

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, October 27, 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
Albino Rodriguez, Interim Chief of Police
Leroy Gonzalez, Director of Finance
Adelaida Cordero, Director of Human Resources
Armandina Sesin, 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. 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 COVID19 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, October 23, 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 that 5:00 p.m. on Tuesday, October 27, 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 at this time.

V. PRESENTATIONS:

- A. Proclamation Proclaiming October 27 October 30, 2020 as Red Ribbon Week.

DISCUSSION: Mayor Mario Garza read the proclamation and signed.

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

DISCUSSION: Mr. Benjamin Arjona, City Manager presented a brief video on the phase 3 of the retaining project that is currently being worked on. Mr. Roel Garza, Director of Sanitation and Public Works stated the project was at 97 percent complete; the project is expected to be completed within the next few weeks and a walk through would take place with the contractor for specifications. Commissioner Marco Villegas stated there were concerns with Jaime Street and asked if the area can get reassess. Mayor Mario Garza thanked Mr. Roel Garza and the IT Department for the video that was presented for the residents and stated he was very pleased with the change in the community. Commissioner Villegas also thanked Mr. Roel Garza and the staff for their tremendous work and concise to show the community what was going on. Mayor Pro Tem Sanchez asked if there was a formula that was being followed for what is currently being worked on to which Mr. Roel Garza responded there was a formula as well as a survey. Mayor Mario Garza asked if the County had more funding for the city under the COVID Funding Monies Cares Act to which Mr. Arjona responded that money needed to be reimbursed before the money is spent and an extension is being reviewed by the County. Mr. Arjona added currently the money they had was shy off half million. Mr. Leroy Gonzalez, Director of Finance stated he would check to see the amount that was awarded and provide that information to the City Commission as soon as possible. Mayor Mario Garza stated he was worried about the deadline on October 31st and believes a formal letter should be sent to the county and county commissioners asking them to process the funds properly and quick so the remaining balance can be exhausted. Mayor Garza the formal letter should request the 3.7 million or whatever amount was available for the city.

VI. PUBLIC HEARINGS:

- A. Hold a Public Hearing for a Rezoning Request from Single Family Residence District (RS) to Neighborhood Commercial District (C1) of Lots 1 and 2, Hazel Subdivision, located at the Northwest corner of Hazel Street and Raul Longoria Road, as Requested by Juan Aurelio Cadena.

DISCUSSION: Mr. Arjona, City Manager stated the applicant was proposing to rezone two residential lots located at the northwest corner of Hazel and Raul Longoria Road to Neighborhood Commercial District C-1 in order to open a car lot. Mr. Arjona further stated water and sewer services were available through the City of San Juan. Mr. Arjona added staff had mailed notice of the public hearing to 23 property owners within a 200 foot radius and received no comments in favor or against the request.

Mayor Mario Garza opened the Public Hearing at 7:19 p.m.

Mayor Mario Garza asked what was it exactly they wanted to do to which Mr. Roberto Escobar, Director of Planning and Zoning responded they want a rezone a neighborhood from commercial district C1 for a car lot was one of the ideas but it doesn't necessary mean that's what they would do.

Mayor Mario Garza closed the Public Hearing at 7:20 p.m.

Commissioner Ernesto "Neto" Guajardo 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 a Drive Thru Window at Denny's Restaurant located at 1601 E. IH 2, legally described as Lot 2, RR San Juan Retail Subdivision, as Requested by TopCon, Inc.

DISCUSSION: Mr. Benjamin Arjona, City Manager stated the property owner was applying for a conditional use permit to open a drive-thru window at Denny's Restaurant. Mr. Arjona further stated the proposed drive-thru window to would be along the East side of the building with the entrance along Frontage Road. Mr. Arjona added staff had mailed a notice of the public hearing to seven property owners within a 200 foot radius and received no comment in favor or against the request.

Mayor Mario Garza opened the Public Hearing at 7:21 p.m.
Mayor Mario Garza closed the Public Hearing at 7:22 p.m.

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

- C. Hold a Second Public Hearing to Consider a Voluntary Annexation Petition of the 1.61 acre tract of land out of Lot 4, Block 27, Alamo Land and Sugar Company’s Subdivision as per map recorded in Volume 1, Pages 2426, Map Records, Hidalgo County, Texas located approximately a quarter of a mile South of Moore Road, along the West side of Cesar Chavez Road, as Requested by Ricardo Cazares.

Mayor Garza opened the Public Hearing at 7:22pm
Mayor Garza closed the Public Hearing at 7:23pm

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

VII. APPOINTMENTS

- A. Consider the Application of a Representative and Alternate for Fiscal year 20202021 to the Amigos Del Valle Board of Directors.

DISCUSSION: Mayor Mario Garza asked who the current members were to which Mr. Arjona responded Mayor Garza and as alternative Mayor Pro Tem Sanchez. Mayor Garza asked if a Director or Assistant Director could be a representative in the Amigos Del Valle Board to which Mr. Arjona responded that to his understanding from the letter it means any employee or City Official. Mr. Arjona added in the past Mr. Cervantes used to be a member of Amigos Del Valle. Mr. Ricardo Palacios, City Attorney stated it would be hard to make a decision based on the letter and it would be best to go over the bylaws.

Mayor Mario Garza made motion to table the item for clarification and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0).

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

- A. Consider Awarding RFP No. 19221009 Batting Cage to Javier Cavazos from San Juan, Texas for the amount of \$60,200.00.

DISCUSSION: Mayor Mario Garza asked if only one bid was received to which Mr. Patrick Willingham, Director of Parks and Recreation responded correct there had been several inquiries but only one bid was submitted. Mayor Garza asked how long it was posted to which Mr. Willingham responded a minimum of two weeks. Mayor Garza asked if it were to get approved what would the projected time be or the expected completion date to which Mr. Willingham responded if it got approved it would get started right away. Mr. Willingham added there would be some underground work that needed to be done and some sprinkler systems moved and electrical light poles identified. Mr. Willingham stated the estimated completion would be at the end of December. Mayor Mario Garza asked if he could please elaborate on the size of the cage and its footage to which Mr. Willingham responded 34 feet wide by 90 feet long with a total of 4 tunnels. Mayor Pro Tem Sanchez gave some recommendations on the design on the wall. Commissioner Ramirez asked if the project was budget to which Mr. Arjona responded yes.

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

- B. Consider Awarding Bid # 19191002 for the Purchase of Sulfur Dioxide to DPC Industries, Inc. from Corpus Christi Texas in the Amount of \$806.00 in an Amount Not to Exceed \$20,000 and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

DISCUSSION: Mr. Arjona, City Manager stated staff solicited request for proposals for water and wastewater treatment plant chemicals, sludge hauling and disposal. Mr. Arjona added the price for sulfur dioxide was \$806.00 for 1000 pound containers delivered to the waste water treatment plant. Mr. Arjona added it was an annual contract with option to renew one or two years.

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

- C. Consider Awarding Bid# 19181002 for Purchase of Chlorine to DPC Industries, Inc., from Corpus Christi, Texas in the Amount of \$797.00 Per Ton Containers and \$141.00 Per 150lb Cylinders, in an Amount Not to Exceed \$35,000 and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

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

- D. Consider Awarding Bid# 19201002 for the Purchase of Sludge Hauling and Disposal Service to Denali Water Solutions from Russellville, Arkansas in the Amount of \$520.00 Per Load of DeWatered Sludge Cake and \$0.105 Per Gallon of Liquid Sludge, in an Amount Not to Exceed \$165,000 and Authorized the City Manager to Execute all Related Documents and Budget Amendment as Needed.

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

- E. Consider Awarding Bid# 19221002 for the Purchase of Liquid Ammonium Sulfate to Chemtrade Chemicals US, LLC., from Odem, Texas in the Amount of \$0.149 lb in an Amount Not to Exceed \$20,000 and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

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

- F. Consider Awarding Bid# 19211002 for the Purchase of Aluminum Sulfate/Blends to Chemtrade Chemicals US, LLC., from Odem, Texas in an Amount of \$0.0764 Per Liquid Pound for an Amount not to Exceed \$80,000 and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

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

IX. RESOLUTIONS

- A. Consideration and Action on a Resolution Accepting a Voluntary Annexation Petition, Setting Dates and Times of Public Hearings and Directing the Planning Department to Prepare Service Plan for 9.32 acre tract of land out of Lot 14, Block 47, Alamo Land and Sugar Company's Subdivision, as per map recorded in Volume 1, Pages 24 thru 26, Map Records, as Requested by Juan Maldonado.

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

- B. Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC), DST Family Limited Partnership and the City of San Juan.

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

- C. Consider and Approve Resolution Authorizing the Creation of the Rio Grande Valley Regional 911 Emergency Communication District (ECD) as Requested by the Lower Rio Grande Valley Development Council.

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

X. CONSENT AGENDA

- A. Tax Collection Report September 2020

- B. Meeting Minutes
March 16, 2020
March 18, 2020
March 27, 2020

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

XI. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session, in Accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter 551. (Consultation with Attorney)
1. Pursuant to Section §551.071, Consultation with Attorney; Discussion and Possible Action Regarding Approval on Phase 1 Preliminary Design on City Hall/Transit Terminal Building and Proceed to Phase 2 Design and Construction.

Mayor Pro Tem Leonardo “Lenny” Sanchez made motion to enter executive session at 6:02 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion Passed (5-0).

XII. RECONVENE 6:59 P.M.

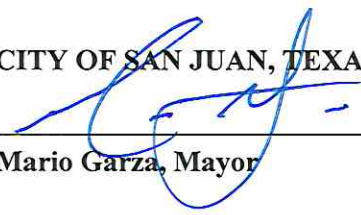
Commissioner Ernesto “Neto” Guajardo made motion to reconvene at 6:59 p.m. and was seconded by Mayor Pro Tem Leonardo “Lenny” Sanchez. Motion Passed (5-0).

Mayor Mario Garza made motion to approve item A1 as discussed on executive session and was seconded by Commissioner Marco “Markie” Villegas. Motion Passed (5-0).

XIII. ADJOURNMENT

Commissioner Jesus “Jesse” Ramirez made motion to adjourn at 7:49 p.m. 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