

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, August 26, 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:**

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.

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.

- V. PRESENTATIONS**
- A. Presentation Proclamation Recognizing GW's BBQ for Ranking #5 in the Texas Monthly Top 50 Best Barbecue Joints.**

DISCUSSION: The City of San Juan officially recognized GW's Barbecue for being ranked #5 in Texas Monthly's 2025 Top 50 Best Barbecue Joints. Mayor Mario Garza and the City Commissioners issued a

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, AUGUST 26, 2025**

proclamation honoring owner George Watts Jr. and pitmaster George Watson III for their craftsmanship and contribution to Texas barbecue tradition. The city also declared May 27th as “GW’s Barbecue Day” to recognize the restaurant’s excellence and positive impact on San Juan. City Officials specifically praised the business’s growth from a food truck to a nationally renowned establishment, thanking the entire team for their hard work and commitment to our city.

B. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, San Juan Memorial Library.

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

DISCUSSION: Commissioner Jesus Ramirez asked for an update on the budget, and Director of Finance Leroy Gonzales reported that the budget is nearly balanced but still requires adjustments in four key areas. Commissioner Ramirez then questioned judicial staffing, noting that only four of the five judge positions were accounted for in the report. Additionally, Mayor Pro Tem Marco Villegas commended all departments for their work on the Ridge Road project and thanked the staff for their quick response to community concerns regarding safety for students and residents.

VI. APPOINTMENTS

A. Consideration and Possible Action on a Resolution Appointing Two (2) New Members to the Police Athletic League (PAL) Board, Expanding the Board from Five (5) to Seven (7) Members. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary stated that the city council discussed and approved a resolution to expand the Police Athletic League (PAL) Board from five to seven members.

Mayor Mario Garza made a motion to appoint Ramiro Herrera and revisit the second appointment later and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion passed (5-0)

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

A. Discussion and Possible Action to Award RFP NO. 25-012-08-07 San Juan Sports Complex Fence to Include Mayfield and Arcaute Fields to the Lowest Most Responsible Bidder, and to Authorize the Interim City Manager to Execute All Related Documents. [Lori A. Maldonado, Purchasing Agent]

DISCUSSION: Lori Maldonado, Purchasing Agent reported, proposals were solicited in The Advance News Journal on July 23 and July 30, 2025. A Pre-Bid Conference was held on July 28, 2025, and a Bid Opening on August 7, 2025, which yielded three proposals from the following companies:

- A&A Villa Construction LLC
- Lumar Homes
- Veronica De Anda LLC DBA Excellent Fence

Mrs. Maldonado stated staff recommended awarding the contract to Lumar Homes as the lowest bidder, and authorizing the City Manager to execute related documents. During the subsequent discussion, concerns were raised regarding Lumar Homes' significantly lower bid—nearly \$200,000 less than the competitors—and their limited experience in non-residential construction. Some commissioners suggested re-evaluating or reissuing the proposal. However, staff confirmed that due diligence was completed and that Lumar's proposal met all specifications, including the required fence gauge. Despite the concerns voiced, the motion to approve the staff's recommendation was made, seconded, and passed, allowing the project to move forward with Lumar Homes as the selected contractor.

Commissioner Jesus” Jesse” Ramirez made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (5-0)

VIII. CONTRACTUALS

A. Consideration and Action, if any, 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 Donna Police Department. [Leandro Sifuentes, Chief of Police]

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, AUGUST 26, 2025**

DISCUSSION: Leandro Sifuentes, Chief of Police stated that this Memorandum of Understanding (MOU) between the City of San Juan Police Department and the City of Donna Police Department for participation in the Law Enforcement Emergency Regional Response Team (L-SWAT).

Commissioner Jesus “Jesse” Ramirez made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (5-0)

- B. Consideration and Action, if any, to Approve an Interlocal Cooperation Agreement Between Donna ISD and the City of San Juan Regarding the Exchange of Property.**
[Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police stated this Interlocal Cooperation Agreement between the City of San Juan and Donna ISD regarding a property exchange. Chief Sifuentes confirmed the agreement and provided a brief explanation, noting that there are only minor issues.

Commissioner Gilbert Garza made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (5-0)

IX. CONSENT AGENDA

- A. Consider Second and Final Reading of the Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverage Retail Dealer’s On-Premise Permit) at "Pizza Hut Restaurant #39501" Located at 651 Virgen de San Juan Boulevard, Legally Described as Lot 1, Pizza Hut No. 40 Subdivision, as Requested by Ayvaz Pizza, LLC.**
[Jorge J. Garcia, Director of Planning]
- B. Consider Second and Final Reading of an Ordinance Regarding a Conditional Use Permit for a Gasoline Service Station and Sale of Alcoholic Beverages (BQ – Wine and Beer Retailer’s Off-Premise Permit) at 5212 N. Raul Longoria Road, Legally Described as the 2.181-Acre Tract of Land out of Lot 3, Block 8, John Closner Subdivision, as Requested by Vaquero San Juan Partners, LP.** [Jorge J. Garcia, Director of Planning]
- C. Consider Approval of the Tax Collection Report for the Month of June 2025.** [Leroy Gonzales, Director of Finance]
- D. Consider Approval of the Tax Collection Report for the Month of July 2025.** [Leroy Gonzales, Director of Finance]
- E. Consider Approval of City Commission Meeting Minutes:**
- March 11, 2025
- March 31, 2025
- May 27, 2025

Commissioner Gilbert Garza made a motion to approve all items under consent agenda and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (5-0)

X. 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 Matters Concerning the Excavation Permit Applications Submitted by GST Underground Telecommunication Services, LLC for the Installation of Vexus Fiber Cable.**
 - 2. 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 M&A Underground, LLC for the Installation of Extenet Fiber Cable.**

Commissioner Gilbert Garza made a motion to enter executive session at 6:23 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0)

Commissioner Jesus “Jesse” Ramirez made a motion to reconvene at 7:10 p.m. and was seconded by Mayor Pro Tem Marco “Markie” Villegas. Motion Passed (5-0)

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, AUGUST 26, 2025

XI. 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 Matters Concerning the Excavation Permit Applications Submitted by GST Underground Telecommunication Services, LLC for the Installation of Vexus Fiber Cable.

Mayor Mario Garza made a motion to proceed as instructed 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 Matters Concerning the Excavation Permit Applications Submitted by M&A Underground, LLC for the Installation of Extenet Fiber Cable.

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)

XII. ADJOURMENT

Commissioner Jesus "Jesse" Ramirez made a motion to adjourn at 7:11 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