



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus "Jesse" Ramirez

The City of San Juan does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Office of the City Secretary at 956-223-2200 at least 24 hours prior to the scheduled meeting to make proper arrangements.

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Tuesday, July 8, 2025

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. PRESENTATIONS

- A.** Presentation of the Distinguished Budget Award to the City of San Juan Finance Department from the Government Finance Officers Association (GFOA) for the Fiscal Period Year 2024-2025. [Leroy Gonzales, Director of Finance]
- B.** 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 Finance Monthly Report. [Leroy Gonzales, Director of Finance]
 - 2.** Fire Department Monthly Report. [Carlos Alaniz, Interim Fire Chief]

3. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
5. Department of Utilities Monthly Report. [Juan Carlos Martinez, Director of Utilities]
6. Department of Planning and Zoning Monthly Report. [Jorge J. Garcia, Director of Planning]
7. Department of Parks and Recreation Monthly Report. [Ruben Guajardo, Director of Parks & Recreation]
8. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
9. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing and Consider an Ordinance Regarding the Rezoning Request from Single Family Residence District (R-S) to General Business District (C-2) of the 5.00-Acre Tract of Land out of Lot 8, Block 5, John Closner Subdivision, Located Approximately 200 feet East of Veterans Boulevard, along the South side of Eldora Road, as Requested by People's Manufactured Homes. [Jorge J. Garcia, Director of Planning]
- B. Hold a Public Hearing and Consider an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer's Permit) and Late Hours Permit (BL – Retail Dealer's On-Premise Late Hours License) at "Quinta Rivera" located at 605 E. Hall Acres Road, Legally Described as Lot 96, Valley Ranch No. 5 Subdivision, as Requested by Quinta Rivera, LLC. [Jorge J. Garcia, Director of Planning]

VII. APPOINTMENTS

- A. Consider the Removal and Appointment of Board Member(s) Related to the San Juan Economic Development Corporation.
- B. Consider the Removal and Appointment of Board Members Related to the Housing Authority Board.
- C. Consider the Removal, Appointment, or Reappointment of Member(s) to the Keep San Juan Beautiful Board. [Brenda Escalante, City Secretary]

- D. Consider the Appointment of a City Commission Liaison to the San Juan Memorial Library Advisory Board. [Brenda Escalante, City Secreatry]

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

- A. Preliminary Plat Approval of the Re-plat of Lot A Hall Acres Estates Subdivision being a 1.68-Acre Tract of Land out of Lot A, Hall Acres Estates Subdivision Located Approximately 1,100 feet West of Stewart Road, along the North Side of Hall Acres Road, as Requested by TRIMAD Consultants, LLC. [Jorge Garcia, Director of Planning]
- B. Preliminary Plat Approval with Variance Request of the Stewart Coves Phase II Subdivision, being a 16.00-Acre Tract of land out of Lots 1 and 6, Stewarts Addition to the Conway Gardens, Located on the West Side of Stewart Road, Approximately 1,215 feet North of Moore Road, as Requested by Melden & Hunt, Inc. [Jorge Garcia, Director of Planning]
- C. Consider Resolution to Approve a Waterline Access Agreement Between the North Alamo Water Supply Corporation, the City of San Juan and Aldo A. Rios for The Heights at Raul Longoria Subdivision. [Jorge J. Garcia, Director of Planning]
- D. Discussion and Possible Action to Award RFQ No. 25-010-06-20 for Utilities Professional Services – Water and Sanitary Sewer Cost of Service, Rate, and Debt Capacity Study to the Most Qualified Firm; and to Authorize the Interim City Manager to Negotiate and Execute a Contract and Any Related Documents. [Lori A. Maldonado, Purchasing Agnet]

IX. CONTRACTUALS

- A. Consideration and Possible Action to Approve a Lease Purchase Agreement with Municipal Emergency Services (MES), a State Contract Vendor under the BuyBoard Cooperative Purchasing Program, for the Acquisition of 41 Complete Sets of Structural Fire Bunker Gear. [Carlos Alaniz, Interim Fire Chief]

X. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance for 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, According to the Plat or Map thereof Recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. [Jorge J. Garcia, Direcor of Planning]
- B. Consider Approval of the Tax Collection Report for the Month of May 31, 2025. [Leroy Gonzales, Director of Finance]
- C. Consider Approval of the Budget Expenditure Report for the Month of May 31, 2025.[Leroy Gonzales, Director of Finance]

- D.** Consider Approval of City Commission Meeting Minutes:
- March 25, 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 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning the Appointment and/or Removal of Board Member(s) of the San Juan Civil Service Commission.
 2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Related to Water and Wastewater Rates.
 3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the North San Juan Park.
 4. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the Lease Agreement with Tony's Kitchen, LLC.
 5. Pursuant to Section §551.087 of the Texas Government Code (Deliberation Regarding Economic Development Negotiations); Discussion and Possible Action on Economic Development Matters Related to the Stewart Projects.

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 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning the Appointment and/or Removal of Board Member(s) of the San Juan Civil Service Commission.
 2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Related to Water and Wastewater Rates.

3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the North San Juan Park.
4. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the Lease Agreement with Tony's Kitchen, LLC.
5. Pursuant to Section §551.087 of the Texas Government Code (Deliberation Regarding Economic Development Negotiations); Discussion and Possible Action on Economic Development Matters Related to the Stewart Projects.

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 3rd of July 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