

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE:

Tuesday, May 13, 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: Elizabeth Palomin, representing the PSJA Service Unit Girl Scouts, expressed her gratitude to Mayor Mario Garza and city staff for their support in facilitating the Girl Scouts' overnight lock-in event in collaboration with Amigos Del Valle. As a token of appreciation, she shared Girl Scout Cookies with the City Commission and staff. Stephanie Alvarez, a San Juan resident, announced that the San Juan Hotel has been recognized by the National Trust for Historic Preservation as one of America's 11 Most Endangered Historic Places for 2025. She urged the City Commission to take action to protect the building and requested a workshop with city officials to present grant opportunities for preservation. Additionally, she advocated for the inclusion of public comments in the online City Commission meeting videos to ensure transparency. Kimberly Grimaldo, a lifelong San Juan resident, voiced her support for preserving the San Juan Hotel, emphasizing its historical significance to the community. Gabriel Ozuna reiterated his call for the preservation of the San Juan Hotel and requested an opportunity to share his expertise. He mentioned a grant with a June deadline that could aid in restoring the building. Juventina Herrera thanked city staff for their ongoing efforts to maintain the San Juan Hotel. She highlighted the building's rich history and requested a chance to contribute to its preservation. Mae Anzaldua, another San Juan resident, requested that the long-requested workshop regarding the San Juan Hotel be scheduled, noting that residents have been advocating for this meeting for over a year. Leo Rangel brought attention to a matter involving San Juan Police Department officers. He stated that he had previously discussed his concerns with Interim City Manager Tirso Garza but had yet to see any resolution. Luis Pena expressed his enthusiasm for the city's progress and the appointment of a new city manager. He also commented on the noticeable presence of police officers at the meeting, stating he did not understand the reason for it.

V. PRESENTATIONS

A. Presentation on a Proclamation Proclaiming the Month of May 2025 as National Trauma Awareness Month.

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DISCUSSION: DHR Health representatives, including Mario Lizcano (Administrator of Corporate Affairs) and Cassandra Bravo (Trauma Department Injury Prevention Coordinator), presented a proclamation in recognition of National Trauma Awareness Month. Highlighting the importance of trauma prevention, early intervention, and community support. They thanked the City of San Juan for its partnership and support. DHR also expressed appreciation to the city's police, fire, and EMS personnel in honor of Police Week, Firefighters Week, and EMS Week.

B. Presentation on a Proclamation Proclaiming May 11 - 17, 2025 as National Police Week.
[Leandro Sifuentes, Chief of Police]

DISCUSSION: The City of San Juan recognized National Police Week and Peace Officers Memorial Day with a formal proclamation. The city honored the service and sacrifice of law enforcement officers, especially the 37 sworn members of the San Juan Police Department, for their dedication to protecting the community. The proclamation emphasized the importance of recognizing the duties and risks faced by police officers. City Commission expressed deep gratitude to all first responders for their commitment to public safety at the local, state, and national levels.

C. Presentation on the 2025 San Juan Nature Nights Events hosted by the Keep San Juan Beautiful Board. [Israel Garza, Director of Sanitation]

DISCUSSION: At the May 2025 meeting, members of the Keep San Juan Beautiful board presented details about their upcoming event, San Juan Nature Nights, scheduled for June 14 at 5 PM. The event, which will take place at the San Juan Wetlands, aims to promote environmental awareness, community engagement, and pride in local green spaces. Activities will include live music, local vendors, children's entertainment, and nature-based programs. Board Secretary Raquel Jimenez introduced the event, highlighting it as a first-time initiative to reintroduce the community to the wetlands. City Commission commended the board for their growing membership, dedication, and recent accomplishments, including cleanups and beautification projects. They expressed full support for the event and offered promotional suggestions. Commissioners also discussed potential future features like a kids' fishing area to further engage families. The city was invited to visit and tour the improved wetlands area to see the progress made by the board and volunteers.

D. Presentation on Employee Benefit Enhancement Package. [Adelaida Cordero, Director of Human Resources and Leroy Gonzales, Director of Finance]

DISCUSSION: TMRS representatives, Anthony Mills and Lorraine Moreno, presented proposed enhancements to the City of San Juan's retirement plan. These include increasing the employee contribution rate from 6% to 7% and adopting Updated Service Credits (USC) to improve benefits for long-term employees. Financial projections show that while the current plan is fully funded at 102.3%, the proposed changes would lower the funded ratio to 85.7%, with costs spread over 20 years. Final numbers will be available after TMRS completes its valuation in June. City staff and City Commissioners expressed support for continuing to improve employee benefits in a gradual and responsible manner.

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.
2. Department of Finance Monthly Report.
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.
6. Department of Utilities Monthly Report.
7. Department of Sanitation Monthly Report.
8. San Juan Memorial Library Monthly Report.
9. Department of Parks and Recreation Monthly Report.

DISCUSSION: During the meeting, updates were provided from various departments. The Health Department reported 17 outdated permits brought into compliance after inspections. Commissioners raised concerns about multiple dwellings on single-family lots and electrical safety, suggesting coordinated inspections. Budget amendments and vehicle maintenance data were requested for better oversight. Public service announcements are being developed in both English and Spanish. Discussions covered volunteer fire department challenges, mosquito spraying logistics, and ongoing street repairs, particularly on Nebraska Ave.

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Code enforcement continues addressing property violations like abandoned toilets and construction debris. Ribbon cuttings for new businesses are being coordinated. Court activity data was questioned, with a request for broader case tracking. Graffiti issues around Stewart Place and Austin Junior High were noted, with law enforcement planning camera monitoring to address it. Overall, departments are actively working on community safety, infrastructure, and communication.

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]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning stated that the applicant, Valley Ranch Drive-In LLC, had requested a conditional use permit to sell alcoholic beverages for on-site consumption at their drive-through convenience store located at the southwest corner of Hall Acres and Stewart Road. The proposed hours of operation are daily from 7:00 a.m. to midnight. The Planning Department confirmed that the applicant will comply with all TABC requirements and may need additional city permits. Of the nine nearby property owners notified, one submitted a letter of opposition. Mr. Garcia stated that the Planning and Zoning Commission unanimously recommended approval.

Mayor Mario Garza opened the public hearing at 7:18 p.m.

Mayor Mario Garza closed the public hearing at 7:19 p.m.

Commissioner Ernesto “Neto” Guajardo made motion to approve and was seconded by Commissioner Adina “Dina” Santillan. Motion passed (5-0)

- 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]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, stated that the City Commission held a public hearing regarding a conditional use permit for the sale of alcoholic beverages (wine and beer) for on-premise consumption at The Craft at Cheers Food Truck Park, located at the southwest corner of US Business 83 and Iowa Avenue. The business plans to operate Thursday through Sunday, from 3 p.m. to 12 a.m. The applicant must comply with Texas Alcoholic Beverage Commission (TABC) regulations and may require additional city permits. Mr. Garcia mentioned that no public comments were received either in favor of or against the request. The Planning & Zoning Commission unanimously recommended approval on April 10, 2025, with a 6-0 vote, contingent upon address verification. A concern regarding duplicate liquor licenses at the same address was clarified—a new address was issued to resolve the issue.

Mayor Mario Garza opened the public hearing at 7:20 p.m.

Mayor Mario Garza closed the public hearing at 7:21 p.m.

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

- 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]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, stated that the City of San Juan held a public hearing to consider a voluntary annexation petition for a 0.773-acre tract of land located on the north side of Earling Road, approximately 935 feet west of Cesar Chavez Road. The property, which is currently undergoing the subdivision process, is part of Lot 13, Block 47, of the Alamo Land and Sugar Company Subdivision. The annexation is being conducted in accordance with Texas Local Government Code Chapter 43.028 and the San Juan City Charter.

Mayor Mario Garza opened the public hearing at 7:22 p.m.

Mayor Mario Garza closed the public hearing at 7:22 p.m.

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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)

- 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]

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning stated that the City of San Juan conducted the second and final reading of an ordinance to classify and authorize the transfer of a 0.57-acre tract of land (out of Lot 8, Lot 35 of the Alamo Land Company Subdivision) to the San Juan Economic Development Corporation (EDC) for economic development purposes. The property is located on the north side of First Street, west of Stewart Road. Mr. Garcia recommended approval, and the Commission unanimously approved the ordinance, finalizing the transfer.

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

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 Half Associates. [Jorge J. Garcia, Director of Planning]

DISCUSSION: Jorge Garcia, Director of Planning and Zoning, stated that the Shops at Chavez Lot 6 is a 1.94-acre tract of land. The subdivision consists of one (1) lot with an entrance and exit along Cesar Chavez Road. It is located in Flood Zone “C,” which indicates areas of minimal flooding, according to the FEMA map. Water and sewer services are provided by the City of San Juan. During their regular meeting on May 8, 2025, the Planning and Zoning Commission unanimously recommended approval of the Final Plat with a 5-0 vote. Mr. Garcia stated that staff also recommended approval.

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

- 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]

DISCUSSION: Jorge Garcia, Director of Planning and Zoning, asked the City Commission for direction on setting a deadline for waiving the permit fees for areas affected by the flooding on March 27, 2025. Mr. Garcia informed the City Commission that, since the day of the event, fees have been waived for 11 permits. Mayor Mario Garza asked Mr. Garcia for his recommendation, to which Mr. Garcia responded that the fee waiver should end as of today. Commissioner Adina “Dina” Santillan requested that a public announcement be sent out to inform residents.

Commissioner Adina “Dina” Santillan made motion to extend the permit fees to June 1, 2025 and was seconded by Mayor Pro-Tem Marco “Markie” Villegas. Motion passed (5-0)

- 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]

DISCUSSION: Adelaida Cordero, Director of Human Resources, reviewed the Employee Enhancement Package with the City Commission, which includes not only the retirement plan but also employee benefits. Mrs. Cordero stated that these enhancements had been reviewed in collaboration with Chief Tirso Garza, Leroy Gonzales, and herself, as well as with the prior administration. She informed the City Commission about the proposal, emphasizing the importance of considering the upcoming budget and maintaining fiscal responsibility.

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- First, enhance the current TMRS (retirement plan) by increasing the employee contribution from 6% to 7%.
- Include the Updated Service Credit at 75% (Option 2), which would result in a 9.64% cost including transfers, and set it on a repeating basis so it does not require annual commission approval.
- These changes should take effect on January 1, 2026, and must be approved by ordinance with TMRS in the city no later than December 2025.

Leroy Gonzales, Director of Finance, informed the city commission that he included a chart broken down by funds, showing the total cost to the city as \$643,809.82. This number is preliminary. Commissioner Jesus “Jesse” Ramirez asked for confirmation of the current cost, which he believed would double from \$602,440.52, and requested clarification on Proposed Option #2 at 9.64%. Mr. Gonzales clarified that \$602,440.52 is the city’s current cost at 4.66%. If the city adopts the 9.64% option, there will be an increase of \$643,809.82, for a total cost of \$1,246,250.34. He also mentioned that city staff is currently working on the budget, with a deadline of December 2025. Commissioner Ramirez asked if it would be possible to provide both scenarios during the budget workshop to allow better preparation. Lorraine Moreno stated that the city ordinance needs to be completed before the end of the year. Commissioner Santillan noted that the health insurance numbers are still pending and requested Mr. Gonzales to speak with the agent of record to obtain proposed amounts for health insurance and the cafeteria plan so the city can better prepare. Both Commissioner Santillan and Commissioner Ramirez agreed that the agent of record stated they would be able to provide estimates in June or July. Ms. Cordero then proceeded with the enhancement presentation to:

- Sick Leave Accrual: is capped at 96 hours for full-time employees; proposing to be unlimited. As last change was approved by the City Commission October 2015 to in accrual from 4 hours to 8 hours a month. Employees eligible for payout must have provided a 2-week notice and physically worked the last weeks of employment. Capped at 240 for payout upon termination for eligible employees as in vacation leave. The following criteria Employed; 5 years; payout will be 120 Employed 10 years or more; payout will be 240 max. Employment must be continuous with City full time employee. I employee is terminated or dismissed; employee is not eligible for payout as in the case for payout of vacation leave.
- Holiday Schedule: Juneteenth (June 19) is one of the oldest known commemorations related to the abolition of slavery in the United States and recognized since 2021. As our calendar will coincide with the Hidalgo County and most state agencies to be effective immediately.

Commissioner Santillan asked to look into the holidays particularly when it comes to the Fourth of July for example when it falls on a Thursday and give Friday off to make the weekend longer, to see if it’s something the City Commission would even entertain. Ms. Cordero continued with the presentation:

- Longevity Pay: Currently the city has seniority pay and we’d like to change it to longevity pay for full-time employees non civil service to be paid bi-weekly as in the case of civil service to keep it similar to civil service police and fire. Change to be effective October 1, 2025 with the criteria will begin at two (2) years plus at \$200.00 and end at thirty (30) years plus @6,000.00.

Ms. Cordero provided the City Commission with a Proposed Longevity Pay Cost spreadsheet outlining two scenarios: one at two years of service, and another after the third year of service. Mr. Gonzales stated that with 132 employees receiving \$200.00 each, the bi-weekly cost would be about \$26,400.00. Regarding seniority pay, the city would save money, but everyone would receive longevity pay—not just those who have reached 5, 10, 15, or 20 years of service. The current year projection shows \$26,400 for longevity pay versus \$35,000 for seniority pay. For FY 2026–2027, the projection includes 131 employees, with costs of \$39,100 for longevity pay compared to \$43,000 for seniority pay, resulting in a savings of \$3,700. Mr. Gonzales stated that the proposal is to discontinue seniority pay and implement bi-weekly longevity pay, so employees receive payments in their regular paycheck rather than a lump sum at the end of the year. He explained that employees currently receiving seniority pay would be affected by this transition. Approximately 20 employees are scheduled to receive seniority pay in FY 2025–2026. If longevity pay is implemented, these employees will no longer receive lump sums. The estimated lump sums affected range from \$1,000 to \$4,000, depending on tenure. The breakdown is as follows: 7 employees at \$1,000, 2 employees at \$2,000, 5 employees at \$3,000, and 1 employee at \$4,000 (with 20 years of service).

- Retiree Medical insurance:

Ms. Cordero stated that the city currently does not offer retiree medical insurance or medical coverage. However, if this coverage is implemented, the employee or retiree must have at least 20 consecutive years of service with no interruptions. Of course, the coverage would end at age 65 or once the retiree becomes Medicare-eligible. The city would cover 70% of the medical insurance premium (retiree-only), and the retiree would pay the remaining 30%. No dependents or supplemental plans would be included, and the coverage

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would not be retroactive, becoming effective January 2026 moving forward. She also mentioned that this proposal depends on cost projections based on the current HMO plan, as the city currently pays the entire premium for active employees on the HMO plan. Mr. Gonzales provided a scenario: should all 11 eligible employees with 20+ years of service retire simultaneously, the estimated cost to the city would be \$55,000 annually. The actual cost depends on the insurance premium at retirement and how many retirees opt in. She further stated that this proposal is a budget planning initiative to explore options early and aligns with trends seen in other cities to attract and retain employees. Commissioner Ramirez inquired about the benefits TMRS provides to the city, to which Mrs. Moreno confirmed that TMRS only covers retirement; medical insurance would be through TML. Mayor Mario Garza stated that no action would be taken at this time and asked Tirso Garza, Interim City Manager, to bring this item back on another day in the form of a workshop.

No Action was Taken.

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]

DISCUSSION: Lori Maldonado, Purchasing Agent stated on Wednesday, March 12, 2025, and March 26, 2025, staff solicited proposals for RFB NO. 25-005-04-09 City of San Juan Lift Station No. 6 Relocation Project in The Advance News Journal. A Pre-Bid Conference was held on March 26, 2025, with a Bid Opening on April 16, 2025. Two proposals were submitted from the following Contractors:

- GO Underground LLC
- MOR-WIL LLC

After evaluating the submitted bids, considering the price ranking and previous experience with the City of San Juan, TRIMAD Consultants, L.L.C. determined that GO Underground, LLC was the lowest responsive and responsible bidder. Commissioner Jesus “Jesse” Ramirez asked what the city’s budget for this project was. Rick Salazar with TRIMAD Consultants stated that they had submitted the PSN to the city before bidding. The estimate provided to the city was \$3,449,100.00, which was the budgeted amount included in the plans. When the bids were opened, the low bid came in at \$3,137,830.20; however, GO Underground had left out an amount of \$250,000. After reviewing the bid tabulations, this omission was caught. The \$250,000 represents a betterment fund provided to the contractor. This amount was not included in the last item on the bid, but after accounting for it, the adjusted bid total came to \$3,387,183.20. This is the base bid plus the additional betterment amount for their portion of the project. The difference between the lowest bidder, GO Underground, and TRIMAD’s estimate is \$61,916.80, which is about 1.8%. Commissioner Adina “Dina” Santillan asked if there was a table for the alternates. Mr. Salazar confirmed that there were a couple of alternates. The bid tabulation they provided included the base bid with 32 items plus three alternates. The alternates were necessary items included in the plans, though some may not be needed immediately. For this reason, only Alternate #2 was included in the recommendation, but alternate #3 will eventually be needed to ensure that the line crosses 495 and is prepared for future road expansion. He further stated their recommendation: base bid of \$3,387,183.20 plus Alternate #2, recommended to include \$130,000. This amount keeps the project within budget. Commissioner Ramirez inquired how far along the road the city would need to add additional funds. Mr. Salazar recommended the sewer line addition from the lift station north of 495 to South Chavez to support future development. He noted this is over budget by the \$130,000 already included in the bid tabs but mentioned that the city could decide to rebid the alternates if desired. Commissioner Marco “Markie” Villegas asked about the project timeframe. Mr. Salazar replied that the project would take about a year and a couple of months to complete. Commissioner Santillan asked about the anticipated start date if approved tonight. Mr. Salazar responded that they are still waiting on environmental approval. They received an email today confirming everything is already approved but had some follow-up questions regarding the contractor to be selected tonight. TRIMAD will provide the requested information tomorrow morning, and they hope to receive the permit soon. He emphasized that everything is pre-approved and ready to go. He confirmed the city has worked with this contractor before and is comfortable recommending them. GO Underground has done several projects locally, including finishing a lift station in the city about a year or two ago, which was similar to this project. They checked references, and the company has been in business for 24 years under the current name. For the first two years, they operated under a different name. Commissioner Ramirez asked if the company did business with the City of San Juan during those first two years, Mr. Salazar replied no. Commissioner Ramirez further inquired about the evaluation forms submitted. He noted that Cruz Flores, the evaluator, gave a score of zero for relevant completed projects—where “relevant” means pertaining to this type of project. Mr. Salazar explained that the zero score was for the quality category rated 13, and the number of relevant projects was zero because GO Underground currently has a project with another city nearby that is not yet finished. Other evaluators scored GO Underground as follows: Jose Perez gave 2 out of 5, Miguel Garcia gave 3 out of 5, and Mr. Martinez gave 3 out of 5. Commissioner Ramirez wanted to ensure the selected company could handle the project. Mr.

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Salazar assured him they could, highlighting that the company is local and has completed lift stations within the City of San Juan, including Lift Station Number 13. Commissioner Ramirez asked Mr. Juan Carlos Martinez if there were any issues with that project. Mr. Martinez replied there were no issues, only one change order, which was not requested by the contractor but by AEP for an additional breaker. Mayor Garza inquired about any litigations involving the contractor. Mr. Salazar replied no, none that he was aware of.

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

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]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, stated that the City of San Juan reviewed and approved an updated interlocal agreement with Hidalgo County concerning septic tank permits and inspections. Under this agreement, Hidalgo County will continue to be responsible for issuing permits and conducting inspections for septic tank installations within the city. The update was prompted by a change in the county’s fee schedule, specifically the addition of a \$75 reinspection fee. The previous agreement between the city and county was signed on February 26, 2020. During the meeting, a council member inquired about the number of homes using septic tanks in San Juan, and it was noted that such cases are very minimal.

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

- 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]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning stated that the City of San Juan approved a Memorandum of Understanding (MOU) with the San Juan Economic Development Corporation for the conveyance of a 0.578-acre tract of land located in Lot 8, Block 35 of the Alamo Land and Sugar Company Subdivision. Staff recommended approval..

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 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.**

DISCUSSION: Leroy Gonzales, Director of Finance stated that the City of San Juan considered and approved an agreement with Tyler Technologies for integrated payment card processing. Currently, the city uses multiple standalone credit card systems with different vendors, including Avalon. This causes inefficiencies and technical issues, especially during system updates. The new agreement with Tyler Technologies will unify all credit card processing under one system, streamlining transactions across departments like municipal court, planning, and utilities. It will also reduce manual input errors by allowing direct integration into the city’s Encode system. The transition is expected to cost \$7,000 and will take approximately three to four months to implement. The city currently spends an estimated \$60,000 to \$70,000 annually on its fragmented processing setup, so this change is expected to bring cost and efficiency benefits. The new system will accept all major credit cards and is considered a significant technological upgrade for the city. The motion to approve the agreement was passed.

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

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]**

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DISCUSSION: Brenda Escalante, City Secretary presented the resolution certifying the election results for the election held on **Saturday, May 3, 2025**.

This election was conducted for the following positions:
Mayor

Commissioner, Place 2
Commissioner, Place 3

Voter Turnout:

Total Votes Cast in the Election: 2,817

Office of Mayor:

Ernesto “Coach” Guajardo

- Absentee: 66
- Early Voting: 872
- Election Day: 339
- Total: 1,277 votes (45.59%)

Mario Garza

- Absentee: 15
- Early Voting: 1,116
- Election Day: 393
- Total: 1,524 votes (54.41%)

Commissioner, Place 2:

Mario Cantu

- Absentee: 9
- Early Voting: 1,129
- Election Day: 396
- Total: 1,534 votes (55.30%)

Marta Santa Maria

- Absentee: 71
- Early Voting: 839
- Election Day: 330
- Total: 1,240 votes (44.70%)

Commissioner, Place 3:

Adina Santillan

- Absentee: 64
- Early Voting: 767
- Election Day: 293
- Total: 1,124 votes (40.29%)

Gilbert Garza

- Absentee: 13
- Early Voting: 909
- Election Day: 282
- Total: 1,204 votes (43.15%)

Jaime Castillo

- Absentee: 3
- Early Voting: 304
- Election Day: 155
- Total: 462 votes (16.56%)

Therefore, Mario Garza received the majority of votes cast and is hereby certified as elected Mayor.

Mario Cantu received the majority of votes cast and is hereby certified as elected Commissioner for Place 2.

For Commissioner Place 3, no candidate received over 50% of the votes; therefore, a runoff election is required between the top two candidates: Adina Santillan and Gilbert Garza.

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

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]

DISCUSSION: Brenda Escalante, City Secretary, stated that this resolution is a follow-up to the previously approved resolution canvassing and accepting the election results for the May 3, 2025 General Election. The

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City is now seeking approval for a resolution and official notice to order a runoff election. This runoff election is scheduled for June 7, 2025, for City Commissioner Place 3, as no candidate received a majority of the votes in the initial election. Mrs. Escalante recommended approval of the resolution issuing the order and notice for the City of San Juan runoff election for Commissioner Place 3. She also recommended selecting the number of polling locations needed to ensure voter access.

Mayor Pro Tem Marco “Markie” Villegas made motion to enter into executive session at 8:19 p.m. and was seconded by Commissioner Adina “Dina” Santillan. Motion passed (4-0)

Mayor Pro Tem Marco “Markie” Villegas made motion to reconvene at 8:27 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (4-0)

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (4-0)

- 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]

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning stated that the proposed property is within the North Alamo Water Supply Corporation (NAWSC) water service area. The NAWSC requires an agreement between the Corporation and the City of San Juan to be signed and executed before the Corporation allows the installation of fire hydrants and water lines in the Sioux Heights Subdivision, located approximately a quarter of a mile West from Cesar Chavez Road along the Southside of Sioux Road. The format of the Agreement is consistent with previous agreements approved by the City Commission in the past years.

Commissioner Jesus “Jesse” Ramirez made motion to approve and was seconded by Mayor Mario Garza. Motion passed (4-0)

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

Commissioner Jesus “Jesse” Ramirez made motion to approve all items under consent agenda and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (4-0)

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.

Commissioner Jesus “Jesse” Ramirez made motion to enter into executive session at 8:31 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (4-0)

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, MAY 13, 2025

Commissioner Jesus "Jesse" Ramirez made motion to reconvene at 9:00 p.m. and was seconded by Mayor Pro-Tem Marco "Markie" Villegas. Motion passed (4-0)

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.

Mayor Mario Garza made motion to approve as discussed under executive session and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (4-0)

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.

No Action was Taken.

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

Mayor Mario Garza made motion to approve as discussed under executive session and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (3-1)

Commissioner Adina "Dina" Santillan for the record stated that she opposed.

XIII. ADJOURNMENT

Commissioner Adina "Dina" Santillan made motion to adjourn at 9:00 p.m. and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (4-0)



CITY OF SAN JUAN, TEXAS

ATTEST:

Brenda Escalante, City Secretary

Mario Garza, Mayor