

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
TUESDAY, FEBRUARY 25, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Tuesday, February 25, 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. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Comm. Ricardo Medina

STAFF PRESENT: Jonathan Flores, City Manager
David Friedlein, 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. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, O.S.E. Director
Ruben Rosales, Public Utilities Director
Isaac Escobedo, Asst. 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
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, P.S. Communications Dir.
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 3:50 p.m. Roll call established a quorum.

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

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 TEEN DATING VIOLENCE AWARENESS MONTH.**

Jonathan Flores, City Manager, introduced the item.

Veronica Perez, Executive Director for Angels of Love, thanked the Commission for the proclamation and for collaborating with their organization. She stated Angels of Love was a non-profit organization that provides services to victims of domestic violence, stalking, sexual assault, and human trafficking. Ms. Perez highlighted the importance of educating young people about healthy relationships and stated they would hold presentations at various P.S.J.A. schools in the upcoming months.

Jumary Campos, Victim Advocate, translated Ms. Perez's comments in Spanish.

Comm. Flores read the proclamation proclaiming February 2025 as Teen Dating Violence Awareness Month and presented the proclamation to Veronica Perez and Jumary Campos.

B) PROCLAMATION PROCLAIMING FEBRUARY 23, 2025 AS SERVE ABOVE SELF DAY AND PAINTING THE MAGIC OF ROTARY DAY.

Jonathan Flores, City Manager, introduced the item.

Jaime "Jerry" Munoz thanked the Commission for the proclamation and stated the Rotary Club was a community-based organization focused on community service and the youth population and had been in Pharr for seventy (70) years. He further stated the organization was very active and mentioned several programs they sponsored throughout the P.S.J.A. area.

Mayor Hernandez, Comm. Carrillo, and Comm. Caballero thanked the Rotary Club of Pharr for all they do for the community.

Comm. Caballero read the proclamation proclaiming February 23, 2025, as Serve Above Self Day and Painting The Magic of Rotary Day and presented the proclamation to Jaime Munoz and Rotary Club of Pharr members present.

C) PROCLAMATION PROCLAIMING FEBRUARY 16-22, 2025 AS NATIONAL ENGINEERS WEEK.

Jonathan Flores, City Manager, introduced the item.

Maria Rangel, City Engineer, introduced her staff. She briefly stated they were responsible for the various capital improvement projects in the city, which enhance infrastructure and quality of life for the residents. She further thanked the Commission for the recognition and proclamation.

Comm. Chavez read the proclamation proclaiming February 16 – 22, 2025 as National Engineers Week and presented proclamation to Maria Rangel and staff.

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) SUBMISSION OF SALES TAX COLLECTION REPORT FOR FEBRUARY 2025.

Jonathan Flores, City Manager, introduced the item. He briefly reported the City of Pharr showed a 5.23% year-to-date true growth and stated Jamison Merrick, Finance Director, was in the audience and questions could be entertained at this time.

B) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, called upon Yuri Gonzalez, Chief Communications Officer, for a report on upcoming city events.

Yuri Gonzalez, Chief Communications Officer, presented video recaps of "Say I Do" wedding ceremonies, Night Under the Stars, EMS Burn Awareness Event, and a promotional video for the upcoming St. Patrick's Day 5K Run/Walk.

Yuri Gonzalez, Chief Communications Officer, reported the Stop the Bleed campaign would take place on Tuesday, February 25, 2025, at the Pharr EMS Headquarters from 6:00 p.m. to 8:00 p.m. She invited anyone interested in participating to register and attend one of several offered classes.

Yuri Gonzalez, Chief Communications Officer, reported the Healthier Texas Bike with A Cop event would take place on Wednesday, February 26, 2025, at the Hike & Bike Trail located at 300 W. Hall Acres Rd. starting at 6:00 p.m. She invited everyone to come out with their bikes and enjoy a bike ride with Pharr Police Officers.

Yuri Gonzalez, Chief Communications Officer, reported the Healthier Texas Health Fair and Salsa Lesson event would take place on Tuesday, March 4, 2025, at the Pharr EMS Headquarters from 5:30 p.m. to 7:30 p.m. She stated this was part of the Healthier Texas Challenge and extended an invitation to everyone to take part in this health fair and salsa lesson class.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported on the Badge the Youth Academy at Pharr Police Department. She stated this academy was a ten (10) - week course, and classes would start Wednesday, March 5, 2025, and be held every Wednesday from 6:00 p.m. to 8:00 p.m. She extended the invitation for anyone interested in participating in this academy to register by no later than Monday, March 3, 2025.

ITEM 6. CONSENT AGENDA

A) APPROVAL OF MINUTES FOR FEBRUARY 3, 2025 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)

B) CONSIDERATION AND ACTION, IF ANY, ON RENEWAL OF PHARR ECONOMIC DEVELOPMENT CORPORATION II (PEDC II) LINE OF CREDIT WITH LONE STAR NATIONAL BANK. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (PEDC II)

C) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM HIDALGO COUNTY ELECTIONS DEPARTMENT ON USE OF JOSE "PEPE" SALINAS RECREATION CENTER AND PHARR DEVELOPMENT AND RESEARCH CENTER AS EARLY VOTING AND ELECTION DAY POLLING LOCATIONS FOR THE UPCOMING 2025 ELECTION CYCLE. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)

- D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE PHARR POLICE DEPARTMENT TO SUBMIT A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR- CRIMINAL JUSTICE DIVISION FOR THE CRIME VICTIM AND HUMAN TRAFFICKING LIAISON PROJECT-GRANT NUMBER 2430514. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (POLICE)
- E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE PHARR POLICE DEPARTMENT TO SUBMIT AN APPLICATION FOR THE OPERATION STONEGARDEN GRANT PROGRAM (OPSG-2025) TO THE OFFICE OF THE GOVERNOR'S HOMELAND SECURITY DIVISION- GRANT NUMBER 3173110. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (POLICE)
- F) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE PHARR POLICE DEPARTMENT TO SUBMIT A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION FOR OPERATION LONE STAR GRANT PROGRAM-GRANT NUMBER 5059902. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (POLICE)
- G) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE PHARR POLICE DEPARTMENT TO SUBMIT A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR-CRIMINAL JUSTICE DIVISION: PHARR BORDER BULLET RESISTANT SHIELD GRANT PROGRAM-GRANT NUMBER 5147202. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (POLICE)
- H) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE PHARR POLICE DEPARTMENT TO SUBMIT A APPLICATION TO THE OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION FOR FY2025 EMS BORDER SECURITY ENHANCEMENT PROJECT-GRANT NUMBER 4395703. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (POLICE)
- I) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES: (ADMINISTRATION)
1. VILLA DEL MAR RESTAURANT, 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 0.108 ACRES, MORE OR LESS, OUT OF LOT 3, RIVERAINE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6502 SOUTH CAGE BOULEVARD, SUITE 1. CUP#231029. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
- J) PLATS:
1. MELDEN & HUNT INC., REPRESENTING JAIME ROEL GARCIA, DIRECTOR FOR GARCIA-REYNA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, REQUESTED PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAT OF ARBOR VISTA ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 14.996 ACRES OUT OF LOTS 32 AND 33, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF NORTH VETERANS BOULEVARD ("I" ROAD). SUB#250104. 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. Carrillo seconded the motion and when put to a vote, it carried by majority vote of four (4) ayes and two (2) abstentions. Mayor Hernandez abstained from voting on Item 6.B and Comm. Pacheco abstained from voting on Item 6.J.1.

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Resolution No's. R-2025-08, R-2025-09, R-2025-10, R-2025-11 and R-2025-12 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 4:25 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 5:18 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 CANCELING THE GENERAL MUNICIPAL ELECTION FOR MAY 3, 2025 (*CONSIDERACIÓN Y ACCIÓN, EN ORDENANZA PARA CANCELER LA ELECCIÓN MUNICIPAL DEL 3 DE MAYO DE 2025*) 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-2025-07 is filed with the City Clerk's Office.

- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE APPROVING THE EXTENSION OF THE BOUNDARIES OF TAX INCREMENT REINVESTMENT ZONE (TIRZ) NO. 2. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**

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.

Ordinance No. O-2025-08 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION IN SUPPORT OF MEADOW HEIGHTS, LP TO SUBMIT AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE 9% HOUSING TAX CREDITS FOR MEADOW HEIGHTS APARTMENTS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (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.

Resolution No. R-2025-13 is filed with the City Clerk's Office.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING ONE (1) ALTERNATE MEMBER TO THE PLANNING AND ZONING COMMISSION. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)

Jonathan Flores, City Manager, introduced the item recommended the appointment of Roberto Carrillo Jr. as an alternate board member to the Planning & Zoning Commission.

Comm. Chavez moved to appoint Roberto Carrillo Jr. as an alternate board member to the Planning & Zoning Commission. Mayor Hernandez seconded the motion and when put to a vote, it carried by majority vote of five (5) ayes and one (1) abstention. Comm. Carrillo abstained from voting

Resolution No. R-2025-14 is filed with the City Clerk's Office.

ITEM 8. ADMINISTRATIVE

A) CONSIDERATION AND ACTION, IF ANY, ON ADOPTION OF THE WATER AND WASTEWATER RATE STUDY COMPLETED FOR THE CITY OF PHARR BY CAPEX CONSULTING GROUP. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (FINANCE)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo moved to approve as discussed in executive session. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON THE PROPOSED TOLL FEE INCREASE FOR SALVAGE VEHICLES AT THE PHARR INTERNATIONAL BRIDGE. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (BRIDGE)

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.

ITEM 9. PURCHASING

A) CONSIDERATION AND ACTION, IF ANY, RATIFYING THE EMERGENCY PURCHASE OF REPLACEMENT EQUIPMENT AND INSTALLATION FOR THE WASTE WATER TREATMENT PLANT FROM LEWIS ELECTRIC MOTORS FROM HARLINGEN, TEXAS IN THE AMOUNT OF \$147,353.72. (BUYBOARD COOPERATIVE PURCHASING PROGRAM #672-22) THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (PURCHASING)

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.

ITEM 10. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, ON ACCEPTANCE OF THE PSJA TRI-CITY PEDESTRIAN SAFETY IMPROVEMENTS PHASE I AS COMPLETE. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)

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, AUTHORIZING CITY MANAGER TO ENTER INTO A SERVICE AGREEMENT WITH LIFE SCAN WELLNESS CENTER FROM TAMPA, FL TO PROVIDE ANNUAL MEDICAL PHYSICALS FOR THE FIRE DEPARTMENT. 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.

- C) CONSIDERATION AND ACTION, IF ANY, ON DEDUCT CHANGE ORDER NUMBER 1 AND THE ADDITION OF 30 CALENDAR DAYS TO THE PHARR-REYNOSA INTERNATIONAL BRIDGE EXPANSION. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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.

- D) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NUMBER 2 TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH GDJ ENGINEERING, LLC, FOR THE VETERANS ROAD / HIKE AND BIKE EXPANSION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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.

- E) CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT WITH THE HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 2 FOR AN AERIAL PERMIT FOR THE PHARR-REYNOSA INTERNATIONAL BRIDGES. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

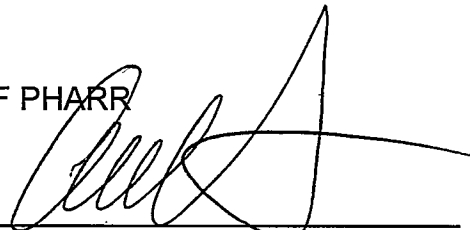
Jonathan Flores, City Manager, introduced the item.

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

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 5:22 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

MINUTES: REGULAR CALLED MEETING
February 25, 2025

ON THIS THE 25th 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: March 3, 2025