

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Monday, November 8, 2021

TIME: 5:30 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
Ricardo Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, Executive Administrative Assistant
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
Monica Gomez, Interim Director of Planning
Roel 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 TO ORDER

Mayor Mario Garza called meeting to order at 5:30 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

No public comments.

V. PRESENTATIONS

A. City Manager's Report

DISCUSSION: Benjamin Arjona, City Manager stated he had received a call from Eddie Sanchez with the Marine Corporation, Mr. Sanchez is asking to drop off a couple of empty boxes for their Christmas toy collection. Mayor Mario Garza commented it was fine. Mr. Arjona informed the City Commission of the upcoming events for November and December. He also mentioned that the City of McAllen had invited them to participate in their Christmas Parade. Mayor Garza asked the Commission to move December's City Commission Meeting from December 14th to December 8th due to upcoming holidays, to which the City Commission agreed.

B. H-E-B/Central Market Green Bag Grant Program Award Notification.

DISCUSSION: David Salinas, Director of Utilities introduced Cynthia Puente and stated that with her help and through the Keep San Juan Beautiful they were able to submit a grant application to beautify the City of San Juan and have a Public Outreach Campaign for Water Conservation. He also mentioned Sonny

Hinojosa from the Irrigation District No. 2 had authorized the standpipe paintings around the city and this grant would help pay for the art contest which would be held in schools within the City of San Juan. Cynthia Puente, Environmental Specialist/Water Conservation Coordinator stated that on November 1st the city was awarded the maximum amount of \$3,000. She added they would be having school water conservation presentations to get the students creativity going for the contest and once the top three winners are selected, they will start painting the standpipes. She also mentioned the unveiling of the paintings would take place the first week of May. Mr. Salinas chimed in stating the unveiling would take place the first week of May because that week is National Drinking Water Week. Mayor Mario Garza stated they had answered his question and thanked them for the information.

C. 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. Parks and Recreation Monthly Report.
3. Department of Sanitation Monthly Report.
4. San Juan Memorial Library Monthly Report.

DISCUSSION: Benjamin Arjona, City Manager introduced the item and stated all directors were present should the City Commission have any questions. Mayor Mario Garza asked Mr. Arjona for an update on the vacant position for Director of Planning and Zoning. Mr. Arjona responded they were reviewing all applications to select the top three applicants to begin the interview process. Mayor Garza asked who would be present during the interviews. Mr. Arjona responded Mr. Cordero, himself and a couple of other individuals.

VI. PUBLIC HEARINGS/ORDINANCES

- A. Hold a Public Hearing to Solicit Input from Interested Parties on the City of San Juan Needs under the Urban County Program Fiscal Year 35 (2022).

DISCUSSION: No Action Taken.

- B. Hold a Public Hearing for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of the property legally described as Lots 19 thru 21, Block Veterans Boulevard, as Requested by Perla Castillo. TABLED.

Commissioner Marco “Markie” Villegas made motion to untable the item and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0).

DISCUSSION: Mayor Mario Garza asked Mr. Arjona for an update regarding the traffic study that was requested in the last meeting. Mr. Arjona responded he had not received any information and was hoping to receive the information no later than next week. Mayor Garza stated the traffic study would play a big factor and recommended taking no action. Commissioner Marco “Markie” Villegas asked for more information in reference to the request. Monica Gomez, Interim Planning and Zoning Director stated the property owner wants to build a commercial plaza, but they don’t know what type of businesses would be opening. Mayor Garza stated once the information is received, they would call a meeting to take care of this matter. No Action Taken.

- C. Hold Second Public Hearing for a Voluntary Annexation Petition of the 10.28-acre tract of land out of Lot 2, Block 31, Alamo Land and Sugar Company’s Subdivision, located approximately 800 feet South of Sam Houston Boulevard, along the East side of Stewart Road, as per map recorded in Volume 1, Pages 24 thru 26 Map Records, Hidalgo County, Texas as Requested by 193 S. Heathwood Drive, LLC.

DISCUSSION: No Action Taken.

VII. APPOINTMENT

- A. Consider the Removal and/or Appointment of Board Members related to the Civil Service Board.

DISCUSSION: Mayor Mario Garza asked if any of the individuals whose term expired had resubmitted their application. Ms. Adelaida Cordero, Human Resources Director responded yes, both members had reached out to her. Mayor Garza recommended taking no action and asked to include the meeting attendance record on the next meeting. No Action Taken.

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

- A. Discussion and Possible Action to Accept the City of San Juan Fire Station Preliminary Design & Conceptual Plan and Authorize City Manager to Proceed with ERO on the Schematic Design Phase Contract.

DISCUSSION: No Action Taken.

IX. CONTRACTUALS/RESOLUTIONS

- A. Consider Resolution Adopting the Hidalgo County, Texas Multi-Jurisdiction Hazard Mitigation Plan.

DISCUSSION: Benjamin Arjona, City Manager stated the city has a plan in action on file and this was an update for the next five years to continue with the plan.

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

- B. Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearing and Directing the Planning Department to Prepare Service for the 13.41 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, according to the plat thereof recorded in Volume 1, Pages 24 thru 26, Map Records, as Requested by AAAR Family, LTD.

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning stated this item was to accept the voluntary annexation petition of a 13.41 acre tract along Nolana Avenue. She further stated they are proposing a residential subdivision and half of the subdivision is inside the city limits and the other half is outside the city limits. She mentioned the property is located a quarter mile East of Cesar Chavez Road along the Northside of Nolana Avenue.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Mayor Pro-Tempore Leonardo “Lenny” Sanchez. Motion passed (5-0).

- C. Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC) and the City of San Juan for the Sioux Coves Subdivision.

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning stated this is an agreement between the North Alamo Water Supply Corporation and the City of San Juan for the installation of waterlines and fire hydrants at the proposed Sioux Coves Subdivision located at Sioux Road and Retama. She mentioned the contract was submitted for legal counsel for review and was approved.

Mayor Pro-Tempore Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

X. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow “Verdin Snacks” at 2100 N. Raul Longoria Road, legally described as Lot 61, Ebano Heights Phase 1 Subdivision, located at the Northwest corner of Raul Longoria and Sioux Roads, as Requested by Javier Verdin.

- B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Street, legally described as Lot 1, Cedillo Subdivision, located approximately 500 feet East of Veterans Boulevard, along the South side of Hackberry Avenue, as Requested by Norma Cedillo.
- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at (Richard's Fence and Backyards Unlimited" located at 302 W. IH 2, legally described as Lot 1, Block 2, Santa Fe Subdivision, located at the Northeast corner of Santa Fe Drive and Frontage Road, as Requested by Raquel Cardenas.

DISCUSSION: There were no comments or questions.

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

XI. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551 (Consultation with Attorney).
 - 1. Discussion and Possible Action Regarding Cause No. C-2414-20-A Styled, Hall-Mark Fire Apparatus- Texas, LLC v. City of San Juan, Texas in the 92nd District Court, Hidalgo County, Texas.
 - 2. Pursuant to Section 551.074 Personnel Matter, Discussion and Possible Action Regarding a Complaint Against the Parks and Recreation Director.
 - 3. Pursuant to Section 551.074 Personnel Matters, Discussion and Possible Action Reappointment of an Interim City Secretary.

Commissioner Ernesto "Neto" Guajardo made motion to enter executive session at 5:53 p.m. and was seconded by Mayor Pro-Tempore Leonardo "Lenny" Sanchez. Motion passed (5-0).

XII. RECONVENE

- 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.

Commissioner Ernesto "Neto" Guajardo made motion to reconvene at 7:17 p.m. and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (5-0).

- 1. Discussion and Possible Action Regarding Cause No. C-2414-20-A Styled, Hall-Mark Fire Apparatus- Texas, LLC v. City of San Juan, Texas in the 92nd District Court, Hidalgo County, Texas.

DISCUSSION: Mayor Mario Garza made motion for City Manager and City Attorney to proceed as directed in executive session.

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

- 2. Pursuant to Section 551.074 Personnel Matter, Discussion and Possible Action Regarding a Complaint Against the Parks and Recreation Director.

DISCUSSION: No Action Taken.

- 3. Pursuant to Section 551.074 Personnel Matters, Discussion and Possible Action Reappointment of an Interim City Secretary.

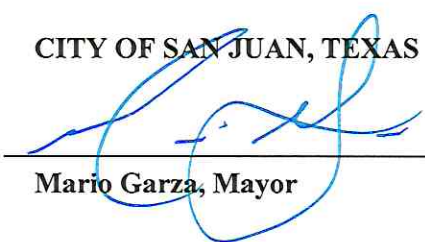
DISCUSSION: Mayor Mario Garza motioned to appoint Brenda Escalante as Interim City Secretary. Adina “Dina” Santillan noted for the record is as Interim City Secretary with a monthly stipend as discussed in executive session.

Mayor Mario Garza made motion to appoint Brenda Escalante as Interim City Secretary and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0).

XIII. ADJOURNMENT

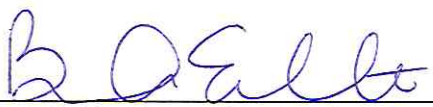
Commissioner Ernesto “Neto” Guajardo made motion to adjourn at 7:18 p.m. and was seconded by Mayor Mario Garza. Motion passed (5-0).

CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, Interim City Secretary