

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, SEPTEMBER 15, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, September 15, 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
Cynthia Garza, Deputy City Manager
David Friedlein, Assistant City Manager
Hilda Pedraza, 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
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
Javier Martinez, Assistant Bridge Director
Maritza Magallan, Interim Purchasing Dir.
Kenia Gomez, Asst. Chief Comm. Officer
Kenneth Ennis, P.S. Communications Dir.
Niko Tapangan, Public Health Director
Abel Molina, Interim Special Events Director
Elizabeth Diaz, Grants Management Director

CITY ATTORNEY

Ricardo Rodriguez, City Attorney

ITEM 1. CALL TO ORDER

MINUTES: REGULAR CALLED MEETING
September 15, 2025

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

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

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

Mayor Hernandez was not present at the time of roll call but arrived at 4:29 p.m. Comm. Chavez was not present at the time of roll call but arrived at 4:29 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

David Friedlein, Assistant City Manager, led the pledge of allegiance and said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING SEPTEMBER 16 – 20, 2025 AS MEXICAN INDEPENDENCE WEEK.

Jonathan Flores, City Manager, introduced the item.

Griselda Salinas, AVE Frontera CEO, thanked the Commission for the proclamation. Ms. Salinas advised the Commission and the public that AVE Frontera was a family center non-profit organization that instills cultural pride amongst the community.

Virginia Santana, AVE Frontera President, extended an invitation to attend their upcoming Fiesta Patria Event on Saturday, September 20, 2025, to be held at the Development and Research Center located at 850 W. Dicker Rd. from 5:00 p.m. to 9:00 p.m. She stated there would be games, folklorico performance and.

Commissioner Caballero read the proclamation proclaiming September 16 – 20, 2025 as Mexican Independence Week. AVE Frontera representatives received the proclamation.

B) PROCLAMATION PROCLAIMING SEPTEMBER 25, 2025, AS NATIONAL DAY OF REMEMBRANCE FOR MURDER VICTIMS.

Jonathan Flores, City Manager, introduced the item.

Robert Garcia, Rio Grande Valley Family & Friends of Murdered Children Founder/CEO, thanked the Commission for the proclamation and their continued support. He further stated they would be having a Vigil Candlelight Ceremony on Thursday, September 25, 2025, in remembrance of the many lives lost.

MINUTES: REGULAR CALLED MEETING
September 15, 2025

Mayor Pro Tem Pacheco read the proclamation proclaiming September 25, 2025, as National Day of Remembrance For Murder Victims. Robert Garcia and the families received the proclamation.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING: SOLICITATION OF COMMENTS FROM THE GENERAL PUBLIC ON THE FY 2025-2026 PROPOSED PROPERTY TAX RATE FOR THE CITY OF PHARR.

There were no comments from the public.

B) PUBLIC HEARING: SOLICITATION OF COMMENTS FROM THE GENERAL PUBLIC ON BUDGET FOR FISCAL YEAR 2025-2026.

There were no comments from the public.

C) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) TRAILBLAZER RECOGNITION

Jonathan Flores, City Manager, introduced the item briefly stated an employee who has conducted the Pharr Way is selected as the trailblazer of the month. .. At this time, he recognized Laura Saldana from the Pharr Memorial Library as the Trailblazer of the month..

Adolfo Garcia, Library Director, presented Laura Saldana with the Pharr Way Trailblazer Award for always exceeding the Pharr Way principles and traits.

Laura Saldana thanked the Commission for the recognition and thanked her director and the fellow library staff for giving her the opportunity to be part of the team.

B) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, called upon Maxine Vieyra with Alzheimer's Association.

Maxine Vieyra introduced Laura Karam, Co-Chair of the Alzheimer's Association, who announced the upcoming Walk to End Alzheimer's – Upper Valley and expressed gratitude to the city for its continued support. She stated the event would take place on

MINUTES: REGULAR CALLED MEETING
September 15, 2025

October 4, 2025, at the Pharr One Center, and stated registration would begin at 8:00 a.m. and the walk at 9:00 a.m. Ms. Vieyra also shared information regarding the Alzheimer's Research Update on September 23, 2025, at the DHR Edinburg Conference Center beginning at 6:00 p.m., highlighting recent medical advancements and encouraging community participation.

Jonathan Flores, City Manager, called upon Kenia Gomez, Assistant Chief Communications Officer, for a report on upcoming city events.

Kenia Gomez, Assistant Chief Communications Officer, presented video recaps highlighting the Check Presentation by BMW and Pharr Press Conference for the Avocado Festival, Stick By Me Event, and the Special Olympics event at TopGolf

Kenia Gomez, Assistant Chief Communications Officer, further announced the 16 de Septiembre Cody's Block Party would be held on Tuesday, September 16, 2025, at Jones Box Park at 5:30 p.m. She stated this was a free event for the community and there would be food, games, and activities for children, and the opportunity to interact with city leaders as part of the city's effort to strengthen community ties.

Kenia Gomez, Assistant Chief Communications Officer, announced the Second Annual Truck Expo would be held on Friday, September 19, 2025, from 11:00 a.m. to 5:00 p.m. at the Bert Ogden arena. She noted the free event would include trucks showcase, prize giveaways, networking opportunities, job openings, and free training for those in the trucking and trade industries. She further stated additional event details could be found on the Pharr International Bridge and City of Pharr social media pages.

Lastly, Kenia Gomez, Assistant Chief Communications Officer, announced the upcoming Trash Off Event. She stated this was a collaborative Adopt-a-Highway cleanup with Parks & Recreation, Public Works, and Keep Pharr Beautiful, and it would cover a two-mile stretch from Business 83 to Moore starting at 8:00 a.m. at Oil Can Harry's. She encouraged the community, non-profit organizations and high schools students to register..

Mayor Hernandez and Commissioner Chavez entered the meeting at this point of the agenda. The time being 4:29 p.m.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR AUGUST 25, 2025 - BUDGET WORKSHOP MEETING AND SEPTEMBER 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-2024-06 UPDATING PROCUREMENT POLICY MANUAL. (3RD AND FINAL READING) THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (PURCHASING)**

MINUTES: REGULAR CALLED MEETING
September 15, 2025

- C) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2024-07 UPDATING PROCUREMENT CARD POLICY MANUAL. (3RD AND FINAL READING) THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (PURCHASING)**
- D) **CONSIDERATION AND ACTION, IF ANY, RATIFYING RESOLUTION NO. R-2025-45 IN SUPPORT OF ASTER VILLAS , LP TO SUBMIT AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE 4% HOUSING CREDIT FOR ASTER VILLAS APARTMENTS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**
- E) **CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL COOPERATIVE AGREEMENT BETWEEN THE CITY OF PHARR AND SOUTH TEXAS COLLEGE FOR PHARR FIRE DEPARTMENT TO USE THE REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE (RCPSE) CAMPUS FOR THE FIRE ACADEMY PROGRAM. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (FIRE)**
- F) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR REQUEST FOR PROPOSALS (RFPS) FOR RECORDS MANAGEMENT SCANNING SERVICES. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (PURCHASING)**
- G) **CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM HIDALGO COUNTY ELECTIONS DEPARTMENT ON USE OF JOSE "PEPE" SALINAS CIVIC CENTER AND DEVELOPMENT AND RESEARCH CENTER FOR ELECTION DAY POLLING LOCATIONS ON TUESDAY, NOVEMBER 4, 2025 AND POSSIBLE RUNOFF ELECTION IN DECEMBER 2025. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- H) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE CITY MANAGER TO RATIFY EMERGENCY REPAIRS OF HEADWORKS AT THE WASTEWATER TREATMENT PLANT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PUBLIC UTILITIES)**
- I) **CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. **CARLOS TORRES, D/B/A RUDY'S TEXAS BAR-B-Q, L.L.C., 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 1, LOS HOTELES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 209 WEST NOLANA LOOP. CUP#040644 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

MINUTES: REGULAR CALLED MEETING
September 15, 2025

2. CITY OF PHARR, D/B/A TIERRA DEL SOL GOLF CLUB, 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 2.95 ACRES, MORE OR LESS, OUT OF LOTS 226, 238, AND 239, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 700 EAST HALL ACRES ROAD. CUP#160628 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
3. 7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES, 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 2, NEWT'S CORNER, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 10701 SOUTH CAGE BOULEVARD. CUP#240614 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
4. KHANH NGUYEN, D/B/A SNOW BITE, 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 A 0.078-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4A, REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 & 4 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500 NORTH JACKSON ROAD, SUITE L-2. CUP#190536 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

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

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

Ordinance No's. O-2025-30, O-2025-31 and Resolution No. R-2025-45 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING TAX RATE FOR FY 2025-2026 (ADOPTION ON ONE READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL TRANSPARENCY. (FINANCE)**

Jonathan Flores, City Manager, introduced the item. He stated the tax rate was the same tax rate as last year and there was no actual increase. He further recommended adoption of the tax rate.

MINUTES: REGULAR CALLED MEETING
September 15, 2025

Comm. Caballero moved that the property tax rate be increased by the adoption of a tax rate of \$0.7676, which is effectively a 5.91% increase in the tax rate. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2025-32 is filed with the City Clerk's Office.

- B) CONSIDERATION AND ACTION, IF ANY ON ORDINANCE ADOPTING AND APPROVING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 (ADOPTION ON ONE READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL TRANSPARENCY. (FINANCE)**

Jonathan Flores, City Manager, introduced the item and briefly explained this was for a \$290 Million Dollar budget.

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

Ordinance No. O-2025-33 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY ON ORDINANCE AMENDING ORDINANCE NO. O-2024-31 FOR BUDGET AMENDMENT TO THE FISCAL YEAR 2024-2025 BUDGET. (ADOPTION ON ONE READING). THIS ITEM SUPPORTS SG-SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)**

Jonathan Flores, City Manager, introduced the item and recommended approval.

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

Ordinance No. O-2025-34 is filed with the City Clerk's Office.

- D) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2015-10 RELATED TO CHAPTER 10 ALCOHOLIC BEVERAGES PERMITTING. (ADOPTION ON ONE READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item and recommended approval.

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

Ordinance No. O-2025-35 is filed with the City Clerk's Office.

MINUTES: REGULAR CALLED MEETING
September 15, 2025

- E) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE RENAMING PUBLIC ROADWAY FROM WEST DOFFING TO DOFFING CANAL. (CONTROL SECTION AA4018 AND OFFICIAL ROUTE NUMBER 109AA4018) (1ST READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item and recommended approval.

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

- F) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE CREATING THE MAINTENANCE DEPARTMENT. (1ST READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item and recommended approval.

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

- G) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, SERIES 2025, FOR THE DESIGN, ACQUISITION, CONSTRUCTION, AND IMPROVEMENT OF CERTAIN PUBLIC WORKS, AND AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item and recommended approval.

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

Resolution No. R-2025-46 is filed with the City Clerk's Office.

- H) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION FOR NOMINATION OF CANDIDATES TO THE HIDALGO COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS FOR 2026-2029. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item,

Comm. Carrillo moved to nominate David Moreno to the Hidalgo County Appraisal District Board of Directors. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

MINUTES: REGULAR CALLED MEETING
September 15, 2025

Resolution No. R-2025-47 is filed with the City Clerk's Office.

- I) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING ONE (1) MEMBER TO THE CIVIL SERVICE COMMISSION. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (HR)**

Jonathan Flores, City Manager, introduced the item and recommended the reappointment of Vittorio Puente.

Comm. Carrillo moved to reappoint Vittorio Puente to the Civil Service Commission. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-48 is filed with the City Clerk's Office.

- J) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING ONE (1) MEMBER TO THE KEEP PHARR BEAUTIFUL COMMITTEE. THIS ITEM SUPPORTS SG -SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (PARKS)**

Jonathan Flores, City Manager, introduced the item and recommended appointment of Mercedes Guillen.

Comm. Caballero moved to appoint Mercedes Guillen to the Keep Pharr Beautiful Committee. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-44 is filed with the City Clerk's Office.

ITEM 8. CONTRACTS/AGREEMENTS

- A) **CONSIDERATION AND ACTION, AUTHORIZING CITY MANAGER TO NEGOTIATE AND AWARD A SERVICE CONTRACT FOR SELF-FUNDED OR LEVEL-FUNDED EMPLOYEE HEALTH INSURANCE BENEFIT PLANS AND PHARMACY BENEFIT MANAGEMENT SERVICES, AND INDIVIDUAL & AGGREGATE STOP LOSS INSURANCE. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (HR)**

Jonathan Flores, City Manager, introduced the item and recommended awarding service contract to Curative.

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

MINUTES: REGULAR CALLED MEETING
September 15, 2025

B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE A GUARANTEED MAXIMUM PRICE WITH THE TOP RANKED CONSTRUCTION MANAGER AT RISK FOR THE PROPOSED PHARR EVENT CENTER. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ENGINEERING)

Jonathan Flores, City Manager, introduced the item and recommended approval.

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

ITEM 9. CLOSED SESSION

None

ITEM 10. RECONVENE

None

ITEM 11. 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 4:40 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 15th DAY OF SEPTEMBER 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
September 15, 2025

ATTEST:


IMELDA PEREZ, CITY CLERK

APPROVED: October 6, 2025

