

MINUTES OF SPECIAL MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Wednesday, February 11, 2026

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
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Marco "Markie" Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Director of Finance
Christina Perez, Library Director
Monica Gomez, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Alfredo De Leon, Interim Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology
Patrick Willingham, Director of Parks & Recreation

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 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.

Mae Anzaldúa: Expressed concerns regarding the \$8 million sports complex project, specifically that Phase 2 remains incomplete after three years. She compared this timeline to the faster completion of other city buildings.

Stephanie Alvarez: Inquired about incoming call reports for the City of San Juan Police Department. Additionally, she noted that she has been requesting a town hall meeting for two years to discuss the Operation Lone Star budget (formerly the Task Force account) and ICE matters.

Mark Salinas: As a new developer, Mr. Salinas expressed his gratitude to Monica Gomez, Alfredo De Leon, and Clarissa Aviles. He has also invited the City Commission to a private tour of his recent development on February 27, 2026.

V. PRESENTATIONS

- A. Presentation by Linebarger Goggan Blair & Sampson, LLP of the Delinquent Tax Collection Report for the period of October 01, 2024, through September 30, 2025.**

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DISCUSSION: Kelly Salazar presented the fiscal year-end report for the City's delinquent tax collection program. She reported that the program prioritizes voluntary compliance and payment arrangements, using litigation only as a last resort. During the fiscal year, over 4,600 delinquent notices were mailed, more than 1,100 phone calls were made or received, 32 payment agreements were established, and 70 in-person visits were conducted. A total of 32 lawsuits were filed, 35 were disposed of, and 83 remain pending, representing approximately \$219,000 in delinquent taxes. Three tax sales and one resale were conducted, primarily involving commercial or vacant properties. Total collections exceeded \$574,000, including base taxes, penalties, and interest. Commissioners expressed appreciation for the firm's work and its continued efforts to educate residents through quarterly tax presentations.

B. Presentation Regarding The PossAble Dream Adult High School and the Recognition of the First City of San Juan Native Graduate.

DISCUSSION: Mr. Daniel King, Founder and Board President of the PossAble Dream Foundation, regarding the tuition-free adult high school chartered by the Texas Education Agency. Mr. King reported that approximately 380 adults are currently enrolled across three locations, including 23 residents of San Juan. The program serves adults ages 18-50 and provides flexible scheduling, high school diploma completion, industry certifications, job placement assistance, and various support services. Superintendent Dr. Qua highlighted the school's 92% passing rate on recent end-of-course retests, noting the program's positive impact on workforce development and community advancement. The Commission expressed its support and encouraged continued collaboration and community outreach efforts.

C. Presentation on a Proclamation Recognizing the 2025 Miss San Juan Royal Court.

No Action Taken

D. Presentation of the Boys & Girls Club of Pharr - San Juan Regarding the San Juan Youth & Family Wellness Alliance.

DISCUSSION: Representatives from the Boys & Girls Club of Pharr-San Juan recently presented details regarding the San Juan Youth and Family Wellness Alliance. The organization was awarded a five-year grant from the Hogg Foundation for Mental Health to implement community-based mental and physical wellness initiatives exclusively in San Juan. The project will begin with a community needs assessment, asset mapping, and public forums. These steps will be followed by the formation of adult and youth coalitions to identify priorities and develop sustainable interventions. The program aims to strengthen mental health services, build community resilience, expand partnerships with local agencies, and provide training for long-term grant development. The Commission has expressed its support for this initiative and encourages active community participation and continued outreach.

E. Presentation by the Valley Association for Independent Living (VAIL) to Promote their Programs and Services to San Juan Residents.

DISCUSSION: Jorge Villarreal from the Valley Association for Independent Living (VAIL) recently provided an overview of the organization's services and their relocation from McAllen to Alamo. VAIL is a nonprofit center that offers consumer-controlled, community-based services to individuals of all ages with disabilities across the region. Their services include independent living support, employment readiness, youth transition services, mobility management, assistive technology, home modifications, veterans-directed care, and community living assistance. Throughout the presentation, staff emphasized VAIL's mission to promote independence and inclusion by focusing on individual abilities. Mr. Villarreal expressed a strong interest in collaborating with the City of San Juan and regional partners to expand mobility management services and improve accessibility for residents. The Commission thanked Mr. Villarreal for the presentation and the information provided.

F. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, Department of Utilities, Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation and San Juan Memorial Library.

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, Chief of Police]
4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
5. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]
6. Department of Planning and Zoning Monthly Report. [Monica Gomez, Director of Planning]
7. Department of Parks & Recreation Monthly Report. [Director of Parks & Recreation, Patrick Willingham]

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8. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]

9. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]

DISCUSSION: Commissioner Marco “Markie” Villegas expressed concerns regarding ongoing odor issues at this location. Alfredo De Leon, Interim Director of Utilities, reported that while previous electrical issues have been resolved, the station is currently experiencing problems with the chemical feeding pump. A replacement has been ordered, and staff expect the unit to be fully operational once delivery and installation are complete. Commissioner Villegas noted concerns regarding the extended repair timeline and questioned the rationale for utilizing the same vendor and materials for the proposed project at Lift Station No. 13. While Mr. De Leon confirmed the same vendor is recommended for the new station, he noted that the final decision regarding project approval rests with the Commission. The Commission remains focused on ensuring a timely resolution to these issues and evaluating the overall effectiveness of the vendor’s work.

VI. 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]

Commissioner Marco “Markie” Villegas made a motion to untable the item and was seconded by Commissioner Gilbert Garza. Motion passed. (4-0)

Commissioner Mario Cantu made a motion to appoint Israel Garza as the representative and Marco “Markie” Villegas as an alternate to the Amigos Del Valle Board of Directors. The motion was seconded by Mayor Mario Garza. Motion passed (4-0)

B. Consider Removal, Appointment or Re-Appointment of Board Member(s) Related to the Miss San Juan Pageant Board. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary stated that Jeanna Ramirez had resigned from the Miss San Juan Pageant Board. As a result, staff recommends appointing a new member to serve the remainder of the unexpired term. My office has received two applications for this position from Miriam Cavazos and Daniel Garza.

Mayor Mario Garza made a motion to appoint Daniel Garza and seconded by Commissioner Marco “Markie” Villegas. Motion passed (4-0)

Commissioner Marco “Markie” Villegas at 8:13 p.m. made a motion to rescind the appointment of Daniel Garza and to appoint Miriam Cavazos to the Miss San Juan Pageant Board. Motion was seconded by Commissioner Mario Cantu. Motion passed (4-0)

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

DISCUSSION: Brenda Escalante, City Secretary stated that according to the Keep San Juan Beautiful Board bylaws, the board consists of fifteen members serving two-year staggered terms. Any member absent for more than three consecutive meetings is automatically removed from membership.

The following individuals have either resigned or are recommended for removal due to attendance:

- Jamie Castillo (Resigned via email)
- Alejandro Hernandez (Resigned by phone)
- Anaid Saldana (Attendance)
- Scott Leal (Attendance)
- Jelet Martinez (Attendance)

Mayor Mario Garza has recommended appointing the two current applicants and placing this item on the agenda for the next City Commission Meeting for consideration.

Mayor Mario Garza made a motion to appoint Marta Alvarado to replace Jaime Castillo and Samantha Sauri to replace Alejandro Fernandez. The motion was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

VII. 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 20, 2026. [Mary Enriquez, Court Administrator]

DISCUSSION: Mary Enriquez, Court Administrator, announced a Municipal Court amnesty program for residents. The program is currently active through April 30 and offers a savings of \$286.50 per participant. The Commission has discussed revisiting the program toward the end of April to evaluate a potential extension.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (4-0)

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- B. Discussion and Possible Action, if any, on San Juan Municipal Court 2026 Case Resolution Campaign. [Mary Enriquez, Court Administrator]**

DISCUSSION: Mary Enriquez, Court Administrator, announced that the Municipal Court is conducting a 2026 case resolution program in partnership with Perdue, the city's collection agency. As part of this initiative, Perdue will mail postcards to residents notifying them of pending warrants with the Municipal Court. The program is scheduled to run from March 1 through March 31..

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. (4-0)

- 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]**

DISCUSSION: Alfredo Alfredo De Leon, Interim Director of Utilities, has discussed a variance request from Rio Delta Engineering regarding the Santa Barbara Villas Subdivision. The request seeks approval to use open bottom sanitary sewer manholes due to long lead times for closed bottom alternatives. The use of open bottom manholes is recommended, provided they pass all required testing and inspections upon installation. Additionally, a guarantee will be provided for the work.

Commissioner Marco "Markie" Villegas made a motion to approve and was seconded by Commissioner Mario Cantu. (4-0)

VIII. RESOLUTION

- 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]**

DISCUSSION: Maria "Lulu" Beltran, Director of Finance, stated this resolution to authorize the issuance of Certificates of Obligation with an effective date in April. Financial Advisor Bobby Villarreal stated that the proposed \$2.4 million issuance will fund Police Department expansion, municipal court technology improvements, and street projects. Additionally, the City will explore refinancing approximately \$7 million in outstanding debt from 2014, 2015, and 2016 to determine if market conditions allow for savings. Bids are expected on April 13, 2026, at which time staff will review the results to determine if refinancing is favorable. The issuance is structured to have no tax rate impact, utilizing conservative assumptions for interest rates and taxable value growth.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. (4-0)

- 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]**

DISCUSSION: Bobby Villarreal, Financial Advisor explained that the resolution serves as a reimbursement mechanism, allowing the City to expend cash funds on approved projects prior to the issuance of bond proceeds, if necessary. He further explained that once the funds are received, the City may reimburse itself for any eligible project-related expenditures made in advance.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. (4-0)

- C. Consideration and Possible Action, if any, on Resolution for the Nomination of a Candidate to the Hidalgo County Appraisal District Board of Directors for a Vacant Appointed Director Seat.**

Mayor Mario Garza motioned to nominate Arturo Guajardo Jr. and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0)

- D. Consideration and Action, if any, on a Resolution Authorizing the San Juan Fire Department to Submit and Accept an Application for Funding to the Office of the Governor (OG) through the Border Zone Fire Department (BZFD) for FY 2026-2027 for the City of San Juan. [Tirso Garza, Fire Chief]**

DISCUSSION: Tirso Garza, Fire Chief stated they are requesting authorization to submitted application for funding from the Office of the Governor for portable potties amounting to about \$389,000.00.

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Commissioner Mario Cantu made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (4-0)

- E. 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 FY27 Rifle-Resistant Body Armor Grant Program. [Leandro Sifuentes, Police Chief]**

DISCUSSION: Jorge Moya, Assistant Chief of Police presented the resolution for the purchase of 10 complete sets of body armor for the Police Department. Each set consists of front and back rifle-resistant plates with plate carriers. It was noted that no matching funds are required for this acquisition.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

- F. 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 FY27 Crime Victims Liaison Grant Program. [Leandro Sifuentes, Police Chief]**

DISCUSSION: Jorge Moya, Assistant Chief of Police stated this resolution was for the continuation of funding for the current Crime Victims Liaison grant. This grant was originally awarded last year, and it was noted that this continuation requires no matching funds.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0)

- G. 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 FY27 Operation Lonestar Grant Program. [Leandro Sifuentes, Police Chief]**

DISCUSSION: Jorge Moya, Assistant Chief of Police presented the FY27 Operation Lone Star Grant (formerly Operation Border Star). Chief Moya stated that this grant continues to support the Police Department's efforts to reduce crime by decreasing drug smuggling from Mexico, disrupting gang and cartel operations, and targeting high-crime areas through directed action missions. He noted that no matching funds are required for this grant.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

- H. 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 FY27 Criminal Justice Grant Program. [Leandro Sifuentes, Police Chief]**

DISCUSSION: Jorge Moya, Assistant Chief of Police stated that the Police Department is seeking funding for six portable radios and two mobile radios. He noted that there is no match requirement for this funding request.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

- I. 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 FY27 Safe Neighborhood Grant Program. [Leandro Sifuentes, Police Chief]**

DISCUSSION: Jorge Moya, Assistant Chief of Police stated that the Police Department will seek funding for trailer cameras to be deployed in neighborhoods to help prevent and reduce crime. He noted that there is no match requirement for this funding.

Commissioner Mario Cantu made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (4-0)

IX. 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]**

DISCUSSION: Israel Garza, Director of Sanitation, presented a recommendation to award a vehicle auction services contract to STA Auctioneers of Donna, Texas. This contract replaces the previous vendor and ensures services continue without interruption. Mr. Garza mentioned that staff supports this recommendation, noting that STA Auctioneers demonstrated strong capabilities through several meetings and presentations. Additionally, they offer a well-equipped facility and competitive pricing.

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Mayor Mario Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

X. 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

Commissioner Mario Cantu made a motion to approve all items under consent agenda and was seconded by Mayor Mario Garza. Motion passed (4-0)

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 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.
 - 2. 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.
 - 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 Agreement with Tyler Technologies, Inc.
 - 4. 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.
 - 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 the Information Technology and Marketing Consultant (SMKT Media Group).

Commissioner Mario Cantu made a motion to enter executive session at 7:13 p.m. and was seconded by Mayor Mario Garza. Motion passed (4-0)

XII. RECONVENE

- 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).

Commissioner Marco "Markie" Villegas made a motion to reconvene at 8:12 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

- 1. 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.

Mayor Mario Garza made a motion as discussed under executive session and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0)

- 2. 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.

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Mayor Mario Garza made a motion as discussed under executive session and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0)

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 Agreement with Tyler Technologies, Inc.

No Action

4. 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.

No Action

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 the Information Technology and Marketing Consultant (SMKT Media Group).

No Action

XIII. ADJORNMENT

Commissioner Marco "Markie" Villegas made a motion to adjourn at 8:14 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0)



CITY OF SAN JUAN, TEXAS


Mario Garza, Mayor

ATTEST:


Brenda Escalante, City Secretary