

MINUTES OF REGULAR MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, February 24, 2026

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 Tem
Mario Cantu, Commissioner
Gilbert Garza, 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.

No Public Comments

V. PRESENTATIONS

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

DISCUSSION: The City of San Juan officially recognized the 2025 Miss San Juan Royal Court through a proclamation issued on February 24, 2026. Mayor Mario Garza read the proclamation. City leaders and board members expressed gratitude for the record-breaking participation and congratulated the court for their service and dedication.

B. Presentation on a Proclamation Recognizing the Raul Yzaguirre Middle School Cheerleading Team for Winning First Place at the NCA Nationals.

DISCUSSION: The City of San Juan presented a proclamation honoring the Raul Middle School cheerleading team for winning first place in the non-varsity junior high division at the NCA National Championship in Fort Worth,

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Texas. City officials praised the team's hard work, dedication, and teamwork, recognizing the athletes, coaches, and supportive families for their commitment and sacrifice. Leaders congratulated the team for bringing home a national title for the first time in the school's history and for proudly representing San Juan on a national stage, wishing them continued success in the future. Mayor Mario Garza read the proclamation.

C. Presentation of the Military Order of the Devil Dogs 5K Presented by the Marine Corp League of the RGV.

DISCUSSION: A representative of the Military Order of the Devil Dogs addressed the city to share information about their ongoing community involvement and charitable efforts. They announced an upcoming 5K run scheduled for May 9, with opening colors beginning at 7 a.m., and invited city officials and the community to attend. City leaders discussed confirming park availability for the event and thanked the organization for their service and continued dedication to the community.

D. 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, 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]**

DISCUSSION: Commissioner Jesus "Jesse" Ramirez inquired for an update on Station No. 6. Alfredo De Leon, Interim Director of Utilities noted that installation of a needed pump is pending but expected soon, followed by staff training for preventive maintenance. Commissioner Ramirez also requested an update regarding the Water & Wastewater Project, Mr. De Leon stated they are awaiting required documentation to move forward and will follow up on a recommendation to return to the Texas Water Development Board. Chief Tirso Garza stated he would follow-up with Mrs. Lori Maldonado first thing the following morning.

VI. PUBLIC HEARING/ORDINANCES

- A. Consider Hold a Public Hearing and Consider 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]**

DISCUSSION: Monica Gomez, Director of Planning stated this was a public hearing to consider a conditional use permit for the sale of beer, wine, and other alcoholic beverages for on-site consumption at a new business located at 205 West Atlanta Avenue, Suite 112. The applicant proposed operating daily from 6:00 a.m. to midnight and will be required to comply with all TABC regulations and standard city conditions. Public notice was issued, with no comments received for or against the request. Mrs. Gomez, stated that the Planning Commission and city staff recommended approval.

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 Gilbert Garza. Motion passed (4-0)

- B. Hold a Public Hearing 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 E Juan Balli Rd, Along the West Side of S Stewart Road, as Requested by Francisco Cerda. [Monica Gomez, Director of Planning]**

DISCUSSION: Monica Gomez, Director of Planning stated that this was public hearing to consider a rezoning request for a 2.00-acre tract of land from Single-Family Residential (R-S) to General Business (C-2), located approximately 875 feet south of East on the west side of Stewart Road. The proposed rezoning aligns with the city's future land use plan, which designates Stewart Road as a commercial corridor to support economic growth. Public notice was provided, and one objection was received. Mrs. Gomez stated that the Planning and Zoning Commission and city staff recommended approval, citing the area's transition toward commercial use and the roadway's capacity to support higher-intensity development.

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

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

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

- C. Hold a Public Hearing for a Voluntary Annexation Petition Concerning a 6.814-Acre Tract of and Out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, Located Approximately 450 Feet West Stewart Road, Along the South Side of Las Milpas Road, at Requested by Agricore Properties, LLC. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning stated that this was a public hearing regarding a voluntary annexation petition submitted by Agricore Properties LLC for a 6.814-acre tract located west of Stewart Road along the south side of Las Milpas Road. The petition was previously accepted by the City Commission in January 2026, and the purpose of the hearing was to receive public comments on the proposed annexation.

No action was taken, as the item was for public hearing purposes only.

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

Mayor Mario Garza inquired whether the property had properly removed itself from another city's extraterritorial jurisdiction (ETJ) before seeking voluntary annexation into San Juan. Rick Palacios, City Attorney explained that if the property owners followed statutory requirements to exit the prior ETJ, the voluntary annexation would not violate existing agreements, as the request was initiated by the landowners, not the city.

Mayor Mario Garza closed the Public Hearing at 6:28 p.m.

No Action was Taken

- D. 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 was public hearing on a voluntary annexation petition submitted by S and ML Properties LLC for a 6.039-acre tract of land located west of Stewart Road and south of Las Milpas Road. The hearing was opened to receive public comment, but no one spoke for or against the request. With no questions from the commission, the public hearing was closed without further action.

Mayor Mario Garza open the Public Hearing at 6:29 p.m.

Mayor Mario Garza closed the Public Hearing at 6:29 p.m.

No Action was Taken

- E. 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 was a public hearing for a voluntary annexation petition submitted by Family Investments LLC for a 4.748-acre tract of land located west of Stewart Road and south of Las Milpas Road.

Mayor Mario Garza open the Public Hearing at 6:30 p.m.

Mayor Mario Garza closed the Public Hearing at 6:30 p.m.

No Action was Taken

- F. 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 was a public hearing on a voluntary annexation petition by TRGV Investment LLC for a 7.708-acre tract west of Stewart Road and south of Las Milpas Road.

Mayor Mario Garza open the Public Hearing at 6:31 p.m.

Mayor Mario Garza closed the Public Hearing at 6:31 p.m.

No Action was Taken

- G. 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

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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 was a public hearing on a voluntary annexation petition by RGV International Logistics LLC for a 5.936-acre tract west of Stewart Road and south of Las Milpas Road.

Mayor Mario Garza open the Public Hearing at 6:32 p.m.

Mayor Mario Garza closed the Public Hearing at 6:32 p.m.

No Action was Taken

H. 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 was a voluntary annexation petition by National and FUM for a 6.706-acre tract west of Stewart Road and south of Las Milpas Road.

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

Mayor Mario Garza closed the Public Hearing at 6:34 p.m.

No Action was Taken

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

A. Consideration and Possible Action, if any, on a Variance Request to Allow a Detention Pond within a 20-foot Utility Easement Located at 1801 N. Veterans Boulevard, Legally Described as Lot 1, Castle Heights Subdivision, as Requested by Zambrano Investment Group, LLC. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning stated that this request was submitted by Zambrano Investment Group LLC to construct a detention pond within a 20-foot utility easement at 1801 North Veterans Boulevard in Castle Heights Subdivision. The pond relocation could conflict with existing overhead power lines and an 8-inch water line. Commissioner Jesus "Jesse" Ramirez asked on the process as to handled this type of request. Mrs. Gomez, replied that this is the first time the City of San Juan received this type of variance. She further stated that staff and the Planning and Zoning Commission recommended approval only after obtaining letters from all affected utility companies confirming no conflicts. The commission approved the request with the condition that the necessary utility letters be provided.

Mayor Mario Garza made a motion to approve with the request of obtaining the letters and was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

B. Discussion and Possible Action, if any, to Approve the 2025 Proposed Water and Wastewater Rate and Financial Forecast Prepared by Willdan Financial Services and Authorize the City Manager to Execute Any Related Documents. [Maria L. Beltran, Director of Finance]

DISCUSSION: Maria L. Beltran, Director of Finance stated this item was possible action to approve the proposed 2025 Water and Wastewater Rates and Financial Forecast prepared by Willdan Financial Services. Mayor Mario Garza asked what Scenario was Mrs. Beltran recommending. Jason Gray, Vice President, and Managing Principal stated that they altered the scenario after the feedback they received, for the \$100 million worth of debt and they opted for Scenario Option 2 which is 50%. The plan supports up to \$60 million in debt to fund infrastructure projects but does not require immediate debt issuance. Mayor Mario Garza inquired as to when was the last time the City San Juan increased the water rates and Mr. Gray replied 2009. Mayor Pro Tem Jesus "Jesse" Ramirez asked if they looked into how, it affects the average household income. Mr. Gray stated that the proposed rates, averaging \$78 per month for most users, are considered affordable at 1.8% of median household income, well below the national 3% threshold. This rate adjustment marks the first increase since 2009 and was approved by the commission, authorizing the city manager to execute related documents.

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

VIII. RESOLUTION

A. Consideration and Action, if any, on a Resolution Authorizing the Information Technology Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for FY27 Cybersecurity Assessment Grant Program. [Pat Karr, CTO]

DISCUSSION: Pat Karr, CTO stated that this resolution authorizing the IT department to apply for and accept a

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\$15,000 cybersecurity grant from the Office of the Governor for fiscal year 2027. The grant requires a 30% local match of \$4,500, which will be budgeted by the city, with the remainder funded by the state. The grant period covers fiscal years 2026–2027.

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

- B. Consideration and Action, if any, on a Resolution Authorizing the City of San Juan Police Department to Accept an Award from the Office of the Governor for the Operation Stonegarden Grant Project FY25. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police stated that this resolution is to authorize the Police Department to accept a \$125,000 award from the Office of the Governor’s Operation Stonegarden grant program for overtime.

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

- C. Consideration and Action, if any, on a Resolution Authorizing the City of San Juan to Make a Public Purpose Determination and Supporting Intergovernmental Cooperation Consistent with TDHCA 4% Housing Tax Credit Requirements.

DISCUSSION: Roberto Garza, Executive Director of the San Juan Housing Authority stated that this resolution from the City of San Juan was to support a public purpose determination and intergovernmental cooperation with the South Housing Authority to provide up to 25 housing units for families in need. The partnership allows the city to maintain administrative fees locally while helping families on a long waiting list of approximately 175 people, improving access to housing for San Juan residents.

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. Consider Authorizing the City of San Juan Mayor to Enter into a Bi-Annual Interlocal Agreement Between the Rio Grande Valley 9-1-1 and the City of San Juan for 911 Services. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police the City approved the renewal of the interlocal agreement with RGV for 911 services, with no changes to the existing terms.

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

X. CONSENT AGENDA

- A. Consider Approval of the Investment Report for the Quarter ending December 31, 2025. [Maria L. Beltran, Director of Finance]
- B. Consider Approval of the Investment Report for the Quarter ending January 30, 2026. [Maria L. Beltran, Director of Finance]
- C. Consider Approval of the Budget Expenditures Report for the Month of January 31, 2026. [Maria L. Beltran, Director of Finance]
- D. Consider Approval of City Commission Meeting Minutes: -September 9, 2025

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to approve all items under consent agenda and was seconded by Commissioner Mario Cantu. 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 Concerning the Excavation Permit Applications Submitted by Vexus Fiber for the Installation of Vexus Fiber Cable.
 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.

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Mayor Pro Tem Jesus "Jesse" Ramirez made a motion to enter executive session at 6:49 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).

Mayor Pro Tem Jesus "Jesse" Ramirez made a motion to reconvene at 7:14 p.m. and was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

1. 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 Vexus Fiber for the Installation of Vexus Fiber Cable.

No Action was Taken

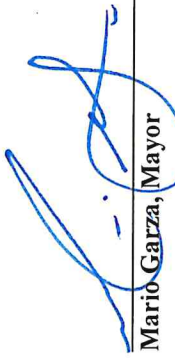
2. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: City Manager.

No Action was Taken

XIII. ADJORNMENT


Commissioner Mario Cantu made a motion to adjourn at 7:15 p.m. and was seconded by Mayor Mario Garza. Motion passed (4-0)

CITY OF SAN JUAN, TEXAS



Mario Garza, Mayor

ATTEST:



Brenda Escalante, City Secretary