

MINUTES OF REGULAR CALLED MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE:

Tuesday, May 14, 2024

TIME:

6:00 P.M.

PLACE:

San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589

MEMBERS PRESENT:

Mario Garza, Mayor
Marco “Markie” Villegas, Mayor Pro Tempore
Ernesto “Neto” Guajardo, Commissioner
Adina “Dina” Santillan, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT:

Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Finance Director
Christina Perez, Interim Library Director
Daniel Tijerina, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Juan Carlos Martinez, Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology
Ruben Guajardo, Director of Parks & Recreation / PAL Director

ORDER OF BUSINESS

I. CALL MEETING 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 ON AGENDA ITEMS

A. The Public Comment portion of the meeting ensures a fair and transparent process in the governance of the City. In accordance with the Texas Open Meetings Act, the Mayor and City Commissioners do not respond to comments during this time; they listen. Individuals wishing to address the governing body must register with the City Secretary fifteen (15) minutes prior to the scheduled start time of the meeting by completing the registration form. The City reserves the right to refuse a speaker if the registration form is incomplete. Registered speakers may only speak on items listed on the agenda and are limited to three (3) minutes. A registered speaker may not donate time to another speaker. To promote efficiency and minimize repetitive commentary, the governing body may request that an identifiable group appoint a spokesperson to represent their views. Additionally, the number of speakers representing the same group may be limited. Once the public comments under this section conclude, no further public comments will be permitted.

Any Public Comments regarding items listed under the Public Hearing section will be accepted when the governing body formally opens each item for discussion under the Public Hearing portion of the meeting.

Michael Pacheco voiced his support for the proposal during the Public Hearing for item B under section VI (Public Hearing/Ordinances). He shared relevant information regarding the matter and requested that the City Commission consider approving the variance request. Gabriel Ozuna expressed concerns regarding the potential demolition of the San Juan Hotel. Mr. Ozuna noted that the current structure is an excellent candidate for restoration funding. He highlighted that specific funds are available for which the city would likely be a high priority given the area. Furthermore, he emphasized that if the building is demolished, these funding opportunities will no longer be available to the city. Mr. Ozuna is requesting the Commission's assistance in saving the San Juan Hotel to preserve both the building and the potential for these restoration funds.

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MAY 14, 2024

V. PRESENTATIONS

- A. Presentation on a Proclamation Recognizing the Queens of the San Juan Community Lions Club 2023-2024 San Juan Royal Court.

DISCUSSION: Mayor Mario Garza issued a proclamation officially recognizing the San Juan Community Lions Club for their significant contributions to our city since 2016. The proclamation highlights the club's annual beauty pageant, their primary fundraiser, which provides young women with opportunities to build self-esteem and serve as community role models. Additionally, the City Commission commended the reigning 2023-2024 Royal Court for their dedication and recognized their ongoing responsibility to represent the City of San Juan at community events throughout their term.

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

1. Department of Planning and Zoning Monthly Report. [Daniel Tijerina, Director of Planning]
2. Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Director of Parks & Recreation]
3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
4. San Juan Memorial Library Monthly Report. [Christina Perez, Interim Library Director]

DISCUSSION: Commissioner Ernesto "Neto" Guajardo raised concerns regarding pedestrian safety at the intersection of 14th Street and Ridge Road during game nights, specifically noting poor lighting, speeding vehicles, and the need for safer crossings. He recommended coordinating with the Police Chief to implement a traffic control plan, which may include blocking off sections of the street to protect families.

Ruben Guajardo, Director of Parks and Recreation acknowledged these issues, noting that increased park participation has intensified these challenges. He confirmed that he is currently working with the Police Chief to develop a comprehensive traffic and lighting strategy for the upcoming year.

Additionally, the City Commission also discussed pending fence repairs at Mayfield Park. Ruben Guajardo agreed to review the park development budget and establish a timeline to complete these repairs this fall, following the conclusion of the current sports leagues.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit to Operate “Rosella Events” at 205 W. Nolana Avenue Suite 19, Legally Described as Lot 1, San Juan Plaza Subdivision, as Requested by Rosella Events. [Daniel Tijerina, Director of Planning]

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

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning requested that the Mayor and City Commission consider an ordinance granting a conditional use permit for Rosa Events, located at 205 West Nena Avenue, Suite 19.

Mr. Tijerina noted that this location previously operated as the Magnolia Event Center, which received approval in May 2019. This current request reflects a change in ownership and business name. The Planning Commission reviewed the request on May 2nd and has forwarded a favorable recommendation to the City Commission.

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

Commissioner Ernesto “Neto” Guajardo made a motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion passed (4-0).

- B. Hold a Public Hearing for a Variance Request to Allow an Automotive Service Station at the Expressway Corridor District (EC) Located 708 W. Interstate Highway 2, Legally Described as Lot 5B, Re-plat of Lot 5, Texas National Subdivision, as Requested by Cross Engineering and Consultants. [Daniel Tijerina, Director of Planning]

Mayor Mario Garza opened the public hearing at 6:23 p.m.

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning presented a variance request from Cross Engineering Consultants to construct a Firestone automotive service station at 708 West Interstate Highway 2 within the Expressway Corridor District. Mr. Tijerina noted that the current master plan for the corridor restricts zoning to retail, restaurants, and hotels. Consequently, both staff and the Planning Commission recommend a denial of the variance.

Michael Pacheco, Vice President with Coldwell Banker Commercial and representative for the developer, spoke in favor of the project. He highlighted the proposed prototype's modern design, an estimated \$4 million capital investment, and the potential for new jobs and city tax revenue.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MAY 14, 2024**

Following the presentation, Commissioners debated the facility's compatibility with the city's long-term vision. Concerns were raised regarding the allocation of limited, high-value pad sites for automotive use rather than future retail or dining developments.

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

Mayor Mario Garza made a motion to table the item and was seconded by Commissioner Adina “Dina” Santillan. Item Tabled (4-0).

VII. APPOINTMENTS

- A. Consider the Nomination and Appointment of Board Member(s) Related to the San Juan Library Advisory Board. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary asked the Mayor and City Commission to consider the nomination and appointment of a new member to the San Juan Library Advisory Board. This appointment is necessary to fill the vacancy created by the recent resignation of Ms. Maria Ayala. Ms. Escalante presented the board's request for the new appointment to ensure the advisory board remains fully staffed and operational. Commissioner Adina “Dina” Santillan made a motion to appoint Leticia Muro and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (4-0).

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

- A. Preliminary and Final Plat Approval of the Giants Subdivision Being a 3.00 Acre Tract of Land out of Lot 6, Block 27, Alamo Land and Sugar Company Subdivision, Located Approximately a Quarter of a Mile West of Cesar Chavez Road, Along the North Side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc. [Daniel Tijerina, Director of Planning]

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning noted that the one-lot plat was previously reviewed by the city's consulting engineer and the Planning Commission, both of which recommended approval subject to standard conditions. It was also noted that the property will be serviced by the Military Highway Water Supply.

Mayor Pro Tem, Marco “Markie” Villegas made a motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion passed (4-0).

- B. Consideration and Action to Authorize the Mayor to Execute Any and All Documents Related to Attorney Representation Notice and Disclosure Related to the Proposed Buyout of a Portion of the Water Service Area of North Alamo Water Supply Corporation by the City of San Juan of a 7.675-Acre Tract out of Lot 9, Block 6, John Closner Subdivision, as Depicted in the Attached Exhibit "A". [Daniel Tijerina, Director of Planning]

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning explained this 7.675-acre tract buyout is necessary for the ongoing construction of a new city park at the corner of Veterans and Sioux Roads, as using the current water supplier for the park's meters would result in exorbitant costs. Staff recommended hiring Freier & Hansen, PLLC with a \$5,000 retainer to handle the dual representation for the Certificate of Convenience and Necessity (CCN) buyout, which carries a buyout cost of \$20,520.

Mayor Pro Tem, Marco “Markie” Villegas made a motion to approve and was seconded Commissioner Ernesto “Neto” Guajardo. Motion passed (4-0).

- C. Discussion and Possible Action to Adopt and Order Regarding Court Confidentiality Policy and Agreement. [Mary Enriquez, Court Administrator]

DISCUSSION: Maria Enriquez, Court Administrator explained that the policy, which went into effect on May 1, 2024, strictly prohibits all municipal court staff and interns from sharing confidential case information with anyone outside the court, including family and friends. All court employees will be required to sign an agreement acknowledging their understanding of the policy, and copies will be kept on file with Human Resources.

Commissioner Adina “Dina” Santillan made a motion to approve and was seconded by Mayor Pro Tem, Marco “Markie” Villegas Commissioner Ernesto “Neto” Guajardo. Motion passed (4-0).

IX. CONSENT AGENDA

- A. Consider Approval of City Commission Meeting Minutes:
- October 24, 2023
- March 12, 2024

Mayor Pro Tem, Marco “Markie” Villegas made a motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion passed (4-0).

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MAY 14, 2024

X. EXECUTIVE SESSION

- A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).

1. Pursuant to Section §551.071 Consultation with Attorney; Discussion Regarding Legal Issues Concerning Notice of Claim Under the TRCA Regarding Ordinance No. 2023-35.

XI. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

1. Pursuant to Section §551.071 Consultation with Attorney; Discussion Regarding Legal Issues Concerning Notice of Claim Under the TRCA Regarding Ordinance No. 2023-35.

No Action Taken.

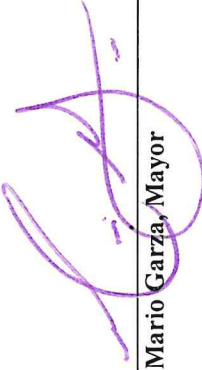
XII. ADJOURNMENT

Commissioner Ernesto "Neto" Guajardo made a motion to adjourn at 6:48 p.m. and was seconded by Mayor Pro Tem, Marco "Markie" Villegas.

CITY OF SAN JUAN, TEXAS

ATTEST:


Brenda Escalante, City Secretary


Mario Garza, Mayor