

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, March 11, 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
Ernesto "Neto" Guajardo, Commissioner
Jesus "Jesse" Ramirez, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Tirso Garza, Chief of Fire
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Leroy Gonzales, Director of Finance
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
Pat Karr, Director of Information Technology

ORDER OF BUSINESS

- I. **CALL MEETING TO ORDER:**
Mayor Pro Tem Marco "Markie" Villegas called meeting to order at 6:00 p.m.
- II. **INVOCATION:**
Tirso Garza, Interim City Manager led the Invocation.
- III. **PLEDGE OF ALLEGIANCE:**
Mayor Pro Tem Marco "Markie" Villegas led the Pledge of Allegiance.
- IV. **PUBLIC COMMENTS:**
Luis Pena expressed concerns regarding the previous contract for scrap metal, including questions about any payments made to the City in relation to that contract.
Joaquin Garza, Director of LUPE, stated his support for rescinding the action taken on February 25, 2025, which approved a resolution authorizing the San Juan Police Department to submit and accept funding from the Office of the Governor under the Operation Lone Star Program.
Robert C. Peiffer informed the City Commission that he possesses a list of 77 completed projects related to the Wastewater Treatment Plant Improvements.
Flor Duran voiced her support for rescinding the resolution concerning the Operation Lone Star Program. She stated her belief that the city has prospered without the need for such funding.
Maria Loa expressed concern that the City's acceptance of Operation Lone Star funds could lead to a loss of public trust in the San Juan Police Department. Accordingly, she stated her support for Item VI. D., which pertains to rescinding the resolution.
Victor Cantu, a resident of 612 E. Salazar in San Juan for the past 20 years, reported that his house had burned the previous night. He claimed that the nearby fire hydrant had been inoperative for the past 5 to 7 years.
- V. **PRESENTATIONS**
 - A. **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.

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DISCUSSION: Commissioner Jesus “Jesse” Ramirez inquired about the status of health inspections with Hidalgo County, to which Mr. Jorge J. Garcia responded that operations were proceeding smoothly. During the meeting, members also addressed the lack of handicap-accessible parking at City Hall and reached a consensus to implement corrective measures. Further concerns were raised regarding the procedures surrounding health inspections. Additionally, questions emerged about the city’s current use of a specific metal pickup company. It was disclosed that no formal contract is in place, leading council members to advocate for enhanced oversight and increased transparency in the selection of vendors and execution of service agreements.

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

- A. Preliminary Plat Approval of the Shops at Chavez Lot 6 Subdivision 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, along the West side of Cesar Chavez Road, as Requested by Halff Associates. [Jorge J. Garcia, Director of Planning]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, stated that the subject property is a 1.94-acre tract of land located approximately 350 feet north of Frontage Road, along the west side of Cesar Chavez Road. The property lies within Flood Zone C and will receive water and sewer services from the City of San Juan. Although the tract was previously approved by both the Planning and Zoning Commission and the City Commission, it has returned for approval due to minor modifications in the lot line distribution.

Commissioner Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-0)

- B. Preliminary Plat Approval with Variance Request of Chapter 5 Landscape Regulations, Section 10.00 Tree Preservation at Shops at Chavez Subdivision, being a 13.39-acre tract of land out of Lots 4 and 5, Block 35, Alamo Land and Sugar Company's Subdivision, located approximately 500 feet West of Cesar Chavez Road, along the North side of Frontage Road, as Requested by Halff Associates. [Jorge J. Garcia, Director of Planning]**

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, stated that this constitutes preliminary approval and includes a variance for the Shops at Chavez Subdivision, a 13.39-acre tract located approximately 500 feet west of Cesar Chavez Road. The site is situated in Flood Zone C and will receive water and sewer services from the City of San Juan. The variance relates to the tree preservation requirement, which would typically mandate the planting of 98 replacement trees. However, due to the commercial nature of the development and limited available space, strict compliance with this requirement was deemed impractical. The developer will nonetheless provide landscaping and incorporate some tree planting as part of the project.

Commissioner Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (3-0)

- C. Consider Rescinding or Confirming the Action taken on February 11, 2025, to Award RFB NO. 25-003-12-18 Wastewater Treatment Plant Improvements - Phase Two Rehabilitation of Existing Facilities Revised Project Texas Water Development Board CWSRF Project No. 73796 to GO UNDERGROUND LLC in the amount of \$8,896,470.00. [Lori A. Maldonado, Purchasing Agent]**

Mayor Mario Garza made a motion to rescind motion taken on February 11, 2025 and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (4-0)

- D. Consider Awarding RFB NO. 25-003-12-18 Wastewater Treatment Plant Improvements - Phase Two Rehabilitation of Existing Facilities Revised Project Texas Water Development Board CWSRF Project No. 73796 to the lowest most responsible bidder as recommended by Cruz-Hogan Engineers to R.P. Constructors, Inc. in the amount of \$8,426,000.00 and authorized the Interim City Manager to execute all related documents [Lori A. Maldonado, Purchasing Agent]**

No Action was Taken

- E. Consider Rejecting all Bids Submitted for RFB NO. 25-003-12-18 Wastewater Treatment Plant Improvements - Phase Two Rehabilitation of Existing Facilities Revised Project Texas Water Development Board CWSRF Project No. 73796 and Authorize the Interim City Manager to Re-Solicit bids on the related Project. [Lori A. Maldonado, Purchasing Agent]**

Mayor Mario Garza made a motion to reject all bids and direct the city manager to start a new bidding process and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (4-0)

- F. Consider Rescinding the Action taken on February 25, 2025, on a Resolution to Authorize the City of San Juan Police Department to Submit and Accept an Application for Funding**

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to the Office of the Governor, Operation Lonestar Grant Program FY2026 for the City of San Juan.

DISCUSSION: On February 26, 2025, a resolution was passed authorizing the city's police department to submit and accept a grant application from the Office of the Governor for the 2026 Operation Program. However, during the meeting, concerns were raised regarding the lack of information and clarity available at the time the original resolution was approved. As a result, a motion was made to rescind the resolution to allow for additional information to be gathered. Chief of Police Leandro Sifuentes confirmed his willingness to meet with commission members to explain the purpose and scope of the funding request. Following discussion, the motion to rescind the original resolution was approved.

Mayor Mario Garza joined the City Commission meeting at 6:33 p.m.

Commissioner Marco "Markie" Villegas made a motion to approve and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (4-0)

VII. CONTRACTUALS

- A. Consider Authorizing the City Manager to Enter Into an Inter-local Agreement between the City of San Juan, Texas and the Lower Rio Grande Valley Development Council Regarding the Joint Development of the City of San Juan Transit Station. [Tirso Garza, Interim City Manager]

DISCUSSION: Manuel Cruz, Executive Director of the Lower Rio Grande Valley Development Council (LRGVDC), stated that he is working to tie up loose ends, as certain documents related to the interlocal agreement for the San Juan Transit Station project had not been received. The agreement, which has been delayed due to administrative changes and missing documentation, is essential for completing the reimbursement process and enabling the city to receive \$1.9 million in grant funding.

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

VIII. CONSENT AGENDA

- A. Consider Approval of the Budget Expenditure Report for the Month of January 31, 2025. [Leroy Gonzales, Director of Finance]
- B. Consider Approval of City Commission Meeting Minutes:
- December 23, 2024

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

IX. 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 §551.072 of the Texas Government Code; Discussion and Possible Action Regarding Lot 4, Block A, Original Townsite of San Juan.
 2. Pursuant to Section §551.087 of the Texas Government Code (Economic Development Negotiations); Consideration of Economic Development Matters on the Cesar Chavez Project.).

Rick Palacios, City Attorney informed Mayor Mario Garza of the City Commission motion to discuss section VI. Items; C, D & E under executive session for consultation with attorney.

Commissioner Jesus "Jesse" Ramirez made motion to enter into executive session at 6:41 p.m. and was seconded by Commissioner Ernesto "Neto" Guajardo. Motion passed (4-0)

Commissioner Ernesto "Neto" Guajardo made motion to reconvene at 7:47 p.m. and was seconded by Mayor Pro Tem Marco "Markie" Villegas. Motion passed (4-0)

X. 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 §551.072 of the Texas Government Code; Discussion and Possible Action Regarding Lot 4, Block A, Original Townsite of San Juan.

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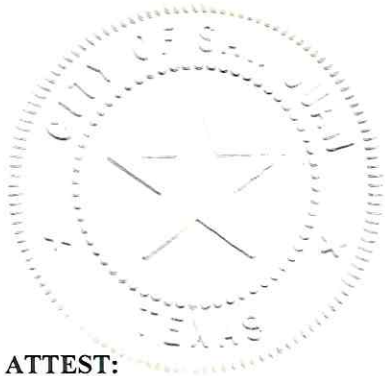
Mayor Mario Garza made motion to proceed as directed under executive session and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (4-0)

- 2. Pursuant to Section §551.087 of the Texas Government Code (Economic Development Negotiations); Consideration of Economic Development Matters on the Cesar Chavez Project.

Mayor Mario Garza made motion to proceed as directed under executive session and was seconded by Commissioner Ernesto “Neto” Guajardo. Motion passed (4-0)

XI. ADJOURMENT

Commissioner Jesus “Jesse” Ramirez made motion to adjourn at 7:49 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (4-0)



CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary