

MINUTES OF SPECIAL CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE:

Friday, October 13, 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
Jesse Ramirez, Mayor Pro Tempore
Raudel Maldonado, Commissioner
Ernesto Guajardo, Commissioner
Pete Garcia, Commissioner
Cris Palacios, City Attorney

STAFF PRESENT:

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

ORDER OF BUSINESS

I. CALL TO ORDER

Mayor Mario Garza called meeting to order at 6:08 p.m.

II. INVOCATION

Ben Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS

- a. Hold a Public Hearing to Solicit Input from Interested Parties on the City of San Juan needs under the Urban County Program Fiscal Year 31 (2018)

No Action on Public Hearing.

V. PRESENTATIONS

- a. Parks and Recreation Monthly Report

Mayor Pro-Tem Ramirez asked Patrick Willingham, Director of Parks and Recreation about the Red Ribbon Parade. Mr. Willingham stated that it was an event PSJA ISD rotated within the three cities. This year the parade will commence at 9:00 am at San Juan City Hall, South Nebraska to Carman Elementary then will go west to Ridge Road to the High School and finishing at the Stadium. Mayor Pro-Tem Ramirez asked if there were going to be any activities there and Mr. Willingham stated that this year there wouldn't be much activity.

Mayor Garza asked if everything was up to par since the month of October would be busy with the Cancer Awareness event and the Halloween festival. Mr. Willingham responded that they had already met with the Cancer Awareness committee and everything was fine and regarding the Halloween Festival they were already taking vendors and just needed to notify the other amenities they would have that night.

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He mentioned that if anyone needed additional information they could call 223-2350 and speak to Ruben Rodriguez, Event Coordinator.

Mayor Garza also asked about the Noche de Paz event and Mr. Willingham stated they were looking for sponsors. The date has been set for Saturday, December 9th. We will start the event with a cook-off. The teams will start arriving Friday evening and we will have a sanctioned cook-off in conjunction with Noche de Paz.

Mayor Pro-Tem Ramirez asked regarding the Cancer Awareness event taking place on October 28th, if people were able to register there. Mr. Willingham responded that people could register at their office October 23-26 and they could also register the morning of the event.

b. Planning and Zoning Department Monthly Report

Mr. Xavier Cervantes, Planning Director stated that we have been having problems with some restaurants because they are not collecting the grease properly and it is causing problems in the sewer system. We are asking for permission to submit an Ordinance. First we will give a warning and if the problem continues, this Ordinance will allow us to impose fines in the problem areas that is causing problems with the Sewer System. This is basically just requesting permission to prepare an Ordinance that will go first to the City Attorney and then before you for your consideration.

Mayor Garza asked if this was just a presentation and Mr. Cervantes responded that it was but if we could get a consensus to move forward we already have an Ordinance drafted to submit to the City Attorney for legal review. Once finished, it will come before the Commission for your consideration for adoption.

Mayor Garza asked who would be enforcing the Ordinance and Mr. Cervantes responded that the Utilities Department would be enforcing the Ordinance and Code Enforcement would assist. Without an Ordinance we cannot go after restaurants that are causing problems to the City Sewer System. Commissioner Maldonado then asked if this was just requesting permission to get started and Mr. Cervantes responded yes, consensus from the Commission to proceed and create an Ordinance for your consideration in the future.

Ben Arjona, City Manager stated they would bring it before the Commission within the next couple of meetings once it was drafted and approved and at that point they would approve it.

c. Library Monthly Report

Mayor Pro-Tem Ramirez asked Ms. Sesin in reference to a Library Board meeting. He stated he had received several phone calls regarding the meeting that was scheduled for 5:00pm and there was no quorum. He asked if there was a reason why and Ms. Sesin responded that the Chairperson had her Library Board Meeting. She has them on the 2nd Wednesday and we have them on the 1st Wednesday of every month. and we could not meet on the 4th so we had to meet on the 2nd and her meeting started at 6pm. Then Mayor Pro-Tem Ramirez asked if we were accommodating her schedule and Ms. Sesin responded just for this time because our meetings are the 1st Wednesday of every month. Mayor Pro-Tem Ramirez then asked who decided if the meeting was going to be rescheduled and Ms. Sesin responded that the Board, any Board Member could request a Special Called Meeting.

- d. Sewer System Regulations.** An Ordinance of the City of San Juan, amending the code of Ordinances by regulation the discharge of Waste into the Sanitary Sewer of the City of San Juan, Texas establishing a Permit System, Establishing a System of Charges for Services rendered, Regulating Un-Sewered and Miscellaneous Discharges, and Providing for Enforcement.

VI. PUBLIC HEARING/ORDINANCES

- a. 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. (Tabled)**

Item A was tabled at the previous meeting. Mr. Cervantes stated it was tabled and needed to be removed. Mayor Pro-Tem Ramirez motioned to remove and Commissioner Garcia seconded.

Mr. Cervantes stated that due to a few concerns with the Ordinance they had added some language to the Ordinance which could be found on page 41. It puts distance requirements along the Expressway at 10,000 ft. minimum separation. So if the Ordinance is approved and the Blue Wave comes in as they are proposing, based on this additional language in the Ordinance, that will be the only one allowed along the

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Expressway. Now the ones proposed at Homes of America property, this is not going to finish along the Expressway so this language does not apply. To that proposed car wash it will have finishing in the Expressway and no other car wash will be allowed.

Mayor Garza asked Mr. Cervantes if when he was stating “allowed”, was he talking about along the Corridor and if that was what we were looking at with the additional language. Mr. Cervantes confirmed that it was and it was for the Commission’s consideration.

Cris Palacios stated that the section that was being amended is applicable to the Expressway Corridor and the distance requirement is within that section. Commissioner Garcia inquired if someone else wanted to come in, would that restrict others from doing so and Cris Palacios responded yes, distance requirements could be done in zoning.

Mayor Garza opened Hearing at 6:23pm for any comments for or against.

Rick Ramirez stated he was still against the proposal to bring Blue Wave and in considering to amend the Ordinance. He reminded the Commission, Commissioner Maldonado had stated in a previous meeting that no one wanted a carwash, that that was not what the people were asking for. Mr. Ramirez also mentioned that Mayor Garza stated that having car washes down the Corridor was not something he was too thrilled about. Having stated these two examples and now we want to add additional language to the Ordinance, which is basically manipulating the Ordinance.

Erasmo Garcia stated that the reason he was for this item was because the more businesses we have coming in, means we will have more projects without raising taxes.

Eldon Hunt wanted to thank the Commission for allowing the opportunity to present this. He stated that what he took from the last meeting what that a couple of commissioners had asked for a visual, so we went out and took a couple of pictures and this is the new prototype of the Blue Wave Car Wash right before the sunset. The importance of this new prototype is that when it starts getting dim at night, this new design will illuminate the area pretty well. I think this matches well with what San Juan EDC is trying to bring to the City. As it stands we have a master plan that we are working on, the design plans are 70% complete and we will probably start construction in January. Mayor Garza asked what was the square footage of the Blue Wave and Eldon Hunt responded that the tunnel length was 60 and the width 28, it is fairly small, nothing major hopefully. Commissioner Garcia then stated that the word “hopefully” meant not being sure of what’s going to come in and Eldon Hunt replied that he did not want to commit to anything right now. With that being said, Commissioner Garcia stated that for us to take a mission, we needed a commitment, we couldn’t base ourselves or make a decision on a “hopefully”. Eldon Hunt responded that Blue Wave couldn’t even commit to this site unless it got passed, the tenants that are tied to them, can’t commit to this site themselves.

Commissioner Garcia asked if the owner of the other carwash was present, the one who wants to put the carwash next by the AV Motor. He asked him “Como se siente Ud si le dijemos que no puede poner el carwash a la orilla del Freeway”, and the owner of the other carwash responded – “nosotros no queremos poner el carwash en la orilla del Expressway, nosotros queremos ponerlo por Wisconsin”

Maria Reyes also stated that she was for it because we need to have San Juan improve. There is nothing in San Juan. We have to go eat and shop at other cities. San Juan has nothing but little taquerias.

Commissioner Maldonado addressed what Mr. Ramirez had stated earlier saying that his position was that yes he needed a visual and yes he wasn’t for a Carwash, but he like the Chik-fil-A idea better, but at this point, I am ready to approve. Mayor Garza clarified that the reason he wanted to table this was because he wanted some restrictions along the Corridor in reference to carwashes. Legal came back and said that we could. Once I close this everyone will have an opportunity and determine what is best for San Juan.

Lupe Navarro stated he was for it, it’s time to move forward to better the future.

Mayor Garza closed this at 6:41pm. Mayor Pro-tem Ramirez motioned to approve and seconded by Commissioner Maldonado. Motion passed (4-1)

VII. CONTRACTUAL/RESOLUTIONS

- a. Consider Adoption of an Ordinance in First Reading Granting to AEP Texas, Inc., its Successors and Assigns, a non-exclusive franchise to Construct, Maintain and Operate Lines and Appurtenances and Appliances for Conducting Electricity In, Over, Under and Through the Street, Avenues, Alleys and Public Places of the City of San Juan, Texas.

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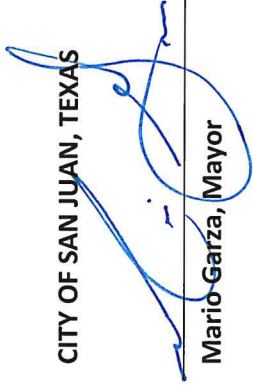
Mr. Cervantes stated, our existing franchise agreement expires and we are trying to extend the existing franchise agreement. Mr. Jones from AEP is here if you have any questions. Mayor Pro-Tem Ramirez motioned to approve and seconded by Commissioner Maldonado. Motion passed (5-0)

- b. Consider Authorizing the City Manager to Enter into a Contract for the Purchase of Water between the City of san Juan and hidalgo Irrigation District No. 2 to divert water for Municipal Purposes in an amount of 300.00 Acre-Feet.

No Action taken.

VIII. ADJOURNMENT

Commission Ernesto Guajardo motioned to adjourn and seconded by Mayor Pro-Tem Ramirez. Motion passed.

CITY OF SAN JUAN, TEXAS

Mario Garza, Mayor

ATTEST:


Diana H. Cavazos, City Secretary