

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, May 11, 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
Jesus "Jesse" Ramirez, Commissioner
Ernesto "Neto" Guajardo, Commissioner
Marco "Markie" Villegas, Commissioner
Ricardo Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Nayeli Guerrero, Records Manager
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Segin, 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: City Manager, Benjamin Arjona

III. PLEDGE OF ALLEGIANCE: All

IV. PUBLIC COMMENTS:

- A. It is the Intent of the City Commission to Conduct this Meeting Primarily via Teleconference Pursuant to the Open Meetings Act Procedures Announced by Governor Abbott. Due to the COVID19 Pandemic, the City has Established an Alternative for Residents to Make Public Comments During the Meeting. If you Would Like to Participate Under Public Comments, You Must Submit a Request Beginning Friday, May 7, 2021 by (1) Sending an Email to publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the DriveThru Behind City Hall at 709 S. Nebraska San Juan, Texas 78589. All Requests Must be Received no Later than 5:00 p.m. on Tuesday, May 11, 2021. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

DISCUSSION: City Manager asked for Mr. Navarro to please give him a call tomorrow to his office.

V. PRESENTATIONS:

- A. Proclamation Proclaiming National Police Week May 9 through May 15 and Peace Officers' Memorial Day on May 15th.

DISCUSSION: Chief of Police, Ruben Morin thanked everyone and mentioned how much he appreciates his staff for coming to work every day and upholding the laws and doing their best. Mayor Mario Garza read proclamation proclaiming Police Week from May 9 through May 15 and Peace Officer Memorial Day on May 15th. Captain Casarez, Lieutenant Luna, Officer Flores were present to accept the proclamation. Mayor Mario Garza asked for a moment of silence for all our men and women who serve as law enforcement agencies we stand up and come in our prayers. Mayor Mario Garza mentioned couple of comments to chief of Police Ruben Morin that when he addressed Captain Casarez 30-year service, he stated once again thank you sir for serving the city of San Juan, it takes special men and women to do your line of work and I can honestly say that not too many people can do this. Mayor Mario Garza stated I want to thank your families as well because your families play a big role in this because you need the support in the

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backbone of your families to take on a career like this so we that being said, thank you so much for your service, all the men and women out there in law enforcement not only them but all the men and women in our military as well, thank for protecting our wonderful communities across the nation.

B. Proclamation Recognizing the Heroic Act of Angel Tseng in the City of San Juan, Texas.

DISCUSSION: Chief of Fire, Tirzo Garza stated two weeks ago a six-year-old that did practically the same thing in preventing a major fire from occurring at his residence Mr. Angel Tseng was at the IDEA School on East Road and his quick actions went into play and he pretty much avoided from a major fire occurring in his classroom. Chief Garza stated I would like to present him with a token of appreciation as far as a proclamation and then of course a basket in his honor for taking a quick step and of course my staff is here because he makes our job a lot easier. Chief Garza presented Angel Tseng and Mayor Mario Garza read the proclamation proclaiming the heroic Act of Angel Tseng in the City of San Juan.

C. Official Canvassing of Returns of May 1, 2021, City Election for Mayor, Commissioner Place 2 and Commissioner Place 3.

DISCUSSION: Nayeli Guerrero, Records Manager went over the results of the May 1, 2021 Election. She stated for Mayor Place No.1, Jesus "Jesse" Ramirez received on early voting 584 (31.65%) votes 194 (37.64%) votes on election day with total of 782 (30.30%) votes. Mario Garza received on early voting 804 (43.58%) votes 344 (48.66%) on election day with a total of 1,152 (44.63%) votes. Pete Garcia received on early voting 457(24.77%) votes and 169 (23.90%) votes on election day with a total of 647 (25.07%). For Commissioner Place No. 2, Neto "Coach" Guajardo received on early voting 682 (36.92%) votes 265 (37.64%) votes on election day with a total of 969 (37.56%) votes. R.C Flores received on early voting 722 (39.09%) votes 269 (38.21%) on election day with a total of 994 (38.53%) votes. Laura Martinez received on early voting 443 (23.98%) votes 170 (24.15%) on election day with a total vote of 617 (23.91%). For Commissioner Place No. 3, Eddie Alaniz received on early voting 498 (27.18%) votes 195 (27.78%) votes on election day with a total of 713 (27.82%) votes. Adina "Dina" Santillan received on early voting 623 (34.01%) votes 230 (32.76%) votes on election day with a total of 858 (33.48%) votes and Nickie Ybarra received on early voting 711 (38.81%) and 277 (39.46%) on election day with a total of 992 (38.70%) votes.

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

D. Presentation on Department Reports: Department of Planning and Zoning, Department of Parks and Recreation, San Juan Memorial Library and Department of Sanitation.

DISCUSSION: Mayor Pro Tem Leonardo "Lenny" Sanchez asked Mr. Roel Garza, Director of Sanitation/ Public Works if we were ready for the thunderstorm, he stated I believe the plan is tonight apparently, we are going to get some storm, water and asked when do we plant to deploy those sandbags. Mr. Garza stated we have crews on standby, they're on call and we have all of our equipment ready to go in case we need to go out there. Commissioner Jesus "Jesse" Ramirez asked Ms. Armandina Sesin, Director of Library she was going to have her summer programs. Mayor Mario Garza asked Mr. Patrick Willingham, Director of Park and Recreation where we at in reference to registration with the youth baseball to which Mr. Willingham responded we're going to close it this Friday, we'll be meeting with the City of Pharr on Thursday or Friday morning to combine several divisions specially on the girl's site, we've been in talks with them and we are starting to start the last week of May. As far as games, we will start our teams first and then the following week June 7th, we'll start interlocking with that. Mayor Mario Garza stated I take it that there's not going to be any all-stars this year to which Mr. Willingham responded that is correct, just the city league. Commissioner Ramirez asked is pony having a world series, to which Mr. Willingham responded I believe upstate they're leagues that are going, those that have opened up a lot sooner than we did.

VI. PUBLIC HEARINGS:

- A. Hold a Public Hearing for the Rezoning Request from SingleFamily Residence District (RS) to MultiFamily Residence District (RMF) of the 10.95 Acre Tract of Land Out of Lot 12, Block 8, John Closner Subdivision, Located Approximately 300 feet South of Nolana Avenue, along the West Side of Raul Longoria Road, as Requested by OC Development, LTD.**

DISCUSSION: Benjamin Arjona, City Manager recommended to bring this item back at a later meeting.

- B. Hold a Public Hearing for a Conditional Use Permit to Allow a DriveThru Window at "El Recreo Snack Shop" located at 2211 S. Veterans Boulevard Suite #1, legally described as Lot 3, Hacienda Palms Subdivision, as Requested by Josselyne Lugo.**

DISCUSSION: Roberto Escobar, Director of Planning and Zoning stated the applicant is opening "El Recreo Snack Shop" at the Southwest corner of Veterans Boulevard and Dalia Avenue, just South of the Stripes. She is proposing to use an existing drive-thru window with entrance and exit along Dalia Avenue. The proposed days and hours of operation are Sunday thru Saturday from 11:00 a.m. to 9:00 p.m. Staff mailed a notice of the public hearing before the Planning and Zoning Commission to Eleven (11) property owners within a two hundred (200) foot radius and received no comment in favor or against this request.

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Mayor Mario Garza opened the public hearing at 6:28pm, There being no comments from the public, the public hearing was closed at 6:28 p.m.

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

- C. Hold a Public Hearing for a Rezoning Request from SingleFamily Residence District (RS) to MultiFamily Residence District (RMF) of the Property Legally Described as the North 0.34 Acre Tract of Land out of the North 0.86 feet of the South 6.92 of the East 10.0 Acres of the West 31.46 of Lots 1 and 2, Block 11, John Closner Subdivision, located at the Northeast Corner of 7th Street and King Road, as Requested by Roberto Quintanilla, Jr.

DISCUSSION: Roberto Escobar, Director of Planning and Zoning stated the applicant owns a 0.34-acre tract at King Road and 7th Street. He is proposing to rezone the property into Multi-Family Residence District (R-MF) in order to build some apartments/duplex complex. There is an existing frame home that will be move to a different location. It is noted, that the property is adjacent to the multi-family district and surrounding properties consists of mixture of single-family and multi-family uses along King Road. A subdivision plat will be required in order to do any improvements to the property. Staff mailed a notice of the public hearing before the Planning and Zoning Commission to twenty-one (21) property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

Mayor Mario Garza opened the public hearing at 6:29 p.m.

Commissioner Jesus “Jesse” Ramirez asked currently its zone single family to which Mr. Escobar responded yes. Commissioner Ramirez stated the notices are sent to the residents asking for feedback, does it include what the purpose is going to be for it. Mr. Escobar responded it just says the zone.

Mayor Mario Garza closed the public hearing at 6:33 p.m.

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

- D. Hold Second Public Hearing for the Voluntary Annexation Petition of the Valley Ranch Subdivision Phase 2 being 9.76 acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision, as per Map Recorded in Volume 1, Pages 24 thru 26, Map Records, Hidalgo County, Texas, located at the Northwest Corner of Hall Acres and Cesar Chavez Road, as Requested by OC Development, LTD.

DISCUSSION: Roberto Escobar, Director of Planning and Zoning stated the applicant the Planning Department is processing a residential subdivision located at the Northwest corner of Hall Acres and Cesar Chavez Road. Part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City's policy to annex subdivisions processed and approved within the city's ETJ. In March 9, 2021, the City Commission approved a Resolution 21-06 accepting petition for voluntary annexation and setting dates and times for public hearings.

The property owner of the subject property has submitted a petition of a voluntary annexation to the City of San Juan. Upon annexation, recording of the subdivision plat, building permits and inspections will be processed by City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter.

Mayor Mario Garza opened the public hearing at 6:34 p.m. There being no comments from the public, the public hearing was closed at 6:34 p.m.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).

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

- A. Consideration and Action on the Preliminary and Final Plat Approval of the Hinojosa Subdivision Being a 1.00Acre Tract of Land Out of Lot 9, Block 31, Alamo Land and Sugar Company's Subdivision, Located at the Southwest Corner of Stewart Road and Orange Drive, as Requested by Trevino Engineering.

DISCUSSION: Roberto Escobar, Director of Planning and Zoning stated the developer is proposing to subdivide 1.00-acre tract into three (3) single-family residence subdivision. The property is located at the Southwest corner of Stewart Road and Orange Drive. The proposed subdivision is located in a flood zone “B” according to the FEMA Map. The Planning Department Staff is working on the rezoning application to Single-Family Residence District (R-S) Water and sewer services will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet.

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

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- B. Consider Approval of a Budget Amendment to Increasing the San Juan Fire Department Travel and Training Account (10-470.5500) in the Amount of \$5,160 for the Fiscal Year 2020-2021.

DISCUSSION: Chief of Fire, Tirzo Garza stated The San Juan Fire Department is seeking authorization to Increasing the San Juan Fire Department Travel and Training Account (10-470.5500) in the Amount of \$5,160 for the Fiscal Year 2020-2021. The cost of increase will be for the registration with Texas A&M Engineering Extension (TEEX) for the Course of (4) Incident Safety Officer and (2) Structural Firefighter I Live Fire Skills and (2) Rescue III Automobile Extrication. The total cost of reimbursement will be under the TIFMAS Grant Assistant Program that has been approved and qualified for the cost reimbursement.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Commissioner Jesu "Jesse" Ramirez Motion Passed (5-0).

- C. Discussion and Possible Action to Approve a Mid Year Budget Amendment for Fiscal Year 2020-2021 in the Utility Fund in an Amount Not to Exceed \$1,100,259 from Retained Earnings, Solid Waste Fund in an Amount Not to Exceed \$296,320 from Retained Earnings, General Fund in an Amount Not to Exceed \$112,500 and Authorized the Mayor to Execute All Related Documents as Required.

DISCUSSION: Benjamin Arjona, City Manager stated the 112 what it equates to is \$75,000 for the shop San Juan that w approved at the last meeting under executive session and also \$37,500 that is our portion to cover the cost of the Buxton software that was approved sometime back within the EDC and the City.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed (5-0).

- D. Consider Appointment of Election Judges and Setting Maximum Number of Election Clerks for the Upcoming City's Run-Off Election for Mayor Place One (1), Commissioner Place Two (2) and Commissioner Place Three (3) to be Held on June 12, 2021.

DISCUSSION: Benjamin Arjona, City Manager stated the county has already reached out to us as far as re assigning the same judges and clerks that actually worked the last election the regular election so this is just a formality for approval. Mayor Mario Garza asked in reference to during the election did you have any problems that you get any phone calls in reference to how it was being run here to which Mr. Arjona responded I didn't hear anything whatsoever.

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed (5-0).

VIII. RESOLUTIONS:

- A. Consider Resolution Issuing Order and Notice of City Run-Off Election for Mayor Place 1, Commissioner Place 2 and Commissioner Place 3.

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

- B. Consider Resolution in Support of Texas Senate Bill 594 Relating to the Provisions of Solid Waste Disposal Services by Certain Counties.

DISCUSSION: Benjamin Arjona, City Manager stated as it reads this is a joint effort between the city and the county so that this will hopefully alleviate some of this illegal dumping that we see at different places and if maybe there are some homes that may be on the county side but with the city, we can actually pick up and obviously its going to be for a fee so that going to help our revenues come in obviously its going to be reimbursed by the county so it's a win win for the county and the city.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed (5-0).

IX. CONTRACTUALS

- A. Consider Authorizing the Mayor to enter into a Contract for Arbitrage Rebate Compliance Agreement with Hilltop Securities Asset Management, LLC.

DISCUSSION: Benjamin Arjona, City Manager stated we have a two-year contract with Hilltop Securities, this is five and this is to add another one year and another five years so we currently have Hilltop Security as the year or council for bond, the CEOs and this is just to renew the country with Hilltop Securities. Mr. Arjona recommended approval.

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

- B. Consideration and Approval of an Interlocal Agreement between Hidalgo County and the City of San Juan (San Juan I Head Start Center) located at 200 North Cougar, San Juan, TX.

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DISCUSSION: Benjamin Arjona, City Manager stated this is the contract that we have with the Head Start behind Amigos del Valle Building that we're renewing like we do every single year so this is just the same contract over and over again.

Commissioner Ernesto "Neto" Guajardo made motion to approve and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed (5-0).

X. CONSENT AGENDA

- A. Consider Adoption of the Ordinance in Second Reading of the Voluntary Annexation Petition of the Meadows on Ridge Subdivision Being a 5.42 Acre Tract of Land Out of Lot 12, 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, Located at the Southwest Corner of Ridge and Cesar Chavez Road, as Requested by Esponjas Development, LTD.
- B. Consider Second Reading of an Ordinance Amending Chapter 1 General Provisions, Article 1.05 Administrative Fees, Section 1.05.003 Fire Department of the City of San Juan's Code of Ordinance for the Purpose of Establishing Certain Fees for the Fire Department Provided by The City of San Juan, Texas; providing for publication and Effective Date' providing for a Severability Clause; providing for Texas Open Meetings Compliance; and Providing for a Repealer Clause.

Commissioner Jesse "Jesse" Ramirez made motion to approve and seconded by Mayor Pro Tem Leonardo "Lenny" Sanchez. Motion Passed (5-0).

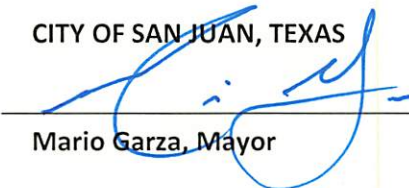
Mayor Mario Garza stated I know we are going into our summer days, its going to be hot and I think that I know that every year we've been, you guys are able to not wear ties so this year we are going to start a little earlier starting sometime next week. Directors, of course I mean look presentable but you don't have to wear any ties until further notice. He further mentioned to Mr. Roel Garza I know some of your guys are out there in the hot sun and stuff like that I don't know if maybe your budget or our budget allows for us to maybe purchase some dry fit shirts because I know their uniforms are pretty thick. He further stated I just have a bad feeling that its going to be a hot summer. Commissioner Ernesto "Neto" Guajardo asked if the vehicles that the guys have, if they carry water and everything like that to which Mr. Roel Garza responded yes.

XI. ADJOURMENT 6:47 p.m.

Mayor Pro Tem Leonardo "Lenny" Sanchez made motion to adjourn at 6:47 p.m. and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed (5-0).



CITY OF SAN JUAN, TEXAS


Mario Garza, Mayor

ATTEST:


Brenda Escalante, Interim City Secretary