

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

DATE:

Tuesday, June 30, 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-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
Tirso Garza, Fire Chief
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Maria “Lulu” 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 June 2026 as National Cancer Survivors Month.

DISCUSSION: Mario Lizacano and representatives from DHR Health and the Oncology Institute at Renaissance recently presented a proclamation to the San Juan City Commission to raise awareness for all forms of cancer and recognize survivors.

Mayor Mario Garza read the proclamation, which officially declared June 2026 as National Cancer Survivor Month. This initiative honors survivors, their families, and healthcare workers, while encouraging community support for cancer research and care.

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- B. Presentation Regarding the Disaster Recovery Reallocation Program (DRRP) Award Granted by the Texas General Land Office to the San Juan Housing Authority, for the Development of the San Juan Cottages.

DISCUSSION: Roberto “Bob” Garza, Executive Director for the San Juan Housing Authority, has announced a \$2 million Disaster Recovery Reallocation Program grant awarded by the Texas General Land Office to build “San Juan Cottages.” This new affordable housing community will consist of seven two-bedroom duplexes serving 14 local families. This project marks the housing authority’s first new development in over 40 years. Mr. Garza cordially invited the San Juan community to the groundbreaking.

- C. Presentation on Departmental Reports: Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation, San Juan Memorial Library, Department of Finance, Fire Department, Police Department, Municipal Court and Department of Utilities.

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 and Recreation]
3. Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]
4. San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]
5. Department of Finance Monthly Report. [Maria L. Beltran, Director of Finance]
6. Fire Department Monthly Report. [Tirso Garza, Fire Chief]
7. Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]
8. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]
9. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

No Questions or Concerns

- D. Presentation of the 2025-2026 Scholarship Recipients for the San Juan Police Athletic League and San Juan Parks and Recreation. [Patrick Willingham, Director of Parks and Recreation]

DISCUSSION: Commissioner Gilbert Garza addressed the city’s growing issue with unmaintained property lots. Mayor Mario Garza asked Monica Gomez, Director of Planning, about the process for notifying property owners regarding weedy lot liens. Mrs. Gomez outlined the current procedure, which involves issuing a 15-day notice based on appraisal district records before city crews clear non-compliant properties and place liens on uncollected balances. Mayor Garza recommended as to reduce the heavy workload on municipal staff, city leadership proposed inviting the tax and collection firm Purdue Brandon to the next council meeting to present options for handling outreach and fine collections. Commissioner Mario Cantu inquired about the Nebraska Avenue Street improvement project.

Mayor Garza inquired about the advancing All-Star baseball and softball teams. Patrick Willingham, Director of Parks and Recreation, announced that both the 12U girls’ softball and 10U boys’ baseball all-star teams won their respective regional tournaments and have advanced to national/state-level competition.

VI. 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 three vacancies have occurred on the Board following the resignations of Eric Guajardo, Fernando Castillo, and Eric Sanchez. Our office has received three applications for these positions from the following individuals:

- Alejandro Hernandez
- Yvette Huerta-Flores
- Caroline Cuellar-Mendoza

Mayor Mario Garza made a motion to reappoint Yvette Flores and Alejandro Hernandez to the Board. Additionally, the motion included filling two vacancies including the one left by the recent resignation of Bernardo Trevino by appointing Jasmine Martinez and Caroline Mendoza.

Mayor Mario Garza made a motion to appoint Alejandro Hernandez, Yvette Huerta Flores, Jasmin Martinez and Caroline Mendoza and was seconded by Mayor Pro Tem Jesus “Jesse” Ramirez. Motion passed (5-0).

- B. Consider the Removal, Appointment, or Reappointment of one (1) Member to the San Juan Parks & Recreation Advisory Board. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary informed the City Commission that a vacancy has occurred on the

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Parks and Recreation Advisory Board due to the resignation of Rigo De La Cerda, and that applications were submitted by Xavier N. Mendoza and Andrew Gonzales.

Commissioner Mario Cantu made a motion appoint Xavier N. Mendoza and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

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

- A. Consider the Final Plat Approval of the Villas de Angelina Subdivision, being a 14.64-acre tract of land out of Lot 12, Block 27, Alamo Land and Sugar Company’s Subdivision, located approximately 700 feet West of Cesar Chavez Road, along the South side of Hall Acres Road, as Requested by Quintanilla, Headley and Associates. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning, stated that this was the final plat approval for the Villas de Angelina Subdivision, as requested by Quintanilla, Higley & Associates. The 14.64-acre tract is located west of Cesar Chavez Road along Hall Acres Road and consists of a 69-lot residential subdivision. City staff recommended approval following a final walkthrough, noting that all necessary infrastructure is in place and the property is located in FEMA Flood Zone B which is not considered a flood zone.

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

- B. Consider the Final Plat Approval of the Stewart Coves Phase II Subdivision, being a 16.00-acre tract of land out of Lots 1 and 6, Stewarts Addition to the Conway Gardens located approximately a quarter of a mile North of Moore Road, along the West side of Stewart Road, as Requested by Melden & Hunt, Inc. [Monica Gomez, Director of Planning]

DISCUSSION: Monica Gomez, Director of Planning, stated that this is the final plat approval for the Stewart Phase 2 Subdivision, as requested by Melden & Hunt, Inc. Mrs. Gomez further stated that the project involves a 16-acre tract located on the west side of Stewart Road, approximately half a mile north of Moore Road, and consists of an 89-lot residential subdivision. City staff and the city engineer have conducted a final walkthrough, confirming that all required infrastructure is in place and recommending approval.

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

- C. Discussion and Possible Action, if any, Regarding the Hidalgo County Elections Department's Request to use the San Juan Memorial Library and San Juan Fire Station No. 2 for the 2026 General Election and General Runoff Election. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary stated that the Hidalgo County Elections Department has requested the use of the San Juan Memorial Library as a polling location for both Early Voting and Election Day for the 2026 General Election and General Runoff Election, if needed. Additionally, they have requested the use of San Juan Fire Station No. 2 as a polling location for Election Day.

General Election

- Early Voting: October 19, 2026 – October 30, 2026
- Election Day: November 3, 2026

Runoff Election

- Early Voting: November 30, 2026 – December 8, 2026
- Election Day: December 12, 2026

Mrs. Escalante mentioned that standard voting hours will be from 7:00 a.m. to 7:00 p.m. An updated, final schedule will be provided closer to the election dates.

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

VIII. RESOLUTIONS

- A. Consider Consideration and Action, if any, on Resolution Authorizing the Submission of an Application to the Texas Water Development Board (TWDB) Water Supply and Infrastructure Grant (WSIG) Program for the City of San Juan’s 2025 Water Distribution and Comprehensive Master Plan Improvement Project and Authorizing the City Manager to act as the City’s Authorized Representative. [Alfredo De Leon, Interim Director of Utilities]

DISCUSSION: Ruben Guajardo, City Manager stated that this resolution authorizes the City Manager to submit an application to the Texas Water Development Board’s Water Supply and Infrastructure Grant program. The application requests approximately \$21 million in 100% grant funding, with no local match required, to upgrade the city’s drinking water infrastructure and reliability based on the 2026 Water Master Plan.

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Mr. Guajardo noted the key dates for this program:

- Application Deadline: July 30, 2026
- Grant Awards Announcement: August 31, 2027
- Project Completion Deadline: January 1, 2031.

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

IX. CONTRACTUALS

- A. Consideration and Action, if any, on a Cooperation Agreement Between the County of Hidalgo and the City of San Juan to continue its Participation with the Urban County as a Unit of General Local Government (UGLG).

DISCUSSION: Ruben Guajardo, City Manager stated that this cooperation agreement with Hidalgo County is to maintain its urban county designation with the U.S. Department of Housing and Urban Development (HUD) as a Unit of General Local Government (UGLG). This agreement ensures the city remains eligible for federally funded community development programs through Hidalgo County across fiscal years 2027 through 2029.

Commissioner Gilbert Garza 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 Chapter 13 Utilities, Article 13.04 Water Conservation; Drought Contingency and Emergency Management Plan of the Code of the City of San Juan, Texas by Amending Section 13.04.001 Adoption of Plans to Formally Adopt the May 2026 Water Conservation and Drought Contingency Plan; Providing for a Penalty not to Exceed Two Hundred Fifty (\$250.00) Dollars for each Offense; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for a Severability Clause; and Providing for Repealer Clause. [Alfredo De Leon, Interim Director of Utilities]
- B. Consider Second and Final Reading of the Ordinance Regarding the Sale of Alcoholic Beverages for Off-Premise Consumption (BQ – Wine and Malt Beverage Retailer’s Off-Premise) at the Proposed 7-Eleven located at 2023 N. Veterans Boulevard, Legally Described as a1.99-Acre Tract of Land out of Lot 10, Block 5, John Closner Subdivision, as Requested by 7-Eleven, Inc. [Monica Gomez, Director of Planning]
- C. Consider Second and Final Reading of the Ordinance Regarding the Rezoning Request from Light Industrial District (L-1) to Single-Family Residence District (R-S) for Lot 30, San Juan Hacienda Estates Unit No. 1, Legally Described as 300 feet West of Nebraska Avenue, along the South side of Conway Road, as Requested by Indio Gomez, LLC. [Monica Gomez, Director of Planning]
- D. Consider Second and Final Reading of the Ordinance Regarding the Voluntary Annexation Petition of the 20.00-Acre Tract of Land Out of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, Located Approximately Half of a Mile West from Cesar Chavez Road Along the North side of Minnesota Road, as Requested by Bona Fide Re LLC. [Monica Gomez, Director of Planning]
- E. Consider Second and Final Reading of the Ordinance Regarding the Rezoning Request from Light Industrial District (L-1) to Single-Family Residence District (R-S) of Lot 32, San Juan Hacienda Estates Unit No. 1, Legally Described as 300 feet West of Nebraska Avenue, along the South side of Conway Road, as Requested by Indio Gomez, LLC. [Monica Gomez, Director of Planning]

- F. Consider Approval of City Commission Meeting Minutes:

- May 14, 2024
- May 28, 2024
- June 11, 2024
- July 23, 2024
- April 28, 2026
- May 12, 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).

IX. 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).

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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: City Manager.

Commissioner Gilbert Garza made a motion to enter executive session at 6:10 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

Mayor Pro Tem Jesus “Jesse” Ramirez made a motion to reconvene at 7:34 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

X. 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 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 Taken

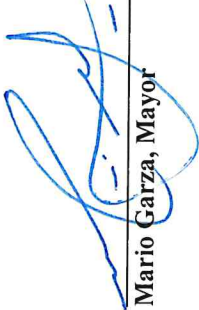
XI. ADJORNMENT

Commissioner Gilbert Garza made a motion to adjourn at 7:34 p.m. and was seconded by Commissioner Marco “Markie” Villegas. Motion passed (5-0).

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ATTEST:


Brenda Escalante, City Secretary


Mario Garza, Mayor