he plans to educate the community and asked the commission to come back with some fees to start charging for all different services. Mr. Arjona stated that they are working to implement a system where residents can pay a fee. Mr. Garza has talked to Mr. Pat and Chief Morin about getting a surveillance system so that people can start being held responsible. Mr. Garza also mentioned the issue of potholes and how a brand-new patch truck had been sitting there for more than a year. Furthermore, he stated that the crew has been trained and is now using the machines to repair potholes.

VI. PUBLIC HEARINGS/ORDINANCES

A. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from General Business District (C-2) to Multi-Family Residence District (R-MF) of the property legally described as M.L. Wood Co. Tract No 6N176.8' Lot 54, as Requested by Juan Muniz.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning, stated the applicant is proposing to rezone a 1.14-acre tract of land located just south of the commercial plaza located at 1st Street and Veterans Boulevard, from General Business District to Multi-family Residence in order to build an apartment complex. Furthermore, staff mailed a notice of the public hearing before the Planning and Zoning Commission to fourteen (14) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Mr. Tijerina stated that staff recommended approval, but the Planning and Zoning Commission denied the request.

Mayor Mario Garza Opened the Public Hearing at 7:00 PM

DISCUSSION: Mr. Nacho Pecina III, Realtor, representing Mr. Juan Muniz and Emiliano Zapata, stated their opinions regarding the profit and advantages of approving the mentioned project. Commissioner Marco "Markie" Villegas asked Mr. Tijerina the reason the Planning & Zoning Commission denied the rezoning. Mr. Tijerina stated that the Commission called this a zoning spot. Mayor Mario Garza asked for details regarding these homes.

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Mr. Zapata stated that they are maintaining high quality while still offering affordable homes on the market. Mr. Juan Muniz added that they will be open to any requirements the city may ask for.

Mayor Mario Garza closed the Public Hearing at 7:09 P.M.

Mayor Mario Garza 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 of Permit to allow a portable food concession stand "La Antojeria" located at 916 E. Business 83, legally described as Lot 2, Mireles Subdivision, as Requested by Sylvia Gonzalez.**

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning, stated the applicant is requesting a permit to operate a portable food concession stand, "La Antojeria," located at 916 E. Business 83, where L & A Clothing is located. He mentioned that the applicant is proposing to use the restroom facilities at the store and that proposed days and hours of operation were included in their packets. Furthermore, staff mailed a notice to fifty-one (51) property owners within a two hundred (200) foot radius and received no comments in favor or against the request. Mr. Tijerina stated that staff recommends approval subject to compliance with the list of requirements, and the Planning and Zoning Commission approved this request.

Mayor Mario Garza Opened the Public Hearing at 7:10 P.M.

DISCUSSION: Commissioner Adina "Dina" Santillan stated that, as per City Ordinance, the location had to be paved, which Mr. Tijerina replied was correct.

Mayor Mario Garza closed the Public Hearing at 7:11 P.M.

Mayor Pro-Tem Leonardo "Lenny" Sanchez motioned to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

VII. APPOINTMENTS

- A. Consider the Nomination and Appointment of Board Member(s) to the Civil Service Board.**

DISCUSSION: Brenda Escalante, City Secretary, informed the City Commission that member Juan Jose Vasquez's term expired on March 10th and was the only applicant to the Civil Services Board. Commissioner Adina "Dina" Santillan asked Ms. Cordero if the Board was meeting quorum. Ms. Cordero replied that occasionally they don't but they are looking to meet via Zoom. Benjamin Arjona, City Manager, noted that in order to meet via Zoom, two members need to be present.

Mayor Pro-Tem Leonardo "Lenny" Sanchez motioned to reappoint Juan Jose Vasquez and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

- B. Consider the Nomination and Appointment of Board Member(s) Related to the Library Advisory Board.**

DISCUSSION: Brenda Escalante, City Secretary, stated that six members have an expired term. Commissioner Adina "Dina" Santillan enforced that even with all the things members have going on, they need to give a little more commitment to attend the board meetings. Mayor Mario Garza asked if this item was advertised, to which Mrs. Escalante replied yes, it had been advertised for four weeks. Mayor Garza asked Ms. Christina Perez, Librarian, for the date and time of the meetings. Ms. Perez replied on Wednesdays at 6:00 p.m.

Mayor Mario Garza motioned to reappoint Maria E. Ayala, Maria A. Navarro, Jorge Rodea, Elizabeth Saldana, Iris Lara, and Nadia Baughman, which was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

- C. Consider the Nomination and Appointment of Board Member(s) Related to the Planning and Zoning Board.**

DISCUSSION: Mayor Mario Garza stated he is pleased with the board and their contributions. Mayor appointed everybody back to the board.

Mayor Mario Garza motioned to reappoint Irma Castillo, Eddie Alaniz, Eliza Yzaguirre, Adan Magallan, Valerie Cardenas, and Victor Perez, Jr., which was seconded by Commissioner Adina "Dina" Santillan. Motion Passed (4-0).

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D. Consider the Nomination and Appointment of Board Member(s) to the Economic Development Corporation.

DISCUSSION: Brenda Escalante stated she was on receipt of Mr. Israel Gaza's resignation letter and that six members whose terms had expired. Commissioner Adina "Dina" Santillan asked Benjamin Arjona, City Manager, to clarify the number of city officials needed for this board. Mr. Arjona replied that, as per the by-laws, there are three.

Mayor Mario Garza motioned to reappoint Irma Castillo, Eddie Alaniz, Eliza Yzaguirre, Adan Magallan, Valerie Cardenas, Victor Perez, Jr. and appoint R.C. Flores, which was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (3-1).

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

A. Discussion and Possible Action to Award RFB 22-006-03-24 for the Annual Polymer Supply to the Lowest Most Responsible Bidder in the amount of \$1.64/lbs. for a total of \$42,264.00/year and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

DISCUSSION: David Salinas, Director of Utilities, stated staff opened two bids at 3:00 p.m., one from UltraChem in Shreveport, LA, and the other from Polydyn, Inc. in Riceboro, GA. Furthermore, they stated both met the specs and the price included all freight, deposits, rent, and demurrage charges for containers and any environmental fees. Also, superfund tax, hazardous handling charges, fuel or other environmental charges are included in the bid price surcharge. Mr. Salinas recommended awarding UltraChem of Louisiana.

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

B. Consider and Approval of the Interlocal Agreement between the City of San Juan and the Pharr-San Juan- Alamo Independent School District for Access to the Texas Law Enforcement Telecommunications System and Dispatch Center.

DISCUSSION: Ruben Morin, Chief of Police, stated this MOU would benefit the city and school district by housing the school district police department dispatchers. Chief Morin mentioned that this helps the San Juan Police Department obtain real-time information in case of any major incident. Mayor Mario Garza asked if this would be an all-year thing, to which Mr. Morin said no, it is only during the school year schedule.

Mayor Pro-Tem Leonardo "Lenny" Sanchez motioned to approve and was seconded by Mayor Mario Garza. Motion Passed (4-0).

IX. RESOLUTIONS

A. Consider and Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor. First Responder Mental Health Program for the City of San Juan.

DISCUSSION: Ruben Morin, Chief of Police, stated this resolution is to submit a grant application that more than likely will be awarded. Chief Morin mentioned that the award amount for this grant is about \$50,000 with a \$200 local match, which would help with mental health assistance for the Police and Fire Department.

Mayor Pro-Tem Leonardo "Lenny" Sanchez motioned to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

B. Consider Resolution Authorizing the City of San Juan to submit and Accept an Application for Funding to the Office of the Governors, Criminal Justice Program for the City of San Juan.

DISCUSSION: Ruben Morin, Chief of Police, stated this resolution is to assist with the purchase of equipment such as body cams, bullet proof vests, and other equipment that might be needed for the improvement of the department.

Mayor Pro-Tem Leonardo "Lenny" Sanchez motioned to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

C. Consider Resolution Authorize the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, SHSP LETPA Projects for the City of San Juan.

DISCUSSION: Ruben Morin, Chief of Police, stated that this grant would help us invest in drones. Mayor Pro-Tem Leonardo "Lenny" Sanchez asked if the Police Department had any drones on site. Chief Morin responded that they did, but they are inoperable and are in need of new and updated equipment to help the department.

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Mayor Pro-Tem Leonardo “Lenny” Sanchez motioned to approve and was seconded by Mayor Mario Garza. Motion Passed (4-0).

- D. Consider Resolution Authorizing the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Operation Stonegarden for the City of San Juan.**

DISCUSSION: Ruben Morin, Chief of Police, stated that this grant would help their operation with ongoing human trafficking and smuggling efforts.

Mayor Pro-Tem Leonardo “Lenny” Sanchez motioned to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

- E. Consider Resolution Authorize the City of San Juan to Submit and Accept an Application for Funding to the Office of the Governor, Local Border Security Program for the City if San Juan.**

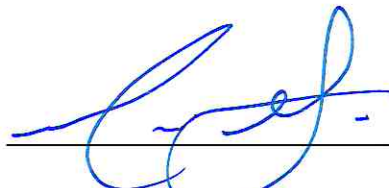
DISCUSSION: Ruben Morin, Chief of Police, stated that this grant was to enhance their patrol and criminal interdiction.

Mayor Pro-Tem Leonardo “Lenny” Sanchez motioned to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

XI. ADJOURNEMENT 7:38 P.M.

Commissioner Leonardo “Lenny” Sanchez made motion to adjourn and was seconded by Commissioner Marco “Markie” Villegas. Motion passed.

CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary