

**TAKE NOTICE THAT A REGULAR MEETING
OF THE COMMUNITY DEVELOPMENT COUNCIL
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 6:00 PM ON
MONDAY, JULY 14, 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 MEETING TO ORDER:

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

2. PUBLIC HEARING: (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) CDBG One-Year Action Plan 30-day comment period

3. ADMINISTRATIVE:

A) Approval of Minutes for June 11, 2025

4. 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 Community Development Council 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 9th day of July 2025 at 5:00 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 9th day of July 2025



ALESSANDRA GARCIA, CPM
ASSISTANT CITY CLERK

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

Name: _____

Title: _____



AGENDA MEMORANDUM

BOARD: Community Development Council

AGENDA ITEM #: 2.A.

DATE SUBMITTED: July 9, 2025

MEETING DATE: July 14, 2025

FROM: Cynthia Speedon, Administrative Assistant

DEPARTMENT: GMCD

DIRECTOR: Elizabeth Diaz

Agenda Item: CDBG One-Year Action Plan 30-day comment period

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: N/A

Fiscal Consideration:

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Cynthia Speedon
Sandra Regalado
Napoleon Coca
Elizabeth Diaz

Created/Initiated - 7/9/2025
Approved - 7/9/2025
Approved - 7/9/2025
Final Approval - 7/9/2025

**ADDENDUM
CITY OF PHARR, HIDALGO COUNTY, TEXAS
30 DAY COMMENT PERIOD NOTICE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
2025 ONE-YEAR ACTION PLAN**

Notice is hereby given that the City of Pharr is in the process of adopting the One-year Action Plan for Program Year 2025. The U.S. Department of Housing & Urban Development (HUD) has announced the allocation of \$1,201,828.00. The City will submit its 2025 One-year Action Plan under the Community Development Block Grant Entitlement Program to the U.S. Department of Housing & Urban Development (HUD), 615 E. Houston Street, Suite 347, San Antonio, Texas 78205 (210) 475-6800 by August 15, 2025. HUD will review the One-year Action Plan and is expected to approve the plan in accordance with 24 CFR 91.500(b).

The City of Pharr is soliciting public comment within 30 days beginning June 11, 2025, through July 12, 2025. The public hearing to solicit final comments will be held on Monday, July 14, 2025, at 6:00 p.m. in the City of Pharr Board Room, 118 S. Cage Boulevard, 2nd Floor, Pharr, Texas.

Interested individuals are asked to participate with their input on the 2025 Annual Action Plan by calling 956-402-4190 or by correspondence to the Department of Development and Planning, 118 S. Cage Boulevard, Pharr, Texas, Attn: GMCD Director, Elizabeth Diaz. The addendum is being made to public a revision on the public hearing date, which was previously scheduled for Thursday, July 17, 2025.

The following is a summary of the proposed recommendations of activities/projects for the One-Year Action Plan 2025:

AGENCY	ACTIVITY	RECOMMENDATION
Administration	Expenses related to compliance and administration of the CDBG Program	\$ 240,265.60
Repayment of Section 108 Loan	15th Year of Repayment	\$ 350,000.00
Affordable Homes of South Texas	Owner Occupied Rehabilitate/Reconstruction Program- Rehabilitation of (2) two homes.	\$ 30,000.00
Emergency Repair Program	Rehabilitation-Single Unit Residential- Reconstruction of approximately (20) twenty homes that require emergency repairs.	\$ 201,288.20
Public Utilities	Water/Sewer Line Improvements-Upgrading waterlines/ replacing fire hydrants through the city in low mod areas.	\$ 50,000.00
Public Works	Street Improvements- Installation of Solar Lights/Poles through the city in low mod areas- Multi Year Project	\$ 50,000.00
Housing Authority Broadband Program	Installation fiber optic cables for broadband services in housing units- Multi Year Project	\$ 100,000.00
AVE Frontera	Funds will be used to assist Pharr residents for counseling	\$ 6,500.00
Amigos Del Valle	Funds will be used on the Meals-On-Wheels program, \$1.50 per meal x (231) days = \$347/elderly per year.	\$ 35,000.00
Area Agency on Aging	Funds will be used on the purchase of medical supplies/medicines to Pharr elderly	\$ 25,000.00
CAMP University	Funds will be used on supportive stipends & Mileage for advocates assisting severely handicapped young adults residing in Pharr	\$ 3,000.00
CASA de Hidalgo	Funds will be used on the supportive stipends & mileage of (2) court-appointed social advocates	\$ 5,000.00
Children's Advocacy Center	Funds will be used on the partial salaries of (2) Forensic Interviewers of child victims.	\$ 15,000.00
Comfort House	Funds will be used on the partial salary one (1) Pharr patients caregiver.	\$ 5,000.00
LRGVDC- Aging and Disability Resource Center	Funds will be used to assist Pharr elderly with resources to cover daily living expenses	\$ 5,000.00
Make a Wish Foundation of the Rio Grande Valley	Support children who are severely ill with wish requests.	\$ 3,000.00
Sisters Inspiring Success, Inc.	Assist unemployed women with full professional outfits for job interviews, mentoring services, skills training.	\$ 3,000.00
Silver Ribbon	Funds will be used to assist Pharr elderly with their electrical bill	\$ 5,000.00
The Health and Performing Arts Collection	To provide education in health, wellness, and performing arts	\$ 3,000.00
To Give International (Creative Art Studio)	Funds will be used to assist Pharr residents for with Instrumental classes	\$ 6,500.00
Valley Metro	Funds will be used on the maintenance & operations of the Pharr Route 31	\$ 55,274.20
Women Together	Funds will be used to assist battered and abused women.	\$ 5,000.00
		\$ 1,201,828.00

I, The undersigned authority do certify that the above document of said notice is a true and correct copy and that said notice was posted on the bulletin board of City Hall, The Advance, The Pharr Library, on the City's web page at www.pharr-tx.gov. This notice was posted at a place convenient and readily accessible to the general public at all times, and said notice was posted on Wednesday, JULY 9TH, 2025 at 5:00 p.m. and will remain posted continuously for the period of the aforementioned 30-day Comment Period in compliance with Chapter 551 of the Texas Government Code (Open Meeting Act)



WITNESS MY HAND AND SEAL, THIS 9TH DAY OF JULY 2025


 Alessandra Garcia, CPM
 Assistant City Clerk

ADENDA
CITY OF PHARR, CONDADO DE HIDALGO, TEXAS
AVISO PUBLICO PARA COMENTARIOS
PERIODO DE 30 DIAS
PLAN DE ACCIÓN ANUAL 2025

Se le comunica al publico que la ciudad de Pharr esta en el proceso de adoptar la propuesta para el Plan de Acción Anual para el año 2025 con la asignación del Departamento de Vivienda y Desarrollo Urbano de \$1,201,828.00.00. La Ciudad de Pharr presentara el Plan Anual del 2025 bajo el programa de Otorgamiento de Desarrollo Comunitario al Departamento de Vivienda y Desarrollo Urbano al 615 E. Houston Street, Suite 347, San Antonio, Texas 78205, (210) 475-6800 para el 15 de Agosto del 2025. El Departamento de Vivienda y Desarrollo revisara el Plan de Acción Anual 2025 y se espera la aprobación de acuerdo al código 24 CFR 91.500(b).

La Ciudad de Pharr esta solicitando comentarios del publico en un plazo de 30-Dias empezando el 11 de Junio, 2025 al 12 de Julio, 2025. Se llevara a cabo la audiencia publica para solicitar comentarios finales el Lunes 14 de Julio, 2025 a las 6:00 p.m. en el salón de juntas de la ciudad de Pharr, 118 S. Cage Boulevard, 2do piso, Pharr, Texas. Se les pide a las personas interesadas que participen con su opinión sobre el Plan de a Acción Anual 2025 llamando al 956-402-4190 o por correspondencia al Departamento de Desarrollo y Planificación, 118 S. Cage Boulevard, Pharr, Texas, atención GMCD Directora, Elizabeth Diaz. Esta Adenda se publica para publicar la revisa de la fecha de la junta previamente anunciada para el Jueves, 17 de Julio, 2025

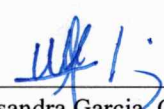
Las siguientes son las recomendaciones propuestas para el Plan Anual 2025:

AGENCY	ACTIVITY	RECOMMENDATION
Administration	Gastos relacionados con el cumplimiento y la administración del Programa CDBG	\$ 240,265.60
Repayment of Section 108 Loan	15° Año de Amortización	\$ 350,000.00
Affordable Homes of South Texas	Programa de Rehabilitación/Reconstrucción Ocupada por el Propietario- Rehabilitación de (2) dos viviendas.	\$ 30,000.00
Emergency Repair Program	Rehabilitación-Residencial de una sola unidad- Reconstrucción de aproximadamente (20) veinte viviendas que requieren reparaciones de emergencia.	\$ 201,288.20
Public Utilities	Mejoras en las líneas de agua / alcantarillado: mejora de las líneas de agua / reemplazo de bocas de incendio en la ciudad en áreas de baja moderación.	\$ 50,000.00
Public Works	Mejoras en las calles- Instalación de luces / postes solares a través de la ciudad en áreas de baja moderación- Proyecto de varios años	\$ 50,000.00
Housing Authority Broadband Program	Instalación de cables de fibra óptica para servicios de banda ancha en unidades habitacionales- Proyecto Plurianual	\$ 100,000.00
AVE Frontera	Los fondos se utilizarán para ayudar a los residentes de Pharr a recibir asesoramiento	\$ 6,500.00
Amigos Del Valle	Los fondos se utilizarán en el programa Meals-On-Wheels, \$1.50 por comida x (231) días = \$347/ancianos por año.	\$ 35,000.00
Area Agency on Aging	Los fondos se utilizarán en la compra de suministros médicos/medicamentos para los ancianos de Pharr	\$ 25,000.00
CAMP University	Los fondos se utilizarán en estipendios de apoyo y kilometraje para los defensores que ayudan a los adultos jóvenes con discapacidades graves que residen en Pharr	\$ 3,000.00
CASA de Hidalgo	Los fondos se utilizarán en los estipendios de apoyo y el kilometraje de (2) defensores sociales designados por el tribunal	\$ 5,000.00
Children's Advocacy Center	Los fondos se utilizarán en los salarios parciales de (2) Observadores Forenses de víctimas infantiles.	\$ 15,000.00
Comfort House	Los fondos se utilizarán en el salario parcial de un (1) cuidador de pacientes Pharr.	\$ 5,000.00
LRGVDC- Aging and Disability Resource Center	Los fondos se utilizarán para ayudar a los ancianos de Pharr con recursos para cubrir los gastos de la vida diaria	\$ 5,000.00
Make a Wish Foundation of the Rio Grande Valley	Apoye a los niños que están gravemente enfermos con peticiones de deseos.	\$ 3,000.00
Sisters Inspiring Success, Inc.	Ayudar a las mujeres desempleadas con atuendos profesionales completos para entrevistas de trabajo, servicios de tutoría, capacitación en habilidades.	\$ 3,000.00
Silver Ribbon	Los fondos se utilizarán para ayudar a los ancianos de Pharr con su factura de electricidad, agua y	\$ 5,000.00
The Health and Performing Arts Collection	Proporcionar educación en salud, bienestar y artes escénicas	\$ 3,000.00
To Give International (Creative Art Studio)	Los fondos se utilizarán para ayudar a los residentes de Pharr con las clases instrumentales	\$ 6,500.00
Valley Metro	Los fondos se utilizarán en el mantenimiento y las operaciones de la Ruta 31 de Pharr	\$ 55,274.20
Women Together	Funds will be used to assist battered and abused women.	\$ 5,000.00
		\$ 1,201,828.00

Yo, La autoridad firmante certifica que el documento anterior de dicho aviso es una copia verdadera y correcta y que dicho aviso fue publicado en el tablón de anuncios del Municipal de la Ciudad de Pharr, The Advance, Pharr Library, DRC y en la pagina web de la ciudad en www.pharr-tx.gov. Este aviso fue publicado en un lugar conveniente y fácilmente accesible para el publico en general en todo momento, y dicho aviso fue publicado Miercoles, 9 de JULIO, 2025 a las 5:00 p.m. y permanecerá publicado continuamente por 30 días en cumplimiento con el Capitulo 551 del Código del Gobierno de Texas (Ley de Reunión Abierta).



ATESTIGUA MI MANO Y SELLO, EL DIA 9 de JULIO 2025


 Alessandra Garcia, CPM
 Assistant City Clerk



AGENDA MEMORANDUM



BOARD: Community Development Council

AGENDA ITEM #: 3.A.

DATE SUBMITTED: July 9, 2025

MEETING DATE: July 14, 2025

FROM: Cynthia Speedon, Administrative Assistant

DEPARTMENT: GMCD

DIRECTOR: Elizabeth Garza

Agenda Item: Approval of Minutes for June 11, 2025

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: N/A

Fiscal Consideration:

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Cynthia Speedon
Sandra Regalado
Napoleon Coca
Elizabeth Diaz

Created/Initiated - 7/9/2025
Approved - 7/9/2025
Approved - 7/9/2025
Final Approval - 7/9/2025

**COMMUNITY DEVELOPMENT COUNCIL MEETING
PUBLIC HEARING
June 11, 2025**

The City of Pharr's Community Development Council held a public hearing on Wednesday, June 11, 2025, and the following is the record of attendance:

MEMBERS PRESENT: Olga Cardoza
Lucio Gaitan
Norma Trevino
Sabrina Garcia
Marcos Gonzalez
Victor Alvarez

MEMBERS ABSENT:

STAFF PRESENT: Sandra Regalado, CDBG Manager
Cynthia Speedon, Administrative Assistant
Veronica Guerrero, CDBG Specialist

1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER.

Chairwoman Olga Cardoza called the meeting to order at 6:35 p.m. Roll call established a quorum.

Council Member Victor Alvarez moved to excuse the absent members. Council Member Marcos Gonzalez seconded the motion. When put to a vote, the motion carried unanimously.

2. PUBLIC HEARING: (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) Substantial Amendment to Fiscal Year 2024 Annual Action Plan and 2020 CV

Chairwoman, Olga Cardoza opened the public hearing and asked if anyone had signed up. CDBG Manager, Sandra Regalado stated no one had signed up for the public hearing and there was no public present for comments.

CDBG Manager, Sandra Regalado, then stated the 2024 substantial amendment includes the Emergency Repair Program. This program is designed to assist residents that were affected by the flood disaster that occurred in March 2025, and other emergency repairs to assist a minimum of 10 households. CDBG Manager mentioned that the amount of \$165,000 will be available to fund this program. The second item is a Flood Disaster Assistance Grant which was created to assist 500 families with the amount of \$250,000 that was set aside. An activity was also created for the Section 108 loan payoff for the Pharr Aquatic Center in the amount of \$2,098,172.75. Another item is for the 2024 Pharr Housing Broadband public improvements and infrastructure funds will be transferring funds from the allocated in 2020 funding years in the amount of \$340,145.00 in the year 2023 the amount of \$245,000.00, the year 2024 in the amount of \$200,000.00 with the grand total of \$785,145.66. The funds allocated in the Small Business Relief Grant will be transferred to the Emergency Utility Assistance Program in the amount of \$ 200,000.00 the grand total \$310, 095.61.

Chairwoman Olga Cardoza moved close to the Public Hearing, Council Member, Sabrina Garcia, moved to close the Public Hearing, Council Member, Victor Alvarez seconded the motion and when put to a vote, it carried unanimously.

3. ADMINISTRATIVE:

A. Approval of minutes for May 15, 2025

Chairwoman Olga Cardoza introduced the item. Council Member Victor Alvarez moved to approve the minutes as presented. Council Member Marcos Gonzalez seconded the motion and when put to a vote, it carried unanimously.

B. Recommendation for Approval of 2025 Annual Action Plan`

Chairwoman Olga Cardoza introduced the item. Sandra Regalado, CDBG Manager, then stated the department was awarded the amount of \$1,201, 828.00 from that amount there is a cap of administrative fees of \$20,000.00 which is \$240,365.60. The payment for the Section 108 loan which is for fifteen (15) years allocated in the amount of \$350,000.00.

Commented [ED1]: ??

The Non-Public services include The Housing Authority Broadband in the amount of \$100,000.00. Affordable Homes of South Texas in the amount of \$30,000.00 The Emergency repair program in the amount of \$201,288.20. Public Utilities in the amount of \$50,-000.00. Public Works In the amount of \$50,000.00.

The next item is Public Services: Amigos del Valle \$35,000.00, Area Agency on Aging \$25,000.00, Ave Frontera: \$6,500.00, Camp University \$3,000.00. Casa of Hidalgo \$5,000, Children's Advocacy Center \$15,000.00, Comfort House \$5,000.00, The

Lower Rio Grande Valley Development Council Aging and Disability Resource Center \$5,000.00, Make A Wish Foundation \$3,000.00, Silver Ribbon \$5,000.00, Sisters Inspiring Success \$3,000.00, The Health and Performing Arts Collective, Inc. \$3,000.00, To Give International-\$6,500.00, Valley Metro \$55,274.20, Woman Together- \$5,000.00. These conclude all the accounts proposed for the 2025 proposed annual action plan.

Chairwoman moved to approve the item, Council Member Victor Alvarez, moved to approve and Council Member, Marcos Gonzalez, seconded the motion. When put to a vote, it carried unanimously.

4. ADJOURNMENT:

There being no other business to come before the board, Council-Board member Victor Alvarez, **moved** to adjourn, Board member Marcos Gonzalez, seconded the motion and when put to a vote, the motion it carried unanimously. Public Hearing Meeting adjourned at 6:43 p.m.

COMMUNITY DEVELOPMENT COUNCIL

Chairwomen Olga Cardoza

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

COUNTY OF HIDALGO

