



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

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SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Tuesday, May 13, 2025

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- A. Presentation on a Proclamation Proclaiming the Month of May 2025 as National Trauma Awareness Month.**
- B. Presentation on a Proclamation Proclaiming May 11 - 17, 2025 as National Police Week.**
[Leandro Sifuentes, Chief of Police]
- C. Presentation on the 2025 San Juan Nature Nights Events hosted by the Keep San Juan Beautiful Board.** [Israel Garza, Director of Sanitation]
- D. Presentation on Employee Benefit Enhancement Package.** [Adelaida Cordero, Director of Human Resources and Leroy Gonzales, Director of Finance]

E. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, Department of Utilities, 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. [Jorge Garcia, Director of Planning]
2. Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]
3. Fire Department Monthly Report. [Carlos Alaniz, Interim Fire Chief]
4. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
5. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
6. Department of Utilities Monthly Report. [Juan Carlos Martinez, Director of Utilities]
7. Department of Sanitation Monthly Report. [Isarel Garza, Director of Sanitation]
8. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]
9. Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Director of Parks & Recreation]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance Providing a Conditional Use Permit Regarding the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “Valley Ranch Drive-In” Located at 601 E. Hall Acres Road, Legally Described as Lot 95, Valley Ranch No. 5 Subdivision, as Requested by Valley Ranch Drive In, LLC. [Jorge J. Garcia, Director of Planning]
- B. Hold a Public Hearing and Consider an Ordinance Providing a Conditional Use Permit Regarding the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at “The Craft” Located at 234 E. Business Hwy 83, Legally Described as Lot 1, Block B, Lettered Blocks (San Juan), as Requested by MAG Investments RGV, LLC. [Jorge J. Garcia, Director of Planning]
- C. Hold a Public Hearing and Consider an Ordinance Regarding a Voluntary Annexation Petition of the 0.73-Acre Tract of Land Out of Lot 13, Block 47, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, According to the Plat or Map thereof Recorded in Volume

1, Pages 24-26, Map Records, Hidalgo County, Texas. [Jorge J. Garcia, Director of Planning]

- D. Consider Second and Final Reading of an Ordinance Classifying Property Described as Being a 0.57-Acre Tract of Land Out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 1 Pages 24-26, Map Records Hidalgo County, Texas and According to Order of Judgment Recorded Under County Clerk's Document Number 150118, Official Records, Hidalgo County, Texas as "Surplus" Property and Authorizing the Transfer of that Certain Property to the San Juan Economic Development Corporation for Economic Development Purposes; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all other Provisions Related to the Subject Matter Hereof. [Jorge J. Garcia, Interim Executive Director of San Juan EDC]

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

- A. Final Plat Approval of Shops at Chavez Lot 6 Being a 1.94-Acre Tract of Land out of Lot 4, Block 35, Alamo Land and Sugar Company's Subdivision, Located Approximately 350 feet North of Frontage Road (Interstate Highway 2), along the West side of Cesar Chavez Road, as Requested by Halff Associates. [Jorge J. Garcia, Director of Planning]
- B. Discussion and Possible Action, if any, Setting a Deadline for Waiving Permit Fees for those Affected by the Flood on March 27, 2025. [Jorge J. Garcia, Director of Planning]
- C. Discussion and Possible Action, if any, to Allow the Interim City Manager to Proceed with the Employee Benefit Enhancement Package. [Adelaida Cordero, Director of Human Resources and Leroy Gonzales, Director of Finance]
- D. Discussion and Possible Action, if any, to Award RFB NO. 25-005-04-09 City of San Juan Lift Station No. 6 Relocation Project to the Lowest Responsive and Responsible Bidder, GO Underground LLC in the Amount of \$3,387,183.20 and Authorize the Interim City Manager to Execute all Related Documents. [Lori A. Maldonado, Purchasing Agent]

VIII. CONTRACTUALS

- A. Consideration and Action on the Interlocal Cooperation Agreement Between the City of San Juan and the County of Hidalgo Regarding the Inspection and Approval of On-Site Sewage Facility Systems (OSSF). [Jorge J. Garcia, Director of Planning]
- B. Consideration and Action, if any, on Memorandum of Understanding (MOU) Between the City of San Juan and the San Juan Economic Development Corporation for Conveyance of Property Described as Being a 0.57-Acre Tract of Land Out of Lot 8, Block 35, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas. [Jorge J. Garcia, Interim Executive Director of San Juan EDC]

- C. Consideration and Action, if any, on an Agreement Between the City of San Juan and Tyler Technologies Regarding Payment Card Processing, and Authorization for the City Manager to Sign all Related Documents.

IX. RESOLUTIONS

- A. Consideration and Action, if any, on a Resolution Canvassing the Returns; Declaring the Results of the General Election Held on May 3, 2025, for the Purpose of Electing a Mayor, Commissioner for Place 2 and Commissioner Place 3 for the City of San Juan. [Brenda Escalante, City Secretary]
- B. Consideration and Action, if any, on a Resolution Issuing Order and Notice of City of San Juan Runoff Election for Commissioner Place 3. [Brenda Escalante, City Secretary]
- C. Consideration of a Resolution to Approve a Waterline Access Agreement between the City of San Juan and North Alamo Water Supply Corporation (NAWSC) for the Sioux Heights Subdivision. [Jorge J. Garcia, Director of Planning]

X. CONSENT AGENDA

- A. Consider Approval of the Tax Collection Report for the Month of February 28, 2025. [Leroy Gonzales, Director of Finance]
- B. Consider Approval of the Tax Collection Report for the Month of March 31, 2025. [Leroy Gonzales, Director of Finance]
- C. Consider Approval of the Budget Expenditures Report for the Month of March 31, 2025. [Leroy Gonzales, Director of Finance]
- D. Consider Approval of the Quarterly Investment Report for the Period Ending March 31, 2025. [Leroy Gonzales, Director of Finance]
- E. Consider Approval of City Commission Meeting Minutes:
- April 13, 2025

XI. 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) of the Texas Government Code; Discussion and Possible Action Regarding Legal Issues Concerning Unemployment Matters.
2. Pursuant to Section §551.071 (Consultation with Attorney) of the Texas Government Code; Discussion and Possible Action Regarding AEP Texas Inc. Acquisition of Easement Rights.
3. Pursuant to Section §551.071 (Consultation with Attorney) of the Texas Government Code; Discussion and Possible Action Regarding Legal Issues Concerning the 2025 4th of July Event.

XII. 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) of the Texas Government Code; Discussion and Possible Action Regarding Legal Issues Concerning Unemployment Matters.
 2. Pursuant to Section §551.071 (Consultation with Attorney) of the Texas Government Code; Discussion and Possible Action Regarding AEP Texas Inc. Acquisition of Easement Rights.
 3. Pursuant to Section §551.071 (Consultation with Attorney) of the Texas Government Code; Discussion and Possible Action Regarding Legal Issues Concerning the 2025 4th of July Event.

XIII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 9th day of May 2025 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the _____ of _____, 2025.

OFFICE OF THE CITY SECRETARY