

## MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

**DATE:** Tuesday, January 11, 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  
Rick Palacios, City Attorney

**STAFF PRESENT:** Benjamin Arjona, City Manager  
Brenda Escalante, Interim City Secretary  
Tirso Garza, Chief of Fire  
Ruben Morin, Chief of Police  
Leroy Gonzales, Finance Director  
Adelaida Cordero, Director of Human Resources  
Christina Perez, Children Librarian  
Patrick Willingham, Director of Parks & Recreation  
Daniel Tijerina, 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:** No public comments.

- V. PRESENTATIONS:**
  - A. City Manager's Report**
  - B. Planning and Zoning Monthly Report.**
  - C. Department of Finance Monthly Report**
  - D. Department of Utilities Monthly Report.**
  - E. Parks and Recreation Monthly Report.**
  - F. Fire Department Monthly Report.**
  - G. San Juan Memorial Library Monthly Report.**
  - H. Municipal court Monthly Report.**
  - I. Department of Sanitation Monthly Report.**
  - J. Police department November and December Monthly Report.**

**DISCUSSION:** Benjamin Arjona, City Manager welcomed everyone to the first meeting of the year and briefly stated positive things are coming to the city this year. Mr. Arjona introduced Mr. Daniel Tijerina as the new Planning and Zoning Director. Mayor Mario Garza welcomed Mr. Tijerina on board. Mr. Arjona stated every department director is present readily available should you have any questions. Mayor Garza informed Patrick Willingham, Director of Parks and Recreation that Officer Liscano from Pharr PD approached him and stated they were pleased by how they were treated at the Boxing Golden Gloves. Also, they wanted to revisit sometime around February 18,19, or

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20th. Mayor Garza mentioned he advised Mr. Liscano to contact Mr. Willingham and Mr. Ruben Guajardo. Mr. Willingham stated that Oscar, the main promoter of the event, already confirmed that weekend to host the South Texas Golden Gloves. He also mentioned the event is usually earlier to allow boxers to get ready for the following qualifier. Mayor Garza asked if they had boxers from all over the state. Mr. Willingham responded, yes, from Laredo, Corpus, and some from the Houston area. Mayor Garza asked Mr. Arjona for the next meeting to have a presentation ready also to have Mr. Willingham and Mr. Guajardo present to provide more information for the commission and citizens. Furthermore, Mr. Willingham informed the commission their 501C3 non-profit application has been approved by the state and the San Juan Police Athletic League will be a 501C3 as well. Mayor asked if the event will be run through the San Juan PAL. Mr. Willingham responded it would be in conjunction between PAL and Parks and Recreations, but now will be a certified nonprofit through the State of Texas. Mayor recommended them to reach out to sponsors to help build up the PAL. Mayor Garza thanked Chief Tirso Garza and his staff for assisting the City of Pharr in the fire incident that took place at the Matts Cash and Carry. Chief Garza stated he spoke to Mr. Arjona the following week and informed him they were really busy that New Year's Weekend. But they were there to assist and that is part of the mutual agreement with local municipalities. Commissioner Ernesto "Neto" Guajardo asked Mr. Willingham if the softball and baseball league had already started. Mr. Willingham responded to registration only, but they have an 8U winter league going on at the moment. In addition, they have online registration for the adult league that starts in February and ends before youth softball and baseball league. Commissioner Guajardo asked for information in reference to a tournament that was scheduled for February 19th for 4th and 5th graders. Mr. Willingham responded it's a school based annual tournament in conjunction with PSJA ISD which the city hosts. Commissioner Adina "Dina" Santillan asked if they had registration extended for one of the sports. Mr. Willingham responded they had to extend registration for all winter sports and managed to get 22 teams for boys' soccer and 15 teams for girls' basketball. Commissioner Santillan asked if they have a health protocol set up to follow the CDC guidelines. Mr. Willingham responded they perform temperature checks daily, require everyone to wear masks and follow the CDC guidelines to keep the kids and families protected. Commissioner Santillan asked if they have coaches for the upcoming leagues. Mr. Willingham responded they are complete, but it's a mix of coaches and staff. Commissioner Santillan suggested waiving the registration fee for parents that volunteer. Mr. Willingham stated they offer that option for head coaches. Commissioner Guajardo asked Mr. Roel Garza how is the city doing with the brush schedule. Mr. Garza responded they are currently on the west side and on schedule. Mr. Arjona informed the City Commission about Mr. Garza's retirement and thanked him for his hard work and dedication to the City of San Juan. The City Commission thanked and wished him the best.

**VI. PUBLIC HEARINGS**

- A. Hold a Public Hearing for a Voluntary Annexation Petition of the Proposed La Paloma Subdivision, being a 13.41-acre tract of land out of Lot 14, Block 47, 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 AAAR Family, LTD**

**DISCUSSION:** Daniel Tijerina, Director of Planning gave a brief description of the Paloma Subdivision and the location. He stated this was part of the subdivision process since a portion of the property is outside the city limits. Furthermore, on November 9, 2021 the City Commission approved Resolution No. 21-27 accepting the petition for voluntary annexation. Mr. Tijerina informed the Commission dates and times for the public hearing were attached in their packets. He stated staff recommended approval of the first public hearing.

Mayor Mario Garza opened the Public Hearing at 6:17p.m.

Mayor Mario Garza closed the Public Hearing at 6:18 p.m.

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

- B. Hold a Public Hearing for a Voluntary Annexation Petition of the Proposed Orchards of San Juan being a 24.85-acre tract of land out of Lot 7, Stewart's Addition to the Conway Gardens Subdivision, as per map recorded in Volume 0, Pages 43, Map Records, Hidalgo County, Texas, as Requested by Escon Development.**

**DISCUSSION:** Daniel Tijerina, Director of Planning stated the Planning Department was processing the Orchards of San Juan Subdivision which is a residential subdivision located South West corner of Stewart and Moore Road. He stated part of the subdivision is outside of the city limits and another part inside the E.T.J. He also stated it is the city's policy to annex subdivisions processed and approved within the city E.T.J. Furthermore, on November 23, 2021 the City Commission approved Resolution 21-29 accepting the petition for voluntary annexation, setting dates and times for public hearings. Mr. Tijerina stated it is all in compliance with Texas Local Government Code Chapter 43 Municipal Annexation and the staff is recommending approval of the first public hearing.

Mayor Mario Garza opened the Public Hearing at 6:19pm.

Mayor Mario Garza closed the Public Hearing at 6:19 pm.

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

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

- A. Consideration and Action to Release \$91,279.60 from an Escrow made to the City of San Juan for Pending Improvements at Valley Ranch Subdivision as requested by OC Development, LTD., Eduardo Cantu.**

**DISCUSSION:** Mr. Benjamin Arjona, City Manager stated this item has been completed and they complied with all the requirements so there is no problem with releasing the escrow back to the developer.

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

- B. Consider Authorizing the City Manager to Enter into a Memorandum of Understanding (“MOU”) by and between the McAllen, Pharr, San Juan and Edinburg Fire Departments for Purposes of Identifying the Parties’ Respective Roles and Responsibilities Associated with Emergency Response to Incidents on Interstate 2 and Interstate 69 Central During the Course of Roadway Construction for the Pharr Interchange Project.**

**DISCUSSION:** Chief Tirso Garza stated if approved this MOU would be between the cities of Pharr, Edinburg, and McAllen to try to bring down the response time. Chief Garza stated once they close all the exits City of Pharr will have come all the way to San Juan or McAllen to make a turn around. Chief stated the City of Pharr asked if a call comes in the City of San Juan would take the call first to make sure they get there fast. He explained San Juan will be taking care from Raul Longoria to McColl and McAllen will be covering from McColl all the way to Cesar Chavez. And will only be during the duration of construction due to the delays in response times, which are not NFPA compliant. Chief Garza stated this was decided amongst all three municipalities, there is no commitment other than mutual aid agreement also known as automatic aid. Mayor asked if they had previously met. Chief Garza responded it has been discussed and just pending approval. He informed the City Commission that they will have a couple dry runs to coordinate the communication. Mayor Mario Garza stated this will take place for a while. Chief Garza responded it would probably be around 2-3 years and briefly described the area they would be covering. Mayor Garza reinstated that he is on board as long as they have good communication.

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

- C. Discussion and Possible Action to Authorize the City Manager to Execute a Renewal of the Asset Management Agreement with BuyBoard Vendor Maguire Iron, Inc. to Include the North, South and South East Elevated Storage Tanks, and the Claticones and Ground Storage Tanks at Water Plant 2 and the Clearwells at Water Plant 1 and Authorized the Mayor to Execute all Related Document and Budget Amendment as Needed.**

**DISCUSSION:** Benjamin Arjona, City Manager introduced the item. David Salinas, Director of Utilities stated back in March of 2018 the City Commission authorized the City Manager to enter into an agreement with Maguire Iron, Inc. who has been maintaining three of the city’s standing water towers. Furthermore, he stated the contract is up for renewal, legal has reviewed the new contract and some changes were made in the language to state it would only be available if funding is provided by the City Commission on an annual basis. This year’s funding has already been budgeted; the change to this is to include the maintenance of the water plants. If you recall back in 2017, we rehabbed the water plant. This proposal includes the maintenance of two ground storage tanks over at Water Plant No. 2, the Claricones and the Clearwells at the Water Plant No.1 this will ensure the paint doesn’t corrode like it did the last time and will ensure the equipment doesn’t fall apart. This will be an annual maintenance agreement with an annual payment of \$167,000.00 for which we currently budgeted \$168,00.00. Mr. Salinas recommended approval to maintain the standing water plants. He concluded stating that a budget amendment will be brought before the commission for approval because the filters weren’t included.

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

- D. Discussion and Possible Action Regarding Hidalgo County Elections Department Request for Early Voting/Election Day Polling Location of The San Juan Fire Station #2 and The San Juan Memorial Library for Primary Election, Local Entities Election, Primary Runoff Election, General Election and General Runoff.**

**DISCUSSION:** Benjamin Arjona, City Manager informed the City Commission that at the moment the Hidalgo County Elections Department is requesting authorization to utilize the San Juan Fire Station No.2 for election day and the San Juan Memorial Library for early voting and election day. He also mentioned times are tentatively.

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

**VII. CONTRACTUALS**

- A. Consider Authorizing the City Manager to Enter Into a Bi-annual Inter-local Agreement between the Rio Grande Valley 911 and the City of San Juan Police Department for 911 Service.**

**DISCUSSION:** Benjamin Arjona, City Manager stated this was an existing 911 services agreement up for renewal and no changes were made.

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

- B. Consider Entering Into an Interlocal Agreement between the City of San Juan and Hidalgo County for Rural Emergency Services.**

**DISCUSSION:** Chief Tirso Garza stated this was the yearly fee contract with Hidalgo County for E.T.J areas. Chief Garza stated the only changes are the fees increases. Mayor Mario Garza asked what was the percentage. Chief Garza responded it was a 2% increase for every classified category.

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

**IX. CONSENT AGENDA**

- A. Consider Second and Final Reading of an Ordinance for the 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 Closner Subdivision, as Requested by Gutierrez-Duncan, LLC.**
- B. Consider Second and Final Reading of an Ordinance for 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.**
- C. Consider Approval of City of San Juan 2021 Tax Roll Certification.**
- D. Consider Approval of the Monthly Tax Collection Report -October 2021**
- E. Consider Approval of the Monthly Tax Collection Report-November 2021**
- F. Consider Approval of the Budget Expenditure Report - October 2021**
- G. Consider Approval of the Budget Expenditure Report - November 2021**
- H. City Commission Meeting Minutes:**
- February 9, 2021
  - March 23, 2021
  - April 13, 2021
  - April 27, 2021
  - May 11, 2021
  - June 14, 2021
  - June 22, 2021
  - July 1, 2021
  - July 7, 2021

**DISCUSSION:** There were no comments or questions.

**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 Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).**
- 1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project Tri.**

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Commissioner Ernesto "Neto" Guajardo made motion to enter executive session at 6:31 p.m. and was seconded by Commissioner Adina "Dina" Santillan. Motion passed (3-0)

XI. RECONVENE

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 §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project Tri.

Commissioner Adina "Dina" Santillan made motion to reconvene at 6:54 p.m. and was seconded by Mayor Mario Garza. Motion passed (3-0)

Mayor Mario Garza made motion to move forward as instructed to City Manager and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (3-0)

XII. ADJOURNMENT

Commissioner Adina "Dina" Santillan made motion to adjourn at 6:55 pm and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (3-0)

CITY OF SAN JUAN, TEXAS

  
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Mario Garza, Mayor

ATTEST:

  
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Brenda Escalante, City Secretary