

MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, MAY 4, 2026
118 SOUTH CAGE 2nd FLOOR

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, May 04, 2026, and the following is the record of attendance.

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

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

STAFF PRESENT: Jonathan Flores, City Manager
Cynthia Garza Reyes, 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
Laura Parra, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Alyn Cervantes, Code Comp. Asst. Director
Roland Gomez, Development Services Director
Luis Marin, Public Works Director
Keyla Jalife, OSE Director
Ruben Rosales, Public Utilities Director
Sergio Alaniz, Parks & Rec Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Maritza Magallan, Purchasing Director
Danny Ramirez, EMS Chief
CJ Sanchez, Pharr Chamber President
Kenia Gomez, Chief Communications Officer
Sara Salinas, Interim P.S. Comm. Director
Elizabeth Diaz, Public Health Director
Will Borowski, Golf Director
Abel Molina, Interim Special Events Director
Napoleon Coca, Interim Grants Mgmt. Director
Isaac Escobedo, Maintenance Director
Victoria Brewster, Dir. of External Relations
Kenneth Walsch, Food Service Director
Yuri Gonzalez, Dir. Of Int'l Commercial Dev.

CITY ATTORNEY: Ricardo Rodriguez, City Attorney

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

Comm. Carrillo moved to excuse absent members. Comm. Medina 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 10-16, 2026 AS PHARR POLICE MEMORIAL WEEK.

Jonathan Flores, City Manager, introduced the item.

Juan Gonzalez, Police Chief, recognized Police Memorial Week and the men and women who lost their lives in the line of duty. Appreciation was expressed for the continued support shown to the department and law enforcement personnel.

Comm. Pacheco read proclamation proclaiming May 10-16, 2026, as Pharr Police Memorial Week. Proclamation was presented to Juan Gonzalez and staff.

B) PROCLAMATION PROCLAIMING MAY 17-23, 2026 AS NATIONAL EMERGENCY MEDICAL SERVICES WEEK.

Jonathan Flores, City Manager, introduced the item.

Danny Ramirez, EMS Chief, recognized EMS Week 2026 and highlighted the department's growth and accomplishments over the past five years, including advancements in equipment, technology, facilities, and regional partnerships. Appreciation was expressed to EMS personnel for their dedication and commitment to serving the community.

Comm. Carrillo read proclamation proclaiming May 17-23, 2026, as National Emergency Medical Services Week. Proclamation was presented to Danny Ramirez and staff.

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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) SUBMISSION OF SALES TAX COLLECTION REPORT FOR APRIL 2026.

Jonathan Flores, City Manager, introduced the item. He briefly reported the City of Pharr showed an increase of 4.61% year to date true growth and stated Finance Director was in the audience and questions could be entertained at this time.

B) CITY ENGINEER'S REPORT

Jonathan Flores, City Manager, introduced the item and stated City Engineer was in the audience and questions could be entertained at this time.

C) TRAILBLAZER OF THE MONTH RECOGNITION

Jonathan Flores, City Manager, introduced the item.

Juan Gonzalez, Police Chief, announced Maria Morales, Project Coordinator for Public Health Department, as this month's Trailblazer Award recipient.

Elizabeth Diaz, Public Health Director, recognized Maria Lisa Morales Garcia for her leadership, passion for service, and dedication to advancing department initiatives and supporting the community.

Maria L. Morales Garcia expressed gratitude for being selected as the Trailblazer Award recipient and thanked her department and City administration for their support, mentorship, and commitment to an inclusive workplace.

D) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, introduced the item.

Kenia Gomez, Director of City Communications, presented a series of video recaps. She highlighted the Warrior Race, EMS Recognition, and Earth Day Celebration.

Kenia Gomez, Director of City Communications, reported on the Good Food, Good Move Community Event and stated it would take place on Saturday, May 9, 2026, from

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9:00 a.m. to 12:00 p.m. at Pharr One Community Center. She further stated the Farmer's Market will be taking place at the same time.

Kenia Gomez, Director of City Communications, reported the Police Department would be hosting the 4th Annual Mind Matters Health Fair. She stated the event would take place on Friday, May 15, 2026, from 6:00 p.m. to 8:00 p.m. at Pharr One – French Garden.

Kenia Gomez, Director of City Communications, also reported on the Kids to Park Day Event. She stated the event would take place on Saturday, May 16, 2026, from 5:00 p.m. to 8:00 p.m. at the Allen & William Arnold Park and encouraged everyone to attend.

Kenia Gomez, Director of City Communications, further reported on the Safe Summer Splash. She stated the event would take place on Saturday, May 16, 2026, from 10:00 a.m. to 3:00 p.m. at the Aquatic Center. She stated this was in partnership with the Junior League of McAllen, Driscoll Health Hospital and Driscoll Health plan to promote summer water safety for children and families. She further stated the event would include life jacket fittings, CPR education by Pharr EMS, and recreational activities.

Lastly, Kenia Gomez, Director of City Communications, reported the upcoming Memorial Day Ceremony was scheduled for Friday, May 22, 2026, at 9:00 a.m. at the Memorial Park. She provided details regarding the event and its observance for the community.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR APRIL 20, 2026 — REGULAR CALLED MEETING THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**
- B) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. BEN SMITH, OWNER, REQUESTED A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.79 ACRE TRACT OF LAND, MORE OR LESS, OF LOT 2, MATT'S CASH AND CARRY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED WITHIN 600 BLOCK OF EAST POLK AVENUE. COZ#260307- THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. 7-ELEVEN INC., DBA 7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES, REQUESTED A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.99 ACRE TRACT OF LAND BEING OUT OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 2800 NORTH JACKSON ROAD. CUP#260302 - THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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C) PLATS:

1. **AJZ REAL ESTATE, LLC., REPRESENTING BENJAMIN ZEPEDA, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED AJZ SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.22 ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 90-FT OF THE NORTH 105.58-FT OF LOT 1, BLOCK 2, LOWRIE SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF S. CAGE BLVD. SUB#250618 - THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
2. **SAMES ENGINEERING & SURVEYING, INC., REPRESENTING EFRAIN AGUSTIN, PRESIDENT OF MECA INVESTMENTS, INC., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED ACME SQUARE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20.00 ACRE GROSS TRACT OF LAND OUT OF LOT 95, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF EAST MINNESOTA RD. SUB#220618 - THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
3. **HALFF, REPRESENTING CITY OF PHARR, OWNER, REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED PHARR MULTI-USE FACILITY. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 14.55 ACRE TRACT OUT OF LOT 56, KELLY- PHARR SUBDIVISION OF PORCIONES 66, 67, 69 AND 70 AND ALL OF THE AMENDED PLAT OF M. PALACIOS SUBDIVISION AND ALL OF ALTEZZA SUBDIVISION. THE PROPERTY IS LOCATED WITHIN THE 1800 BLOCK OF N. IH 69C. SUB# 260309 - THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

Jonathan Flores, City Manager, introduced 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.

Ordinance No. O-2026-15 is filed with the City Clerk's Office.

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

ITEM 9. CLOSED SESSION

The time being 4:35 p.m., Mayor Pro Tem Pacheco 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 4:54 p.m., Mayor Pro Tem Pacheco stated the commission would be resuming the open meeting.

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ITEM 7. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ADOPTING THE CITY OF PHARR DATA GOVERNANCE POLICY. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**

Jonathan Flores, City Manager, introduced the item 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-2026-24 is filed with the City Clerk's Office.

ITEM 8. CONTRACTS/AGREEMENTS

- A) **CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING (MOU) WITH SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT FOR THE USE OF THE CITY OF PHARR SPORTS COMPLEX PARKING LOT FOR THE 2026-2027 SCHOOL YEAR. THIS ITEM SUPPORTS QL - QUALITY OF LIFE.**

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

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

- B) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AMEND CONTRACT WITH J&R ENGINEERING FOR PROFESSIONAL WATER AND WASTEWATER ENGINEERING SERVICES RELATED TO THE SANITARY SEWER COLLECTION SYSTEM ELIMINATION PROJECT FOR LIFT STATIONS 26 AND 30 (AMENDMENT NO. 2) **(TABLED)**. THIS ITEM SUPPORTS IF - INFRASTRUCTURE.**

Jonathan Flores, City Manager, introduced the item and recommended it be untabled.

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

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

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

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- C) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A SERVICE CONTRACT WITH SKO ELITE REPAIR, LLC. FROM SAN JUAN, TX FOR CITY HALL 3RD FLOOR RENOVATIONS IN THE AMOUNT OF \$187,937.33 (TIPS CONTRACT: 24010402). THIS ITEM SUPPORTS IF - INFRASTRUCTURE.**

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

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

- D) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A SERVICE CONTRACT FOR RECORDS MANAGEMENT SCANNING PROJECT. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**

Jonathan Flores, City Manager, introduced the item and recommended DSA Business Solutions LLC from McAllen, Texas.

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

ITEM 11. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo moved to adjourn. Comm. Medina seconded the motion, and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:56 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 4th DAY OF MAY 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, 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.

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ATTEST:



IMELDA PEREZ
CITY CLERK

APPROVED: May 18, 2026

