

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, June 13, 2023

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
Rick Palacios, City Attorney

STAFF PRESENT: Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Leandro Sifuentes, Interim Chief of Police
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Finance Director
Armandina Sese, Library Director
Patrick Willingham, Director of Parks & Recreation
Daniel Tijerina, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Juan Carlos Martinez, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology
Ruben Guajardo, Asst. Director of Parks & Recreation/Police Athletic League

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: There were no Public Comments.

V. PRESENTATIONS

A. Presentations on the Distinguished Budget Award to the City of San Juan Finance Department from the Government Finance Officers Association (GFOA) for the Fiscal Period of Fiscal Year 2022-2023.

DISCUSSION: Benjamin Arjona, City Manager, informed the City Commission that sometime back they had mentioned good news about the Department of Finance as they were presented with the Distinguished Budget Award from the Governmental Finance Association. Mr. Arjona noted that the financial team was presented, and it was the city's first time receiving this award. Leroy Gonzales, Director of Finance, stated that in December 2022, the city submitted paper work for the 2023 fiscal year. In February 2023, the association sent them a letter saying they had been awarded the Distinguished Budget Award for the 2023 fiscal year. Mr. Gonzales mentioned that the guidelines to receive this award were designed to assess how well the entity budgeted as a policy document, a financial plan, an operational guide, and a communication device. Furthermore, the budget report must be proficient in all 4 categories and all 14 mandatory criteria in order to receive the award. He also mentioned that the city has never received the distinguished budget award in the past. Mr. Gonzales stated it is with great honor to be part of and serve as the Director of the Finance Department for the City of San Juan, hopes to continue to receive this award in the upcoming years. He thanked the City Manager and the Commission for their continued support, and stated that without his staff, this would've not been possible. He also gave a special thanks to his assistant, Maria "Lulu" Beltran; and stated "without her, I don't think any of this would be possible, she works very hard day in and day out during the summer to make sure we have the documentation for our budget."

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

- 1. Planning and Zoning Monthly Report.**
- 2. Parks and Recreation Monthly Report.**
- 3. Sanitation Monthly Report.**
- 4. San Juan Memorial Library Monthly Report.**

DISCUSSION: Mayor Mario Garza asked Patrick Willingham, Director of Parks and Recreation, in reference to Mayfield Park if any quotes had been received to repair the damages that were done. Mr. Willingham responded that they met with three companies, of which they had already received one quote and were waiting for the other two. Mayor Garza asked if kids are still using the fields, to which Mr. Willingham replied yes for practice, and are using portable restrooms that are handicapped accessible. Mr. Willingham informed them that all games are being held at the municipal park. Commissioner Marco "Markie" Villegas asked for a time frame for the repairs; as soon as all quotes are in and reviewed, they can determine, as per Mr. Willingham. He also stated that the contractor is replacing a lot of existing stuff. Commissioner Ernesto "Neto" Guajardo asked Mr. Willingham for an estimate of damages, to which Mr. Willingham responded around \$30,000. Commissioner Guajardo asked Israel Garza, Director of Sanitation, how he was doing with the weedy lots. Mr. Garza responded that they were on it; in fact, Parks and Recreation had a crew out there assisting. Commissioner Adina "Dina" Santillan asked Daniel Tijerina, Director of Planning and Zoning, if they were still waving building permit fees that were placed after the storm. Mr. Garza, Director of Sanitation, responded that no, they were charging already. Mayor Garza notified Mr. Garza that he would be placed on the next meeting so that he could update the commission about the KSJB event.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for the Voluntary Annexation Petition of the 33.774-acre tract of land out of Lots 34, 37 and 38, San Juan Hacienda Estates Unit No. 1, located at the Northeast corner of Nebraska and Hall Acres Road, as Requested by Espino Construction, LLC.**

DISCUSSION: Daniel Tijerina, Director of Planning, thanked the board and said that this is the voluntary annexation petition was filed on April 25, 2023. Mr. Tijerina stated that the recommendation is to have a public hearing on the voluntary annexation petition.

Mayor Mario Garza opened the public hearing at 6:10 p.m.

Mayor Mario Garza closed the public hearing at 6:10 p.m.

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

- B. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption (BG – Wine and Beer Retailer's Permit) at Guadalajara Express Restaurant located at 205 W. Nolana Avenue Suite 8, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Guadalajara Express Restaurant, LLC.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated this restaurant opened in October 2020, 3 years ago, and has been in operation at that location, where there are clusters of restaurants at Raul Longoria and Nolana. Mr. Tijerina stated that this request is to sell alcoholic beverages along with the meals they serve. Furthermore, it mentioned the hours of operation to be Monday, Tuesday's, Thursday's, and Fridays from 10:00 a.m. to 10:00 p.m., and Wednesday's and Sunday's from 10:00 a.m. to 4:00 p.m., in accordance with the TABC guidelines and City Secretary's office requirements. He stated staff recommended approval of the public hearing, and this request went before the Planning and Zoning Commission, which met all the requirements and recommended approval.

Mayor Mario Garza opened the public hearing at 6:12 p.m.

Mayor Mario Garza closed the public hearing at 6:12 p.m.

Mayor Pro Tem Marcos "Markie" Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion passed (5-0).

- C. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from General Business District (C-2) to the Multi-Family Residence District (R-MF) of a 1.21-acre tract of land out of Lot 11, Block 6, John Closner Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated this item is located off FM 495, which is the predominant zoning of the corridor, whose frontage is general business on both sides of FM 495. Mr. Tijerina noted the dimensions to be 210 ft by 250 ft, for a total of 1.2 acres, and that the proposal is to rezone from C-2 zoning to multi-family. He stated they recommended denial of the request.

Mayor Mario Garza opened the public hearing at 6:13 p.m.

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Rafael Mendoza, applicant, decided to go ahead and follow the city's recommendation on doing general business on this particular land for the frontage. Commissioner Adina "Dina" Santillan asked for clarification that applicant Rafael Mendoza was not asking for re-zoning. Rafael Mendoza, the applicant, spoke to Mr. Tijerina and seemed unsure of his decision. Mayor Mario Garza recommended that we table the item, give him the opportunity to decide, and come back in two weeks for our next meeting.

Mayor Mario Garza closed the public hearing at 6:15 p.m.

Mayor Mario Garza made a motion to table the item and was seconded by Commissioner Leonardo "Lenny" Sanchez. Motion passed (5-0).

- D. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to Multi-Family Residence District (R-MF) of a 4.87-acre tract of land out of Lot 11, Block 6, John Closner Subdivision, located approximately 600 feet West of Oblate Street along the North side of FM 495, as Requested by Rafael Mendoza.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this is the back portion of the item we just saw. Rafael Mendoza, applicant is proposing to rezone the property. Mayor Mario Garza stated he would make a motion to table the item so that way both this item and previous are brought back at the same time. Rick Palacios, City Attorney advised Mayor Mario Garza to go ahead and open the item for public comments and after that they could go ahead and table the item for next meeting.

Mayor Mario Garza opened the public hearing at 6:16 p.m.

Alfredo Martinez, a resident who resides in the subdivision right next to where the field was, stated that after speaking with a lot of the residents in that area, they are not very comfortable going from single-family to multi-family for many possible reasons. Many residents in the area have children, and having something on the other side of that can cause traffic, crime, and safety concerns if action is approved. Mr. Martinez presented percentages of a public survey on how safe residents of the City of San Juan feel in their areas, according to Nitch.com. Another question in the survey was how effective law enforcement is in this area, as the survey percentages were low. Mr. Martinez got a petition for residents to sign on Buffalo, Tiger, and Safari Streets with their addresses, phone numbers, and the number of children they have. Rafael Mendoza, applicant, stated that the resident's concerns were presented at the Planning and Zoning Commission meeting. He stated that he sees things the other way around for bringing growth to the City of San Juan as far as jobs, whether it be new homes, apartments, etc., as stated, there is crime everywhere. Mr. Mendoza wanted to offer new residents the opportunity to come to San Juan, knowing that some residents cannot afford to buy homes right now and will stay in apartments. Diana Martinez, a San Juan resident, main concern is the crime. Ms. Martinez states that it's like opening a door for the illegals that are coming in. Ms. Martinez stated she would prefer that the City of San Juan build restaurants, pharmacies, and doctors there, being that residents always have to travel to another city to comply with that, so she would rather they build businesses. Ms. Martinez is against the apartments because the apartments will house illegals and cause more crime as the illegals destroy apartments, hotels, and wherever they are housed. Ms. Martinez stated that if Mr. Mendoza wants, he can make an offer and possibly buy the residents out, being that the apartment complex is in her backyard, and if it is three stories, the residents would be looking into her home. Edna Martinez, resident of Deerfield, stated that she got the notice from the residents that day that they received the notice about the apartment complex that is being proposed, and the main concern is that they have been there for a while, and that is the reason they moved there for family growth in a safe and quiet neighborhood. Ms. Martinez, resident, stated that because it is a non-gated community, they do not have fast cars passing by, children are able to be out, they know who is going in and out, and she feels that the neighborhood is a safe place. Ms. Martinez stated that having the apartment complex built will be an invasion of privacy, whether it is one story, two stories, or three stories, being that they do not know who will be moving in. The residents understand the intention of growth for more jobs and residents in the City of San Juan; however, she is against the apartment complex because she has safety concerns. Mayor Garza asked Mr. Tijerina to take this item back to the Planning and Zoning Commission for further review.

Mayor Mario Garza closed the public hearing at 6:30 p.m.

Mayor Mario Garza made a motion to table and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (5-0).

- E. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Neighborhood Commercial District (C-1) to General Business District (C-2) of Lots 5, 6 and 7, Block 1, Granada Village Subdivision, as Requested by Camarillo Construction, LLC.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that lots are located off the back position faces of FM 495 and located inside Camarillo neighborhood and Granda Village. The proposal is to go from C-1, which was already approved years ago, to C-2. We did receive some calls, but there were no concerns. Staff is recommending approval, and the planning and zoning commission also recommended approval of this rezoning request.

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

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Mark Vasquez, a resident, is against rezoning. Has concern about safety issues, parking, the people that residents bring over as guests, as well as crime, as it takes just one family member to get out of jail and come over and be vandalizing, breaking windows, or stealing. Mr. Vasquez was confused and had not realized that it was not apartments but a commercial plaza that's being built.

Mayor Mario Garza closed the public hearing at 6:35 p.m.

Mayor Mario Garza made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (5-0).

- F. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to Operate a Drive-Thru Business at 902 W. IH 2, legally described as Lot 3A, Re-plat of Lots 3 and 4, Texas National Subdivision, as Requested by Whataburger Restaurant.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated they had a public hearing, layouts, and everything is in order and staff recommended approval for the drive-through windows. Mr. Tijerina indicated that the Planning Commission voted 6-0 to approve this condition and release permits.

Mayor Mario Garza opened the public hearing at 6:36 p.m.

Mayor Mario Garza opened the public hearing at 6:37 p.m.

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

- G. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from a Single-Family Residence District (R-S) to a Multi-Family Residence District (R-MF) of the property legally described as 9.59-acre tract of land out of Lots 9, 10 and 11, San Juan Hacienda Estates Unit No. 1 Subdivision, as Requested by Mario Anaya.**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this property is located approximately a few hundred feet south of Moore Road on the east side of Veterans Boulevard and has an acreage of 9.59. Mr. Tijerina noted that the proposal was to rezone from single-family to multi-family. Furthermore, they held a public hearing with the Planning Commission, and staff recommended denial based on the maps and tools that we utilized to make a recommendation. The Planning Commission had several people present during the meeting; they heard their concerns and voted 6-0 to deny this rezoning request.

Mayor Mario Garza opened the public hearing at 6:38 p.m.

Carlos Lopez, resident of the Hacienda Palms subdivision, is against proposal, as his concern is vandalism, robbery, and their safety. Mr. Lopez stated that his subdivision is not gated and that the proposed apartment complex would be in his back yard and its an invasion of privacy. Sandra Orta, resident is against proposal due to traffic vandalism, and safety of their kids. Roy Ibanez, spoke on behalf of the applicant Mr. Anaya, clarified that they will be high end apartment complex and they can't control the crime. Mr. Ibanez stated that they will be doing small lots approximately 60 lots. What the proposal is to do 24 multi-family lots. Mr. Ibanez stated that he has offered residents the opportunity to view the plans, they are not proposing to build a 2 or 3, story complex they will be doing a single-story complex with high end units. Mr. Roy Ibanez proceeded to pass out copies to the commission on the plans for the apartments. Mr. Ibanez stated that it will be a single-family fourplex lots. Mr. Ibanez stated that it is within the city's future plans and they would take into consideration as to fences for the resident's houses. These are high end apartments and they will not be putting housing in that subdivision of apartments. This will create \$75,000.00 to \$90,000.00 in tax revenue for the City of San Juan based on the current tax rate. Again, Mr. Ibanez stated there is nothing they can do as far as the vandalism, they are asking the commission to approve this. Carlos Puente, resident is against the project his concern is the gas lines. Mr. Ibanez clarified that gas lines go east and west and are further south. Merit Energy has gas lines running east and west. Rebecca Cano, one of the first residents in that subdivision is against the project her concerned on parking on streets and how that is going to affect her home value. Victor Garza, developer wants to make clear that they are planning on making a completely independent subdivision are not planning and connection into any subdivision that are next door. There will be more than enough parking for everyone. Commissioner Adina "Dina" Santillan asked if this would be a gated subdivision. Mr. Tijerina, responded that would be a good idea to consider, also stated that just the fact to rezone and then once we get past the zoning then we look at everything else, as for the fire department this would need 2 exits and 2 entrances. Mayor Mario Garza questioned how Mr. Ibarra thought that the planning and zoning had approved it and asked Mr. Tijerina if someone from their office had called them. Mr. Tijerina said no one called them and have no idea how he got that information. Mayor Garza suggested to table this and give both parties and opportunity to talk and maybe come to an agreement as far as what they want to put there. Mayor Pro Tem Marco "Markie" Villegas stated that he does not think the information is being relayed as far as public surveys and statistics correctly. There is a miscommunication between residents and developers. Commissioner Leonardo "Lenny" Sanchez expressed his concern regarding the resident's number one concern regarding the crime and asked to give ample time to review and explain all aspects. Mayor Mario Garza stated that there will be no action taken and advised Mr. Tijerina to let him know when the meeting will be to see if the mayor could possibly sit in.

Mayor Mario Garza closed the public hearing at 7:07 p.m.

No action taken

VII. APPOINTMENTS

- A. Consideration and Action to Appoint, Re-appoint and/or remove one (1) Board Member of the San Juan Police Athletic Board. *Tabled***

Mayor Mario Garza made motion to untable the item and was seconded by Commissioner Leonardo "Lenny" Sanchez. Motion passed (5-0).

DISCUSSION: Brenda Escalante, City Secretary, stated that they received 3 applications; Diana Almaguer, Ignacio Almaguer and Raul Martinez.

Commissioner Adina "Dina" Santillan made motion to appoint Raul Martinez to the PAL Board and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (5-0)

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

- A. Discussion and Possible Action to Extend the City of San Juan Municipal Court Amnesty Program from June 19 to September 29, 2023**

DISCUSSION: Benjamin Arjona, City Manager, stated that the amnesty program had been successful, and they recommended extending the program. Commissioner Adina "Dina" Santillan asked how long it has been in process and how people are responding to it. Maria "Mary" Enriquez, the court administrator, answered that they received a good turnout. Commissioner Marco "Markie" Villegas stated that he had no problem extending it and that this program relieved people of feeling worried, scared, or stressed out, knowing they could have more time to pay. Commissioner Villegas, overall, thought it was a good idea. Mayor Mario Garza inquired about the methods of payment, to which Ms. Enriquez responded in person, by phone, or online.

Commissioner Leonardo "Lenny" Sanchez made motion and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (5-0).

IX. CONTRACTUALS

- A. Consideration and Action, if any, to Enter into a Memorandum of Understanding and Policy Between the City of San Juan and the City of McAllen, Texas Anti-Gang (TAG) Center Rio Grande Valley, for the Transfer of Equipment Purchased with Grant Funds. [Leandro Sifuentes, Interim Chief of Police]**

DISCUSSION: Leandro Sifuentes, Interim Chief of Police, indicated that the purpose of this memorandum was to engage into an MOU with the City of McAllen RGV TAG, we received 22 dash cameras with everything included set up and iCloud services. Chief Sifuentes stated that this basically covers everything for 22 units. And at this moment they are requesting the city commission and city manager's approval as they're some policies that need to be follow. He also informed the commission that the dash cameras have an LPR included license plate readers that help enhance the investigations and will be joining teams with the RGV TAG Unit, which would also help us as it would be zero cost to the City of San Juan because it is coming directly from federal funds. As the city will save a significant amount of money since they were planning on budgeting for iCloud services for our dash cams rather than using the previous SD card, which was always lost or broken during use. Chief Sifuentes stated that he recommended approval of the MOU. Commissioner Sanchez asked if this includes infrastructure for media files. Sifuentes replied that yes, that includes everything. Also inform them that IT is on board.

Commissioner Leonardo "Lenny" Sanchez made motion to approve and was seconded by Commissioner Adina "Dina" Santillan. Motion passed (5-0).

X. RESOLUTIONS

- A. Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare a Service Plan for the Proposed Valley Ranch Subdivision No. 5, 6 and 7; Tract 1: being a 36.99-acre tract of land out of Lots 14 and 15, Stewarts Addition to the Conway Garden Subdivision. Tract 2: being a 3.03-acre tract of land out of Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning.]**

DISCUSSION: Daniel Tijerina, Director of Planning, stated that this is basically to consider the resolution to accept the voluntary annexation for these two tracts of land and these three phases of Valley Ranch subdivisions. He also stated that they would be setting up hearing dates and everything else, so we will adopt the resolution and accept the voluntary annexation, setting dates and times for the public hearing. Mr. Tijerina stated staff recommended approval for this request, and that was not a public hearing.

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

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Mayor Mario Garza I just want to make a comment in regards to Resolution B, which was just approved in reference to the certificates of obligations. Mayor Garza mentioned that he was aware that at one point they spoke about having an indoor shooting range for our officers, and he inquired about the possibility of utilizing any of those funds for a shooting range. He asked if there is something maybe Mr. Bobby Villarreal can investigate, and not only that, if we can reach out to our neighboring cities to see if they are willing to contribute to having that facility for you guys in the back. Also, maybe get with the County and City of Pharr, or, you know, just to see if we can work out a deal as the city owns the land.

Commissioner Leonardo “Lenny” Sanchez made motion and was seconded by Commissioner Ernesto” Neto” Guajardo (5-0).

- B. Consideration and Approval of a Resolution by the City Commission of the City of San Juan, Texas Authorizing and Approving the Publication of a Notice of Intention to Issue Certificates of Obligation; Complying with the Requirements Contained in the Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date.**

DISCUSSION: Mayor Mario Garza stated that he would be going out of order. Benjamin Arjona, City Manager, introduced Bobby Villarreal, City Bond Counsel, and Arnold Cantu. Mr. Arjona further stated that this item is in reference to additional funding. They had some bids for proposed projects like the city hall, fire station, and parks. Obviously, we were over budget, so we had to ask for additional funding, which we did get. Mr. Villarreal thanked the board and congratulated the finance department for their well-deserved award. He also mentioned that a packet was provided to them, which, as Mr. Arjona mentioned, was for projects like sanitation for 1.7 million and parks for about 5.3 million. Page 2 shows a graph of the overall debt for about 4 to 5 years. There was pretty level debt, but not much space for capacity to do a whole lot going forward. Moreover, he reviewed the main presentation, which is a 5% tax rate impact; in the first column to the left side, you have tax-taxable valuations. Last year, you were at 1.367 billion, and 2024 will have at least 1.58 billion, which is an increase of 15%. So, one thing we solved for going forward is that you have been having increases over the last decade, substantial in the last five years, so conservatively, we just put three percent for a few years, two percent, and one percent going forward after that. Furthermore, in the shaded part there in blue, we ran a scenario with current market rates with insurance and a double A rating that you would have an interest rate right now of about 4.7 percent over 20 years on a 9-million-dollar project fund. He mentioned, if they notice, that in the first 10 years, your payments are roughly 500 to 560 thousand; in the second 10 years, they go up to 947 thousand, and it keeps going up and up. The rationale for that was that if you notice on the left side your existing debt, it doesn’t drop off until another five years, so we were trying to give you some capacity to get there. Now there’s another column saying self-supporting debt service, so what that does is those are the departments utilities, sanitation, fire, and a bunch of different departments that help make these payments, and so one of the things we put in there was that Sanitation would donate about \$195,000 a year for 10 years only. He mentioned that the sanitation department has about 1.5 million in the fund balance, so we want to slide that over each and every year. However, one thing I would note is that if the sanitation department can get to that number, we have another number of contributions. If you notice that line there, it’s about \$155,000 for the first year and \$92,000 for the second year, which comes from the bottom box in their bottom. Mr. Villarreal informed that the city has an INS fund balance, so right now the INS fund balance is about 1.8 million, which can only be used to pay debt; it can’t be used for anything else. We can use that particular column to mitigate any tax increase, and what we did was solve for 17 pennies of tax rate on the right-hand side. Having said that, we can get you to the point where we need to be. I know that some of these parks may have some grants attached to them, so if the grants come in some of these funds, then they can be reutilized, and I think Mr. Arnold Cantu has designed the packet in a way that we could go to some other uses. Mr. Villarreal responded that he would recommend it since they were going to talk to rating agencies about it and they would ask whether utilities had any rate increases; to his knowledge, he did not believe so. They would also like to know whether there will be a rate study if you plan to expand. We know San Juan is going to grow; those are growing pains that are going to cost the city money, and you need to prepare yourself in advance. He pointed out that this had to be run like a business, whether it was sanitation or collecting enough income to pick up trash and clean things up. The same goes for utilities if you’re going to create a new subdivision; they are expenses. That was his recommendation.

Commissioner Adina “Dina” Santillan made motion and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0).

XI. CONSENT AGENDA

- A. Consider Approval of City Commission Meeting Minutes:
-September 27, 2022
-April 25, 2023**

- B. Consider Approval of the Budget Expenditure for the Month of April 2023.**

Mayor Pro Tem Marco “Markie” Villegas made motion and was seconded by Commissioner Adina “Dina” Santillan. Motion passed (5-0).

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XII. EXECUTIVE SESSION

- 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 §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Non-911 Emergency Ambulance Services.

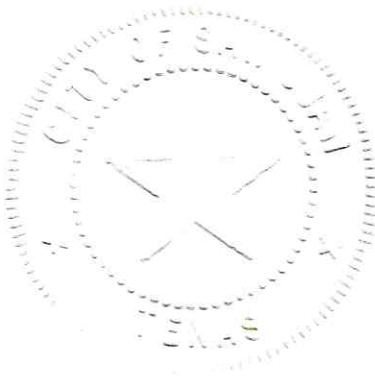
XIII. RECONVENE

- 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 Meetings, and Requirements to Vote or Take Final Action in Open Meeting.
1. Pursuant to Section §551.071, CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Non-911 Emergency Ambulance Services.

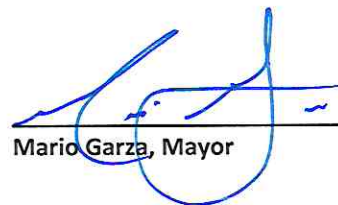
No action

XIV. ADJOURNMENT

Mayor Pro Tem Marco "Markie" Villegas made motion to adjourn at 7:27 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