



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, March 10, 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 on the Piñata Dash 5K Presented by the Keep San Juan Beautiful Board. [Israel Garza, Director of Sanitation]
- B. Presentation on a Proclamation Proclaiming the Month of March 2026 as Procurement Month.
- C. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, and San Juan Memorial Library.
 - 1. Department of Planning and Zoning Monthly Report. [Monica Gomez, Director of Planning]
 - 2. Department of Parks and Recreation Monthly Report. [Patrick Willingham, Director of Parks & Recreation]
 - 3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
 - 4. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]

VI. PUBLIC HEARING/ORDINANCES

- A. Hold a Public Hearing for a Voluntary Annexation Petition Concerning a 6.814-acre tract of land out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet west of Stewart Road, along the south side of Las Milpas Road, as requested by Agricore Properties, LLC. [Monica Gomez, Director of Planning]
- B. Hold a Public Hearing for a Voluntary Annexation Petition concerning a 6.039-acre tract of land out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 417 feet South of Las Milpas Road, as requested by S&ML Properties, LLC. [Monica Gomez, Director of Planning]
- C. Hold a Public Hearing for a Voluntary Annexation Petition concerning a 4.748-acre tract of land out of Lots 55 and Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 810 feet South of Las Milpas Road, as requested by Aldape Family Investments, LLC. [Monica Gomez, Director of Planning]
- D. Hold a Public Hearing for a Voluntary Annexation Petition concerning a 7.708-acre tract of land out of Lots 55 and 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 395 feet South of Las Milpas Road, as requested by Texas RGV Investment, LLC. [Monica Gomez, Director of Planning]

- E. Hold a Public Hearing for a Voluntary Annexation Petition concerning a 5.936-acre tract of land out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 530 feet South of Las Milpas Road, as requested by RGV International Logistics, LLC. [Monica Gomez, Director of Planning]

- F. Hold a Public Hearing for a Voluntary Annexation Petition concerning a 6.706-Acre Tract of Land Out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West of Stewart Road and 650 Feet South of Las Milpas Road, as requested by National Proveedora de Hortalizas S.A. de C.V. [Monica Gomez, Director of Planning]

- G. Hold a Public Hearing and Consider an Ordinance Amending the Code of Ordinance of the City of San Juan, Texas Under Chapter 13. Utilities, Article 13.03. Water and Sewer Services, Division 2. Rates, Charges and Billing, Part III. Water Rates and Charges, Section 13.03.146. Standard Rate Schedule and Section 13.03.147. Nonstandard Rate Schedule and Under Part IV. Sewer Rates and Charges, Section 13.03.183. Rates, to Modify Water and Sewer Rates; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and Providing for Repealer Clause. [Maria L. Beltran, Director of Finance]

VII. APPOINTMENTS

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

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

- A. Discussion and Possible Action, if any, to Award RFB NO. 26-002-02-19 Annual Aluminum Sulfate/Blends Supply Water Plant #1 to the Lowest Most Responsible Bidder. [Lori A. Maldonado, Purchasing Agent]

- B. Discussion and Possible Action, if any, to Award RFB NO. 26-003-02-19 Annual Aluminum Sulfate/Blends Supply Water Plant #2 to the Lowest Most Responsible Bidder. [Lori A. Maldonado, Purchasing Agent]

- C. Discussion and Possible Action, if any, Approving a Budget Amendment to Increase the Economic Development Corporation (EDC) Fiscal Year 2025–2026 Budget in the following for the Communications and Marketing Specialist position: \$75,000 for Salaries; \$5,738 for Social Security tax; \$7,020 for Health Insurance; \$7,823 for Employee Retirement; \$308 for Workers' Compensation; and \$63 for Unemployment Compensation. [Maria L. Beltran, Director of Finance]

IX. RESOLUTIONS

- A. Consideration and Action, if any, on a Resolution Authorizing the San Juan Police Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for 2026-2027 SHSP LETPA Grant Program 5904101. [Leandro Sifuentes, Police Chief]
- B. Consideration and Action, if any, on a Resolution Authorizing the San Juan Police Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for 2026-2027 SHSP Regular Grant Program 5904201. [Leandro Sifuentes, Police Chief]

X. CONTRACTUALS

- A. Consideration and Action, if any, on Approving the City of San Juan's Participation in the TASB Energy Cooperative by Authorizing the Execution of the Interlocal Purchasing Agreement and Authorizing the Director of Finance to enter into a Contract with NRG/Direct Energy Business when Rates Become Favorable to the City of San Juan. [Maria L. Beltran, Director of Finance]

XI. CONSENT AGENDA

- A. Consider Second and Final Reading of 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. Consider Second and Final Reading of an Ordinance 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, Stewart's Addition to Conway Gardens Subdivision, Located Approximately 875 Feet South of Juan Balli Road, Along the West Side of Stewart Road, as Requested by Francisco Cerda. [Monica Gomez, Director of Planning]
- C. Consider Approval of City Commission Meeting Minutes:
 - September 23, 2025
 - October 14, 2025
 - January 8, 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 Consultation with Attorney and Pursuant to Section §551.074

Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Director of Utilities

2. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: City Manager
3. 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 Governmental Relations Consulting Agreement with Talk Less More Action, LLC.
4. Pursuant to Section §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Consideration Regarding Legal Issues Concerning Proposed Agreement with City of Pharr Related to the City of San Juan's Corporate Boundaries and Extraterritorial Jurisdiction.

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 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Director of Utilities
 2. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: City Manager
 3. 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 Governmental Relations Consulting Agreement with Talk Less More Action, LLC.
 4. Pursuant to Section §551.071 of the Texas Government Code (Consultation with Attorney), Discussion and Consideration Regarding Legal Issues Concerning Proposed Agreement with City of Pharr Related to the City of San Juan's Corporate Boundaries and Extraterritorial Jurisdiction.

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 4th day of March 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