

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, AUGUST 17, 2026
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, August 17, 2026, and the following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez
Comm. Ricardo Medina

STAFF PRESENT: Jonathan Flores, City Manager
Melanie Cano, Assistant City Manager
Hilda Pedraza, 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
Alyn Cervantes, Code Comp. Asst. Director
Roland Gomez, Development Services Dir.
Jesus Pena, Public Works Director
Sebastian Torres, OSE Per. Mgmt. Analyst
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Maricela Moreno, Purchasing Manager
Danny Ramirez, Assistant EMS Chief
Kenia Gomez, Chief Comm. Officer
Sara Salinas, P.S. Comm. Director
Elizabeth Diaz, Public Health 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, Int'l Comm. Dev. Director

CITY ATTORNEY: Ricardo Rodriguez, 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. 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

Carlos Vela spoke on agenda item 4.B. recognizing Texas Amateur Athletic Federation (TAAF) Games of Texas medal winners.

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) TRAILBLAZER OF THE MONTH RECOGNITION

Jonathan Flores, City Manager, introduced the item and stated recognition would take place at the next city commission meeting.

B) RECOGNITION OF GAMES OF TEXAS ATHLETES

Jonathan Flores, City Manager, introduced the item.

Sergio Alanis, Parks & Recreation Director, presented a video recap highlighting the Texas Amateur Athletic Federation (TAAF) Games of Texas that took place at College Station, Texas.

Sergio Alanis, Parks & Recreation Director, along with department staff, recognized the athletes who participated in the Summer Texas Amateur Athletic Federation (TAAF) Games of Texas and earned medals in their respective sports categories. He commended all participants for their outstanding efforts in representing

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the City of Pharr and congratulated them on their hard work, dedication, and accomplishments.

C) 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 Pharr Police Department Operation B.R.I.D.G.E. initiative for drivers with disabilities, Possible Dream Adult High School Graduation Ceremony and the Pharr Public Health Community Baby Shower for all expecting mothers and families.

Kenia Gomez, Director of City Communications, reported on the Pharr Police Department Mounted Patrol Snow Cones event on Thursday, August 20, 2026 at 402 E. Business 83 from 5:00 p.m. to 8:00 p.m. She stated the Pharr Mounted Patrol would be serving free snow cones to the community and invited the public to stop by, cool off and enjoy a fun opportunity to connect with our local heroes.

Kenia Gomez, Director of City Communications, reported Night Under the Stars Kids Edition event would take place on Friday, August 21, 2026 at City Hall Amphitheater at 8:00 p.m. She stated this was a free event and invited the community to attend.

Kenia Gomez, Director of City Communications, reported on the Pharr Police Badges & Raspas event on Thursday, August 27, 2026 at Pharr Police Department from 3:00 p.m. to 6:00 p.m. She stated Pharr Police officers would be serving free raspas to the community while providing Back to School safety tips and information.

ITEM 5. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR JULY 06, 2026 — REGULAR CALLED MEETING; JULY 20, 2026 - REGULAR CALLED MEETING; AND AUGUST 03, 2026 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (CITY CLERK'S OFFICE)**
- B) 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. (3RD AND FINAL READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (LIBRARY)**
- C) 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. (3RD AND FINAL READING). THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (LIBRARY)**

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- D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR SEALED BIDS ON A SERVICE CONTRACT FOR CITY WIDE LANDSCAPING SERVICES. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (MAINTENANCE)**
- E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR BIDS ON CONSTRUCTION OF THE SOUTH REGIONAL DETENTION FACILITY AND DRAINAGE IMPROVEMENTS PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**
- F) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
- 1. QUINTANILLA, HEADLEY AND ASSOCIATES, INC. REPRESENTING CUBIC WALLS LLC., REQUESTED A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.10 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 4621 NORTH VETERANS BOULEVARD. CUP# 260607 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. CNMK TEXAS PROPERTIES, LLC, D/B/A CINEMARK EL CENTRO MALL 16, 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 LOT 3A, RE-PLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 600 NORTH JACKSON ROAD. CUP# 131046 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 3. TOPGOLF USA PHARR, LLC., 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 A 1.48 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 1, TOP GOLF PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 1901 W INTERSTATE HIGHWAY 2. CUP#170846 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
- G) PLATS:**
- 1. CEI ENGINEERING ASSOCIATES, INC, REPRESENTING COY HAYNES, MANAGER FOR CG CAGE & MOORE LLC, A TEXAS LIMITED LIABILITY COMPANY, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED PHARR CORNERS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.34 ACRE TRACT, OUT OF THE NORTH 10 ACRES OF THE WEST ONE-HALF OF LOT 221, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS WITHIN THE 1800 BLOCK OF SOUTH CAGE BOULEVARD. SUB#250725 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING VICTOR HUGO RESENDEZ AND WIFE, ROSALINDA RESENDEZ, OWNER, REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED ROSALINDA RESENDEZ**

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SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.20 ACRE TRACT OF LAND OUT OF LOT "Q", ORIGINAL TOWNSITE OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF S. DOGWOOD ST. SUB#260515 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

Jonathan Flores, City Manager, introduced the 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-2026-21 and O-2026-22 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 NO. O-2024-37 MUNICIPAL FIBER OPTIC FEE SCHEDULE (1ST READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (IT)**

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.

- B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ADOPTING THE CITY OF PHARR TITLE VI PROGRAM AND AUTHORIZING ITS IMPLEMENTATION. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (HR)**

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-2026-37 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING TWO (2) MEMBERS TO THE BRIDGE BOARD. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (BRIDGE)**

Jonathan Flores, City Manager, introduced the item and recommended re-appointment of Adalberto Campero and Roberto Garza.

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Comm. Carrillo moved to re-appoint Adalberto Campero and Roberto Garza to Bridge Board. Comm. Flores seconded the motion, and when put to a vote, it carried unanimously.

Resolution No. R-2026-38 is filed with the City Clerk's Office.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ADOPTING THE CITY OF PHARR'S ONE-YEAR ACTION PLAN FOR PROGRAM YEAR 2026 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (GMCD)

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.

Resolution No. R-2026-39 is filed with the City Clerk's Office.

ITEM 7. ADMINISTRATIVE

A) DISCUSSION AND ACTION FOR VOTE ON PROPOSED TAX RATE INCREASE AND TO SCHEDULE A PUBLIC HEARING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)

Jonathan Flores, City Manager, introduced the item.

ROLL CALL VOTE:

AYES: Comm. Michael Pacheco, Comm. Roberto Carrillo, Comm. Ramiro Caballero, Comm. Daniel Chavez, and Comm. Itza Flores.

NAYS: Zero (0)

Jonathan Flores, City Manager, briefly explained the City of Pharr was not increasing the tax rate and the proposed tax rate of \$0.7676 would remain the same. He further stated a public hearing would be scheduled for September 21, 2026, at 4:00 p.m.

B) SUBMISSION OF CERTIFIED TOTALS FOR TAX ASSESSED VALUES 2026 FOR FISCAL YEAR 2026-2027. 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. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

ITEM 8. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, AMENDING INTERLOCAL COOPERATIVE AGREEMENT FOR RURAL EMERGENCY SERVICES BETWEEN THE CITY OF PHARR AND HIDALGO COUNTY. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (FIRE)**

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

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

- B) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NO. 2 WITH MOR-WIL LLC. FOR THE COLLECTION SYSTEM IMPROVEMENT AND LIFT STATION ELIMINATION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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

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

- C) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NO. 3, FOR THE DONATION ACCEPTANCE PROGRAM FOR FISCAL YEAR 2016 CONSTRUCTION CONTRACT WITH D. WILSON CONSTRUCTION COMPANY OF MCALLEN, TX. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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

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

- D) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 1 WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR THE I-ROAD PHASE II PROJECT FOR THE REPLACEMENT OF THE BRIDGE ON I ROAD AT SOUTH FLOODWATER CHANNEL (CSJ: 0921-02-491). THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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

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

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- E) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 3 WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR THE I-ROAD PHASE II PROJECT FROM DICKER ROAD TO US MILITARY HWY 281 (CSJ: 0921-02-499). THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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

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

- F) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 4 WITH TEXAS DEPARTMENT OF TRANSPORTATION FOR THE I-ROAD PHASE II PROJECT FROM RANCHO BLANCO ROAD TO DICKER ROAD (CSJ: 0921-02-363). THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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

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

- G) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 2 WITH BROWNSTONE CONSULTANTS, LLC. TO THE CONSTRUCTION MANAGEMENT SERVICES FOR THE DONATION ACCEPTANCE PROGRAM (DAP) FISCAL YEAR 2016 PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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

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

- H) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 9 TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH HALFF ASSOCIATES, INC. FOR THE DONATIONS ACCEPTANCE PROGRAM FISCAL YEAR 2016 (DAP FY16). THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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

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

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- I) **CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 9 TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH STRUCTURAL ENGINEERING ASSOCIATES, INCORPORATED (SEA) FOR THE PHARR-REYNOSA INTERNATIONAL BRIDGE EXPANSION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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

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

- J) **CONSIDERATION AND ACTION, IF ANY, ON RENEWAL OF CLOUD MANAGEMENT SUBSCRIPTION SERVICES FROM CALIX, INC. FOR PHARR CONNECT. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (IT)**

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

Comm. Carrillo moved to approve. Comm. Flores 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 4:29 p.m.

CITY OF PHARR



MICHAEL PACHECO
MAYOR PRO-TEM

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

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ON THIS THE 17th DAY OF AUGUST 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: September 8, 2026

