

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

DATE:

Tuesday, May 28, 2024

TIME:

6:00 p.m.

PLACE:

Amigos Del Valle
601 W. 1st Street
San Juan, Texas 78589

MEMBERS PRESENT:

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

STAFF PRESENT:

Benjamin Arjona, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Finance Director
Christina Perez, Interim Library Director
Ruben Guajardo, Director of Parks & Recreation / PAL 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

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:

Mayor Pro Tem Marco “Markie” Villegas called meeting to order at 6:00 p.m.

II. INVOCATION:

Benjamin Arjona, City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor Pro Tem Marco “Markie” Villegas led the Pledge of Allegiance.

IV. PUBLIC COMMENTS:

Stephanie Alvarez offered assistance in researching grants for restoration and requested a meeting with the City Commission.
Sally Knight inquired about city policy regarding cat pick-ups and noted that the City of Weslaco is no longer accepting felines. She requested that the city look into solutions, such as a spay and neuter program, to address the local cat population.
Sergio Trevino voiced support for preserving the hotel, noting its importance as a historical landmark.
Tania Chavez (La Union Del Pueblo Entero) opposed demolition and suggested converting the building into a museum to benefit the youth of the Rio Grande Valley.
Gabriel Ozuna (Hidalgo County Historical Commission) confirmed restoration is possible and noted available funding. He stated the Commission is willing to handle the application process if authorized by the city.
Mae Anzaldua expressed disagreement with demolition and urged the city to preserve the historical landmark.
Gladys R. Farias believes the hotel is one of the last remaining historical structures and should be restored as a museum.
Kimberly Grimaldo requested restoration for use as a museum, emphasizing the educational value for children regarding local history.

V. PRESENTATIONS

- A. Presentation of the San Juan Parks & Recreation 2023–2024 School Participation Award.
[Ruben Guajardo, Director of Parks and Recreation]

No Presentation took Place

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

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1. Department of Finance Monthly Report.
2. Fire Department Monthly Report.
3. Police Department Monthly Report.
4. Municipal Court Monthly Report.
5. Department of Utilities Monthly Report.

DISCUSSION: Commissioner Adina “Dina” Santillan reviewed court data with staff, noting that recent magistrate visits have been entirely virtual. Mary Enriquez, Court Administrator explained the city’s ticket collections increased by approximately \$10,000 year-over-year, rising from \$29,090 to \$35,432. Consequently, Commissioner Santillan requested a more detailed data breakdown for future meetings to evaluate the cost-effectiveness of the third-party collector (Purdue) compared to the city’s amnesty program.

Commissioner Ernesto “Neto” Guajardo addressed citizen complaints regarding a severely neglected, burned-down property. He also inquired about the timeline for code enforcement violations to reach a judge. Ms. Enriquez explained that due to monthly hearing schedules and mandatory compliance windows, the process typically takes two to two-and-a-half months, though urgent cases can be prioritized.

Commissioner Santillan praised the steady progress of the Urban County Road project near Stewart. She also urged supervisors to closely monitor outdoor city staff and ensure frequent water and rest breaks during the ongoing extreme heat advisories.

VI. PUBLIC HEARING/ORDINANCES

- A. 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] Tabled.

DISCUSSION: Benjamin Arjona, City Manager asked to move this item to next meeting due to engineer/consultant not being present.

- B. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from a Manufactured Home District (R-MH) to a Multi-Family Residence District (R-MF) of Lots 8-9, Capri #2 Subdivision, as Requested by Saul Chavez. [Daniel Tijerina, Director of Planning]

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning this was a rezoning request to change Lots 8 and 9 of the Capri Number Two subdivision from a Manufactured Home District to a Multi-Family Residential District. City staff explained that the property fails to meet the minimum \$150, ft lot size criteria required for multi-family zoning. Furthermore, approving the change would result in illegal "spot zoning," as shown on the city's zoning map. For these reasons, both city staff and the Planning Commission which reviewed the request on May 16, 2024 recommended denying the application.

Mayor Pro Tem Marco “Markie” Villegas opened the public hearing at 6:35 p.m.

Mr. Tijerina noted that while the property owner attended the previous planning meeting, no external letters or phone calls of support or opposition were received.

Mayor Pro Tem Marco “Markie” Villegas closed the public hearing at 6:36 p.m.

Commissioner Adina “Dina” Santillan made motion to deny and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (3-0)

- C. Hold a Public Hearing and Consider an Ordinance for a Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of Lots 95-96, Valley Ranch No. 5 Subdivision, Located at the Southeast Corner of Hall Acres Road and Stewart Road, as Requested by Esponjas Development, LTD. [Daniel Tijerina, Director of Planning]

DISCUSSION: Daniel Tijerina, Director of Planning and Zoning, reported that the applicant requested to rezone two 1-acre corner lots at Stewart Road and Hall Acres Road from Single-Family Residential to a General Business District. Both the developer and city staff noted that while the comprehensive plan originally designated this area as residential, the high traffic volume on Stewart Road makes these lots better suited for commercial use, such as a convenience store. The Planning Commission previously recommended approval, and no neighborhood opposition was recorded

Mayor Pro Tem Marco “Markie” Villegas opened the public hearing at 6:38 p.m.

Eddie Cantu noted that the city should eventually consider installing a traffic light at this intersection due to the heavy traffic.

Mayor Pro Tem Marco “Markie” Villegas closed the public hearing at 6:39 p.m.

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Commissioner Adina “Dina” Santillan made a motion to approve the request, which was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-0)

However, following further review, Mayor Pro Tem Marco “Markie” Villegas had to abstain from the vote. Consequently, Commissioner Santillan moved to rescind her original motion and table the item. This motion was seconded by Commissioner Guajardo and passed 3-0.

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

- A. Consider Approval of a Mid-Year Budget Amendment to Increase the General Fund to \$387,267, Utility Fund to \$1,035,428, Sanitation Fund \$63,283, and Stormwater Fund \$10,684 for Fiscal Year 2023-2024. [Leroy Gonzales, Director of Finance].

DISCUSSION: Leroy Gonzales, Director of Finance stated that the general fund budget amendment was introduced to cover specific financial shortfalls within the city's budget. The primary drivers behind these shortfalls included recent staff salary increases, the city manager's contract, and various other line items, such as a water-related expense of \$10,684.

Commissioner Adina “Dina” Santillan made motion and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-0)

VIII. RESOLUTIONS

- A. Consider a Resolution for a Eucharist Procession Along State Roads as Requested by St. John the Baptist Catholic Church. [Daniel Tijerina, Director of Planning]

DISCUSSION: Daniel Tijerina, Director of Planning, has informed us of a request from St. John the Baptist Catholic Church to conduct a religious procession on Thursday, May 30th, starting at 7:00 p.m. He stated that the event is expected to include 100 to 150 participants and last approximately 90 minutes. The route begins at the parish grounds, travels east to the Basilica of Our Lady of San Juan del Valle, turns north toward San Juan Boulevard, and returns south from FM 495.

The church has requested exclusive access to the right lane, right main shoulder, and sidewalks along Nebraska Avenue and Raul Longoria. No complete road closures are anticipated, as church volunteers and local police will be on-site to guide participants.

Commissioner Adina “Dina” Santillan made motion and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-0)

- B. Consideration and Action on a Resolution to Deny the Rate Change Application Proposed by AEP Texas.

DISCUSSION: Benjmain Arjona, City Manager stated that this resolution clarifies the city's opposition to increasing current rates, opting instead to maintain them at their present level. Mr. Arjona noted that staff recommends opposing the rate increase.

Mayor Pro Tem Marco “Markie” Villegas made motion and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-0)

IX. CONTRACTUALS

- A. Consideration in Action to Approve a Memorandum of Agreement Between the City of San Juan and the Lower Rio Grande Valley TPDES Stormwater Task Force Partnership, INC. [Israel Garza, Director of Sanitation]

DISCUSSION: Israel Garza, Director of Sanitation, presented a memorandum of agreement between the City of San Juan and the Lower Rio Grande Valley Regional Task Force Partnership.

He stated that the purpose of this agreement is to coordinate and promote technology initiatives among regional entities including schools, healthcare facilities, and local government to benefit our residents. Mr. Garza noted that recommended approval of this agreement, which includes a membership contribution from the City.

Commissioner Adina “Dina” Santillan made motion and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-0)

- B. Consideration and Action to Approve a Memorandum of Understanding Between the City of San Juan and Central Ready Mix for the Repair and/or Reconstruction of the Intersection of Railroad and Standard Avenue. [Israel Garza, Director of Sanitation]

DISCUSSION: Israel Garza, Director of Sanitation, announced this Memorandum of Understanding between the City of San Juan and Central Ready Mix to repair and reconstruct the intersection of Railroad Street and Standard Avenue.

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Mr. Garza mentioned that due to the significant wear and tear caused by their heavy, oversized vehicles, Central Ready Mix is partnering with the city by supplying the concrete mix material required for a more durable intersection. The city will provide the necessary labor for the project. The project is scheduled to run from June 3rd to June 30th.

Commissioner Ernesto “Neto” Guajardo made motion and was seconded by Commissioner Adina “Dina” Santillan. Motion passed (3-0)

X. CONSENT AGENDA

- A. Consider Second and Final Reading of 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]
- B. Consider Approval of the Tax Collection Report for the Month of March 2024. [Leroy Gonzales, Director of Finance]
- C. Consider Approval of the Tax Collection Report for the Month of April 2024. [Leroy Gonzales, Director of Finance]
- D. Consider Approval of the Budget Expenditure Report for the Month of March 31, 2024. [Leroy Gonzales, Director of Finance]
- E. Consider Approval of City Commission Meeting Minutes:
- April 9, 2024

Commissioner Adina “Dina” Santillan made motion to approve ALL items. under consent agenda and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-0)

XI. ADJOURNMENT

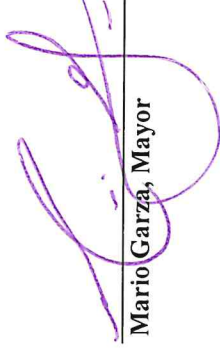
Commissioner Ernesto “Neto” Guajardo made motion to adjourn at 6:53 p.m. and was seconded by Commissioner Adina “Dina” Santillan. Motion passed (3-0)

CITY OF SAN JUAN, TEXAS

ATTEST:



Brenda Escalante, City Secretary



Mario Garza, Mayor