

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, June 14, 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
Captain Casarez, Chief of Police
Leroy Gonzales, Finance Director
Adelaida Cordero, Director of Human Resources
Armandina Sesin, Library Director
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Juan Carlos Martinez, Interim 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: No Public Comments.

V. PRESENTATIONS:

A. Presentation on the Acceptance of the Book Donation to Desarrollo Integral de la Familia (DIF) in Tamaulipas.

DISCUSSION: Benjamin Arjona, City Manager, presented Francisco Cabeza de Vaca and Carolina Padron. Armandina Sesin, Library Director, stated Commissioner Cabeza de Vaca and Mrs. Carolina Padron were present to accept the collection of books that were donated by the City of San Juan Library. Commissioner Cabeza de Vaca thanked the City Commission for the donation. Mrs. Padron thanked the commission on behalf of DIF in Tamaulipas.

B. Presentation of Food Distribution for a Healthy Heart Drive-Thru Event with WELLMED.

DISCUSSION: Benjamin Arjona informed the City Commission that this event would take place on June 17th from 9:00 a.m. through 12:00 p.m. Mr. Arjona invited the community to take advantage of this food distribution. Mayor Mario Garza thanked Maggie Pena and Marty Ramos with the Salvation Army.

C. Presentation on the United with Uvalde Fill the Helmet Fundraiser Event.

DISCUSSION: Benjamin Arjona mentioned these fundraising events, where staff members banded together to help the victims' families. According to Mr. Arjona, the Police Department and the Jeepers Club raised \$1300. Also, the three-day Fill the Helmet Fundraiser raised \$31,000 and was well organized thanks to Chief

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Tirso Garza. Mr. Arjona mentioned that he reached out to the superintendent's office, but due to the situation, they would inform us when a city representative could present the check to the superintendent's office, or if need be, they could provide us with a bank account. A short video of the three-day fundraiser was presented. Mayor Garza thanked all the staff. Commissioner Ernesto "Neto" Guajardo also thanked the staff and requested that those who volunteered for the event be given one day off. Mayor Garza stated that, in reference to the day off, he asked to give a day off to every single employee.

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

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

DISCUSSION: Commissioner Marco "Markie" Villegas asked Israel Garza, Director of Sanitation, for an update on the progress in the brush collection. Mr. Garza stated they are progressing but are short on manpower. Mayor Mario Garza asked Mr. Garza how many spots needed to be filled. Mr. Garza replied that he has six spots available. Mayor Garza asked if those six spots had been advertised, to which Mr. Garza replied yes. Mayor, Pro-Term Leonardo "Lenny" Sanchez asked if the city has ever hosted a job fair. Benjamin Arjona, City Manager, stated that they are looking into having one here in the City of San Juan. Commissioner Villegas asked Daniel Tijerina, Director of Planning, if Code Enforcement officers are keeping up with junk cars. Commissioner Ernesto "Neto" Guajardo asked Chief Ruben Morin to follow up with an abandoned car. Mayor Mario Garza asked for a follow-up regarding the San Juan PAL and gym facility. Patrick Willingham, Director of Parks and Recreation, stated they met with the school district and coach Rios, who are in charge of the buildings. Mr. Willingham also stated that the gym in question was in poor condition, had numerous leaks, and that the school district would contact us. Mayor Garza asked Mr. Arjona if the city could lease a building in the meantime.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing for the Voluntary Annexation Petition (Giants Subdivision) being a 3.00-acre tract land out of Lot 6, Block 27, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by Jose Luis Hernandez.

DISCUSSION: Daniel Tijerina, Director of Planning, stated this item has come before the City Commission on different occasions for different subdivisions. Mr. Tijerina mentioned that on March 24, 2022, the City Commission approved resolution 2022-15, accepting a petition for voluntary annexation and setting dates and times for the public hearings. Furthermore, this is pursuant to the Texas Local Government Code, Chapter 43, Section 43.028, and the City Charter. He stated that staff recommended approval to hold the first public hearing for voluntary annexation. Mayor Mario Garza asked Benjamin Arjona about the joint workshop. Mr. Arjona replied that they were finalizing it and it would be ready the following Wednesday.

Mayor Mario Garza opened the public hearing at 6:41 p.m.

Mayor Mario Garza closed the public hearing at 6:41 p.m.

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

B. Hold a Public Hearing and Consider Ordinance Regarding a Rezoning Request from the manufactured Home District (R-MH) to Light Industrial District (L-I) of the property legally described as 4.74-acre tract land out of the West 436.4 feet of the South 509.59 feet excluding the East 75 feet of the South 150 feet of lot 15, Block 6, John Closner Subdivisions Requested by Bonnie Abbot.

DISCUSSION: Daniel Tijerina, Director of Planning, stated this item was a rezoning request from a manufactured home district to light industrial district along the railroad tracks North of Business 83 near our city parks. Also, the property is surrounded by a mobile park multifamily subdivision to the North and the Municipal Park to the East. Mr. Tijerina further stated that a property survey was attached to the packets for their review and staff mailed out notices to 22 property owners within a 200 radius. In addition, this request was presented to the Planning Zoning Commission at the meeting of June 2, 2022 and voted to deny this request. Mr. Tijerina stated city staff recommend approval of the rezoning to light industrial because the city does have a cement plant nearby.

Mayor Mario Garza opened the public hearing at 6:43 p.m.

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Mayor Mario Garza stated that this new ice company would benefit the city. Mayor Pro-Tem Leonardo "Lenny" Sanchez asked if the building design was available. Mr. Tijerina responded at the moment they only had the survey. Manolo Monet, General Contractor with Maram Construction informed the City Commission that the plan was to have a modern design.

Mayor Mario Garza closed the public hearing at 6:47 p.m.

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

C. Hold a Public Hearing and Consider an Ordinance Regarding Amending the Code of Ordinances Appendix "A", Unified Development Code, Chapter 2 – Zoning Regulations, Section 11: Expressway Corridor District by Amending such Section to Authorize the Use of Retail Establishments Primarily.

DISCUSSION: Daniel Tijerina, Director of Planning, stated that the corridor master plan was adopted by the City Commission on February 14, 2017. Giving the city a vision for future development along the San Juan corridor, the city of San Juan is making an amendment to allow retail establishments primarily within the expressway corridor. The adoption of this amendment will allow certain businesses to do so. Mr. Tijerina stated staff recommended approval. He mentioned that the city attorney had reviewed the ordinance.

Mayor Mario Garza opened the public hearing at 6:49 p.m.

Mayor Pro-Tem Leonardo "Lenny" Sanchez asked if the items that had been crossed out were redacted, to which Mr. Tijerina replied that was correct.

Mayor Mario Garza closed the public hearing at 6:49 p.m.

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

D. Hold a Public Hearing and Consider an Ordinance Regarding Amending Chapter 3 Building Regulations, Article 3.02 Technical and Construction Codes and Standards, to update the Various Technical related Codes, including the International Building Code, International Residential Code, International Energy Conservation Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Property Maintenance Code and National Electrical Code and to update and codify the International Swimming Pool and Spa Code into the City's Code of Ordinances; Providing for Effective Date; Providing for Publications; Providing for Codification; Providing for Severability Clause; and Providing for a Repealer Clause.

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this ordinance was to adopt the most recent codes and standards, as this would be the most efficient and effective method of creating a safe environment that protects and improves public health and safety, general welfare, and the economic interests of the community. The most current codes and standards provide the opportunity for cost savings based on the usage of the latest technology and practices. He also stated that they received a visit from the insurance service office, and according to them, communities with well-enforced, up-to-date codes are generally better off in the face of hazards. The current codes are in excess of eight years old, which results in a lower classification by the insurance office. Furthermore, failure to adopt the codes would inevitably result in higher insurance premiums for local property owners. Mr. Tijerina stated that staff recommends the adoption of the 2018 International Codes, the 2017 National Electric Codes, and the 2018 International Swimming Pool and Spa Codes.

Mayor Mario Garza opened the public hearing at 6:52 p.m.

Mayor Mario Garza asked when the city would have to come back to update the 2021 codes. Daniel Tijerina, Director of Planning, stated that the city still had some time to do that update.

Mayor Mario Garza closed the public hearing at 6:49 p.m.

Mayor Pro-Tem Leonardo "Lenny" Sanchez motioned to approve and was second by Mayor Mario Garza. Motion Passed (5-0)

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

A. Consider Authorizing the City Manger to Declare Various Items as Salvage and Surplus Property.

DISCUSSION: Israel Garza, Director of Sanitation stated that as per Texas Local Government Code 252, "Salvage Property" means personal property, other than items routinely discarded as waste because of use, time, accident, or any other cause is so worn, damaged or obsolete that it has no value for the purpose for which it was originally intended. "Surplus Property" means property that is not salvage property or items

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routinely discarded as waste, if not currently needed or required by the City, and possesses some usefulness for the purposes for which it was intended. Mr. Garza moved forward naming the property:

(1) Air Compressor, (21) Vehicles, (1) Plastic Recycling Trailer, (1) Metal Recycling Trailer, (1) Vector Mosquito Trailer, (1) Light Tower, (1) Wood Chipper, (1) Front Load Attachment, (1) Bumper Pool Trailer, (1) Jet Ski, (1) 18-Wheeler Dry Box, (1) 4-Wheeler and (1) Pressure Washer with Trailer.

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

VIII. CONSENT AGENDA

A. City Commission Meeting Minutes:

- January 11, 2022

B. Consider Second and Final Reading of the 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.

Mayor Pro-Tem Leonardo "Lenny" Sanchez motioned to approve all the items under consent agenda and was second by Commissioner Marco "Markie" Villegas. Motion Passed (5-0)

IX. EXECUTIVE SESSION

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 (Consultation with Attorney)

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 Manager)

Commissioner Marco "Markie" Villegas made motioned to enter executive session at 6:59 p.m. and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0).

X. RECONVENE

Mayor Pro-Tem Leonardo "Lenny" Sanchez made motion to reconvene at 7:18 p.m. and was seconded by Commissioner Marco "Markie" Villegas. 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 Manager)

No action was taken.

XI. ADJOURMENT

Commissioner Marco "Markie" Villegas made motion to adjourn at 7:18 p.m. and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0).

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Mario Garza, Mayor

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ATTEST:



Brenda Escalante, City Secretary