

**TAKE NOTICE THAT A SPECIAL 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 3:00 PM ON
MONDAY, AUGUST 11, 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.

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.*

REGULAR AGENDA - OPEN SESSION:

3. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance creating Office of City Clerk Department. **(2nd Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance creating the Food Services Department. **(2nd Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

C) Consideration and action, if any, on Ordinance directing the City Manager to vacate, abandon, and close a 10 ft. by 270.29 ft. Alley Easement, consisting of 0.06 of an acre (2,702.90 square feet) located on Lot 14, Block 160, L.R. Bell Development "E", Pharr, Hidalgo County, Texas **(2nd Reading). This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

D) Consideration and action, if any, on Ordinance amending Ordinance No. O-2011-39 regulating the drilling of oil, and/or gas wells within the city limits of the City of Pharr. **(1st and Final Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (DEVELOPMENT SERVICES)

E) Consideration and action, if any, on Resolution 2025 for the Community Greening Transformation Grant from Texas A&M Forest Service. **This item supports QL - Quality of Life.** (PARKS)

4. ADMINISTRATIVE:

A) Approval of Minutes for August 4, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

5. **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.*

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.

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

7. 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 Special 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 8th day of August 2025 at 2:50 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 8th day of August 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: _____



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 1.A.

DATE SUBMITTED: August 8, 2025

MEETING DATE: August 11, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Roll call and possible action on the excusing of any absent member of the governing board.

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 08/08/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 3.A.

DATE SUBMITTED: August 6, 2025

MEETING DATE: August 11, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Ordinance creating Office of City Clerk Department. *(2nd Reading)* This item supports **SG - Sound Governance and Fiscal Sustainability**.

Classification: Regular

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

Issue: An Ordinance creating the City Clerk's Office as an official department of its own.

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends approval

Alternatives: Not create department

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Imelda Perez
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 08/06/2025
Approved - 08/07/2025
Approved - 08/07/2025
Final Approval - 08/07/2025

ORDINANCE NO: O-2025-

**AN ORDINANCE ESTABLISHING AN OFFICE OF CITY CLERK DEPARTMENT;
DEFINING DUTIES AND RESPONSIBILITIES; INCLUSION IN PHARR CODE OF
ORDINANCES; ADOPTION OF RELATED LAWS; RATIFICATION OF PRIOR ACTS;
REPEALING CONFLICTING ORDINANCES AND ESTABLISHING EFFECTIVE DATE**

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, THAT:**

SECTION 1: DEPARTMENT ESTABLISHED.

The Office of City Clerk shall be created pursuant to the City charter, municipal chain of authority and city employment policy. This Ordinance and provisions herewith shall be included in the Pharr Code of Ordinances. All acts occurring prior to the effective date of this Ordinance shall be ratified and adopted.

SECTION 2: AUTHORIZATION.

The Office of City Clerk shall be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as permitted by applicable federal, state, and local laws.

SECTION 3: CREATION AND DUTIES OF OFFICE OF CITY CLERK.

- (A) The Office of City Clerk is hereby created.
- (B) The creation of the following positions is authorized:
 - 1. One (1) City Clerk full-time exempt position and one (1) Assistant City Clerk full-time exempt position, both appointed by a majority vote of the Board of Commission; and
 - 2. Additional positions may be authorized by the Board of Commissioners based on operational needs and budget availability.
- (C) The department shall provide:
 - 1. Administrative support to the Board of Commissioners, City Manager's Office, and all city departments consistent with state law and city policy.
 - 2. Official record management of all municipal records.
 - 3. Handle public information requests under all applicable laws.
 - 4. Public meeting facilitation and documentation to accurately record the proceedings, preserve the minutes, ordinances, resolutions creating a public record of legislative actions.
 - 4. Ensures compliance with all municipal, state, and federal laws and regulations governing vital statistics.

5. Election administration by overseeing the administration of municipal elections to ensure fairness, impartiality and compliance with all applicable laws.
6. Perform other duties and responsibilities as deemed appropriate and lawful for the efficient operation of city government.

SECTION 4: FISCAL RESPONSIBILITY

The department shall operate within approved budget allocations and shall maintain appropriate financial records and controls as required by city policy and applicable law.

SECTION 5: CUMULATIVE.

This Ordinance shall be cumulative of all other ordinances dealing with the same subject and other ordinances in direct conflict with this Ordinance is herewith repealed and this Ordinance shall supersede and provisions in conflict herewith; all other provisions of the above-described ordinance shall remain in full force and effect.

SECTION 6: SEVERABILITY CLAUSE.

All ordinances in conflict with this ordinance are repealed. The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof. The effects of this Ordinance shall at all times be in compliance with state, federal, and other guidelines as directed.

SECTION 7: EFFECTIVE DATE; PUBLICATION.

This Ordinance shall be read in three (3) separate readings and shall take effect on October 1, 2025, upon receiving final approval of not less than a majority of all the members of the Board of Commissioners and executed by the Mayor and City Clerk in accordance with City of Pharr Charter. This Ordinance may be published, after passage, in one issue of the official paper.

SECTION 8: PROPER NOTICE AND MEETING.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of ____, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of ____, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of ____, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 3.B.

DATE SUBMITTED: August 6, 2025

MEETING DATE: August 11, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Ordinance creating the Food Services Department. *(2nd Reading)* This item supports **SG - Sound Governance and Fiscal Sustainability**.

Classification: Regular

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

Issue: An Ordinance creating the Food Services Department as an official department of its own

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends approval

Alternatives: Not create department

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Imelda Perez
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 08/06/2025
Approved - 08/07/2025
Approved - 08/07/2025
Final Approval - 08/07/2025

ORDINANCE NO: O-2025-

AN ORDINANCE ESTABLISHING THE FOOD SERVICES DEPARTMENT; DEFINING DUTIES AND RESPONSIBILITIES; INCLUSION IN PHARR CODE OF ORDINANCES; ADOPTION OF RELATED LAWS; RATIFICATION OF PRIOR ACTS; REVEALING CONFLICTING ORDINANCES AND ESTABLISHING EFFECTIVE DATE

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, THAT:

SECTION 1: DEPARTMENT ESTABLISHED.

The Food Services Department shall be created pursuant to the City charter, municipal chain of authority and city employment policy. This Ordinance and provisions herewith shall be included in the Pharr Code of Ordinances. All acts occurring prior to the effective date of this Ordinance shall be ratified and adopted.

SECTION 2: AUTHORIZATION.

The Food Services Department is authorized to carry out all duties and responsibilities as directed by the City of Pharr and as permitted by applicable federal, state, and local laws, including but not limited to:

- (A) Operating food service establishments in compliance with Texas Department of State Health Services regulations.
- (B) Obtaining and maintaining all required permits, licenses, and certifications.
- (C) Managing departmental personnel, budget, and operations; and
- (D) Coordinating with other city departments as necessary.

SECTION 3: CREATION AND DUTIES OF FOOD SERVICES DEPARTMENT.

- (A) The Food Services Department is hereby created.
- (B) The creation of the following positions is authorized:
 - 1. One (1) Food Services Director full-time exempt position; and
 - 2. Additional positions may be authorized by the Board of Commissioners based on operational needs and budget availability.
- (C) The department shall provide the following services:
 - 1. Food services as a fast casual restaurant serving residents of the City of Pharr and visitors.
 - 2. Catering and food service support to other city departments for official functions and events.

3. Food and beverage assistance to other city departments as requested and approved.
4. Such other related services as may be directed by the City Manager.

(D) The department shall operate in accordance with:

1. All applicable health and safety regulations.
2. City purchasing and procurement policies.
3. Generally accepted food service industry standards.
4. City financial management and accounting procedures.

SECTION 4: FISCAL RESPONSIBILITY

The department shall operate within approved budget allocations and shall maintain appropriate financial records and controls as required by city policy and applicable law.

SECTION 5: CUMULATIVE.

This Ordinance shall be cumulative of all other ordinances dealing with the same subject and other ordinances in direct conflict with this Ordinance is herewith repealed and this Ordinance shall supersede and provisions in conflict herewith; all other provisions of the above-described ordinance shall remain in full force and effect.

SECTION 6: SEVERABILITY CLAUSE.

All ordinances in conflict with this ordinance are repealed. The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof. The effects of this Ordinance shall at all times be in compliance with state, federal, and other guidelines as directed.

SECTION 7: EFFECTIVE DATE; PUBLICATION.

This Ordinance shall be read in three (3) separate readings and shall take effect on October 1, 2025, upon receiving final approval of not less than a majority of all the members of the Board of Commissioners and executed by the Mayor and City Clerk in accordance with City of Pharr Charter. This Ordinance may be published, after passage, in one issue of the official paper.

SECTION 8: PROPER NOTICE AND MEETING.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 3.C.

DATE SUBMITTED: August 6, 2025

MEETING DATE: August 11, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Consideration and action, if any, on Ordinance directing the City Manager to vacate, abandon, and close a 10 ft. by 270.29 ft. Alley Easement, consisting of 0.06 of an acre (2,702.90 square feet) located on Lot 14, Block 160, L.R. Bell Development "E", Pharr, Hidalgo County, Texas **(2nd Reading)**. **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Consideration and possible action on an ordinance directing the City Manager to vacate, abandon, and close a 10 ft. by 270.29 ft. alley easement running east and west along the north boundary of the property located on Lot 14, Block 160, L.R. Bell Development "E".

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends approval subject to the conditions as noted.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Imelda Perez
Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 08/06/2025
Approved - 08/07/2025
Approved - 08/07/2025
Final Approval - 08/07/2025

ORDINANCE NO. O-2025-_____

AN ORDINANCE DIRECTING THE CITY MANAGER TO VACATE, ABANDON, AND, CLOSE A 10 FT. BY 270.29 FT. ALLEY EASEMENT, CONSISTING OF 0.06 OF AN ACRE (2,702.90 SQUARE FEET) LOCATED ON LOT 14, BLOCK 160, L.R. BELL DEVELOPMENT “E”, PHARR, HIDALGO COUNTY, TEXAS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 311.007 of the Texas Transportation Code, authorizes home-rule cities to vacate, abandon, or close a street or alley; and

WHEREAS, Section 272.001(b)(2) of the Texas Local Government Code authorizes the conveyance of streets and alleys owned in fee or used by easement to abutting property owners; and

WHEREAS, the City of Pharr has received a request from the sole abutting property owner, Hector Gutierrez (the “Requestor”) requesting that the City close, vacate, abandon and convey a 10 ft. by 270.29 ft. Alley Easement as more specifically described in Exhibit “A” and Exhibit “B” (the “Property”), which is attached hereto and incorporated herein for all purposes; and

WHEREAS, the respective utility companies and City departments have no objection to the abandonment as requested. However, Texas Gas Service is requesting that the 10 ft. Alley easement be converted to a 10 ft. public utility easement along the north side of the plat; and

WHEREAS, Waste Management is pending approval of the turning radius as part of the site plan; and

WHEREAS, Spectrum has no objection; however, they are requesting that the existing service lines located within the Alley easement to be abandoned be relocated at the owner’s expense. If approved, the ordinance is to take effect once all conditions have been met; and

WHEREAS, the City, after vetting the request and confirming with the respective City departments, has determined that the Property is no longer needed for a public Right-of-Way or any other public purpose and that it is in the public interest to close, vacate, abandon and convey the Property to the Requestor.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:

SECTION 1: That an Alley Easement being 10 ft. by 270.29 ft., consisting of 0.06 of an acre (2,702.90 square feet), located on the north side of Lot 14, Block 160, L.R. Bell Development “E”, Pharr, Hidalgo County, Texas; more fully described in Exhibit “A” and “Exhibit B” is hereby vacated, and closed as a public Alley Easement, Right-of-Way, and abandoned as such.

SECTION 2: SAVINGS CLAUSE.

Except as hereby amended, any provisions of the Code of Ordinances or directives of the City of Pharr, Texas, not in conflict with this Ordinance shall remain in full force and effect, unimpaired hereby.

SECTION 3: SEVERABILITY CLAUSE.

The invalidity of any section, clause, sentence or provision of this Ordinance shall not affect the validity of any other part thereof. The effects of this Ordinance shall at all times be in compliance with state, federal, local and other guidelines as directed.

SECTION 4: PUBLICATION.

The City Clerk shall provide for the publication of this Ordinance in the Official newspaper in accordance with the City Charter.

SECTION 5: EFFECTIVE DATE. This Ordinance shall go into effect when passed and approved by the Board of Commissioners following three (3) separate readings.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Commission of the City of Pharr, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code, Section 551.041 on the __ day of _____, 2025.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the __ day of _____, 2025.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the __ day of _____, 2025.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

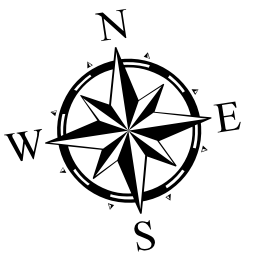
PASSED AND APPROVED ON THE THIRD READING BY THE BOARD OF COMMISSIONERS OF
THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2025.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



Abandonment of public ROW easement

N VETERANS BLVD (I RD)

E ALAN AVE

 Location

 Pharr City Limit

Scale:1:400

0 15 30 60 90 120 Feet

City of Pharr, Texas
Engineering Department
956.402.4242

Date:7/30/2025

EXHIBIT "B"

A 10.0 FOOT BY 270.29 FOOT ALLEY EASEMENT (0.06 AC.) OUT OF LOT 14, BLOCK 160, L.R. BELL DEVELOPMENT "E", HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 5, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID ALLEY EASEMENT AS SHOWN ON PLAT OF BAGWELL ACRES SUBDIVISION LYING NORTH OF UN-NUMBERED 0.86 ACRE TRACT, ACCORDING TO PLAT RECORDED IN VOLUME 13, PAGE 54, MAP RECORDS, HIDALGO COUNTY, TEXAS.

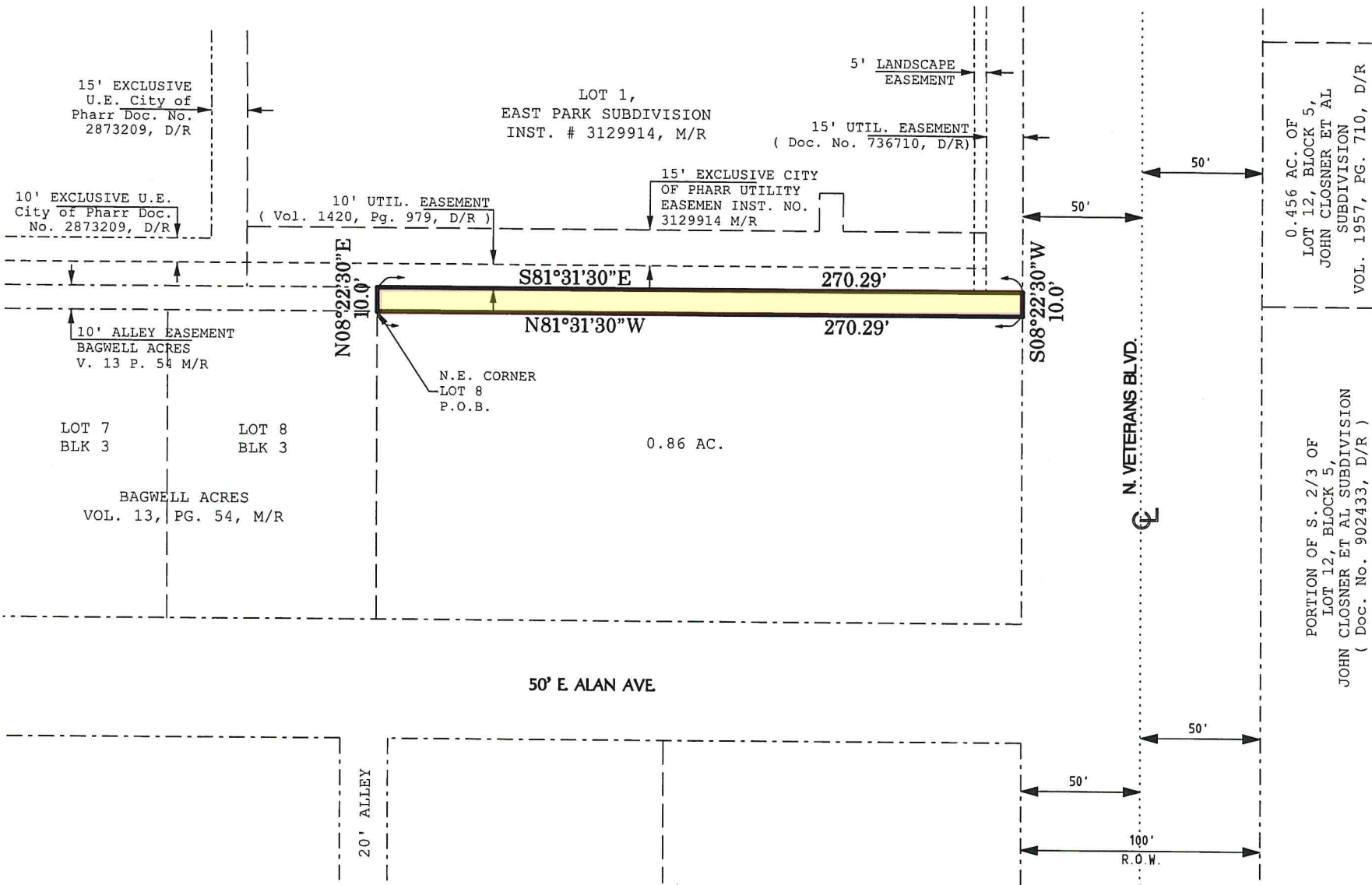
BEGINNING at the northeast corner of Lot 8, Block 3, Bagwell Acres, for the southwest corner of the following described tract of land; said point located on the south line of 10 foot alley easement;

THENCE, North 08 Deg. 22 Min. 30 Sec. North, 10.0 feet, to a point for the northwest corner hereof; said point located on the South line of Lot 1, East Park Subdivision, recorded in Instrument Number 3129914, Map Records, Hidalgo County, Texas;

THENCE, with the South line of said Lot 1, and the North line of 10 foot alley easement, South 81 Deg. 31 Min. 30 Sec. East, 270.29 feet, to a point for the northeast corner hereof; said point located on the West line of North Veterans Boulevard;

THENCE, with the West line of North Veterans Boulevard, South 08 Deg. 22 Min. 30 Sec. West, 10.0 feet, to a point for the southeast corner hereof;

THENCE, with the south line of said 10 foot alley easement, North 81 Deg. 31 Min. 30 Sec. West, 270.29 feet, the POINT OF BEGINNING, containing 0.06 Acres of land, more or less.



Prepared by:
Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning

FIRM # F-6003

202 South 4th. Street McAllen, Texas 78501

SEC@spooreng.com

(956) 683 1000



Date: 01 MAY 2024
 Scale: 1" = 60'

MAP OF



A 10.0 FOOT BY 270.29 FOOT ALLEY EASEMENT (0.06 AC.) OUT OF LOT 14, BLOCK 160, L.R. BELL DEVELOPMENT "E", HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 5, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID ALLEY EASEMENT AS SHOWN ON PLAT OF BAGWELL ACRES SUBDIVISION LYING NORTH OF UN-NUMBERED 0.86 ACRE TRACT, ACCORDING TO PLAT RECORDED IN VOLUME 13, PAGE 54, MAP RECORDS, HIDALGO COUNTY, TEXAS



5602 E. Grimes Road
Harlingen, Texas 78550
956-444-3900 • texasgasservice.com

January 30, 2025

Spoor Engineering Consultants, Inc.
510 S. Broadway St.
McAllen, TX, 78501

**RE: No Conflict/Objection Letter – Conversion of 10-foot Alley
L.R. Bell Development “E” Subdivision, Lot 14
Pharr, Texas**

To whom it may concern,

Texas Gas Service, a Division of ONE Gas, Inc., (TGS), has reviewed your request regarding the proposed conversion of the existing 10-foot alley to a 10-foot public utility easement located along the north property line of Lot 14, of the L.R. Bell Development “E” subdivision in Pharr, Tx. TGS has confirmed it has a 2-inch gas main located within the existing 10-foot alley. The proposed conversion of the 10-foot alley to a 10-foot utility easement presents no conflicts at this time and TGS does not object to the proposed conversion.

Please note that TGS's non-objection to the current proposed construction in no way or manner serves as a waiver of any existing or future rights afforded TGS pursuant to any existing easements or rights of way or any other express or implied rights in law or equity, including the laws and regulations established by any designated utility easement. This letter does not relieve the property owner from any existing or future legal requirements, including calling Texas 811 for utility locates prior to excavation.

Should you have any questions or require additional information, please feel free to contact me at (956) 444-3967 or rene.casares@onegas.com.

Thank you,

Rene C. Casares, PE
Texas Gas Service – Engineering Manager RGV

Attachments:

1. Texas Gas Service System Map
2. Customer Provided Survey & Documentation

04/25/25

REF: SEC

Approximate address: 1313 Alan Avenue – 1.02 Acres L.R. Bell Subdivision – Proposed Alan Acre

To whom it may concern:

Spectrum currently has service lines in the existing alley at this location. Spectrum will require the service lines to be relocated at the Customers expense prior to consenting to the abandonment of the existing alley. An invoice for the relocation has been submitted to the Customer. Please if you have any questions, I can be reached at (956)410-9047 office hour's 7am-4pm Mon.-Fri. And my e-mail address is Edward.A.Rodriguez@Charter.com. Thanks.

Sincerely,

Edward Rodriguez

Construction Coordinator



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 3.D.

DATE SUBMITTED: August 8, 2025

MEETING DATE: August 11, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance No. O-2011-39 regulating the drilling of oil, and/or gas wells within the city limits of the City of Pharr. *(1st and Final Reading)* This item supports SG - Sound Governance and Fiscal Sustainability.

Classification: Regular

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

Issue: City staff is proposing to update the existing ordinance to address the impacts of drilling for oil and/or gas development, protecting public welfare, and aligning with legal and environmental standards.

Fiscal Consideration:

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
David Friedlein
City Management Office

Created/Initiated - 08/08/2025
Approved - 08/08/2025
Approved - 08/08/2025
Final Approval - 08/08/2025

ORDINANCE NO. O-2025

AN ORDINANCE AMENDING O-2011-39; REGULATING THE DRILLING OF OIL, AND/OR GAS WELLS WITHIN THE CITY LIMITS OF THE CITY OF PHARR; DEFINING CERTAIN TERMS; DECLARING THE NECESSITY FOR REGULATIONS; PROHIBITING DRILLING IN STREETS AND ALLEYS AND WITHIN CERTAIN DISTANCE OF BUILDINGS; REGULATING THE DISTANCE AND BRINGING IN OF WELLS NEAR SCHOOL PREMISES; REGULATING SLUSH PITS, WASTE, REFUSE AND TRASH; REQUIRING ENCLOSURE OF COMPLETED WELLS; PROHIBITING STORAGE OR RECEIVING TANKS AND REQUIRING TIMELY REMOVAL OF DERRICKS; PRESCRIBING TYPE AND AMOUNT OF SURFACE CASING; PRESCRIBING METHODS OF CEMENTING AND TESTING SURFACE CASING WITH CONDEMNATION OF SAME UNDER CERTAIN CONDITIONS; PRESCRIBING TYPE OF PRODUCING STRING AND ITS METHOD OF TESTING WITH CONDEMNATION UNDER CERTAIN CONDITIONS; PRESCRIBING METHOD OF SETTING AND CEMENTING PRODUCING STRING; PRESCRIBING TYPE OF BLOWOUT PREVENTER; MASTER GATE AND OTHER CONNECTIONS AND PRESCRIBING EIGHT (8) HOUR TESTS OF PREVENTER AND POUNDS TEST FOR EQUIPMENT; PROVIDING FOR DRILLING FLUID AT BOTTOM OF HOLE AT ALL TIMES; PRESCRIBING WEIGHT AND VISCOSITY OF DRILLING FLUID AND PROVIDING EIGHT (8) HOUR TESTS FOR SAME; PROVIDING FOR MUFFLERS ON ALL STEAM EXHAUSTS ON PUMPS, BOILERS AND EQUIPMENT; REQUIRING BRADENHEAD AND PRESCRIBING WORKING PRESSURE OF SAME; REQUIRING DIRECTIONAL SURVEY OF WELL; REQUIRING CHRISTMAS TREE AND PRESCRIBING WORKING PRESSURE OF SAME; PRESCRIBING PRODUCING TUBING; PRESCRIBING TYPE OF SEPARATOR; PROVIDING FOR ADEQUATE CHOKE, OR BEANS; PROVIDING FOR OPERATION DISTANCE OF BOILER OR ELECTRIC LIGHTING GENERATOR FROM PRODUCING WELL OR TANK; PROVIDING FOR SWABBING AND BOILING OPERATIONS AND DRILL STEAM TEST DURING DAYLIGHT HOURS; PROVIDING FOR CITY INSPECTOR TO MAKE TEST AND EXAMINE PREMISES AT ALL REASONABLE HOURS; MAKING IT UNLAWFUL TO COMMENCE DRILLING WITHOUT A PERMIT; SETTING A PERMIT FEE AND PROVIDING THAT CASH DEPOSIT ON SAID PERMIT ACCOMPANY APPLICATION AND PROVIDING INFORMATION APPLICATION MUST SHOW; PROVIDING FOR DRILLING BOND PRESCRIBING THE AMOUNT AND CONDITIONS OF SAID BOND; PRESCRIBING OPERATING BOND AND CONDITIONS OF SAME; PROVIDING FOR RECYCLING WELLS; PROVIDING THAT PERMIT SHALL CONSTITUTE FRANCHISE OR USE OF STREETS AND ALLEYS FOR OPERATION AND PRODUCING PURPOSES; PROVIDING WHAT PERMIT FEE SHALL RECOVER; PROVIDING FOR EXPIRATION OF PERMIT IN SIX MONTHS IF DRILLING NOT COMMENCED; PROVIDING FOR AMENDING ORDINANCE; PROVIDING FOR PENALTY FOR VIOLATION; ENFORCEMENT BY CITY ATTORNEY; REPEALING ALL CONFLICTING ORDINANCES OR PARTS THEREOF AND PROVIDING THAT ANY VOID SECTION, OR PART THEREOF SHALL NOT EFFECT THE BALANCE OF THE ORDINANCE; AND DECLARING EMERGENCY.

WHEREAS, the City of Pharr hereby acts in exercising its legislative powers to define acts and prohibit the commission of those acts that may be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within its corporate boundaries.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:

SECTION 1. That the following meaning shall be given to the following words used in this Ordinance; the word "he" shall include she, it and they; the word "him" shall include her, it and them; the word "person" shall mean natural persons, husband and wife, joint tenants, tenants in common, corporations , partnerships, joint stock associations, municipal corporations in the State of Texas; the word "City" shall mean the incorporated City of Pharr; the words "City Clerk" shall mean the City Clerk of Pharr; the word "Mayor" shall mean the Mayor of Pharr; and the word "Owner" or Owners" as - used in this Ordinance shall mean the owner in fee simple or a mineral owner by a good and merchantable title of or in and to the particular real estate referred to, subject only to liens to secure debts, and lien holders shall not be considered an owner.

SECTION 2. It appearing to the City Commission that certain persons may commence the search for and, if found, the production of oil and/or gas within the city limits of the City of Pharr, and it appearing to the City Commission that it is necessary and desirable that the drilling of wells for and production there from of oil and/or gas be regulated in order to promote the public welfare and to guard and protect the persons, lives and properties of the people in the City and of those passing through the City from the dangers and hazards of the escape of gas, fire, explosions, cratering and other dangers indicant to oil fields and production of oil and gas, this Ordinance, is, therefore, passed for the purpose of protecting the health, life and property, to preserve and enforce good government, order and security of the City of Pharr and its inhabitants, and for the purpose of preventing nuisances in the exploration, drilling for and production of oil/or gas within the city limits of Pharr.

SECTION 3. A notarized statement from the property owner or surface rights owner acknowledging that the applicant for the permits can and will be drilling on the property and that they acknowledge the location for the well. If the applicant is unable to obtain a statement, the applicant shall provide the city with a notarized statement to this effect and shall provide the city with the notice sent to the land and/or surface owner.

SECTION 4. It shall be unlawful to drill any well for oil or gas within any of the streets or alleys of the City. It shall be unlawful to block, encumber of close up any street or alley in the drilling or production operations, except by special permit by order of the governing body, and then only temporarily.

SECTION 5. No well for oil or gas shall be drilled without permit to be given to drill

any such well for oil or gas within one thousand (1000) feet of any residence or commercial building without the permittee first having secured the permission of the owner or owners or authorized representatives thereof to drill such well.

SECTION 6. No well for oil or gas shall be drilled and no permit shall be given to drill a well for oil or gas where the hole is to be drilled within less distance than four hundred (400) feet from any school building and one hundred (100) feet from the boundary line of any land used as a school, Church, or public building site in the City of Pharr. No well shall be drilled-in or drill steam test made within seven hundred (700) feet of any school or Church grounds in the City of Pharr during school hours or from 8:00 A.M. to 5:00 P.M., any day school is in session or at a time when Church is being held.

SECTION 7. No earthen slush or mud pits shall be dug or used within the corporate limits of the City of Pharr in the drilling of any oil or gas well, other than reserve pits, completely surrounded by a fence of at least six (6) feet in height.

SECTION 8. No waste, refuse, trash, waste oil or waste water shall be permitted to remain on the premises where an oil or gas well is being drilled or being produced.

SECTION 9. All oil and/or gas wells when completed shall be enclosed by a good and substantial smooth net wire fence, sufficiently high and properly built so as ordinarily to keep persons and animals out of the enclosure. Gate to the enclosure to be kept locked when the permittee or his employees are not at the premises.

SECTION 10. After any oil and/or gas well is brought into production, all derricks shall be timely taken down after the completion of the well and there shall remain on top of the ground during the natural flowing life of the well, only a Christmas Tree and pipes leading thereto or leading there from. All flares, separator tanks and all other equipment shall be removed from drilling site as soon as well is completed and is completely tested and the same shall not be allowed to be kept within the corporate limits of the City of Pharr unless the Board of Commissioners of the City of Pharr, after a thorough study, determine that allowing the same to remain within the corporate limits of the City of Pharr will not deface the city or will not be unsafe to citizens of the City of Pharr. Nothing in this section shall, however, be construed as prohibiting the installation of all necessary reconditioning of the well and when the time comes where the natural flow has ceased, or become so light as to make necessary the installation of pumps, all such derricks and equipment may be installed for such purpose and the pumping equipment maintained for said well.

SECTION 11. In the drilling of an oil and/or gas well, new pipe with a mill test pressure of not less than one thousand (1,000) pounds per square inch shall be set for surface casing at a dept of not less than twelve hundred fifty (1,250) feet below the surface and cemented from the bottom of the pipe to the surface with proper mixture of

cement. Cementing shall be by the pump and plug method. Cement shall be allowed to stand under pressure a minimum of twenty-four (24) hours before drilling plug or initiating test. Casing shall be tested by pump pressure in the following manner; remove mud from hole and replace with water; apply pump pressure of at least one thousand (1000) pounds per square inch; if at the end of thirty (30) minutes the pressure shows a drop of one hundred (100) pounds or more, casing shall be condemned. After corrective operation, casing shall be condemned. After corrective operation, casing shall again be tested in the same manner until the same shall be found to comply with the above specifications.

SECTION 12. In the drilling of an oil and/or gas well, the producing or oil string shall be new casing that has been tested to three thousand (3,000) pounds per square inch and after cementing it, it shall be tested by pump pressure in the following manner; pump pressure of at least three thousand (3,000) pounds per square inch shall be applied. If at the end of thirty (30) minutes, the pressure shows a drop of one hundred (100) pounds, or more, the casing shall be condemned. After corrective operation, the casing shall again be tested in the same manner until the same conforms to the above specifications.

SECTION 13. The position of the producing horizon in any oil or gas well shall be determined by coring and/or testing. The producing string shall be cemented at the top of such producing horizon or lower. Cementing shall be by the pump and plug method. A sufficient quantity of cement shall be used so that it will fill the annular space back of the pipe to a distance of not less than six hundred (600) feet above shallowest and capable of producing oil or gas in commercial quantities. Cement shall be allowed to stand a minimum of forty-eight (48) hours under pressure before drilling plug or initiating tests.

SECTION 14. A ram type blow-out preventer, master gate and other connections for keeping any oil or gas well under control at all times shall be installed as soon as pressure is released from the surface casing. The blowout preventer shall be of dual control or of such type of construction and operation as to satisfy any test which may be required by the Railroad Commission, or City Inspector. Blow-out preventer shall be tested at least once every eight (8) hours. All control equipment shall be in good working order and condition at all times and shall have been tested to at least six thousand (6000) pounds pressure.

SECTION 15. That after the setting of surface casing, as in this Ordinance provided, and drilling operations commenced, there shall be kept at all times a mud laden fluid for drilling purposes of a minimum weight of nine and one-half (9 ½) pounds per gallon and a viscosity not greater than fifty (50) sections based upon the American Petroleum Institute method of testing, and such mud laden fluid shall be tested during drilling operations each eight (8) hours; and just before a well is to be drilled in or a drill steam test made, the mud laden fluid shall be tested while circulating and shall be made to conform to the above specifications before proceeding. When coming out of the hole with the drill pipe, the drilling fluid shall be circulated until equalized and a fill-up line

shall be turned into the casing to insure a full load of fluid on the bottom of the hole at all times.

SECTION 16. All steam exhausts on pumps, boilers and equipment used for drilling well shall be equipped with mufflers.

SECTION 17. All wells shall be equipped with Bradenhead with working pressure of not less than five thousand (5,000) pounds per square inch. Bradenheads shall not be welded and, as soon as installed, the same shall be equipped with the proper pipe connections and valves accessible at the surface.

SECTION 18. Christmas tree fitting or well head connections shall have a minimum working pressure of five thousand (5,000) pounds per square inch or a minimum test pressure of ten thousand (10,000) pounds per square inch.

SECTION 19. All natural flowing wells shall be equipped with and produced through tubing of not more than three (3) inches in diameter. Bottom of tubing shall not be higher than the top of the producing sand. If tubing is perforated, the perforations shall not extend above the top of the sand.

SECTION 20. All wells shall be equipped with adequate choke, or beans, to properly control the flow thereof.

SECTION 21. No boiler or electric lighting generator shall be operated nearer than one hundred fifty (150) feet of any producing well or an oil tank.

SECTION 22. All swabbing and/or bailing operations and/or drill steam tests on oil or gas wells shall be done and completed in the daylight hours after sunrise and before sunset, except wells referred to in Section 5 hereof.

SECTION 23. That those in control of the drilling or operations of any oil or gas well in the City of Pharr shall permit the City Inspector of Pharr to come upon the premises and make inspections and tests at all reasonable hours.

SECTION 24. It shall be unlawful for any person to commence to drill a well for oil or gas within the City of Pharr, or to work upon or to assist in any way in the prosecution of any such well, without a permit for such well and for the prosecution of such development having first been issued by the City in accordance with the terms of this ordinance.

SECTION 25. That every application for a permit to drill a well for oil and gas shall be in writing, signed by the Applicant or some authorized person in his or its behalf. It shall be filed with the City Clerk and be accompanied with a cash deposit of \$3,000.00 dollars, which cash deposit shall be held in a special fund until the permit is issued and the well is commenced to be drilled.

The application shall also be accompanied with a map or a plot of the exact location of this proposed well. In making such location the permittee may take into consideration improvements which now exist.

Such application shall also be accompanied with a duly executed bond as a drilling bond given by the Applicant, as to do business in the State of Texas, as surety, payable to the Mayor of the City of Pharr and his successors in office, conditioned that if the permit be granted the Applicant and his or its assigns will comply with the terms and conditions of this Ordinance in the drilling of the well, that the Applicant will restore the streets and sidewalks and other public places of the City, which may be injured in the operations, to their former condition; will clear the lots and blocks of all litter, machinery, derricks, buildings, trash and waste erected, used or allowed in the drilling of such well when the well shall be completed as a producing well or plugged and abandoned as a dry hole. Such bond shall be in the sum of \$100,000.00 dollars, or in such amount as the City's governing body may determine, and before the permit will be issued) said bond shall be approved by the Mayor and filed with the City Clerk. Said bond shall become effective by at least twenty-four (24) hours prior to the time drilling on well commences and shall remain in full force and effect until such well is abandoned as a dry hole and plugged, or completed as a producing well.

In addition to such bond, permittee shall carry public liability insurance in a minimum amount of Three Hundred Thousand (\$300,000.00) Dollars for one person and One Million (\$1,000,000.00) Dollars for one accident, and property damage insurance in a minimum amount of not less than One Million (\$1,000,000.00) Dollars for one accident, with a company authorized to do business in the State of Texas, which shall be in force and effect during the drilling of such well and until the completion thereof as a producing well or the abandonment and plugging thereof as a dry hole. A certificate of insurance shall be furnished by such permittee to accompany such application and shall be subject to the approval of the governing body of the City of Pharr.

In the event any such well is completed as commercially producing well, then permittee shall be required to carry public liability insurance in a minimum of Three Hundred Thousand (\$300,000.00) Dollars for one person, and One Million (\$1,000,000.00) Dollars for one accident, and property damage insurance in a minimum amount of not less than One Million (\$1,000,000.00) Dollars for one accident, which shall remain in force and effect and be so carried as long as such well is producing oil or gas or either of them in commercial quantities and until plugged and abandoned. A certificate of insurance, subject to the approval of the governing body of the City of Pharr, is to be furnished annually by permittee or the owner and operator of such well, showing that such insurance is carried.

A permit for an input or reception well for recycling purposes may be obtained by a

person owning oil and/or gas wells in the City of Pharr at some convenient place in the City of Pharr, under the same terms and conditions as provided in this Section for the obtaining of a permit to drill a well for oil and gas, exception that such well shall be drilled in accordance with this ordinance, and that there may be maintained upon its site such machinery as is necessary for the production of pressure and recycling purposes. Such well shall be for recycling purposes only and not to produce oil or gas.

SECTION 26. If an application be found by the City Clerk to comply in all respects with the terms of this ordinance, and the Board of Commissioners of the City of Pharr authorizes him, he shall issue a permit for the drilling of the well applied for. The permit shall specify the particular location of the well to be drilled and it shall be unlawful for the permittee to drill else where without the approval of the City Clerk in writing as authorized by the Board of Commissioners of the City of Pharr. Such permit shall be authority for and a franchise granted to the permittee to use the streets and alleys for pipe lines, telephone poles, and lines and other equipment for the purpose of conveying into the City drilling mud or fluid, gas and water for drilling operations and other service connected therewith, and for conveying out of the City oil and gas and other products produced from any well, but it shall be a condition of said franchise that all pipe lines shall be buried beneath the surface of the streets and alleys and to such depth as determined by the Board of Commissioners of the City of Pharr which shall be safe for the pressure carried, and further conditioned that the permittee, at his own expense, shall at all times restore and repair the streets and alleys of any injury caused by permittee in laying pipes and conduits and that he will not injure the lines of franchise holders or public service lines. If the permit for a well shall be refused or the drilling of the well for which the permit is issued is not commenced within the time specified in this ordinance, the cash deposit provided for in the preceding section shall be returned to the Applicant, except there shall be retained therefrom One Hundred (\$100.00) Dollars as a filing and consideration fee.

SECTION 27. The permit fee of \$5,000.00 Dollars in this ordinance provided to be paid by the permittee for a permit for the drilling in the City of Pharr, shall accrue to the City and shall be full and complete compensation for all franchises granted and the expenses of inspection and other fees that may be incurred by the City for the supervision and inspection of the drilling, production operations of such well and all other operations connected therewith for which such permit fee was paid. Nothing in this Section shall, however, relieve the permittee from the obligation to properly repair the streets, alleys and public properties in case they are used in such drillings or production operations.

SECTION 28. That neither this ordinance nor any permit issued hereunder shall be interpreted to grant any right or license to the permittee to enter upon or occupy in any respect in the drilling or production operations any land not under contract or lease to him, except by the written consent of the owner.

SECTION 29. If any permittee who has been granted a permit hereunder does not

in good faith commence operations for the drilling of a well for oil and gas within six (6) months from the date of the issuance of such permit, then such permit shall be null and void and no well shall be drilled on such particular location described in said permit, until another permit is granted therefore on the same terms and conditions as provided in this ordinance for the granting of a permit.

SECTION 30. This Ordinance may be changed, amended or repealed at any time by the Board of Commissioners of the City of Pharr.

SECTION 31. (a) That any violation of any of the terms of this ordinance, whether herein denominated as unlawful or not, shall be deemed a class c misdemeanor, and any person convicted of any such violation shall be fined in any sum not exceeding Two Hundred (\$200.00) Dollars, and each day of the continuance of such violation shall be considered as a separate offense and be punishable separately, and any person, agent or employee engaged in any such violation shall on conviction be so punished therefore.

(b) Should any person or business commit violate this ordinance, the City Attorney may take any action to enforce this or any ordinance to prevent and summarily abate and remove any unlawful conditions. These actions may include but not be limited to allowing for municipal resources and personnel to: abate any premises or property, closure, condemn, remove any person or thing, court action, suspend, cancel, or void any license or permit issued by the City of Pharr, and any and all other relief as may be necessary.

SECTION 32. That all ordinances or parts of ordinances of the City which are in conflict with any terms of this ordinance be, and the same are, hereby repealed, except those ordinances which pertain to zoning of the City of Pharr and which will remain in full force and effect.

SECTION 33. That if any section or part of section of this ordinance shall be held to be void or unenforceable, the same shall not affect any other section of this ordinance, and all parts of this ordinance not so held void or non-enforceable shall remain in full force and effect.

SECTION 34. The necessity and purposes stated and set out in Section 2 of this ordinance create an emergency and the same is hereby declared an emergency and this ordinance shall take effect immediately in its passage. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 35. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF
THE CITY OF PHARR, TEXAS**, on the first and final reading on this the **11th** day of
August, 2025, A.D.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PERZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 3.E.

DATE SUBMITTED: August 6, 2025

MEETING DATE: August 11, 2025

FROM: Elva Guajardo, Administrative Assistant

DEPARTMENT: Parks

DIRECTOR: Sergio Alanis

Agenda Item: Consideration and action, if any, on Resolution 2025 for the Community Greening Transformation Grant from Texas A&M Forest Service. **This item supports QL - Quality of Life.**

Classification: Regular

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

Issue: The City of Pharr is addressing tree canopy in vulnerable communities, addressing issues like extreme heat, flooding, and lack of shaded spaces. This grant is critical because it helps improve public health, create more livable neighborhoods and build more long-term environmental resilience. **This item supports QL - Quality of Life.**

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Elva Guajardo
Sergio Alanis
David Friedlein
City Management Office

Created/Initiated - 08/06/2025
Approved - 08/08/2025
Approved - 08/08/2025
Final Approval - 08/08/2025

RESOLUTION NO. R-2025-____
TEXAS A&M FOREST SERVICE COMMUNITY FORESTRY GRANT PROGRAM

WHEREAS, the City of Pharr finds it in the best interest of the citizens of Pharr to implement a transformative placemaking project titled “Transforming Pharr: Building Resilience & Equity through Tree Expansion” to promote environmental resilience, equitable access to greenspace, and urban tree canopy expansion in underserved areas; and

WHEREAS, the City of Pharr Parks and Recreation Department is submitting a competitive grant application to the Texas A&M Forest Service under the Community Forestry Grant Program for a total amount of \$1,181,666.00, with the intent to meet and exceed all program objectives, including the planting of 6,000 new trees, active community engagement, environmental education, and multi-year tree maintenance planning; and

WHEREAS, the City of Pharr designates the City Manager or his designee as the authorized official with the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency;

WHEREAS, the City Commission of the City of Pharr agrees that in the event of loss or misuse of the Texas A&M Forest Service funds, the City Commission of the City of Pharr assures that the funds will be returned to the Office of the Governor in full; and

NOW, THEREFORE, BE IT RESOLVED that the City Commission of the City of Pharr, Texas, formally ratifies and approves the submission of the grant application for ***“Transforming Pharr: Building Resilience & Equity through Tree Expansion”*** to the Texas A&M Forest Service Community Forestry Grant Program, which was submitted on August 11, 2025.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THIS 11th DAY OF August, 2025.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST

Imelda Perez, City Clerk

C e r t i f i c a t i o n

The State of Texas

County of Hidalgo

City of Pharr

*I, **Imelda Perez**, the duly appointed City Clerk of the City of Pharr, Texas, hereby certify that the above text constitutes an accurate and authentic copy of the original Resolution duly passed and adopted by the Board of Commissioners of the City of Pharr, Texas, on the 11th day of August 2025, AD.*

(Resolution No. _____)

In witness whereof, I affix my official signature and imprint the seal of the City of Pharr, Texas, this 11th day of August 2025 AD.

City of Pharr

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.A.

DATE SUBMITTED: August 8, 2025

MEETING DATE: August 11, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for August 4, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: Approval of Minutes for August 4, 2025 - Regular Called Meeting.

Fiscal Consideration:

Staff Recommendation: Approve minutes as presented.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 08/08/2025
Final Approval - 08/08/2025

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, AUGUST 4, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, August 4, 2025 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Comm. Daniel Chavez

STAFF PRESENT: Jonathan Flores, City Manager
Cynthia Garza, Deputy City Manager
David Friedlein, Assistant City Manager
Hilda Pedraza, Assistant City Manager
Imelda Perez, City Clerk
Pilar Rodriguez, Interim City Engineer
Jamison Merrick, Finance Director
Veronica Ramirez, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
Kimberly Mendoza, Dev. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, O.S.E. Director
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Baza, Bridge Director
Daniel Ramirez, EMS Chief
CJ Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, P.S. Communications Dir.
Niko Tapangan, Public Health Director
Abel Molina, Interim Special Events Director
Elizabeth Diaz, Grants Management Director

CITY ATTORNEY Ricardo Rodriguez, City Attorney

August 4, 2025

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

Comm. Pacheco was not present at the time of roll call but arrived at 4:08 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

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

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING AUGUST 2025 AS UTRGV'S 10TH YEAR ANNIVERSARY MONTH.

Jonathan Flores, City Manager, introduced the item.

Veronica Gonzalez, Senior Vice-President of Governmental & Community Relations, thanked the City Commission for presenting the proclamation. She stated that over the past ten years, UTRGV has graduated more than 60,000 students and enrolled an additional 34,000, while also adding 45 new degree programs in various fields. Lastly, she thanked the City of Pharr and stated UTRGV was very grateful for its strong partnership and continued support.

At this time, Comm. Carrillo read the proclamation proclaiming August 2025 as UTRGV's 10th Year Anniversary Month and presented proclamation to Veronica Gonzalez.

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

August 4, 2025

At this time, Jonathan Flores, City Manager, recognized twenty-four graduates from the Internship Program and presented a video recap highlighting the program.

An introduction of all Interns was held, and elected officials expressed gratitude for their successful completion of internship program and wished them well in their future career paths.

A) CITY ENGINEER'S REPORT

Jonathan Flores, City Manager, introduced the item. He stated Pilar Rodriguez, Interim City Engineer, was present in the audience to address any questions.

B) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, recognized Cynthia Garza on her recent promotion to Deputy City Manager and expressed his appreciation for her outstanding work and years of service.

Cynthia Garza, Deputy City Manager, thanked the City Commission for the opportunity and for their ongoing support.

Jonathan Flores, City Manager, called upon Yuri Gonzalez, Chief Communications Officer, for a report on upcoming city events.

Yuri Gonzalez, Chief Communications Officer, presented video recaps highlighting Dr. Caballero's Keynote Speaker Moment, Human Resources Parents Designation and Games of Texas 2025.

Yuri Gonzalez, Chief Communications Officer, also reported the annual Pharr Night Out event would take place on Tuesday, August 5, 2025, at Pharr Town Center – Main Event parking lot from 6:00 p.m. to 10:00 p.m. and stated there would be music, food, family fun, market vendors. She extended an invitation to everyone to attend.

Yuri Gonzalez, Chief Communications Officer, reported the Night Under the Stars – Kids Edition event would take place on Friday, August 8, 2025, at City Hall Amphitheater at 8:00 p.m. She stated there would be live music, snacks, and face painting and invited the public to attend.

Yuri Gonzalez, Chief Communications Officer, reported the Pharr Parks & Recreation Flick & Float event would take place on Saturday, August 9, 2025, at Pharr Aquatic Center at 7:00 p.m. She invited the public to attend and stated they would be featuring Garfield the Movie.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported the Sneaker Phest event is scheduled for Saturday, August 16, 2025, from 11:00 a.m. to 6:00 p.m., stating that twenty-five vendors have already registered. She invited the public to attend and highlighted that the event will feature collectors and vintage items.

August 4, 2025

ITEM 6. CONSENT AGENDA

- A) **APPROVAL OF MINUTES FOR JULY 21, 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-2024-06 UPDATING PROCUREMENT POLICY MANUAL. (2ND READING) THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (PURCHASING)**
- C) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2024-07 UPDATING PROCUREMENT CARD POLICY MANUAL (2ND READING) THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (PURCHASING)**
- D) **CONSIDERATION AND ACTION, IF ANY, ON A RESOLUTION AUTHORIZING THE CITY OF PHARR TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO CLOSE STATE ROADWAYS FOR PUBLIC EVENTS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (SPECIAL EVENTS)**
- E) **CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
1. **UMIYA SUSHI PHARR, INC., D/B/A UMIYA SUSHI, FILED A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 4-A AND 5-A, OF LOTS 4-A, 5-A, 6-A & 7-A, PARADISE COMMERCIAL PARK, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 601 SOUTH JACKSON ROAD. CUP#250706 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 2. **ANTONIO RODRIGUEZ AND SYLVIA RODRIGUEZ, D/B/A VERONA EVENT CENTER II, LLC., REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 2 AND 3, MACO BUSINESS CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 109 EAST FERGUSON AVENUE. CUP#100623 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 3. **DOUBLE D'S NIGHTLIFE HOLDINGS LLC., DBA EL TOXICO DRIVE THRU, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 184, VALLE DE LA PRIMAVERA SUBDIVISION AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 6911 SOUTH JACKSON ROAD. CUP#240612 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

August 4, 2025

F) PLATS:

1. SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING ADOLFO LOZANO, AGENT FOR ASL LEASING, LLC., A TEXAS LIMITED LIABILITY COMPANY, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED BEAMSLEY SUBDIVISION, LOTS 51A AND 51B. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 51, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1100 BLOCK OF WEST EISENHOWER STREET. SUB#221034 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
2. SPOOR ENGINEERING, REPRESENTING OUIDA J. HAMLIN, TRUSTEE, PONCHO'S HOLDING, LLC, A TEXAS LIMITED LIABILITY COMPANY, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED SRS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.06 ACRE TRACT OF LAND OUT OF THAT PORTION OF THE SOUTH 330.0 FEET OF LOT 117, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3700 BLOCK OF NORTH IH 69C. SUB#250513 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

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

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

Resolution No. R-2025-37 is filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE CREATING OFFICE OF CITY CLERK DEPARTMENT. (1ST READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

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 ORDINANCE CREATING THE FOOD SERVICES DEPARTMENT. (1ST READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

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

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

August 4, 2025

- C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE DIRECTING THE CITY MANAGER TO VACATE, ABANDON, AND CLOSE A 10 FT. BY 270.29 FT. ALLEY EASEMENT, CONSISTING OF 0.06 OF AN ACRE (2,702.90 SQUARE FEET) LOCATED ON LOT 14, BLOCK 160, L.R. BELL DEVELOPMENT "E", PHARR, HIDALGO COUNTY, TEXAS (1ST READING). THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**

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 RESOLUTION ADOPTING THE CITY OF PHARR'S ONE-YEAR ACTION PLAN FOR PROGRAM YEAR 2025 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. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-38 is filed with the City Clerk's Office.

ITEM 9. PURCHASING

- A) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF SHAFTLESS SCREW CONVEYOR FOR PUBLIC UTILITIES FROM A-SQUARED WATER TREATMENT, LLC FROM EDINBURG, TEXAS IN THE AMOUNT OF \$150,000.00 (THE INTERLOCAL PURCHASING SYSTEM #250104). THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PUBLIC UTILITIES)**

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

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

ITEM 10. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, ON A LEASE AGREEMENT BETWEEN THE CITY OF PHARR AND SEVENTH-DAY ADVENTIST CHURCH FOR THE USE OF PARKING LOT. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (IT)**

August 4, 2025

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

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

ITEM 11. CLOSED SESSION

The time being 4:54 p.m., Mayor Hernandez stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM 12. RECONVENE

The time being 5:49 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

ITEM 8. ADMINISTRATIVE

A) PRESENTATION ON THE CITY OF PHARR'S BALDRIGE JOURNEY TO EXCELLENCE. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (OSE)

Jonathan Flores, City Manager, introduced the item and stated no action was needed.

ITEM 13. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Caballero seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:51 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

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

ON THIS THE 4th DAY OF AUGUST 2025 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's

MINUTES: REGULAR CALLED MEETING

August 4, 2025

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:



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #:

DATE SUBMITTED: August 8, 2025

MEETING DATE: August 11, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: 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.

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 08/08/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #:

DATE SUBMITTED: August 8, 2025

MEETING DATE: August 11, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: 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.

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 08/08/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #:

DATE SUBMITTED: August 8, 2025

MEETING DATE: August 11, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: 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.

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 08/08/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #:

DATE SUBMITTED: August 8, 2025

MEETING DATE: August 11, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: 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.

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 08/08/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #:

DATE SUBMITTED: August 8, 2025

MEETING DATE: August 11, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: 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.

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 08/08/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #:

DATE SUBMITTED: August 8, 2025

MEETING DATE: August 11, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: 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.

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 08/08/2025