

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, August 25, 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
Nayeli Guerrero, Records Manager
Tirso Garza, Chief of Fire
Albino Rodriguez, Interim Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sasin, Library Director
Roberto Escobar, Director of Planning
Roel Garza, Director of Sanitation/ Public Works
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. 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 and 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, August 21, 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, August 25, 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 Departmental Reports: Department of Finance, Department of Utilities, Police Department, Fire Department and Municipal Court.

DISCUSSION: Mr. Benjamin Arjona, City Manager greeted the mayor, commissioners and staff and stated all directors were present and available should there be any questions. Mayor Mario Garza asked how many sandbags had been prepared by the Fire Department to which Chief Tirso Garza responded a total of 2,000 sandbags were prepared. Mayor Garza stated if there was going to be a second location to which Chief Garza responded currently they could not use Municipal Park because it was being worked on.

VI. PUBLIC HEARINGS:

- A. Hold a Public Hearing for a Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.36 acre tract of land out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th and Morelos Street, as Requested by Luis Muro.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated Mr. Luis Muro submitted the application for the zone change and that water and sewer services were available with the City. Mr. Arjona further stated the property owner would be required to subdivide the property in order to undertake any improvement. Mr. Arjona added staff had mailed notice of the public hearing to nine property owners within the 200 foot radius and received no comments in favor or against the request.

Open public hearing at 6:05 p.m.

Closed public hearing at 6:05 p.m.

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

- B. Hold a Public Hearing for a Rezoning Request from Neighborhood Commercial District (C-1) to Single-Family Residence District (R-S) of a 0.50 acre tract of land out of Lot 9, Block 35, Alamo Land and Sugar Company's Subdivision, located at the Southeast corner of 4th and Morelos Street, as Requested by Margarita Aguirre.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated the applicant was proposing to rezone the property into Single-Family Residence District to be consistent with the use of the property. Mr. Arjona further stated there was an existing house that was built in 1985 when the property was located outside city limits. Mr. Arjona stated staff had mailed notices of the public hearing to 14 property owners within the 200 foot radius and received no comments in favor or against the request.

Open public hearing at 6:06 p.m.

Commissioner Jesus "Jesse" Ramirez asked if the access to the two properties would be off Morelos to which Mr. Benjamin Arjona, City Manager responded he believed it would be.

Closed public hearing at 6:07 p.m.

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

VII. ORDINANCES:

- A. Consideration and Approval of an Ordinance Authorizing the Issuance of "City of San Juan, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2020" and Other Matters Related and Incident Thereto.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated before you have a presentation that I place on the agenda the numbers were received this morning. Mr. Cris Vela, Financial Adviser stated he would be making an abbreviated presentation for slides 2, 3, 5, 6, and 7. Mr. Vela further stated there was a very successful sale, a competitive sale this morning were bids were taken at 10:00 a.m. Mr. Vela added he would start off by looking at the transaction summary the city financed portion of the municipal complex and parks improvements with the issuance of combination tax and revenue certificates of obligation, the certificates funded a total of \$5 million dollars in projects, \$4.7 million to finance the municipal complex supported by the city utility department, EDC 4B corporation and sanitation Department. Mr. Vela stated \$300,000 to finance park improvement supported by the city only.

Mr. Vela stated the municipal complex would be utilized and financed by various departments such as: City Administration, service taxes, utility department, utility system net revenues, EDC 4b Corporation, 4b sales tax, Sanitation Department and Sanitation system net revenues. Mr. Vela further stated the new capacity obtained through growth and taxable assessed valuation in tax year 2020 would have no tax rate impact, organic growth and adequate rates and charges for the

utility fund and sanitation fund would have no impact. Mr. Vela added as reported by the Texas Comptroller of Public Accounts as of August the certificates have been issued as bank qualified for lower fixed interest rates city's total exempt issuance of less than \$1 million per calendar year 2020. Mr. Vela stated the certificates were rated by Standard and Poors, the city's GEO debt rating had been affirmed by Standard and Poor at A which was a stable outlook. Mr. Vela further stated the certificates were sold through an open market competitive sale and a list of the bidders was part of the handout.

Mr. Vela stated he had presented a 221 and actual was a 182 the variance was 39 basis points of 1 percent total debt service \$6,261,714vs the actual of \$6,017,158 difference of \$244,556 less than average annual debt service \$12,228 and the project fund \$5 million dollars. Mr. Vela further stated if they had any questions they could be entertained at this time and Mr. Arnold Cantu, Bond Attorney was also on the line if there were any questions from the legal standpoint. Mayor Mario Garza asked for the record of there would be no tax rate impact, no utility rate impact or no sanitation rate impact to which Mr. Cris Vela responded that was correct. Mayor Mario Garza asked in your opinion everything went smooth for the city to which Mr. Vela responded correct. Commissioner Marco "Markie" Villegas thanked Mr. Vela for his services and stated I just wanted to applaud your services it seems that as the Commission we are doing our due diligence and making sure that we have everything proper, checked and our credit ratings moving forward and improving it is genuine and nice to understand that we are able to do this for the community without any tax increase.

Mr. Benjamin Arjona stated yes Mayor and Commissioners the work Mr. Vela did was outstanding it was very aggressively taken into the sense of the interest rate and helping us out through the rating. Mr. Arjona further stated Leroy Gonzalez, Finance Director, the Finance Department and myself we were on that call and we are very proud of the fact it says the rating reflects that they consider San Juan with the adequate management, adequate budgetary performance, strong budget, flexible, strong liquidity and strong institutional framework that speaks very highly of not only us but the leadership that you all have given us. Mr. Arjona thanked Mr. Vela, thanked staff and thanked Mayor and Commissioners for allowing us to do this kind of work. Mr. Arjona added this speaks greatly because now we are going to have a new building for the City of San Juan as a matter of fact a kick off meeting took place this morning and pretty soon a ground breaking.

Commissioner Ernesto "Neto" Guajardo made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Commissioner Jesus "Jesse" Ramirez opposed. Motion passed (4-1).

- B. Consideration and Approval of an Ordinance Amending Ordinance No. 2002 012 and Chapter Traffic and Vehicles, Article 12.04 Trucks and Commercial Vehicles, Section 12.04.002 Truck Routes Designated of the City of San Juan's Code of Ordinances to Amend the Routes for Trucks and Commercial Vehicles.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated the proposed Ordinance number 2002-012 was for the designated routes of trailer truck as shown on page 17 the City of San Juan designated the following streets as a truck route. Mr. Arjona further stated going back and reviewing the proposed Alameda Street from Veterans boulevard to Oblate street should be removed since it was being proposed because they thought the docking station for H-E-B was on Alameda Street but it's through Veterans Boulevard so there's no need. Mr. Arjona added the other streets would be Cesar Chavez from Dicker Road to Sioux Road, FM 495 on Veterans Boulevard to Cesar Chavez, Nebraska Avenue from Bus 83 to 8th street is being kept because of the Dollar General so trucks can be allowed there, Stewart Road from south of city limits to Interstate Highway 2 and then Business 83 from Veterans Boulevard through Cesar Chavez Road. Mr. Arjona added the last one that is not on the ordinance but was added at the last meeting was Dicker Road from Veterans to Stewart Road because even though it was an assumed truck route it was not on the ordinance.

Mayor Mario Garza asked if anything out of the mentioned truck routes would be considered a violation of order to which Mr. Arjona responded it was correct. Mayor Garzas asked if by violating the Ordinance the City of San Juan Police Department officers have the right to pull over the trucks while inside city limits to which Mr. Arjona responded as of Wednesday August 26, 2020 signs were going to be place on the different streets mentioned and yes after that they could. Commissioner Jesus "Jesse" Ramirez asked if there was any way to remove Stewart Road from Dicker road to Interstate Highway 2 as they are the biggest concern for the residents in that area to which Mr. Arjona responded that area was a TXDOT road, so it is out of the city's control. Commissioner Marco "Markie" Villegas asked if there was communication between TXDOT and the city which Mr. Arjona responded yes and there was a reduction of speed limit. Mr. Arjona

added it had been brought to the Commission some time back but as far as doing away with the truck route it was out of the city's control. Commissioner Ernesto "Neto" Guajardo stated the route could be changed to Cesar Chavez to which Mr. Arjona responded Cesar Chavez was not a truck route and at the moment does not go all the way to Dicker Road it stops at Moore Road.

Mr. Benjamin Arjona, City Manager added there was an increase in visibility of the police officers especially during the school hours. Commissioner Marco "Markie" Villegas stated he was glad that there was a step taken forward as far as the speed limit and would like the public to know that they as City Officials are doing the best they can. Mayor Mario Garza asked if reach out to TXDOT in regards to Stewart Road and ask of there was another alternative to reroute the traffic since there are a lot of streets on either East or West side that are an inch and a half of overlay. Mayor Garza added truck routes require at least 4 inches or 3 ½ so it would mess up the streets within less than a year. Mr. Benjamin Arjona explained the issues would not really affect TXDOT that it was an MPO type of project to change the specification to a heavier gauge of asphalt which would be at an additional cost to the city.

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

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

- A. Preliminary and Final Plat Approval of the Uresti Subdivision being a 4.68 acre tract of land out of Lot 16, Block 8, John Closner Subdivision, located approximately 750 feet South of Eldora Road along the West side of Raul Longoria Road, as Requested by MAS Engineering, LLC.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated the developer's proposition was to subdivide 4.68 acres into one commercial lot for retail and storage warehousing units. Mr. Arjona further stated water and sewer services would be available through North Alamo Water Supply and the City of San Juan. Mr. Arjona added it was noted the P & Z approved the rezoning of this property on Jun 23, 2020.

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

- B. Preliminary and Final Plat Approval of the Re-Plat of Lots 3 and 4 of the Texas National Subdivision being a 3.150 acre tract, located at the Northeast corner of Veterans Boulevard and Frontage Road, as Requested by Melden & Hunt, Inc.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated the developer was proposing to replace lots 3 and 4 of the Texas National Subdivision that was recorded on March 2018. Mr. Arjona further stated they were proposing to increase approximately 50 feet in width of Lot 4 along the expressway corridor district and water services would be provided by the City of San Juan, fire hydrants were already installed as per the San Juan Fire Department. Mr. Arjona added this would be where the carwash would be situated but there needed to be an increase in size of the property to accommodate. Mayor Mario Garza asked if this was for the Blue Wave Carwash to which Mr. Arjona responded yes.

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

- C. Consider the Approval of a Budget Amendment in the Amount of \$72,950.00 out of Miscellaneous Grant Fund Balance to the Police Department Grant Budget.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated in September 2019 the city commission approved the miscellaneous grant budget for the San Juan Police Department of the miscellaneous grant funds for the year beginning October 1st 2019 through September 30, 2020. Mr. Arjona added due to the pandemic funding opportunities were made available and the department was recently notified it was awarded \$72,950.00 for personal protection equipment.

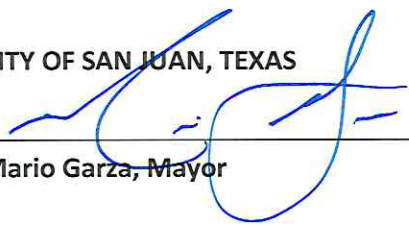
Commissioner Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (5-0).

- D. Consider Authorizing the City Manager to Declare Various Items as Salvage and Surplus Property.

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, AUGUST 25, 2020

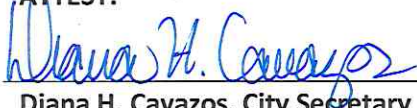
Commissioner Ernesto “Neto” Guajardo made motion to adjourn at 6:36 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion passed. 5-0

CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Diana H. Cavazos, City Secretary