

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, April 8, 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: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Carlos Alaniz, 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:**
Tirso Garza, Interim City Manager led the Invocation.
- III. PLEDGE OF ALLEGIANCE:**
Mayor Mario Garza led the Pledge of Allegiance.
- IV. PUBLIC COMMENTS:**
- V. PRESENTATIONS**

- A. Proclamation Proclaiming the Week of April 13-19, 2024, as National Public Safety Telecommunicators Week. [Leandro Sifuentes, Chief of Police]**

DISCUSSION: The City of San Juan issued a proclamation recognizing the second week of April as Public Safety Telecommunicators Week, in line with national observance. The proclamation honored the city’s dispatchers for their critical role as the vital communication link between first responders and the public during emergencies. It highlighted their professionalism, compassion, and dedication over the past year. Mayor Mario Garza, joined by Mayor Pro Tem Marco “Markie” Villegas and City Commissioners, expressed gratitude to the telecommunicators and encouraged the public to recognize their service. Mayor Garza also shared a personal story about his past experience as a dispatcher in San Juan, underscoring the pressure and importance of the role. He praised the dispatch team for their commitment and called them “the eyes and ears” of public safety. A round of applause followed, and the proclamation was officially signed, with a photo taken to commemorate the moment.

- B. Presentation of the 3rd Annual 5k for Heroes presented by the Marine Corp League #1456. [Ruben Guajardo, Director of Parks & Recreation]**

DISCUSSION: During the meeting, a representative from the Marine Corps League RGV Detachment #1456 presented a request to use the Mayfield Sports Complex for their Third Annual “5K for Heroes” event, scheduled for Saturday, May 10. The 5K will start and finish at the sports complex, with a route that runs along San Antonio to the Hidalgo County Hike and Bike Trail. City staff is being asked to provide minimal

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 8, 2025**

support, such as setting up cones and managing a few small street closures. This is the third time the event has been held at the same location. Members of the Marine Corps League were in attendance and acknowledged for their service. City Commission expressed appreciation for their contributions and voiced support for the event. No formal action was taken during the meeting, as the presentation was informational only. In addition to the 5K presentation, department heads from sanitation, parks and recreation, planning, and the municipal library were available for updates and questions. The sanitation team was thanked for recent cleanup work in the Nebraska and Raul Longoria area. Mosquito spraying had taken place the day before and was continuing into the evening, with plans to evaluate future needs based on results. The parks and recreation department were praised for organizing a successful city-sponsored 5K the previous weekend, with commissioners highlighting the event's growing popularity and the strong safety measures in place. Overall, the meeting reflected a positive tone, with a focus on community engagement, public health, and continued support for veterans and city-sponsored events.

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

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.**

DISCUSSION: During the departmental presentations, all directors from planning, parks and recreation, sanitation, and the municipal, library were available for questions. Commissioner comments focused on recent accomplishments and ongoing efforts. Mr. Jorge J. Garcia and his staff were thanked for their work in cleaning up the Nebraska and Raul Longoria area and resolving signage issues, with visible improvements noted. Mosquito spraying had taken place the previous day and continued into the evening, targeting both main corridors and subdivisions. Additional spraying will be based on how conditions develop. The Department of Park & Recreation received praise for organizing a well-run city 5K event the prior weekend. Commissioners noted the event's growth and, most importantly, the effective safety measures in place — including proper traffic control at all intersections. Lastly, a question was raised about how long the city would continue waiving permit fees for storm-related repairs. Staff was asked to coordinate with the fire chief to determine a clear deadline and make it publicly available so residents are informed.

VI. PUBLIC HEARING/ORDINANCES

- A. Consider Second and Final Reading of the Ordinance Classifying Property Described as Being Lot 4, Block A, Original Townsite of San Juan, According to the Map or Plat Thereof Recorded in the Office of the County Clerk of 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.**

DISCUSSION: Mayor Mario Garza announced that the council had reached the second reading of an ordinance related to the transfer of property to the San Juan Economic Development Corporation (EDC).

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 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.**

DISCUSSION: Mayor Mario Garza inquired whether the agenda item pertained to the transfer of city property to the San Juan Economic Development Corporation (EDC)

Mayor Mario Garza opened the public hearing at 6:22 p.m.
Mayor Mario Garza closed the public hearing at 6:22 p.m.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 8, 2025**

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 Accepting Petition for Voluntary Annexation; Setting Dates and Times of Public Hearings; and Directing the Planning Department to Prepare a Service Plan. [Jorge J. Garcia, Director of Planning]**

DISCUSSION: Jorge Garcia, Director of Planning and Zoning stated they are proposing to adopt a Resolution for a Voluntary Annexation Petition, Setting Dates and Times of the Public Hearing being an 0.75-acre tract of land out of Lot 13, Block 47, Alamo Land and Sugar Company's Subdivision. The property owner has submitted a petition for voluntary annexation to the City of San Juan. 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. Garcia stated that he recommends approval.

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

VIII. CONTRACTUALS

- A. Consideration and Action, if any, on an Interlocal Cooperation Agreement Between the County of Hidalgo and City of San Juan to provide Efficient and Effective Library Services for County Residents. [Christina Perez, Library Director]**

DISCUSSION: Christina Perez, the Library Director, clarified that the agreement with the City of San Juan is an annual interlocal agreement. She explained that the county contributes \$14,488.00 annually, and in return, the city ensures that all county residents have access to their library services.

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

- B. Consideration and Action, if any, on a Contract Between the Hidalgo County Elections Administrator and the City of San Juan for Election Services for the General Election to be held on May 3, 2025. [Brenda Escalante, City Secretary]**

DISCUSSION: Brenda Escalante, City Secretary stated this contract with the Hidalgo County Elections Department for election services for the upcoming election on May 3, 2025. Mrs. Escalante informed the City Commission there was a possibility of being a joint election with the county. Meaning that residents from any municipality will be able to vote at our designated polling locations: the North Fire Station No. 2 and the San Juan Memorial Library.

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, 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 Lot 4, Block A, Original Townsite of San Juan, Texas.**

DISCUSSION: Jorge Garcia, Interim Director of the San Juan Economic Development Corporation (EDC), stated that this item represents the second and final public hearing concerning Item V.A. The item, which has already been passed and approved, involves the transfer of property located at 6th Street and Wyoming Avenue—between Nebraska and Stewart Road—from the City of San Juan to the San Juan EDC.

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

- D. Consideration and Action, if any, Authorizing the City Mayor to Amend the San Juan Economic Development Corporation Agreement for Administrative Services to Expand the Scope of Services to Include both Technical and Janitorial Services.**

DISCUSSION: Jorge J. Garcia, Interim Executive Director of San Juan EDC, stated that this item is for the City Commission's consideration and action regarding the San Juan EDC agreement. He further explained that the agreement was approved by the San Juan EDC in November 2021. However, it has not yet been

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 8, 2025**

formally presented to the City Commission, although it has been included in the budget and payments have been processed accordingly since its approval.

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

IX. CONSENT AGENDA

- A. Consider Approval of the Budget Expenditure Report for the Month of February 28, 2025. [Leroy Gonzales, Director of Finance].
- B. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (MB – Mixed Beverage Permit and LB – Mixed Beverage Late Hours Permit) at "Ultima Ronda Bar & Grill" Located at 1618 N. Veterans Boulevard Suite E, Legally Described as the West 335 feet of the North 440 feet of Lot 12, Block 5, John Closner Subdivision, as Requested by Ramon Flores III. [Jorge J. Garcia, Director of Planning]
- C. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer's Permit) at "Hibachi by Ruben" Restaurant Located at 205 W. Nolana Avenue Suites 5 and 6, Legally Described as Lot 1, Plaza San Juan Subdivision, as Requested by Hibachi by Ruben, LLC. [Jorge J. Garcia, Director of Planning].
- D. Consider Approval of City Commission Meeting Minutes:
- January 14, 2025

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 §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Economic Development Incentive Agreement Between the City of San Juan, San Juan Economic Development Corporation and Shops at Chavez - Lot 6, LTD.
 2. Pursuant to Section §551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the City of San Juan Health Division's Health Inspector.
 3. Pursuant §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 Interim City Manager.

Commissioner Jesus "Jesse" Ramirez made motion to enter into executive session at 6:31 pm and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (5-0)

Commissioner Jesus "Jesse" Ramirez made motion to reconvene at 6:56 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.
 1. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and §551.071 CONSULTATION WITH ATTORNEY; Discussion and Possible Action Regarding the Economic Development Incentive Agreement Between the City of San Juan, San Juan Economic Development Corporation and Shops at Chavez - Lot 6, LTD.

Mayor Mario Garza made motion to approve as discussed under executive session and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion passed (4-1)

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 8, 2025

Commissioner Adina “Dina” Santillan for the record stated that she opposed as in her opinion the money is excessive.

2. Section §551.071 (Consultation with Attorney) of the Texas Government Code, Discussion and Possible Action Regarding the City of San Juan Health Division's Health Inspector.

Mayor Mario Garza made motion to approve as directed under executive session and was seconded by Commissioner Jesus “Jesse” Ramirez. 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 Interim City Manager.

Mayor Mario Garza made motion to increase the weekly pay for the Interim City Manager from \$1,500.00 to \$1,800.00 and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (5-0)

XII. ADJOURNMENT

Mayor Pro-Tem Marco “Markie” Villegas made motion to adjourn at 6:59 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