

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JUNE 1, 2026
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, June 01, 2026, and the following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Michael Pacheco
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Ricardo Medina

BOARD OF COMMISSIONERS ABSENT: Comm. Roberto Carrillo
Comm. Itza Flores

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 Villescascas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Ismael Alvarado, Code Comp. Building Official
Joe Garza, Asst. Development Services Dir.
Luis Marin, Public Works Director
Keyla Jalife, OSE Director
Ruben Rosales, Public Utilities Director
Samantha Guzman, Asst. Parks & Rec Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Maricela Moreno, Purchasing Manager
Ben Martinez, Assistant EMS Chief
CJ Sanchez, Pharr Chamber President
Lya Yllades, Asst. Chief Comm. Officer
Sara Salinas, P.S. Comm. Director
Elizabeth Diaz, Public Health Director
Will Borowski, Golf Director
Abel Molina, Special Events Director
Napoleon Coca, 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

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

Mayor Hernandez arrived at the meeting at 4:01 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION (ADMINISTRATION)

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

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING JUNE 2026 AS RESPONSIBLE FATHERHOOD MONTH.

Pastor Luis Cabrera thanked the Commission and City Manager for proclaiming June as Responsible Fatherhood Month and highlighted the positive impact fathers have on the well-being and success of children and families. The proclamation emphasized the importance of encouraging responsible fatherhood to help build stronger families and communities.

Mayor Hernandez read proclamation proclaiming June 2026, as Responsible Fatherhood month. Luis Cabrera, David Magallan, and Police Chief Juan Gonzalez received the proclamation.

B) PROCLAMATION PROCLAIMING JUNE 2026 AS ELDER ABUSE AWARENESS MONTH.

Norma Rodriguez, Department of Family and Protective Service Specialist, thanked the Commission and City Manager for proclaiming June as Elder Abuse Awareness Month. She emphasized the importance of educating the public about preventing, identifying, and reporting elder abuse, neglect, and financial exploitation. She further expressed appreciation to first responders and community partners for their continued collaboration in protecting older adults and individuals with disabilities.

Comm. Daniel Chavez read proclamation proclaiming June 2026, as Elder Abuse Awareness month. Norma Rodriguez and staff received the proclamation.

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 STUDENTS FROM VANGUARD ACADEMY PICASSO ELEMENTARY FOR EARNING 1ST PLACE NATIONALLY IN THE GREENPOWER USA COMPETITION.

Jonathan Flores, City Manager, stated the item will be moved to the next City Commission meeting.

B) RECOGNITION OF PSJA ISD STUDENTS GRADUATING FROM THE METHODIST HEALTHCARE MINISTRIES GRANT INTERSHIP PROGRAM

Jonathan Flores, City Manager, introduced the item.

Jose Pena, Innovation and Technology Director, recognized the thirteen (13) graduating Pharr-San Juan-Alamo ISD students who participated in the City's internship program. Mr. Pena briefly explained the program was funded through a grant from Methodist Healthcare Ministries and stated students gained experience in digital literacy, cybersecurity, and technology support. He further congratulated the students on earning cybersecurity certificates through STC and noted one student had completed an associate degree in cybersecurity.

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

At this time, Jose Pena, Innovation and Technology Director, stated students were trained as Digital Navigators and presented them with certificates and a laptop for successfully completing the program.

C) TRAILBLAZER OF THE MONTH RECOGNITION

Jonathan Flores, City Manager, introduced the item.

MINUTES: REGULAR CALLED MEETING

June 1, 2026

Kelya Jalifa, Director of the Office of Strategic Excellence, announced Christian Rios of the Public Utilities Department as the recipient of the Trailblazer Award for the month. She commended him for his dedication to serving residents, supporting coworkers, and demonstrating the City's commitment to excellence and quality service.

Ruben Rosales, Director of Public Utilities, recognized Christian Rios for exemplifying the City's values of professionalism, respect, integrity, discipline, and ethics. He noted his reliability, strong work ethic, leadership, and achievement of earning a state-required certification in an accelerated timeframe.

Christian Rios expressed appreciation for receiving the award and acknowledged the hard work required to perform his duties. He thanked his coworkers for their recognition and for their commitment to serving the community.

D) 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.

Comm. Medina asked staff on status of the bridge project. Patrizia Longoria, City Engineer, stated there were no delays and completion was anticipated by the end of July 2026. Mayor Hernandez also requested an update on MPO projects. Ms. Longoria advised projects were progressing as scheduled.

E) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, introduced the item.

Lya Yllades, Assistant Director of City Communications, presented video recaps highlighting the Memorial Day Ceremony and Pharr City Limits.

Lya Yllades, Assistant Director of City Communications, reported on Cody's Block Party. She stated the event would be held on June 5, 2026, from 5:30 p.m. to 8:00 p.m. at City Hall and encouraged the public to attend.

Lya Yllades, Assistant Director of City Communications, further reported on the Splash-A-Palooza event. She stated the event would be held on June 10, 2026, from 12:30 p.m. to 5:30 p.m. at the Pharr Aquatic Center. She stated the first 100 attendees would receive free admission.

Lya Yllades, Assistant Director of City Communications, also reported on the Listen on the Land event. She stated the event would be held on June 11, 2026, from 5:00 p.m. to 7:30 p.m. at the Pharr/Vanguard Academy Nature & Birding Center and encouraged the public to attend.

MINUTES: REGULAR CALLED MEETING

June 1, 2026

Lastly, Lya Yllades, Assistant Director of City Communications, reported on the Coffee & Canopy Summer Edition event. She stated the event would be held on June 13, 2026, from 9:00 a.m. to 11:00 a.m. at the Jose "Pepe" Salinas Recreation Center and it would consist of free workshops and a tree kit giveaway for Pharr residents. She stated and pre-registration was required.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR MAY 18, 2026 — REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**
- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR COMPETITIVE SEALED PROPOSALS FOR THE EMERGENCY REPAIR PROGRAM. THIS ITEM SUPPORTS QL - QUALITY OF LIFE.**
- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR REQUEST FOR BIDS FOR THE CONSTRUCTION OF THE ELDORA UTILITY RELOCATION CONSTRUCTION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE.**
- D) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. CELIA G. MALDONADO, D/B/A FIESTA BRAVA, REQUESTED A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A BUSINESS DISTRICT (C-2). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.05 ACRES, MORE OR LESS, OUT OF LOTS 13 THROUGH 16 AND A PORTION OF LOT 12, BLOCK 32, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 401 WEST STATE AVENUE, SUITE D. CUP#260404 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. DR. JONATHAN B. FLORES, CITY MANAGER ON BEHALF OF CITY OF PHARR, REQUESTED A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 4.85 ACRES, MORE OR LESS, OUT OF LOT 3, TRI-CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED AT 5515 NORTH SUGAR ROAD. COZ#260409 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 3. DR. JONATHAN B. FLORES, CITY MANAGER ON BEHALF OF CITY OF PHARR, REQUESTED A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 4.85 ACRES, MORE OR LESS, OUT OF LOT 2, TRI-CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED AT 5525 NORTH SUGAR ROAD. COZ#260410 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

MINUTES: REGULAR CALLED MEETING

June 1, 2026

4. **5D BUILDERS LLC., REPRESENTING J. JESUS CASTILLO JR., OWNER, REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.470 OF ACRE TRACT OF LAND OUT OF LOT 18, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED WITHIN THE 400 BLOCK OF WEST HALL ACRES ROAD.COZ#260411 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

E) PLATS:

1. **M2 ENGINEERING, PLLC., REPRESENTING GREG JAY PALMER, AGENT FOR PARK PLACE VENTURE ONE, LTD., OWNER, REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.146-ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF WEST 1.416 ACRES OUT OF LOT 9 AND ALL OF LOT 11, JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV, VOLUME 33, PAGE 34. MAP RECORDS HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN 400 BLK. OF NORTH JACKSON ROAD. SUB# 260410 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
2. **J&J ENGINEERING, LLC., REPRESENTING AIDA CUELLAR, MANAGING MEMBER FOR CARRILLO PROPERTIES I, LTD., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED JAVELINA ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING AN 8.00 ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3200 BLOCK OF SOUTH CAGE BLVD. SUB#230923 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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

Comm. Chavez moved to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried by majority vote of five (4) ayes and one (1) abstention. Comm. Pacheco abstained from voting on item 6.E2.

Ordinance No. O-2026-17, O-2026-18, and O-2026-19 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 AMENDING ORDINANCE O-2025-46 REGULATING PUBLIC AMUSEMENTS, OPEN-AIR MARKETS, MASS GATHERINGS AND OTHER APPLICABLE EVENTS OR ACTIVITIES; UPDATING REQUIREMENTS, CATEGORIES, FEES, AND ADMINISTRATIVE APPROVAL PROCESSES. (1ST READING) THIS ITEM SUPPORTS QL - QUALITY OF LIFE.**

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

June 1, 2026

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

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DECLARING SURPLUS ITEMS AND EQUIPMENT AND AUTHORIZING THE SALE OF SUCH ITEMS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE.

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

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

Resolution No. R-2026-28 is filed with the City Clerk's Office.

ITEM 8. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT BETWEEN THE RIO GRANDE VALLEY EMERGENCY COMMUNICATIONS DISTRICT 9-1-1 AND THE CITY OF PHARR PUBLIC SAFETY ANSWERING POINT (PSAP) FOR 9-1-1 SERVICES. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY.

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

Comm. Chavez 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, ON MEMORANDUM OF UNDERSTANDING (MOU) WITH GRAND CANYON UNIVERSITY TO PROVIDE TUITION SCHOLARSHIP OPPORTUNITIES FOR CITY OF PHARR EMPLOYEES. THIS ITEM SUPPORTS QL - QUALITY OF LIFE.

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

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

C) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NUMBER 2 TO THE LIFT STATIONS NUMBER 10, 18, & 40 ELIMINATION PROJECT CONTRACT WITH TRIMAD CONSULTANTS, LLC, TO SEPARATE LIFT STATIONS 10 AND 18 AND LIFT STATION 40 INTO TWO SEPARATE PROJECTS. THIS ITEM SUPPORTS IF - INFRASTRUCTURE.

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

MINUTES: REGULAR CALLED MEETING
June 1, 2026

Comm. Chavez **moved** to approve as recommended. Comm. Medina 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. Chavez **moved** to adjourn. Comm. Medina seconded the motion, and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:54 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 1st DAY OF JUNE 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.

ATTEST:



IMELDA PEREZ
CITY CLERK



APPROVED: June 15, 2026