

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JULY 7, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, July 7, 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. Ricardo Medina
Comm. Daniel Chavez
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: None

STAFF PRESENT: Jonathan Flores, City Manager
David Friedlein, Assistant City Manager
Cynthia Garza, Assistant City Manager
Imelda Perez, City Clerk
Pilar Rodriguez, Interim City Engineer
Jamison Merrick, Finance Director
Veronica Ramirez, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Roy Rodriguez, Code Comp. Asst. Director
Joe Garza, Dev. Svcs. Asst. Director
Luis Marin, Public Works Director
Keyla Jalife, O.S.E. Asst. Director
Oscar De Leon, Asst. Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Maritza Magallan, Interim Purchasing Dir.
Ben Martinez, Assistant EMS Chief
CJ Sanchez, Chamber President
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 4:00 p.m. Roll call established a quorum.

B) PLEDGE OF ALLEGIANCE/INVOCATION

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

ITEM 2. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 3. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

Marcy Garza signed up to speak on agenda item 5.E.1 but was not present at the time of the meeting.

Imelda Cantu signed up to speak on behalf of Nora Ochoa, Rafael Ochoa and Marcy Garza and spoke against agenda item 5.E.1. She stated the change of zone would cause infrastructure strain, traffic congestion, lack of privacy and greater possibility for flooding issues. In addition, the surrounding schools were at capacity.

San Juanita Gallegos Lopez signed up to speak on agenda item 5.E.1 but chose not to address the City Commission.

ITEM 4. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT - CAPITAL IMPROVEMENT PROJECTS

Jonathan Flores, City Manager, introduced the item. He stated Pilar Rodriguez was the Interim City Engineer and questions could be entertained at this time.

Mayor Hernandez requested status on the I Road and Moore Road projects. Pilar Rodriguez, Interim City Engineer, gave a brief status report on both projects.

B) RECOGNITION OF POLICE CHIEF JUAN GONZALEZ FOR HIS ACADEMIC ACHIEVEMENT.

Jonathan Flores, City Manager, recognized Juan Gonzalez, Chief of Police for his outstanding academic achievement in completing his Organizational Leadership bachelor's degree from South Texas College. He stated despite the demands of his role

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as police chief; he remained committed to his educational goals while continuing to serve the community.

Juan Gonzalez, Chief of Police, expressed his gratitude and thanked everyone for supporting him in accomplishing his educational goals. He stated this was a reflection of the values of the City of Pharr; growth, service and the belief that employees can always keep learning. Lastly, he stated leadership was a lifelong process and stated it was never too late to keep investing in oneself no matter where you were in life.

The Board of Commissioners congratulated Chief Gonzalez on his accomplishment.

C) RECOGNITION OF GRADUATES FROM THE CERTIFIED PUBLIC MANAGER PROGRAM.

Jonathan Flores, City Manager, stated the item would be presented at the next meeting due to some staff not being present.

D) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, called upon Ben Martinez, Assistant EMS Chief, for a short presentation.

Ben Martinez, Assistant EMS Chief, introduced Casey Swanson, Co-Founder of Suzannah Smiles, a nonprofit supporting awareness and finding for Spina Bifida.

Mr. Swanson thanked the City of Pharr for supporting their 15th annual SB250 bike ride, which hosted over 85 cyclists and raised funds to benefit Spina Bifida Texas. He stated over the past 15 years; the organization has donated over \$600,000 and assisted more than 500 children across South Texas.

There being no further comments, 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 highlighting Pharr Connect Computer Literacy Program, National Men's Health Week, and Public Works Department efforts.

Yuri Gonzalez, Chief Communications Officer, further reported on The Pets Wellness Fair and Rabies Clinic. She stated the event would take place on Saturday, July 12, 2025, from 9:00 a.m. to 1:00 p.m. at the Pepe Salinas Recreation Center, and reported 440 pets were registered for rabies vaccines, pet-related vendors, and the relaunch of the PAWS tracking program in partnership with YMR Services. She further stated although the clinic was at capacity, the public was still encouraged to enjoy the fair component of the event.

Yuri Gonzalez, Chief Communications Officer, also reported Parks and Recreation Frozen Jr. Summer Theatre Show would take place on July 17-19, 2025, at the PSJA

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North High School Auditorium, with doors opening at 6:30 p.m. and the show starting at 7:00 p.m. She stated admission was \$7.00 and the production featured 80 children between the ages of 4 and 14.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported Development Services would host the Our Pharr, Our Future Open House on July 24, 2025 from 5:00 p.m. to 7:00 p.m. at the Pharr Development and Research Center, where residents can provide input on future city projects and complete a survey. She further stated this family-friendly event would include fun activities, conversations with city managers, and a raffle.

ITEM 5. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR JUNE 02, 2025 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2021-09 STANDARDS MANUAL CONSTRUCTION AND DEVELOPMENT GUIDE. (2ND READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**
- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE TO REQUEST FOR PROPOSALS (RFP'S) FOR CONSTRUCTION MANAGER AT RISK FOR PHARR EVENTS CENTER PROJECT. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (PURCHASING)**
- D) CONSIDERATION AND ACTION, IF ANY, RATIFYING EMERGENCY SANITARY SEWER MANHOLE COLLAPSE SERVICE REPAIRS. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)**
- E) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. MELDEN & HUNT, INC., REPRESENTING HOMERO RIVAS, OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 17.196 ACRES, MORE OR LESS, OUT OF LOT 106, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 4300 NORTH SUGAR ROAD. COZ#250511 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. CRISANDRA ALANIZ, REPRESENTING CENTRO DE ALABANZA OASIS, REQUESTED A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF PRINCIPLE SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 5224 NORTH CAGE BOULEVARD, SUITES 4-5. CUP#250505 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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3. QUINTA REAL EVENTS, LLC., REQUESTED RENEWAL OF 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 LOTS 1 AND 2, SAVE AND EXCEPT THE SOUTH 32 FT. OUT OF LOT 2, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2620 SOUTH GARDENIA STREET. CUP#201042 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
4. ANTONIO MURAIRA, OWNER, REQUESTED A CONDITIONAL USE PERMIT TO ALLOW THE STORAGE OF VEHICLES IN A SECURE, FENCED-IN AREA FOR A TOWING COMPANY IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 4, ALBRAD BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1106 WEST ALBRAD AVENUE. CUP#250404 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
5. GERARDO RODRIGUEZ, REPRESENTING MARIA GARCIA, OWNER, REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL SMALL LOT (R-1A) TO NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 6 AND 7, BLOCK 93, HACKBERRY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 409 NORTH FIR STREET. COZ#250512 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

F) PLATS:

1. R. E. GARCIA & ASSOCIATES, REPRESENTING RAMIRO RIVAS, OWNER, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED RIVAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10.00 ACRE TRACT OF LAND BEING THE EAST 10.00 ACRES OF THE WEST 20.00 ACRES OF LOT 375, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF WEST HI-LINE ROAD. SUB#230822 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
2. WINDROSE LAND SURVEYING AND PLATTING, REPRESENTING MARCELLA B. ROCHA, ASSISTANT SECRETARY OF CIRCLE K STORES, INC., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED CIRCLE-K #2709238 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.987 ACRE TRACT OF LAND OUT OF THE JUAN JOSE HINOJOSA SURVEY AND BEING A PORTION OUT OF LOT 340, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 8000 BLOCK OF SOUTH CAGE BOULEVARD. SUB#241236 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. Chavez seconded the motion and when put to a vote, it carried unanimously.

Ordinance Nos. O-2025-21 and O-202-22 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.

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ITEM 10. CLOSED SESSION

The time being 4:34 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 11. RECONVENE

The time being 5:07 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE APPOINTING/REAPPOINTING MUNICIPAL JUDGE. (ADOPTION ON 1ST READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo moved to reappoint Juan Villescas as Municipal Judge. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2025-23 is filed with the City Clerk's Office.

- B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION EXECUTING AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR MOORE ROAD BETWEEN CAGE BOULEVARD AND "I" ROAD (CSJ: 0921-02-437). 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.

Resolution No. R-2025-27 is filed with the City Clerk's Office.

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- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE GRANT PROGRAM TO FUND SIX (6) FIREFIGHTER POSITIONS. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (FIRE)**

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-2025-28 is filed with the City Clerk's Office.

- D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING ONE (1) MEMBER TO THE COMMUNITY DEVELOPMENT COUNCIL. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (GMCD)**

Jonathan Flores, City Manager, introduced the item and recommended the appointment of Frank Santana to the Community Development Council.

Comm. Carrillo moved to appoint Frank Santana to the Community Development Council. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-29 is filed with the City Clerk's Office.

- E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION SUSPENDING THE AUGUST 19, 2025 EFFECTIVE DATE OF TEXAS GAS SERVICE COMPANY'S PROPOSED RATE ADJUSTMENT FOR CITIES WITHIN THE 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. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-30 is filed with the City Clerk's Office.

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ITEM 7. ADMINISTRATIVE

- A) PRESENTATION ON THE CITY OF PHARR'S SECOND QUARTER FINANCIAL PERFORMANCE REPORT THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)**

Jonathan Flores, City Manager, introduced the item and stated no action was needed.

ITEM 8. PURCHASING

- A) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF PNEUMATIC SHORING EQUIPMENT FOR THE FIRE DEPARTMENT FROM METRO FIRE APPARATUS SPECIALISTS FROM HOUSTON, TEXAS IN THE AMOUNT OF \$238,607.00 (BUYBOARD COOPERATIVE PURCHASING PROGRAM #746-24). 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, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A SERVICE CONTRACT WITH VIAPLUS FROM CARROLTON, TEXAS FOR THE PHARR INTERNATIONAL BRIDGE TOLL COLLECTION SYSTEM. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (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, AUTHORIZING CITY MANAGER TO NEGOTIATE THE SALE OF REAL PROPERTY LOCATED AT 9901 S. CAGE BLVD. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (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.

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- C) **CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 3 IN THE AMOUNT OF \$148,526.00 TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH GDJ ENGINEERING, LLC., FOR THE MOORE ROAD PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item.

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

- D) **CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 1 TO THE SERVICE CONTRACT OF FINANCIAL ADVISORY SERVICES WITH PFM FINANCIAL ADVISORS LLC. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (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.

- E) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH TEXAS UNDERGROUND, INC. FROM PEARLAND, TEXAS FOR THE RENTAL OF 2025 FREIGHTLINER VACTOR TRUCK (PURCHASING COOPERATIVE BUYBOARD NO. 676-22). THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (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 12. 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 5:10 p.m.

CITY OF PHARR


for AMBROSIO HERNANDEZ
MAYOR

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STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 7th DAY OF JULY 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: July 21, 2025

