



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, January 27, 2026

REGULAR MEETING AGENDA

6:00 PM

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. PUBLIC COMMENTS**

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 Regarding The PossAble Dream Adult High School and the Recognition of the First City of San Juan Native Graduate.
- B.** Presentation by Linebarger Goggan Blair & Sampson, LLP of the Delinquent Tax Collection Report for the period of October 01, 2024, through September 30, 2025.
- C.** 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.** Fire Department Monthly Report. [Tirso Garza, Fire Chief]
 - 3.** Police Department Monthly Report. [Leandro Sifuentes, Police Chief]
 - 4.** Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
 - 5.** Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

- A.** Hold a Public Hearing and Consider an Ordinance for a Conditional Use Permit Regarding the Sale of Alcoholic Beverages (BQ – Wine and Malt Beverage Retail Dealer’s Off-Premise Permit) at “Viva Mini Mart #1” Located at 205 W Nolana Ave, Suite 11-12, Legally Described as Lot 1, San Juan Plaza Subdivision, as Requested by Luis Valencia. [Monica Gomez, Director of Planning]

- B. Hold a Public Hearing for a Rezoning Request from the Single-Family Residence District (R-S) to General Business District (C-2) of the 2.00-Acre Tract of Land out of the South ½ of Lot 37, Stewarts Addition to Conway Gardens Subdivision, Located Approximately 875 feet South of E Juan Balli Rd, along the West side of S Stewart Road, as Requested by Francisco Cerda. [Monica Gomez, Director of Planning]

VII. APPOINTMENTS

- A. Consider the Appointment of a Representative and Alternate for Fiscal Year 2026-2027 to the Amigos Del Valle Board of Directors. *Tabled* [Brenda Escalante, City Secretary]
- B. Consider Removal, Appointment or Re-Appointment of Board Member(s) Related to the Miss San Juan Pageant Board. *Tabled* [Brenda Escalante, City Secretary]
- C. Consider the Removal, Appointment, or Reappointment of Member(s) to the Keep San Juan Beautiful Board. *Tabled* [Brenda Escalante, City Secretary]

VIII. RESOLUTIONS

- A. Consideration and Appropriate Action on a Resolution by the City Commission of the City of San Juan, Texas Authorizing and Approving the Publication of a Notice of Intention to Issue Certificates of Obligation; Complying with the Requirements Contained in the Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date. [Maria L. Beltran, Director of Finance]
- B. Consideration and Appropriate Action on a Resolution Establishing the Intention of the City of San Juan, Texas to Reimburse Itself for the Prior Lawful Expenditure of Funds Relating to Acquiring, Constructing and Equipping Various City Improvements from the Proceeds of one or more Series of Tax-Exempt Obligations to be Issued by the City for Authorized Purposes; Authorizing other Matters Incident and Related Thereto; and Providing an Effective Date. [Maria L. Beltran, Director of Finance]

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

- A. Discussion and Possible Action, if any, on the San Juan Municipal Court Amnesty Program beginning February 9, 2026. [Mary Enriquez, Court Administrator]

- B. Discussion and Possible Action, if any, on San Juan Municipal Court 2026 Case Resolution Campaign. [Mary Enriquez, Court Administrator]
- C. Discussion and Possible Action, if any, on a Variance Request to City of San Juan Standard Specifications to Allow Open Bottom Sanitary Sewer Manholes at Santa Barbara Villas Subdivision as Requested by Rio Delta Engineering. [Alfredo de Leon, Interim Director of Utilities]

X. CONTRACTUALS

- A. Consideration and Action, if any, to Approve an Agreement Between the City of San Juan and South Texas Auctioneers for Auction Services. [Israel Garza, Director of Sanitation]

XI. CONSENT AGENDA

- A. Consider Approval of the Tax Collection Report for the Month of October 31, 2025. [Maria L. Beltran, Director of Finance]
- B. Consider Approval of the Tax Collection Report for the Month of November 30, 2025. [Maria L. Beltran, Director of Finance]
- C. Consider Approval of City Commission Meeting Minutes:
 - October 28, 2025
 - January 13, 2026

XII. 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 a Lease Agreement with Acayucan Comida Mexicana.
 2. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning 2025 Noche de Paz.

3. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Pending Litigation Concerning C-4506-23-H, Ruben Morin v. City of San Juan, in the 389th Judicial District Court of Hidalgo County, Texas.
4. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney, Discussion and Possible Action Regarding Ordinance Amending Chapter 13 Utilities, Article 13.02; Solid Waste and Stormwater Pollution Prevention.
5. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney, Discussion and Possible Action Regarding an Update to the Terms of the Agreement with Tyler Technologies, Inc.

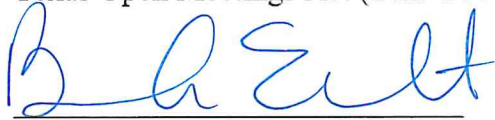
XIII. RECONVENE

- 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, Discussion and Possible Action Regarding a Lease Agreement with Acayucan Comida Mexicana.
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XIV. 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 21st day of January 2026 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

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 _____, 2026.

OFFICE OF THE CITY SECRETARY

CANCELLED