

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JULY 6, 2026
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, July 06, 2026, and the following is the record of attendance.

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

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

STAFF PRESENT: Jonathan Flores, City Manager
Cynthia Garza Reyes, Deputy City Manager
Hilda Pedraza, 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
Joe Garza, Asst. Development Services Dir.
Luis Marin, Public Works Director
Keyla Jalife, OSE Director
Jesse Trejo, Public Utilities Asst. 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
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
Sara Guerra, Maintenance Asst. Director
Victoria Brewster, Dir. of External Relations
Kenneth Walsch, Food Service Director

CITY ATTORNEY: Andres Guerra, 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 Hernandez called the meeting to order at 4:00 p.m. Roll call established a quorum.

Comm. Medina moved to excuse absent members. Comm. Chavez 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. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 3. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 4. CITY MANAGER'S REPORTS

A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR JUNE 2026.

Jonathan Flores, City Manager, introduced the item. He briefly reported the City of Pharr showed an increase of 5.85% year to date true growth and an 8.28% increase compared to last year.

B) CITY ENGINEER'S REPORT

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

C) RECOGNITION OF BUILDING OFFICIAL JOSE I. ALVARADO ON OBTAINING THE MASTER CODE PROFESSIONAL CERTIFICATION

Jonathan Flores, City Manager, introduced the item and called upon Alyn Cervantes, Building & Code Compliance Assistant Director.

Alyn Cervantes, Building & Code Compliance Assistant Director, recognized Jose Ismael Alvarado for earning the International Code Council's Master Code Professional

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certification. Mr. Cervantes commended Jose I. Alvarado for his exceptional achievement, dedication, and commitment to excellence, noting the certification was a rare distinction in Texas.

Jose Ismael Alvarado thanked the city for the recognition and stated earning the Master Code Professional certification required significant dedication and personal investment. He expressed appreciation for the opportunity to serve the City of Pharr and encouraged continued support for employee training and professional development.

D) PRESENTATION OF A PROCLAMATION ISSUED BY THE OFFICE OF GOVERNOR GREG ABBOTT RECOGNIZING THE 36TH ANNIVERSARY OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND PROMOTING AWARENESS, INCLUSION, AND OPPORTUNITIES FOR INDIVIDUALS WITH DISABILITIES.

Jonathan Flores, City Manager, introduced the item and called upon Elizabeth Diaz, Public Health Department Director.

Elizabeth Diaz, Public Health Department Director, stated an event was held on June 23 recognizing People with Disabilities Awareness and noted a proclamation had been presented. A video recap of the event was then shown.

Evelyn Cano, Executive Director of the Disability Chamber of Commerce and member of the Governor's Committee on People with Disabilities, presented proclamations recognizing the City's efforts to promote accessibility and inclusion. She commended the city for its commitment to supporting individuals with disabilities and encouraged continued collaboration on future initiatives.

E) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, introduced the item.

Kenia Gomez, Director of City Communications, presented a series of video recaps highlighting Cody's 8th Birthday Celebration, the Veterans Aqua Reset, the Pharr Connect Expansion to Pharr Housing Authority, and the 2026 Independence Day Festival.

Kenia Gomez, Director of City Communications, reported on the Pharr City Limits event scheduled for Friday, July 10, 2026. She stated this event would be held from 6:00 p.m. to 11:00 p.m. at the Pharr One Amphitheater and would feature live music, food trucks, market vendors and family friendly activities.

Kenia Gomez, Director of City Communications, further reported on the upcoming low-cost pet vaccination clinic scheduled for July 11, 2026, from 9:00 a.m. to 1:00 p.m. at the Jose "Pepe" Salinas Recreation Center. She encouraged the public to register and noted the event was to include vaccinations, microchips, pet tags, rabies vaccinations, and other pet services.

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Lastly, Kenia Gomez, Director of City Communications, reported on the upcoming ADA Annual Celebration scheduled for July 17, 2026, from 10:00 a.m. to 1:00 p.m. at the Jose "Pepe" Salinas Recreation Center. She stated the event would feature community resource organizations and disability service providers in support of accessibility and inclusion and invited the community to attend.

ITEM 5. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR JUNE 15, 2026 — REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**
- B) 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. (3RD AND FINAL READING) THIS ITEM SUPPORTS QL - QUALITY OF LIFE.**
- C) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT TO RESOLUTION R-2026-05 FOR THE OPERATION LONE STAR GRANT PROGRAM. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY.**
- D) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. PICARO'S PIZZA LLC., D/B/A PICARO'S PIZZA 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 0.02 ACRES, MORE OR LESS, OUT OF LOT 3, RIVERAINE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED AT 6502 SOUTH CAGE BOULEVARD, SUITE 2. CUP# 260506 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. MICHAEL WRIGHT, CFO., DBA PARRY'S PIZZA, REQUESTED RENEWAL OF THE 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 LOT 1B OF THE 2ND REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISIONS, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 550 NORTH JACKSON ROAD. CUP#231132 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 3. PIZZA PROPERTIES, INC., D/B/A PETER PIPER PIZZA #63, REQUESTED RENEWAL OF THE 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 LOT 1, PLEASANTON SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1715 SOUTH CAGE BOULEVARD. CUP#060104 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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4. **TAQUERIA TEPEQUE EXPRESS REQUESTED RENEWAL OF THE 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 0.041 ACRES, MORE OR LESS, OUT OF LOT 2, HACIENDA SANTA LUCIA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 701 EAST NOLANA LOOP, SUITE #3A. CUP#230384 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
5. **JOSE ALBERTO HERNANDEZ, D/B/A DOC'S BILLIARDS & SPORTS BAR, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT AND LATE HOURS 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 THE S150' OF LOTS 17, 18 AND 19, BLOCK 1, SAN PATRICIA ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 917 WEST FERGUSON AVENUE. CUP# 130630 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
6. **MAURICIO JARAMILLO, D/B/A REGENCY FIESTA, REQUESTED RENEWAL OF THE 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 0.102 ACRES OUT OF LOT 1, REGENCY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1020 WEST FERGUSON AVENUE. CUP# 071271 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 unanimously.

Ordinance No. O-2026-20 and Resolution No. R-2026-35 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE O-2007-40 DECREASING LIBRARY BOARD MEMBERS FROM NINE (9) TO FIVE (5) MEMBERS AND ADDING AN EX OFFICIO MEMBER. (1ST READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**

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

Mayor Hernandez asked Adolfo Garcia, Library Director, why staff recommended reducing the board membership from ten members to five. Mr. Garcia explained the board had experienced ongoing quorum challenges. He stated recruitment efforts and

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adjustments to meeting times had been attempted but did not resolve the issue. He therefore recommended reducing the board size to improve efficiency

There being no further discussion, 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 ORDINANCE RELATING TO MONUMENT, HEADSTONE, AND MARKER RESTORATION, REPAIR, MAINTENANCE, AND REPLACEMENT IN CITY-OWNED OR CITY-MAINTAINED CEMETERIES. (1ST READING). THIS ITEM SUPPORTS QL - QUALITY OF LIFE.**

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

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

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY, GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR PUBLIC PURPOSES, ESTABLISHING PROCEDURES FOR THE ACQUISITION OF MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED, AND DIRECTING THE CITY MANAGER OR DESIGNEE TO COMMUNICATE OFFERS TO OWNERS FOR PURCHASE OF PROPERTY, APPROPRIATE FUNDS, AND AUTHORIZE CONDEMNATION PROCEEDING BY CITY ATTORNEY, CONTINGENT ON AVAILABLE FUNDING. THIS ITEM SUPPORTS IF - INFRASTRUCTURE.**

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

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

- D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE SUBMISSION OF PROJECT APPLICATION TO THE RIO GRANDE VALLEY - METROPOLITAN PLANNING ORGANIZATION (RGV-MPO) FOR TRANSPORTATION FUNDING AND COMMITTING TO A LOCAL MATCH FOR THE EAST HI LINE ROAD PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE.**

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.

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Resolution No. R-2026-36 is filed with the City Clerk's Office.

ITEM 7. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A SERVICE CONTRACT FOR CITY WIDE STREET SWEEPING SERVICES. THIS ITEM SUPPORTS IF - INFRASTRUCTURE.**

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

Comm. Medina **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 THE GUARANTEED MAXIMUM PRICE AMENDMENT NO. 2 (GMP #2) TO THE EXISTING CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT WITH D. WILSON CONSTRUCTION (DWCC) FOR THE CITY OF PHARR MULTI-USE FACILITY. THIS ITEM SUPPORTS IF - INFRASTRUCTURE.**

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, AUTHORIZING CITY MANAGER TO NEGOTIATE AND ENTER INTO A SERVICE CONTRACT FOR PLANTING AND LANDSCAPE INSTALLATION SERVICES FOR THE SCHOOLYARD FORESTRY PROJECT. 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.

- D) CONSIDERATION AND ACTION, IF ANY, RATIFYING SERVICE CONTRACT WITH GDJ ENGINEERING, LLC. FOR PROFESSIONAL SERVICES FOR GRANT APPLICATION PREPARATION. THIS ITEM SUPPORTS IF - INFRASTRUCTURE.**

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

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

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E) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING (MOU) WITH DRISCOLL HEALTH PLAN TO EXPAND COMMUNITY ACCESS TO HIGH-QUALITY LITERACY RESOURCES THROUGH CITY FACILITIES AND PROGRAMS. 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.

ITEM 8. CLOSED SESSION

None

ITEM 9. RECONVENE

None

ITEM 10. ADJOURNMENT

There being no other business to come before the board, Comm. Medina moved to adjourn. Comm. Chavez seconded the motion, and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:55 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

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

ON THIS THE 6th DAY OF JULY 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: August 17, 2026

