

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, FEBRUARY 3, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, February 3, 2025 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: None

STAFF PRESENT: Jonathan Flores, City Manager
David Friedlein, Assistant City Manager
Cynthia Garza, Assistant City Manager
Hilda Pedraza, Assistant City Manager
Imelda Perez, City Clerk
Maria Rangel, City Engineer
Jamison Merrick, Finance Director
Veronica Ramirez, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Kimberly Mendoza, Dev. Srvcs. Director
Luis Marin, Public Works Director
Melanie Cano, O.S.E. Director
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Mayra Gomez, Purchasing Dept. Director
Danny Ramirez, EMS Chief
C. J. Sanchez, Pharr Chamber President
Michael Martinez, Asst. Chief Comm. Officer
Iliana Oliva, P.S. Communications
Niko Tapangan, Public Health Director
Victor Perez, PEDC Director
Abel Molina, Interim Special Events Director
Elizabeth Diaz, Grants Management Director

CITY ATTORNEY Ricardo Rodriguez, City Attorney
ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD.

Mayor Hernandez called the meeting to order at 4:00 p.m. Roll call established a quorum.

Comm. Medina was not present at the time of roll call but arrived at 4:01 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Luis Bazan, Bridge Director, led the pledge of allegiance and said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING FEBRUARY 2025 AS CHILDREN'S GRIEF AWARENESS MONTH.

Jonathan Flores, City Manager, introduced the item.

Bill Reagan, Executive Director for Children's Bereavement Center, thanked the Commission for the recognition and the proclamation. He stated the Children's Bereavement Center offers help to children and families grieving the death of a loved one and services were at no cost.

Comm. Flores read the proclamation proclaiming February 2025 as Children's Grief Awareness Month and presented proclamation to Bill Reagan.

B) PROCLAMATION PROCLAIMING FEBRUARY 2025 AS BLACK HISTORY MONTH.

Jonathan Flores, City Manager, introduced the item.

Pastor Alphonzo Gatling, ViVa Co-Founder and Board Member, thanked the City of Pharr for the collaboration and partnership on multiple events throughout the year and looked forward to getting Black History Month.

Comm. Pacheco read the proclamation proclaiming February 2025 as Black History Month. Pastor Alphonzo Gatling received the proclamation.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT

Jonathan Flores, City Manager, introduced the item. He stated Maria Rangel, City Engineer, was in the audience and questions could be entertained at this time.

B) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, called upon Dulce Herrera, Media Journalist, for a report on upcoming city events.

Dulce Herrera, Media Journalist, presented video recaps of City of Pharr State of the City Address and City of McAllen and City of Pharr Collaboration Joint Fire Service Training.

Dulce Herrera, Media Journalist, reported a Healthier Texas Yoga event would take place on Wednesday, February 12, 2025, at the Jose "Pepe" Salinas Memorial Recreation Center located at 1011 W. Kelly Ave. starting at 6:00 p.m. She stated this was part of the Healthier Texas Challenge and extended an invitation to everyone to participate in this event.

Dulce Herrera, Media Journalist, further reported the Healthier Texas Bike with A Cop event would take place on Wednesday, February 19, 2025, at the Hike & Bike Trail located at 300 W. Hall Acres Rd. starting at 6:00 p.m. She extended an invitation to everyone to come out with their bikes and enjoy a bike ride with Pharr Police Officers.

Lastly, Dulce Herrera, Media Journalist, reported the Skate Jam event would take place on Saturday, February 22, 2025, at the Victor Garcia Municipal Park located at 205 W. Polk Ave. from 6:00 p.m. to 10:00 p.m. She extended an invitation to everyone to bring their skateboard and have a good time.

ITEM 6. CONSENT AGENDA

- A) **APPROVAL OF MINUTES FOR JANUARY 21, 2025 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ENTERING INTO AN AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR CLOSURE OF SOUTH U.S. 281 AND EAST OLD BUSINESS 83 FOR THE 19TH ANNUAL ST. PATRICK'S DAY 5K RUN/WALK ON SATURDAY, MARCH 1, 2025, FROM 7:00 A.M. TO 11:00 A.M. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (PARKS)**
- C) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ENTERING INTO AN AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR CLOSURE OF I ROAD/VETERANS ROAD FROM OWASSA ROAD TO EAST FERGUSON AVENUE (FM 495) FOR "WALKING THE SOUTHERN ROADS TO FREEDOM" EVENT ON WEDNESDAY, MARCH 5, 2025 FROM 10:00 A.M. TO 2:00 P.M. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**
- D) **CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. **HALFF ASSOCIATES, INC., REPRESENTING KVS DEVELOPMENT, LLC., OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 49.49 ACRE TRACT SITUATED IN NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 93, 94, 95, 96, 97 AND 98, BLOCKS 31 AND 32 OF THE SAN JUAN PLANTATION SUBDIVISION. THE PROPERTY IS PHYSICALLY LOCATED AT THE 2000 BLOCK OF EAST MILITARY HIGHWAY. COZ#241233 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. **MELDEN & HUNT, INC., REPRESENTING SOUTHWIND GARDENS, LLC., OWNER, REQUESTED A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 4.284 ACRES, MORE OR LESS, OUT OF ALL OF LOT 4 AND OUT OF LOT 1, SOUTHWIND GARDENS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1904 WEST RIDGE ROAD. COZ#241232 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 3. **TEXAS NIGHTLIFE, LLC., D/B/A GALLINAS LOCAS BAR AND GRILL, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 187, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6905 SOUTH JACKSON ROAD. CUP#231030 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 4. **MICHAEL WRIGHT, CFO, DBA PARRY'S PIZZA, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1B OF THE 2ND REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISIONS, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 550 NORTH JACKSON ROAD. CUP#231132 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

Jonathan Flores, City Manager, introduced the consent agenda and recommended approval.

Comm. Chavez moved to approve as recommended. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No's. R-2025-05 and R-2025-06 and Ordinance No's. O-2025-03 and O-2025-04 are filed with the City Clerk's Office.

At this time, Mayor Hernandez stated they would deviate from the agenda and go into closed session. There was no objection.

ITEM 11. CLOSED SESSION

The time being 4:15 p.m., Mayor Hernandez stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM 12. RECONVENE

The time being 4:42 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE CALLING THE CITY OF PHARR GENERAL MUNICIPAL ELECTION FOR MAY 3, 2025, FOR ELECTION OF CITY COMMISSIONERS PLACES 2, 3 AND 4 AND DESIGNATING ELECTION PRECINCTS AND POLLING PLACES. (CONSIDERACIÓN Y ACCIÓN, EN ORDENANZA PARA ORDENAR LA ELECCIÓN MUNICIPAL GENERAL DE LA CIUDAD DE PHARR EL 3 DE MAYO DE 2025 PARA ELEGIR COMISIONADOS LUGARES 2, 3, Y 4, Y LA DESIGNACIÓN DE DISTRITOS ELECTORALES Y CENTROS DE VOTACIÓN), (ADOPTION ON 1ST READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item.

Comm. Chavez **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2025-05 is filed with the City Clerk's Office.

- B) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AUTHORIZING THE TRANSFER OF REAL PROPERTY TO THE PHARR ECONOMIC DEVELOPMENT CORPORATION, INC. II, PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING FOR EFFECTIVE DATE; DECLARATION OF EMERGENCY; PROPER NOTICE OF MEETING; AND ORDAINING OTHER MATTERS RELATING TO THE FOREGOING. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item.

Comm. Chavez **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2025-06 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING ONE (1) MEMBER TO THE GOLF ADVISORY BOARD. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (PARKS)**

Jonathan Flores, City Manager, introduced the item and recommended the appointment of Carlos Alanis to the Golf Advisory Board.

Comm. Medina **moved** to appoint Carlos Alanis to the Golf Advisory Board. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-07 is filed with the City Clerk's Office.

ITEM 8. ADMINISTRATIVE

- A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO REJECT BIDS FOR THE COMMERCIAL VEHICLE PARKING AREA AND RE-ADVERTISE FOR BIDS. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE CITY MANAGER TO RE-ADVERTISE FOR BIDS FOR THE I ROAD RECONSTRUCTION AND HIKE AND BIKE TRAIL (RANCHO BLANCO TO MILITARY HWY.). THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE CITY MANAGER TO RE-ADVERTISE A REQUEST FOR PROPOSALS (RFP) FOR PROFESSIONAL ENGINEERING SERVICES FOR INSPECTION, MATERIAL TESTING, AND CONSTRUCTION MANAGEMENT FOR THE I ROAD RECONSTRUCTION AND HIKE AND BIKE TRAIL (RANCHO BLANCO TO MILITARY HWY.). THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

ITEM 9. PURCHASING

- A) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF TWO (2) 2024 SILVERADO 4X4 VEHICLES FROM SAM PACK'S FIVE STAR FORD FROM CARROLLTON TEXAS IN THE AMOUNT OF \$104,088.10 THROUGH BUYBOARD COOPERATIVE PURCHASING PROGRAM #724-23. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

- B) CONSIDERATION AND ACTION, IF ANY, ON REPAIR SERVICES FOR FIRE DEPARTMENT TRUCK 1 AERIAL APPARATUS WITH EVTECHXAS FIRE APPARATUS REPAIR FROM BROWNSVILLE, TEXAS. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Flores moved to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ISSUE PAYMENT IN THE AMOUNT OF \$100,000.00 FOR MARK 43 RECORD MANAGEMENT SYSTEM AND COMPUTER AIDED DISPATCH SYSTEMS. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (COMMUNICATIONS)**

Jonathan Flores, City Manager, introduced the item.

Comm. Medina moved to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

- D) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF VERMEER HEAVY EQUIPMENT FOR PHARR CONNECT FROM VERMEER TEXAS-LOUISIANA FROM ALAMO TEXAS IN THE AMOUNT OF \$269,946.87 THROUGH SOURCEWELL COOPERATIVE PURCHASING PROGRAM #110421-VRM. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo moved to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

ITEM 10. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF PHARR AND HEALTHY KIDS AND TEENS OF SOUTH TEXAS, INC. ON USAGE OF JONES BOX PARK FOR FREE MEALS TO CHILDREN PROGRAM. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item.

Comm. Chavez moved to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE CITY MANAGER TO AWARD A CONSTRUCTION CONTRACT FOR THE TRAFFIC SIGNAL AT SUGAR AND MINNESOTA TO THE LEVY COMPANY, LLC FROM SELMA, TX IN THE AMOUNT OF \$311,361.50. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item and stated the award of contract was contingent on completion of project within thirty (30) days.

Comm. Carrillo moved to approve as recommended. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

ITEM 13. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Chavez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:47 p.m.

CITY OF PHARR


AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 3rd DAY OF FEBRUARY 2025 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner’s Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **IMELDA PEREZ, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:



IMELDA PEREZ, CITY CLERK

APPROVED: February 25, 2025