

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, August 24, 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-Tempore
Adina "Dina" Santillan, Commissioner
Ernesto "Neto" Guajardo, Commissioner
Marco "Markie" Villegas, Commissioner
Ricardo Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Reymundo Casarez, Captain of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesein, Library Director
Patrick Willingham, Director of Parks & Recreation
Monica Gomez, Planner II
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 the meeting 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: Resident Graciela Coriel stated there was two incidents on 308 Silvia Circle, and is requesting the City Commission's help for speed bumps and stated she is willing to get signatures from her neighbors if necessary. Mr. Benjamin Arjona, City Manager stated we will take care of it.

V. PRESENTATIONS

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

DISCUSSION: Commissioner Adina "Dina" Santillan asked Mr. Tirso Garza, Chief of Fire regarding the store that wasn't in compliance with the code, what's the status on that, to which Chief Garza responded we are waiting for a response from the corporate office.

- B. Update Presentation on City Hall/Transit terminal Building.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated this item has to do with the status on the new city hall, last week on Friday, we met with the architect and the department staff, the prints that they presented to us, we have already submitted that back to the architect. However, I just want you all to know that later on in this meeting there's an approved item that is going to be advertised on the newspaper and then brought up the following week September 22nd and on the 28th for you all's approval. Hopefully if everything goes well, one of the permits will be having a substantial completion by September 30th of next year but hopefully before that. Mr. Arjona stated we've been working with the AEP and with the utility department for a sewer line along with the engineer. They are also here within this meeting; we're going to ask for permission to offer based on relocating or

resolving. Mayor Mario Garza stated I would like to make a comment as far as I think this is good information, not only for us but for the community, I think what we should do is maybe upload that on our website because I'm pretty sure all of us here on the commissions part, the question is when are we going to start breaking ground so if we were to please upload that on our website so that the citizens can see where we're at with the city hall and as the project happens, go along with it. Mayor Mario Garza asked Mr. Arjona as far as the projected time, you say about anywhere between 12 to 15 months to which Mr. Arjona responded yes, no longer than 16 months.

VI. PUBLIC HEARINGS

- A. Hold Public Hearing on the Adopting the Proposed Tax Rate and Levy for the City of San Juan, Texas for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022.

DISCUSSION: Mr. Leroy Gonzalez, Director of Finance stated On Tuesday, August 10, 2021 the city commission voted and proposed a tax rate of .6076 for fiscal year October 1, 2021 and ending in September 30, 2022 and scheduled one public hearing on August 24th. however, with the property law in the proposed tax rate of .6876 the new revenue for tax rate of .650911 or were not adjusted and unused increment rates of 0.6621. therefore, the public hearing will be required by before this completes the tax rate. Mr. Gonzalez added it was published on the advance for the 24th and also on our website

Mayor Mario Garza opened the public hearing at 6:15 p. m. Mayor Mario Garza stated hopefully we can continue this trend and help out our citizens. Mayor Mario Garza closed the public hearing at 6:15 p.m.

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

VII. ORDINANCES

- A. Consideration and Approval of an Ordinance Authorizing the Issuance of "City of San Juan, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2021" ; Providing for the Payment of Said Certificates by the Levy of an Ad Valorem Tax Upon all Taxable Property within the City and Further Securing said Certificates by a Lien on and Pledge of the Pledged Revenues of the System; Providing the Terms and Conditions of said Certificates and Resolving other Matters Incident and Related Thereto.

DISCUSSION: Mr. Benjamin Arjona, City Manager presented the item and stated Mr. Vela was available to give presentation. Mr. Cris Vela stated I would like to focus on the presentation that you have before you, I'm not going to go through the whole presentation. Starting on page 3, the City of San Juan will finance various projects and equipment with the issuance of combination tax and limited plit certificate of obligation series 221 certificates, certificates will find a total of \$9,017,173 in projects, sanitation equipment, fire station, equipment for streets and alleys, parks and recreation facility for the total of \$9,017,173. Mr. Vela added the general obligation debt rating was affirmed on August 13, 2021 by standard reporters of a stable outlook for the city. Moving on to page 6, we have two bids for the transaction was sold competitively and we had two bids, the low bid was 1.6960, we are going to talk about the closeness of these two bids. The second bid, the cover bid coming in at 1.7052, both Robert Baird and Raymond James are outstanding national firms so they look an interest in the City of San Juan provided very good abilities for you. Mr. Vela went over the last page and stated I want to go over page 8 under the green banner and the average annual debt service would have in the plan of finance that we presented to the commission was \$538,705 the actual is \$532,928 with saving of \$577 per year. Mr. Vela further stated under the total debt service you have \$10,774,102.00 and ended up with \$10,658, 550 or a savings of \$115,552. The rates that were quoted and taken are fixed for 20 years, so they're not very racist etc. Assuming that the city council, commission approves it, we will be moving forward with closing on September 21, 202. Mr. Arjona added we had a rating conference call and are very blessed Mr. Vela was there, the city is doing very stable, very good. Mayor Mario Garza thanked Mr. Vela. Mr. Vela added a lot of the times, we don't spend enough time, there's a lot of work that goes into these documents and a lot of this work is done by the city staff, so on our behalf we want to thank you for your help. Mr. Arnold Cantu, Attorney stated there's a lot of work that goes into this and a lot of documents, the regal requirement and the tremendous effort that the consultants take.

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

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

- A. Discussion and Possible Action Regarding Hidalgo County Elections Department Request of the San Juan Memorial Library Multipurpose Room for the November 2, 2021 Constitutional Amendment Election for Early Voting and Election Day.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

- B. Discussion and Possible Action to Authorize City Manager to Solicit Bids for the Construction of the New City Hall / Transit Terminal.

DISCUSSION: Mr. Benjamin Arjona stated as discussed earlier this is just to allow us to go out for bids.

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

- C. Discussion and Possible Action to Authorize City Manager to Solicit Bids for Sewer Line Infrastructure Improvements at the New City Hall / Transit Terminal Building.

DISCUSSION: Mr. Benjamin Arjona stated this is for the sewer line for the new city hall, we are asking to solicit bids for this project.

Commissioner Ernest “Neto” Guajardo made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (5-0).

IX. RESOLUTIONS

- A. Consider and Approve a Resolution by the City Commission of the City of San Juan to Accept Allocation of the American Rescue Plan Act Funds 2021.

DISCUSSION: Mr. Benjamin Arjona stated this is the money that we’ve been waiting on.

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

- B. Consider Authorizing the City Manager to Submit a Grant Application to the Texas Parks and Wildlife for Participating in the Local Park Grant Program and to Execute all Grant Documents Relating Thereto.

DISCUSSION: Mr. Benjamin Arjona stated as er remember we visited Austin, Texas parks and wildlife and the thing that they are asking for is there’s got to be a resolution in place before we actually participate, allowing us to go out and solicit for this particular grant and this is just so that we can apply for the grant.

Commissioner Ernest “Neto” Guajardo 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 “The Industrial Ballroom” Event Center located at 1200 E. Business 83 Suite 1201, legally described as Lots 122 – 125, VIP East Subdivision, as Requested by Johnny Rodriguez.

- B. Consider Second and Final Reading of the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to the Expressway Corridor District (E-C) of the following properties:

• M.L. Woods Co. Tract No. 3 E165’-N200’ Lot 6 and W10’-N200’ Lot 7 0.80 AC GR 0.72 AC NET

• M.L. Woods Co. Tract No. 3 E115.35’-W125.36’-N100’ Lot 7, 0.26 AC

• M.L. Woods Co. Tract No. 3 S100’-E115.35’-W125.36’-N200’ Lot 7, 0.26 AC

• M.L. Woods Co. Tract No. 3 E151.64’-N200’ Lot 7 & W14.43’-N200’ Lot 8, 0.76 AC GR, 0.69 AC NET

• M.L. Woods Co. Tract No. 3 N290.4’-E75’-W89.43’ Lot 8, 0.50 AC GR 0.47 AC NET

• M.L. Woods Co. Tract No. 3 E5.35 AC Lot 10 EXC 0.53 AC 4.82 AC NET

• Alamo Land and Sugar Co. 4.54 AC AN IRR TRBEING E 502’-N788.5’ Lot 2 Block 35, 4.13 AC NET

• Alamo Land and Sugar Co. AN IRR TR S140.2’-N356.05’-W178’-E188’ Lot 2 & NEC 0.29 Lot 2 & W118’-N229’ Lot 3 Block 35, 1.20 AC NET

• Alamo Land and Sugar Co. E87’-W250’-N280’ & S71’-N300’-W118’ Lot 3, Block 35, 0.75 AC

• Alamo Land and Sugar Co. E100’-W305’-N300’ Lot 3, Block 35

• Alamo Land and Sugar Co. E60’-W660’ Lot 3, Block 35, 1.82 AC GR, 1.79 AC NET, as Requested by the City of San Juan.

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- C. Consider Second and Final Reading of an Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to Neighborhood Commercial District (C-1) at the property located at 315 W. 1st Street, legally described as Lot 3, Block 6, San Juan Original Townsite Subdivision, as Requested by Maria Guadalupe Garcia.
- D. 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, Section 1.05.007 Mayfield Park, and Section 1.05.009 Parks and Recreation of the City Of San Juan's Code of Ordinances to Consolidate all Provisions Related to Parks and Recreation Fees Under Section 1.005.006, to be Renamed as Parks and Recreation Fees and to Include Additional Related Fees for the San Juan Sports Complex and the San Juan Municipal Park; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for a Repealer Clause.

E. Tax Collection Report -July 2021

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

XI. EXECUTIVE SESSION 6:27 p.m.

- 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 and §551.072 (Consultation with Attorney and Deliberation Regarding Real Property).
 - 1. Discussion and Possible Action Regarding the Purchase, Exchange, Lease, or Value of Real Property on a Tract of Land Containing 1.59 Acres of Land, Situated in Hidalgo County, Texas, Being Part or Portion of Lot 8, Block 35, Alamo Land Sugar Company Subdivision.
 - 2. Discussion and Possible Action Regarding Issues Concerning a Festival Event to take Place on December 17, 2021.

Commissioner Marco "Markie" Villegas made motion to enter into executive session at 6:27 p.m. and was seconded by Mayor Mario Garza. Motion Passed (5-0).

XII. RECONVENE 7:43 p.m.

Commissioner Ernesto "Neto" Guajardo made motion to reconvene at 7:43 p.m. and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

- A. The City Commission will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to take Vote or Take Final Action in Open Meeting.
 - 1. Possible Action Regarding Real Property on a Tract of Land Containing 1.59 Acres of Land, Situated in Hidalgo County, Texas, Being Part or Portion of Lot 8, Block 35, Alamo Land Sugar Company Subdivision.

Mayor Mario Garza made motion as discussed in executive session and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (5-0).

- 2. Possible Action Concerning Festival Event to take Place on December 17, 2021.

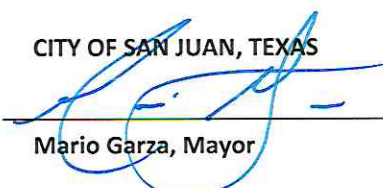
No. Action

XIII. ADJOURNMENT 7:43 p.m.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to adjourn at 7:43 p.m. and was seconded by Commissioner Adina "Dina" Santillan. Motion Passed (5-0).

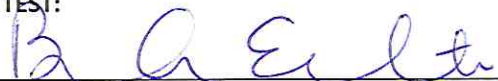
CITY OF SAN JUAN
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CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, Interim City Secretary