

**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 8:30 AM ON
MONDAY, AUGUST 25, 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.

3. ADMINISTRATIVE:

A) Welcoming remarks by City Manager and/or Mayor.

B) Discussion of pending and/or proposed city projects, programs and individual departmental divisions, duties, roles, structure, evaluation; discussion of the Fiscal Year 2025-2026 Budget for all City generally and including the following entities; Tax Increment Reinvestment Zone (TIRZ); Tax Increment Reinvestment Zone II (TIRZ II); Pharr Economic Development Corporation II (PEDC II); and Pharr Public Facilities Corporation; discussion on capital purchases, personnel, and debt. **This item supports SG - Sound Governance and Fiscal Sustainability.**

C) Taxpayer Impact Statement for 2025 Tax Year. **This item supports SG - Sound Governance and Fiscal Sustainability.**

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

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

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

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

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

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

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

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

6. ADJOURNMENT:

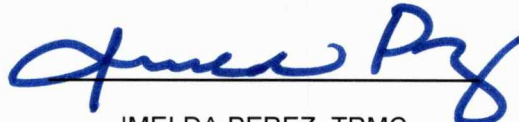
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 956-402-400 Ext 1201 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.2

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 19th day of August 2025 at 5:30 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 19th 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 #: 3.A.

DATE SUBMITTED: August 8, 2025

MEETING DATE: August 25, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Welcoming remarks by City Manager and/or Mayor.

Classification: Regular

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

Issue: Welcoming remarks by City Manager and/or Mayor.

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

Created/Initiated - 08/08/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 3.B.

DATE SUBMITTED: August 19, 2025

MEETING DATE: August 25, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Discussion of pending and/or proposed city projects, programs and individual departmental divisions, duties, roles, structure, evaluation; discussion of the Fiscal Year 2025-2026 Budget for all City generally and including the following entities; Tax Increment Reinvestment Zone (TIRZ); Tax Increment Reinvestment Zone II (TIRZ II); Pharr Economic Development Corporation II (PEDC II); and Pharr Public Facilities Corporation; discussion on capital purchases, personnel, and debt. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: Discussion of pending and/or proposed city projects, programs and individual departmental divisions, duties, roles, structure, evaluation; discussion of the Fiscal Year 2025-2026 Budget for all City generally and including the following entities; Tax Increment Reinvestment Zone (TIRZ); Tax Increment Reinvestment Zone II (TIRZ II); Pharr Economic Development Corporation II (PEDC II); and Pharr Public Facilities Corporation; discussion on capital purchases, personnel, and debt.

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 08/19/2025
Approved - 08/19/2025
Approved - 08/19/2025
Final Approval - 08/19/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 3.C.

DATE SUBMITTED: August 19, 2025

MEETING DATE: August 25, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jamison Merrick

Agenda Item: Taxpayer Impact Statement for 2025 Tax Year. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: Taxpayer Impact Statement for 2025 Tax Year.

Fiscal Consideration: N/A

Staff Recommendation: Submission of Taxpayer Impact Statement.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

Created/Initiated - 08/19/2025

TAXPAYER IMPACT STATEMENT FOR 2025 TAX YEAR FOR CITY OF PHARR

A tax rate of \$0.7676 per \$100 valuation has been proposed for adoption by the governing body of City of Pharr.

PROPOSED TAX RATE	\$0.7676	per \$100
NO-NEW TAX REVENUE RATE	\$0.7248	per \$100
VOTER APPROVAL RATE	\$0.8370	per \$100

The no-new revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for City of Pharr from the same properties in both the 2025 tax year and the 2026 tax year.

The voter approval rate is the highest tax rate that City of Pharr may adopt without holding an election to seek voter approval rate.

The proposed tax rate is greater than the no-new revenue tax rate. This means that City of Pharr is proposing to increase property taxes for the 2025 tax year.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Pharr is not required to hold an election at which voters may accept or reject the proposed tax rate.

YOUR TAX OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS
FOLLOWS:

Property tax amount= (rate) x (taxable value of your property)/100

The following table compares the taxes imposed on the average residence homestead by City of Pharr last year to the taxes proposed to be imposed on the average residence homestead by City of Pharr this year.

	2025	2024	Change
Total Tax Rate (Per \$100 of Value)	0.7676	0.7676	0.0%
Average Homestead Taxable Value	\$148,771	\$140,441	5.9%
Tax on Average Homestead	\$1,142	\$1,078	\$64
Total Tax Levy on All Properties	\$34,817,654	\$32,683,395	6.5%