

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, November 24, 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
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 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, November 20, 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, November 24, 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, Fire Department, Police Department, Municipal Court, and Department of Utilities.

DISCUSSION: Benjamin Arjona, City Manager greeted the City Commission and staff. Mr. Arjona stated all directors were present should the commission have any questions. Mr. Arjona further stated there had been an incident with the Christmas tree due to strong winds it was caught in a pocket of air causing it to flip over and although there were efforts to put it back up it was decided because of safety concerns it was best not to. Mr. Arjona added the tree had a couple of

broken parts and contact had been made with the insurance and manufacturer to work together but there was no answer at the moment. Mr. Arjona stated because of the incident the original plan of hosting The Lighting of the Christmas tree at the Municipal Park will now be moved to City Hall along with the ornaments. Mr. Arjona further stated he knew the item was not placed for discussion but it was brought up to make the commission aware of the situation, as well as having a discussion on a possible change of date. Commissioner Ernesto "Neto" Guajardo asked if there would be enough time to notify the public of any changes to which Mr. Arjona responded the plan would be to notify the public through social media.

Mayor Mario Garza asked if there would be a confirmation on dates to which Mr. Arjona responded the scheduled date was for December 1st and would have to be moved for a later date that week. Mayor Garza asked when the incident was reported to which Mr. Arjona responded he was notified at 11:20 by Mr. Ruben Guajardo, Assistant Director of Parks and Recreation. Mr. Arjona added fortunately at that moment there were no individuals around the area therefore no one was hurt. Mayor Garza asked what exactly did Plan B consist of to which Mr. Arjona responded it would be similar to previous years when the tree was placed on the front of City Hall. Mayor Garza asked if this would be a drive-thru event to which Mr. Arjona responded it could either be a drive-thru or people could have the opportunity to park and tune in through a frequency. Mayor Garza stated his main concern was complying with social distancing since Hidalgo County still faced large numbers of cases so precautions had to be placed since Noche de Paz event was cancelled for the same reason. Mr. Arjona stated a drive-thru/virtual event would be best to keep the public safety as a priority.

Commissioner Marco "Markie" Villegas asked if updates had been given to the participating sponsors since more than half of the sponsors were the same sponsors of the previous year and if proper communication was important. Mr. Arjona stated they had a discussion to place the purchased ornaments at the City Hall building and the down town area. Commissioner Jesus "Jesse" Ramirez stated if the event became a drive-thru event it would not allow people to take pictures with the ornaments and Frosty the Snowman as originally planned to which Mr. Arjona responded the ornaments would be up and lighted so people have the opportunity to come by and take pictures throughout the month of December. Commissioner Ramirez asked if the food trucks would still be out there to which Mr. Arjona responded yes, obviously we would not be able to have the 15-20 we were planning only a few. Commissioner Ramirez stated he did not think it was a good idea to which Mr. Arjona responded maybe 6 food trucks. Commissioner Ramirez stated if the event was going to be a drive by then we are not expecting for people to stop to which Mayor Mario Garza because of the number of COVID cases he did not think it was a good idea. Mayor Garza stated a drive thru event was best to which Mayor Pro Tem Sanchez agreed and stated the whole point was for residents to remain in their vehicles.

Mayor Mario Garza asked for a status of applications for Police Chief to which Mr. Arjona responded more than 26 applications were received and the top 3 applicants had been selected for an interview. Commissioner Guajardo asked who was doing the interviews to which Mr. Arjona responded it was himself, Leroy Gonzales, Director of Finance and Ms. Adelaida Cordero, Director of Human Resources. Mr. Arjona added the purpose of having 3 people during the interview was to have a score basis and a decision was expected to be made the following Tuesday. Mayor Pro-Tem Leonardo "Lenny" Sanchez asked what the plan for police presence during the holidays was since he was receiving complaints to which Albino Rodriguez, Interim Chief of Police responded he was working with Border Star as well as Stone Garden to have additional man power. Chief Albino stated there would be patrol officers in different areas but specifically in the areas where theft calls were reported. Mayor Pro-Tem Sanchez asked regarding Stone Garden if officers were being scheduled or if it was on the officers own time to which Chief Albino responded officers were being scheduled.

VI. PUBLIC HEARINGS:

- A. Hold a Public Hearing for a Conditional Use Permit to allow "La Valentina Snacks" at 3705 N. Raul Longoria Road, legally described as Lot 1, Vega Subdivision, located approximately 200 feet North of Nolana Avenue, along the East side of Raul Longoria Road, as Requested by Oscar Corral.

DISCUSSION: Benjamin Arjona, City Manager stated the applicant was proposing a 10 x 7 snack shop truck with an exit on Raul Longoria. Mr. Arjona further stated the applicant was proposing to use the restroom from the mechanic shop. Mr. Arjona added an attachment with the proposed days and hours of operations are Monday through Sunday from 10 a.m. to 8 p.m. was included in the packet.

Open public hearing at 6:20 p.m.

Closed public hearing at 6:21 p.m.

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

- B. Hold a Public Hearing for the Voluntary Annexation Petition of the 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, Hidalgo County, Texas, located approximately three quarter of a mile East of Raul Longoria Road, along the North side of Nolana Avenue, as Requested by Juan Maldonado.

DISCUSSION: Benjamin Arjona, City Manager stated the applicant wanted to build a subdivision outside the city limits but within the City of San Juan ETJ. Mr. Arjona further stated on October 27, 2020 the City Commission approved the resolution accepting the annexation.

Open public hearing at 6:22 p.m.

Mayor Pro-Tem Leonardo “Lenny” Sanchez asked if the annexation was for the middle of the property only to which Mr. Roberto Escobar, Director of Planning and Zoning responded Mr. Maldonado owned two properties, the south side which was already within the city limits but the north side was county. Mr. Escobar stated the applicant wanted to annex that piece of property and then go through the zone change later.

Closed public hearing at 6:23 p.m.

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

DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS:

- A. Discussion and Possible Action to Authorize Staff to Solicit for Statements of Qualification for a Consultant to Verify Construction Cost Estimates and Review Engineering Drawings for Constructability for the Wastewater Treatment Plant Improvements and Authorize the City Manager to Execute all Related Documents and Budget Amendment as Needed.

DISCUSSION: Mr. David Salinas, Utilities Director greeted Mayor and Commissioners. Mr. Salinas stated he was seeking authorization to submit for statements of qualifications for a third party consultant to review the current drawings for the expansion of the waste water treatment plant expansion. Mr. Salinas further explained by doing those services the quality of the current services that are being provided and also if they are being designed to be constructed for the cost estimates that were provided since in the past several projects have come in over the budgeted amount. Mayor Mario Garza asked what the cost was to which Mr. Salinas responded the estimated cost of the project was a range from \$50,000 to \$150,000 depending on how detailed the study is. Commissioner Jesus “Jesse” Ramirez asked what the total value of the project was to which Mr. Salinas responded the total cost of the wastewater plant project was a little over 9 million. Mr. Arjona stated there was a grant for this project to which Mr. Salinas added the grant had 30% loan forgiveness. Mr. Arjona added the City was one of the few that qualified for the loan forgiveness, Commissioner Ramirez stated if looking at cost estimates for the study was on top of the project where the money would be coming out of to which Mr. Salinas responded it would come out of retained earnings in the utility fund. Mayor Garza stated the change orders should be responsibility of the engineer to which Mr. Salinas responded by hiring the consultant it would eliminated the amount of change orders because the project would be reviewed before going out to bid and they would let the City know of any issues with the design and specifications. Commissioner Ramirez asked if the contract would include order changes to which Mr. Arjona responded not necessarily. Commissioner Ramirez asked if an engineer on rotation could be used instead of bidding it out to which Mr. Salinas responded it had not been bided out yet it was just for statements of qualifications for selection of a consultant.

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

VII. CONSENT AGENDA:

- A. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for Off-Premise Consumption at "Cheers Wine and Liquor" at 232 E. Business 83, legally described as Lot 1, Block B, Lettered Blocks Subdivisions, located at the Southwest corner of Business 83 and Iowa Street, as Requested by Marivel Salinas.

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- B. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages for OnPremise Consumption at the "Wing Barn" Restaurant located at 707 W. IH 2 Suite 100, legally described as Lot 3, the Shops at HEB Subdivision, located to the East of the San Juan HEB, as Requested by Roberto Saenz.
- C. Consider Second and Final Reading of an Ordinance for a Conditional Use Permit for a Drive Thru Business and for the Sale of Alcoholic Beverages for OffPremise Consumption at the "Cool Spot Drive Thru" located at 912 E. Business 83, legally described as Lot 1, Mireles Subdivision, as Requested by Javier Cavazos.
- D. Consider Second and Final Reading of an Ordinance for 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.
- E. Meeting Minutes
 - May 26, 2020
 - June 15, 2020

DISCUSSION: Benjamin Arjona, City Manager stated any item could be discussed if there were any questions.

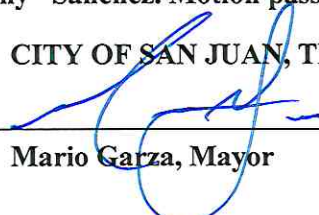
Commissioner Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (5-0).

VIII. ADJOURNMENT

Mayor Mario Garza wished all the employees and citizens a happy and safe Thanksgiving.

Commissioner Ernesto "Neto" Guajrdo made motion to adjourn at 6:38 p.m. and was seconded by Mayor Pro-Tem Leonardo "Lenny" Sanchez. Motion passed. 5-0

CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Diana H. Cavazos, City Secretary