

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE:

Tuesday, March 12, 2024

TIME:

6:00 p.m.

PLACE:

San Juan Memorial Library  
1010 S. Standard  
San Juan, Texas 78589

MEMBERS PRESENT:

Mario Garza, Mayor  
Ernesto “Neto” Guajardo, Commissioner  
Adina “Dina” Santillan, Commissioner  
Ricardo Palacios, City Attorney

STAFF PRESENT:

Benjamin Arjona, City Manager  
Brenda Escalante, City Secretary  
Tirso Garza, Fire Chief  
Leandro Sifuentes, Chief of Police  
Leroy Gonzalez, Director of Finance  
Adelaïda Cordero, Director of Human Resources  
Christina Pérez, Interim Library Director  
Daniel Tijerina, Director of Planning and Zoning  
Israel Garza, Director of Sanitation/ Public Works  
Juan Carlos Martinez, Director of Utilities  
Mary Enriquez, Court Administrator  
Pat Karr, Director of Information Technology  
Ruben Guajardo, Interim Director of Parks & Recreation/ PAL Director.

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:** Bertha Alicia Cantu respectfully requested maximum security for school students of all ages with medical and social conditions. She asked for security staff to monitor each school bus by allowing them to utilize a metal detector and a toxic substance detector. The purpose for this is to avoid bullying and to increase mutual respect, to be alert to any emergency and receive help immediately. To allow the students to have a school trip more joyful and to assure that the school buses meet the safety requirements for students to be transported to school and to their homes safely.

V. PRESENTATIONS

A. 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:** Commissioner Ernesto “Neto” Guajardo mentioned that he received a phone call from a contractor who applied for a construction permit and was charged \$400 for a roll-off container. However, they informed him that we do not have any roll-off containers available. Israel Garza, Director of Sanitation/Public Works, stated that they still have to pay the deposit for the roll-off container regardless if they have a container available or not; the container will get delivered at one point or another because the containers are rotating every day, and that the deposit that they pay will be reimbursed if they meet the expectations. But we do have enough containers to supply. Commissioner Guajardo asked if we allow the contractors to pick up their own debris, to which Mr. Garza responded that, per City Ordinance, we do not

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allow third parties to pick up their debris because we need to know where the debris is being disposed of. Benjamin Arjona, City Manager, added that the city is growing at a very fast pace; there's about 28 subdivisions coming in with a minimum of 50 homes. We are meeting with a company that can provide us with pre-pickup services so that we can have a better system in place. Commissioner Guajardo thanked Mr. Garza for the information. Commissioner Adina "Dina" Santillan acknowledged that she went to the Golden Gloves the past weekend and wanted to recognize Interim Director Ruben Guajardo for his great job during the three-day event. She added that there were a lot of people who attended the event from different age groups, male and female, and it was very successful. Commissioner Santillan also congratulated the girls that won and asked to invite them over to our next city commission meeting. Mr. Guajardo stated that the two girls did a great job, and they were both victorious and did a tremendous job that showed their hard work and dedication, and they were very excited. He stated he will contact the girls to invite them to our next City Commission meeting; hopefully they're available. Mayor Mario Garza asked if this was the third year having this event, to which Mr. Guajardo responded, yes, 2021 was our first one, and we came back in 2022. In 2023, due to the COVID-19 issue expanding, USA Boxing wanted to go back to indoor events, which is why we didn't do it at the Municipal Park. Mr. Oscar Tovar, who is the franchise owner of Golden Gloves, has mentioned before that he's very appreciative of how we've helped him the first couple of years. He reached out to us last year about having the event indoors, but we didn't have a venue. Mr. Guajardo added that the City of Pharr was very cooperative and appreciated that they extended their invitation to allow us to use their facility, which turned out to be a successful event. Mayor Garza stated that hopefully we can get the North Side facility ready to go as soon as possible so that we can utilize it for our future events there. Mr. Guajardo stated that we received a lot of great compliments from parents and gyms.

**VI. PUBLIC HEARING/ ORDINANCES**

- A. Hold a Public Hearing for the Voluntary Annexation Petition of the 6.21-Acre Tract of Land Out of Lot 12, Stewart's Addition to the Conway Gardens, Located Approximately 300 feet North of Hall Acres Road, Along the West side of Stewart Road, as Requested by XLH Investments, LLC.**

**DISCUSSION:** Daniel Tijerina, Director of Planning and Zoning, stated this is a voluntary annexation petition request for a 6.21-acre tract of land out of 12, Stewart's addition to the Conway Gardens, located approximately 300 feet north of Hall Acres Road. Mr. Tijerina further stated that the developer is proposing to annex this additional piece to the west to develop a residential subdivision. This is just to receive the voluntary petition for annexation and hold the first public hearing. Mr. Tijerina stated that staff recommended approval of the first public hearing as presented.

Mayor Mario Garza opened the public hearing at 6:14 p.m.

Mayor Mario Garza closed the public hearing at 6:14 p.m.

**Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion Passed (3-0).**

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

- A. Discussion and Consideration to Award RFP NO. 24-006-02-22 for the Purchase of Sulfur Dioxide to the Sole Bidder PVS DX, Inc. and Authorize the City Manager to Execute all Related Documents.**

**DISCUSSION:** Lori Maldonado, Purchasing Agent stated on February 7, 2024 and February 14, 2024, staff advertised in the Advance Newspaper to Solicit Proposals for RFP NO. 24-006-02-22 for the Purchase of Sulfur Dioxide. On February 22, 2024 bid opening was held and sealed proposals were received by the following: PVS DX, Inc and Univar Solutions. PVS DX, Inc were the only vendor that submitted a proposal; therefore, staff is recommending awarding RFP NO. 24-006-02-22 for the Purchase of Sulfur Dioxide to said vendor. Mayor Mario Garza asked if staff knew why they didn't submit a bid. Ms. Maldonado responded that the vendor always states "Bid not available"

**Commissioner Adina "Dina" Santillan made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (3-0).**

- B. Discussion and Consideration to Award RFP NO. 24-007-02-22 for the Purchase of Chlorine to the Sole Bidder PVS DX, Inc. and Authorize the City Manager to Execute all Related Documents.**

**DISCUSSION:** Lori Maldonado, Purchasing Agent stated on February 7, 2024 and February 14, 2024, staff advertised in the Advance Newspaper to Solicit Proposals for RFP NO. 24-007-02-22 for the Purchase of Chlorine. On February 22, 2024 bid opening was held and sealed proposals were received by the following: PVS DX, Inc and Univar Solutions. PVS DX, Inc were the only vendor that submitted a proposal; therefore, staff is recommending awarding RFP NO. 24-007-02-22 for the Purchase of Chlorine to said vendor.

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- C. Discussion and Consideration to Award RFP NO. 24-005-02-22 Sludge Transportation & Disposal and Authorize the City Manager to Execute all Related Documents.

**DISCUSSION:** Lori Maldonado, Purchasing Agent stated on February 7, 2024 and February 14, 2024, staff advertised in the Advance Newspaper to Solicit Proposals for RFP NO. 24-005-02-22 Sludge Transportation & Disposal. On March 1, 2024 a bid opening was held and sealed proposal were received from the following: DENALI WATER SOLUTIONS, LLC and C&C WASTE MANAGEMENT EQUIPMENT DBA CB3 HAULING SERVICES. Staff is recommending to award and authorize the City Manager to enter into a contract and execute all related documents to RFP NO. 24-005-02-22 Sludge Transportation & Disposal to C&C WASTE MANAGEMENT EQUIPMENT DBA CB3 HAULING SERVICES being the lowest bid.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (3-0).

VIII. RESOLUTIONS

- A. Consideration and Action on a Resolution Authorizing the City of San Juan to Accept an Award from the Office of the Governor, OOG Operation Stonegarden Grant.

**DISCUSSION:** Leandro Sifuentes, Chief of Police stated this is a consideration and action on a resolution authorizing the City of San Juan to accept an award from the Office of Governor, OOG Operation Stonegarden Grant. Chief Sifuentes added that the city received a \$150,000 grant, of which \$105,000 would pay for police overtime, \$7,999 for communication officers, and \$44,000 for the purchase of a live stream trailer camera.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (3-0).

- B. Consideration and Action Regarding a Resolution in Support of the Lower Rio Grande Valley Development Council for Mexico to Comply with the Terms of the 1944 Treaty.

**DISCUSSION:** Benjamin Arjona, City Manager stated we bring this item every year for the Lower Rio Grande Valley Development Council to make efforts having Mexico comply with the Treaty 1944.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (3-0).

IX. CONSENT AGENDA

- A. Consideration and Action Regarding an Ordinance Authorizing the Mayor to Execute an Unimproved Property Contract and Amendment Thereto and Related Documents for the Purchase of Real Property Legally Described as a 5-Acre Tract of Land (Consisting of Tract I and Tract II) Being Out of Lot 9, Block 6, John Closner Subdivision, W165'-E463', City of San Juan, Hidalgo County, Texas, also known as 504 Sioux Road; Providing for an Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all Other Provisions Related to the Subject Matter Hereof.

- B. Consider Approval of the Tax Collection Report for the Month of January 2024.

- C. Consider Approval of the Investment Report for the Quarter Ending December 31, 2023.

- D. Consider Approval of City Commission Meeting Minutes:

- February 13, 2024

- February 27, 2024

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (3-0).

X. 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 §551.071

1. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action on Legal Issues Concerning the Entertainment Agreement for Event to be held on March 30, 2024, Hosted by Walls and Bridges Production LLC.

*No Action*

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XI. 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.

1. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action on Legal Issues Concerning the Entertainment Agreement for Event to be held on March 30, 2024, Hosted by Walls and Bridges Production LLC.

**DISCUSSION:** Mayor Mario Garza asked Israel Garza, Director of Sanitation/ Public Works to please get a count on the roll offs to see where we are at to better serve our developers.

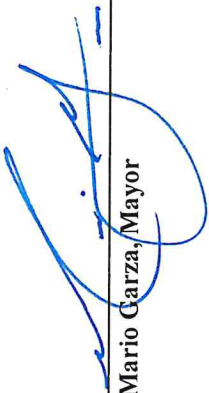
XII. ADJOURNMENT 6:22 P.M.

Commissioner Adina “Dina” Santillan made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (3-0).

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ATTEST:

  
Brenda Escalante, City Secretary

  
Mario Garza, Mayor