



Mayor: Mario Garza
Mayor Pro-Tem: Jesus "Jesse" Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco "Markie" Villegas

The City of San Juan does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Office of the City Secretary at 956-223-2200 at least 24 hours prior to the scheduled meeting to make proper arrangements.

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Tuesday, November 25, 2025

REGULAR MEETING AGENDA **6:00 PM**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS ON AGENDA ITEMS

- A.** The Public Comment portion of the meeting ensures a fair and transparent process in the governance of the City. In accordance with the Texas Open Meetings Act, the Mayor and City Commissioners do not respond to comments during this time; they listen. Individuals wishing to address the governing body must register with the City Secretary fifteen (15) minutes prior to the scheduled start time of the meeting by completing the registration form. The City reserves the right to refuse a speaker if the registration form is incomplete. Registered speakers may only speak on items listed on the agenda and are limited to three (3) minutes. A registered speaker may not donate time to another speaker. To promote efficiency and minimize repetitive commentary, the governing body may request that an identifiable group appoint a spokesperson to represent their views. Additionally, the number of speakers representing the same group may be limited. Once the public comments under this section conclude, no further public comments will be permitted.

Any Public Comments regarding items listed under the Public Hearing section will be accepted when the governing body formally opens each item for discussion under the Public Hearing

portion of the meeting.

V. PRESENTATIONS

A. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, and Department of Utilities.

1. Department of Finance Monthly Report. [Maria L. Beltran, Director of Finance]
2. San Juan Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
3. Fire Department Monthly Report. [Tirso Garza, Fire Chief]
4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
5. Utilities Department Monthly Report. [Alfredo de Leon. Interim Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing of an Ordinance Regarding the Voluntary Annexation Petition of the 3.03-Acre Tract of Land out of Lot 12, Stewart's Addition to the Conway Gardens, Located Approximately 600 feet North of Hall Acres Road, along the West Side of Stewart Road, as Requested by Teysha Group, LLC. [Monica Gomez, Interim Director of Planning]**
- B. Hold a Public Hearing and Consider an Ordinance for the Sale of Alcoholic Beverages (BG - Wine and Beer Retailer's Permit) at "Cheer's Food Court and Bar" at 234 E. Business Hwy 83, Legally Described as Lettered Blks (San Juan) Lot 1, Blk B, as Requested by Saul Salinas. [Monica Gomez, Interim Director of Planning]**

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

- A. Preliminary Plat Approval with Variances for the Santa Barbara Villas Subdivision being a 1.26-acre tract of land out of Lot 8, Block 35, Alamo Land and Sugar Company's Subdivision, Located Approximately 250 feet East of Wyoming Avenue, along the South side of 1st Street, as Requested by Rio Delta Engineering. [Monica Gomez, Interim Director of Planning]**
- B. Discussion and Possible Action, if any, Regarding Hidalgo County Elections Department's Request for Early Voting/Election Day Polling Location of the San Juan Memorial Library — Multipurpose Room for the 2026 Joint Primary Election and Primary Runoff Election. [Brenda Escalante, City Secretary]**

VIII. CONSENT AGENDA

- A. Consider Approval of the Investment Report for the Quarter Ending September 30, 2025. [Maria L, Director of Finance]
- B. Consider Approval of City Commission Meeting Minutes:
- August 26, 2025

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 §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment for 2025 Noche de Paz.
 - 2. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087 Economic Development Negotiations of the Texas Government Code; Discussion and Possible Action Regarding Legal Matters Related to the San Juan EDC Development Projects.
 - 3. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Related to Delinquent Service Accounts for the City of San Juan Associated with North Alamo Water Supply Corporation and Military Highway Water Supply Corporation.
 - 4. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning Vexus Fiber Cable.
 - 5. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Potential Litigation Concerning an Employment Contract.
 - 6. Pursuant to Section §551.071 Consultation with Attorney; Discussion Regarding Legal Issues Concerning Notice of Claim Under the TRCA Regarding Ordinance No. 2023-35.

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 §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment for 2025 Noche de Paz.
2. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087 Economic Development Negotiations of the Texas Government Code; Discussion and Possible Action Regarding Legal Matters Related to the San Juan EDC Development Projects.
3. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Related to Delinquent Service Accounts for the City of San Juan Associated with North Alamo Water Supply Corporation and Military Highway Water Supply Corporation.
4. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning Vexus Fiber Cable.
5. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Potential Litigation Concerning an Employment Contract.
6. Pursuant to Section §551.071 Consultation with Attorney; Discussion Regarding Legal Issues Concerning Notice of Claim Under the TRCA Regarding Ordinance No. 2023-35.

XI. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 19th day of November 2025 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

CITY COMMISSION MEETING AGENDA
NOVEMBER 25, 2025
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I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the _____ of _____, 2025.

OFFICE OF THE CITY SECRETARY