

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, May 10, 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
Adelaida Cordero, Director of Human Resources
Armandina Segin, 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
Richard Rodriguez, Media Specialist

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: Maria Garcia addressed an ongoing flood issue on 900 S. Nebraska Ave. and has reached out to the Sanitation Department. Jose Gonzales stated that in his neighborhood there is a serious narcotic problem. Mr. Gonzales stated for the record that he has reported this issue several times to the Police Dept. Commissioner Marco "Markie" Villegas asked when the last time PD was contacted and Mr. Gonzalez replied, "this past weekend." Mayor Mario Garza stated they would look into it.

V. PRESENTATIONS:

- A. Presentation of Proclamation Proclaiming May 6 - 12, 2022 as National Nurses Week.**

DISCUSSION: Benjamin Arjona, City Manager welcomed everyone to the meeting. Mayor Mario Garza, read the proclamation and thanked the nurses for their hard work and dedication.

- B. 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.

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DISCUSSION: Mayor Mario Garza spoke directly to Israel Garza, Director of Public Works/Sanitation, in reference to the last meeting where they spoke about the cost of outsourcing the brush. Mr. Garza stated he contacted two companies, which were Waste Management and Republican. He spoke with the sales rep, but they would only service the city if we contracted all their services. Furthermore, one of their concerns was how many times a week the brush would be picked up. Because they outsource it, they don't do alleys or brush. For the City of San Juan, it would take 8 trucks at \$350.00 per truck. Mr. Garza also stated that Republicans won't touch the City of San Juan because they're so far behind in their brush that they get complaints from the people. He stated they're working on some numbers for the workshop; currently, roughly from January 2021 to December 31, 2021, \$168,000 was spent on brushes only. Mayor Mario Garza stated his concern that outsourcing was not going to work. Mr. Garza stated that the numbers would be ready by Friday. Benjamin Arjona, City Manager, stated they would come back with a set date for a workshop. Mayor Mario Garza thanked San Juan EDC for purchasing the boxing ring for PALS. Mayor Garza asked Ruben Guajardo, Assistant Parks & Recreation Director, if they had reached out to the school district regarding the gym off Standard in which the school district is using it as storage. Ruben Guajardo, Assistant Parks & Recreation Director, stated that they have not yet contacted the school district, but they have discovered an MOU in which they can include the necessary information to present to the school district. Moving forward, they will approach them at some point, whether it's through Dr. Arredondo or proper channels, to see if there's an opportunity for them to reestablish that MOU. Commissioner Adina "Dina" Santillan advised Mr. Guajardo that she'd like to be invited if he does have that meeting.

VI. PUBLIC HEARINGS/ORDINANCES

- A. Hold a Public Hearing and Consider Ordinance Regarding a Conditional Use Permit to Allow an Event Center (The Orchid) located at 905 W. 1st Street, Suites A and B, legally described as Lot 2, B.T. No. 1 Subdivision, as Requested by Yesenia Juarez.**

DISCUSSION: No Action.

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

DISCUSSION: Leroy Gonzales, Finance Director, stated this Budget Amendment is needed because there are some account items that need more money in there to complete the fiscal year. Mr. Gonzales stated that the general and utility funds need some increases. Benjamin Arjona, City Manager, stated that the utility fund may seem like a lot of the \$690,000; however, some of these funds are going to be taken care of by the ARP monies that we have for these infrastructure improvements that qualify under the ARPS monies.

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

VII. 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. *TABLED*.**

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

DISCUSSION: Daniel Tijerina, Director of Planning & Zoning, stated that the developer is proposing to subdivide 24.03 acres located approximately 500 feet North of FM 495 along the West side of Cesar Chavez Road. He is proposing one hundred and twenty-five (125) residential lots with five (5) internal streets. The subdivision will have two access roads along Cesar Chavez Road. The subdivision is located in a flood zone "B", which is an area of minimum flooding, according to the FEMA Map. Water service will be provided by the North Alamo Water Supply Corporation; sewer service will be provided by the City of San Juan. Additional fire hydrants must be installed every 500 feet from the existing fire hydrant, and additional fire hydrants must be installed. Water lines shall be looped to the 8-inch water line as per San Juan Fire Department requirements. All entrances and exits must be 26 feet wide. The project engineer is requesting the following variances:

1. To not comply with the 60 feet minimum width lot requirement for interior lots.
2. To not comply with the 65 feet minimum width lot requirements for corner lots.

Mr. Tijerina stated the tabled item he presented on this one because Oak Ridge they're discussing because he counted the ones for Carroll Estates, there was a total of 55 lots that got variances on this subdivision. Benjamin Arjona, City Manager, stated the new subdivision was 100 and they're proposing 125 and 5 on the internal streets. Kelly Bella, Building Intern with Melden & Hunt, stated that right now they're at 125 lots and the narrowest is 52 ½ feet, and it goes to about 57 feet for the interior. Mayor Mario Garza asked what if they went with 60 feet. Ms. Bella stated they lost twenty percent of the lots.

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

B. Variance Request to the City of San Juan's Standard Design Guide for Public Infrastructure Improvements to allow Fiber Glass Sanitary Manholes with Concrete Foundation at the proposed Gutierrez-Duncan Subdivision, as Requested by Javier Hinojosa Engineering.

DISCUSSION: Benjamin Arjona, City Manager, stated that this is another subdivision that, because materials are not available, they're asking for these particular variances, which we have approved in the past. Mr. Arjona stated that at the time of the installation, the Utilities Department would be inspecting the manholes. Daniel Tijerina, Director of Planning & Zoning, stated that he spoke to the Project Engineer, Javier Hinojosa, and they proposed 8 manholes for the whole project. Mr. Tijerina stated that he and Juan Carlos Martinez, Interim Director of Utilities, recommended approval of the variances. Commissioner Adina "Dina" Santillan asked Mr. Tijerina if they've had any issues in past subdivisions when they've converted from fiberglass to this new concrete because of the materials. Mr. Tijerina replied that he was aware of none.

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

C. Discussion and Possible Action to Extend the City of San Juan Municipal Court Amnesty Program from May 16th to June 16th 2022.

DISCUSSION: Benjamin Arjona, City Manager, stated that it was requested in the last meeting to extend the Amnesty Program for one more month. Commissioner Ernesto "Neto" Guajardo asked if people would come in when the program gets extended. Mary Enriquez, Court Administrator, stated that they have people that miss it the first time but take advantage of it the second time. Mayor Mario Garza asked to extend it for 3 months from May 16 to August 16, 2022.

Mayor Mario Garza motioned to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0)

D. Discussion and Possible Action to Award RFB NO. 22-007-04-28 New Fire Station Water Line Materials to the Lowest Most Responsible Bidder and Authorize the City Manager to Execute All Related Documents as Needed.

DISCUSSION: Benjamin Arjona, City Manager, stated that this item would affect the new fire station because there's a water line that goes underneath the current fire station that needs to be relocated so that it doesn't obstruct the new construction. Mr. Arjona mentioned that they went out for bids and received two, one for \$57,780 and the other one for \$68,936.41. Ferguson Water Works, Pipes and Supply was the lowest at \$57,780. However, Ferguson Water Works is asking if awarded, if they were to put the order in, it'd take a couple of months to get the materials here, maybe late July. In the meantime, we can do other stuff to get out of the way to disassemble the fire station, for which we need to do a lot of prep work. Mr. Arjona recommended awarding Ferguson Waterworks.

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

E. Consideration and Action Authorizing the San Juan Memorial Library to Donate Children's and Young Adult Books to the Desarrollo Integral de la Familia (DIF) in Tamaulipas.

DISCUSSION: Armandina Segin, Library Director, stated that Commissioner Jose Cabeza de Vaca from the City of McAllen asked for a book donation on behalf of the Governor of Tamaulipas for the Desarrollo Integral de La Familia. Mrs. Segin stated they have 85 children's and young adult books available to donate. These books have been donated over the years, but are not from the library collection. Ms. Segin stated that, as president of the Hidalgo County Library System, she would be asking other libraries to contribute to this cause.

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

F. Discussion and Possible Action to Authorize the City Manager to Amend an Agreement with Maguire Iron, Inc to Include the Treatment Plant Filter Beds to the Existing Full-Service Maintenance Plan for Water Plant No. 2. Authorize the City Manager to Execute all Related Documents and Budget Amendments as Needed.

DISCUSSION: Benjamin Arjona, City Manager, stated that there was an existing contract with the water tower experts and that this was to amend the contract to include that type of service. Mayor Mario Garza asked who was the Interim Director of the Utilities Department, to which Mr. Arjona replied that it was Juan Carlos Martinez. Commissioner Marco "Markie" Villegas motioned to approve and was seconded by Commissioner Adina "Dina" Santillan.

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G. Discussion and Possible Action Regarding Hidalgo County Elections Department Request for Early Voting/Election Day Polling Location of The San Juan Fire Station #2 and The San Juan Memorial Library for an Emergency Special Election for Congressional District 34.

DISCUSSION: Brenda Escalante, City Secretary, stated that the Hidalgo County Election Department is requesting the use of the San Juan Fire Station #2 and the San Juan Memorial Library for their special election.

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

VIII. CONSENT AGENDA

A. Consider Approval for the Tax Collection Report for the Month of March 31, 2022.

B. Consider Approval of the Investment Report for the Quarter Ending March 31, 2022.

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

IX. EXECUTIVE SESSION 7:12 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 Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).

1. Pursuant to Section §551.071, Consultation with Attorney; Discussion and Possible Action Regarding Issues Concerning the New City of San Juan Parks and Recreation Youth Center and Park.

Commissioner Ernesto "Neto" Guajardo made motion to enter into executive session and was seconded by Mayor Mario Garza. Motion Passed (5-0).

X. RECONVENE 7:32 P.M.

Commissioner Marco "Markie" Villegas made motion to reconvene and was seconded by Mayor Mario Garza. 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 §551.071, Consultation with Attorney; Discussion and Possible Action Regarding Issues Concerning the New City of San Juan Parks and Recreation Youth Center and Park.

Commissioner Marco "Markie" Villegas motioned to approve as discussed to amend the contract with ERO and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0).

XI. ADJOURNMENT 7:33 P.M.

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

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary