

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, July 22, 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
Cris 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
Alfredo De Leon, Assist. Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology

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:** Alexandra Salazar expressed public support for the local history museum and stated she was confused by the recent police presence there. She emphasized her commitment to upholding the history of San Juan.
Luis Pena asked the City Commission to closely monitor the City Manager Review Committee process, stressing the need for an experienced City Manager. He also expressed concern that leadership among departmental heads has declined.
Juventina Herrera questioned the purpose and meeting frequency of the Keep San Juan Beautiful Board, stating she does not see evidence of beautification within the city.
Stephanie Alvarez inquired about the San Juan Police Department Monthly Report, noting that calls for service were predominantly related to public health matters. Mrs. Alvarez also raised concerns regarding the proposed budget.
Mae Anzaldua requested an update on the Campo Verde project, which she stated the former City Manager indicated would begin in 2024. Mrs. Anzaldua also inquired about Vexus, requesting information on the outcome of its application, as the company was reportedly never approved to work in San Juan. Additionally, she brought up a mental health situation and asked that the community be updated on the fire hydrant issue that resulted in a fatality.
- V. PRESENTATIONS**
 - A. Presentation of the 2025 City of San Juan Pony Baseball 14U All-Star Team-Pony South Zone Tournament Qualifier. [Ruben Guajardo, Director of Parks & Recreation]**

DISCUSSION: Ruben Guajardo, Director of Parks & Recreation talked about the city’s summer programs, focusing on the youth baseball and softball leagues. Mr. Guajardo highlighted the success of the 2025 Pony Division team, which performed well in local and regional tournaments, finishing second in both. This qualified them for the South Zone Tournament in Youngsville, Louisiana, from July 29 to August 3. He expresses gratitude to the players, parents, and volunteer coaches for their commitment and support, especially during the summer months. Mr. Guajardo formally announces the team roster and recognizes the

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coaches who will be accompanying the team, acknowledging their hard work and leadership. The event concludes with applause and congratulations for everyone involved.

B. Presentation of the 2025 San Juan TAAF State Qualifiers. [Ruben Guajardo, Director of San Juan Parks & Recreation]

DISCUSSION: Ruben Guajardo, Director of Parks & Recreation thanked the commission for their support and provides a brief update on the city's participation in the Games of Texas. Mr. Guajardo stated that last week, the track, swim, and tennis programs competed in the regional meet in the city of Pharr. These three programs alone saw over 170 participants, with 70 qualifying for the Games of Texas, which will be held in College Station from July 31 to August 3. He expressed pride in the turnout and success, wishes the qualifiers well, and notes that staff will be present in College Station to ensure the safety of the children. Transportation is arranged in partnership with PJS. He requested permission to return with a follow-up report after the event.

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

- 1. Department of Finance Monthly Report. [Leroy Gonzales, Director of Finance]**
- 2. Fire Department Monthly Report. [Carlos Alaniz, Interim Fire Chief]**
- 3. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]**
- 4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]**
- 5. Department of Utilities Monthly Report. [Juan Carlos Martinez, Director of Utilities]**

DISCUSSION: Commissioner Jesus "Jesse" Ramirez inquired with Leroy Gonzales, Director of Finance, about inventory tagging and tracking. It was clarified that reports are filed for missing or auctioned items and that inventories are conducted annually. Commissioner Ramirez also asked about travel procedures; it was discussed that departments have access to city vehicles, although using them is optional compared to claiming mileage. He suggested enforcing vehicle use to reduce costs. The topic of vehicle tracking systems was also addressed, and a report was requested identifying which departments lack such systems. Commissioner Ramirez further asked whether MedCare is present at local events, and it was clarified that departments must notify the Fire Department in advance so medics can attend. Questions regarding vehicle outsourcing for mechanical repairs were briefly discussed, confirming that only complex issues are outsourced. Commissioner Ramirez also inquired about fire hydrants, specifically color coding for flow capacity. The Fire Department confirmed that flow testing is conducted annually and that dead-end hydrants are checked during this process. Mayor Mario Garza then asked Mary Enriquez, Municipal Court Coordinator, whether staffing issues had been resolved; one vacancy remains, and a new hire has been recommended. It was also confirmed that the amnesty program is ongoing and will conclude on August 29. With no further questions, the session proceeded to the next item.

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing and Consider an Ordinance Regarding the Rezoning Request from Multi-Family Residence District (R-MF) to General Business District (C-2) of a 1.71-Acre Tract of Land out of Lot 9, San Juan Hacienda Estates Subdivision, Located Approximately 600 feet South of Moore Road, along the East side of Veterans Boulevard, as Requested by Teysha Group, LLC. [Jorge Garcia, Director of Planning]

DISCUSSION: Jorge J. Garcia, Director of Planning and Zoning, stated the property is located approximately 600 feet south of Moore Road, along the east side of Veterans Boulevard. The current zoning for the property is Multi-Family Residence District (R-MF). Mr. Garcia stated that there is a commercial plaza with a residential subdivision to the North; a residence to the South and to the East, it is an empty lot and to the West, it is outside the city limits of San Juan. Staff mailed a notice of the public hearing to twenty (20) neighboring property owners within a two-hundred (200) foot radius and received no comments either in favor of or against the rezoning request. Based on this, Mr. Garcia stated that staff recommends approval of the rezoning request.

Mayor Mario Garza open the Public Hearing at 6:33 p.m.

Mayor Mario Garza closed the Public Hearing at 6:33 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. Consideration and Appropriate Action on an Ordinance Authorizing the Issuance of “City of San Juan, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2025”; Providing for the Payment of said Certificates by the Levy of an Ad Valorem Tax upon all Taxable Property within the City; and Resolving other Matters Incident and Related to the Issuance, Payment, Security, Sale, and Delivery of said Certificates.**

DISCUSSION: Bobby Villarreal of Estrada Hinojosa presented the item concerning the approval of an ordinance authorizing the issuance of \$8 million in Certificates of Obligation (Series 2025) for the City of San Juan, Texas. Mr. Villarreal informed the City Commission that these bonds will be repaid through an ad valorem tax and a limited revenue pledge.

Key financial updates include:

- The city maintained its A+ credit rating.
- The bond market performed strongly, allowing the city to lock in a 4.5% interest rate. This rate is down from the earlier estimate of 4.88%, which is expected to save the city approximately \$730,000 in interest costs.
- The city does not anticipate a tax rate increase as a result of this issuance.
- The bonds are bank-qualified, meaning the city must remain under a \$10 million cap for bond issuances within the calendar year.

Arnold Cantu of Cantu Harden Montoya, LLP noted that he provided Brenda Escalante, City Secretary with documents that require complete execution by both the City Secretary and the Mayor. These documents will then be submitted to the Attorney General's Office for review and approval, as is required for every bond issue by the City.

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

DISCUSSION: City Secretary Brenda Escalante noted that the board vacancies are due to the departures of Tania Viveros, Mirta Espinosa, and Daniel Flores. Commissioner Jesus “Jesse” Ramirez further informed that Marta Rosales had to step down due to work-related commitments, and one of the individuals listed above had never attended a meeting.

Commissioner Jesus “Jesse” Ramirez made a motion to appoint Anaïd Saldana replacing Mirta Espinosa, Bernardo Trevino replacing Daniel Garza Flores, Crytal Valdez replacing Tania Viveros, Scott Leal replacing Marta Rosales and Eric Sanchez replacing Art Ramirez. The motion was seconded by Commissioner Mario Cantu. Motion passed (5-0)

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

- A. Discussion and Consideration 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, Authorize the Interim City Manager to Negotiate a Contract and Execute any Related Documents. [Lori A. Maldonado, Purchasing Agent]**

DISCUSSION: Director of Finance, Eroy Gonzales, has advised that the city received two proposals. Staff reviewed both and recommended Willdan Financial Services as the most qualified firm. This recommendation authorizes the Interim City Manager to negotiate a contract and execute related documents with Willdan Financial Services. The final, exact cost of the contract will be determined through this negotiation process.

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

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 Weslaco Police Department. [Leandro Sifuentes, Chief of Police]**

DISCUSSION: According to Chief of Police Leandro Sifuentes, the team currently consists of approximately 30 members from the river valley area. This includes 14 officers from the San Juan Police

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Department who are not assigned full-time but respond on an as-needed basis. Officers receive standard training for their roles. Compensation for their participation varies depending on the specific operation and officer assignments, with overtime compensation provided when necessary.

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

X. CONSENT AGENDA

- A. Consider Second and Final Reading of 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]
- B. Consider Second and Final Reading of 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]
- C. Consider Approval of City Commission Meeting Minutes:
 - January 27, 2025
 - February 25, 2025

Commissioner Jesus “Jesse” Ramirez made a motion to approve all items under consent agenda and was seconded by Mayor Pro Tem Marco “Markie” Villegas. 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 on Legal Matters Concerning the Noche De Paz Event.
 - 2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Regarding the Review Committee for the City Manager Vacancy.
 - 3. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning the Excavation Permit Applications Submitted by GST Underground Telecommunication Services, LLC for the Installation of Vexus Fiber Cable.

Commissioner Gilbert Garza made a motion to enter executive session at 6:49 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0)

Mayor Pro Tem Marco “Markie” Villegas made a motion to reconvene at 7:26 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (5-0)

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 on Legal Matters Concerning the Noche De Paz Event.

Mayor Mario Garza made a motion to proceed as instructed under executive session and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (5-0)

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- 2. Pursuant to Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action on Legal Matters Regarding the Review Committee for the City Manager Vacancy.

Mayor Mario Garza made a motion to proceed as instructed under executive session and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (5-0)

- 3. Pursuant Section §551.071 of the Texas Government Code Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Concerning the Excavation Permit Applications Submitted by GST Underground Telecommunication Services, LLC for the Installation of Vexus Fiber Cable.

No Action was Taken.

XIII. ADJOURMENT

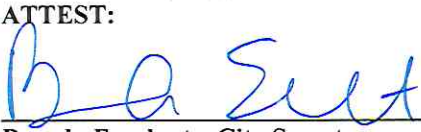
Commissioner Gilbert Garza made a motion to adjourn at 7:27 p.m. and was seconded by Mayor Mario Garza. Motion passed (5-0)



CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:


Brenda Escalante, City Secretary