

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE:

Tuesday, September 26, 2017

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
Jesus Ramirez, Mayor Pro-Tempore
Ernesto Guajardo, Commissioner
Pete Garcia, Commissioner
Raudel Maldonado, Commissioner
Criselda Palacios, City Attorney

MEMBERS ABSENT:

STAFF PRESENT:

Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Juan Gonzalez, Chief of Police
Tirso Garza, Chief of Fire
Leroy Gonzales, Interim Finance Director
Adelaida Cordero, Director of Human Resources
Armandina Sesin, Library Director
Patrick Willingham, Director of Parks and Recreation
Xavier Cervantes, Director of Planning
Carmen Gonzalez, Director of Sanitation
Rene Jaime, Purchasing/Risk Management
David Salinas, Director of Utilities
Mary Enriquez, Court Administrator
Robert Rangel, Director of Information Technology
Oscar Cuellar, San Juan EDC Director

GUEST:

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

V. PRESENTATIONS

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

DISCUSSION: Benjamin Arjona, City Manager presented the item and stated Directors were available for any questions. Commissioner Pete Garcia asked if the insurance carrier changed, would the City employees have a new open enrollment. Mr.Arjona stated that there would be an announcement made if they do have a new open enrollment. Mayor Pro-Tempore Jesus Ramirez stated that the water loss for the month was too much. David Salinas, Director of Utilities stated that due to the rain the pipes break and there is nothing that can be done.

Commissioner Raudel Maldonado stated that there was an increase of revenue coming from Municipal Court and mentioned that the scofflaw was helping the City collect outstanding fines.

Commissioner Pete Garcia asked if there was an Ordinance for selling corns and ice cream on the street. He also mentioned that he has received many complaints about the vendors selling at late hours of the

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night. Xavier Cervantes, Director of Planning stated that there is no Ordinance in place regarding street vendors and he would meet with the Police Department to create one.

VI. PUBLIC HEARING/ORDINANCES

- a. Consider Second and Final Reading for an Ordinance Adopting the Tax Rate Levy for the City of San Juan, Texas, for Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018.

DISCUSSION: Benjamin Arjona, City Manager presented the item and stated that there were no changes and rate will remain the same at .6993.

Mayor Mario Garza opened for public comments at 6:30 p.m. for or against and closed it at 6:30 pm.

Motion was made by Commissioner Pete Garcia to approve and seconded Commissioner Ernesto Guajardo. Motion passed. (5-0)

- b. Hold Second and Final Public Hearing and Consider Ordinance Adopting the Budget for the City of San Juan, Texas, for Fiscal Year Beginning October 1, 2017 to September 30, 2018.

DISCUSSION: Benjamin Arjona, City Manager presented the item and stated that the budget had previously been discussed at the budget workshop.

Mayor Mario Garza opened for public comment at 6:31 p.m. for or against and asked the Commission if there were any questions. Commissioner Pete Garcia asked if the budget had been balanced and if employees were moved up to \$10 an hour and if the 3% increase was added. Mr. Arjona, City Manager confirmed that it had. Mayor Pro-Tempore Jesus Ramirez asked if they were taking into consideration that insurance rates were going to change. Mr. Arjona replied there would be enough funds to cover it.

Motion was made by Mayor Pro-Tempore Jesus Ramirez to approve and seconded Commissioner Pete Garcia. Motion passed. (5-0)

- c. Conduct a Public Hearing and Consider an Ordinance in First Reading for an Amendment to Appendix A, Unified Development Code, Chapter 2, Article IV, Section 11 of the San Juan Code of Ordinances to Allow Car Wash Facilities in the Expressway Corridor District.

DISCUSSION: Benjamin Arjona, City Manager presented the item and Xavier Cervantes, Director of Planning stated that San Juan Economic Development Corporation requested the amendment of the ordinance. During the regular Planning and Zoning Commission meeting on September 7th unanimously recommended approval of the amendment of the ordinance.

Mayor Mario Garza opened for public comment at 6:33 p.m. for or against.

Rick Ramirez commented that it would not be fair to only amend the ordinance for a specific business and that it should be an opportunity for everyone.

Edward Rodriguez stated that money was spent on the study before the ordinance was created and if they were going to amend an ordinance every time a business wanted to come to the City.

Mario Reyna with Melden and Hunt representing Blue Wave Carwash mentioned that Blue Wave was requesting the amendment and that bringing the business to the City of San Juan would generate four to five jobs and would generate a tax revenue. Commissioner Pete Garcia asked if there were any other Blue Wave Carwashes along the Expressway in other cities and Mr. Reyna responded no. Mr. Cervantes stated that if approved, in the next meeting they will have an approval for a conditional use permit and it will allow the Mayor and Commissioners to say what is allowed and not allowed. He also stated that the Mayor and Commissioners will be able to add conditions and requirements to the permit. Commissioner Garcia asked why a certain Blue Wave Carwash did not have a Chickfilet and Oscar Cuellar, EDC Director responded that the size of the land was not available.

Miguel Bazarro commented that he is also investing in bringing a car wash to the City of San Juan and it would be located half a mile off the Expressway.

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Mayor Mario Garza stated that likes the idea of the restaurant but was not sure how a Car Wash would look right off the Expressway. He recommended to table the item and have legal review before making the decision. Mayor Garza closed public comment at 7:05 p.m.

Commissioner Pete Garcia made a motion to deny the approval of the amendment.

Motion was made by Commissioner Pete Garcia to approve and seconded Commissioner Ernesto Guajardo. Opposed Mayor Pro-Tempore Jesus Ramirez and Commissioner Raudel Maldonado. (2-2)

Mayor Mario Garza made a motion to table the item and seconded by Commissioner Raudel Maldonado. Opposed by Commissioner Pete Garcia and Commissioner Ernesto Guajardo (2-2)

Mayor Pro-Tempore motioned to approve the amendment to the ordinance and seconded by Commissioner Raudel Maldonado. Opposed by Commissioner Pete Garcia and Commissioner Ernesto Guajardo. (2-2)

Commissioner Pete Garcia Motioned to deny the request and bring it back in the next meeting. Seconded by Commissioner Ernesto Guajardo. Opposed Mayor Pro-Tempore Jesus Ramirez and Seconded by Ernesto Guajardo. (2-2)

Mayor Mario Garza motioned to table the item and seconded by Mayor Pro-Tempore Jesus Ramirez. Opposed by Commissioner Ernesto Guajardo (3-1) TABLED

VII. APPOINTMENTS

- a. Consider Appointment of Board Member(s) to the Keep San Juan Beautiful Board.

DISCUSSION: Benjamin Arjona, City Manager presented the item and stated that he had not received any applications. Mayor Pro-Tempore stated that he had been contacted and would like to appoint Rodora Tonel Elizondo to the Keep San Juan Beautiful board.

Motion was made by Mayor Pro-Tempore Jesus Ramirez to approve and seconded Commissioner Raudel Maldonado. Opposed by Mayor Mario Garza. Motion passed. (4-1)

VIII. CONTRACTUALS/RESOLUTIONS

- a. Consider Resolution Nomination the Candidate(s) for the Hidalgo County Appraisal District Board of Directors 2018-2019.

DISCUSSION: Benjamin Arjona, City Manager presented the item and stated that the commissions can nominate more than one or as many as they like. Commissioner Ernesto Guajardo nominated Commissioner Pete Garcia.

Motion was made by Commissioner Ernesto Guajardo to approve and seconded Commissioner Raudel Maldonado. Motion passed. (5-0)

- b. Consider Preliminary and Final Approval of the Saint Michael Subdivision Being a 5.36-acre Tract of Land out of Lot 27 and 32, Block 8, John Closner Subdivision, Located at 200 E. IH2/Expressway 83, as Requested by South Texas Infrastructure Group.

DISCUSSION: Benjamin Arjona, City Manager presented the item and Xavier Cervantes, Director of Planning stated that the developer is requesting a variance of having to construct a street 40 feet in width. During the September 21st meeting the Planning and Zoning Commission unanimously recommended approval.

Motion was made by Mayor Pro-Tempore Jesus Ramirez to approve and seconded Commissioner Raudel Maldonado. Motion passed. (5-0)

- c. Consider Amendment to Inter-Local Cooperation Agreement for Tax Assessment and Collection with the Office of Tax Assessor-Collector County of Hidalgo.

DISCUSSION: Benjamin Arjona, City Manager presented the item and Leroy Gonzalez, Interim Finance Director stated that the office of Tax Assessor-Collector requested a 4% increase for collections. The increase is about \$1,900 per year and the original contract was approved by the City Commission on April 11, 2006.

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Motion was made by Mayor Pro-Tempore Jesus Ramirez to approve and seconded Commissioner Raudel Maldonado. Motion passed. (5-0)

- d. Consider Authorizing the City Manager to Enter Into a Lease Purchase Agreement with HallMark of Texas/REFV, a State Contract Vendor Under the HGAC Buy Board Program, for a 2016 E-One Typhoon 78' Aerial, in amount of \$470,468.00.

DISCUSSION: Benjamin Arjona, City Manager presented the item and Tirso Garza, Chief of Fire commented that it would be a lease for 10 years and the first payment would be at the beginning for the next fiscal year.

Motion was made by Mayor Pro-Tempore Jesus Ramirez to approve and seconded Commissioner Pete Garcia. Motion passed. (5-0)

- e. Consider Authorizing the City Manager to Enter into an Interlocal Mutual Aid Cooperation Agreement Between the City of San Juan and Hidalgo County.

DISCUSSION: Benjamin Arjona, City Manager presented the item and stated that it is a mutual agreement that the City currently has like if the City would need to borrow equipment from the County.

Motion was made by Mayor Pro-tempore Jesus Ramirez to approve and seconded Commissioner Ernesto Guajardo. Motion passed. (5-0)

IX. CONSENT AGENDA

- a. Monthly Collection Report- August 31, 2017

DISCUSSION: Benjamin Arjona, City Manager presented the item and Mayor Mario Garza asked if anything needed to be amended. Mr. Arjona replied by saying no.

Motion was made by Commissioner Pete Garcia to approve and seconded by Commissioner Raudel Maldonado. Motion passed. (5-0)

X. ADJOURNMENT 7:18 p.m.

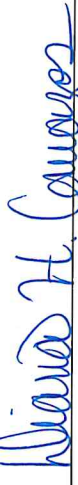
DISCUSSION: Mayor Mario Garza asked for motion to adjourn.

Motion was made by Commissioner Pete Garcia to approve and seconded Commissioner Ernesto Guajardo. Motion passed. (5-0)

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:



Diana H. Cavazos, City Secretary