

## MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

**DATE:** Monday, April 25, 2022

**TIME:** 6:00 p.m.

**PLACE:** Amigos Del Valle  
600 W. 1st Street  
San Juan, Texas 78589

**MEMBERS PRESENT:** Mario Garza, Mayor  
Leonardo "Lenny" Sanchez, Mayor Pro-Tempore  
Adina "Dina" Santillan, Commissioner  
Ernesto "Neto" Guajardo, 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 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  
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:**  
There were no comments from the public.
- V. PRESENTATIONS:**

**A. Presentation on Proclamation Recognizing the Queens of the San Juan Community Lions Club 2022 San Juan Royal Court.**

**DISCUSSION:** Benjamin Arjona, City Manager, introduced the item and Commissioner Adina "Dina" Santillan read the proclamation proclaiming Alexia Garcia, Little Miss San Juan 2022. Tyjae Erby was proclaimed Miss Teen San Juan 2022 by Commissioner Ernesto "Neto" Guajardo. Mayor Mario Garza read the proclamation proclaiming Olivia Lopez, Miss San Juan 2022. They were all present to accept their proclamations. Mayor Mario Garza congratulated the Queens. David Salinas, President of the San Juan Community Lions Club, thanked the Mayor and the City Commission for the proclamations.

**B. Presentation of Proclamation Proclaiming May 1-7, 2022 as Drinking Water Week.**

**DISCUSSION:** David Salinas, Director of Utilities, stated that for over 40 years, the American Water Association has celebrated Drinking Water Week. This great water break is a really good opportunity for both the community and the water system operators' organizations to come together and celebrate a week of water. Water is vital to our community, not only for economic development but also for sustaining the health of healthy communities. Mr. Salinas read the proclamation proclaiming May 1st through the 7th, 2022 as Drinking Water Week.

**C. Presentation of Proclamation Proclaiming May 11-17, 2022 as National Police Week.**

**DISCUSSION:** Ruben Morin, Chief of Police, acknowledged the hard work that our officers do on a day-to-day basis and stated their dedication is really recognized through the efforts that they make every day when they come into contact with their citizens and try to provide them with that first-rate service. Chief

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Morin thanked all of our officers and his department's staff members, emphasizing how important it was for him to recognize their hard work and dedication. Chief Morin proceeded by reading the proclamation.

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

**DISCUSSION:** Commissioner Ernesto "Neto" Guajardo thanked Mr. Israel Garza, Director of Sanitation and Public Works, and his staff for the hard work they put in on the event they had on Saturday. He stated he went to all the locations and noticed all the equipment necessary to provide good service to our citizens. Mayor Mario Garza asked Mr. Garza how often he would have trash pickup, to which Mr. Garza responded, 3 times a year. Mayor Mario Garza asked Ms. Mary Enriquez, Court Administrator, if we still have the amnesty program going on, to which Ms. Enriquez responded, yes, today was the last day. Mayor Garza asked if they were planning on extending it a little longer. Ms. Enriquez responded that she would need to talk to the judges first to see if they approve of extending the amnesty program. Commissioner Adina "Dina" Santillan asked Ms. Enriquez how successful it was, to which Ms. Enriquez responded that they had people coming by to take advantage and take care of their old tickets. Mr. Benjamin Arjona, City Manager, thanked Mr. Israel Garza, Director of Sanitation and Public Works, for the trash pickups. Mr. Benjamin also thanked Mr. Davis Salinas, Director of Utilities, for the tremendous work he's done for the City of San Juan. He thanked him for the outstanding job, the industry and for his great dedication and commitment to the city. Mr. David Salinas thanked the Mayor and the City Commission for allowing him to serve the great City of San Juan. Mayor Mario Garza thanked Mr. Salinas for his service and wished him the best of luck in his next chapter of life.

**VI. PUBLIC HEARING/ ORDINANCES**

**A. Consider Ordinance Amending the Budget for the 2021-2022 Fiscal Year by Providing Additional Appropriation to the General Fund and Utility Fund.**

No action was taken.

**VII. APPOINTMENTS**

**A. Consider Removal and Appointment of Board Member (s) Related to the San Juan Parks and Recreation Advisory Board.**

**DISCUSSION:** Brenda Escalante, City Secretary, stated Rick Martinez submitted his letter of resignation and terms have expired for Ramiro Herrera, Jonathan Gongora, Claudia Alvarado, and Erica Lopez.

Commissioner Adina "Dina" Santillan made motion to reappoint Ramiro Herrera, Jonathan Gongora, Claudia Alvarado and Erica Lopez and Appoint Rigo De La Cerda to replace Rick Martinez.

Mayor Mario Garza made motion to remove RC. Flores and appoint Marcos Vargas was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion Passed (4-0).

**B. Consider Removal and Appointment of Board Member(s) Related to the San Juan Police Athletic League Board of Directors.**

**DISCUSSION:** Brenda Escalante, City Secretary, stated that all 5 members' terms have expired and the staff recommendation is to consider re-appointment of the same board members. Mayor Mario Garza asked Mr. Ruben Guajardo, Assistant Parks and Recreation Director, if the members of the board have been pretty effective, to which Mr., Guajardo responded that their board is ready to run without any obstacles and ready to serve the community.

Mayor Mario Garza made motion to reappoint the same board and was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion Passed (4-0).

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

**A. Preliminary and Final Plat Approval of the Oak Ridge Estates being a 24.035-acre tract of land out of Lot 5, Block 39, Alamo Land and Sugar Company Subdivision, located approximately 500 feet North of FM 495 along the West side of Cesar Chavez Road, as Requested by Melden & Hunt, Inc.**

**DISCUSSION:** Daniel Tijerina, Director of Planning and Zoning, stated that with this plat, the developer is proposing to subdivide the 24.035 acres of land. He's proposing 125 residential lots with five internal streets. The subdivision will have two access points along Cesar Chavez Road. Water service will be provided by NAWSC and sewer service will be provided by the City of San Juan. He further stated the hydrants will be placed as per the fire marshal every 500 feet, water line will be lubed to the 8 in as per the San Juan Fire Department. All entrances and exits will meet the 26-foot requirements. Mr. Tijerina stated that the project engineer did submit two variances that do not comply with the 60-foot minimum width lot requirement for interior lots and do not comply with the 65-foot minimum width of block requirements for corner lots. For the intro lots, they are proposing 52 feet wide instead of the 60 foot, and for the 65-foot corner lots, he's

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proposing 57 feet. Mr. Tijerina stated that staff recommends approval of the subdivision and utility plats but denial of the variances. The Project Engineer was present and stated he was requesting two variances. Mario Reyna with Melden & Hunt, Inc. stated the main reason for this is to compensate for the increase in material costs. Mr. Reyna stated this will be a deep research community with a soft outline and the houses in this community will be over \$200,000. Commissioner Adina "Dina" Santillan asked if we had other areas that had this kind of plat, to which Mr. Tijerina responded yes. He did a search on his records and found three different subdivisions that were approved in January 2021 that had similar requests. Commissioner Adina "Dina" Santillan asked what type of flood zone this was. Mr. Tijerina responded that they are Zone B areas with minimal flooding. Mayor Mario Garza asked Mr. Tijerina if he had the numbers for those subdivisions that were approved in January 2021 to compare. Mr. Tijerina responded that he didn't have that information at this time.

**Mayor Mario Garza made motion to tabled this item and was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion Passed (4-0).**

- B. Discussion and Possible Action to Approve a Midyear Budget Amendment to the Utility Fund of \$628,725.00 and Authorize the Mayor to Execute All Related Items.**

No action was taken.

- C. Discussion and Possible Action to Authorize City Manager to Declare a 2001 Pierce Class A Pumper as Surplus.**

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

**IX. CONSENT AGENDA**

- A. Consider Second and Final Reading of Ordinance of the Rezoning Request from General Business District (C-2) to Multi-Family Residence District (R-MR) of the property legally described as the North 176.8 feet of Lot 54, M.L. Woods Company Tract No.6, as Requested by Juan Muniz.**
- B. Consider Second and Final Reading of the Ordinance for the Conditional Use Permit to allow a Portable Food Concession Stand "La Antojeria" at 916 E. Business 83, legally described as Lot 2, Mireles Subdivision, as Requested by Silvia Gonzalez.**
- C. Consider Approval of the Budget Expenditure Report for the Month of March 31, 2022.**

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

**X. ADJOURNMENT 6:41 P.M.**

**Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to adjourn and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (4-0).**

**CITY OF SAN JUAN, TEXAS**

  
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Mario Garza, Mayor

**ATTEST:**

  
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Brenda Escalante, City Secretary