

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, October 28, 2025

TIME: 6:00 p.m.

PLACE: Amigos Del Valle
601 W. 1st Street
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Jesus “Jesse” Ramirez, Mayor Pro Tempore
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Ruben Guajardo, City Manager
Brenda Escalante, City Secretary
Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Interim Director of Finance
Christina Perez, Library Director
Ramiro Moreno, Interim Director of Parks & Recreation
Monica Gomez, Interim 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

ORDER OF BUSINESS

- I. CALL MEETING TO ORDER:**
Mayor Mario Garza called meeting to order at 6:00 p.m.
- II. INVOCATION:**
Ruben Guajardo, 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.

No Public Comments

- V. PRESENTATIONS**
 - A. 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.**
 - 2. Fire Department Monthly Report.**
 - 3. Police Department Monthly Report.**

4. **Municipal Court Monthly Report.**

5. **Department of Utilities Monthly Report.**

DISCUSSION: Mayor Pro Tem Jesus “Jesse” Ramirez asked Lulu Beltran, Interim Director of Finance to clarify the amounts of outstanding balances in dollar terms and to provide a breakdown by time periods such as 60 or 90 days, along with information on expected collections. Mayor Pro Tem Ramirez asked about the number of judges listed in the report, which was clarified as correct. Mayor Mario Garza raised a discussion focused on overdue payments owed to the city by business owners who lease property. The concern was that some tenants leave without paying their balances, and new tenants move in under new accounts while the outstanding debts remain unpaid. Mayor Garza questioned whether the city has a system to track and hold property owners responsible for these debts, suggesting that new permits should not be issued if a property has pending balances. Mrs. Beltran responded that they try to coordinate across departments to prevent new accounts at the same address when previous debts exist and attempt to collect from related parties. They agreed that property owners should be held responsible and discussed the possibility of improving interdepartmental communication or adopting new software to better manage and collect overdue accounts. The discussion concluded with agreement to work together on finding a solution.

VI. PUBLIC HEARING/ORDINANCES

- B. Hold a Public Hearing and Consider an Ordinance Regarding a Conditional Use Permit to Operate a Drive-Thru Business and the Sale of Alcoholic Beverages (BG – Wine and Malt Beverages Retailer’s On-Premise Permit) at “El Toxico Drive Thru” Located at 912 E. Business 83, Legally Described as Lot 1, Mireles Subdivision, as Requested by Lorente Enterprises, LLC. [Monica Gomez, Interim Director of Planning]**

Mayor Mario Garza opened the public hearing at 6:08 p.m.

DISCUSSION: Monica Gomez, Interim Director of Planning, conducted a public hearing regarding a conditional use permit for Toxic Drive-Thru, located at 912 East Business 83. The permit would allow for the sale of beer and wine at this location. No objections were received during the hearing, and staff recommended approval subject to standard conditions. Officials also confirmed that the permit is subject to revocation should any violations occur.

Mayor Mario Garza closed the public hearing at 6:08 p.m.

Commissioner Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

- C. Hold a Public Hearing and Consider an Ordinance Regarding a Conditional Use Permit for the Sale of Alcoholic Beverages (BG – Wine and Malt Beverages Retail Dealer’s On-Premise Permit, FB – Food and Beverage Certificate, LH – Late Hours Certificate) at “Taki Takon Restaurant” Located at 2025 N. Raul Longoria Road, Suites B and C, Legally Described as Lots 1-3, Block 1, Paradise Park Subdivision, as Requested by Taki Takon, LLC. [Monica Gomez, Interim Director of Planning]**

Mayor Mario Garza opened the public hearing at 6:09 p.m.

DISCUSSION: The city commission held a public hearing to consider a conditional use permit for Taki Takon Restaurant, located at 2025 North Road, to allow for the sale of alcoholic beverages for on-premise consumption. The restaurant's proposed operating hours are Monday through Wednesday from 11 a.m. to 11 p.m., and Friday through Sunday from 11 a.m. to 2 a.m. under a late-hour permit. Notices were sent to 18 neighboring property owners, and no comments or objections were received. Monica Gomez, Interim Director of Planning stated that staff recommended approval of the permit.

Mayor Mario Garza closed the public hearing at 6:10 p.m.

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

VII. APPOINTMENTS

- A. 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 currently, there are two vacancies on the board, and two applicants are under consideration. It was also noted that the terms for the remaining board members are set to expire soon.

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Mayor Mario Garza and the Commission discussed the possibility of moving the pageant to November. This change would allow the winners to be presented at the Christmas festival in December. However, it was noted that the current royal court's term runs through January. Board members explained that due to time constraints, this schedule change would likely need to be implemented next year.

Commissioner Gilbert Garza made a motion to appoint Priscilla Aparicio and Jeanna Ramirez and was seconded by Commissioner Mario Cantu. Motion passed (3-0) *Mayor Pro Tem Jesus "Jesse" Ramirez abstained.*

B. Consider Removal, Appointment or Re-Appointment of Board Member(s) Related to the Parks & Recreation Advisory Board. [Brenda Escalante, City Secretary]

DISCUSSION: The City Commission recently reviewed appointments for the Parks and Recreation Advisory Board. To fill the vacancy left by Ramiro Herrera, it is recommended that one new member be appointed. Regarding the expired two-year terms of Sabrina Rodriguez-Fuentes and Genovevo "Gene" Quintanilla, staff recommends their reappointment as both have expressed a desire to continue serving. Additionally, it is recommended that a new member be appointed to fulfill the unexpired term of Erica Lopez. Please note that while other vacancies exist, no additional applications have been received at this time. Consequently, those positions will remain open.

Mayor Mario Garza made a motion to re-appoint Sabrina Rodriguez-Fuentes and Genovevo "Gene" Quintanilla. Motion was seconded by Mayor Pro Tem Jesus "Jesse" Ramirez. Motion passed (4-0)

VIII. RESOLUTIONS

A. Consideration and Action, if any, on Resolution Denying the Rate Application and Consolidation Proposed by Texas Gas Service Company to Increase Rates within Incorporated Areas of its Service Territory.

DISCUSSION: Ruben Guajardo, City Manager stated that this resolution is recommended for approval to deny the 9.83% rate increase proposed by the Texas Gas Service Company.

Mayor Pro Tem Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

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

A. Discussion and Possible Action, if any, to Award RFQ NO. 25-014-09-11 Wastewater Treatment Plant Improvements Phase II - Engineering, Permitting, Bidding, & Construction Phase Services to the Most Qualified Engineering Firm. [Lori A. Maldonado, Purchasing Agent]

No Action Taken

X. CONTRACTUALS

A. Consideration and Action, if any, to Approve the Memorandum of Understanding (MOU) Between the City of San Juan Police Department and Texas Anti-Gang (TAG) Center Rio Grande Valley. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police presented the Memorandum of Understanding (MOU) between the City of San Juan Police Department and the Texas Anti-Gang (TAG) unit to the commission for approval.

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

XI. CONSENT AGENDA

A. Consider Approval of the Tax Collection Report for the Month of September 2025. [Maria L. Beltran, Interim Director of Finance]

Commissioner Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

XII. EXECUTIVE SESSION

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- 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 Pertaining to Potential Litigation Concerning an Employment Contract.
 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 6:21 p.m. and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion Passed (4-0)

Commissioner Jesus “Jesse” Ramirez made a motion to reconvene at 6:29 p.m. and was seconded by Commissioner Gilbert Garza. Motion Passed (4-0)

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, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Potential Litigation Concerning an Employment Contract.

Mayor Mario Garza made a motion to proceed as discussed under executive session and was seconded by Commissioner Jesus “Jesse” Ramirez. Motion passed (4-0)

2. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Issues Concerning Entertainment for 2025 Noche de Paz.

No Action Taken

XIV. ADJOURMENT

Commissioner Gilbert Garza made a motion to adjourn at 7:30 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