

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, March 10, 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
Mayor Pro Tem Jesus “Jesse” Ramirez
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
Jorge Moya, Assistant 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.

Stephanie Alvarez expressed significant concern over the water rate increase from 11% to 43%, citing the added burden of high inflation. Additionally, she noted that community members have been requesting a workshop for two years without success. She believes this workshop could assist the city in applying for a \$30,000 grant. According to Ms. Alvarez, the only requirement for this grant is that the city engage in a long-term lease to restore the building. Finally, she voiced opposition to the city's applications for grant funds related to Operation Lone Star. She expressed concerns that the program supports ICE and has contributed to an increase in deportations, and she requested that the city stop seeking this type of funding.

V. PRESENTATIONS

A. Presentation on the Piñata Dash 5K Presented by the Keep San Juan Beautiful Board. [Israel Garza, Director of Sanitation]

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DISCUSSION: Israel Garza, Director of Sanitation, has announced the first annual Piñata Bash 5K, a family-friendly running event scheduled for May 30, 2025, at the Sports Complex Park. Organized by the board with staff support, the event aims to kick off the summer season and bring our community together with entertainment and food. City Commissioners have expressed their full support for the event and congratulate the organizers on this initiative. They have even challenged one another—and other local leaders—to participate. Mr. Garza encourage everyone to promote the Piñata Bash 5K throughout the community and hope to see a great turnout.

B. Presentation on a Proclamation Proclaiming the Month of March 2026 as Procurement Month.

DISCUSSION: Adelaida Cordero, Director of Human Resources, recently presented a proclamation designating March 2026 as Procurement Month. This designation highlights the vital role of procurement in ensuring transparency, efficiency, and the responsible use of public funds. The proclamation recognizes the dedicated work of our purchasing staff and city departments. It emphasizes that while procurement is a complex and highly regulated process, it is essential for supporting good governance, economic development, and maintaining public trust.

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]**

DISCUSSION: Mayor Pro Tem Jesus “Jesse” Ramirez inquired about the project's status. Patrick Willingham, Director of Parks & Recreation, noted that the project is approximately 75% complete and is moving forward following insurance processing. In response to Mayor Pro Tem Ramirez’s inquiry regarding a plan for gas prices, Interim City Manager Tirso Garza stated that a plan is being developed. Mayor Pro Tem Ramirez also inquired about the road work on East Sioux Road. The project is ongoing but currently delayed by wet conditions; resurfacing will begin once connections are finalized. Commissioner Marco “Markie” Villegas asked for an update on the playground’s water system repairs. Patrick Willingham reported that repairs are nearly complete and additional improvements are underway. Mayor Mario Garza asked about the status on the northside all-inclusive playground, to which Mr. Willingham stated it is 90–95% finished, with a ribbon-cutting expected shortly after final walkthroughs.

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]**

DISCUSSION: Monica Gomez, Director of Planning stated At the City Commission Meeting on February 24, 2026, Monica Gomez, Director of Planning, announced that the San Juan City Commission held the first reading of the ordinance regarding a voluntary annexation petition. This is the second public hearing concerning a 6.814-acre tract of land located approximately 450 feet west of Stewart Road, along the south side of Las Milpas Road. The property owner’s petition for voluntary annexation was previously accepted by the City Commission during its January 13, 2026, meeting. Mrs. Gomez stated that the purpose of this public hearing is to receive public comment regarding the proposed annexation in accordance with the Texas Local Government Code, Chapter 43.

Mayor Mario Garza open the Public Hearing at 6:16 p.m.

Mayor Mario Garza closed the Public Hearing at 6:16 p.m.

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0)

- 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]**

DISCUSSION: Monica Gomez, Director of Planning stated that this is the second public hearing regarding a voluntary annexation petition for 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.

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

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

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

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- 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]

DISCUSSION: Monica Gomez, Director of Planning stated that this is the second public hearing regarding a voluntary annexation petition for 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.

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

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

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

- 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]

DISCUSSION: Monica Gomez, Director of Planning stated that this is the second public hearing regarding a voluntary annexation petition for 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.

Mayor Mario Garza open 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 Mario Cantu. Motion passed (5-0)

- 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]

DISCUSSION: Monica Gomez, Director of Planning stated that This is the second public hearing regarding a voluntary annexation petition for 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.

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

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

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (5-0)

- 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]

DISCUSSION: Monica Gomez, Director of Planning stated that This is the second public hearing regarding a voluntary annexation petition for 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.

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

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

Mayor Pro Tem Jesus "Jesse" Ramirez made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (5-0)

- 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]

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DISCUSSION: Maria L. Beltran stated this was first reading of the adoption to amend the code of ordinance on the Water and Sewer Rates as approved during the commission meeting on February 24, 2025. The commission holds a public hearing on a proposed ordinance to increase water and sewer rates, with officials explaining it's the first adjustment since 2009 and necessary to keep up with rising costs, maintain funding eligibility, and support city operations.

Mayor Mario Garza open the Public Hearing at 6:23 p.m.

Stephanie Alvarez expressed opposition to the proposed changes, noting that residential increases of up to 43% and the doubling of some commercial rates are excessive and harmful to the community. During the meeting, Mayor Mario Garza inquired about the last rate adjustment, and Mrs. Beltran confirmed that the City of San Juan has not raised rates since 2009. Mrs. Beltran maintained that current rates remain among the lowest and emphasized that the increases are necessary to meet financial obligations and secure future grants. Additionally, Mae Trevino Anzaldua expressed her opposition to the implementation of smart water meters.

Mayor Mario Garza closed the Public Hearing at 6:33 p.m.

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

VII. APPOINTMENTS

- A. 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 the Keep San Juan Beautiful Board consists of fifteen members serving two-year staggered terms. According to the board bylaws, any member who is absent for more than three consecutive meetings is automatically removed from membership.

Based on these attendance requirements, the following individuals are recommended for removal:

- Anaid Saldana
- Scott Leal
- Jelet Martinez

Mayor Mario Garza made a motion to Kristina Loreda to replace Anaid Saldana and was seconded by Mayor Pro Tem Jesus “Jesse” Ramirez. Motion passed (5-0)

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]

DISCUSSION: Lori Maldonado, Purchasing Agent stated that on February 4, 2026 and February 11, 2026 Staff solicited proposals for RFB NO. 26-002-02-19 Annual Aluminum Sulfate/Blends Supply Water Treatment Plant #1. On February 20, 2026 a bid opening was held and proposals were submitted by the following vendors:

USALCO, LLC
CHEMTRADE CHEMICALS US LLC

Mrs. Maldonado stated staff recommends awarding RFB NO. 26-002-02-19 Annual Aluminum Sulfate/Blends Supply Water Treatment Plant #1 to Chemtrade Chemicals US LLC based on the lowest Unit Price Per LB.

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

- 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]

DISCUSSION: Lori Maldonado, Purchasing Agent stated that on February 4, 2026 and February 11, 2026 Staff solicited proposals for RFB NO. 26-003-02-19 Annual Aluminum Sulfate/Blends Supply Water Treatment Plant #2. On February 20, 2026 a bid opening was held and proposals were submitted by the following vendors:

USALCO, LLC
CHEMTRADE CHEMICALS US LLC

Mrs. Maldonado stated staff recommends awarding RFB NO. 26-003-02-19 Annual Aluminum Sulfate/Blends Supply Water Treatment Plant #2 to Chemtrade Chemicals US LLC based on the lowest Unit Price Per LB. noting a slight price increase from the current contract.

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

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- 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]

DISCUSSION: Maria L. Beltran the discussion centers on approving a budget amendment for the Economic Development Corporation (EDC) to add a communications and marketing specialist position for fiscal year 2025–2026. The amendment includes about \$75,000 for salary plus additional costs for benefits like social security, health insurance, retirement, and workers’ compensation. Mayor Pro Tem Jesus “Jesse” Ramirez ask for confirmation the role and pay are justified, though the job description wasn’t initially attached. Mrs. Beltran stated the position is intended to collaborate with existing staff and contractors to improve marketing efforts, with a plan to evaluate its effectiveness over time. Funding will come from the EDC’s fund balance since it wasn’t in the original budget.

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

IX. RESOLUTION

- 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]

DISCUSSION: Jorge Moya, Assistant Police Chief stated this item involves approving a resolution allowing the police department to apply for and accept potential grant funding from the Office of the Governor for the 2026–2027 LEPA program.

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

- 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]

DISCUSSION: Jorge Moya, Assistant Police Chief stated this item concerns approving a resolution for the police department to submit and accept a grant application to the Office of the Governor for the 2026–2027 regular grant program.

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

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]

DISCUSSION: Maria L. Beltran stated this agreement is to participate in an energy cooperative through an Interlocal Purchasing Agreement and authorized the finance director to execute a contract for electricity services when market rates are favorable. Melissa Rodriguez representative stated that the cooperative enables competitive pricing and purchasing flexibility with no service fees.

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

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]

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C. Consider Approval of City Commission Meeting Minutes:

- September 23, 2025
- October 14, 2025
- January 8, 2026

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

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. 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.

Commissioner Marco “Markie” Villegas made a motion to enter executive session at 6:54 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (5-0)

XIII. 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 8:59 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (5-0)

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.

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to appoint Jose Salinas authorizing the Interim City Manager negotiate employment and was seconded by Mayor Mario Garza. Motion passed (5-0)

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.

No Action was Taken

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.

No Action was Taken

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.

Mayor Mario Garza made a motion authorizing the Interim City Manager and City Attorney to proceed as discussed and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0)

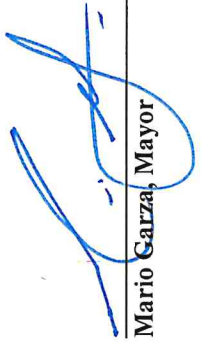
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XIV. ADJORNMENT

Mayor Pro Tem Jesus "Jesse" Ramirez made a motion to adjourn at 9:01 p.m. and was seconded by Mayor Mario Garza. Motion passed (5-0)



CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary