

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

DATE: Tuesday, April 14, 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
Marco “Markie” Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT:

Ruben Guajardo, 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
Daira Natividad, Interim Director of Information Technology
Patrick Willingham, Director of Parks & Recreation
Chief Tirso Garza, Fire Chief

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 of a Proclamation Designating the Week of April 12–18, 2026, as National Public Safety Telecommunicators Week. [Leandro Sifuentes, Chief of Police]

DISCUSSION: Leandro Sifuentes, Chief of Police presented City of San Juan Public Safety Dispatchers for National Safety Telecommunicators Week and read the proclamation.

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 14, 2026**

- B. Presentation Regarding the Upcoming 2026 City of San Juan Department of Parks and Recreation Friendly City 5K.**

DISCUSSION: Patrick Willingham, Director of Parks & Recreation gave a brief presentation regarding the 2026 City of San Juan Friendly City 5K that was schedule for April 25, 2026 at the San Juan Sports Complex. Mr. Willingham invited the City Commission and community to join the event.

- 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 & Recreation Monthly Report. [Patrick Willingham, Director of Parks and Recreation]**
 - 3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]**
 - 4. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]**

There were no question or comments.

VI. PUBLIC HEARING/ORDINANCES

- A. Consideration and Appropriate Action on an Ordinance Authorizing the Issuance of “City of San Juan, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2026”; Providing for the Payment of said Certificates by the Levy of an Ad Valorem Tax upon all Taxable Property within the City and further securing said Certificates by a Lien on and Pledge of Certain Revenues of the City’s Utility System; and Resolving other Matters Incident and Related to the Issuance, Payment, Security, Sale, and Delivery of said Certificates.**

DISCUSSION: Bobby Villarreal, Financial Advisor addressed the City Commission regarding financing, including the issuance of approximately \$2.7 million in new funds and the refinancing of approximately \$6 million in existing debt. He reviewed bid results and recommended selecting Lone Star National Bank for the new issuance due to its fixed-rate term and overall cost stability, and Frost Bank for the refinancing based on the lowest interest rate.

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

- B. Consideration and Appropriate Action on an Ordinance Authorizing the Issuance of “City of San Juan, Texas General Obligation Refunding Bonds, Series 2026”; Providing for the Payment of said Bonds by the Levy of an Ad Valorem Tax upon all Taxable Property within the City; and Resolving other matters incident and related to the Issuance, Payment, Security, Dale, and Delivery of said Bonds.**

DISCUSSION: As discussed in Item A, Bobby Villarreal addressed the City Commission on behalf of Jose Silva and Arnold Cantu, City Bond Attorney.

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

- C. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending the Budget for the 2025-2026 Fiscal Year by Providing Additional Appropriation to the General Fund, Solid Waste, Storm Water and Utility Fund. [Maria L. Beltran, Director of Finance]**

DISCUSSION: Maria Beltran, Director of Finance presented the first public hearing and first reading of an ordinance amending the budget for the fiscal year 2025-2026 budget. This amendment includes additional appropriations for the general fund, solid waste, storm water, and the utility fund.

General Fund: \$943,316 From Fund Balance
Solid Waste Fund: \$196,469 From the Retained Earnings Balance
Storm Water Fund: \$2,471 From the Retained Earnings Balance
Utility Fund: \$891,306 From the Retained Earnings Balance

APPROPRIATIONS \$930,566

| | | | | | |
|-----------------|----------|--------------------|-----------|----------------------|-----------|
| City Manager | \$71,231 | Police | \$458,531 | Building Maintenance | \$68,018 |
| City Secretary | \$2,023 | Fire | \$62,277 | Library | \$3,055 |
| Municipal Court | \$2,671 | Streets | \$4,115 | Human Resources | \$3,148 |
| Finance | \$3,935 | Central Garage | \$1,903 | Information Tech. | \$134,364 |
| Planning | \$6,494 | Parks & Recreation | \$107,973 | Animal Control | \$1,828 |

SOLID WASTE FUND: FUNDING SOURCE - Retained Earnings \$196,469

**CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 14, 2026**

APPROPRIATIONS

Sanitation \$196,469

STORM WATER FUND: FUNDING SOURCE - Retained Earnings \$2,471

APPROPRIATIONS

Storm Water \$2,471

UTILITY FUND: FUNDING SOURCE - Retained Earnings \$891,306

APPROPRIATIONS

| | | | |
|------------------------------|-----------|--------------------|-----------|
| Utility Billing & Collection | \$3,483 | Water Distribution | \$12,912 |
| Utility Administration | \$3,748 | Sewer Collection | \$264,384 |
| Water Plant | \$484,126 | Sewer Plant | \$122,653 |

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

Mayor Pro Tem, Jesus “Jesse” Ramirez addressed some concerns regarding the inclusion of a 1% cost-of-living increase and its impact on the General Fund.

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

Mayor Pro Tem, Jesus “Jesse” Ramirez motioned to table this item and was seconded by Mayor Mario Garza. 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 staff recommended considering the removal or reappointment of members Jelet Martinez and Scott Leal.

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to appoint Robert Ortiz to succeed Scott Leal and Danny Ramirez to succeed Jelet Martinez and was seconded by Mayor Mario Garza. Motion passed (5-0).

VIII. RESOLUTIONS

- A. Consideration Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC), the City of San Juan and 316 Investments, LP, for the Black Hills Estates II Subdivision. [Monica Gomez, Director of Planning]**

DISCUSSION: Monica Gomez, Director of Planning and stated that this agreement provides for the installation of water lines and fire hydrants at Black Hills Estates II. This is consistent with previous agreements approved for all new subdivisions in the NAWSC area. Mrs. Gomez noted that staff recommended approval of the resolution.

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

- B. Consider Resolution to Approve a Waterline Access Agreement between the North Alamo Water Supply Corporation (NAWSC), the City of San Juan and People's Manufactured Homes Property. [Monica Gomez, Director of Planning]**

DISCUSSION: Monica Gomez, Director of Planning and Zoning, has stated that this agreement pertains to the mobile manufactured home business regarding the fire hydrant installation previously requested by the San Juan Fire Department. The Commission has already agreed to approve this request. Mrs. Gomez noted that staff recommended approval of the resolution.

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

- C. Consideration and Action, if any, on a Resolution Accepting Petition for Voluntary Annexation; Setting Dates and Times of Public Hearings; and Directing the Planning Department to Prepare a Service Plan of the 20.00-acre tract of land out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision. [Monica Gomez, Director of Planning]**

DISCUSSION: Monica Gomez, Director of Planning and Zoning, stated that this item authorized the acceptance of a voluntary annexation petition for a 20-acre tract of land located approximately one-half mile west of Cesar Chavez Road along Minnesota Avenue, proposed for a multi-family subdivision development. Mrs. Gomez stated this was a 50-lot new multi-family subdivision development. Mrs. Gomez noted that staff recommended approval of the resolution.

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

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 14, 2026

IX. CONTRACTUALS

- A. Consideration and Action, if any, on an Interlocal Cooperation Agreement Between the County of Hidalgo and City of San Juan to provide Efficient and Effective Library Services for County Residents. [Christina Perez, Library Director]

DISCUSSION: Christina Perez, Library Director stated that this annual interlocal agreement between the City and the County, funds and supports library services for rural residents provided by the county.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

X. CONSENT AGENDA

- A. Consider Second and Final Reading of 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]
- B. Consider Second and Final Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.02; Solid Waste and Stormwater Pollution Prevention, Division 1. Generally, Section 13.02.005 Receptacle; 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.
- C. Consider Second and Final 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]
- D. Consider Second and Final 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]
- E. Consider Second and Final 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]
- F. Consider Second and Final 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]
- G. Consider Second and Final 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]
- H. Consider Second and Final 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]
- I. Consider Second and Final 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]

J.

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 14, 2026

K. Consider Second and Final 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]

L. Budget Expenditure Report February 28, 2026. [Maria L. Beltran, Director of Finance]

M. Consider Approval of City Commission Meeting Minutes:

- October 3, 2022
- February 24, 2026
- March 10, 2026

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

No Action was taken for item L.

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: Director of Utilities.
3. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney, Discussion and Possible Action Regarding the Terms of the Agreement with The Brazoria County Hispanic Lions Club.

Commissioner Gilbert Garza made a motion to enter executive session at 6:37 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (5-0).

Commissioner Marco “Markie” Villegas made a motion to reconvene at 7:50 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0).

XII. 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 Litigation Concerning an Employment Contract.

Commissioner Mario Cantu made a motion to proceed as directed under executive session and was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

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: Director of Utilities.

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

3. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney, Discussion and Possible Action Regarding the Terms of the Agreement with The Brazoria County Hispanic Lions Club.

No Action taken

CITY OF SAN JUAN
CITY COMMISSION MEETING
TUESDAY, APRIL 14, 2026

XIII. ADJORNMENT

Commissioner Marco "Markie" Villegas made a motion to adjourn at 7:51 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