

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Wednesday, December 8, 2021

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
Marco "Markie" Villegas, Commissioner
Eloy Hernandez, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, Interim City Secretary
Tirso Garza, Chief of Fire
Reymundo Casarez, Captain of Police
Lulu Beltran, Asst. Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesin, Library Director
Patrick Willingham, Director of Parks & Recreation
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 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: David Salinas, Director of Utilities introduced Mr. Scott Galaway with AARC. Mr. Salinas stated AARC was the company hired to complete the American Water Infrastructure Act of 2018 requirements from the EDA for the water plant. He continued to inform the commission they have completed the risk assessment and will now proceed with the risk emergency response plan. Mr. Scott Galaway introduced himself as the project manager of AARC consultants based in Houston. He stated their primary purpose of the trip was the training exercises provided to the drinking water utility, emergency responding community and managers. In addition, he informs the commission that he is in the final phase of the project that AARC was hired to complete creating an emergency response plan and conduction of the risk and resiliency assessments. Mr. Galaway proceeds to give background information on the EPA, Environmental Protection Agency and their new federal requirements regarding risk assessments and emergency response plan due to unexpected natural disasters and terrorism events. He stated the reason why he mentioned the background information was because the federal government, especially the EPA, is taking drinking water very seriously so the systems are resilient and robust to deliver water safely. Mr. Galaway thanked Mr. Salinas and his team for putting together a data bank to see where the utility ranked, based on all the schematics that go into water utility. He mentioned he gave the report back to Mr. Salinas in June, which concluded the lack of emergency generators was the number one risk associated with the drinking water utility. He then continued to recognize Mr. David Salinas for becoming an official member of TXWARN, an organization created for water utilities to seek help from each other during emergency situations, and for taking action by submitting a grant application to fund an emergency generator. Mr. Galaway mentions the preceding day he will provide the Emergency Response Plan which will provide documentation and training to staff that will provide a roadmap on how to proceed in case of natural disaster. In addition, it provides training on how to file for reimbursement after the event. Mayor Mario Garza asked if the training would also help with FEMA matters. Which Mr. Galaway responded yes, by demonstrating that they are responsive and thoughtful to the community needs. Mr. Galaway stated that this training provided to the utilities staff, fire chief and county emergency management coordinators would develop such a culture of preparedness and resiliency. Mayor Mario Garza asked the meeting location; Mr. Galaway responded they would be meeting at the Fire Station No. 2. Mr. Galaway finished off by thanking the city commission and praised everyone involved in the project.

V. PRESENTATIONS:

- A. Presentation of 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. San Juan Memorial Library Monthly Report
3. Parks and Recreation Monthly Report
4. Department of Sanitation Monthly Report

DISCUSSION: Benjamin Arjona, City Manager informed the city commission of their attendance to the ICSC Conference in Las Vegas. In addition, he mentioned his excitement for what new developments are coming to the City of San Juan. He mentioned the upcoming city events. Mr. Arjona introduced Mr. Brain Godinez. Mr. Brian Godinez with ERO Architects introduced himself as the architect of record for the new city hall/transit terminal project. Mr. Godinez mentioned his attendance to the annual GALA where ERO Architects was awarded the SPARK award for the San Juan City Hall/ Transit terminal building. He thanked the commission for the opportunity to collaborate with them and offered to give the city the award. Mayor Mario Garza thanked everyone that was involved in this new project. Mr. Brain Godinez acknowledged Mr. Arjona as he played a real key role in the creativity and the process of the design. Commissioner Marco "Markie" Villegas thanked the ERO Architect firm for their work and asked Mr. Pat Karr to put up the renderings to show the community the beautiful project. Commissioner Adina "Dina" Santillan asked Mr. Patrick Willingham, Director of Parks and Recreation if they have closing ceremonies or how they give out awards. Mr. Willingham responded they are given out at the last game since it's much easier. Commissioner Santillan asked if there are any opening ceremonies, Mr. Willingham responded they are planning something for the baseball and softball leagues in late March or first week of April.

VI. PUBLIC HEARINGS

- A. Hold a Public Hearing for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of the 2.53-acre tract of land out of Lot 2, Block 8, John Clonser Subdivision, as Requested by Gutierrez-Duncan, LLC.

DISCUSSION: Monica Gomez stated the first public hearing is a rezoning request from residential to multi-family district for a property located just north of the post office along Raul Longoria Road. Mrs. Gomez stated the applicant is proposing apartment units in the back of the property and a commercial plaza in the front. She mentioned to the north of the location there is the Hazel Subdivision which is a residential subdivision, to the south is Los Jardines which is an apartment complex, to the East Iglesias Commercial Plaza and west the San Juanita Rutledge Subdivision. She stated a subdivision plat was turned in for this property and is under review. This public hearing was advertised and letters were mailed out and no comments for or against the request were received. The Planning and Zoning Board and staff recommends approval.

Mayor Mario Garza opened the Public Hearing at 6:26pm. Benjamin Arjona mentioned the location surrounding calling it a beautiful development.

Mayor Mario Garza closed the Public Hearing at 6:27 pm.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion passed. 3-0

- B. Consider Adoption of an Ordinance in First Reading of the Voluntary Annexation Petition of the 10.28 acre tract of land out of Lot 2, Block 31, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, as Requested by 193 S. Heartwood Drive, LLC.

DISCUSSION: Monica Gomez, Interim Director of Planning stated this was the first reading of the ordinance for a voluntary annexation petition and explained the property location. Mrs. Gomez mentioned the City Commission accepted the petition back on September 14, 2021 with a resolution no. 2021-21. She also mentioned a public hearing was conducted in accordance with Chapter 43 of Texas Local Government Code in October and November. Mrs. Gomez stated this was for the acceptance of the ordinance.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion passed. 3-0

VII. APPOINTMENTS

- A. Consider the Approval and Designation of a Liaison from the City Commission to the San Juan Memorial Library Advisory Board as Stated in the By-Laws.

DISCUSSION: No Action Taken

VIII. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS

- A. Discussion and Possible Action to Authorized Staff to Negotiate the Proposed Chlorine Price Increase from DX Distribution (DPC) of \$0.12/lb. for a Total of \$1,392 per Ton, and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Required.

DISCUSSION: David Salinas, Director of Utilities stated chemical and material prices have gone up and provided a list of prices to which other municipalities are paying for chlorine. He stated he wants to negotiate a price along McAllen and Sharyland, because at 1392 he will be back in March requesting a budget amendment to be able to continue operating. He stated that his budget amendments are big but with the price increase it would not be enough. He led the conversation stating how projects including PVC pipes will also increase. Mayor Mario Garza asked if they were part of any organization. Mr. Salinas responded they are members of South Texas Water Utility Man Association and the next meeting would be held in February. He stated they are trying to form a CO-OP purchasing between all the Utilities. He also stated most facilities he has reached out to have agreed to be part of the CO-OP purchases which will greatly decrease the price.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion passed. 3-0

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow "Take 5 Oil Change" an Automobile Service Center at Property Located at 100 S. Cesar Chavez Road Legally Described as Lot 5B, San Juan Corners/St. Ives Subdivisions, as Request by Sierra Gorda Investments, LLC.
- B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (wine and beer) for Off-Premise Consumption at "Drama Llama Daiquiris To Go #2 Located at 912 E. Business 83, Legally Described as Lot 1, Mireles Subdivision, as Requested by Drama Llama Daiquiris, LLC.

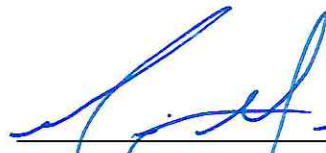
DISCUSSION: There were no comments or questions.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion passed. 3-0

X. ADJOURNMENT

Commissioner Adina "Dina" Santillan made motion to adjourn at 6:36 pm and was seconded by Commissioner Marco "Markie" Villegas. Motion passed. 3-0

CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary