

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, January 14, 2025

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
Marco "Markie" Villegas, Mayor Pro Tempore
Adina "Dina" Santillan, Commissioner
Ernesto "Neto" Guajardo, Commissioner
Jesus "Jesse" Ramirez, Commissioner
Rick 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
Jorge Garcia, 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 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:** Gabriel Ozuna expressed his commitment to preserving the San Juan Hotel due to its historical significance for Hidalgo County. He mentioned that he possesses information regarding potential grants that could assist the city in maintaining the hotel. He also noted that he is awaiting a response to a public information request he submitted to the city. Additionally, Stephanie Alvarez shared that she has been requesting a town hall meeting or workshop for the past eight months to explore options for saving the San Juan Hotel, but has not yet had one scheduled. She pointed out that the city holds workshops for Mr. Brian Godinez, but has not extended the same opportunity to city taxpayers. Lastly, Luis Pena stated that he was present to request action on Item No. 3 under executive session.
- V. PRESENTATIONS**
- A. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, San Juan Memorial Library, Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.**
1. Department of Planning and Zoning Monthly Report.
 2. Department of Parks and Recreation Monthly Report.
 3. Department of Sanitation Monthly Report.
 4. San Juan Memorial Library Monthly Report.
 5. Department of Finance Monthly Report.
 6. Fire Department Monthly Report.
 7. Police Department Monthly Report.

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8. **Municipal Court Monthly Report.**
9. **Department of Utilities Monthly Report.**

DISCUSSION: Commissioner Jesus "Jesse" Ramirez's inquired regarding the funds generated from the approved auction, Director of Sanitation Israel Garza clarified that the auction was temporarily placed on hold, not cancelled. Mr. Garza indicated that he received direction from the City Manager to postpone the auction, as additional vehicles were intended to be included but had not yet been formally added to the agenda for approval. Mr. Garza also mentioned that inclement weather has further complicated the matter, as some vehicles remain in standby. Benjamin Arjona, City Manager confirmed that there are salvageable vehicles not currently in use, which would remain untouched for an extended period if the auction were conducted in its current form. In addition, Commissioner Ramirez inquired about the revenues from recycling, seeking clarification on the process. Mr. Garza explained that the metal is collected by a company from Brownsville and sold through the sanitation department, with payments remitted directly to the finance department. Leroy Gonzales, Director of Finance added that payments are received via mail. Commissioner Ramirez requested that this information be included in future reports. Mayor Mario Garza raised concerns about the lack of information regarding monthly tonnage and requested that staff reach out to the company to obtain documentation detailing tonnage and payouts for the duration of the city's business relationship with them. Furthermore, Commissioner Ramirez asked Mr. Garza to include his KSJB meeting minutes on his report. Commissioner Jesus "Jesse" Ramirez also asked for the Library Advisory Board to please include their board meeting minutes on their monthly report. Commissioner Ramirez stated that he submitted an expenditure reports request concerning the city events the city has hosted. He stated that for Dia de los Muertos there was no budget to which Leroy Gonzalez, Director of Finance replied that was correct. Commissioner Ramirez stated that the city spent \$3,381.00 with the biggest expense of \$1,900.00 for papel picado. Commissioner Ramirez shared with Mr. Arjona that this expense seemed too excessive for papel picado. Mr. Arjona stated yes, this item is one of those things that is a little expensive and had to be purchased in Mexico. Commissioner Ramirez asked if this paper would be reusable for next year, to which Mr. Arjona stated unfortunately this is trash after the event, but there was some left over. Furthermore, Commissioner Ramirez stated that for the breakfast there was an expense of \$1,328 and asked if there was a budget for this event because he did not see it in the budget book. He moved forward stating that for the Christmas Party the budget was \$16,000.00 and the City spent almost \$20,000.00. He stated that we need to stay within the budget as it's all adding up. Moreover, he inquired if there was a budget for Noche de Paz and the Lighting of the Christmas Tree to which Mr. Gonzales replied yes sir. Commissioner Ramirez stated that the San Juan EDC sponsored \$60,000.00 and \$32,500.00 was from sponsors and stated that the EDC needs to help as that is what she was hired to do. Mayor Pro-Tem Marco "Markie" Villages inquired about the \$36,000.00 for Del Toro Entertainment. Mr. Arjona stated that was for the music. Mayor Pro-Tem Villegas asked if this was another promoter, to which Mr. Arjona stated that when they were looking for the music the only way they could do it was through this promoter but we did not pay anything to this promoter. Commissioner Ramirez asked how they would know, Mr. Arjona replied it was on the contract and Commissioner Ramirez stated they never saw the contract. Mr. Arjona mentioned that is the number that was talked about under executive session and in regards to the contract it was reviewed and the pricing was given to the commission as to the artist that actually played. Commissioner Ramirez concurred with Mr. Arjona as to why they got a breakdown based on the artist and musicians not based on a promoter. Commissioner Ramirez stated that at that moment they had said they were not going to go with a promoter as it was going to be done in-house. Commissioner Ramirez stated it seemed suspicious to him that they had said no promoter but now there is not only \$26,750.00 for 50% so it's double \$55,000.00. He further stated there was a Dizzy Productions and Mr. Arjona Stated this was for the stage. Mayor Pro-Tem Villegas mentioned the \$10,000.00 for marketing to which Mr. Arjona stated this was pure marketing to help us with the television and radio stations. Commissioner Ramirez also mentioned that there was a hospitality and VIP, asked what was the difference between the two, Mr. Arjona stated that hospitality was for employees and VIP was for the artist. Mr. Arjona stated that every band requested a meal and Commissioner Ramirez asked if this was the normal, has the city been doing this in the past and Mr. Arjona replied yes. Commissioner inquired about purchases done by Laura for the Lighting of the tree. Mayor Garza inquired about promoting the San Juan EDC on the Christmas Tree as EDC was the biggest sponsor, Mr. Arjona stated EDC was promoted on the stage. Mayor Pro-Tem Villegas what was the \$77,000.00, Mr. Gonzales stated that the city budgeted \$130,000.00 for Noche de Paz, city collected \$100,000.00 in revenues for a total of \$231,000.00 and the city spent \$153,000.00 which left the city with \$77,000.00. Commissioner Ramirez asked what department was this line item under, Mr. Gonzales replied Parks & Recreation. Commissioner Ramirez inquired why this line item is separated from the 4th of July, Easter, 5k and Halloween, Mr. Gonzales stated that at one point they used to have them together but were separated due to the reason that they were spending more on the Noche de Paz event therefore they were separated. Commissioner Ramirez asked Fire Chief Tirso Garza to please ask MedCare to enlarge the reports. Commissioner Ramirez asked Leandro Sifuentes, Chief of Police and Mr. Arjona if the city is responsible for enforcing the new school zone ordinance, to which Mr. Arjona stated that every time an ordinance is passed the city is responsible for enforcing it. Commissioner Ramirez asked Chief

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Sifuentes if he was aware and he stated he was made aware during a staff meeting where he asked for a copy, as it was reviewed and it has been passed down to the officers and are enforcing it. Commissioner Ramirez asked Chief Sifuentes if it was do-able to which Chief Sifuentes replied yes, it is. Mayor Garza recommended Chief Sifuentes to meet with Chief Garcia. Chief Sifuentes stated as part of the city ordinance the city needs to post signs in all the school areas. Commissioner Ramirez inquired with Adelaida Cordero, Director of Human Resources that as far as employee transfers go, it is easier to move an employee from one department to another when there are issues or concerns but he thinks that practice hurts the city in the end and the city needs to make the right call. Commissioner Ramirez inquired with Chief Sifuentes about the Animal Shelter alternatives. Chief Sifuentes stated that even though it's expensive their best bet would be to go with the City of Weslaco. Chief Sifuentes informed the commission that for cremations the city will be going with Memorial Funeral Home as it is a little cheaper than the City of Weslaco. Mayor Garza asked Mr. Gonzales about the on-phone payment issue. Pat Karr, Officer Chief stated that they contacted the provider and they are currently working on fixing the issue. Mayor Garza inquired about the loud music with Chief Sifuentes, to which Sifuentes stated they have sent out enforcement officers to enforce the city ordinance and they have deployed a camera in that area to monitor traffic. Mayor Garza inquired with Chief Garza if he had a projected date for the Ribbon Cutting for the Fire Station. Chief Garza stated in two weeks or so if weather permits. Mayor Garza asked Juan Carlos Martinez, Director of Utilities for a follow-up in regard to his request about the Vexus Fiber invoices or records of the damage the company has done. Mr. Martinez stated that he spoke to Mr. Mark Bookout, President but he refused to provide any documentation. Mayor Garza stated that he has an issue with this as he received a call and it didn't go well for the resident. Mayor Pro-Tem Villegas asked for clarification as to Mr. Martinez and Mr. Bookout's conversation. Commissioner Adina "Dina" Santillan asked Mr. Martinez in regards to Vexus to please ask Mr. Bookout to be present at the next City Commission Meeting so that way they can ask the questions here. Commissioner Santillan asked Chief Sifuentes that she noticed that some of his units are at the garage and asked if they were being serviced, to which Chief Sifuentes said two of them are being serviced. Commissioner Santillan inquired about the turnover time, Chief Sifuentes stated that there are some units that need engine repairs and they have to be put on the back burner as there are other vehicles coming in. Mr. Garza stated that it depends on the issuances of purchase orders and it was to his understanding the POs are issued once a day. Commissioner Santillan recommended to discuss this matter and if needed to issue PO's twice a day to make it more efficient, Mr. Arjona stated that it's only special parts that need to be purchased elsewhere. Commissioner Santillan asked Mr. Gonzales if the credit card fees are now being charged across the board. Mr. Gonzales stated that the city is charging the 3.95% and all departments except the utility billing, which we are working on. Mr. Gonzales also stated they are working on fixing the issue and are looking at maybe five months.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit Regarding the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer's On-Premise Permit) at Santa Chelada Drive-Thru, located at 4101 N. Veterans Boulevard, legally described as Lot 5, Block 5, John Closner Subdivision, as Requested by KSNA, LLC.

DISCUSSION: Jorge Garcia, Director of Planning, reported that the applicant is seeking a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at the property located at the northeast corner of 41st Street and Veterans Boulevard. This location has been used as a drive-thru business site since 2010.

The adjacent zoning includes:
General Business District (C-2) to the South.
Residential district to the East.
Outside the city limits to the North and West.

Mr. Garcia stated that on August 27, 2024, the applicant requested a conditional use permit to operate a drive-thru business and sell alcoholic beverages for Off-Premise Consumption. The current request is for an On-Premise Permit, which would allow them to open bottles of alcohol and serve beverages at the location.

The proposed days and hours of operation remain the same:
Monday through Friday: 10:00 a.m. to 12:00 a.m.
Saturday: 10:00 a.m. to 1:00 a.m.
Sunday: 10:00 a.m. to 11:00 p.m.

He also informed that the applicant will be required to comply with all requirements of the Texas Alcoholic Beverages Commission (TABC). Please note that additional permits may be required by the City of San Juan, depending on the specific type of alcohol license or permit sought. Staff sent notices regarding the public hearing before the Planning and Zoning Commission to fifteen (15) property owners within a two hundred (200) foot radius. To date, no comments have been received either in favor of or in opposition to this request.

Mayor Mario Garza opened the public hearing at 6:45 p.m.

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Natalia Sencion stated her husband was the owner of Santa Chelada and was present to answer any questions. Mayor Garza asked if they were willing to comply with the checklist, to which Mrs. Sencion replied yes.

Mayor Mario Garza closed the public hearing at 6:46 p.m.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

- B. Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) at Mariscos El Bucanero located at 205 W. Nolana Avenue Suite #3, legally described at Lot 1, San Juan Plaza Subdivision, as Requested by Mariscos El Bucanero, LCC.**

DISCUSSION: Jorge Garcia, Director of Planning stated that the applicant is requesting a Conditional Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption at Mariscos El Bucanero Restaurant. The property is located approximately 500 feet West from Raul Longoria Road, along the South side of Nolana Avenue. Adjacent zoning is General Business District (C-2) to the North, East and West of the property. To the South, a Multi-Family Residence Subdivision is located. Mr. Garcia stated that the applicant is proposing to sell wine and beer beverages at complement of the food they served at the restaurant. The proposed days and hours of operation at Sunday through Friday from 7:00 a.m. to 12:00 a.m. and Saturdays from 7:00 a.m. to 1:00 a.m. Also, the applicant will need to comply with the Texas Alcoholic Beverage Commission (TABC) requirements. Additional permits may be required with the City of San Juan for a different type of alcohol / license permits. Staff mailed a notice of the public hearing to sixteen (16) property owners within a two hundred (200) foot radius and received no comments in favor or against the request.

Mayor Mario Garza opened the public hearing at 6:48 p.m.

Mayor Mario Garza closed the public hearing at 6:48 p.m.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Mayor Pro-Tem Marco “Markie” Villegas. Motion passed (5-0)

- C. Consideration and Action of an Ordinance Regarding the Voluntary Annexation Petition of the 7.82-acre tract of land out of Lot 12, Block 27, 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]**

DISCUSSION: Jorge Garcia, Director of Planning stated that the Planning Department is processing a residential subdivision approximately a quarter of a mile West from Cesar Chavez Road along the Southside of Hall Acres Road. Mr. Garcia stated that part of the subdivision is outside the city limits but within the City of San Juan Extraterritorial Jurisdiction (ETJ). It is the City’s policy to annex, process and approve subdivisions within the city’s ETJ. In October 22, 2024, the City Commission approved Resolution No. 24-28 accepting petition for voluntary annexation and the setting of dates and times for public hearings. Upon annexation and recording of the subdivision plat, building permits and inspections will be processed the by City for proposed residences. Annexation of this property is being undertaken in accordance with the provisions of the Texas Local Government Code, Chapter 43, Municipal Annexation, Section 43.028 and the City Charter. Mr. Garica stated there was no objection to this request.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

VII. RESOLUTIONS

- A. Consideration and Action on a Resolution to Approval of the Final Workplan for Fiscal Year 38 (2025) for the Hidalgo County Urban County Program.**

DISCUSSION: Jorge Garcia, Director of Planning, stated this item was the final work plan for the Hidalgo County Urban County Program for Fiscal Year 38 (2025) for street improvements, senior and health services in the amount of \$284,266.00. Mr. Garcia stated that General Administration funds shall be used for CDBG expenses, including advertisements, postings, and coordinating project activities in the amount of \$3,000.00. He further stated that Street Improvements covers materials and engineering/geographical expenses for the repaving of Royal Palm Street, Third Street, and Palmetto Palm Street, in the amount of \$261,266.00. Also for Senior Services for Amigos del Valle that includes the expenses related to the delivery of meals to the elderly (62 years or older) within the City of San Juan, in the amount of \$10,000.00. Health Services for Nuestra Clinica del Valle, which covers all medical, dental, and support services, pharmacy, radiology, and laboratory for the low-income and uninsured residents in San Juan, in the amount of \$10,000.00. Mr. Garcia stated there was no objection to the approval of this resolution.

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

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

- A. Preliminary Plat Approval with Variances for Rafael Estates Subdivision being a 24.74-acre tract of land out of Lots 14 and 15, Stewart's Addition to the Conway Gardens and Lot 14, Block 27, Alamo Land and Sugar Company's Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates, Inc.**

Commissioner Ernesto "Neto" Guajardo motion to untangle the item and was second by Mayor Pro-Tem Marco "Markie" Villegas. Motion passed (5-0)

DISCUSSION: Jorge Garcia, Director of Planning stated that the Planning Department is the developer is proposing to subdivide 24.74-acre tract of land located approximately a quarter of a mile East from Stuart Road along the Southside of Hall Acres Road. He is proposing a two hundred thirty-nine lot residential subdivision with three entrance/exit along Hall Acres Road. The subdivision is located in a flood zone "B"- areas between limits of the 100-year and 500-year, according to the FEMA Map.

The developer is requesting the following variances:

1. To not comply with the 60-foot frontage for lots. They are proposing 55 feet for Lots 134-150, 153, 181, 203-219, and 222-238.
2. To not comply with the 65-foot frontage for corner lots. They are proposing 60 feet for Lot 182.
3. To not comply with the 800-foot block length. They are proposing 1,075 feet.
4. To not comply with the 15-foot utility easement. They are proposing 10 feet.
5. To not comply with the 20-foot rear setback. They are proposing 10 feet.
6. To not comply with the 6-foot side setback for non-corner lots. They are proposing 5 feet.
7. To allow sanitary sewer manholes fiberglass monolithic open bottom with the concrete foundation poured in place.
8. To not comply with the 100-foot lot depth. They are proposing 96.86 feet for Lots 191-193 and proposed 96.86 feet to 99.23 feet for Lots 152-171.
9. To not comply with the 6,500 square feet for lot area for corner lots for Single Family Residential District (R-S). They are proposing 6,049.18 square feet for Lot 168 and proposed 6,386.41 square feet for Lots 191 and 193.

Mr. Garcia mentioned that water service belongs to the Military Highway Water Supply Corporation and sewer services by the City of San Juan.

Alfonso Quintanilla from Quintanilla and Heading, representing Eddie Cantu, mentioned that this project continues Mr. Cantu's development in the area, including his investment in a lift station for sewer services. Mr. Quintanilla addressed concerns raised by Mr. Garcia regarding setbacks and lines due to the gas station in the southeast area and an old well not part of the property. He affirmed that all aspects, including fire hydrants, sewer, curb and gutter, and drainage, fully comply with regulations. Mayor Mario Garza noted the Planning and Zoning meeting's 6-0 approval. However, Commissioner Adina "Dina" Santillan pointed out that the approval excluded the 800-foot block link setback, according to the Planning and Zoning Commission meeting minutes. Eddie Cantu contested this, stating that everything was approved the previous week. Commissioner Santillan sought confirmation that the 800-foot block link was approved at the thousand seventy-five marks, to which Mr. Garcia confirmed. Mr. Garcia added that the department has no objections to that variance, given the subdivision has three exits.

Mayor Mario Garza made motion to approve and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion passed (5-0)

- B. Preliminary Plat Approval with Variances of the Villas de Angelina Subdivision Being a 14.64-Acre Tract of Land out of Lot 12, Block 27, Alamo Land and Sugar Subdivision, Located Approximately a Quarter of a Mile West from Cesar Chavez Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley & Associates, Inc.**

DISCUSSION: Jorge Garcia, Director of Planning stated that the developer is proposing to subdivide 14.64-acre tract of land located approximately a quarter of a mile West from Cesar Chavez Road along the Southside of Hall Acres Road. He is proposing a sixty-nine (69) residential lot subdivision with entrance/exit along Hall Acres Road. The subdivision is located in a flood zone "B"- areas between limits of the 100-year and 500-year, according to the FEMA Map. Mr. Garcia noted that part of the subdivision is located outside the city limits and a voluntary annexation petition were received. City Staff initiated the annexation process with City Commission accepting the petition on October 22, 2024.

The developer is requesting the following variances:

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1. To not comply with the 60-foot frontage for interior lots. They are proposing 55 feet.
2. To not comply with the 65-foot frontage for corner lots. They are proposing 60 feet for Lots 51, 52 and 69 and 62 feet for Lots 40 and 63.
3. To not comply with the 600-foot block length. They are proposing 722 feet.
4. To not comply with the 15-foot utility easement. They are proposing 10 feet.
5. To not comply with the 20-foot rear setback. They are proposing 10 feet.
6. To not comply with the 6-foot side setback for interior lots. They are proposing 5 feet.
7. To not comply with the 6,500 square feet for lot area for corner lots for Single Family Residential District (R-S). They are proposing 6,370 square feet for Lots 51 and 52 and proposed 6,175 square feet for Lot 69.
8. To not comply with the lot area of 6,000 square feet for the Single-Family Residential District (R-S); they are proposing 5,882.75 square feet for Lots 2-6, 5,966.37 square feet for Lot 7 and 5,500 square feet for Lots 65-68.
9. To allow sanitary sewer manholes fiberglass monolithic open bottom with the concrete foundation poured in place.

Mr. Garcia mentioned that water service belongs to the Military Highway Water Supply Corporation and sewer services by the City of San Juan.

Commissioner Adin "Dina" Santillan questioned the final number of exits. Mr. Garcia stated that the engineer proposed the second ingress and egress easement and has been approved by the Fire Marshall and Planning as well.

Commissioner Jesus "Jesse" Ramirez made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (5-0)

IX. CONSENT AGENDA

- A. Consider Approval of the Tax Collection Report for the Month of October 2024.
- B. Consider Approval of the Tax Collection Report for the Month of November 2024.
- C. Consider Approval of the Budget Expenditure Report for the Month of October 2024.

Commissioner Jesus "Jesse" Ramirez made motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (5-0)

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
 1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Long-Term Rental Agreement with Texas Red Post Grad SATX.
 2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion Regarding Legal Issues Concerning Notice of Claim for Overcharges of Utilities to Diocese of Brownsville.
 3. Pursuant to Section §551.074 (Personnel Matters) and §551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee, Specifically the City Manager.

Commissioner Jesus "Jesse" Ramirez made motion to enter into executive session at 7:05 pm and was seconded by Mayor Pro-Tem Marco "Markie" Villegas. Motion passed (5-0)

Commissioner Ernesto "Neto" Guajardo made motion to reconvene at 8:34 pm and was seconded by Mayor Pro-Tem Marco "Markie" Villegas. Motion passed (5-0)

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.

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1. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding Legal Issues Concerning the Long-Term Rental Agreement with Texas Red Post Grad SATX.

Mayor Mario Garza made motion to approve as discussed under executive session and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Discussion Regarding Legal Issues Concerning Notice of Claim for Overcharges of Utilities to Diocese of Brownsville.

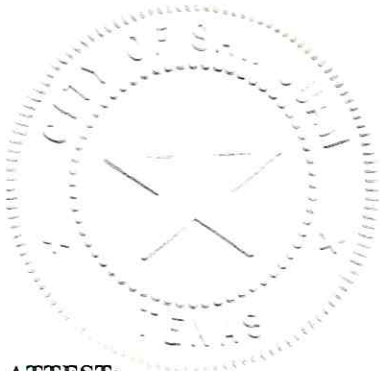
Mayor Mario Garza made motion to approve as discussed under executive session and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

3. Pursuant to Section §551.074 (Personnel Matters) and §551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee, Specifically the City Manager.

Commissioner Jesus “Jesse” Ramirez made motion to terminate with cause effective immediately and appoint Chief Tirso Garza as interim and was seconded by Mayor Mario Garza. Motion passed (3-2)

XII. ADJOURMENT

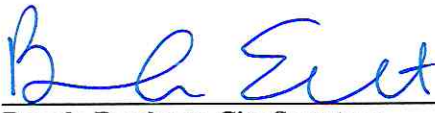
Mayor Pro-Tem Marco “Markie” Villegas made motion to adjourn at 8:35 p.m. and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)



CITY OF SAN JUAN, TEXAS


Mario Garza, Mayor

ATTEST:


Brenda Escalante, City Secretary