

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, July 8, 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
Gilbert Garza, 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
Jorge Moya, Assist. 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:** Dendea Balli, Executive Director for Paws Fur Help, Inc., a 501(c)(3) nonprofit volunteer advocacy group for companion animals, requested the City Commission's support for a county-wide ban on the roadside, parking lot, and flea market sales of live animals. Ms. Balli noted that House Bill 598, passed on May 24, 2023, makes it a crime for individuals previously convicted of animal cruelty to possess a companion animal. She highlighted that the sale of live animals in uncontrolled environments like roadsides and parking lots remains unchecked. Luis Pena expressed his support for removing a Civil Service Board Member due to alleged abuse of power. Mr. Pena stated that this situation demonstrates poor leadership within the San Juan Police Department.
- V. PRESENTATIONS**
 - A. Update Presentation of the Distinguished Budget Award to the City of San Juan Finance Department from the Government Finance Officers Association (GFOA) for the Fiscal Period Year 2024-2025. [Leroy Gonzales, Director of Finance]**

DISCUSSION: Leroy Gonzales, Director of Finance announced that the City of San Juan, Texas, has received the Distinguished Budget Presentation Award from the Government Finance Officers Association (GFOA) for the third consecutive year. Mr. Gonzales noted that this award signifies excellence in budget documentation, which must function as a policy document, financial plan, operational guide, and communication tool. He extended his gratitude to his staff and department directors for their diligent work, emphasizing the complexity of fulfilling the award's rigorous criteria, which includes meticulously formatted Excel and Word documents. City officials commended the finance team for their continuous behind-the-scenes efforts in effectively managing city funds and encouraged them to continue sharing their successes with the community.

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B. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, Department of Utilities, Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, and San Juan Memorial Library.

1. Department of Finance Monthly Report.
2. Fire Department Monthly Report.
3. Police Department Monthly Report.
4. Municipal Court Monthly Report.
5. Department of Utilities Monthly Report.
6. Department of Planning and Zoning Monthly Report.
7. Department of Parks and Recreation Monthly Report.
8. Department of Sanitation Monthly Report.
9. San Juan Memorial Library Monthly Report.

DISCUSSION: Commissioner Jesus "Jesse" Ramirez expressed concern about over 1,800 past-due accounts and inquired about collection efforts. Leroy Gonzales, Director of Finance, noted that service disconnections usually prompt payment but highlighted issues with renter accounts and suggested exploring legal assistance for collections. Commissioner Ramirez inquired about Medicare's absence from city events, despite prior agreements. Interim Fire Chief Carlos Alaniz confirmed the department plans to follow up on this. He also asked about enforcement readiness. Assistant Police Chief Jorge Moya confirmed that signs are in place and officers are prepared to enforce the policy. He commended the parks department for recent events, specifically the flag decorations along Nebraska and successful nature events despite recent storms. He inquired about a previous conversation regarding a shortage of roll-off containers due to rapid construction. Israel Garza, Director of Sanitation, mentioned outsourcing as a potential solution when city demand cannot be met, possibly with ordinance adjustments for contracted services and a revenue-sharing model. He requested an updated list of the Sanitation Department's vehicle fleet, recommending that reports include both working and non-working vehicles to aid budget decisions. Also inquired about metal collection. Mr. Garza noted that the new company provides smaller but more profitable containers, though there have been issues with pickup delays. The city is still finalizing details with the new vendor.

Mayor Mario Garza requested a separate emergency preparedness meeting with department directors to be scheduled in light of the upcoming hurricane season, rather than adding it to an existing agenda.

Mayor Marco "Markie" Villegas thanked the Sanitation and Parks and Recreation Departments for their successful coordination of a recent community event. Public feedback on the event's new location was positive, and officials suggested considering this setup for future events, particularly for the Fourth of July.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing and Consider an Ordinance Regarding the Rezoning Request from Single Family Residence District (R-S) to General Business District (C-2) of the 5.00-Acre Tract of Land out of Lot 8, Block 5, John Closner Subdivision, Located Approximately 200 feet East of Veterans Boulevard, along the South side of Eldora Road, as Requested by People's Manufactured Homes. [Jorge J. Garcia, Director of Planning]

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, presented a request from People's Manufactured Homes to rezone a five-acre tract of land from single-family residential (RS) to general business (C2). The property is situated approximately 200 feet east of Veterans Boulevard, along the south side of Eldora Road. Mr. Garcia noted that the surrounding area consists of residences to the north and east, a drainage ditch to the south, and commercial properties to the west. He also mentioned that the property had previous commercial use and that notices were sent to nearby property owners, none of whom responded for or against the rezoning. Both the Planning and Zoning Commission and city staff have recommended approval of this request.

Mayor Mario Garza open the Public Hearing at 6:22 p.m.

Joe Cavazos, a representative for the applicant, spoke in favor of the rezoning. He stated that his company, People's Manufactured Homes, has been in business for approximately 30 years and is seeking to relocate to San Juan. Their goal is to sell new manufactured homes, often to first-time buyers, and they want to ensure the process is handled correctly before purchasing the property. Mr. Garcia confirmed that the entrance to the property via Eldora Road would be sufficient and would be widened for trailer access, including meeting fire safety requirements.

Mayor Mario Garza closed the Public Hearing at 6:23 p.m.

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

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- B. Hold a Public Hearing and Consider an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Beer Retailer’s Permit) and Late Hours Permit (BL – Retail Dealer’s On-Premise Late Hours License) at “Quinta Rivera” located at 605 E. Hall Acres Road, Legally Described as Lot 96, Valley Ranch No. 5 Subdivision, as Requested by Quinta Rivera, LLC. [Jorge J. Garcia, Director of Planning]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, has presented a request submitted by Quinta Rivera, LLC for their venue, Quinta Rivera, located at 605 East Hall Acres Road. The request seeks permission to sell alcoholic beverages (wine and beer) for on-premise consumption, along with a late-hours license. The proposed venue is an outdoor event center that will feature a swimming pool, playground, and soccer field. The applicant is required to comply with all Texas Alcoholic Beverage Commission (TABC) regulations, and additional city permits may be necessary depending on the specific types of alcohol served. Notices were sent to four nearby property owners, and no public comments were received concerning the request. Both the Planning and Zoning Commission and city staff have recommended its approval.

Mayor Mario Garza open the Public Hearing at 6:25 p.m.

Mayor Mario Garza closed the Public Hearing at 6:25 p.m.

Mayor Pro Tem Marco “Markie” Villegas made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (5-0)

VII. APPOINTMENTS

- A. Consider the Removal and Appointment of Board Member(s) Related to the San Juan Economic Development Corporation.**

Mayor Mario Garza made a motion to appoint Roberto “Bob” Garza, Robert F. Loreda, and Pedro Contreras. This motion also included the removal of Ernesto “Neto” Guajardo, Pedro “Pete” Garcia, and Mario Garza. The motion was seconded by Commissioner Gilbert Garza. Motion passed (5-0)

- B. Consider the Removal and Appointment of Board Members Related to the Housing Authority Board.**

Mayor Mario Garza made a motion to appoint Nickki Ybarra to the Housing Authority Board.

- C. Consider the Removal, Appointment, or Reappointment of Member(s) to the Keep San Juan Beautiful Board. [Brenda Escalante, City Secretary]**

DISCUSSION: Brenda Escalante, City Secretary stated that three members of the Keep San Juan Beautiful Board have recently resigned. Due to a short advertising period, no new applications were received to fill these vacancies. As a result, the commission decided to table this item and will revisit it at the next meeting.

Commissioner Jesus “Jesse” Ramirez made a motion to table the item, which was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

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

DISCUSSION: Brenda Escalante, City Secretary stated that is recommend the commission consider appointing a new liaison to the San Juan Memorial Library Advisory Board. This recommendation follows the departure of former Commissioner Adina “Dina” Santillan. The board meets once a month on the first Wednesday at 6 p.m.

Mayor Mario Garza made a motion to appoint Commissioner Mario Cantu as Liaison to the San Juan Memorial Library Advisory Board 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 of the Re-plat of Lot A Hall Acres Estates Subdivision being a 1.68-Acre Tract of Land out of Lot A, Hall Acres Estates Subdivision Located Approximately 1,100 feet West of Stewart Road, along the North Side of Hall Acres Road, as Requested by TRIMAD Consultants, LLC. [Jorge Garcia, Director of Planning]**

DISCUSSION: Jorge J. Garcia stated this property is a replat of Lot A Hall Acres Estates, which was originally recorded in January 2005. The lot measures 261' by 280' and was rezoned from residential to commercial in March 2018. The property has two access points along Hall Acres Road and currently features an outdoor event center with an existing parking lot.

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The applicant is proposing to divide the property into two commercial lots. The subdivision is located in Flood Zone "B," which includes areas between the limits of the 100-year and 500-year floods, areas subject to 100-year flooding with average depths less than one foot or with contributing drainage areas less than one square mile, or areas protected by levees from the base flood.

Water service for the property is provided by the Military Highway Water Supply Corporation, and sewer service is provided by the City of San Juan.

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

- B. Preliminary Plat Approval with Variance Request of the Stewart Coves Phase II Subdivision, being a 16.00-Acre Tract of land out of Lots 1 and 6, Stewarts Addition to the Conway Gardens, Located on the West Side of Stewart Road, Approximately 1,215 feet North of Moore Road, as Requested by Melden & Hunt, Inc. [Jorge Garcia, Director of Planning]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning stated the developer is proposing to subdivide a 16.002-acre tract of land for the second phase of the Stewart Coves Subdivision. This 89-lot residential subdivision will have its entrance and exit along Stewart Road (FM 1426) and is located at the northwest corner of Moore and Stewart Road. According to the FEMA Map, the subdivision is in Flood Zone C, an area with minimal flooding.

The developer is requesting the following variances:

1. Non-compliance with the minimum lot width of 60 feet for interior lots and 65 feet for corner lots.
2. Non-compliance with the minimum lot area of 6,000 square feet for single-family residential lots.
3. Non-compliance with the 20-foot front setback requirement for Lots 133-140, proposing a 15-foot setback instead.
4. Non-compliance with the 15-foot easement around the subdivision, proposing a 10-foot easement and 5-foot utility easements for corner Lots 109, 119, 127, 147, and 184.

Water and sewer services are provided by the City of San Juan. Staff recommends approval of the Preliminary Plat along with variances.

Mayor Mario Garza asked Mr. Garcia if this was the first time this request was brought up, Mr. Garcia confirmed it was.

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

- C. Consider Resolution to Approve a Waterline Access Agreement Between the North Alamo Water Supply Corporation, the City of San Juan and Aldo A. Rios for The Heights at Raul Longoria Subdivision. [Jorge J. Garcia, Director of Planning]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning stated that this was a resolution for a waterline access agreement. This agreement is between North Alamo Water Supply Corporation, the City of San Juan, and Aldo A. Rios, and pertains to the Heights of Raul Longoria subdivision. North Alamo Water Supply requires this agreement before installing fire hydrants and water lines. Mr. Garcia informed the commission that the format of this agreement is consistent with those approved previously, and City staff recommended its approval.

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

- D. Discussion and Possible Action to Award RFQ No. 25-010-06-20 for Utilities Professional Services – Water and Sanitary Sewer Cost of Service, Rate, and Debt Capacity Study to the Most Qualified Firm; and to Authorize the Interim City Manager to Negotiate and Execute a Contract and Any Related Documents. [Lori A. Maldonado, Purchasing Agent]**

Mayor Mario Garza made a motion to table item and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (5-0)

IX. CONTRACTUALS

- A. Consideration and Possible Action to Approve a Lease Purchase Agreement with Municipal Emergency Services (MES), a State Contract Vendor under the BuyBoard**

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Cooperative Purchasing Program, for the Acquisition of 41 Complete Sets of Structural Fire Bunker Gear. [Carlos Alaniz, Interim Fire Chief]

DISCUSSION: The City Commission has approved a lease-purchase agreement with Municipal Emergency Services (MES), a state contract vendor under the BuyBoard Cooperative Purchasing Program. This agreement is for the purchase of 41 complete sets of structural fire bunker gear for the fire department, at a total cost of \$229,998.

Carlos Alaniz, Interim Fire Chief stated the city will make a down payment of \$23,000 using available funds. The remaining balance will be financed through a three-year lease plan, with annual payments of approximately \$76,000. The fire chief confirmed the necessity of this replacement, as bunker gear must be fully replaced every 10 years.

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

X. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance for a Voluntary Annexation Petition of the 0.73-Acre Tract of Land Out of Lot 13, Block 47, Alamo Land and Sugar company's Subdivision, According to the Plat or Map thereof Recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas. [Jorge J. Garcia, Director of Planning]
- B. Consider Approval of the Tax Collection Report for the Month of May 31, 2025. [Leroy Gonzales, Director of Finance]
- C. Consider Approval of the Budget Expenditure Report for the Month of May 31, 2025. [Leroy Gonzales, Director of Finance]
- D. Consider Approval of City Commission Meeting Minutes:
- March 25, 2025

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

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

Commissioner Jesus "Jesse" Ramirez made a motion to enter executive session at 6:39 p.m. and was seconded by Mayor Mario Garza. Motion Passed (5-0)

Commissioner Jesus "Jesse" Ramirez made a motion to reconvene at 7:51 p.m. and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion Passed (5-0)

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XII. RECONVENE

- A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

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

Mayor Mario Garza made a motion as directed under executive session and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (5-0)

2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Related to Water and Wastewater Rates.

No Action was Taken.

3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the North San Juan Park.

Mayor Mario Garza made a motion to move forward as discussed under executive session and was seconded by Commissioner Jesus "Jesse" Ramirez. Motion passed (5-0)

4. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Concerning the Lease Agreement with Tony's Kitchen, LLC.

No Action was Taken.

5. Pursuant to Section §551.087 of the Texas Government Code (Deliberation Regarding Economic Development Negotiations); Discussion and Possible Action on Economic Development Matters Related to the Stewart Projects.

Mayor Mario Garza made a motion to move forward as discussed under executive session and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (5-0)

XIII. ADJOURMENT

Commissioner Jesus "Jesse" Ramirez made a motion to adjourn at 7:53 p.m. and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (5-0)

CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary