



MINUTES OF THE CITY OF SAN BENITO REGULAR CITY COMMISSION MEETING

On January 6, 2026, the City Commission convened for a Regular City Commission Meeting at the San Benito Municipal Building, Cesar Gonzalez Meeting Hall, 401 North Sam Houston Boulevard, San Benito, Texas.

City Commission Members Present: Ricardo Guerra, Mayor; Tom Goodman, Mayor Pro Tem; Deborah A. Morales, Commissioner, Place 2; Pete A. Galvan, Commissioner Place 3; Jose E. Navarro, Commissioner Place 4; Attorney Eric Flores.

City Attorney Javier Villalobos arrived at 5:34 p.m.

City Administration Personnel Present: Fred Sandoval, City Manager; Diana C. Garza, Assistant City Manager; Ruth McGinnis, City Secretary.

ITEM 1. WELCOME.

Mayor Ricardo Guerra called the meeting to order at 5:32 p.m., confirming a quorum.

ITEM 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND TO THE TEXAS FLAG.

All present recited the pledge of allegiance to the U.S. Flag and to the Texas Flag.

ITEM 3. INVOCATION.

Mayor Pro Tempore Tom Goodman led the invocation.

ANNOUNCEMENT(S)

Commissioner Deborah Morales read all announcements: Library Arts and Crafts January 8; Fire Department at 2026 Fire Safety Expo on January 12; Mexican Mobile Consulate at Community Building on January 31st; Market Days this weekend; Landrum Park Ribbon Cutting on Thursday.

PUBLIC COMMENTS (Speakers/Remarks limited to three minutes).

Ruth McGinnis, City Secretary, announced citizens to speak during the Public Comments portion of the meeting.

Mr. Mike Travis wished everyone a happy new year; mentioned the SBPD police patrol units protection equipment, he reflects on Lieutenant Resendez death and understands he cannot go back and fix things; he is content with his tax dollars at work.

Ms. Linda De La Rosa and Ms. Norma Boland, talked about the Robertson Street Market Days reporting that the six-year-old market has successfully revitalized Historic Robertson Street by supporting local vendors, attracting visitors from across the Valley, and encouraging new businesses. Due to continued growth, the organizers need City assistance or management support and expressed appreciation for the City's consideration and partnership.

PRESENTATIONS

PRESENTATION OF THE CITY MANAGER'S REPORT.

Fred Sandoval, City Manager, wished everyone a Happy New Year and looked ahead to 2026. Announcements included a Thursday 10:00 a.m. ribbon cutting for the Landrum Park Restrooms, had a meeting with Lilian Kim, RGV Humane Society regarding animal control, she was very enthused that San Benito residents want to help, thanked Chief Perea and Animal Control employees. She will come January 20th and provide updates.

CONSENT AGENDA ITEM(S)

Mayor Pro Tem Tom Goodman moved to approve Consent Agenda Item 1, Item 2, Item 3, Item 4, Item 6, Item 7, Item 8, Item 9, and Item 10, motion seconded by Commissioner Joe Navarro, and carried unanimously.

Commissioner Deborah A. Morales requested Consent Agenda Item 5 be taken out of sequence.

ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2252-AM-012026, A REQUEST TO APPROVE A VOLUNTARY ANNEXATION OF A PROPERTY LOCATED NEAR THE INTERSECTION OF PENNSYLVANIA AVENUE AND MCCULLOCH STREET BEARING A LEGAL DESCRIPTION OF: BEING A TRACT CONTAINING 17.23 ACRES OF LAND SITUATED OUT OF BLOCK NUMBER THIRTY-THREE (33) OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN THE CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, AND FURTHER BEING IN THE SAME PROPERTY (CALLED 17.201 ACRES) AS RECORDED IN VOLUME 23856, PAGE 26 OF THE CAMERON COUNTY OFFICIAL RECORDS, CAMERON COUNTY, TEXAS. APPLICANT: HUGO YANEZ.

ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2252-AN-012026, A REQUEST TO APPROVE A REZONE FOR A PROPERTY LOCATED NEAR THE INTERSECTION OF PENNSYLVANIA AVENUE AND MCCULLOCH STREET, BEARING A LEGAL DESCRIPTION OF: BEING A TRACT CONTAINING 17.23 ACRES OF LAND SITUATED OUT OF BLOCK NUMBER THIRTY-THREE (33) OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN THE CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, AND FURTHER BEING IN THE SAME PROPERTY (CALLED 17.201 ACRES) AS RECORDED IN VOLUME 23856, PAGE 26 OF THE CAMERON COUNTY OFFICIAL RECORDS, CAMERON COUNTY, TEXAS FROM AO "AGRICULTURE AND OPEN SPACE" TO SF-1 "SINGLE FAMILY ONE". APPLICANT: HUGO YANEZ

ITEM 3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2252-AO-012026, A REQUEST TO APPROVE THE REZONE OF A PROPERTY LOCATED AT FM 510 BEARING A LEGAL DESCRIPTION: BEING 9.00 ACRES OF LAND OUT OF BLOCK SIX (6), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 6 OF THE MAP RECORDS, CAMERON COUNTY, TEXAS FROM LI "LIGHT INDUSTRY" TO C-2 "COMMERCIAL GENERAL RETAIL BUSINESS". APPLICANT: JAMES MICHAEL FOX.

ITEM 4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2252-AP-012026, A REQUEST TO REZONE A PROPERTY LOCATED AT 449 RATLIFF STREET BEARING A LEGAL DESCRIPTION: BEING LOT 4, BLOCK 1, COLLINS-PATTY SUBDIVISION, AN ADDITION TO THE CITY OF SAN BENITO, CAMERON COUNTY, TEXAS, ACCORDING TO VOLUME 7, PAGE 58, MAP RECORDS, CAMERON COUNTY, TEXAS FROM SF-1 "SINGLE FAMILY ONE" TO C-2 "COMMERCIAL GENERAL RETAIL BUSINESS". APPLICANT: ZOILA REYES RODENZO.

ITEM 5. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2252-AQ-012026, TO APPROVE A VOLUNTARY DE-ANNEXATION REQUEST OF APPROXIMATELY 1.420 GROSS ACRES (1.25 NET ACRES) LOCATED AT 29376 RESACA DRIVE, FURTHER DESCRIBED IN THE METES AND BOUNDS SURVEY RECORDED FOR LOT 2, JO C. ELSTNER'S HORSE SHOE SUBDIVISION AS RECORDED IN VOLUME 8, PAGE 71, MAP RECORDS, CAMERON COUNTY, TEXAS. APPLICANT: JOHN L. CLAUDIO (APPLICANT MEMORANDUM DATED OCTOBER 23, 2025 ON RECORD).

Mayor Ricardo Guerra announced that a letter was received from applicant John L. Claudio requesting the removal of his annexation item from the agenda.

ITEM 6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2252-AR-012026, A REQUEST TO REZONE A PROPERTY LOCATED AT 25961 FM 510, BEARING A LEGAL DESCRIPTION OF: BEING 1.00 ACRE OF LAND OUT OF BLOCK SIX (6), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 6 OF THE MAP RECORDS, CAMERON COUNTY, TEXAS FROM LI "LIGHT INDUSTRY" TO C-2 "COMMERCIAL GENERAL RETAIL BUSINESS". APPLICANT: RAYMOND M. GARCIA & ALICIA C. GARCIA.

ITEM 7. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2252-AS-012026, AN ORDINANCE AMENDING ORDINANCE NUMBER 2252 AND SECTIONS OF THE CODE OF ORDINANCES THAT PERTAIN TO ADMINISTRATION AND ENFORCEMENT, AND CODIFIED IN THE CODE OF ORDINANCES IN CHAPTER 14A, TO AMEND SECTION 3.02, BUILDING PERMIT PROCESS.

ITEM 8. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2252-W-A-010626, A REQUEST TO APPROVE AN AMENDMENT TO THE PDD "PLANNED DEVELOPMENT DISTRICT", ADOPTED ON DECEMBER 5, 2024, FOR THE PROPERTY LOCATED ON BUSINESS 77 AND WILLIAMS ROAD, KNOWN AS SAN SEBASTIAN SUBDIVISION, BEARING A LEGAL DESCRIPTION OF: A 47.350 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 2, 7, 8, 9, 10, 15 AND 16, BLOCK 129, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CAMERON COUNTY, TEXAS. APPLICANT: FABIAN CONTRERAS.

ITEM 9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOL AT A CONVENIENCE STORE ON A PROPERTY LOCATED AT 449 RATLIFF STREET ZONED SF-1 "SINGLE FAMILY ONE", BEARING A LEGAL DESCRIPTION OF BEING LOT 4, BLOCK 1, COLLINS-PATTY SUBDIVISION, AN ADDITION TO THE CITY OF SAN BENITO, CAMERON COUNTY, TEXAS, ACCORDING TO VOLUME 7, PAGE 58, MAP RECORDS, CAMERON COUNTY, TEXAS. APPLICANT: ZOILA REYES RODENZO.

ITEM 10. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF THE NOVEMBER 18, 2025 CITY OF SAN BENITO REGULAR CITY COMMISSION MEETING.

ITEM(S) FOR INDIVIDUAL CONSIDERATION

ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO RATIFY A SIXTY-DAY EXTENSION AGREEMENT OF EMERGENCY MEDICAL SERVICE CONTRACT WITH SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC., FOR THE CONTINUED PROVISION OF EMERGENCY AND NON-EMERGENCY MEDICAL SERVICES IN THE CITY OF SAN BENITO.

City Manager Fred Sandoval, presented this item indicating this is an extension addressing ongoing contractual issues with STEC representatives.

Mayor Pro Tem Tom Goodman moved to approve Item 1, Ratify a Sixty-Day Extension Agreement of Emergency Medical Service Contract with South Texas Emergency Care Foundation, Inc., for the continued provision of Emergency and Non-Emergency Medical Services in the City of San Benito, motion seconded by Commissioner Pete A. Galvan, and carried unanimously.

ITEM 2. DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE THE CITY OF SAN BENITO TO ASSUME FULL OPERATIONAL RESPONSIBILITY FOR THE HISTORIC ROBERTSON STREET MARKET DAYS EVENT AND TO PLACE THE PROGRAM UNDER THE CULTURAL ARTS AND TOURISM DEPARTMENT.

[City Manager Fred Sandoval](#) stated he wishes to continue with this project, recommended placing the Market Days program under the Cultural Arts and Tourism Department to consider continuity of operations. It was noted that the program is not currently budgeted and that a temporary operational period of sixty to ninety days would allow staff time to evaluate long-term departmental placement and funding sources, including City Hotel Motel funds, EDC funds, or a combination thereof.

[Commissioner Pete A. Galvan](#) recommended keeping Market Days under the Cultural Arts Department. EDC can supplement budget by contributing funds. The conjunto museum continue working together to grow Market Days.

[Commissioner Deborah Morales](#) stated she would like to see this project through, not wait for probation period, to amend the budget.

[Mayor Ricardo Guerra](#) mentioned he would like it to be under a trial period.

The [City Commission](#) discussed potential placement under Cultural Arts and Tourism versus the Economic Development Corporation and emphasized the importance of maintaining the program without interruption. City staff advised that Cultural Arts and Tourism align with tourism promotion, arts programming, and historical district initiatives, with the EDC able to provide supplemental support as appropriate.

[Assistant City Manager Diana Garza](#) mentioned that she and Aleida Garcia, along with staffers, met with Market Days representatives to discuss and they cannot continue, they are just passing the baton. Activating different parts of the City to assist, this is just to continue it and to activate the City to help keep Market Days being privately owned right now.

[Commissioner Deborah Morales](#), motioned to take over and assume full operational responsibility for Market Days. No Second Received. Motion died due to lack of second.

[Mayor Pro Tem Tom Goodman](#) moved to accept responsibility for the Market Days program but look over the next ninety days at a comprehensive plan, and how to best utilize that based on the funds from the City or EDC or both, motion seconded by [Commissioner Joe Navarro](#). Motion passed with [Commissioner Pete A. Galvan](#) abstaining.

ITEM 3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE PAYMENT TO KLM ENGINEERING, INC. FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO SPECIFICATION DEVELOPMENT, BIDDING ASSISTANCE, AND SUBMITTAL REVIEWS FOR THE FREDDY FENDER 1.0 MG ELEVATED COMPOSITE WATER TOWER IN THE AMOUNT OF \$14,300.00.

[Fred Sandoval, City Manager](#), presented this item stating Item 3 and Item 4 are related to both water towers rehabilitation project indicated staff would recommend approval on both items.

[Mayor Pro Tem Tom Goodman](#) moved to approve Item 3 and Item 4, to approve payment to KLM Engineering, Inc., for professional engineering services related to specification development, bidding assistance, and submittal reviews for the Freddy Fender 1.0 mg elevated composite water tower in the amount of \$14,300.00, motion seconded by [Commissioner Pete A. Galvan](#), and carried unanimously.

ITEM 4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE PAYMENT TO KLM ENGINEERING, INC. FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO SPECIFICATION DEVELOPMENT, BIDDING ASSISTANCE, AND SUBMITTAL REVIEWS FOR THE OSCAR WILLIAMS ROAD 0.85 MG ELEVATED OBLATOID WATER TOWER IN THE AMOUNT OF \$14,300.00.

Fred Sandoval, City Manager, presented this item stating Item 3 and Item 4 are related to both water towers rehabilitation project indicated staff would recommend approval on both items.

Mayor Pro Tem Tom Goodman moved to approve Item 3 and Item 4, to approve payment to KLM Engineering, Inc., for professional engineering services related to specification development, bidding assistance, and submittal reviews for the Oscar Williams Road 0.85 mg elevated oblatoid water tower in the amount of \$14,300.00, motion seconded by Commissioner Pete A. Galvan, and carried unanimously

ITEM 5. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF PATROL UNIFORMS FOR THE SAN BENITO POLICE DEPARTMENT FROM GT DISTRIBUTORS INCORPORATED FOR THE TOTAL AMOUNT OF \$12,817.98.

Police Chief Mario Perea, presented this item advising this is an annual expense, we purchase uniforms for the officers every year to replace their old uniforms.

Mayor Pro Tem Tom Goodman moved to approve Item 5, the purchase of Patrol Uniforms for the San Benito Police Department from GT Distributors, Incorporated for the total amount of \$12,817.98, motion seconded by Commissioner Deborah Morales, and carried unanimously.

ITEM 6. CONSIDERATION AND POSSIBLE ACTION TO RATIFY PAYMENT TO ZONE INDUSTRIES, LLC, FOR EMERGENCY REPAIRS TO THE PUMP CHECK VALVES AT THE HERMINIA LIFT STATION IN THE AMOUNT OF \$21,029.84.

City Manager Fred Sandoval presented this item indicating this was an emergency, we fix or people swimming in it. J B Lara, Foreman, stated that station is ten years old and gases in the sewer will eat up metal and needed to change it out. The company is BuyBoard and they changed out two check valves.

Commissioner Deborah Morales moved to approve Item 6, to approve ratification payment to Zone Industries, LLC, for emergency repairs to the pump check valves at the Herminia Liftstation in the amount of \$21,029.84, motion seconded by Mayor Ricardo Guerra and carried unanimously.

At this time, Mayor Ricardo Guerra requested to go into Executive Session.

The City Commission stepped into Executive Session at 6:05p.m. to discuss the following Executive Session Agenda Items:

EXECUTIVE SESSION:

1. CONSULTATION WITH LEGAL COUNSEL REGARDING PENDING LITIGATION INVOLVING VARCO REAL ESTATE, L.P., INCLUDING DELIBERATION CONCERNING LEGAL RIGHTS, STRATEGY, AND POTENTIAL SETTLEMENT, PURSUANT TO SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.
 - 2025-DCL-03735; VARCO REAL ESTATE SAN BENITO, LLC V CITY OF SAN BENITO, TEXAS.
2. CONSULTATION WITH LEGAL COUNSEL TO DELIBERATE AND DISCUSS THE ADOPTION OF A STANDARDIZED CITY MANAGER EVALUATION INSTRUMENT PURSUANT TO TEXAS GOVERNMENT CODE §551.074(A)(1)(2), PERSONNEL MATTER.

All items listed in Executive Session were discussed during the Executive Session and a certified agenda was kept.

Upon conclusion of Executive Session, [Mayor Ricardo Guerra](#) convened the Regular Meeting at 6:50 p.m.

POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION

1. **DISCUSSION AND POSSIBLE ACTION RELATED TO MATTERS DISCUSSED IN EXECUTIVE SESSION CONCERNING PENDING LITIGATION STYLED VARCO REAL ESTATE SAN BENITO, LLC V CITY OF SAN BENITO, TEXAS, CAUSE NUMBER 2025-DCL-03735, INCLUDING CONSIDERATION AND APPROVAL OF A MEDIATED SETTLEMENT AGREEMENT AND AUTHORIZATION FOR THE CITY MANAGER AND CITY LEGAL COUNSEL TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE SETTLEMENT.**

[Mayor Pro Tem Tom Goodman](#) moved to approve as discussed in Executive Session, seconded by [Mayor Ricardo Guerra](#).

[Commissioner Pete A. Galvan](#) motioned Nay.

[Commissioner Deborah Morales](#) motioned Nay.

[Commissioner Deborah Morales](#) rescinded her motion from Nay to Yay.
Motion Passes with [Commissioner Pete Galvan](#) motion Nay.

2. **DISCUSSION AND POSSIBLE ACTION TO APPROVE AND ADOPT A STANDARDIZED CITY MANAGER EVALUATION INSTRUMENT.**

[Attorney Eric Flores](#) requested to table, he is bringing several templates to compare including the ICMA at the request of [Commissioner Pete A. Galvan](#).

[Mayor Ricardo Guerra](#) announced No Action.

ADJOURNMENT.

There being no further business to come before the Commission, upon duly made motion [Mayor Ricardo Guerra](#) announced ADJOURNMENT AT 6:52 P.M.

CITY OF SAN BENITO

HONORABLE RICARDO GUERRA
MAYOR

ATTEST:

RUTH MCGINNIS
CITY SECRETARY