

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, March 09, 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
Ernesto "Neto" Guajardo, Commissioner
Marco "Markie" Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Tirso Garza, Chief of Fire
Ruben Morin, Chief of Police
Leroy Gonzalez, Director of Finance
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 6:00p.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:

- 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 COVID-19 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, March 5, 2021 by (1) Sending an Email to publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the Drive-Thru 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, March 9, 2021. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

No Public Comments from the public.

V. PRESENTATIONS:

- A. Presentation by Community Loan Center Small Dollar Loans, to Provide Loans to our City Employees at a Lower Cost, other Financial Counseling, and other Financial Programs.

DISCUSSION: Ms. Rosa Jaramillo, Associate Business Relations stated this is an alternate payday loans and tittle loans with low interest loans from \$400-\$1,000, up to 12 months to pay payments as low as \$23 weekly, online origination and service, easy payment through payroll deduction and free financial counseling available.

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

DISCUSSION: Mayor Mario Garza asked Mr. Roel Garza, Director of Sanitation/Public Works in reference to the freeze we had 2-3 weeks ago, are you able to pick up the brush to which Mr. Garza responded we are on schedule and we will have a neighborhood cleanup. Mayor Mario Garza asked Mr. Patrick Willingham where are we with the varsity league to which Mr. Willingham responded we have been advertising and

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putting it out on social media. Commissioner Ernesto “Neto” Guajardo asked Mr. Willingham do we have anything going on for the kids to which Mr. Willingham responded we will start in May. Mayor Mario Garza asked what kind of restrictions are we following to which Mr. Willingham responded we are limiting parents and still wearing masks.

VI. PUBLIC HEARINGS:

- A. Hold First Public Hearing for the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) for an 8.65-Acre Tract of Land out of Lot 12, Block 31, Alamo Land and Sugar Company’s Subdivision, Located at the Southwest Corner of Ridge and Cesar Chavez Road, as Requested by Esponjas Development, Ltd.

No Action

- B. Hold First Public Hearing of the Ordinance for the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Tract I – the 5.43 Acre Tract of Land of the South 500 Feet of the West 495 Feet of Lot 14, Block 47, Alamo Land and Sugar Company’s Subdivision. Tract II - the 9.32-Acre Tract of Land of the West 495 Feet of the North 820 Feet of Lot 14, Block 47, Alamo Land and Sugar Company’s Subdivision, Located Approximately Three Quarter of a Mile East of Raul Longoria Road, Along the North Side of Nolana Avenue, as Requested by Juan Maldonado.

No Action

- C. Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Proposed Meadows on Ridge 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.

No Action

- D. Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Proposed Valley Ranch Subdivision Being a 23.70-Acre Tract of Land out of Lot 6, 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: Mr. Roberto Escobar, Director of Planning and Zoning stated the Planning Department is processing a residential subdivision located approximately a three quarter or a mile East of Raul Longoria Road, along the North side of Nolana Avenue. 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. On January 12, 2021 the City Commission approved a Resolution 21-03 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. Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Drainage Canal Being 5.68 Acre Tract of Land out of Lot 4, 5 and 6, 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 the Hidalgo County Drainage District.

Mayor Mario Garza opened the public hearing at 6:13 p.m. There being no comments from the public, the public hearing was closed at 6:13 p.m.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0).

- E. Hold Second and Final Public Hearing for the Voluntary Annexation Petition of the Drainage Canal Being 5.68 Acre Tract of Land out of Lot 4, 5 and 6, 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 the Hidalgo County Drainage District.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated the Planning Department is processing a residential subdivision located at the Southwest corner of Ridge 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 January 12,

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2021, the City Commission approved a Resolution 21-04 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 6:14 p.m. There being no comments from the public, the public hearing was closed at 6:14 p.m.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0).

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

- A. Preliminary and Final Plat Approval of the Sioux Coves Subdivision being a 20.0-acre tract of land out of Lot 2, Block 39, Alamo Land and Sugar Company’s Subdivision, located at the Southwest corner of Sioux Road and Retama Street, as Requested by Javier Hinojosa Engineering.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated the applicant is proposing to subdivide 20.0-acre tract of land into one hundred and two (102) residential subdivision. The property is located at the Southwest corner of Sioux Road and Retama Street. The proposed subdivision is located in a flood zone "B" according to the FEMA Map. It is noted, that the project engineer is requesting the following variances:

1. To not comply with the 6-foot side setback for all non-corner lots. They are proposing 5-foot side setback.
2. To not comply with the minimum width size for all lots.
3. To not comply with the 20-foot rear setbacks for all lots. They are proposing 10-foot instead of the 20-foot required by code. Water service will be provided by the North Alamo Water Supply Corporation and sewer service will be provided by the City of San Juan. Additional fire hydrants shall be located every 500 feet. Water line shall be looped to the 8-inch water line as per San Juan Fire Department requirements.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (4-0).

- B. Consider Recommendation of Election Judges for the Upcoming City's Municipal Election for Place One (1), Two (2) and Three (3) to be Held on May 1, 2021 to Hidalgo County Elections Department.

DISCUSSION: Mrs. Diana Cavazos, City Secretary stated in our previous meetings the Hidalgo County Election Department responded that they are willing to work with the City of San Juan with the recommendation of judges for the upcoming May 1st 2021 general election for place 1, 2 and 3. We will need two presiding judges and two alternate judges must be appointed for election day and one presiding judge and one alternate judge for early voting/ Mrs. Cavazos stated also the same judges that will serve on early voting can possibly serve for election day.

Mayor Mario Garza made motion for early vote at the San Juan Memorial Library facility to appoint Ruben Navarro as judge and alternate Jennifer Villarreal and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

For election day on May 1st Mayor Mario Garza made motion to appoint judge Ricardo Martinez Jr. and the alternate heather Guerrero. Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

VIII. RESOLUTIONS:

- A. Consider Resolution for a Voluntary Annexation Petition of the Valley Ranch Phase 2 Subdivision, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan of the 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company’s Subdivision, located approximately a quarter of a mile West of Cesar Chavez Road, along the North side of Hall Acres Road, as Requested by OC Development, LTD.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated The Planning and Zoning Department is proposing to adopt a Resolution for a Voluntary Annexation Petition, Setting Dates and Times of the Public Hearings for a proposed Valley Ranch Phase 2 Subdivision, being 18.32-acre tract of land out of Lot 5, Block 27, Alamo Land and Sugar Company's Subdivision. The property owner of the subject property has submitted a petition for voluntary annexation to the City of San Juan. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexations, Section 43.028 and the City Charter.

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Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (4-0).

- B. Consider Amendment of Resolution 21-05 Issuing Order and Notice of City Election to Correct the Statement of Applications by Mail to be Sent to Hidalgo County Instead of City Secretary.

DISCUSSION: Mrs. Diana Cavazos, City Secretary stated resolution 2105 Issuing Order and Notice of City Election for Mayor Place 1 and Commissioner Place 2 and 3 was approved by the City Commission however, in the previous meetings the city commission voted unanimously on having Hidalgo County run the city election on May 1st 2021. Since Hidalgo County will be handling the election it is best for all materials pertaining to said election be mailed to Ivonne Ramon, Election Administrator.

Commissioner Marco “Markie” Villegas made motion to approve and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (4-0).

IX. CONTRACTUALS:

- A. Considering Entering into an Interlocal Cooperation Agreement between the City of San Juan and Hidalgo County to Provide Efficient and Effective Library Service to County Residents.

DISCUSSION: Ms. Amandina Segin, Library Director stated The Interlocal Cooperation Agreement is a yearly agreement between the City of San Juan and Hidalgo County. Hidalgo County has established the Hidalgo County Library System (HCLS) to acquire library materials, supplies, services, electronic databases, audiovisual equipment, computer hardware, software and other resources for library services for the use of the City’s library by residents of San Juan and residents of the County of Hidalgo. The amount the City of San Juan/San Juan Memorial Library will receive is \$14,863.00. These funds will be used to provide library services to about 54,000 county residents.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0).

X. CONSENT AGENDA:

- A. Tax Collection Report - January 2021
- B. Meeting Minutes:
 - December 14, 2020

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

XI. EXECUTIVE SESSION: 6:28 p.m.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to enter into executive session and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (4-0).

- 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 et seq. and §551.071 Consultation with Attorney.
 - 1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect Project SC.
 - 2. Pursuant to Section 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and 551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the City of San Juan, San Juan EDC and The Shops at San Juan, LLC.

XII. RECONVENE: 6:45 p.m.

Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 6:45 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (4-0).

- 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 Vote or Take Final Action in Open Meeting.

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1. Discussion and Possible Action Regarding Economic Development Negotiations and Possible Agreements Regarding Financial Incentives to Project SC.

Mayor Mario Garza made motion to proceed as directed and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

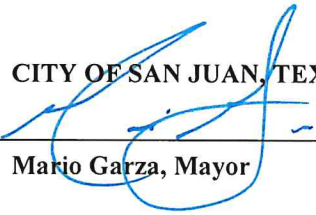
2. Discussion and Possible Action Regarding Amendment to the Economic Development and Incentive Agreement between the City of San Juan, San Juan EDC and The Shops at San Juan, LLC.

No Action

XIII. ADJOURNMENT 6:46 p.m.

Commissioner Marco "Markie" Villegas made motion to adjourn at 6:46 p.m. and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (4-0).

CITY OF SAN JUAN, TEXAS


Mario Garza, Mayor

ATTEST:


Brenda Escalante, Interim City Secretary