

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, MAY 5, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, May 5, 2025 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Daniel Chavez
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez
Comm. Ramiro Caballero

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
Sabrina Solis, Finance Comp. of Operations
Veronica Ramirez, HR Director
Juan Villescascas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
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
CJ Sanchez, Chamber President
Yuri Gonzalez, Chief Comm. Officer
Sara Salinas, Asst. P.S. Communications Dir.
Niko Tapangan, Public Health Director
Victor Perez, P.E.D.C 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.

Alternate Mayor Pro Tem Carrillo called the meeting to order at 4:00 p.m. Roll call established a quorum.

Comm. Medina moved to excuse absent members. Comm. Flores 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 MAY 5, 2025, AS SOUTH TEXAS BORDER CHAPTER TEXAS MASTER NATURALIST DAY.

Jonathan Flores, City Manager, introduced the item.

Ann Mayfield, President of the South Texas Border Chapter, thanked the Commission for the proclamation and briefly shared the group's impact, including 2,000 volunteer hours and over \$48,000 in community service contributions. Javier De Leon, Texas Parks and Wildlife, stated the program's statewide reach, with 1,700 certified volunteers providing 6.9 million service hours and benefiting over 234,000 acres.

At this time, Comm. Carrillo read the proclamation proclaiming May 5, 2025, as South Texas Border Chapter Texas Master Naturalist Day and presented proclamation to Ann Mayfield and staff.

B) PROCLAMATION PROCLAIMING MAY 4 – 10, 2025 AS PROFESSIONAL MUNICIPAL CLERKS WEEK.

Jonathan Flores, City Manager, introduced the item.

Imelda Perez, City Clerk, introduced her staff and thanked them for all their hard work and dedication. She emphasized that municipal clerks were responsible for ensuring transparency, overseeing elections, maintaining official records, and supporting public engagement. She further stated municipal clerks serve as guardians of public trust, keepers of history, and facilitators of democracy.

At this time, Comm. Flores read the proclamation proclaiming the week of May 4 – 10, 2025 as Professional Municipal Clerks Week and presented proclamation to Imelda Perez and staff.

C) PROCLAMATION PROCLAIMING MAY 11 – 17, 2025 AS PHARR POLICE MEMORIAL WEEK.

Jonathan Flores, City Manager, introduced the item.

Juan Gonzalez, Police Chief, introduced himself and his staff and thanked the Commission for their support. Chief Gonzalez stated National Police Week was a time to honor fallen officers and support their families. He highlighted the importance of remembering their sacrifice and thanked all officers for their continued dedication to public safety.

At this time, Comm. Pacheco read the proclamation proclaiming May 11 – 17, 2025 as Pharr Police Memorial Week.

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) RECOGNITION OF LEAH ADINARI GUERRA HERNANDEZ FOR RECEIVING A GOLDEN PRESIDENTIAL VOLUNTEER SERVICE AWARD.

Jonathan Flores, City Manager, introduced the item.

Brenda Hernandez approached the podium, on behalf of Regina's Modeling Academy and recognized Leah Adinari Guerra Hernandez for receiving the prestigious Golden Presidential Community Service Award. She further praised Leah's dedication to community service, leadership, and academic excellence, by describing her as a role model who inspires her peers through her commitment and achievements.

C) 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 Fire Firefighter Recognition at State Capital, The Possible Dream Foundation Press Conference, and Paint the Park & Arbor Day.

Yuri Gonzalez, Chief Communications Officer, reported the Warrior Race would take place on Saturday, May 10, 2025, and the registration deadline was Friday, May 9, 2025, at 6:00 p.m. She stated the race included swimming, biking, running and an obstacle course and extended an invitation to the public to register for this event.

Yuri Gonzalez, Chief Communications Officer, further reported on the Work Mode on Event series hosted by Development Services. She invited residents to come meet with departments and complete a brief survey supporting the City's Ten – Year Comprehensive Plan. She stated the event would take place at the Jose "Pepe" Salinas Recreation Center on Tuesday, May 13, 2025, from 5:00 p.m. to 7:00 p.m. and would include food, activities, and a generator raffle.

Yuri Gonzalez, Chief Communications Officer, reported the Pharr Police Department would host the Mind Matters Health Fair on Friday, May 16, 2025, from 6:00 p.m. to 8:00 p.m. at the French Garden, outside Pharr One on Nolana. She stated the event would feature 40 vendor booths offering information and services related to mental health, including doctors, counseling services, and behavioral health resources.

Yuri Gonzalez, Chief Communications Officer, also reported on the National Outdoor Day. She stated the Parks and Recreation Department would be hosting the Kids to Park Day on Saturday, May 17, 2025, from 4:00 p.m. to 8:00 p.m. at the city park located next to Allen and William Arnold School. She stated this was a free community event and encouraged families to enjoy the outdoors with games, food, music, and fun.

Yuri Gonzalez, Chief Communications Officer, reported on the Work Mode event series. She stated Development Services would be hosting a free hurricane preparedness awareness event at the Development and Research Center, from 6:00 p.m. to 8:00 p.m. on Wednesday, May 21, 2025. She further stated department directors would address community concerns and event would be moderated by meteorologist Tim Smith. She further stated a generator raffle would take place and residents were encouraged to register via QR code provided.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported the First Annual Vendor Expo, led by Purchasing Director Mayra Gomez, would be held on May 22, 2025, from 8:30 a.m. to 4:30 p.m. She stated there were one hundred forty (140) vendors already registered and the event was expected to be a success. She further stated multiple department directors would be present to share insights about their respective department operations.

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ITEM 6: CONSENT AGENDA

- A) **APPROVAL OF MINUTES FOR APRIL 21, 2025 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION EXECUTING AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR LAS MILPAS ROAD BETWEEN JACKSON ROAD AND CAGE BOULEVARD (CSJ: 0921-02-434). THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**
- C) **CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. **JUAN F. GARZA, D/B/A MUELLE 37, 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 A 0.073 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 2, BROWNING COMMERCIAL AREA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1000 NORTH CAGE BOULEVARD, SUITE A. CUP#150325 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. **PIZZA PROPERTIES, INC., D/B/A PETER PIPER PIZZA #63, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS LOT 1, PLEASANTON SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1715 SOUTH CAGE BOULEVARD. CUP#060104 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 3. **DIANA L. BOJORQUEZ DE ROBLES, D/B/A THE FORUM BY REGENCY, 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 0.08 ACRES, MORE OR LESS, OUT OF LOTS 12 AND 13, MACO BUSINESS CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 213 EAST FERGUSON AVENUE, SUITE D. CUP#240203 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 4. **MAURICIO JARAMILLO, D/B/A REGENCY FIESTA, 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 0.102 ACRES OUT OF LOT 1, REGENCY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1020 WEST FERGUSON AVENUE. CUP#071271 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 5. **OLLY'S DRIVE THRU, 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 A 0.04 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 27 AND 28, LA QUINTA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5850 SOUTH CAGE BOULEVARD. CUP#200836 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 6. **CNMK TEXAS PROPERTIES, LLC, D/B/A CINEMARK EL CENTRO MALL 16, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 3A, REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 600 NORTH JACKSON ROAD. CUP#131046 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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

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

Resolution No. R-2025-19 is filed with the City Clerk's Office.

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

ITEM 10. CLOSED SESSION

The time being 4:40 p.m., Mayor Pro Tem Chavez 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 11. RECONVENE

The time being 5:19 p.m., Mayor Pro Tem Chavez 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 AMENDING ORDINANCE NO. O-2019-37 PRESCRIBING NEW RATES FOR SEWER SERVICES. (1ST READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)**

Jonathan Flores, City Manager, introduced the item.

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

- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2020-07 PRESCRIBING NEW RATES FOR WATER SERVICES (1ST READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)**

Jonathan Flores, City Manager, introduced the item.

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

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DECLARING EQUIPMENT AS SURPLUS FOR SALE; ANY ITEMS NOT SOLD THROUGH NEGOTIATION WILL BE OFFERED AT AUCTION. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (EMERGENCY MEDICAL SERVICES)**

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2025-20 is filed with the City Clerk's Office.

- D) CONSIDERATION AND ACTION, IF ANY, ON A RESOLUTION AUTHORIZING THE CITY OF PHARR TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO CLOSE STATE ROADWAYS FOR PUBLIC EVENTS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (SPECIAL EVENTS)**

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2025-21 is filed with the City Clerk’s Office.

ITEM 8. PURCHASING

- A) **CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF TWO (2) HPV HIGH WATER RESCUE TRUCKS FOR THE FIRE DEPARTMENT FROM ACELA TRUCK COMPANY FROM BOZEMAN, MONTANA IN THE AMOUNT OF \$758,692.00 (SOURCEWELL COOPERATIVE PURCHASING PROGRAM #032824-CER). THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

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

ITEM 9. CONTRACTS/AGREEMENTS

- A) **CONSIDERATION AND ACTION, IF ANY, RESCINDING CITY COMMISSION ACTION TAKEN ON FEBRUARY 3, 2025 TO REJECT BIDS AND AUTHORIZING THE CITY MANAGER TO AWARD A CONSTRUCTION CONTRACT FOR THE COMMERCIAL VEHICLE PARKING AREA TO NM CONTRACTING FROM MCALLEN TX. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item.

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

- B) **CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT WITH MACGREGOR ENTERTAINMENT FOR CARNIVAL ATTRACTIONS FOR THE CITY OF PHARR AVOCADO FESTIVAL ON OCTOBER 11TH, 2025. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (SPECIAL EVENTS)**

Jonathan Flores, City Manager, introduced the item.

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

ITEM 12: ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Pacheco seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:21 p.m.

CITY OF PHARR


AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

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ON THIS THE 5th DAY OF MAY 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: May 19, 2025