

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, MAY 19, 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 19, 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 Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
Kimberly Mendoza, Dev. Svcs. 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.

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

Comm. Carrillo moved to excuse absent members. Comm. Caballero 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 22, 2025, AS NATIONAL STOP THE BLEED DAY.

Jonathan Flores, City Manager, introduced the item.

Danny Ramirez, EMS Chief, thanked the Commission for allowing them to continue their Stop The Bleed and Hands Only CPR training for the past four years. Chief Ramirez stated they would be hosting a training on Thursday, May 22, 2025 at 3000 N. Cage Blvd. in partnership with the Regional Advisory Council. He further introduced Dr. Palacio, Chairperson for the Regional Advisory Council and Trauma Doctor at McAllen Medical Center who thanked the City of Pharr for being a lead in this initiative.

At this time, Comm. Flores read the proclamation proclaiming May 22, 2025 as National Stop the Bleed Day and presented proclamation to Danny Ramirez, EMS staff and Regional Advisory Council members.

B) PROCLAMATION PROCLAIMING MAY 18 – 24, 2025 AS NATIONAL EMS WEEK.

Jonathan Flores, City Manager, introduced the item.

Danny Ramirez, EMS Chief, thanked the City Commission for their unwavering support and expressed his gratitude and heartfelt appreciation for the incredible service the pre-hospital professionals provide to the community every day.

At this time, Comm. Caballero read the proclamation proclaiming the week of May 18 – 24, 2025 as National EMS Week and presented proclamation to Danny Ramirez and staff.

C) PROCLAMATION PROCLAIMING MAY 18–24, 2025 AS NATIONAL PUBLIC WORKS AND PUBLIC UTILITIES WEEK.

Jonathan Flores, City Manager, introduced the item.

Jesus Pena, Assistant Public Works Director, thanked the City Commission and City Management for their leadership and support and further thanked Public Works staff for all their hard work and dedication to the community.

Ruben Rosalez, Public Utilities Director, also recognized and thanked the Public Utilities employees for all their hard work and service to the City of Pharr.

At this time, Comm. Carrillo read the proclamation proclaiming the week of May 18 – 24, 2025 as National Public Works and Public Utilities Week and presented proclamation to Jesus Pena, Ruben Rosales 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) RECOGNITION OF PSJA ISD STUDENTS GRADUATING FROM THE METHODIST HEALTHCARE MINISTRIES GRANT INTERNSHIP PROGRAM

Jonathan Flores, City Manager, introduced the item.

Jose Pena, Innovation and Technology Director, recognized the ten (10) Pharr-San Juan – Alamo students who participated and completed the Methodist Healthcare Ministries Grant Internship Program with the City of Pharr. He stated this was a paid internship program and the students were also part of the Cybersecurity Certificate program through South Texas College.

Belinda Vargas, Career & Technical Education Coordinator, thanked the City Commission and City Manager for their partnership and recognized the students for their dual credit hours earned.

Jose Pena, Innovation and Technology Director, further stated students were trained as Digital Navigators and presented them with certificates and a gift for completing of the program.

B) RECOGNITION OF HUMAN RESOURCES PROFESSIONAL OF THE YEAR

Jonathan Flores, City Manager, introduced the item and stated Veronica Ramirez, Human Resources Director, was presented with the Professional of the Year Award of Distinction at the Texas Municipal Human Resources Conference in San Antonio, Texas on May 7, 2025.

Jonathan, Flores, City Manager, stated one of the stand-off projects achieved by Veronica Ramirez was the "HR on Your Turf" program and briefly explained the program was designed to bridge a gap between the Human Resources Department and employees across various levels of the organization. He further stated this award was an annual recognition that celebrates Human Resources leaders that demonstrate excellence in their field and have made a significant contribution for their organization. Dr. Flores congratulated Veronica Ramirez on this well-deserved award.

Veronica Ramirez, Human Resources Director, stated she was very humbled and honored to have received this award and recognized the Human Resources team. She further thanked the City of Pharr leadership for their continued support.

C) RECOGNITION OF TEXAS MUNICIPAL LEAGUE LEADERSHIP ACADEMY GRADUATES

Jonathan Flores, City Manager, introduced the item and called upon Abel Molina, Special Events Director; Maria Rangel, City Engineer; Imelda Perez, City Clerk; CJ Sanchez, Chamber President; Elizabeth Diaz, Grants Director; Hilda Pedraza, Assistant City Manager, and Kimberly Mendoza, Development Services Director.

Jonathan Flores, City Manager, recognized these professionals for successfully completing the Texas Municipal League Academy, a prestigious program designed to strengthen the leadership skills of municipal officials in Texas.

All individuals thanked the City Commission and City Management team for allowing them the opportunity to attend these types of training for their future professional development growth.

D) 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 the Mother's Day Night Under the Stars Event, Warrior Race Event and Pharr Police Department Memorial Ceremony.

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

MINUTES: REGULAR CALLED MEETING
May 19, 2025

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.

Yuri Gonzalez, Chief Communications Officer, reported Pharr EMS Department would be hosting free Stop the Bleed and Hands Only CPR classes on Thursday, May 22, 2025 at the EMS Headquarters located at 3000 N. Cage Blvd. from 8:00 a.m. to 8:00 p.m. She stated anyone interested could scan the QR code provided to secure their spot for these free training opportunities.

Yuri Gonzalez, Chief Communications Officer, reported Public Works Department kicked off Public Works Week and went over the weekly events schedule. She further stated an annual celebration would be held on Friday, May 23, 2025 at 1015 E. Ferguson Ave. from 9:00 a.m. to 12:00 p.m. and invited the community to attend.

Yuri Gonzalez, Chief Communications Officer, also reported Public Works Department would be spearheading the Beautify Pharr Community Trash Bash to be held on Saturday, May 31, 2025 at Memorial Park located at 501 W. Egly Ave. from 8:00 a.m. to 12:00 p.m. She stated the roll-off containers would be available and staff and Keep Pharr Beautiful members would be walking the areas cleaning central alleys between Cage Blvd. to North Flag and State St. to West Bell.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported the annual Memorial Day Ceremony would be taking place on Monday, May 26, 2025 at Memorial Park located at 501 W. Egly Ave. at 9:00 a.m. She further extended an invitation to everyone to attend.

ITEM 6. CONSENT AGENDA

- A) **APPROVAL OF MINUTES FOR MAY 5, 2025 - REGULAR CALLED MEETING; AND MAY 12, 2025 - SPECIAL CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2019-37 PRESCRIBING NEW RATES FOR SEWER SERVICES. (2ND READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)**
- C) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2020-07 PRESCRIBING NEW RATES FOR WATER SERVICES (2ND READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)**
- D) **CONSIDERATION AND ACTION, IF ANY, RATIFYING PROFESSIONAL SERVICES RENDERED BY DISENO, INC. FROM PHARR, TX FOR THE DESIGN OF THE PHARR NATURE CENTER. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)**
- E) **CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. **MELDEN & HUNT, INC., REPRESENTING PHARR HOUSING DEVELOPMENT CORPORATION, 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 4.435 ACRES, MORE OR LESS, OUT OF LOT 165, AND ALL OF LOT 2, PHARR HOUSING AUTHORITY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 104 WEST POLK AVENUE. COZ#250406 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

2. 33 CONSTRUCTION AND ENERGY, LLC., REPRESENTING NORMA D. RODRIGUEZ TREJO, OWNER, REQUESTED A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.67 ACRES, MORE OR LESS, OUT OF LOT 326, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500 WEST DICKER ROAD. CUP#250403 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
3. KANS & KEYS #4 LLC. 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 LOTS 30 AND 31, BLOCK 5, EVANS SUBDIVISION NO. 3, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6804 SOUTH CAGE BOULEVARD. CUP#200525 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
4. SMOKIN' MOON, LLC., 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 ALL OF LOT 1-A AND THE EAST 26.7 FEET OF LOT 1, ALBRAD UNIT NO. 1 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1617 WEST POLK AVENUE. CUP#180648 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
5. MARISELA LINAN PERALEZ AND LOREMI CANTU D/B/A EXCLUSIVE EVENT CENTER, 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 0.351 ACRES, MORE OR LESS, OUT OF LOTS 27 THROUGH 30, BLOCK 2, LOS MARINEROS SUBDIVISION PHASE 1, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2200 SOUTH CAGE BOULEVARD. CUP#230275 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
6. CHIPOTLE TEXAS, LLC., 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 0.05 ACRES, MORE OR LESS, OUT OF 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 500 NORTH JACKSON ROAD, SUITE N-1. CUP#160942 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
7. TAQUERIA TEPEQUE EXPRESS, 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 0.041 ACRES, MORE OR LESS, OUT OF LOT 2, HACIENDA SANTA LUCIA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 701 EAST NOLANA LOOP, SUITE #3A. CUP#230384 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
8. JOSE ALBERTO HERNANDEZ, D/B/A DOC'S BILLIARDS & SPORTS BAR, 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 THE SOUTH 150 FEET OF LOTS 17, 18 AND 19, BLOCK 1, SAN PATRICIA ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 917 WEST FERGUSON AVENUE. CUP#130630 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

F) PLATS:

1. MELDEN & HUNT INC., REPRESENTING JAIME ROEL GARCIA, DIRECTOR FOR GARCIA-REYNA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED ARBOR VISTA ESTATES PHASE 1, LOT 1 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 6.00 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. (DEVELOPMENT SERVICES)

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

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

Resolution No. O-2025-16 is filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION SUSPENDING THE JUNE 24, 2025 EFFECTIVE DATE OF PROPOSAL BY TEXAS GAS SERVICE COMPANY FOR INTERIM RATE ADJUSTMENT FOR CITIES WITHIN RIO GRANDE VALLEY SERVICE AREA. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**

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.

Resolution No. R-2025-22 is filed with the City Clerk's Office.

- B) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING A MAYOR PRO TEM AND ALTERNATE MAYOR PRO TEM. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

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.

Resolution No. R-2025-23 is filed with the City Clerk's Office.

ITEM 8. PURCHASING

- A) **CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF A YALE GP155VX FORKLIFT TRUCK FOR THE PUBLIC WORKS DEPARTMENT FROM BRIGGS EQUIPMENT FROM PHARR, TEXAS FOR THE AMOUNT OF \$125,893.20. (BUYBOARD COOPERATIVE PURCHASING PROGRAM NO. 685-22) THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)**

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.

ITEM 9. CONTRACTS/AGREEMENTS

- A) **CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NUMBER 2 AND THE ADDITION OF 15 CALENDAR DAYS TO THE PHARR-REYNOSA INTERNATIONAL BRIDGE EXPANSION. 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.

- B) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A SERVICE CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE PHARR EVENTS CENTER IMPROVEMENTS WITH BROWNSTONE CONSULTANTS, LLC. FROM MCALLEN, TX THROUGH TIPS COOPERATIVE CONTRACT NO. 23010401-5248. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (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.

- C) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT FOR DESIGN SERVICES FOR THE PHARR EVENTS CENTER IMPROVEMENTS PROJECT WITH THE WARREN GROUP FROM MCALLEN, TX 78501. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)**

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.

ITEM 10. CLOSED SESSION

None

ITEM 11. RECONVENE

None

ITEM 12. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Caballero seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:57 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 19th 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.

MINUTES: REGULAR CALLED MEETING
May 19, 2025

ATTEST:



IMELDA PEREZ, CITY CLERK

APPROVED: June 2, 2025