

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, June 10, 2025

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Marco "Markie" Villegas, Mayor Pro Tempore
Mario Cantu, Commissioner
Jesus "Jesse" Ramirez, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Carlos Alaniz, Assist. Chief of Fire
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Finance Director
Christina Perez, 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
Greg Trevino, Public Information Officer

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:** Debahni Garcia, a resident of 1227 E. Texas Ave. in San Juan, addressed the City Commission regarding an ongoing issue with her neighbor, David Alvarado, who serves on the San Juan Civil Service Commission.
Emma Garcia, also a San Juan resident and the mother of Debahni Garcia, spoke to the Commission about a matter that has been negatively affecting her family. Mrs. Garcia alleged that Mr. David Alvarado has been abusing his authority both as a Civil Service Commission member and as a Hidalgo County Officer. She explained that a noise complaint has escalated into alleged intimidation whenever San Juan police officers are called. She further stated that Mr. Alvarado had contacted the Planning & Zoning Department to inquire about any loud noise permits issued for her address. Mrs. Garcia requested assistance from the Commission to stop what she described as constant harassment by Mr. Alvarado.
Azenneth Garcia, a long-time San Juan resident, shared that she has lived at 1217 E. Texas Ave. for 23 years and has never experienced issues with neighbors until Mr. Alvarado moved into the area. She expressed fear for her family's safety due to Mr. Alvarado's alleged daily inappropriate behavior. Ms. Garcia stated that the situation began over music being played by her father and urged the Commission to intervene and put an end to Mr. Alvarado's behavior.
Ricardo Ramirez, another San Juan resident, urged the city to preserve or restore the historic San Juan Hotel rather than demolish it. He expressed strong support for saving the hotel, noting its significant historical value.
Stephanie Alvarez addressed the Commission once again, reiterating her request for a workshop to discuss preserving the San Juan Hotel. She noted that she had been requesting this for over a year and a half. Mrs. Alvarez emphasized that they have the people and resources necessary to apply for grants to restore the hotel. She also shared historical events associated with the property.
Rene Ballesteros, a member of the Hidalgo County Historical Preservation Commission, also spoke in support of saving the San Juan Hotel. He noted that the building has been designated a historical landmark and pointed out that the city could obtain funding through various preservation channels.
Mae Anzaldua requested a workshop to explore the possibility of saving the San Juan Hotel, highlighting its historical importance. She also questioned the approval process of the South Side Police Expansion, pointing out that ERO Architects were given an opportunity through a workshop.

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Additionally, she raised concerns about drainage, street, and sewer system improvements. Mrs. Anzaldua concluded by advising the Commission to be cautious about who is included in their group communications. Alvaro Corral encouraged the Commission to visit the 956 Museum and shared information about the Montgomery National Memorial Museum. He stated that no other museum in the Rio Grande Valley captures the history of San Juan in the same way.

Rebecca Obregon, a resident of the City of Pharr, expressed her support for preserving the San Juan Hotel. She mentioned hearing considerable public interest in the hotel's preservation during the Moonlight Market event.

Sarah Cabrera suggested that the City of San Juan join the Museo de Historia at UTRGV.

Alexandra Salazar, although not a San Juan resident, shared her perspective as someone raised in the Rio Grande Valley and currently pursuing a Ph.D. at the University of Texas at Austin. She highlighted the importance of community-led Chicano services and preserving regional history.

Vanessa Cruz, also not a resident of San Juan, voiced her support for saving the San Juan Hotel. She emphasized the need for today's youth—San Juan's future—to have opportunities to learn about the city's history.

Juventina Herrera, a non-resident of San Juan, returned once again to request a workshop focused on saving the San Juan Hotel. Mrs. Herrera emphasized that her group possesses the knowledge and manpower necessary to apply for grants and maintain the property.

Jeanna and the Keep San Juan Beautiful Board delivered a presentation to unveil the Board's new logo. Kelly Longoria introduced and explained the meaning behind each design element of the logo.

V. PRESENTATIONS

- A. Update Presentation on the City of San Juan Downtown Revitalization Plan – Presented by ERO Architects.**

No Action Taken.

- B. 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 presentation of the departmental report, updates were provided by Planning and Zoning, Parks and Recreation, Sanitation, and the San Juan Memorial Library. The Parks and Recreation Director reported that the San All-Stars program is progressing well, with five softball teams and six baseball teams actively participating in invitational tournaments. The sectional qualifying tournament is scheduled for next week. Additionally, plans are in place to evaluate and repair fencing once the season concludes. No further questions were raised, and the reports were concluded.

VI. PUBLIC HEARING/ORDINANCES

- A. Hold Consider the First 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, Director of Planning]**

DISCUSSION: The Commission held a public hearing and approved the first reading of an ordinance for the voluntary annexation of a 0.73-acre tract of land located on the north side of Nolana Road. The annexation is being carried out in accordance with the Texas Local Government Code and the City Charter."

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

VII. APPOINTMENTS

- A. Consider the Removal and/or Appointment of a Municipal Court Judge.**

DISCUSSION: The commission considered appointments for the municipal judge position, which is an unpaid, voluntary role. A motion was made and approved to appoint Juan Amura and AJ Garcia to assist with criminal dockets and civil matters.

Mayor Mario Garza made motion to appoint Juan Zamora and AJ Garcia as Municipal Court Judges and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (4-0)

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B. Consider Removal and Appointment of Board Member(s) to the San Juan Noche de Paz Pageant Board.

DISCUSSION: During the recent commission meeting, the topic of removing and appointing members to the San Juan Noche De Paz Pageant Board was discussed. However, it was determined that the current bylaws restrict the board to a maximum of five members. Mayor Mario Garza recommended tabling this item until the next meeting on the 24th of this month. This will allow time for potential revisions to the bylaws.

Mayor Mario Garza made motion to table item and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (4-0)

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

A. Discussion and Possible Action, if any, on the San Juan Municipal Court Extending the Amnesty Program. [Mary Enriquez, Court Administrator]

DISCUSSION: The commission approved the extension of the San Juan Municipal Court amnesty program, which previously ended in April, has been extended. Mary Enriquez, Municipal Court Coordinator stated that the program will now run from June 20th to August 29th. During the prior period, the program successfully collected \$2,131.78 in fees.

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

IX. CONTRACTUALS

A. Consideration and Action to Approve the Memorandum of Understanding (MOU) between the City of San Juan Police Department Law Enforcement Emergency Regional Response Team (LEERRT) SWAT and the City of Palmview Fire Department. [Leandro Sifuentes, Chief of Police]

DISCUSSION: The commission has approved a Memorandum of Understanding (MOU) between the San Juan Police Department and the Palm View Fire Department. Leandro Sifuentes, Chief of Police stated that this MOU will allow two Palm View firefighters to serve as tactical medics with the regional SWAT team. This collaboration will significantly enhance safety during high-risk operations and ensure a more robust medical response in critical situations. This agreement highlights our commitment to inter-agency cooperation and improved public safety.

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

B. Consideration and Possible Action to Enter Into an Interlocal Agreement between the City of San Juan and the County of Hidalgo for the Provision of Rural Emergency Services. [Carlos Alaniz, Interim Fire Chief]

DISCUSSION: The commission approved entering an interlocal agreement between the City of San Juan and Hidalgo County for the provision of rural emergency services. The agreement includes a \$20,000 annual payment, distributed monthly, and will be in effect from June 1, 2025, to May 31, 2026.

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 City Commission Meeting Minutes:
- May 13, 2025**

Commissioner Jesus "Jesse" Ramirez made motion to approve and was seconded by Mayor Mario Garza. 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 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Related to the City of San Juan Event Center Presented by ERO Architects.**

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No Action was Taken.

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 Matters Related to the City of San Juan Event Center Presented by ERO Architects.

XIII. ADJOURMENT

Mayor Pro Tem Marco "Markie" Villegas made motion to adjourn at 6:56 p.m. and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion passed (4-0)

CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary