



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, JULY 7, 2025**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL TO ORDER:

A) Roll call and possible action on the excusing of any absent member of the governing board.

B) Pledge of Allegiance/Invocation

2. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

3. PUBLIC HEARINGS: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

A) Public hearing on development services cases

4. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

A) City Engineer's Report - Capital Improvement Projects

B) Recognition of Police Chief Juan Gonzalez for his Academic Achievement.

C) Recognition of graduates from the Certified Public Manager Program.

D) City Events of Interest

5. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

A) Approval of Minutes for June 02, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2021-09 Standards Manual Construction and Development Guide. **(2nd Reading) This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

C) Consideration and action, if any, authorizing City Manager to advertise to Request for Proposals (RFP's) for Construction Manager at Risk for Pharr Events Center Project. **This item supports SE - Service Excellence.** (PURCHASING)

D) Consideration and action, if any, ratifying Emergency Sanitary Sewer Manhole Collapse Service Repairs. **This item supports IF - Infrastructure.** (PURCHASING)

E) Consideration and action, if any, on Development Services Cases:

1. Melden & Hunt, Inc., representing Homero Rivas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). The property is legally described as being 17.196 acres, more or less, out of Lot 106, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 4300 North Sugar Road. COZ#250511 **This item supports EV - Economic Vitality.**

2. Crisandra Alaniz, representing Centro De Alabanza Oasis, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Limited Industrial District (L-I). The property is legally described as being all of Principle Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 5224 North Cage Boulevard, Suites 4-5. CUP#250505 **This item supports EV - Economic Vitality.**

3. Quinta Real Events, LLC., is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lots 1 and 2, Save and Except the South 32 ft. out of Lot 2, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2620 South Gardenia Street. CUP#201042 **This item supports EV - Economic Vitality.**

4. Antonio Muraira, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the storage of vehicles in a secure, fenced-in area for a towing company in a Heavy Commercial District (H-C). The property is legally described as being Lot 4, Albrad Business Park Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 1106 West Albrad Avenue. CUP#250404 **This item supports EV - Economic Vitality.**

5. Gerardo Rodriguez, representing Maria Garcia, owner, filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential Small Lot (R-1A) to Neighborhood Commercial District (N-C). The property is legally described as Lots 6 and 7, Block 93, Hackberry Subdivision, Pharr, Hidalgo County, Texas. The property is located at 409 North Fir Street. COZ#250512 **This item supports EV - Economic Vitality.**

F) PLATS:

1. R. E. Garcia & Associates, representing Ramiro Rivas, owner, is requesting final plat approval of the proposed Rivas Subdivision. The property is legally described as being a 10.00 acre tract of land being the East 10.00 acres of the West 20.00 acres of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Hi-Line Road. SUB#230822 **This item supports EV - Economic Vitality.**

2. Windrose Land Surveying and Platting, representing Marcella B. Rocha, Assistant Secretary of Circle K Stores, Inc., is requesting final plat approval of the proposed Circle-K #2709238 Subdivision. The property is legally described as being a 1.987 acre tract of land out of the Juan Jose Hinojosa survey and being a portion out of Lot 340, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 8000 Block of South Cage Boulevard. SUB#241236 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance appointing/reappointing Municipal Judge. **(Adoption on 1st Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Resolution executing an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for Moore Road between Cage Boulevard and "I" Road (CSJ: 0921-02-437). **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, on Resolution authorizing the submission of an application to the Federal Emergency Management Agency for the Staffing for Adequate Fire and Emergency Response grant program to fund six (6) firefighter positions. **This item supports SSC - Safe and Secure Community.** (FIRE)

D) Consideration and action, if any, on Resolution appointing/reappointing one (1) member to the Community Development Council. **This item supports SG - Sound Governance and Fiscal Sustainability.** (GMCD)

E) Consideration and action, if any, on Resolution suspending the August 19, 2025 effective date of Texas Gas Service Company's proposed rate adjustment for cities within the Rio Grande Valley service area. **This item supports QL - Quality of Life.** (ADMINISTRATION)

7. ADMINISTRATIVE:

A) Presentation on the City of Pharr's Second Quarter Financial Performance Report **This item supports SG - Sound Governance and Fiscal Sustainability.** (FINANCE)

8. PURCHASING:

A) Consideration and action, if any, on the purchase of Pneumatic Shoring Equipment for the Fire Department from Metro Fire Apparatus Specialists from Houston, Texas in the amount of \$238,607.00 (BuyBoard Cooperative Purchasing Program #746-24). **This item supports SSC - Safe and Secure Community.** (PURCHASING)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to negotiate and enter into a Service Contract with ViaPlus from Carrollton, Texas for the Pharr International Bridge Toll Collection System . **This item supports SE - Service Excellence.** (PURCHASING)

B) Consideration and action, if any, authorizing City Manager to negotiate the sale of real property located at 9901 S. Cage Blvd. **This item supports SSC - Safe and Secure Community.** (ENGINEERING)

C) Consideration and action, if any, on Amendment No. 3 in the amount of \$148,526.00 to the Professional Engineering Services Agreement with GDJ Engineering, LLC., for the Moore Road Project. **This item supports IF - Infrastructure.** (ENGINEERING)

D) Consideration and action, if any, on Amendment No. 1 to the Service Contract of Financial Advisory Services with PFM Financial Advisors LLC. **This item supports SG - Sound Governance and Fiscal Sustainability.** (PURCHASING)

E) Consideration and action, if any, authorizing City Manager to enter into a lease agreement with Texas Underground, Inc. from Pearland, Texas for the rental of 2025 Freightliner Vactor Truck(Purchasing Cooperative Buyboard No. 676-22). **This item supports QL - Quality of Life.** (PURCHASING)

10. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

11. RECONVENE: *into Regular Session and consider action, if necessary, on any items(s) discussed in closed session.*

12. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext 1007 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 3rd day of July 2025 at 4:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 3rd Day of July 2025



IMELDA PEREZ, TRMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the _____ day of _____, 20____ by,

Name: _____

Title: _____