

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, September 28, 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
Leonardo "Lenny" Sanchez, Mayor Pro Tem
Adina "Dina" Santillan, Commissioner
Ernesto "Neto" Guajardo, Commissioner
Marco "Markie" Villegas, Commissioner
Eloy Hernandez, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzales, Directo of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesein, Library Director
Patrick Willingham, Director of Parks & Recreation
Roberto Escobar, 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:**
No public comments.
- V. **PRESENTATIONS**
 - A. **Presentation of Texas Amateur Athletic Federation Silver Award to the Parks and Recreation Staff as well as Recognition of a Top 25 Nationally Ranked Local Athlete. [Patrick Willingham, Director of Parks and Recreation]**

DISCUSSION: Patrick Willingham, Director of Parks & Recreation, gave a presentation regarding the Texas Amateur Athletic Federation Silver Award. This award was presented to the San Juan Parks and Recreation staff for their outstanding work in youth sports and recreation, especially following a challenging year due to earlier closures. Mr. Willingham mentioned that the department had previously received the bronze award and is now aiming for gold. Staff members were recognized for their efforts, which contributed to restarting and growing programs, resulting in nearly 600 participants this fall across various sports.

Following this, the city honored Jessica Villanueva, a local student-athlete who began her journey in San Juan's Parks and Recreation programs. Jessica has achieved national recognition as the #18 ranked female wrestler (165 lbs) by USA Wrestling. This multi-talented high school senior was celebrated not only for her athletic achievements but also for her dedication to raising awareness for different types of cancer each season. She expressed her gratitude to the city, her family, and her supporters, and was commended by the commission for her accomplishments and for representing San Juan at a national level.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 28, 2021**

B. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

- 1. Department of Finance Monthly Report.**
- 2. Fire Department Monthly Report.**
- 3. Police Department Monthly Report.**
- 4. Municipal Court Monthly Report.**
- 5. Department of Utilities Monthly Report.**

DISCUSSION: During a recent discussion, Mayor Mario Garza inquired about the progress on Citrus. David Salinas, Director of Utilities, directed the question to Roel Garza, Director of Sanitation, who now oversees stormwater management. Mr. Garza reported that his team recently acquired a root cutter, a crucial piece of equipment for clearing lines, and is currently scheduling training for early October. Once the training is complete, they will finalize the project. He emphasized that the team has been actively addressing the problem and is now in the final stages of completion. Mayor Garza acknowledged the significant progress, particularly in anticipation of the upcoming rainy season, and commended the team's efforts.

VI. PUBLIC HEARINGS

A. Consider Hold a Public Hearing for the Conditional Use Permit for the Sale of Alcoholic Beverages (Mixed Beverages) for On-Premise Consumption at "Tacos Kissi" Located at 5004 N. Raul Longoria, Legally Described as Lot 3, Mesquite Acres Subdivision, as Requested by Oscar R. Kissi.

DISCUSSION: Monica Gomez, Interim Director of Sanitation public hearing was held for a conditional use permit request by Oscar R. Kisi to allow the sale of mixed alcoholic beverages for on-premise consumption at Tacos Kisi, located at 5004 North Longoria. Notices were sent to nearby property owners and published in the newspaper, with no responses received. The applicant must still comply with TABC and health regulations.

Mayor Mario Garza open the Public Hearing at 6:14 p.m.

Mayor Mario Garza closed the Public Hearing at 6:15 p.m.

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

B. Hold Second and Final Public Hearing to Consider Ordinance Adopting the Budget for the City of San Juan, Texas, for Fiscal Year Beginning October 1, 2021 to September 30, 2022. [Leroy Gonzales, Director of Finance]

Mayor Mario Garza open the Public Hearing at 6:15 p.m.

DISCUSSION: City Manager Benjamin Arjona informed the commission that the budget had been previously reviewed and approved in a special meeting, with no changes made since then, other than those already discussed. During the hearing, there was a discussion regarding the lack of a generator at the police department. David Salinas, Director of Utilities, confirmed that grant paperwork has been submitted for generators and portable pumps under a freeze hazard program. The estimated award timeline for this grant is three to six months, with an 80/20 match requirement. Mayor Mario Garza proposed a possible 1.5% raise for employees, acknowledging past practices and their ongoing contributions. Mr. Arjona confirmed that a 1.5% raise is currently feasible and agreed to bring it back as a budget amendment at the next meeting. Parks and Recreation funding was also briefly discussed.

Mayor Mario Garza closed the Public Hearing at 6:20 p.m.

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

VII. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS

A. Preliminary and Final Plat Approval of the Christian Estates Subdivision being a 10.95-acre tract of land out of Lot 12, Block 8, John Closner Subdivision, located approximately a quarter of a mile South of Nolana Avenue, along the West side of Raul Longoria Road, as Requested by Quintanilla, Headley and Associates, Inc. [Robert Escobar, Director of Planning] [TABLED]

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

DISCUSSION: Monica Gomez, Interim Director of Planning and Zoning, reported that the commission discussed the preliminary and final plat approval for the Christian State Subdivision. This is a proposed 10.95-acre development located south of Nolana Avenue on the west side of Raul Longoria Road, and it includes 28 multi-family residential units and two commercial lots. City staff and the city engineer reviewed the plans, noting the need for utility extensions, fire hydrants, and compliance with easement and lighting requirements. Benjamin Arjona, City Manager, stated that while the Planning and Zoning Commission had initially denied the request due to issues like handicap ramps, the developer, represented by Eduardo "Eddie" Cantu, confirmed that these concerns specifically regarding the ramps would be addressed.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 28, 2021**

Commissioner Marco "Markie" Villegas made a motion to approve with the provisions that Mr. Cantu will take care of the handicap ramps and was seconded by Mayor Pro Tem Leonardo "Lenny" Sanchez. Motion Passed (5-0)

B. Consider Approval of the Economic Development Corporation Proposed Budget for Fiscal Year 2021-2022. [Leroy Gonzales, Director of Finance]

DISCUSSION: The city commission reviewed the budget, which had already been approved by the EDC board. Mayor Mario Garza noted the budget size, approximately \$1.4 to \$1.5 million, and suggested establishing a consistent meeting calendar for the EDC, similar to the city commission's schedule. Commissioner Adina "Dina" Santillan raised concerns about board member attendance and the use of funds for travel and training, emphasizing the importance of closely monitoring these expenditures as they involve taxpayer money. In response, Mr. Arjona acknowledged the concerns but highlighted that travel expenses have been minimal. He also noted the significant improvement in the EDC's financial position in recent years, citing increased sales tax revenue and a healthy fund balance. Overall, the budget was commended for reflecting the EDC's growth and strong leadership.

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

C. Discussion and Possible Action to Approve the City's Participation in Upsizing the Water and Sewer Lines from an eight (8) inch to a 12 inch as Discussed at the Commission Meeting of February 9, 2021 as Part of the Meadows on Ridge Subdivision and Authorize the City manager to Execute all Related Documents and Budget Amendment as Needed. [David Salinas, Director of Utilities]

DISCUSSION: City Manager Benjamin Arjona stated that the city's participation in upgrading the water line from 8 inches to 12 inches was previously discussed and approved. While both water and sewer line upsizing were initially considered, the sewer line has already been installed within the subdivision. Therefore, the city will only be involved in upsizing the water line along the perimeter. David Salinas, Director of Utilities, explained that the purpose of this upgrade is to align with the city's master plan and support future growth, specifically to complete a loop that will feed the nearby water tower. The city's share of the project cost is \$61,601.50. Mr. Salinas also noted that staff recommends proceeding with the project now due to rising material costs and supply shortages, which could lead to increased expenses if delayed.

Mayor Pro Tem Leonardo "Lenny" Sanchez made a motion to approve as recommended by Mr. David Salinas and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0)

D. Discussion and Possible Action Regarding Proposed Collective Bargaining Agreement with San Juan Professional Fire Fighters Association, IAFF Local #4697.

DISCUSSION: City Manager Benjamin Arjona announced that after prior negotiations and executive session discussions, both parties reached a mutual agreement with no unresolved issues. Mr. Arjona highlighted that the primary concern, salary increases, was successfully negotiated to a reasonable amount for the current fiscal year, with a smaller increase set for the following year. He extended his gratitude to the staff, legal counsel, and department representatives for their dedicated work throughout the process. All parties have expressed satisfaction with the two-year agreement.

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

VIII. CONTRACTUALS

A. Consider Authorizing the City Manager to Enter into a Cooperative Agreement with Texas A&M Forest Service for a Department of Defense Equipment Consisting of One (1) 1995 Stewart Stevenson Truck, Cargo 2.5 Ton. [Tirso Garza, Fire Chief]

DISCUSSION: City Manager Benjamin Arjona stated that this request, originally submitted in 2017, was recently approved. Fire Chief Tirso Garza confirmed that the truck is in good condition and will be used by the fire department for both flood evacuations and firefighting. As per the agreement, the vehicle will be painted to remove its military colors and will be fitted with a 300-gallon water tank and potentially a ramp for evacuating individuals with disabilities. Chief Garza also mentioned that the truck, provided to the city at no cost, will be maintained regularly like other fire vehicles and stored at one of the city's fire stations.

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

IX. RESOLUTIONS

A. Consider Resolution Nominating the Candidates for the Hidalgo County Appraisal District Board of Directors 2022-2023. [Benjamin Arjona, City Manager]

DISCUSSION: City Manager Benjamin Arjona explained that each participant could nominate up to five individuals. Commissioner Adina "Dina" Santillan nominated Pedro "Pete" Garcia, and Mayor Mario Garza nominated Al Cardenas. With no further nominations, the Mayor confirmed that resolutions would be prepared and

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 28, 2021

signed before being submitted to the appraisal district. A vote involving cities and school districts will occur at a later date.

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

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow a Truck Parking at 301 W. Nolana Avenue, legally described as the North 330 feet of the West 314 feet excluding the West 100 feet of Drainage Ditch of Lot 12, Block 8, John Closner Subdivision, as Requested by Eliud Gonzalez. [Robert Escobar, Director of Planning]
- B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at "Yadira Drive-Thru" located at 506 E. FM 495, legally described as Lot 1, Yadira Subdivision, as Requested by Margarito Esquivel. [Roberto Escobar, Director of Planning]
- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to Allow an Automotive Repair and Service at "El Tio Auto Sales" located at 804 E. Business 83, legally described as Lots 84-89, Tierra Blanca Estates Subdivision, as Requested by Luis A. Vazquez. [Robert Escobar, Director of Planning]
- D. Consider Second and Final Reading of an Ordinance Abandoning a 15-Foot Utility Easement Dedication out of Lots 12 through 22, Cesar Heights Subdivision, Hidalgo County, Texas, as recorded by Instrument Number 3235451, as requested by the Owner(s); Authorizing the Mayor to Execute any and all Necessary Transfer Documents for said Abandonment; Providing a Repealer Clause; Providing a Saving Clause; Providing for Effective Date; Providing for Publication; and Ordaining Other Provisions Related to the Subject Matter Hereof. [Robert Escobar, Director of Planning]
- E. Consider and Ordinance Adopting the Budget for the City of San Juan, Texas for fiscal Year Beginning October 1, 2021 through September 30, 2022. [Leroy Gonzales, Director of Finance]
- F. Tax Collection Report- August 2021.
- G. Budget Expenditure Report - August 31, 2021. [Leroy Gonzales, Director of Finance]
- H. Budget Expenditure Report - August 31, 2021. [Leroy Gonzales, Director of Finance]
- I. Consider Second and Final Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees, Section 1.05.006 San Juan Memorial Park, Subsection (A) Park Facility Rental Fees of the City of San Juan's Code of Ordinances to Add Paragraph (4) to Provide Provisions to Allow Co-Sponsorship and Co-Promotion of Events Held at the City's Park Facilities; Providing for Effective Date; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.

Commissioner Marco "Markie" Villegas made a motion to approve all items under consent agenda and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0)

X. ADJOURNMENT

Mayor Pro Tem Leonardo "Lenny" Sanchez made a motion to adjourn at 6:43 p.m. and was seconded by Commissioner Adina "Dina" Santillan. Motion Passed (5-0)

CITY OF SAN JUAN, TEXAS


Mario Garza, Mayor

ATTEST:


Brenda Escalante, City Secretary