

**MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION**

**DATE:** Tuesday, March 24, 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  
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  
Chief Tirso Garza, Fire Chief  
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  
Daira Natividad, Interim 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:**  
Ruben Guajardo, 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.

*No Public Comments*

**V. PRESENTATIONS:**

- A.** Presentation on a Proclamation Proclaiming the Month of April 2026 as National Cancer Control Month.

**DISCUSSION:** Mario Lizcano thanked the city commissioners for the opportunity to present the proclamation, which was then read aloud by Mayor Mario Garza.

- B.** Presentation on the 2026 Community Clean Up Calendar Presented by the Keep San Juan Beautiful Board and the Department of Sanitation. [Israel Garza, Director of Sanitation]

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**DISCUSSION:** Israel Garza, Director of Sanitation, presented the 2026 Community Cleanup calendar. During the presentation, Mayor Mario Garza inquired whether the Keep San Juan Beautiful Board positions had been filled. Mr. Garza noted that while they are still short two staff members, the board remains in good standing.

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

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, Police Chief]
4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
5. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

*No Question or Concerns*

**VI. PUBLIC HEARING/ORDINANCES**

- A. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.02; Solid Waste and Stormwater Pollution Prevention, Division 1. Generally, Section 13.02.005 Receptable; Placement of Waste for Collection and Section 13.02.006 Exemptions, Divisions 2. Rate Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule and Divisions 3. Private Collectors to Amend Placement of Waste, Modify Rate and Deposit Fees, Eliminate Private Collections and Other Related Regulations; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and providing for Repealer Clause.

**DISCUSSION:** Israel Garza, Director of Sanitation, presented proposed amendments to an existing Ordinance to ensure municipal regulations remain current and effective for the community.

Mayor Mario Garza opened the Public Hearing at 6:09 p.m.

Stephanie Alvarez requested clarification regarding fee changes. Mr. Garza clarified that general rates remain unchanged; the amendments specifically address deposit fees for commercial roll-offs and adjustments to two rates for large commercial container pickups. These changes also aim to clarify responsibility for commercial accounts. Mrs. Alvarez also inquired about the city's recycling program. Mr. Garza explained that recycling is a free service for San Juan residents, outlining the scheduled pickup routes and noting that residents not signed up for the service may drop items off at the landfill. Additionally, Mae Anzaldua Trevino asked about the process for metal collection. Mr. Garza stated that a private company is responsible for picking up, weighing, and paying for all collected metal.

Mayor Mario Garza closed the Public Hearing at 6:15 p.m.

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

- B. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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]

**DISCUSSION:** Monica Gomez, Director of Planning, presented the first reading of a voluntary annexation ordinance. The property owner submitted a petition for a 6.814-acre tract located approximately 450 feet west of Stewart Road, along the south side of Las Milpas Road. Mrs. Gomez stated that the San Juan City Commission has accepted the petition and held two public hearings in accordance with Chapter 43 of the Texas Local Government Code.

Mayor Mario Garza opened the Public Hearing at 6:17 p.m.

Mayor Mario Garza closed the Public Hearing at 6:17 p.m.

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

- C. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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, as Requested by S&ML Properties, LLC. [Monica Gomez, Director of Planning]

**DISCUSSION:** Monica Gomez, Director of Planning, has presented the first reading of the voluntary annexation ordinance for a 6.039-acre tract located approximately 450 feet west of Stewart Road and 417 feet south of Las Milpas

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Road. The property owner's petition for voluntary annexation was accepted by the San Juan City Commission. Following two public hearings conducted in accordance with Chapter 43 of the Texas Local Government Code, the City Commission may now consider action on this annexation request.

Mayor Mario Garza opened the Public Hearing at 6:18 p.m.

Mayor Mario Garza closed the Public Hearing at 6:18 p.m.

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

- D. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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]**

**DISCUSSION:** Monica Gomez, Director of Planning, presented the first reading of an ordinance for the voluntary annexation of a 4.748-acre tract located approximately 450 feet west of Stewart Road and 810 feet south of Las Milpas Road. The San Juan City Commission has accepted the petition and held two public hearings pursuant to Chapter 43 of the Texas Local Government Code. The Commission may now take action on the annexation request.

Mayor Mario Garza opened the Public Hearing at 6:19 p.m.

Mayor Mario Garza closed the Public Hearing at 6:19 p.m.

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

- E. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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]**

**DISCUSSION:** Monica Gomez, Director of Planning, has presented the first reading of a voluntary annexation ordinance. The property owner submitted a petition for a 7.708-acre tract of land located approximately 450 feet west of Stewart Road and 395 feet south of Las Milpas Road. The San Juan City Commission has accepted the annexation petition and conducted two public hearings in accordance with Chapter 43 of the Texas Local Government Code. The City Commission may now consider action on this annexation request.

Mayor Mario Garza opened the Public Hearing at 6:20 p.m.

Mayor Mario Garza closed the Public Hearing at 6:20 p.m.

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

- F. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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]**

**DISCUSSION:** Monica Gomez, Director of Planning, has presented the first reading of a voluntary annexation ordinance. The property owner submitted a petition to annex a 5.936-acre tract of land located approximately 450 feet west of Stewart Road and 530 feet south of Las Milpas Road. This petition was accepted by the San Juan City Commission. Following two public hearings conducted in accordance with Chapter 43 of the Texas Local Government Code, the City Commission may now consider action on the annexation request.

Mayor Mario Garza opened the Public Hearing at 6:21 p.m.

Mayor Mario Garza closed the Public Hearing at 6:21 p.m.

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

- G. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the 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 Nacional Proveedora de Hortalizas S.A. de C.V. [Monica Gomez, Director of Planning]**

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**DISCUSSION:** Monica Gomez, Director of Planning, has presented the first reading of a voluntary annexation ordinance. The property owner submitted a petition for the voluntary annexation of a 6.706-acre tract located approximately 450 feet west of Stewart Road, along the south side of Las Milpas Road. The San Juan City Commission has accepted the petition, and two public hearings were conducted in accordance with Chapter 43 of the Texas Local Government Code. The City Commission may now consider action on the annexation request.

Mayor Mario Garza opened the Public Hearing at 6:22 p.m.

Mayor Mario Garza closed the Public Hearing at 6:22 p.m.

**Mayor pro Tem, Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0).**

- H. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverage (FB – Food & Beverage Certificate and MB – Mixed Beverages) for On-Premise Consumption at The Post Oak Beer Garden at GW’s BBQ, located at 107 N. Nebraska Avenue, as Requested by Post Oak Beer Garden at GW’s BBQ, LLC. [Monica Gomez, Director of Planning]**

**DISCUSSION:** Monica Gomez, Director of Planning stated that the applicant is proposing to operate a beer garden at GW’s BBQ. For this reason, the applicant is requesting a Conditional Use Permit (CUP) to allow the sale of alcoholic and mixed beverages for on-premise consumption as a complement to the food service provided at the establishment.

Proposed Hours of Operation

- Thursday – Saturday: 6:00 p.m. to 12:00 a.m.
- Sunday: 10:00 a.m. to 4:00 p.m.

Mrs. Gomez stated that the applicant will be required to comply with all regulations established by the Texas Alcoholic Beverage Commission (TABC) as well as all applicable City of San Juan ordinances and requirements governing the sale of alcoholic beverages. She stated if failure to comply with one of the listed requirements may result of the revocation of the conditional use permit. Additional permits may be required depending on the type of alcohol sales authorized. Mrs. Gomez stated staff recommends approval of the conditional use permit as presented.

Mayor Mario Garza opened the Public Hearing at 6:24 p.m.

Mayor Mario Garza closed the Public Hearing at 6:24 p.m.

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

- I. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property located at 311 N. Standard Avenue, legally described as the W ½ of Lots 17 through 20, Block 17, San Juan Original Townsite Subdivision, as Requested by Ernesto Gonzalez, Jr. [Monica Gomez, Director of Planning]**

**DISCUSSION:** Monica Gomez, Director of Planning, reported that the applicant is requesting to rezone the subject property from Single-Family Residence District (R-S) to General Business District (C-2). This change aims to bring the zoning designation into compliance with the property’s existing use, as it has operated commercially since the 1980s. While the surrounding area along Standard Avenue is primarily residential and the Hidalgo County Irrigation District No. 2 is located directly in front of the property, the applicant seeks this rezoning to ensure consistency with the current commercial building on-site.

Public hearing notices were published in the local newspaper, and notification letters were mailed to 17 property owners within a 200-foot radius. Two comments were received in opposition to the request. Mrs. Gomez noted that both staff and the Planning and Zoning Commission recommend approval of the request as presented.

Mayor Mario Garza opened the Public Hearing at 6:26 p.m.

Mayor Pro Tem Jesus “Jesse” Ramirez inquired whether this would be considered spot zoning. Mrs. Gomez confirmed it would; however, she noted that the owner has been paying taxes as a commercial entity, and the future land use map can be amended to designate the entire block as commercial.

Mayor Mario Garza closed the Public Hearing at 6:27 p.m.

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

**VII. RESOLUTIONS:**

- A. Consideration and Action on a Resolution Suspending the May 9, 2026, Effective Date of the Rate Increase by Texas Gas Service Company, Under the Gas Reliability Infrastructure**

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**Program (GRIP).**

**DISCUSSION:** Brenda Escalante, City Secretary stated staff was recommending the approval of the resolution to suspend the rate increase.

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

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

- A. Preliminary Plat Approval with Variances of the DG South Veterans Subdivision being a 1.713-acre tract of land out of Lot 9, San Juan Hacienda Estates, Unit No. 1 Subdivision, located approximately 620 feet South from Moore Rd, along the East side of Veterans Boulevard, as Requested by AEC Engineering, LLC. [Monica Gomez, Director of Planning]

**DISCUSSION:** Monica Gomez, Director of Planning, reported that a developer proposes subdividing a 1.713-acre tract located approximately 620 feet south of Moore Road, along the east side of Veterans Boulevard, for a one-lot commercial subdivision. The proposed lot measures 135 feet by 552.45 feet (74,608 square feet) and includes one access point along Veterans Boulevard. The property is zoned commercial and is located in Flood Zone C. While water service is available from the City of San Juan, sewer services are currently unavailable.

The project engineer has requested the following variances:

- A variance from the water line looping requirement requested by the Fire Department.
- A variance to allow the use of septic tanks due to the lack of sanitary sewer service.
- A variance from the requirement to provide a 15-foot utility easement along the north side of the subdivision.

Mrs. Gomez stated that staff recommends approval of the Preliminary Plat and the requested variances. Mayor Pro Tem Jesus “Jesse” Ramirez inquired whether these requests conflict with the city’s master plan. Mrs. Gomez confirmed that they would deviate from the proposed Water and Wastewater Master Plan.

In response to Mayor Pro Tem Ramirez’s questions regarding the city’s benefit, Carlos Garza, President of AEC Engineering, identified the developer as Dollar General. He noted that the facility will have minimal plumbing needs (two toilets, two sinks, and a mop sink) and, while within the city’s CCN, lacks access to sanitary sewer lines. Mr. Garza committed to complying with all state regulations and noted that a provision will be added to the recorded plat stating the property will abandon the septic system and connect to city services once sanitary lines become available. Regarding the water line, Mr. Garza met with Chief Tirso Garza to discuss installing an additional fire hydrant. Finally, he noted that the current utility easement requirement is excessive, as it would result in a combined 30-foot easement between the properties.

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

- B. Preliminary Plat Approval with Variances of the Krystal Estates Subdivision being a 1.00-acre tract of land out of Lot 20, Block 8, John Closner Subdivision, located at 200 W. Thelma Street, as Requested by Guajardo Engineering, LLC. [Monica Gomez, Director of Planning]

**DISCUSSION:** Monica Gomez, Director of Planning, has noted that a developer is proposing to subdivide a 1.00-acre tract of land at 200 W. Thelma Street into a two-lot residential subdivision. Both lots will have access to Thelma Street and will measure approximately 96 feet by 225 feet (19,360 square feet). This exceeds the minimum lot size requirements for the current Single-Family Residential District (R-S) zoning. Furthermore, the property is located in Flood Zone “B,” indicating minimal flood risk.

The project engineer is requesting the following variance:

- A variance from the requirement to provide a fifteen (15) foot utility easement around the perimeter of the subdivision.

Mrs. Gomez, stated staff and the Planning and Zoning Commission recommend approval of the Preliminary Plat and the requested variance as presented.

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

- C. Discussion and Possible Action, if any, Regarding Hidalgo County Elections Department’s Request for Early Voting/Election Day Polling Location of the San Juan Fire Station No. 2 for the 2026 Local Entities Elections and Local Entities Runoff Elections. [Brenda Escalante, City Secretary]

**DISCUSSION:** Brenda Escalante, City Secretary stated that the Hidalgo County Elections Department is requesting the use of San Juan Fire Station No. 2 for the upcoming 2026 Local Entities Elections and Runoff Elections.

The schedule is as follows:

Local Entities Election

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- Early Voting: April 20th – April 28th (Tuesday to Tuesday)
- Election Day: May 2nd (Saturday)

Runoff Election

- Early Voting: June 1st – June 9th
- Election Day: June 13th (Saturday)



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

**D. Consideration and Approval of the Annual Audited Financial Report for the Fiscal Year September 30, 2025. [Maria L. Beltran, Director of Finance]**

**DISCUSSION:** Maria L. Beltran stated that this item was for the approval of the annual financial report for the fiscal year ending September 30, 2025. Mrs. Beltran introduced Mr. Garcia from Garcia & Pena CPA, who was present to answer questions. Mrs. Beltran also noted that there were no findings.

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

**IX. CONTRACTUALS**

**A. Consideration and Action, if any, to Approve an Agreement Between the City of San Juan and TRB Capital Markets, LLC for Municipal Advisory Services. [Maria L. Beltran, Director of Finance]**

**DISCUSSION:** Maria L. Beltran, Director of Finance stated this item is to approve the updated name change agreement between the City of San Juan and TRB Capital Markets, LLC previously under Estrada Hinojosa.

Commissioner Gilbert 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 February 28, 2026. [Maria L. Beltran, Director of Finance]**

**B. Budget Expenditure Report — January 31, 2026. [Maria L. Beltran, Director of Finance]**

**C. Consider Approval of City Commission Meeting Minutes:  
- February 11, 2026**

Mayor Pro Tem, Jesus “Jesse” Ramirez made a motion to approve all the items under consent agenda and was seconded by Commissioner Gilbert 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 Legal Matters Pertaining to Litigation Concerning an Employment Contract.**

**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**

Mayor Pro Tem, Jesus “Jesse” Ramirez made a motion to enter executive session at 6:44 p.m. and was seconded by Commissioner Gilbert 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 Gilbert Garza made a motion to reconvene at 7:21 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (3-0)

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1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Litigation Concerning an Employment Contract.

Commissioner Mario Cantu made a motion as discussed and was seconded by Commissioner Gilbert Garza. Motion passed (3-0)



2. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: City Manager

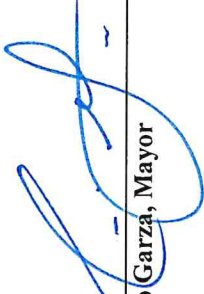
*No Action was Taken*

**XIII. ADJORNMENT**

Commissioner Gilbert Garza made a motion to adjourn at 7:22 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (3-0)



CITY OF SAN JUAN, TEXAS

  
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Mario Garza, Mayor

ATTEST:

  
\_\_\_\_\_  
Brenda Escalante, City Secretary

