



## MINUTES OF THE CITY OF SAN BENITO REGULAR CITY COMMISSION MEETING

On January 20, 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; City Attorney Javier Villalobos; Attorney Eric Flores.

Commissioner Pete A. Galvan arrived at 5:32 p.m.

Commissioner Joe Navarro arrived at 5:43 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 5:31 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: Mexican Mobile Consulate at Community Building on January 31<sup>st</sup>; Market Days for February 14 now open; Soul of South Texas Carnival & Festival February 26 thru March 1; Hog Waddle Concert & Cookoff March 14<sup>th</sup>.

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

Ruth McGinnis, City Secretary, announced Eddie Loa and was advised by Attorney Eric Flores that he left the meeting. No other speakers signed up.

### PRESENTATIONS

#### PRESENTATION OF THE CITY MANAGER'S REPORT.

Fred Sandoval, City Manager, announced Press Conference this Friday at the EDC Building at 10am. the Freddie Fender Water Tower Rehabilitation is underway and progressing as planned; intermittent low water pressure may occur, and the tower will retain its existing logo and colors, will bring before the commission. The City was awarded a \$750,000 Texas Parks and Wildlife matching grant for wetlands upgrade development, pending formal approval.

Diana Garza, Assistant City Manager reported participation in an awarded canopy grant program to expand native tree coverage in parks, corridors, and schools with community involvement.

Fred Sandoval, City Manager, announced the Employee of the Month and called Aleida Garcia, to provide background on this employee.

Aleida Garcia, Cultural Arts Director, recognized Jose Carlos, Municipal Historian and History Curator, commending his dedication and expertise.

## PUBLIC HEARING(S)

Mayor Ricardo Guerra read Public Hearing Items 1 through 4 and opened the Public Hearing, at 5:43 p.m.

1. PUBLIC HEARING ON A REQUEST FOR A VOLUNTARY DE-ANNEXATION OF A PROPERTY LOCATED AT 29426 RESACA DRIVE, BEARING A LEGAL DESCRIPTION: BEING LOT 1, JO C. ELSTNER'S HORSE SHOE SUBDIVISION AS RECORDED IN VOLUME 8, PAGE 71, MAP RECORDS, CAMERON COUNTY, TEXAS. APPLICANT: LUIS M. GARZA (APPLICANT MEMORANDUM DATED DECEMBER 4, 2025 ON RECORD). A PORTION OF THE PROPERTY LIES WITHIN THE CITY OF SAN BENITO CORPORATE LIMITS, AND A PORTION LIES IN THE CITY OF SAN BENITO EXTRA TERRITORIAL JURISDICTION, AS DEPICTED IN THE CITY-PREPARED LOCATION AND 200-FOOT RADIUS MAP.
  
2. PUBLIC HEARING ON A REQUEST TO REZONE A PROPERTY LOCATED AT THE INTERSECTION OF CESAR GONZALEZ PARKWAY AND FM 510 BEARING A LEGAL DESCRIPTION: BEING 6.591 ACRES OF LAND OF THE NORTH 20.00 ACRES OUT OF THE SOUTHEAST ONE-QUARTER OF BLOCK 6 SAN BENITO LAND AND WATER COMPANY SUBDIVISION, ACCORDING TO MAP RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CONCEPCION DE CARRICITOS GRANT, CAMERON COUNTY, TEXAS FROM LI "LIGHT INDUSTRY" TO C-2 "COMMERCIAL GENERAL RETAIL BUSINESS". APPLICANTS: JULIAN AND ALMA DELGADO.
  
3. PUBLIC HEARING ON A REQUEST TO REZONE A PROPERTY LOCATED AT 251 CESAR GONZALEZ PARKWAY BEARING A LEGAL DESCRIPTION: BEING 5.007 ACRES OF LAND OUT OF BLOCK 6, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS FROM LI "LIGHT INDUSTRY" TO C-2 "COMMERCIAL GENERAL RETAIL BUSINESS". APPLICANT: RODOLFO LOPEZ.
  
4. PUBLIC HEARING ON A REQUEST TO REZONE A PROPERTY LOCATED AT 734 WHITNEY STREET BEARING A LEGAL DESCRIPTION: LOTS NUMBER ONE (1) AND TWO (2), IN BLOCK NUMBER ONE (1) IN WHITNEY SUBDIVISION NUMBER TWO (2), CAMERON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF CAMERON COUNTY, TEXAS FROM SF-1 "SINGLE FAMILY ONE" TO C-2 "COMMERCIAL GENERAL RETAIL BUSINESS". APPLICANT: REYMUNDO MARTINEZ.

No comments received for Public Hearing Agenda Items 1 through 4.

Mayor Ricardo Guerra closed the Public Hearing at 5:43 pm.

## CONSENT AGENDA ITEM(S)

ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF THE NOVEMBER 21, 2025 CITY OF SAN BENITO SPECIAL CITY COMMISSION MEETING AND THE DECEMBER 16, 2025 CITY OF SAN BENITO REGULAR CITY COMMISSION MEETING.

Mayor Pro Tem Tom Goodman moved to approve Item 1, the minutes of the November 21, 2025 City of San Benito Special City Commission Meeting and the December 16, 2025 City of San Benito Regular City Commission Meeting, motion seconded by Commissioner Deborah Morales, and carried unanimously.

**ITEM(S) FOR INDIVIDUAL CONSIDERATION**

**ITEM 1. FIRST READING OF ORDINANCE NUMBER 2252-AT-020326, TO APPROVE A VOLUNTARY DE-ANNEXATION OF A PROPERTY LOCATED AT 29426 RESACA DRIVE, BEARING A LEGAL DESCRIPTION: BEING LOT 1, JO C. ELSTNER'S HORSE SHOE SUBDIVISION AS RECORDED IN VOLUME 8, PAGE 71, MAP RECORDS, CAMERON COUNTY, TEXAS. APPLICANT: LUIS M. GARZA (APPLICANT MEMORANDUM DATED DECEMBER 4, 2025 ON RECORD).**

City Manager Fred Sandoval, presented this item indicating is to approve a voluntary annexation of property located at 29426 Resaca Drive, applicant is Luis M. Garza. First Reading, No Action.

**ITEM 2. FIRST READING OF ORDINANCE NUMBER 2252-AU-020326, A REQUEST TO APPROVE A REZONE FOR A PROPERTY LOCATED AT THE INTERSECTION OF CESAR GONZALEZ PARKWAY AND FM 510 BEARING A LEGAL DESCRIPTION: BEING 6.591 ACRES OF LAND OF THE NORTH 20.00 ACRES OUT OF THE SOUTHEAST ONE-QUARTER OF BLOCK 6 SAN BENITO LAND AND WATER COMPANY SUBDIVISION, ACCORDING TO MAP RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CONCEPCION DE CARRICITOS GRANT, CAMERON COUNTY, TEXAS FROM LI "LIGHT INDUSTRY" TO C-2 "COMMERCIAL GENERAL RETAIL BUSINESS".**

City Manager Fred Sandoval presented this item indicating that it is a rezoning of property located at intersection of Cesar Gonzalez Parkway and FM510, going from light industrial to commercial general retail business. First Reading, No Action.

**ITEM 3. FIRST READING OF ORDINANCE NUMBER 2252-AV-020326, A REQUEST TO REZONE A PROPERTY LOCATED AT 251 CESAR GONZALEZ PARKWAY BEARING A LEGAL DESCRIPTION: BEING 5.007 ACRES OF LAND OUT OF BLOCK 6, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS FROM LI "LIGHT INDUSTRY" TO C-2 "COMMERCIAL GENERAL RETAIL BUSINESS". APPLICANT: RODOLFO LOPEZ.**

City Manager Fred Sandoval presented this item indicating it is a rezone of property located at 251 Cesar Gonzalez Parkway, the applicant is Rodolfo Lopez. First Reading, No Action.

**ITEM 4. FIRST READING OF ORDINANCE NUMBER 2252-AW-020326, A REQUEST TO REZONE A PROPERTY LOCATED AT 734 WHITNEY STREET BEARING A LEGAL DESCRIPTION: LOTS NUMBER ONE (1) AND TWO (2), IN BLOCK NUMBER ONE (1) IN WHITNEY SUBDIVISION NUMBER TWO (2), CAMERON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF CAMERON COUNTY, TEXAS FROM SF-1 "SINGLE FAMILY ONE" TO C-2 "COMMERCIAL GENERAL RETAIL BUSINESS". APPLICANT: REYMONDO MARTINEZ.**

City Manager Fred Sandoval presented this item indicating is a request to rezone property located at 734 Whitney Street, applicant is Reymundo Martinez. First Reading, No Action.

**ITEM 5. CONSIDERATION AND POSSIBLE ACTION TO RATIFY CONTRACTS AND PAYMENT OF FIVE INVOICES TOTALING \$15,229.32 TO AMERICAN ELECTRIC POWER (AEP) FOR NEW STREETLIGHT INSTALLATIONS ON SHAFER ROAD, ZILLOCK ROAD, AND YOST ROAD, AND STREETLIGHT UPGRADES ON ROBERTSON ROAD AND SHAFER ROAD.**

City Manager Fred Sandoval presented this item indicating these are items requested of AEP for the new street lights placed as none existed in those areas.

Mayor Pro Tem Tom Goodman moved to approve Item 5, to ratify contracts and payment of five invoices totaling \$15,229.32 to American Electric Power (AEP) for new streetlight installations on Shafer Road, Zillock Road, and street light upgrades on Robertson Road and Shafer Road, motion seconded by Commissioner Pete A. Galvan, and carried unanimously.

**ITEM 6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN AGREEMENT BETWEEN TOSHIBA AND THE CITY OF SAN BENITO FOR THE PURCHASE OF ONE (1) BROTHER MFC-EX915DW COPIER IN THE AMOUNT OF \$1,459.15, WITH AN ASSOCIATED MONTHLY SERVICE FEE OF \$51.60, FOR THE SAN BENITO POLICE DEPARTMENT COMMUNICATIONS CENTER.**

Police Chief Mario Perea stated this item is the purchase of a printer to replace our Dispatch Center existing printer that is none repairable.

Mayor Pro Tem Tom Goodman moved to approve Item 6, to approve agreement between Toshiba and the City of San Benito for the purchase of one(1) brother mfc-EX015DW copier in the amount of \$1,459.15, with an associated monthly service fee of \$51.60 for the San Benito Police Department Communications Center, motion seconded by Commissioner Deborah Morales, and carried unanimously.

**ITEM 7. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN ARTWORK LOAN AGREEMENT BETWEEN THE ARTIST RAY SMITH AND THE CITY OF SAN BENITO FOR THE SOLO EXHIBITION, *THE ARCHITECTURE OF VULNERABILITY*, OPENING FEBRUARY 19 THROUGH MAY 23, 2026, AT THE SAN BENITO CULTURA HERITAGE MUSEUM LOCATED AT 250 EAST HEYWOOD STREET, SAN BENITO, TEXAS 78586.**

Aleida Garcia, Cultural Arts Director presented this item providing biography of Artist Ray Smith and his decision to establish a multipurpose cultural space and invest in downtown building in San Benito represents a meaningful and long-term commitment to our Cultural Community.

Commissioner Deborah Morales moved to approve Item 7, approve Artwork Loan Agreement between the artist Ray Smith and the City of San Benito for the solo exhibition, *The Architecture of Vulnerability*, opening February 19 through May 23, 2026, at the San Benito Cultura Heritage Museum located at 250 East Heywood Street, San Benito, Texas 78586, motion seconded by Mayor Ricardo Guerra, and carried unanimously.

**ITEM 8. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE AMENDED SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF SAN BENITO AND THE COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE FOR THE ADMINISTRATION OF COMMUNITY DEVELOPMENT BLOCK GRANT-CV (CDBG-CV) FUNDS.**

Diana Garza, Assistant City Manager stated we needed to extend this agreement so we can expend those dollars. Extended until December 2026. We currently have served over sixty-four families and a little over three-hundred people have been impacted by this program.

Commissioner Deborah Morales moved to approve Item 8, approve the Amended Subrecipient Agreement between the City of San Benito and the Community Development Corporation of Brownsville for the administration of Community Development Block Grant-CV (CDBG-CV) funds, motion seconded by Commissioner Pete A. Galvan, and carried unanimously.

**ITEM 9. CONSIDERATION AND POSSIBLE ACTION TO PURCHASE ONE DODGE DURANGO POLICE PURSUIT VEHICLE FROM CZAR COMPANIES, LLC, FOR THE TOTAL AMOUNT OF \$46,045.00.**

Police Chief Mario Perea stated we have emergency equipment from a decommissioned vehicle readily available for the new Dodge Durango. We will purchase the new vehicle using asset forfeiture funding.

Commissioner Pete A. Galvan moved to approve Item 9, to purchase one Dodge Durango Police Pursuit vehicle from CZAR Companies, LLC, for the total amount of \$46,045.00, motion seconded by Mayor Pro Tem Tom Goodman, and carried unanimously.

**ITEM 10. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF TEN (10) DELL LAPTOPS AND TEN (10) DELL TABLETS FROM SHI GOVERNMENT SOLUTIONS, INC., UTILIZING FUNDS FROM THE LADD AND KATHRINE HANCHER LIBRARY FOUNDATION GRANT, FOR AN AMOUNT NOT TO EXCEED \$12,078.30.**

Augustin Carrera, Library Director presented this item indicating they would like to use forty percent of the grand funds awarded this past year to continue computer classes for adults. It would be computers on wheels type scenario so we can use our meeting space during the afternoon when the Library is open to the public.

Commissioner Deborah Morales moved to approve Item 10, to approve the purchase of ten (10) Dell laptops and ten (10) Dell tablets from SHI Government Solutions, Inc., utilizing funds from the Ladd and Kathrine Hancher Library Foundation Grant, for an amount not to exceed \$12,078.30, motion seconded by Mayor Pro Tem Tom Goodman and carried unanimously.

**ADJOURNMENT.**

There being no further business to come before the Commission, upon duly made motion Mayor Ricardo Guerra announced ADJOURNMENT AT 5:54 P.M.

CITY OF SAN BENITO

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HONORABLE RICARDO GUERRA  
MAYOR

ATTEST:

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RUTH MCGINNIS  
CITY SECRETARY