

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, June 9, 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
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 Sasin, 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

It is the Intent of the City Commission to Conduct this Meeting Primarily via Teleconference Pursuant to the Open Meetings Act Procedures Announced by Governor Abbott. Due to the COVID-19 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, June 5, 2020 by (1) Sending an Email to publiccomments@sjtx.us or (2) by Dropping Off the Request in the Drop Box Next to the Drive Thru Behind City Hall at 709 S. Nebraska San Juan, Texas 78589. All Requests Must be Received no Later than 5:00 p.m. on Tuesday, June 9, 2020. Your Request Should Include Your Name, Address, Telephone Number and Your Comment. We Ask for Everyone's Cooperation with this Procedure.

V. PRESENTATIONS:

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

DISCUSSION: Commissioner Jesus "Jesse" Ramirez asked in regards to citations and violations with the home on Shawnee Circle that was conducting business at a residence to which Mr. Escobar responded that matter had been addressed already and has been taken care of. Commissioner Marco "Markie" Villegas asked for a status on the addressed residence to which Mr. Escobar responded letters had been sent out the next step was to be processed by the court to book a court date. Commissioner Ramirez asked if the liberty park flagpole was replaced or what the status was to which Mr. Willingham, Parks and Recreation Director responded it would be done before July 4th since Mr. Shawn replaced it with the Statue of Liberty because it was more manageable. Commissioner Guajardo asked about the tire round up to which Mr. Roel Garza,

Sanitation Director responded 1,120 tires had been collected. Commissioner Ramirez asked for a status on the library's roof to which Ms. Armandina Sesin, Director of Library responded it was still leaking. Mr. Willingham added the leaking areas had been more permanently sealed and up to now they had not received any calls in regards to leaks. Benjamin Arjona, City Manager stated the attorneys that were hired, were looking for a couple of experts to come over and was assuming those were the people Mr. Martinez, Building Maintenance Supervisor brought over.

Commissioner Guajardo asked if the parks were on schedule to which Mr. Willingham responded yes and proceeded to present a video of the park. Mayor Mario Garza asked if staff was getting trained properly to cut the grass to which Mr. Willingham responded both vendors from the machines would show staff how to operate them which ever they decide to go with. Mayor Mario Garza stated next summer he would like for the department to reach out to the junior colleges, division two, and division three to have tryouts for high school kids at the parks. Mayor Garza added he knew being on a show case tournament and traveling outside the valley was costly and he has seen a lot of talent not only PSJA but the whole Rio Grande Valley. Mayor Garza further added he believed it would be a good opportunity for the kids that don't have that luxury to travel outside the valley to show their talent to the coaches out there and we should shoot for it next summer. Mr. Willingham agreed and added one of the goals for next summer was to increase the athletic camp capacity in the city and offer more specific sports camps to the kids.

Mayor Garza asked Mr. Escobar in regards to the members of the Planning & Zoning Commission receiving pictures from residents at Shawnee Circle where business is still being conducted. Mayor Garza complimented Mr. Roel Garza on the tire roundup and added the department has been doing great work. Mayor Garza stated he had spoken to Dr. Arredondo, Superintendent of PSJA ISD and talked about getting the campuses to participate in these events to which he brought up a good point which was if there was a Memorandum of Understanding on file. Mayor Garza further stated that Dr. Arredondo said previous administration would notify Mr. Campos via email or flyer and Mr. Campos would get students to participate. Mayor Garza added that now that administration changed we should look into drafting and MOU and have it send to the district. Mayor Garza asked if the library was promoting the census tow which Ms. Armandina Sesin, Library Director responded they were that they have flyers that were brought in from a census representative and IT published it on the website and social media. Mrs. Sesin added it would be a great opportunity to help residents fill out the census if they haven't done so yet to which Mayor Garza stated he would like a station where resident come in and fill out the census to be set up at the library to promote it.

VI. PUBLIC HEARINGS:

- A. Hold a Public Hearing for a Conditional Use Permit to Allow a Drive-thru Window at Martin's Drug located at 601 S. Nebraska Avenue, Legally Described as Lots 1, 23 and 24, Block 34, San Juan Original Townsite Subdivision, as Requested by Martin's San Juan Drug Co.

DISCUSSION: Mr. Robert Escobar, Director of Planning and Zoning stated Mr. Garza was applying for a Conditional Use Permit to open a drive-thru window at Martin's Drug which was established in San Juan on 1917. Mr. Escobar further stated the proposed drive-thru window would be along the North side of the building and the entrance was being proposed along Nebraska Avenue with an exit on 6th Street. Mr. Escobar stated the list of requirements were for the owner to comply with the Occupational and Conditional Use Permit with the City, for the business to comply with the Off-Street Parking Ordinance and for traffic not to be obstructed along Nebraska Avenue. Mr. Escobar added the operation hours for the business were Monday thru Friday from 9:00 a.m. to 6:00 p.m.

Mr. Escobar stated notices of the public hearing were advertised and letters were sent out to 18 property owners within a 200 foot radius and no comments were received for or against the request. Mr. Escobar added that during the regular meeting on June 4, 2020, the Planning and Zoning Commission recommended approval of the conditional use permit with a 5-2 vote.

Mayor opened the Public Hearing at 6:22 pm

Mr. Escobar stated Planning and Zoning wanted to move the window 5 feet to the East to which Mr. Garza responded it would take too much to move it that far.

Mayor closed the Public Hearing at 6:24pm

Mayor Mario Garza made motion to approve as is and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion passed (5-0).

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

- A. Discussion and Possible Action to Select the Most Qualified Firm to Assist the City With the Preparation of the American Water Infrastructure Act Risk and Resilience Assessment and Emergency Response Plan and Authorize the City Manager to Negotiate and Execute an Agreement and Budget Amendment as Needed.

Mayor Mario Garza made motion to table the item and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion passed (4-0).

- B. Consider Selecting an Engineering Firm and Authorize the City Manager to Enter into a Contract Agreement for Engineering Services RFQ 19-17-04-06.

Mayor Mario Garza made motion to table the item and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion passed (4-0).

VIII. CONSENT AGENDA:

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for a DriveThru Business and Sale of Alcoholic Beverages for On-Premise Consumption at "Crazy About Mangonadas" located at 510 E. SH 495, legally described as the North 230 feet of the East 64 feet of Lot 9, Block 39, Alamo Land and Sugar Company's Subdivision, as Requested by N. Gutierrez Investments, LLC.
- B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for a DriveThru Business and Sale of Alcoholic Beverages for On-Premise Consumption at "Crazy About Mangonadas" located at 1110 S. Stewart Road Suite A, legally described as Lot 1, Stewart Place Estates No. 3 Subdivision, as Requested by N. Gutierrez Investments, LLC.
- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow a Social Event Center "Celebration Fiesta Place" at 3004 N. Raul Longoria Road, legally described as Lot 9, Northgate Manor Phase 1 Subdivision, as Requested by Martha Cantu.
- D. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit to allow a Social Event Center "Joselyn's Event Center" at 1101 E. SH 495 Suite G, legally described as the West 440 feet of the South 495 feet of Lot 5, Block 39, Alamo Land and Sugar Company's Subdivision, as Requested by Yesenia Bernal.

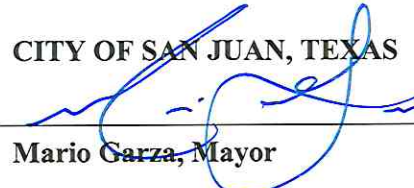
DISCUSSION: Commissioner Guajardo asked for clarification on the hours of operation for Crazy about Mangonadas to which Mr. Escobar responded the hours of operation were Monday through Sunday from 12:00 pm to 9:00 pm. Mayor Garza added that he was okay with the hours as long as there are no school or children present.

Commissioner Jesus "Jesse" Ramirez made motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion Passed (4-0).

IX. ADJOURNMENT

Commissioner Ernesto "Neto" Guajardo made motion to adjourn at 6:28 p.m. and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0).

CITY OF SAN JUAN, TEXAS


Mario Garza, Mayor

ATTEST:


Diana H. Cavazos, City Secretary