

**MINUTES  
BOARD OF COMMISSIONERS  
REGULAR CALLED MEETING  
MONDAY, JANUARY 5, 2026  
118 SOUTH CAGE 2<sup>nd</sup> FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, January 5, 2026, 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  
Hilda Pedraza, Assistant City Manager  
Melanie Cano, Assistant City Manager  
Imelda Perez, City Clerk  
Patrizia Longoria, City Engineer  
Jamison Merrick, Finance Director  
Veronica Ramirez, HR Director  
Juan Villescascas, Municipal Court Judge  
Juan Gonzalez, Chief of Police  
Pilar Rodriguez, Fire Chief  
Alyn Cervantes, Building Official  
Roland Gomez, Dev. Svcs. Director  
Luis Marin, Public Works Director  
Keyla Jalife, Interim 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  
Danny Ramirez, EMS Chief  
CJ Sanchez, Pharr Chamber President  
Yuri Gonzalez, Chief Communications Officer  
Kenneth Ennis, P.S. Communications Dir.  
Elizabeth Diaz, Public Health Director  
Abel Molina, Interim Special Events Director  
Napoleon Coca, Interim Grants Mgmt. Director  
Isaac Escobedo, Interim Maintenance Dir.

**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.**

Comm. Carrillo called the meeting to order at 4:00 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.

Mayor Hernandez was not present at the time of roll call but arrived at 4:02 p.m.

Comm. Pacheco was not present at the time of roll call but arrived at 4:05 p.m.

**B) PLEDGE OF ALLEGIANCE/INVOCATION**

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

**ITEM 2. PUBLIC TESTIMONY**

Jonathan Flores, City Manager, introduced the item.

Esteban Cardenas registered to speak on agenda item 6.A but was not present.

**ITEM 3. PUBLIC HEARINGS**

**A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES**

There were no comments from the public.

Mayor Hernandez entered the meeting at this point of the agenda. The time being 4:02 p.m.

**ITEM 4. CITY MANAGER'S REPORTS**

**A) TRAILBLAZER OF THE YEAR RECOGNITION**

Jonathan Flores, City Manager, introduced the item.

Ruben Rosales, Public Utilities Director, recognized Elik Betancourt as Trailblazer of the Year. He highlighted her positive attitude, energy, and dedication to serving the public, which led to her being named employee of the Year.

Elik Betancourt expressed her gratitude for the recognition and stated she looked forward to continuing her service with the City of Pharr.

Comm. Pacheco entered the meeting at this point of the agenda. The time being 4:05 p.m.

**B) RECOGNITION OF GRADUATES FROM THE CERTIFIED PUBLIC MANAGER PROGRAM (CPM).**

Jonathan Flores, City Manager, introduced the item. He briefly stated the program was a nationally accredited 12–14-month program through UTRGV and was designed for public sector and nonprofit leaders. At this time, he recognized Ashley Melendez and James Lugo for completing the Certified Manager Program.

Ashley Melendez expressed her appreciation for the opportunity and emphasized the importance of continuous learning and growth supported by the organization.

James Lugo also thanked the Board of Commissioners and City Manager for the opportunity and shared his desire to give back to the community.

Jonathan Flores, City Manager, further stated 75% of city directors have either completed or were currently enrolled in the Certified Public Manager Program. He stated this reflects the City's continued investment in professional development and these two individuals joined the distinguished group of directors.

**C) RECOGNITION OF HILDA PEDRAZA FOR COMPLETION OF THE WOMEN IN LEADERSHIP PROGRAM AT HOUSTON CHRISTIAN UNIVERSITY.**

Jonathan Flores, City Manager, introduced the item and briefly stated the program was a rigorous leadership initiative for women focused on developing authentic leadership and professional growth skills.

Hilda Pedraza, Assistant City Manager, expressed appreciation for the opportunity, noting her role as both a participant and board member. She emphasized the program reinforced the importance of leadership through growth, service, and supporting others.

**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 Communication Officer, presented video recaps on the Winter Texans Holiday Tamaladas, Pizza Night Out for children that participated in the Letters to the Mayor at Winter Wonderland, and the New Years Eve Ball Drop event.

Yuri Gonzalez, Chief Communications Officer, reported Public Works Department would be having a Christmas Tree Recycling Drop-Off event on Saturday, January 17,

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2026 at the Residential Collection from 8:00 a.m. to 12:00 p.m. She encouraged residents to drop-off their recyclables and explore informational booths focused on sustainability and recycling.

**ITEM 5. CONSENT AGENDA**

- A) APPROVAL OF MINUTES FOR DECEMBER 15, 2025 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
  
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING THE OUR PHARR OUR FUTURE CITY OF PHARR COMPREHENSIVE PLAN. (3RD AND FINAL READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**
  
- C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ZONING ORDINANCE NO. O-2021-16 OF THE CITY OF PHARR, TEXAS, BY AMENDING SEC. 1.14, R-MF (RESIDENTIAL MULTI-FAMILY DISTRICT) AND SEC. 1.15, R-MFHD (RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT). (3RD AND FINAL READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**
  
- D) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
  - 1. HALFF ASSOCIATES, INC., REPRESENTING CAPOTE FARMS LTD., OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 36.97 ACRES OF LAND, MORE OR LESS, BEING ALL OF 40-ACRE LOT 379 SAVE AND EXCEPT 3.03 ACRES CONVEYED TO S.B. & R.G.V. RAILWAY CO. BY DEED DATED APRIL 22, 1925, FROM NICK DOFFING, ET UX, WHICH DEED IS RECORDED IN VOLUME 190, PAGE 257 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, BEING OUT OF THE KELLY-PHARR SUBDIVISION OF PORCIONES 66, 67, 69 AND 70, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGES 133-134 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, KELLY-PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 501 WEST HI-LINE ROAD. COZ#251120 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
  
  - 2. HALFF ASSOCIATES, INC., REPRESENTING CAPOTE FARMS LTD., OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT NO. THREE HUNDRED EIGHTY-EIGHT (388) OF THE KELLY-PHARR SUBDIVISION, AS SHOWN UPON A MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 400 WEST MILITARY HIGHWAY COZ#251121 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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Jonathan Flores, City Manager, introduced 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 No.'s O-2026-01, O-2026-02, O-2026-03 and O-2026-04 are filed with the City Clerk's Office.

**REGULAR AGENDA - OPEN SESSION**

**ITEM 6. ORDINANCES AND RESOLUTIONS**

**A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING TWO (2) MEMBERS TO THE KEEP PHARR BEAUTIFUL BOARD. THIS TIME SUPPORTS SG-SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (MAINTENANCE)**

Jonathan Flores, City Manager, introduced the item and recommended reappointment of Romeo Cantu and Marisa Oliva to the Keep Pharr Beautiful Board.

Comm. Carrillo **moved** to reappoint Romeo Cantu and Marisa Oliva to the Keep Pharr Beautiful Board. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2026-01 is filed with the City Clerk's Office.

**B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, SERIES 2026, FOR THE DESIGN, ACQUISITION, CONSTRUCTION AND IMPROVEMENT OF CERTAIN PUBLIC WORKS, AND AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (FINANCE)**

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.

At this time, Jonathan Flores, City Manager, stated they would deviate from the agenda and go to Item 8.A. There was no objection.

**ITEM 8. CONTRACTS/AGREEMENTS**

**A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CS CONSTRUCTION AND**

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**DEVELOPMENT FROM MISSION TEXAS FOR THE PURCHASE AND INSTALLATION OF ARTIFICIAL TURF AT THE CITY OF PHARR ATHLETIC SPORTS COMPLEXES (TIPS COOPERATIVE CONTRACT NO. 241001-3132). THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)**

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

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

At this time, Mayor Hernandez stated they would deviate from the agenda and go to closed session. There was no objection.

**ITEM 9. CLOSED SESSION**

The time being 4:23 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 10. RECONVENE**

The time being 5:17 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

**ITEM 7. ADMINISTRATIVE**

**A) PRESENTATION BY PERDUE BRANDON FIELDER COLLINS & MOTT, L.L.P. OF THE COLLECTION REPORT FOR OCTOBER 1, 2024 TO SEPTEMBER 30, 2025. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

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

**ITEM 11. ADJOURNMENT**

There being no other business to come before the board, Comm. Medina moved to adjourn. Comm. Caballero seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:17 p.m.

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CITY OF PHARR



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AMBROSIO HERNANDEZ  
MAYOR

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

**ON THIS THE 5<sup>th</sup> DAY OF JANUARY 2026** 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, 2<sup>nd</sup> 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:



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IMELDA PEREZ, CITY CLERK

APPROVED: January 20, 2026

