

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, April 14, 2020

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
Jesus "Jesse" Ramirez, Commissioner
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
Juan Gonzalez, Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesein, 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 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

- A. Due to COVID19 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, April 10, 2020 by (1) Sending an Email to publiccomments@sjtx.com, or (2) by Dropping off the Request in the DropBox next to the Drivethru for Water Payments. All Requests must be received no Later than 5:00 p.m. on Tuesday, April 14, 2020. Your Request Should Include your Name, Address, Telephone Number and your Comment. We ask for Everyone's Cooperation with this Procedure.

No public comments.

V. PRESENTATIONS

- A. Presentation on Departmental Reports: Department of Finance, Department of Utilities, Police Department, Fire Department, Municipal Court, Department of Planning and Zoning, Department of Sanitation, Department of Parks and Recreation and San Juan Memorial Library.

DISCUSSION: Commissioner Jesus “Jesse” Ramirez asked if any shortfalls were being planned that could happen in effect to the pandemic to which Mr. Benjamin Arjona, City Manager stated as a matter of fact the monthly sales tax from last year to this year had a difference of under \$20,000. Mayor Mario Garza asked if any citations had been given out in regards to COVID-19 to which Chief Gonzalez responded there had been an average of 5 warnings per day to which everybody had been compliant. Mayor Garza asked if there was anyone traveling with more than two people per vehicle to which Chief Gonzalez responded everyone was compliant keeping up with their social distance and following the two per car order. Commissioner Ramirez asked on behalf of resident Angie Perales if one of the two individuals in the vehicle needed to wear a mask to which Chief Gonzalez responded they were not required to wear a mask inside the vehicle unless they were going into a public business. Commissioner Ramirez complimented Mr. Roel Garza, Director of Sanitation/Public Works on his staff and asked to let them know they were doing a great job.

Mayor Mario Garza asked if all businesses had been notified to follow all COVID19 recommendations to which Mr. Roberto Escobar, Director of Planning and Zoning responded Anthony Monroy the Health Inspector had contacted groceries stores. Mr. Arjona stated Ms. Laura Guerrero from EDC was handing off a copy of the declaration to businesses and 90% of businesses were aware in the City of San Juan. Mayor Mario Garza asked for a status on the San Juan Municipal Park to which Mr. Willingham, Parks and Recreation Director responded that it was 90% complete. Commissioner Marco “Markie” Villegas asked for a status on traffic control on Stewart Road and on the speed bumps to which Chief Gonzalez responded they would continue working on cruise night control on Stewart Road and in regards to speed bumps they will be getting delivered and the department would get with Mr. Roel Garza to check on status. Commissioner Villegas asked what the time frame for receiving speed bumps was to which Mr. Arjona responded Mr. Roel Garza had place the order for speed bumps and the time frame is about two weeks. Mayor Pro Tem Leonardo “Lenny” Sanchez thanked Safety Director, Chief Tirso Garza for a phenomenal job with the Coronavirus and stated his main concern is making sure that employees continue using the PPE’s provided. Mayor Pro Tem Sanchez stated it was very important because the employees go back to their families and we need to guard them and keep them safe. City Manager stated an order for 1,500 KN95 masks was placed and are expected within the next couple of days, there’s currently 1,000 surgical masks which are primarily intended for office staff, hand sanitizers and gloves.

VI. PUBLIC HEARINGS:

- A. Hold a Public Hearing for a Rezoning Request from SingleFamily Residence District (RS) to MultiFamily Residence District (RMF) of 16.357 acre tract of land being the West 4.07 acres of Lot 7, Block 7 and 12.29 acres out of the East 14.83 acres of Lot 7, Block 6 of the John Closner Subdivision, out of Porciones 71 and 72, located approximately a quarter of a mile West of Raul Longoria Road along North side of Eldora Road, as Requested by Realtex Development Corporation.

Mayor Mario opened the public hearing at 6:20 p.m.

DISCUSSION: Mrs. Diana Cavazos, City Secretary stated she had received the following comments for public hearing: Ms. Susana Longoria a property owner within 200 feet of the property opposed due to the area diminishing the value of the neighborhood, Mr. Santiago Garcia property owner for more than 30 years opposed due to the danger it can cause the residential area, Ms. Raquel Garcia opposed due to the concern on the increase of crime in the area and because the value will depreciate, Ms. Linette Longoria a resident opposed because of the increase in crime and the risk due to the multifamily residence, Mr. Eulalio Sepulveda opposed because it would depreciate property value as well as increase crime rate in the area and Mr. Robert and Marlene Lopez property owners opposed as well.

Mayor Mario Garza asked if all the individuals lived in the area in a home or if they only owned property to which Mrs. Cavazos responded they owned homes within the 200 foot radius. Mayor Mario Garza asked when the subdivision was developed to which Mr. Arjona responded it was developed way before the annex. Mr. Arjona added based on the comments as far as depreciation of the value of homes it will actually improve the property value. Mr. Arjona stated as you recall the apartments are nice and gated, we believe it will increase the property value for the surrounding property owners. Mayor Mario Garza asked if the boundaries were within the spot zoning to which Mr. Escobar replied yes there is for multifamily. Mayor Garza asked if the developer was aware of the meeting to which Mr. Escobar responded yes but since residents weren’t allowed to attend he wouldn’t be able to fly down from Austin, Texas. Mayor Garza asked what the recommendation was to which Mr. Escobar responded the recommendation was to

go through with it because as long as they meet the city's requirements there are no issues. Mayor Garza stated please be on top of this development Mr. Escobar. Commissioner Ernesto "Neto" Guajardo asked if it was going to be a gated community to which Benjamin Arjona, City Manager responded yes and they would also have drainage, paving with concrete paving and landscaping. Mayor Pro Tem Sanchez asked if it would be a restricted gate access to which Mr. Escobar responded he was uncertain on how the access was going to be.

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

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Mayor Mario Garza. Motion Passed (5-0).

- B. Hold a Public Hearing for a Conditional Use Permit to allow "Meme's BBQ" Restaurant with a drivethru window in a Neighborhood Commercial District (C1) and the Sale of Alcoholic Beverages for On Premise Consumption at 101 Sandra Street, legally described as Lots 1 and 2, Block 1, Small No. 2 Subdivision, as Requested by Manuel Gonzalez.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated the applicant owned two lots on the Southwest corner of Sandra Street and Raul Longoria Road. Mr. Escobar added he had applied for a conditional use permit to allow a restaurant with drive-thru window and for the sale of alcoholic beverages for on-premise consumption. Mr. Escobar stated he is proposing a 2,400 square foot building with entrance/exit along Sandra Street with surrounding properties that consist of a mix of single-family and commercial use. Mr. Escobar added staff mailed a notice of the public hearing to 23 property owners within a two hundred (200) foot radius and received no comments in favor or against the application.

Mayor Mario opened the public hearing at 6:32 p.m.

Leonardo "Lenny Sanchez, Mayor Pro Tem asked how the entrance would be set up to which Mr. Escobar responded it would be set up like Starlight Burger. Mr. Escobar added the Planning and Zoning Department required for a buffer and drainage with cement paving. Mayor Mario Garza asked if they had been cleared through TXDOT for the entrance through Raul Longoria to which Mr. Escobar responded they have to go through TXDOT for permits.

Mayor Mario closed the public hearing at 6:34 p.m.

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

- C. Hold a Public Hearing for a Conditional Use Permit to allow "Hot Dogs El Regio" at 4404 N. Raul Longoria Road, legally described as the East 208.71 feet of the South 208.71 feet of the North 489.43 feet of Lot 8, Block 8, John Closner Subdivision, as Requested by Jose Luis Pedroza.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated the applicant was proposing to open a portable food concession stand at Ramirez Tire Shop located along the West side of North Raul Longoria Road and South of Minnesota Road. Mr. Escobar added the applicant was proposing to install the stand south of the property, next to the carport in which the property owner gave permission for the use of the parking and restroom facilities from the tire shop. Mr. Escobar stated that on 2013 the city had approved a snow cone stand on the same location and the proposed days and hours of operation are Monday thru Thursday from 6:00 p.m. to 12:00 a.m. and Friday and Saturday from 6:00 p.m. to 2:00 a.m. Mr. Escobar stated staff mailed notice of the public hearing to 14 property owners within 200 foot radius and received no comments in favor or against the request.

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

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

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

- D. Hold a Public Hearing for Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the proposed "The Wings" Restaurant located at 205 W. Nolana Avenue Suites 1718, legally described as Lot 1, San Juan Plaza Subdivision, as Requested by Luis Valencia.

DISCUSSION: Mr. Roberto Escobar, Director of Planning and Zoning stated Mr. Valencia was applying for a conditional use permit for the sale of alcoholic beverages for on-premise consumption and late hours permit at "The Wings" Restaurant located at the new commercial plaza along West Nolana Avenue. Mr. Escobar added the proposed days and hours of operation were Monday thru Thursday from 11:00 a.m. to 12:00 a.m., Friday and Saturday from 11:00 a.m. to 2:00 a.m. and Sundays from 11:00 a.m. to 12:00 a.m. Mr. Escobar stated the staff mailed the notice of the public hearing to the property owners within the 200 foot radius and no comments were received. Mr. Escobar added if the request was approved the applicant needed to comply with the Texas Alcoholic Beverages Commission requirements.

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

Commissioner Guajardo asked if the hours of operation could be checked since it says Sundays at 11:00 a.m. and should be 12:00 p.m. to which Mr. Escobar responded sometimes when food is being sold there are exceptions but it would have to be at noon. Mayor Mario Garza asked what the projected time to open is to which Mr. Escobar responded they want to open as soon as possible.

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

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

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

- A. A. Discussion and Possible Action to Approve a Budget Amendment out of the Retained Earnings Storm Water Fund for repairs on Citrus Street from I Road to Alameda for the amount of \$47,050.00 and to authorize City Manager to Execute all Related Documents and Budget Amendment as Needed.

DISCUSSION: Benjamin Arjona, City Manager stated as you may recall Citrus is getting some root work done and at this point the whole pipe will need to be cleaned all the way to I Road. Mr. Arjona added at this time the whole pipe needs to be cleaned and the company is going to go back to check what is needed for the rooting of the pipe. Commissioner Villegas asked if this was for the unforeseen roots that were witnessed to which Mr. Arjona responded \$85,000-87,000 was budgeted but the item was placed back on the agenda because there was participation from the City of Pharr and their truck needed some maintenance. Mr. Arjona stated the item was taken out and is being brought back from the storm water fund to be able to clean out the rest of the pipe and remove the big amount of roots, a lot of concrete, and rocks. Mr. Roel Garza introduced Mr. Mario Salazar; Manager explained what the pipes have and explained to the City Commission the effects of the rain. Mayor Mario Garza asked how long would the process take to which Mr. Salazar responded it depended on the conditions of the pipe but most of the time it takes three to four weeks. Mr. Salazar added they would leave the pipe clean with no roots and they would make sure the roots don't come back.

Mayor Mario Garza made motion to approve and was seconded by Mayor Pro Tem Leonardo "Lenny" Sanchez. Motion Passed (5-0).

- B. Discussion and Possible Action to Authorize a Mid Year Budget Amendment in the amount of \$80,000.00 from the Retained Earnings to replenish the Repair and Maintenance Account in order to facilitate department needs for the remainder of the fiscal year.

DISCUSSION: Mr. Roel Garza, Director of Sanitation/Public Works stated this agenda item is to relocate funds over to repair and maintenance line items to finish out the year maintaining the residential and commercial fleet. Mr. Garza added the amendment also included the purchase of a diagnostic machine that will give the mechanics a better opportunity to diagnose problems with the trucks.

Commissioner Marco "Markie" Villegas made motion to approve and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion Passed. (5-0).

- C. Consider Authorizing the City Manager to Declare Three Railroad Box Cars Salvaged Property.

DISCUSSION: Benjamin Arjona, City Manager stated there are currently three railroad box cars at the Sanitation Department. Mr. Roel Garza, Sanitation Director stated pictures had been included in the packet and that salvaging the box cars that have been around for 15 to 20 years would help to continue the process of cleaning up the yard. Commissioner Villegas stated the department is doing really good cleaning the yard and it helps the resident have a better view.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to approve and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).

- D. Discussion and Possible Action Authorizing City Manager to Solicit Request for Qualifications (RFQ) for the City Hall/Transit Terminal for Architectural Services.

DISCUSSION: Benjamin Arjona, City Manager stated an email had been sent out to the Commission regarding the status of the City Hall/Transit Terminal. Mr. Arjona added the project had been cleared by the federal funding agency to start the procurement process for architectural services within the next couple of weeks it would be advertised. Mr. Arjona added a conference call would take place with the individuals that may be interested in submitting qualifications to the city. Mr. Oscar Cancino, Project Manager stated that a work order had been received from the transit local funding entity where they were informed they were able to move forward with the professional services. Mr. Cancino further stated there were follow up questions on the significance of the close proximity of the historical San Juan Hotel. Mr. Cancino added that he doesn't see an issue since they just want to know how the project is going to be laid out.

Mr. Cancino stated there was a tentative schedule for advertisement attached and one of the reasons they were extending it was due to Covid-19 and the other reason is they are requesting the proposer to provide a preliminary rendering when they submit their qualifications. Mayor Mario Garza asked how many weeks will the RFQ advertising be projected to which Mr. Arjona responded typically 14 days but because its federal funding, Mr. Cancino is recommending to have a conference call at the end of the two weeks and re-advertise so between 2 -4 weeks. Mayor Mario Garza asked if information stating it is a federal funded project would be included in the packet to which Mr. Cancino responded it is noted on the packet. Mr. Cancino added the reason Mr. Arjona mentioned about the re advertisement or the ability to have a conference call meeting is to answer any questions they might have in regards to the project. Mayor Garza stated once the project is designed he would like for all directors to be involved in the project.

Commissioner Marco “Markie” Villegas made motion and approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

VIII. CONSENT AGENDA

- A. Consider Second and Final Reading of an Ordinance Amending Chapter 12 Traffic and Vehicles, Article 12.02 Operation of Vehicles, Division 3, Speed Limits, Section 12.02.092 Speed Limits of Specific Streets of the City of San Juan's Code of Ordinances to provide for the Regulation of Motor Vehicle Speed on FM 2557 (Stewart Road) from Interstate Highway 2 (IH2) to Ridge Road; SH 495 from "I" Road (Veterans Boulevard) to Cesar Chavez Road.
- B. Tax Collection Report February 2020.
- C. Budget Expenditure Report February 2020.
- D. Meeting Minutes November 26, 2019.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

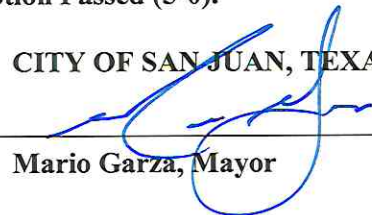
Mayor Mario Garza thanked all staff for their hard work and dedication especially during this time of pandemic he asked for everyone to continue practicing social distance to continue flattening the curve. Mayor Pro Tem Sanchez added that it was very important to continue staying safe and that he agreed with Mayor on appreciating everything the employees are doing. Commissioner Villegas thanked all the departments and the two chiefs for keeping up with important information on a timely matter.

IX. ADJOURNMENT 7:01 p.m.

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 14, 2020

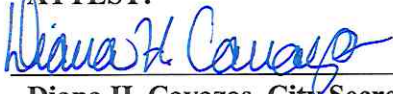
Commissioner Jesus "Jesse" Ramirez made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion Passed (5-0).

CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Diana H. Cavazos, City Secretary