

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

DATE:

Tuesday, December 5, 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

MEMBERS ABSENT:

Raudel Maldonado, Commissioner

STAFF PRESENT:

Benjamin Arjona, City Manager
Diana Cavazos, City Secretary
Juan Gonzalez, Chief of Police
Tirso Garza, Chief of Fire
Leroy Gonzales, 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

GUEST: Mark Ramirez with Cruz-Hogan

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. PRESENTATIONS

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

DISCUSSION: Benjamin Arjona, City Manager presented the item and stated Directors were available for any question. Mayor Pro-Tempore Jesus Ramirez asked Juan Gonzalez, Chief of Police when his department was moving to the new building. Chief Gonzalez responded that they are already moving and Monday morning the office would be open. Mayor Pro-Tempore Ramirez went on to ask if they had found any grants for extra patrolling for Thursday nights. Chief Gonzalez responded they haven't found any at the moment and are currently working things out for extra patrolling. Mayor Mario Garza asked if the Police Department was fully staffed for the new building. Chief Gonzalez stated that the new jailer was starting Monday and they still had three police officer positions open.

Mayor Pro-Tempore Jesus Ramirez asked Leroy Gonzalez, Finance Director if the financial reports for the EDC were being issued out. Mr. Gonzalez stated that he issued out the month of August and was pending September and October.

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Benjamin Arjona, City Manager went on to say that there was a status report presentation on the water treatment plant. Mark Ramirez from Cruz-Hogan stated that the contractors were still working and they were scheduled to complete the project June 2018.

V. APPOINTMENTS

- a. Consider Appointment of Election Judges and Early Voting Clerks for the Upcoming Special Election to be Held on January 20, 2018.

DISCUSSION: Benjamin Arjona, City Manager presented the item and asked for no action to be taken since there was no available listing of available judges. Early voting was scheduled to start January 3rd 2018. Item tabled.

Motion was made by Mayor Pro-Tempore Jesus Ramirez to approve and seconded Commissioner Pete Garcia. Motion passed. (4-0)

VI. PUBLIC HEARING

- a. Conduct a Public Hearing and Consider Adoption of an Ordinance in First Reading for a Conditional Use Permit for a Car Wash Facility in the Expressway Corridor District (EC) in a Tract of Land Containing 0.911 of One Acre out of Lot 13, Block 5, John Clossner Subdivision, Located Along the Northside of IH2 Approximately One-Half Mile East of Veteran's Boulevard as Requested by Melden and Hunt, Inc.

DISCUSSION: Benjamin Arjona, City Manager presented the item and Xavier Cervantes, Director of Planning stated that the hours of operations for the business for the summer would be from 7:00 a.m. to 8:00 p.m. and winter from 7:00 a.m. to 7:00 p.m. Notices were sent out to nearby property owners and did not receive comments in favor or against the business. The Planning and Zoning Commission recommended approval unanimously during the September 21st meeting.

Mayor Mario Garza opened public comment at 6:11 p.m.

Ricardo Ramirez stated that he was against it due to the September 26th and October 8th meeting where Mayor Mario Garza had expressed concerns about amending the ordinance.

Mario Reyna with Melden and Hunt, Inc. stated that he has complied with all the requirements and that the bank will break ground the second quarter of 2018.

Mary Reyes commented that the City needed a business like this and it will be good for the city.

Mayor Mario Garza closed public comment at 6:18 p.m.

Motion was made by Mayor Pro-Tempore Jesus Ramirez to approve and seconded Commissioner Ernesto Guajardo. Opposed Commissioner Pete Garcia. Motion passed. (3-1)

VII. ORDINANCES

- a. Consider Adoption of an Ordinance in First Reading for the Voluntary Annexation of a 10.22 Acre Tract of Land out the Lott 100 Acres of Los Torritos Grant, located along the South Side of Sam Houston Avenue, Approximately a Quarter of a Mile East of Steward Road as Requested by Ronnie Cantu Construtions, LLC.

DISCUSSION: Benjamin Arjona, City Manager presented the item and Xavier Cervantes, Director of Planning stated that the subdivision will be completed by March or April of 2018. He also mentioned that the homes that get built will increase the City's tax revenue along with water, sewer and garbage revenue.

Motion was made by Mayor Pro-tempore Jesus Ramirez to approve and seconded Commissioner Ernesto Guajardo. Motion passed. (4-0)

VIII. CONTRACTUALS/RESOLUTIONS

- a. Consider Authorizing the City Manager to Request Statements of Qualifications from Consulting Firms for the Preparation of a Comprehensive Land Use Plan and an Update to the Parks Master plan.

DISCUSSION: Benjamin Arjona, City Manager presented the item and Xavier Cervantes, Director of Planning stated that funding was in the budget and the plan was a vision of the future. The update of the

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plan will allow the City to pursue grants for park improvements. He also stated that at the moment there is no current land use master plan and one needs to be in place in order to be in compliance.

Motion was made by Mayor Pro-Tempore Jesus Ramirez to approve and seconded by Commissioner Pete Garcia. Motion passed. (4-0)

- b. Consider Amendment of Resolution Issuing Order and Notice of City Special Election to Correct the Statement of Applications by Mail to be sent to City Secretary Instead of Hidalgo County.

DISCUSSION: Benjamin Arjona, City Manager presented the item and Mayor Mario Garza asked for a motion to approve.

Motion was made by Mayor Pro-Tempore Jesus Ramirez to approve and seconded by Commissioner Pete Garcia. Motion passed. (4-0)

IX. CONSENT AGENDA

- a. Consider an Ordinance in Second Reading for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-premise Consumption at the Proposed "Tremendoz Drive-Thru" Located at 2201 N. Cesar Chavez Road, Legally Described as Lot 1, C&B Subdivision, as Requested by Bladinich Rodriguez.
- b. Consider Adoption of an Ordinance in Third 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 Streets, Avenues, Alleys and Public Places of the City of San Juan, Texas.
- c. Consider Adopting Ordinance on Second Reading Amending the City of San Juan Code of Ordinance Chapter 4 Business Regulations by Adding Article 4.11 Grease Traps Establishing the Installation, use, Maintenance Requirements, Monitoring, and Enforcement of Grease Traps and Interceptors for Commercial Business Generating Fats, Oils, and/or Grease: Providing for Penalties; Providing for Injunctive Relief; Providing for Repealer Clause; Providing for a Savings Clause; Providing for Publication and an Effective Date.
- d. Monthly Collection Report- October 2017.

DISCUSSION: Benjamin Arjona, City Manager presented items and asked for approval. He also mentioned that they could discuss any item if there were questions.

Motion was made by Mayor Pro-Tempore Jesus Ramirez to approve and seconded Commissioner Ernesto Guajardo. Motion passed. (4-0)

X. DISCUSSION AND POSSIBLE ANDTION ON ALL THE FOLLOWING MATTERS:

- a. Discussion and Possible Action to Authorize Staff to Purchase Two Split Case Pumps from BuyBoard Vendor Odessa Pumps from Midland, Texas 79711-0429 (BuyBoard Contract Number 509-16) for the Total Amount of \$41,575.00 (Raw Water Pump \$18,280.00 and High Service Pump \$23,295.00).

DISCUSSION: Benjamin Arjona, City Manager presented the item and David Salinas, Director of Utilities stated that he was requesting permission to purchase the pumps from Odessa Pumps. He also mentioned that the funds were coming from the surplus money from the 2007 bond.

Motion was made by Commissioner Pete Garcia to approve and seconded by Mayor Pro-Tempore Jesus Ramirez. Motion passed. (4-0)

- b. Discussion and Possible Action, if any, on Setting City Commission Meeting Dates for December 2017.

DISCUSSION: Benjamin Arjona, City Manager presented the item and stated that in the past there has always been only one meeting for the month of December and that there was one meeting scheduled for December 26th and it is a holiday for the City. Mayor Mario Garcia made motion to have only one meeting for December 12th.

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Motion was made by Mayor Mario Garza to approve and seconded Commissioner Ernesto Guajardo. Motion passed. (4-0)

XI. EXECUTIVE SESSION 6:27 p.m.

- a. The San Juan City Commission Will Convene Into Closed Session Pursuant to the Provision of the Chapter 551, Subchapter D, Exceptions to Requirements that Meeting be Open, Texas Government Code 550.071 (Consultation with Attorney) and Texas Government Code 551.072 (Deliberation Regarding Real Property) as Follows:

1. Discussion and Possible Action Regarding the Purchase, Exchange, Lease, Transfer, or Value of Real Property, Tract 003. (Pursuant to Texas Code, 551.072 Deliberation About Real Property and 551.071 Consultation with Attorney).

DISCUSSION: Benjamin Arjona, City Manager presented the item and Mayor Mario Garza asked for a motion.

Motion was made by Commissioner Pete Garcia to approve and seconded Mayor Pro-Tempore Jesus Ramirez. Motion passed. (4-0)

XII. 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 Meeting, 551.102, Requirement to Vote or take Final Action in Open Meeting.

DISCUSSION: Mayor Mario Garza asked for a motion to reconvene.

Motion was made by Commissioner Pete Garcia to approve and seconded Mayor Pro-Tempore Jesus Ramirez. Motion passed. (4-0)

DISCUSSION: Commissioner Pete Garcia motioned to approved item discussed in executive session.

Motion was made by Commissioner Pete Garcia to approve and seconded by Commissioner Ernesto Guajardo. Motion passed. (4-0)

XIII. ADJOURMENT 6:46 p.m.

Mayor Mario Garza motioned to adjourn meeting and seconded by Commissioner Ernesto Guajardo. Motion passed. (4-0)

CITY OF SAN JUAN, TEXAS


Mario Garza, Mayor

ATTEST:


Diana H. Cavazos, City Secretary