



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

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

1. CALL TO ORDER:

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

B) Pledge of Allegiance/Invocation

2. PROCLAMATIONS:

A) Proclamation proclaiming October 23-31, 2025 as National Red Ribbon Week.

3. 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.*

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

A) Public hearing on development services cases

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

A) City Engineer's Report

B) Recognition of Public Utilities Department - Water Partners: Water Systems Helping Water Systems Award.

C) City Events of Interest

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

A) Approval of Minutes for August 18, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on renewal of Cloud Management Subscription Services from Calix, Inc. for Pharr Connect. **This item supports SE - Service Excellence.** (IT)

C) Consideration and action, if any, authorizing City Manager to advertise for Request for Qualifications (RFQ) for Commissioning Agent for the Pharr Events Center. **This item supports SE - Service Excellence.** (PURCHASING)

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

1. Octavio Cantu, representing Mickey Elizondo, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C). The properties are legally described as Lots 9 & 10, Block 1, Orange Grove Subdivision, an Addition to the City of Pharr, Pharr, Hidalgo County, Texas. The properties are physically located at 817 and 821 South Cage Boulevard. COZ#250714 **This item supports EV - Economic Vitality.**

2. Raul Fong, d/b/a Junction Café, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as Lot 1 and the South 7 ft. of Lot 2, Block 1, J.T. Doster Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 11 South Cage Boulevard. CUP#911291 **This item supports EV - Economic Vitality.**

E) PLATS:

1. M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting final plat approval of the proposed Veterans Oaks Apartments Subdivision. The property is legally described as being a 5.576 acre tract of land, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3100 Block of North Veterans Boulevard. **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution appointing/re-appointing four (4) members of the Pharr Economic Development Corporation II Board of Directors. **This item supports SG - Sound Governance and Fiscal Sustainability,** (PEDC II)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Change Order No.3 in the amount of \$15,206.86 and the addition of 2 calendar days to the Pharr International Bridge Expansion. **This item supports IF - Infrastructure.** (ENGINEERING)

B) Consideration and action, if any, on Change Order No. 1 in the amount of \$10,075.45 and the addition of seven working days to the construction contract for the Sugar and Minnesota Traffic Signal. **This item supports IF - Infrastructure.** (ENGINEERING)

9. 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.

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

11. 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 26th day of August 2025 at 4:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 26th day of August 2025



IMELDA PEREZ, TRMC
CITY CLERK

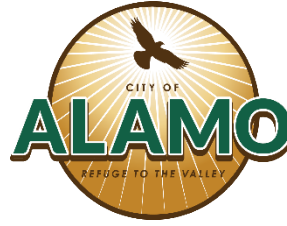
I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the _____ day of _____, 20____ by,

Name: _____

Title: _____



Proclamation



WHEREAS, cities across America have been plagued by the numerous problems associated with alcohol, tobacco, and other drug use; and

WHEREAS, there is hope in winning the War on Drugs, and the hope lies in the hard work and determination of our communities to create a drug free environment; and

WHEREAS, local leaders, in government and in the community, know that the support of the people in the neighborhoods is the most effective tool they can have in their efforts to reduce use of alcohol, tobacco, and other drugs by Texans; and

WHEREAS, success will not occur overnight, our patience and continued commitment to drug education and prevention are imperative; and

WHEREAS, the red ribbon was chosen as a symbol commemorating the work of Enrique “Kiki” Camarena, a Drug Enforcement Administration agent, who was murdered in the line of duty and has come to represent the belief that one person CAN make a difference; and

WHEREAS, the Red Ribbon Campaign was established by Congress in 1988 to promote this belief and encourage a drug-free lifestyle and involvement in drug prevention efforts; and

WHEREAS, October 23-31, 2025, has been designated National Red Ribbon Week calling on all Americans to show their support for a drug-free state by wearing a red ribbon and participating in drug-free activities during that week; and

WHEREAS, the Red Ribbon Initiative will be observed year-round presenting a unified and visible commitment of our intolerance towards the use of drugs and calling all citizens of Pharr-San Juan-Alamo to participate in year-round drug-free activities.

***NOW THEREFORE*, I, AMBROSIO HERNANDEZ, MAYOR OF THE CITY OF PHARR, MARIO GARZA, MAYOR OF THE CITY OF SAN JUAN, J.R. GARZA, MAYOR OF THE CITY OF ALAMO, AND CARLOS G. VILLEGAS JR., PRESIDENT OF PSJA ISD SCHOOL BOARD:** by the virtue of the authority vested in us and on behalf of the City Commissions of Pharr, San Juan, Alamo, and PSJA ISD do hereby proclaim the 23rd -31st day of October 2025 as:

“Red Ribbon Week”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this _____ of _____ October 2025.

ATTEST:

CITY OF PHARR

Imelda Perez, City Clerk

Ambrosio Hernandez, Mayor

IN WITNESS WHEREOF, I have here unto set my hand and caused the seal of the City of San Juan to be affixed on this _____ of _____, 2025.

ATTEST:

CITY OF SAN JUAN

Brenda Escalante, City Secretary

Mario Garza, Mayor

IN WITNESS WHEREOF, I have here unto set my hand and caused the seal of the City of Alamo to be affixed on this _____ of _____, 2025.

ATTEST:

CITY OF ALAMO

Ana Garza, City Secretary

J.R. Garza, Mayor

IN WITNESS WHEREOF, I have here unto set my hand and caused the seal of the PSJA ISD to be affixed on this _____ of _____, 2025.

ATTEST:

Pharr-San Juan-Alamo ISD

Estella Garza, Board Secretary

Diana Y. Serna Board President



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.A.

DATE SUBMITTED: August 19, 2025

MEETING DATE: September 2, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public hearing on development services cases

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:

Alessandra Garcia

Created/Initiated - 08/19/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.A.

DATE SUBMITTED: August 14, 2025

MEETING DATE: September 2, 2025

FROM: Maria Rangel, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Pilar Rodriguez

Agenda Item: City Engineer's Report

Classification: Regular

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

Issue: N/A

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel
Pilar Rodriguez
City Management Office

Created/Initiated - 08/14/2025
Approved - 08/14/2025
Final Approval - 08/15/2025



Report on Capital Improvement Project Activity Construction – September 2025

**Interim City Engineer – Pilar Rodriguez, P.E.
Tuesday, September 02, 2025**



Pharr
Engineering



City Engineers Report

Engineer: Halff Associates, Inc.
Contractor: TBD
CM: Brownstone Consultants, LLC
Status:

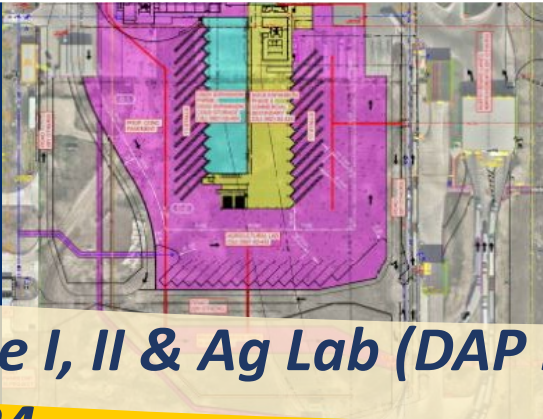
- Bid Opening for re-bid on Thur., June 20, 2024.
- Bid Analysis and recommendation sent to TxDOT for concurrence on Fri. July 05, 2024
- Received concurrence from TxDOT on Aug. 22, 2024.
- Awarded project at City Commission on Tue. Sept. 03, 2024.
- Pre-Construction Meeting was held on October 23, 2024.

Next Steps:

- Construction ongoing

Start Contract Time: November 04, 2024
Contract Time: 425 standard workweek days (22 mo.) + 30 (8/18/2025) = 455
Time to Date (08/25/25): ~210 (49.4%)
End Contract Time: July 17, 2026 (latest schedule August 26, 2026)
Contract Amount: \$45,253,972.12
Change Orders: \$22,835.40 (8/18/2025)
Revised Contract: \$45,276,807.52
PCOs: 1, -\$100,280, 0 days
Total Paid to Date (1-8): \$9,614,391.07 (21.25%) (6/25/2025)
Latest Reimbursement Requests: #5 for \$1,888,418.99 (submitted 06/30/2025)

Month	Total Amount Paid to Date (%)	Total Time to Date (%)
November '24	1.0	3.5
December '24	1.7	8.7
January '25	5.1	14.1
February '25	9.2	19.1
March '25	12.2	23.8
April '25	14.8	29.2
May '25	16.6	34.1
June '25	21.3	39.5
July '25	TBD	44.5
August '25	TBD	49.4



Dock Expansion Phase I, II & Ag Lab (DAP FY 16)

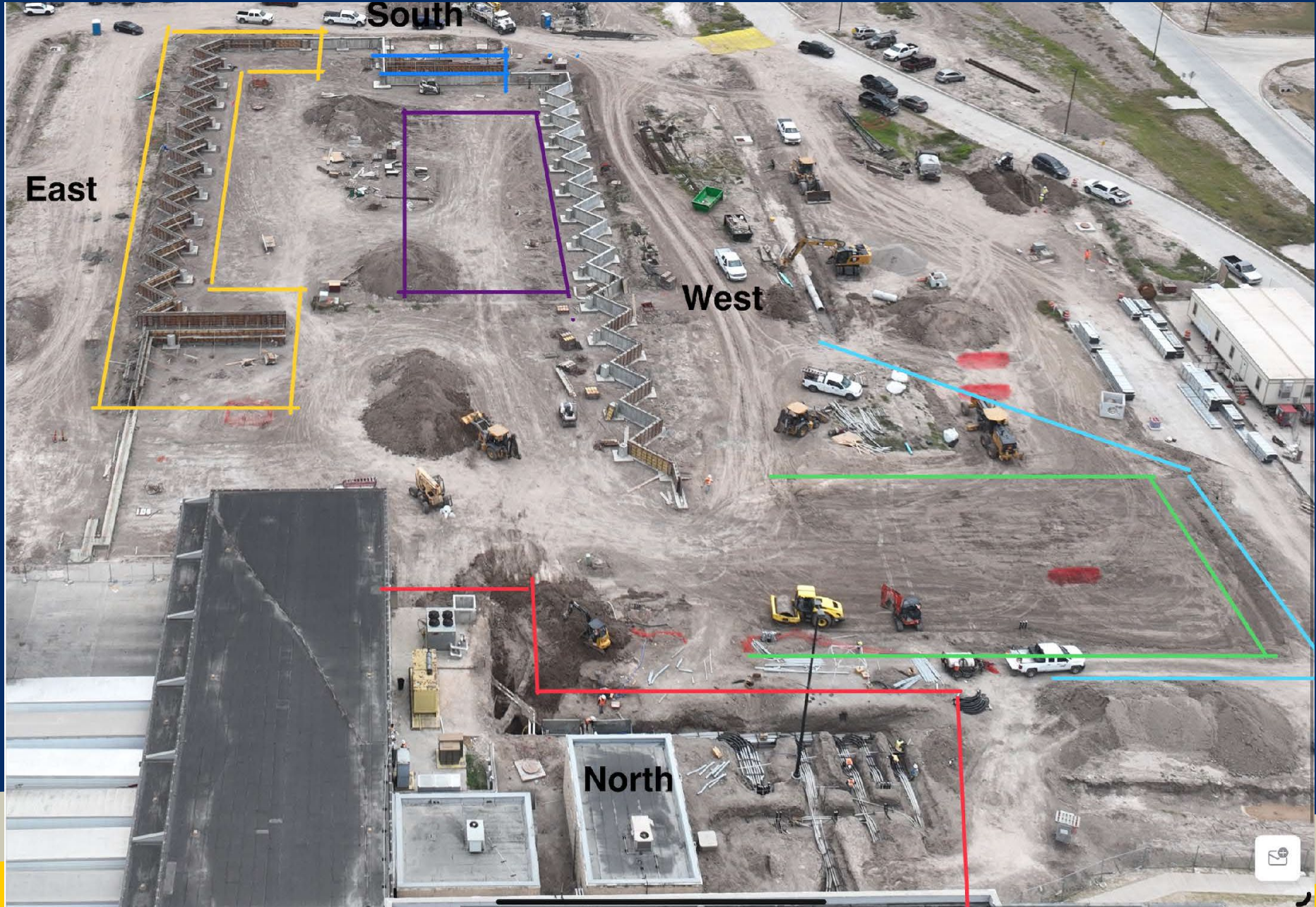


Pharr
Engineering



CSJ: 0921-02-424
CSJ: 0921-02-424
CSJ: 0921-02-433

CONSTRUCTION



Pharr
Engineering



CSJ: 0921-02-424

CSJ: 0921-02-433

CONSTRUCTION



08-12-2025 – Contractor continued installing wood formwork for the footings of the Agriculture Lab building.

08-12-2025 – Contractor continued grading and compacting the subgrade for the dock expansion.

Dock Expansion Phase I, II & Ag Lab (DAP FY 16)



Pharr
Engineering



CSJ: 0921-02-424

CSJ: 0921-02-424

CSJ: 0921-02-433

CONSTRUCTION

Engineer: Structural Engineering Associates, Inc. (SEA)
CM: Brownstone Consultants, LLC
Contractor: IOC Company, LLC

Status:

- Project is under construction.
- OSB easements have been finalized. Light easements are being worked on.
- HCID No. 2 Agreement and Temporary Construction Permit were executed

Next Steps:

- Construction ongoing

Start Contract Time: August 05, 2024

Contract Time: 480 calendar days + 30 (int'l span, 2/25/25) + 15 (weather, SEJ, 5/19/2025) + 02 (9/2/25) = 525

Time to Date (8/25/25): 385 calendar days (73.3%)

End Contract Time: January 12, 2026

Contract Amount: \$47,601,706.75

Change Orders: -\$824,457.60 (OSB, 2/25/25)

\$36,317.42 (SEJ, 05/19/2025)

\$15,206.86 (9/2/2025)

Revised Contract: \$46,813,566.57

Total Paid to Date (1-11): \$23,753,628.99 (50.74%) (6/25/2025)

Latest Reimbursement Request: #10 (7/15/2025). Remaining balance of \$277,435.62 to be reimbursed at Final.

Month	Total Amount Paid to Date (%)	Total Time to Date (%)
August '24	5.63	4.17
September '24	6.92	10.63
October '24	9.98	16.88
November '24	15.83	23.33
December '24	20.02	29.58
January '25	23.14	36.04
February '25	28.40	42.5
March '25	34.26	45.49
April '25	40.25	51.6
May '25	46.42	57.45
June '25	50.74	61.71
July '25	TBD	67.43
August '25	TBD	73.33

International Bridge Expansion

CSJ: 0921-02-479



Pharr
Engineering



CONSTRUCTION

Ongoing Work

Reinforced Concrete Slab **20%**

Ongoing Work

Deck Panels Installed **35%**

Ongoing Work

Girders Installed **40%**

Ongoing Work

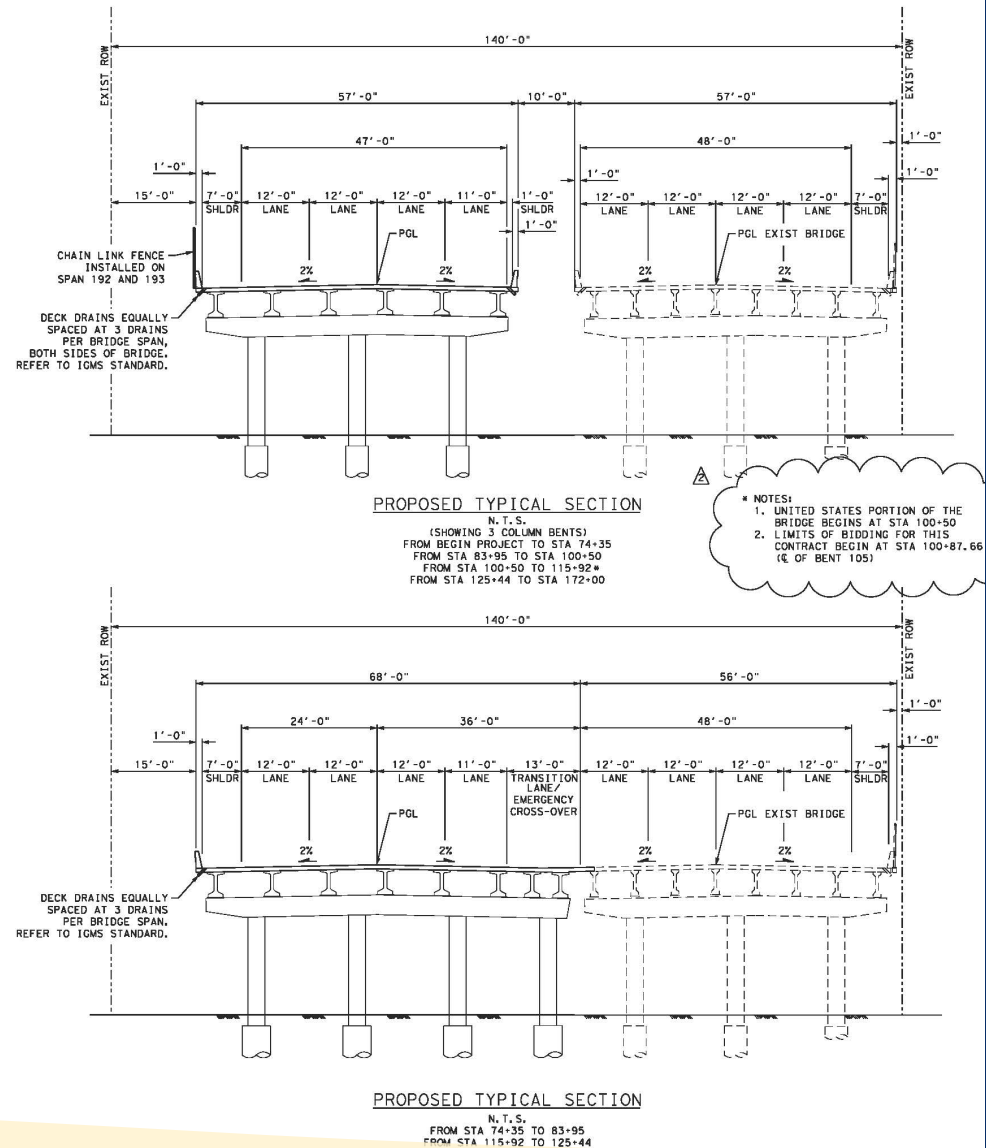
Precast Bent Caps Installed **95%** (pending bent caps at Bent 105, 190, and 193)

Ongoing Work

Columns Completed **90%** (pending columns at Bent 105, 190 (2) , and 193)

Ongoing Work

Drilled Shafts Completed **100%** (pending two drill shafts at Bent 105)



International Bridge Expansion



08-11-2025 – Crews continue installing precast deck panels for Unit 35.

International Bridge Expansion

CSJ: 0921-02-479



Pharr
Engineering



CONSTRUCTION



08-11-2025

International Bridge Expansion
CSJ: 0921-02-479



Pharr
Engineering



CONSTRUCTION

Engineer: Javier Hinojosa Engineering
Contractor: NM Contracting LLC
CM: City of Pharr
Location: 10200 S. Juniper St.
Status:

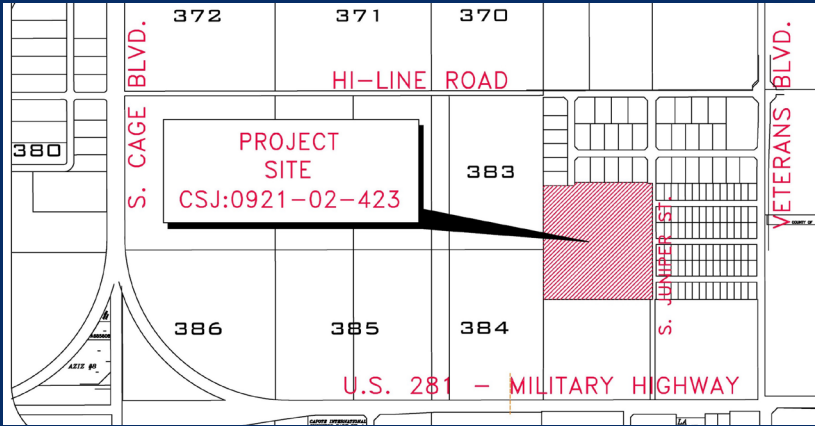
- Bid opening was on Thur., May 30, 2024, and a total of six (6) bids were received.
- City Commission awarded the project to NM Contracting on Monday, May 5, 2025
- Pre-Construction Meeting was held on Thursday, July 03, 2025.
- Contract time started Wednesday, July 16, 2025.

Next Steps:

- Contractor is clearing and grubbing the project site and getting ready to install drainage pipe.

Start Contract Time: July 16, 2025
Contract Time: 275 standard workweek days
Time to Date (8/25/25): 28 (10.2%)
End Contract Time: August 19, 2026
Contract Amount: \$11,888,058.76
Change Orders: \$0
Total Paid to Date: \$0.00 **\$108,515.53 (7/25/2025)**
Latest Reimbursement Requests: \$0.00

Month	Total Amount Paid to Date (%)	Total Time to Date (%)
July '25	0.9	2.5
August '25	0.0	10.2



Commercial Vehicle Parking Area
CSJ: 0921-02-423



CONSTRUCTION



08-14-2025

Commercial Vehicle Parking Area

CSJ: 0921-02-423



Pharr
Engineering



CONSTRUCTION

Engineer: Garcia Infrastructure Consultants, LLC

Contractor: Mor-Wil, LLC

CM: City of Pharr

Notice to Proceed: September 16, 2024

Contract Time (MF): 450 calendar days (End December 10, 2025)

Time to Date (08/25/2025): ~343 days (76.2%)

Contract Amount: \$6,749,668.03

Change Orders: \$0

Current Contract: \$6,749,668.03

Total to Date (7/02/2025): \$1,832,803.47 (27%)

Description: Elimination of three lift stations and installation of gravity sanitary sewer lines in northwest and central Pharr.

Status: Construction is on-going. Contractor is working on W. El Dora Rd. and heading west towards N. Sugar Rd.

Month	Total Amount Paid to Date (%)	Total Time to Date (%)
September '24	0.0	2.0
October '24	0.0	8.7
November '24	0.0	15.6
December '24	0.0	22.2
January '25	0.0	29.1
February '25	10.4	36.0
March '25	18.3	42.2
April '25	22.2	49.1
May '25	22.2	55.8
June '25	22.2	62.7
July '25	27.2	69.3
August '25	TBD	76.2

Northwest & Central Collection System Improvements and Lift Station No. 1, 29 & 33 Elimination



Pharr
Engineering



CONSTRUCTION



WE ARE

**TEAM
PHARR**



DEPARTMENT MISSION STATEMENT

“To enhance health, safety and welfare in the City of Pharr by providing economical, responsive and effective professional engineering and GIS services for the planning, construction, and preservation of public infrastructure and improvement of quality of life.”



Pharr
Engineering



END



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.B.

DATE SUBMITTED: August 25, 2025

MEETING DATE: September 2, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Ruben Rosales

Agenda Item: Recognition of Public Utilities Department - Water Partners: Water Systems Helping Water Systems Award.

Classification: Regular

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

Issue: Recognition of Public Utilities Department - Water Partners: Water Systems Helping Water Systems Award.

Fiscal Consideration: N/A

Staff Recommendation: Recognition of Public Utilities Department.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 08/25/2025
Final Approval - 08/25/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.C.

DATE SUBMITTED: August 19, 2025

MEETING DATE: September 2, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

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:

Alessandra Garcia

Created/Initiated - 08/19/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.A.

DATE SUBMITTED: August 22, 2025

MEETING DATE: September 2, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for August 18, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue: Approval of Minutes for August 18, 2025 - Regular Called Meeting.

Fiscal Consideration: N/A

Staff Recommendation: Approval of Minutes as presented.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 08/22/2025
Final Approval - 08/22/2025

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, AUGUST 18, 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 18, 2025, and following is the record of attendance.

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

BOARD OF COMMISSIONERS ABSENT: Comm. Roberto Carrillo
Comm. Daniel Chavez

STAFF PRESENT: Jonathan Flores, City Manager
Cynthia Garza, Deputy City Manager
Hilda Pedraza, Assistant City Manager
Imelda Perez, City Clerk
Pilar Rodriguez, Interim City Engineer
Jamison Merrick, Finance Director
Ashley Melendez, Assistant 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
Isaac Escobedo, Parks & Rec. Asst. Director
Mike Singleterry, Library
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Maritza Magallan, Interim Purchasing Dir.
Ben Martinez, Assistant 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 18, 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. Medina moved to excuse absent members. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

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

ITEM 2. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 3. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 4. CITY MANAGER'S REPORTS

A) CITY EVENTS OF INTEREST

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 of the Governor's Small Business Summit, the Pharr Police Department Pharr Night Out event, the Night Under the Stars – Kids Edition event, and the SneakerFest.

Yuri Gonzalez, Chief Communications Officer, reported the Pharr Police Department Operation Chill would take place on Friday, August 22, 2025, from 3:00 p.m. to 5:00 p.m. at the Stripes Store located at 3501 S. Cage Blvd. She stated the Community Engagement Unit would be at location providing free slurpees and invited the public to drop by for a cool treat.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported the Pharr Police Department would be hosting their 5th Annual Stick By Me event on Friday, September 12, 2025 from 7:00 p.m. to 9:00 p.m. at the Pharr Vanguard Academy & Birding Center located at 1025 S. Richmond Rd. She stated this event was focused on suicide

August 18, 2025

prevention and encouraged the community to spread the word and come out and support this cause.

ITEM 5. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR AUGUST 11, 2025 - SPECIAL CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE CREATING OFFICE OF CITY CLERK DEPARTMENT. (3RD AND FINAL READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE CREATING THE FOOD SERVICES DEPARTMENT. (3RD AND FINAL READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- D) 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 (3RD AND FINAL READING). THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**
- E) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM HIDALGO COUNTY ELECTIONS DEPARTMENT ON USE OF PHARR MEMORIAL LIBRARY AND PHARR ONE FOR ELECTION DAY POLLING LOCATIONS ON TUESDAY, NOVEMBER 4, 2025 AND POSSIBLE RUNOFF ELECTION IN DECEMBER 2025. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- F) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT EXTENSION BETWEEN CITY OF PHARR AND HIDALGO COUNTY HEAD START PROGRAM FOR CENTER LOCATED AT 413 E. CLARK (PHARR HEAD START CENTER). THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**
- G) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT EXTENSION BETWEEN CITY OF PHARR AND HIDALGO COUNTY HEAD START PROGRAM FOR CENTER LOCATED AT 714 ZAPATA STREET (LAS MILPAS I HEAD START CENTER). THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**

August 18, 2025

H) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:

1. **MARTIN TALAVERA, DBA KATOSABI SUSHI BAR, REQUESTED A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.070 ACRES, MORE OR LESS, OUT OF LOT A, MEDICAL RIDGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1401 SOUTH JACKSON ROAD, SUITES 7 & 8. CUP#250708 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
2. **PAPPAS RESTAURANTS, INC., D/B/A PAPPADEAUX SEAFOOD KITCHEN, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS LOT 2, PAPPAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1610 WEST EXPRESSWAY 83. CUP#100103 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
3. **BALLI INVESTMENTS AND HOLDINGS LLC., D/B/A CALACAS TACOS AND BEER, 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 0.062 ACRES, MORE OR LESS, OUT OF LOT 1, JUNCTION VIEW SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2101 NORTH CAGE BOULEVARD, SUITES 110 AND 111. CUP#220845 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
4. **ROMMEL ORGANISTA, D/B/A KURAI CHINESE & SUSHI RESTAURANT, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS LOT 1, JACKSON RIDGE COURT PHASE II SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1201 SOUTH JACKSON ROAD, SUITE 1. CUP#120424 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
5. **EDINBURG RAM, LLC, DBA KHAN'S GRILL, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 6A, JACKSON RIDGE COURT SUBDIVISION PHASE III – AMENDED PLAT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1005 SOUTH JACKSON ROAD. CUP#180644 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
6. **VELCH VENTURES LLC., D/B/A ALTAMAR SEAFOOD BAR, 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 .092 ACRES, MORE OR LESS, OUT OF LOT 1, SPAMER BUSINESS PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8001 SOUTH JACKSON ROAD, SUITES 1 & 2. CUP#210427 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

August 18, 2025

7. **MARIO ALBERTO TORRES, D/B/A ON THE GRILL RESTAURANT, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS 0.075 OF AN ACRE, MORE OR LESS, OUT OF LOT 1, JACKSON RIDGE COURT SUBDIVISION PHASE II, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1201 SOUTH JACKSON ROAD, SUITE 7. CUP#170740 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
8. **MACUMBA PARADISE, LLC., D/B/A LA CABAÑA SINALOENSE, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1209 EAST NOLANA LOOP. CUP#160736 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
9. **7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES, 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 "A", CORDOVA ESTATES, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1510 WEST MILITARY HIGHWAY. CUP#24013 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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

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

Ordinance No.'s O-2025-25, O-2025-26 and O-2025-27 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING SIX (6) MEMBERS TO THE TAX INCREMENT REINVESTMENT ZONE NO. 1. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item. He recommended the reappointment of Mayor Ambrosio Hernandez, Comm. Ricardo Medina, Comm. Daniel Chavez, Comm. Michael Pacheco, and Hidalgo County representatives Arnoldo Flores and Roy Garcia.

Comm. Medina **moved** to reappoint Mayor Ambrosio Hernandez, Comm. Ricardo Medina, Comm. Daniel Chavez, Comm. Michael Pacheco, Hidalgo County

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representatives Arnoldo Flores and Roy Garcia to the Tax Increment Reinvestment Zone No. 1. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-40 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING SIX (6) MEMBERS TO THE TAX INCREMENT REINVESTMENT ZONE NO. 2. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)

Jonathan Flores, City Manager, introduced the item. He recommended the reappointment of Mayor Ambrosio Hernandez, Comm. Ricardo Medina, Comm. Daniel Chavez, Comm. Michael Pacheco, and Hidalgo County representatives Arnoldo Flores and Roy Garcia.

Comm. Medina moved to reappoint Mayor Ambrosio Hernandez, Comm. Ricardo Medina, Comm. Daniel Chavez, Comm. Michael Pacheco, Hidalgo County representatives Arnoldo Flores and Roy Garcia to the Tax Increment Reinvestment Zone No. 2. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-41 is filed with the City Clerk's Office.

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING SEVEN (7) MEMBERS TO THE PHARR PUBLIC FACILITIES CORPORATION #3. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)

Jonathan Flores, City Manager, introduced the item. He recommended the reappointment of Mayor Ambrosio Hernandez, Comm. Michael Pacheco, Comm. Roberto Carrillo, Comm. Ramiro Caballero, Comm. Daniel Chavez, Comm. Ricardo Medina, and Comm. Itza Flores.

Comm. Medina moved to reappoint Mayor Ambrosio Hernandez, Comm. Michael Pacheco, Comm. Roberto Carrillo, Comm. Ramiro Caballero, Comm. Daniel Chavez, Comm. Ricardo Medina and Comm. Itza Flores to the Pharr Public Facilities Corporation #3. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-42 is filed with the City Clerk's Office.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING TWO (2) REGULAR MEMBERS AND ONE (1) ALTERNATE MEMBER TO THE PLANNING AND ZONING COMMISSION. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (DEVELOPMENT SERVICES)

August 18, 2025

Jonathan Flores, City Manager, introduced the item and recommended the reappointment of Danny Wylie and Ruben Luna as Regular Members, and Roberto Carrillo, Jr., as Alternate Member.

Comm. Medina **moved** to reappoint Danny Wylie and Ruben Luna as Regular Members and Roberto Carrillo, Jr. as Alternate Member to the Planning and Zoning Commission. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-43 is filed with the City Clerk's Office.

ITEM 7. ADMINISTRATIVE

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

Jonathan Flores, City Manager, introduced the item. He briefly stated the City of Pharr was not increasing the tax rate and the proposed tax rate of \$0.7676 would remain the same. He further stated a public hearing would be scheduled for September 15, 2025, at 4:00 p.m.

ROLL CALL VOTE:

AYES: Mayor Ambrosio Hernandez, Comm. Michael Pacheco, Comm. Ramiro Caballero, Comm. Medina, and Comm. Itza Flores.

NAYS: Zero (0)

B) SUBMISSION OF CERTIFIED TOTALS FOR TAX ASSESSED VALUES 2025 FOR FISCAL YEAR 2025-2026. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)

Jonathan Flores, City Manager, introduced the item. He briefly reported the total net taxable value for 2025 showed an increase of 2.85% compared to last year.

ITEM 8. PURCHASING

A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING PHARR POLICE DEPARTMENT TO PURCHASE TWO (2) SELF-SUFFICIENT SURVEILLANCE MOBILE TRAILERS USING OPERATION LONESTAR FY2025 GRANT #5059901. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)

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

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

ITEM 9. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NUMBER 1 IN THE AMOUNT OF \$22,835.40 AND THE ADDITION OF 30 WORKING DAYS TO THE CONSTRUCTION CONTRACT WITH D. WILSON CONSTRUCTION COMPANY FOR THE DONATION ACCEPTANCE PROGRAM FOR FISCAL YEAR 2016. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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

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

ITEM 10. CLOSED SESSION

None

ITEM 11. RECONVENE

None

ITEM 12. ADJOURNMENT

There being no other business to come before the board, Comm. Medina moved to adjourn. Comm. Pacheco seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:15 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

MINUTES: REGULAR CALLED MEETING

August 18, 2025

ON THIS THE 18th DAY OF AUGUST 2025 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **IMELDA PEREZ, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

IMELDA PEREZ, CITY CLERK

APPROVED:



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.

DATE SUBMITTED: August 20, 2025

MEETING DATE: September 2, 2025

FROM: Jose Pena, IT Director

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: Consideration and action, if any, on renewal of Cloud Management Subscription Services from Calix, Inc. for Pharr Connect. **This item supports SE - Service Excellence.**

Classification: Regular

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

Issue: We currently have a 3-year agreement with Calix and this agreement will update previously assigned unit counts to accommodate current estimates based on where our project subscriber counts are. This software is how our broadband network functions and allows our customer service staff to help customers as well as the mobile app for customers to manage their home network. (Project No. 2425-01-518-S36-01)

Fiscal Consideration: \$395,758.20

Staff Recommendation: Staff recommends approval of updated 3 year agreement.

Alternatives: NA

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Jose Pena
Maritza Magallan
Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 08/20/2025
Approved - 08/21/2025
Approved - 08/21/2025
Approved - 08/22/2025
Approved - 08/25/2025
Final Approval - 08/25/2025



SmartHome Upgrade Order Document

Customer Information

Company Name City of Pharr, Texas
Business Address: 118 S Cage Blvd. - IT DEPT,
Pharr, TX 78577
United States

Customer Contact
Name: Jose Peña
Email: jose.pena@pharr-tx.gov
Phone: +1 956-402-4900
Shipping Contact
Name: Jose Peña
Email: jose.pena@pharr-tx.gov

This Order Document for SmartHome Upgrade ("Services") is effective as of the date last signed ("Effective Date"), the Service Start Date is as outlined in the Pricing section below ("Service Start Date"), and this Order Document is subject to the Calix Master Purchase and License Agreement ("Agreement") between the undersigned ("Customer") and Calix, Inc. ("Calix"). Calix and Customer may be referred to herein individually as "Party" or together as "Parties".

Existing Order

Whereas Customer and Calix are Parties to the Subscriber Experience Program Purchase Order Form (Ref#2023-218577-9223) last signed September 20, 2023 ("Existing OD"). The Existing OD is hereby terminated on September 30, 2025, ("Termination Date") and replaced with this Order Document as of the Service Start Date. For the avoidance of doubt, Services and billing under the Existing OD will continue until the Termination Date.

Service Start Date: October 01, 2025 A Service Start Date is required for this Order Document to be valid. Customer acknowledges that the Service Start Date is appropriate, and invoicing will commence as described herein.

Pricing Terms

Period 1: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01313	Subs With Gi-gaSpires	12 Months	\$1.45	11301	\$196,637.40
SmartHome Upgrade					
Period 1 Total					\$196,637.40
Period 2: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01313	Subs With Gi-gaSpires	12 Months	\$1.45	14301	\$248,837.40
SmartHome Upgrade					
Period 2 Total					\$248,837.40
Period 3: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01313	Subs With Gi-gaSpires	12 Months	\$1.45	17301	\$301,037.40
SmartHome Upgrade					
Period 3 Total					\$301,037.40

SmartHome Upgrade includes the following:

- Calix Cloud Foundation
- IQ Suites (ProtectIQ and ExperienceIQ)



Payment

The Services are billed monthly in advance at the prices above in USD. Billed quantity is based on the greater of the minimum quantity listed, or the previous month's usage determined by Calix. Payments are due within thirty (30) days of invoice date. Payment is subject to the terms and conditions as outlined in the Agreement.

Term, Renewal and ETF

The Services will commence on the Services Start Date and shall continue for an initial term of 36 months plus an initial period (if applicable). Thereafter, the Services will automatically renew for successive 36 month periods beginning at the end of the most recent term, unless either party provides written notice to not renew not less than 60 days before the end of the then-current term. Calix reserves the right to increase the pricing upon automatic renewal by up to 10% of the then-current price. In the event of non-renewal, this Order Document shall terminate upon the end of the then-current term. Customer shall pay Calix fees for early termination ("ETF") for the termination of Services prior to the end of the then-current term in an amount equal to the remaining months of the term multiplied by the applicable monthly fees. Beginning on the Service Start Date, the Service will be enabled.

Smart Start Services

Smart Start Services are available with the initial delivery of the Service. Smart Start Services are delivered through teams who have experience with the customers' business challenges and are described in the following Service Description Document (SDD).

<https://www.calix.com/content/dam/calix-com/assets/services/sd/smart-start-for-managed-services.pdf>

IN WITNESS, WHEREOF, each party hereto has caused this Order Document to be executed by an authorized representative as of the Effective Date.

Calix, Inc.

City of Pharr, Texas

By _____

By _____

Name _____

Name _____

Title _____

Title _____

Date _____

Date _____

Purchase Authorization

A purchase order reference is required for all periods prior to processing this order and commencement of Services. The following purchase orders have been authorized to fund this purchase:

Period 1 PO:

Period 2 PO:

Period 3 PO:

Note: If Customer's business practice is not to issue purchase orders for all or some of the periods, please note the reference number 2025-287088-6361 as the PO# authorizing Calix to use the reference number for booking and invoicing purposes. "TBD" or invalid purchase order references will not be accepted.



Service Cloud Order Document

Customer Information

Company Name City of Pharr, Texas
Business Address: 118 S Cage Blvd. - IT DEPT,
Pharr, TX 78577
United States
Shipping Address: 100 W Ferguson,
Pharr, TX 78577
United States

Customer Contact
Name: Jonathan Flores
Email: jonathan.flores@pharr-tx.gov
Phone: +1 956-402-4000
Shipping Contact
Name: Jonathan Flores
Email: jonathan.flores@pharr-tx.gov

This Order Document for Service Cloud ("Services") is effective as of the date last signed ("Effective Date"), the Service Start Date is as outlined in the Pricing section below ("Service Start Date"), and this Order Document is subject to the Calix Master Purchase and License Agreement ("Agreement") between the undersigned ("Customer") and Calix, Inc. ("Calix"). Calix and Customer may be referred to herein individually as "Party" or together as "Parties".

Existing Order

Whereas Customer and Calix are Parties to the Calix Support Cloud Order Document (Ref#2023-218551-4566) last signed September 20, 2023 ("Existing OD"). The Existing OD is hereby terminated on September 30, 2025 ("Termination Date") and replaced with this Order Document as of the Service Start Date. For the avoidance of doubt, Services and billing under the Existing OD will continue until Termination Date.

Service Start Date: October 01, 2025 A Service Start Date is required for this Order Document to be valid. Customer acknowledges that the Service Start Date is appropriate, and invoicing will commence as described herein.

Pricing Terms

Period 1: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01267 Calix Service Cloud - Experience Management Edition	CSC Managed Subs	12 Months	\$0.57	11300	\$77,292.00
Period 1 Total					\$77,292.00
Period 2: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01267 Calix Service Cloud - Experience Management Edition	CSC Managed Subs	12 Months	\$0.47	15000	\$84,600.00
Period 2 Total					\$84,600.00
Period 3: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01267 Calix Service Cloud - Experience Management Edition	CSC Managed Subs	12 Months	\$0.47	18000	\$101,520.00
Period 3 Total					\$101,520.00

Calix Service Cloud Experience Management Edition includes the following:

- Calix Service Cloud - Experience Management Edition
- Service Cloud Support
- Service Cloud Guidance



Payment

The Services are billed monthly in advance at the prices above in USD. Billed quantity is based on the greater of the minimum quantity listed, or the previous month's usage determined by Calix. Payments are due within thirty (30) days of invoice date. Payment is subject to the terms and conditions as outlined in the Agreement.

Term, Renewal and ETF

The Services will commence on the Services Start Date and shall continue for an initial term of 36 months plus an initial period (if applicable). Thereafter, the Services will automatically renew for successive 36 month periods beginning at the end of the most recent term, unless either party provides written notice to not renew not less than 60 days before the end of the then-current term. Calix reserves the right to increase the pricing upon automatic renewal by up to 10% of the then-current price. In the event of non-renewal, this Order Document shall terminate upon the end of the then-current term. Customer shall pay Calix fees for early termination ("ETF") for the termination of Services prior to the end of the then-current term in an amount equal to the remaining months of the term multiplied by the applicable monthly fees. Beginning on the Service Start Date, the Service will be enabled.

Cloud Guidance Service

Calix Cloud Guidance Services are delivered through teams who have experience with the customers' business challenges and are described in the following Service Description Document (SDD).

<https://www.calix.com/content/dam/calix-com/assets/services/sd/customer-success-services.pdf>

IN WITNESS, WHEREOF, each party hereto has caused this Order Document to be executed by an authorized representative as of the Effective Date.

Calix, Inc.

City of Pharr, Texas

By _____

By _____

Name _____

Name _____

Title _____

Title _____

Date _____

Date _____

Purchase Authorization

A purchase order reference is required for all periods prior to processing this order and commencement of Services. The following purchase orders have been authorized to fund this purchase:

Period 1 PO:

Period 2 PO:

Period 3 PO:

Note: If Customer's business practice is not to issue purchase orders for all or some of the periods, please note the reference number 2025-287936-9432 as the PO# authorizing Calix to use the reference number for booking and invoicing purposes. "TBD" or invalid purchase order references will not be accepted.



Operations Cloud Order Document

Customer Information

Company Name City of Pharr, Texas
Business Address: 118 S Cage Blvd. - IT DEPT,
Pharr, TX 78577
United States
Shipping Address: 100 W Ferguson,
Pharr, TX 78577
United States

Customer Contact
Name: Jonathan Flores
Email: jonathan.flores@pharr-tx.gov
Phone: +1 956-402-4000
Shipping Contact
Name: Jonathan Flores
Email: jonathan.flores@pharr-tx.gov

This Order Document for Operations Cloud ("Services") is effective as of the date last signed ("Effective Date"), the Service Start Date is as outlined in the Pricing section below ("Service Start Date"), and this Order Document is subject to the Calix Master Purchase and License Agreement ("Agreement") between the undersigned ("Customer") and Calix, Inc. ("Calix"). Calix and Customer may be referred to herein individually as "Party" or together as "Parties".

Existing Order

Whereas Customer and Calix are Parties to the Calix Operations Cloud Order Document (Ref#2023-218553-7475) last signed September 20, 2023 ("Existing OD"). The Existing OD is hereby terminated on September 30, 2025 ("Termination Date") and replaced with this Order Document as of the Service Start Date. For the avoidance of doubt, Services and billing under the Existing OD will continue until Termination Date.

Service Start Date: October 01, 2025 A Service Start Date is required for this Order Document to be valid. Customer acknowledges that the Service Start Date is appropriate, and invoicing will commence as described herein.

Pricing Terms

Period 1: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01269	OPS Cloud Man- aged ONTs	12 Months	\$0.51	11800	\$72,216.00
Calix Operations Cloud					
Period 1 Total					\$72,216.00
Period 2: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01269	OPS Cloud Man- aged ONTs	12 Months	\$0.51	14800	\$90,576.00
Calix Operations Cloud					
Period 2 Total					\$90,576.00
Period 3: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01269	OPS Cloud Man- aged ONTs	12 Months	\$0.51	17800	\$108,936.00
Calix Operations Cloud					
Period 3 Total					\$108,936.00

Operations Cloud includes the following:

- Calix Operations Cloud Service
- Operations Cloud Support



- Operations Cloud Guidance

Payment

The Services are billed monthly in advance at the prices above in USD. Billed quantity is based on the greater of the minimum quantity listed, or the previous month's usage determined by Calix. Payments are due within thirty (30) days of invoice date. Payment is subject to the terms and conditions as outlined in the Agreement.

Term, Renewal and ETF

The Services will commence on the Services Start Date and shall continue for an initial term of 36 months plus an initial period (if applicable). Thereafter, the Services will automatically renew for successive 36 month periods beginning at the end of the most recent term, unless either party provides written notice to not renew not less than 60 days before the end of the then-current term. Calix reserves the right to increase the pricing upon automatic renewal by up to 10% of the then-current price. In the event of non-renewal, this Order Document shall terminate upon the end of the then-current term. Customer shall pay Calix fees for early termination ("ETF") for the termination of Services prior to the end of the then-current term in an amount equal to the remaining months of the term multiplied by the applicable monthly fees. Beginning on the Service Start Date, the Service will be enabled.

Cloud Guidance Service

Calix Cloud Guidance Services are delivered through teams who have experience with the customers' business challenges and are described in the following Service Description Document (SDD).

<https://www.calix.com/content/dam/calix-com/assets/services/sd/customer-success-services.pdf>

IN WITNESS, WHEREOF, each party hereto has caused this Order Document to be executed by an authorized representative as of the Effective Date.

Calix, Inc.

City of Pharr, Texas

By _____

By _____

Name _____

Name _____

Title _____

Title _____

Date _____

Date _____

Purchase Authorization

A purchase order reference is required for all periods prior to processing this order and commencement of Services. The following purchase orders have been authorized to fund this purchase:

Period 1 PO:

Period 2 PO:

Period 3 PO:

Note: If Customer's business practice is not to issue purchase orders for all or some of the periods, please note the reference number 2025-287932-9432 as the PO# authorizing Calix to use the reference number for booking and invoicing purposes. "TBD" or invalid purchase order references will not be accepted.



Engagement Cloud Order Document

Customer Information

Company Name City of Pharr, Texas
Business Address: 118 S Cage Blvd. - IT DEPT,
Pharr, TX 78577
United States

Customer Contact
Name: Jose Peña
Email: jose.pena@pharr-tx.gov
Phone: +1 956-402-4900

This Order Document for Engagement Cloud ("Services") is effective as of the date last signed ("Effective Date"), the Service Start Date is as outlined in the Pricing section below ("Service Start Date"), and this Order Document is subject to the Calix Master Purchase and License Agreement ("Agreement") between the undersigned ("Customer") and Calix, Inc. ("Calix"). Calix and Customer may be referred to herein individually as "Party" or together as "Parties".

Existing Order

Whereas Customer and Calix are Parties to the Calix Marketing Cloud Order Document (Ref#2023-218575-4156 last signed September 20, 2023 ("Existing OD"). The Existing OD is hereby terminated on September 30, 2025 ("Termination Date") and replaced with this Order Document as of the Service Start Date. For the avoidance of doubt, Services and billing under the Existing OD will continue until Termination Date.

Service Start Date: October 01, 2025 A Service Start Date is required for this Order Document to be valid. Customer acknowledges that the Service Start Date is appropriate, and invoicing will commence as described herein.

Pricing Terms

Period 1: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01268 Calix Engagement Cloud - Standard	CEC Mapped Subs	12 Months	\$0.34	12160	\$49,612.80
Period 1 Total					\$49,612.80
Period 2: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01268 Calix Engagement Cloud - Standard	CEC Mapped Subs	12 Months	\$0.34	15000	\$61,200.00
Period 2 Total					\$61,200.00
Period 3: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01268 Calix Engagement Cloud - Standard	CEC Mapped Subs	12 Months	\$0.34	18000	\$73,440.00
Period 3 Total					\$73,440.00

Engagement Cloud includes the following:

- Engagement Cloud Guidance
- Engagement Cloud Support
- Calix Engagement Cloud Service

Payment



The Services are billed monthly in advance at the prices above in USD. Billed quantity is based on the greater of the minimum quantity listed, or the previous month's usage determined by Calix. Payments are due within thirty (30) days of invoice date. Payment is subject to the terms and conditions as outlined in the Agreement.

Term, Renewal and ETF

The Services will commence on the Services Start Date and shall continue for an initial term of 36 months plus an initial period (if applicable). Thereafter, the Services will automatically renew for successive 36 month periods beginning at the end of the most recent term, unless either party provides written notice to not renew not less than 60 days before the end of the then-current term. Calix reserves the right to increase the pricing upon automatic renewal by up to 10% of the then-current price. In the event of non-renewal, this Order Document shall terminate upon the end of the then-current term. Customer shall pay Calix fees for early termination ("ETF") for the termination of Services prior to the end of the then-current term in an amount equal to the remaining months of the term multiplied by the applicable monthly fees. Beginning on the Service Start Date, the Service will be enabled.

Additional Calix Terms and Conditions

1. Miscellaneous
 - a. Customer instructs Calix to leverage proprietary algorithms to develop models to create insights and audience segments for marketing Customer's products and services.
 - b. This Order Document shall not be interpreted as granting to the Customer any license or right not expressly granted herein or in the Agreement. Customer agrees that it will not do any of the following and will not permit others to do any of the following with regard to the Services : (i) use the Services for determining terms or eligibility of an individual for employment, credit, healthcare treatment, or insurance or government funds; (ii) use the Services for any purpose for which a consumer report may be used under the Fair Credit Reporting Act or that could result in disparate impact or treatment on a prohibited basis under the Equal Credit Opportunity Act or the Fair Housing Act; (iii) use the Services in conjunction with any content, including marketing communications, solicitation or ad copy, that is discriminatory, profane, obscene, or illegal, or that refers to selection criteria, presumed knowledge, or the source of personal information about a recipient; or (iv) use the Services for any attempt to identify or re-identify an individual from any portion of the Enrichment Data; for clarity, this prohibition does not apply to any Services that are provided and presented by Calix to Customer in a form that already identifies an individual. Customer's use of the Services and Enrichment Data is strictly limited to use in connection with this Order Document and the Agreement. Calix reserves all rights to the Services not expressly granted herein. Customer agrees to abide by the copyright laws of the United States and all other relevant jurisdictions. Customer agrees to immediately cease using the Services and Enrichment Data if it fails to comply with this paragraph or any other part of this Order Document and the Agreement.
 - c. Services described in this Order Document are provided remotely. Any travel is not included and shall be invoiced separately.
2. Terms Regarding Processing of Enrichment Data
 - a. Calix procures Enrichment Data, on behalf of Customer, from one or more data brokers. Customer purchases Enrichment Data about its subscribers and prospective subscribers directly from data brokers for use by Customer within Calix Engagement Cloud.
 - b. Customer agrees that any Enrichment Data is sold directly to and solely for use on behalf of Customer.
 - c. Customer is the controller or business of subscriber personal information processed under the Agreement and any Enrichment Data procured by Calix on behalf of Customer. Calix performs Services as a processor or service provider in accordance with the instructions of Customer. Calix is prohibited from:
 1. Selling or sharing any subscriber personal information Customer provides to Calix under the Agreement;
 2. retaining, using, or disclosing the information for any purpose other than for the business purposes specified in the Agreement in place with Calix or as otherwise permitted by applicable law;
 3. retaining, using, or disclosing the information outside of the direct business relationship between Calix and Customer; and
 4. combining the subscriber personal information Calix receives from or on behalf of Customer with personal information which Calix receives from or on behalf of another person or persons or collects from its own interaction with a subscriber.
3. Data Processing Agreement
 - a. The Data Processing Agreement attached as Exhibit A to this Order Document ("DPA") is incorporated herein. In the event of a conflict between this DPA and a separate data processing agreement entered into between Calix and Customer, the attached DPA will prevail.

Customer has chosen to enrich Customer's subscriber data with data procured by Calix, on behalf of Customer, from one or more data brokers ("Enrichment Data"). Calix does not buy or resell Enrichment Data. Calix serves only as a procurement agent and service provider to Customer. By adding data to the datafile and beginning a new file upload as described in the section entitled, "Calix Marketing Cloud Plus Migration Services", Customer enriches its subscriber data with the Enrichment Data.



Customer Base Area

The Services and Enrichment Data, as defined above, will be made available only within Customer's base area, which will be limited to the ZIP codes provided by Customer to Calix's implementation services team ("Base Area"). Customer will promptly notify Calix in writing of any changes to Customer's Base Area.

Cloud Guidance Service

Calix Cloud Guidance Services are delivered through teams who have experience with the customers' business challenges and are described in the following Service Description Document (SDD).

<https://www.calix.com/content/dam/calix-com/assets/services/sd/customer-success-services.pdf>

IN WITNESS, WHEREOF, each party hereto has caused this Order Document to be executed by an authorized representative as of the Effective Date.

Calix, Inc.

City of Pharr, Texas

By _____

By _____

Name _____

Name _____

Title _____

Title _____

Date _____

Date _____

Purchase Authorization

A purchase order reference is required for all periods prior to processing this order and commencement of Services. The following purchase orders have been authorized to fund this purchase:

Period 1 PO:

Period 2 PO:

Period 3 PO:

Note: If Customer's business practice is not to issue purchase orders for all or some of the periods, please note the reference number 2025-287093-6361 as the PO# authorizing Calix to use the reference number for booking and invoicing purposes. "TBD" or invalid purchase order references will not be accepted.



Exhibit A

Calix Data Processing Agreement

Calix, Inc. ("Calix" or "us" or "our") and the entity listed above ("Customer") are parties to the master agreement referenced above ("Contract"). Calix protects Customer Personal Data in compliance with the terms of this Data Processing Agreement ("DPA"). "Customer Personal Data" means personal data relating to named or identifiable individuals that subscribe to Customers' services that Customer provides to Calix when Customer accesses or uses Calix products and services purchased under the Agreement ("Services").

1. Control and Ownership. Customer owns and controls all Customer Personal Data. Calix does not use Customer Personal Data, except: (a) in the interest and on behalf of the Customer; (b) as necessary to provide the Services, or (c) as contemplated or directed by the Contract. Calix returns or deletes Customer Personal Data at Customer's request, as agreed in the Contract, or after the Contract expires or is terminated.
2. Use and Transfer Limitations. Calix will not access, collect, store, retain, transfer, use or otherwise process in any manner any Customer Personal Data, except: (a) in the interest and on behalf of Customer; (b) as directed by authorized personnel of Customer in writing; and (c) in accordance with applicable law. Without limiting the generality of the foregoing, Calix will only make Customer Personal Data accessible to its subprocessors listed at [Trust Center \(calix.com\)](#) (requires Customer account representative login) and Customer consents to such access, or upon written instructions from Customer. Subprocessors will be subject to written agreements that contain obligations no less restrictive than those in this DPA. If Calix adds additional subprocessors in the future, Customer will have an opportunity to object before Calix makes Customer Personal Data accessible to any subprocessors. Customer instructs Calix to store Customer Personal Data in data centers around the world including located in the United States and Canada. Calix will return or delete any Customer Personal Data at the end of Customer's relationship with Calix and at any time at Customer's request. Calix will keep Customer Personal Data confidential, and Calix ensures that persons authorized to process Customer Personal Data on Calix's behalf commit themselves to confidentiality obligations and other contractual obligations that are at least as protective of Customer Personal Data as this DPA. Calix will only process Customer Personal Data for a business purpose as defined in the California Consumer Privacy Act of 2018, as amended, including the California Privacy Rights Act of 2020 ("CCPA"). Business purposes of the transfer to, and further processing of Customer Personal Data by, Calix are to perform Services on behalf of Customer including providing analytics services.
3. Security. Calix applies technical, administrative and organizational data security measures that meet or exceed the requirements described in Calix's technical and organizational measures for security (TOMS) posted in the Trust Center on MyCalix (requires customer account representative login) available here: [Trust Center \(calix.com\)](#). Calix may update and modify its TOMs from time to time, provided that Calix must not reduce the level of security provided thereunder, except with Customer's consent or with 90 days' prior written notice.
4. Cooperation with Compliance Obligations. At Customer's reasonable request, Calix will (a) reasonably assist Customer with Customer Personal Data access, deletion, portability and other requests, subject to compensation for any custom efforts required of Calix and (b) enter into additional contractual agreements to meet specific requirements that are imposed by mandatory laws on Customer pertaining to Customer Personal Data and that, due to their nature, can only be satisfied by Calix in its role as service provider, subject to additional cost reimbursement or fees as appropriate. At Customer's request, Calix will agree to applicable Standard Contractual Clauses for cross-border transfers to processors. If Customer can no longer legally use Calix's products due to changes in applicable law related to the processing of Customer Personal Data which make Customer unable to use the Services as intended, Calix shall allow Customer to terminate the applicable Order Document and provide transition or migration assistance of Customer Personal Data as reasonably required, subject to termination charges and fees as mutually agreed in good faith by the parties. Customer will inform Calix of any consumer request made pursuant to applicable law with respect to Customer Personal Data and provide Calix the information necessary to comply with the request. Calix will notify Customer if it determines that it can no longer meet its obligations under the CCPA.
5. Audits. Calix conducts industry standard data security and privacy compliance audits and agrees to share audit report results with Customer upon request.
6. Security Breach Notification. Calix agrees to notify Customer of unauthorized access, use, disclosure, alteration, destruction, or loss of Customer Personal Data as required by applicable law.
7. No Information Selling or Sharing for Cross-Context Behavioral Advertising. Calix does not accept or disclose any Customer Personal Data as consideration for any payments, services, or other items of value. Calix does not sell or share any Customer Personal Data, as the terms "sell" and "share" are defined in the CCPA. Calix does not retain, use, or disclose Customer Personal Data (a) for cross-context behavioral advertising, or (b) outside the direct business relationship with Customer.
- 8.



Integration. This DPA is binding on Calix if and to the extent it is expressly agreed or incorporated by reference in a duly signed Contract. This DPA shall not create third party beneficiary rights. Calix does not accept or submit to additional requirements relating to Customer Personal Data, except as specifically and expressly agreed in writing with explicit reference to the Contract and this DPA.



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.

DATE SUBMITTED: August 21, 2025

MEETING DATE: September 2, 2025

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, authorizing City Manager to advertise for Request for Qualifications (RFQ) for Commissioning Agent for the Pharr Events Center. **This item supports SE - Service Excellence.**

Classification: Regular

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

Issue: The city is in need of advertisement to request for qualifications for a commissioning agent for the Pharr Events Center. (Project No. 2425-01-528-S37-81)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval to advertise

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Created/Initiated - 08/21/2025

Maritza Magallan

Approved - 08/21/2025

Pilar Rodriguez

Approved - 08/21/2025

Hilda Pedraza

Approved - 08/22/2025

Ricardo Rodriguez

Approved - 08/22/2025

Jamison Merrick

Approved - 08/25/2025

City Management Office

New -



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.

DATE SUBMITTED: August 19, 2025

MEETING DATE: September 2, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Consideration and action, if any, on Development Services Cases:

Classification: Public Hearing

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 08/19/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.1.

DATE SUBMITTED: August 25, 2025

MEETING DATE: September 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Octavio Cantu, representing Mickey Elizondo, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C). The properties are legally described as Lots 9 & 10, Block 1, Orange Grove Subdivision, an Addition to the City of Pharr, Pharr, Hidalgo County, Texas. The properties are physically located at 817 and 821 South Cage Boulevard. COZ#250714 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Octavio Cantu, representing Mickey Elizondo, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C) in order to construct an auto diagnostic center, that is currently operating just north to this address.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the rezoning request from Office and Professional District (O-P) to General Business District (C) as the property is in conformance with the Land Use Plan, meets area requirements, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Planning and Zoning Commission Recommendation: Following a brief discussion, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Office and Professional District (O-P) to General Business District (C) at the meeting of August 25, 2025. There were eight members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
David Friedlein
City Management Office

Created/Initiated - 08/25/2025
Approved - 08/25/2025
Approved - 08/25/2025
Final Approval - 08/25/2025



MEMORANDUM

DATE: TUESDAY, SEPTEMBER 2, 2025
TO: MAYOR AND CITY COMMISSION
FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES
THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: From Office and Professional District (O-P) to General Business District (C). The properties are legally described as Lots 9 & 10, Block 1, Orange Grove Subdivision, an Addition to the City of Pharr, Pharr, Hidalgo County, Texas. The properties are physically located at 817 and 821 South Cage Boulevard. COZ#250714
--

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Octavio Cantu, representing Mickey Elizondo, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C) in order to construct an auto diagnostic center, that is currently operating just north to this address.

The subject site is located on the intersection of South Cage Boulevard and East McDonald Avenue, approximately 350 ft. south of West Sam Houston Avenue and has a physical address of 817 and 821 South Cage Boulevard. The properties are legally described as Lots 9 and 10, Block 1, Orange Grove Subdivision, an Addition to the City of Pharr, Pharr, Hidalgo County, Texas.

The properties front South Cage Boulevard, a 120 ft - 150 ft principal arterial, which runs north and south with a posted speed limit of 40 - 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan. Property also fronts East McDonald Avenue, a 50 ft – 60 ft local street, which runs east and west with a posted speed limit of 20 – 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The properties and the property to the south were zoned Office and Professional District (O-P) upon comprehensive zoning in 1982. The property to the north was rezoned from Office and Professional District (O-P) to General Business District (C) on May 1, 1984. The property to the west was zoned General Business District (C) upon comprehensive zoning in 1982. The property to the east was zoned Single-Family Residential District (R-1) upon comprehensive zoning in 1982. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Fourteen (14) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 8, 2025, and a legal notice was published in the Advance News Journal on August 6, 2025. Staff received one response in opposition to the rezoning request.

Development Services recommended **approval** of the rezoning request from Office and Professional District (O-P) to General Business District (C) as the property is in conformance with the Land Use Plan, meets area requirements, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Following discussion, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Office and Professional District (O-P) to General Business District (C) at the meeting of August 25, 2025. There were eight members present and voting.

CITY COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Octavio Cantu, representing Mickey Elizondo, owner
APPLICANT

Office and Professional District (O-P)
CURRENT ZONE

817 and 821 South Cage Boulevard
ADDRESS

General Business District (C)
PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4	Is the property located along a major thoroughfare?	X	
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase the volume of traffic?		X
8	Will a buffer be required?	X	
9	Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

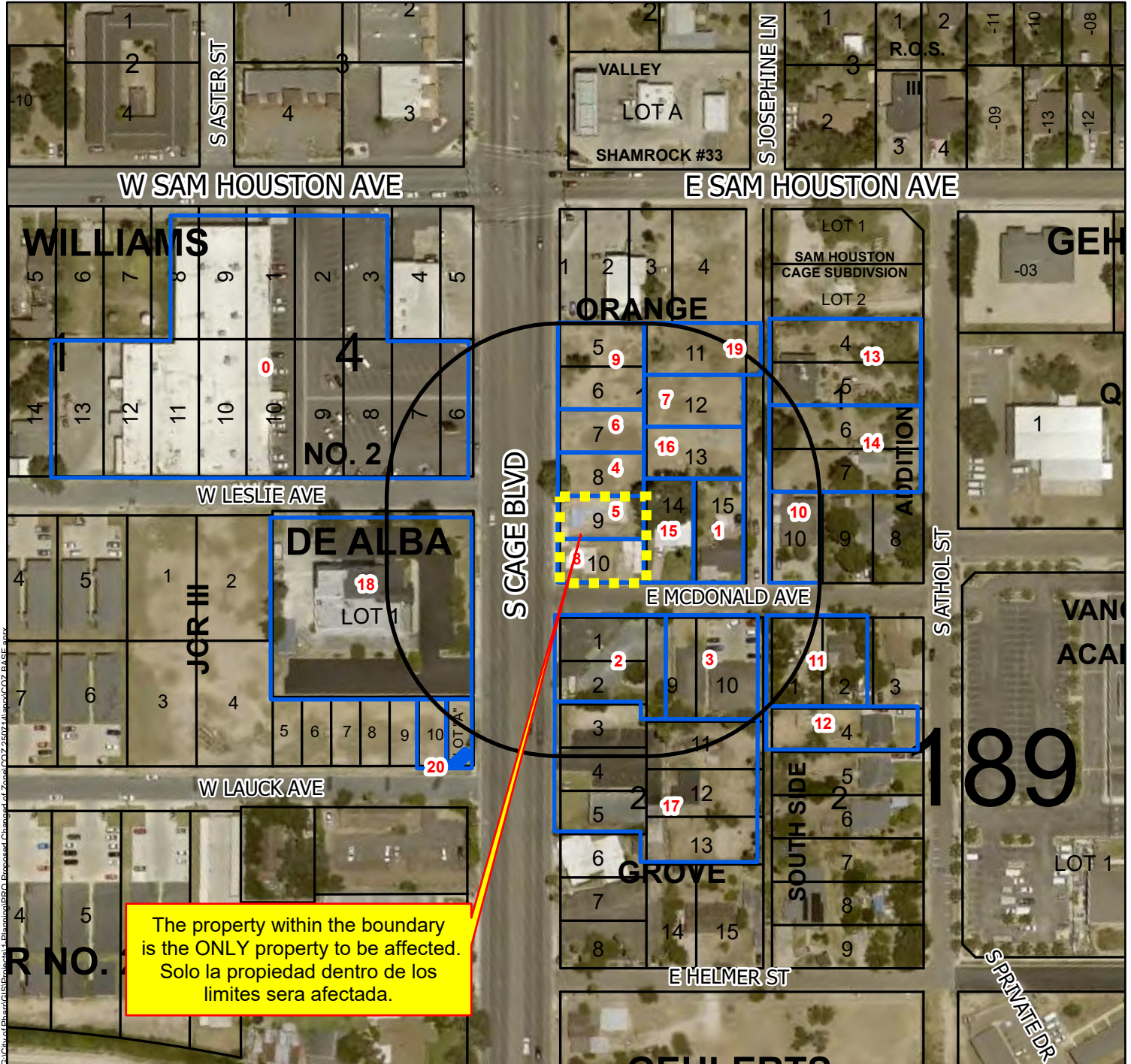
Approval

Development Services is recommending approval of the rezoning request from Office and Professional District (O-P) to General Business District (C) as the property is in conformance with the Land Use Plan, meets area requirements and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II
PREPARED BY

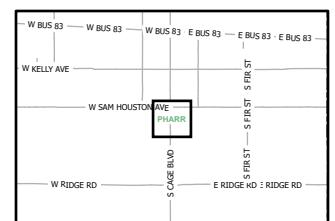
July 31, 2025
DATE

AERIAL

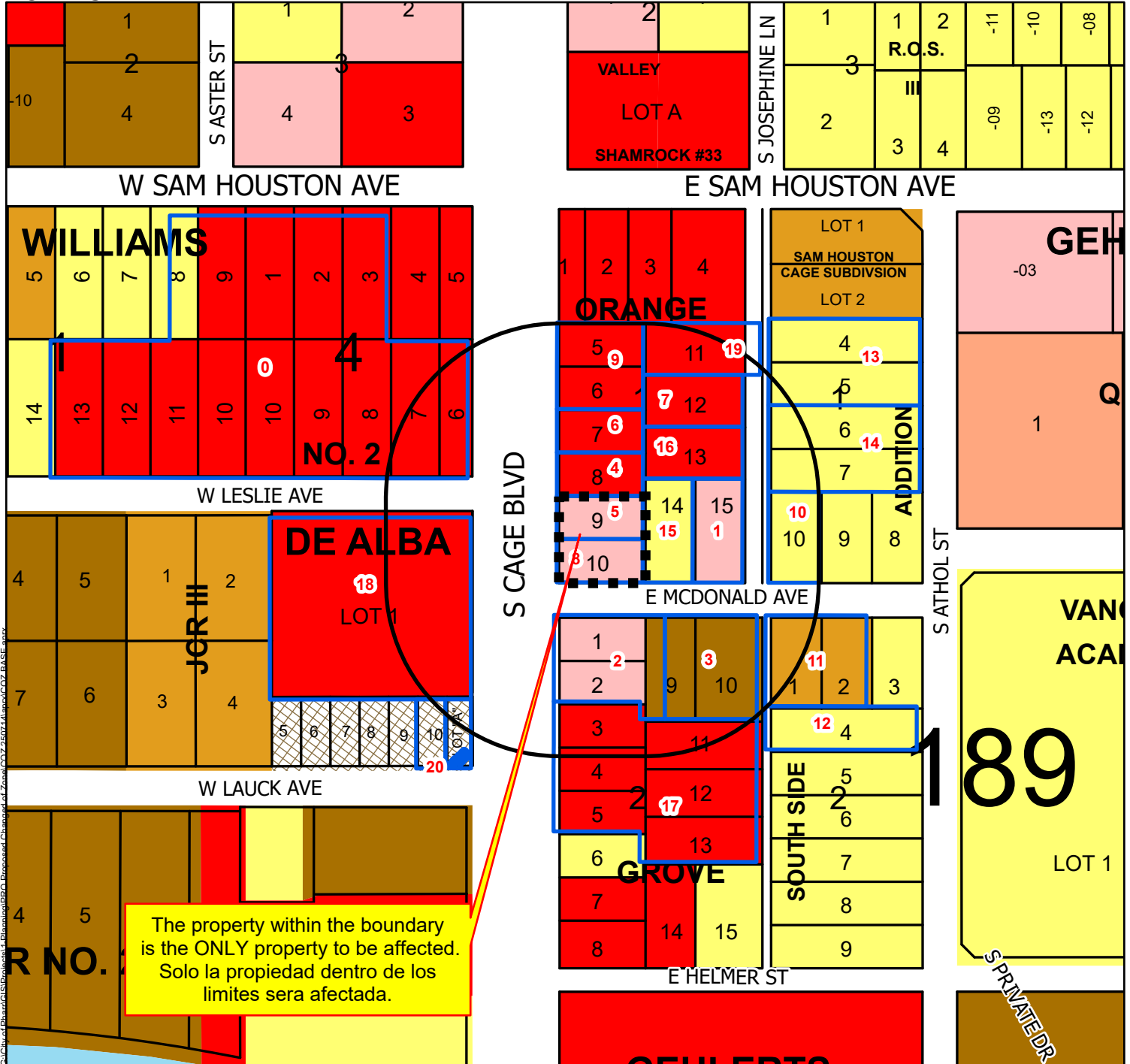


-  Location
-  200ft_Buffer
-  Notify

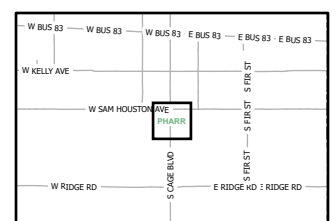
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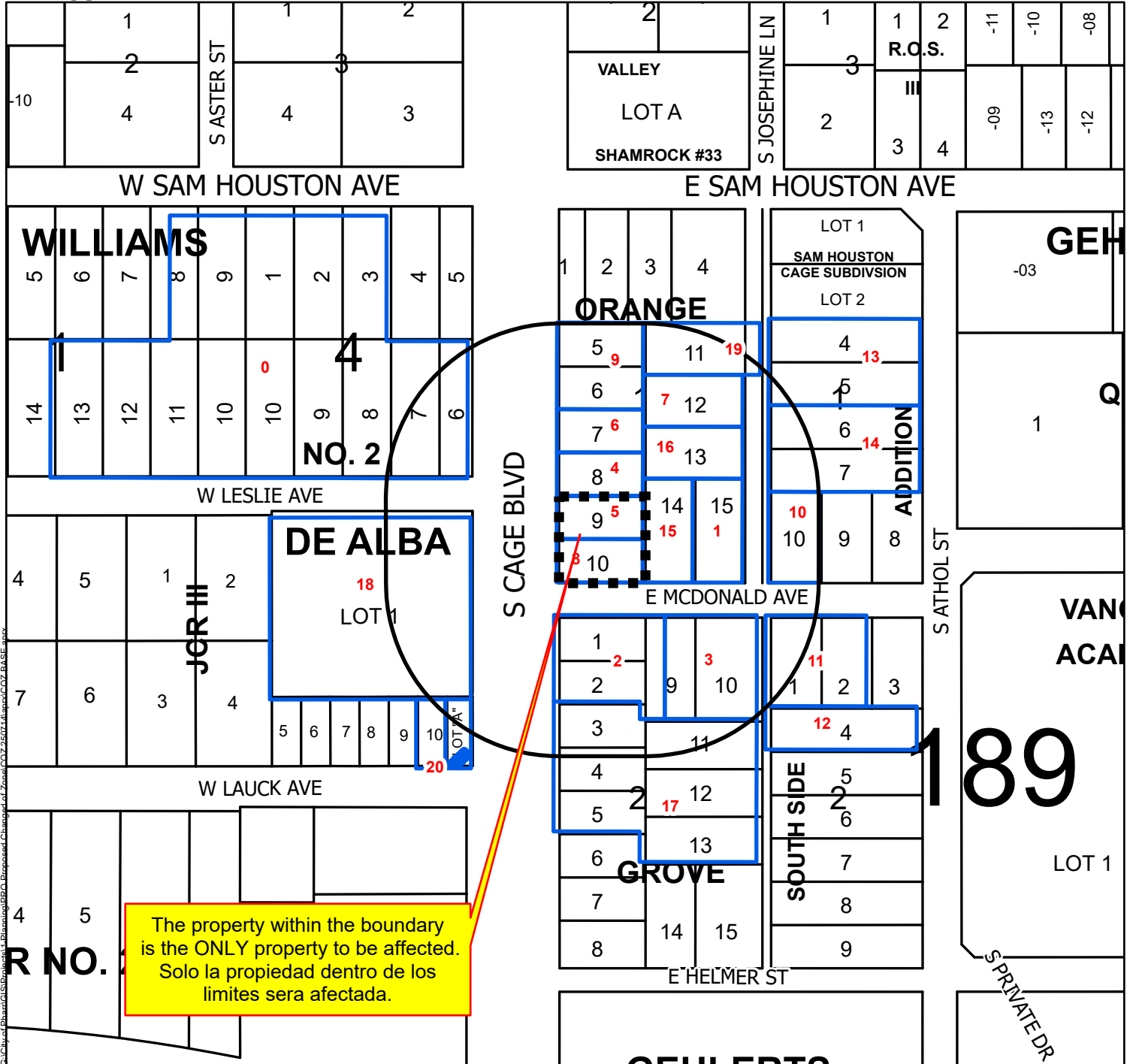
ZONING



- | | | |
|--------------------------|---------------------------------------|--------------------------|
| Location | Residential Multi-Family High Density | Heavy Commercial |
| 200ft Buffer | Mobile Home | Heavy Industrial |
| Notify | Townhouse | Limited Industrial |
| Zoning | HUD Code | Neighborhood Commercial |
| ZONE | Rail Road R.O.W | Office Professional |
| Agricultural Open Space | Government Owned | PSJA ISD |
| Single Family | General Business | Hidalgo ISD |
| Single Family Small Lot | Business District | Valley View ISD |
| Residential Multi-Family | Drainage Easement | Planned Unit Development |



RADIUS



- Location
- 200ft_Buffer
- Notify
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks

Future Land Use

Irrigation

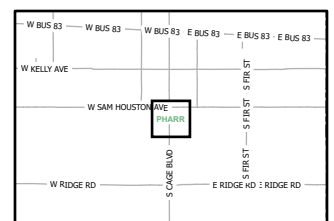
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 7/30/2025

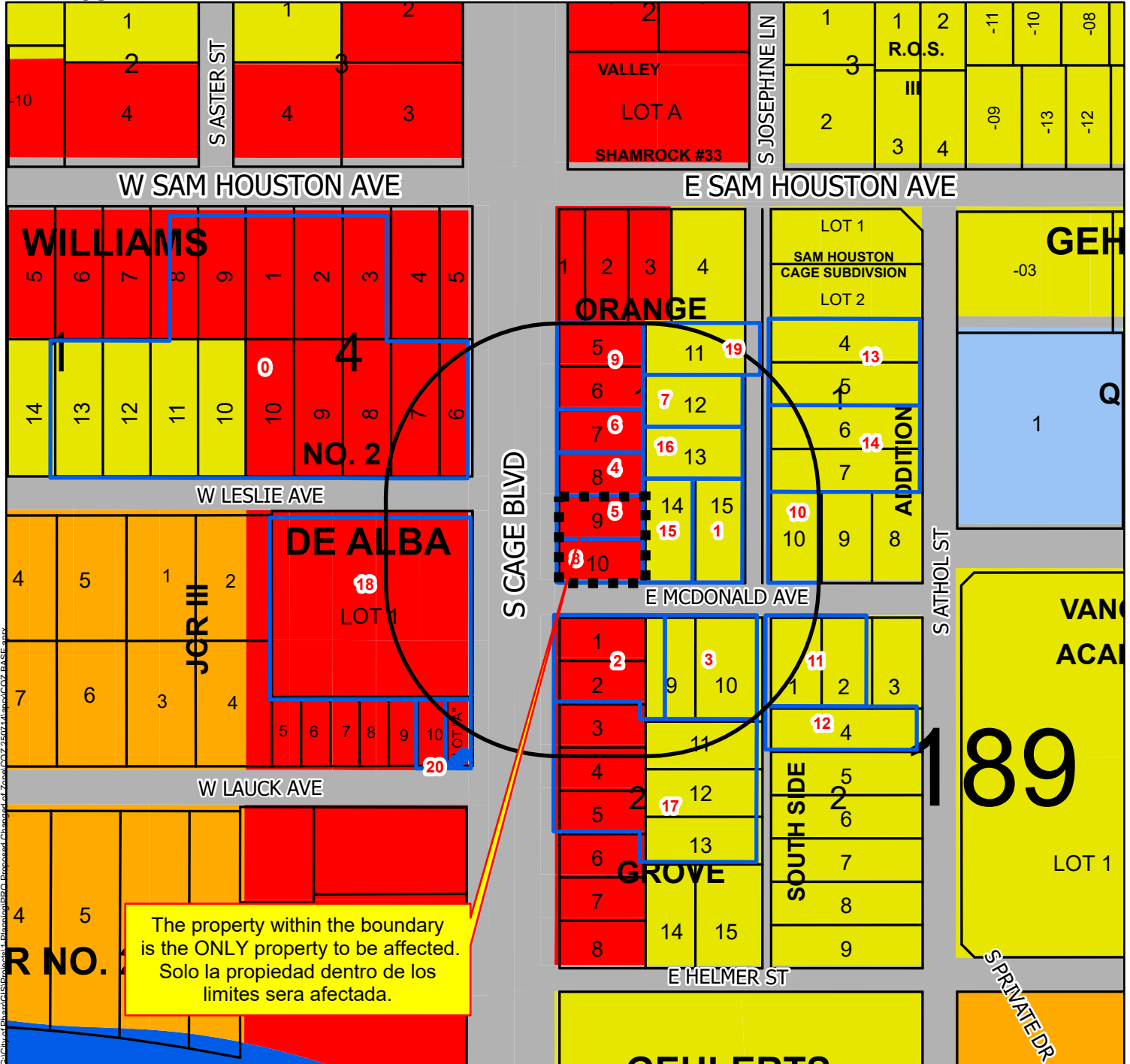
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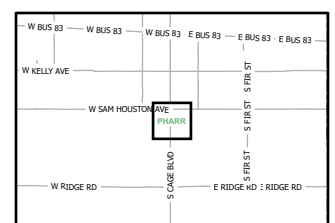
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



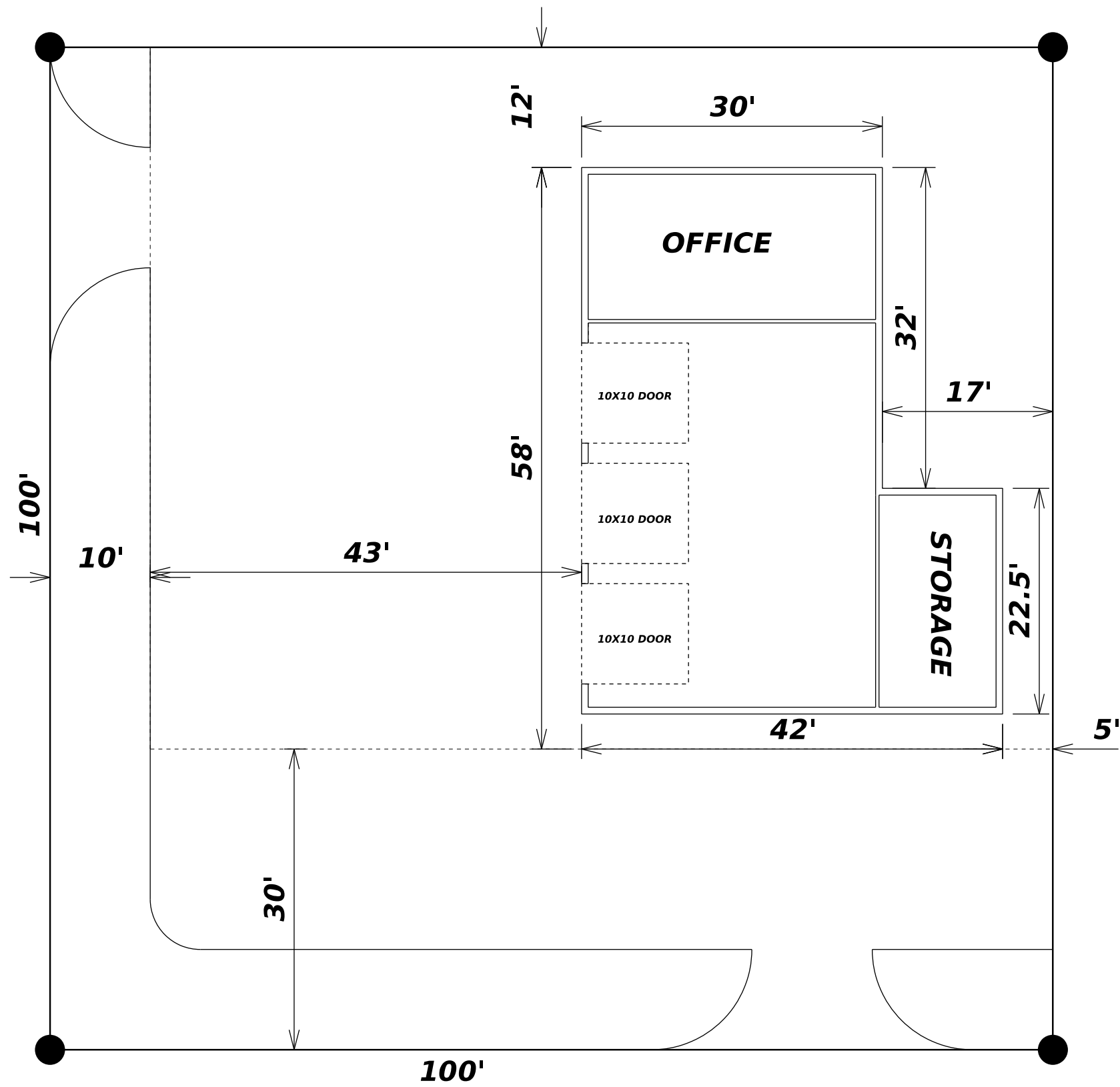
LAND USE



- | | | |
|------------------------|--------------------|--------------------|
| Location | Agriculture | Public/Semi Public |
| 200ft_Buffer | Single Family Res. | ROW |
| Notify | Multi-Family Res. | Parks |
| Future Land Use | Manufactured Homes | |
| FUTURELAND | Industrial | |
| Irrigation | Commercial | |



CAGE BOULEVARD



MCDONALD AVE



Pharr
Development Services



Site Photo

817 & 821 South Cage Boulevard





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.2.

DATE SUBMITTED: August 18, 2025

MEETING DATE: September 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Raul Fong, d/b/a Junction Café, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as Lot 1 and the South 7 ft. of Lot 2, Block 1, J.T. Doster Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 11 South Cage Boulevard. CUP#911291 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Raul Fong, d/b/a Junction Café, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). This request constitutes the 32nd renewal for Junction Café.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
David Friedlein
City Management Office

Created/Initiated - 08/18/2025
Approved - 08/19/2025
Approved - 08/21/2025
Final Approval - 08/21/2025



Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, SEPTEMBER 2, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#911291 (JUNCTION CAFÉ)

GENERAL INFORMATION:

APPLICANT: Raul Fong, d/b/a Junction Cafe, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2).

LEGAL DESCRIPTION: The property is legally described as Lot 1 and the South 7 ft. of Lot 2, Block 1, J.T. Doster Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 11 South Cage Boulevard.

ZONING: The property is currently zoned Business District (C-2). The surrounding area is zoned Business District (C-2) to the North, South and East and General Business (C) to the West. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
------------------	----------------------	--

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES STAFF RECOMMENDATIONS: Development Services recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

September 2, 2025

Conditional Use Permit **Renewal** for ABC –

Junction Cafe

Background:

Raul Fong, d/b/a Junction Cafe, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 32nd renewal for Junction Cafe.

The property is located at 11 South Cage Boulevard. It is zoned Business District (C-2) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr
Engineering



Date: 6/30/2025



Pharr
Development Services



Site Photo

11 South Cage Boulevard





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.E.

DATE SUBMITTED: August 19, 2025

MEETING DATE: September 2, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: PLATS:

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 08/19/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.E.1.

DATE SUBMITTED: August 25, 2025

MEETING DATE: September 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting final plat approval of the proposed Veterans Oaks Apartments Subdivision. The property is legally described as being a 5.576 acre tract of land, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3100 Block of North Veterans Boulevard. **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting final plat approval of the proposed Veterans Oaks Apartments Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends final plat approval of the proposed Veterans Oaks Apartments Subdivision subject to the listed conditions.

Planning and Zoning Commission Recommendation: Being no discussion, the Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Veterans Oaks Apartments Subdivision at their meeting of August 25, 2025.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
David Friedlein
City Management Office

Created/Initiated - 08/25/2025
Approved - 08/25/2025
Approved - 08/25/2025
Final Approval - 08/25/2025



Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, SEPTEMBER 02, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: VETERANS OAKS APARTMENTS SUBDIVISION
FILE NO. **SUB#240101**

GENERAL INFORMATION:

APPLICANT: M2 Engineering, PLLC., representing Abel Hernandez, Managing Member for HDZ Holdings LLC., is requesting final plat approval of the proposed Veterans Oaks Apartments Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.576 acres tract of land, out of Lot 129, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3100 Block of North Veterans Blvd.

ZONING: The property is currently zoned Residential Multi-family District (R-MF). The adjacent zones are Single Family Residential District (R-1) and General Business District (C) to the north, City Limits to the east, Single Family Residential District (R-1) to the south and Agricultural Open Space District (A-O) to the west. The property is designated for manufactured homes in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Veterans Oaks Apartments Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

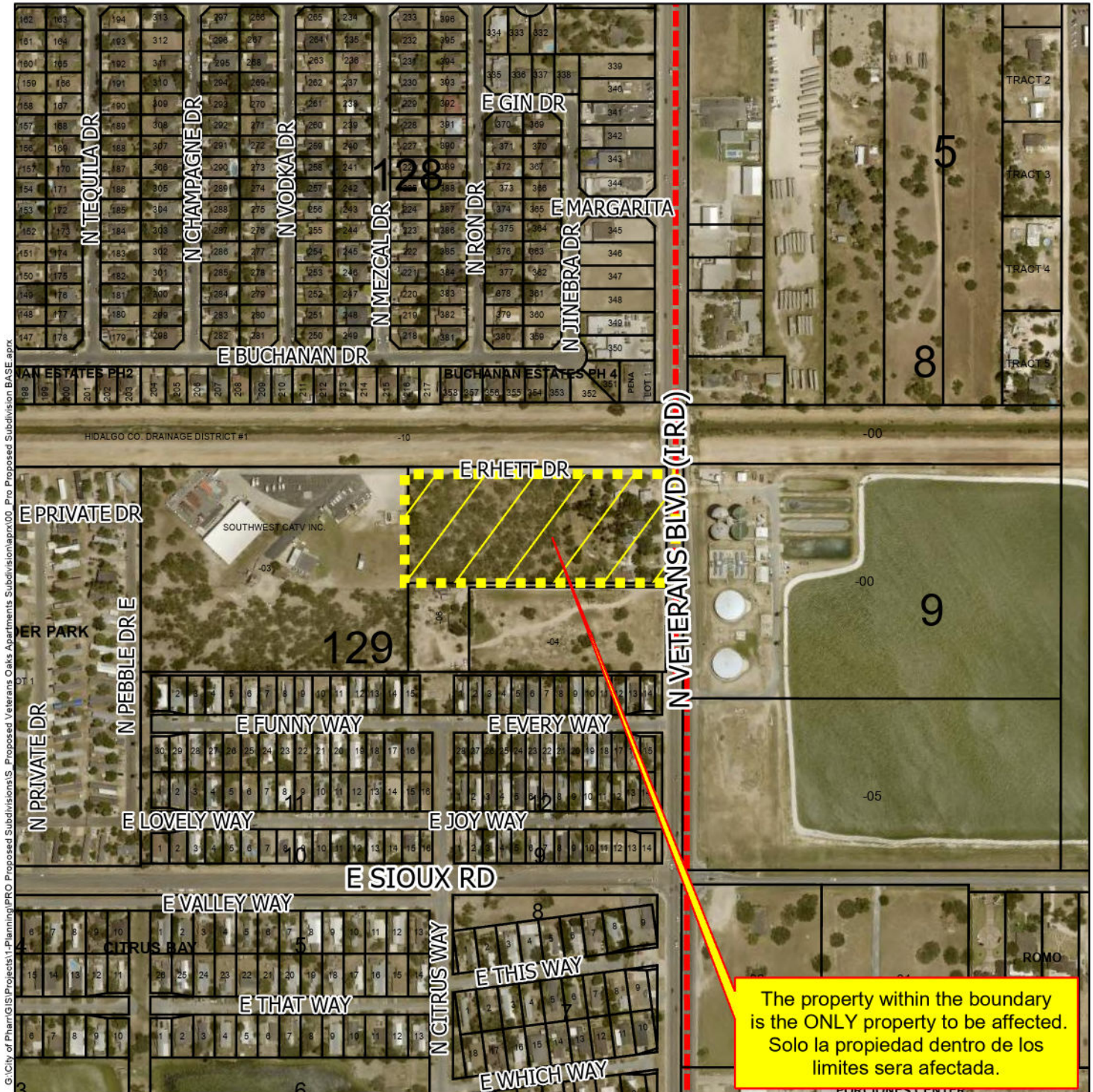
DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to approve final plat of the proposed Veterans Oaks Apartments Subdivision at their meeting on August 25, 2025.

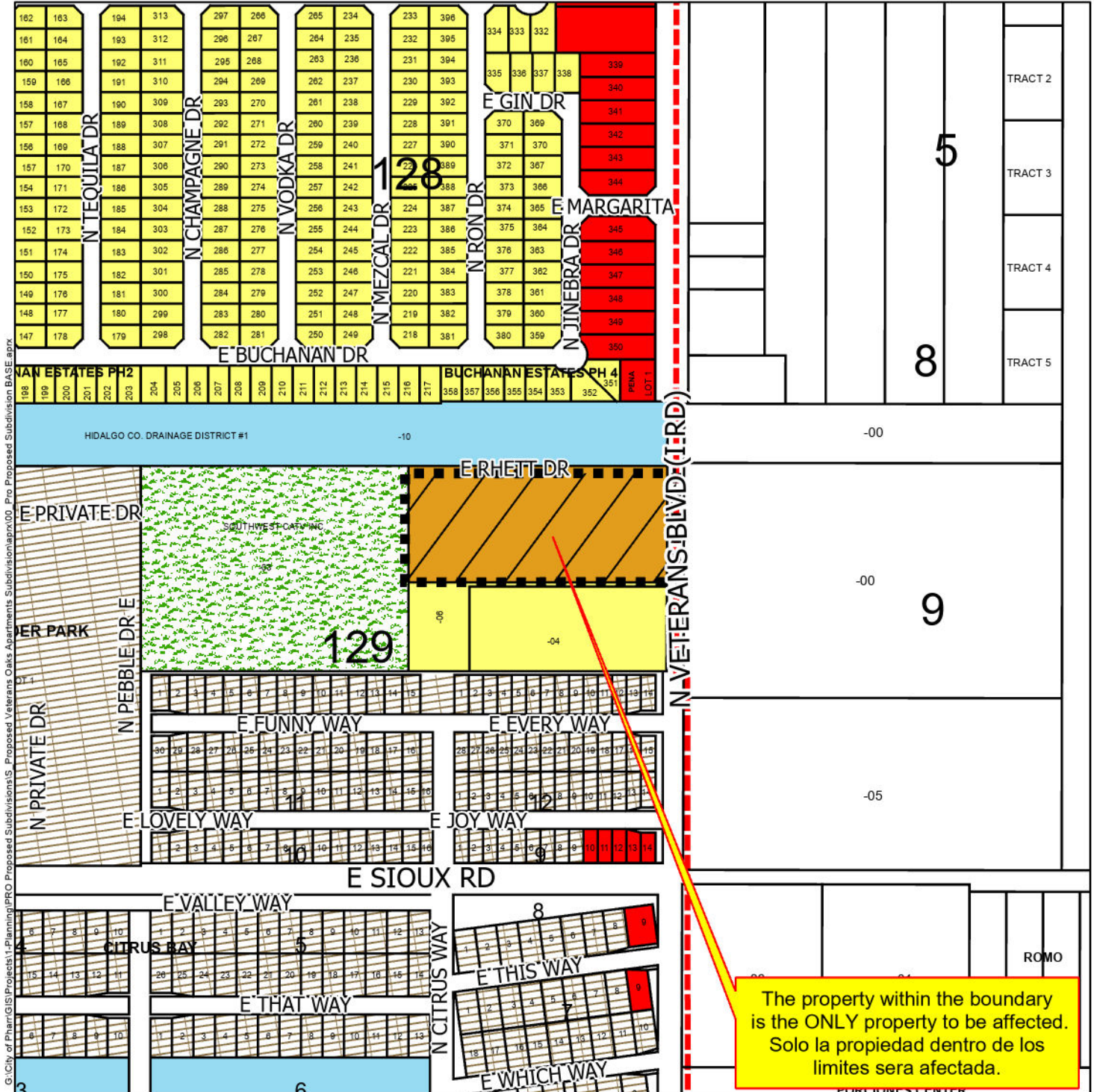
AERIAL



- | | | | | |
|--|---|--|---|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse HUD Code | <ul style="list-style-type: none"> Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial Heavy Industrial Limited Industrial | <ul style="list-style-type: none"> Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD Planned Unit Development | <p>Future Land Use</p> <p>FUTURELAND</p> <ul style="list-style-type: none"> Irrigation Agriculture Single Family Res. Multi-Family Res. Manufactured Homes | <ul style="list-style-type: none"> Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|---|--|



ZONING



- | | | | | |
|--|--|--|---|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse HUD Code | <ul style="list-style-type: none"> Rail Road R.O.W Government Owned General Business Business District Heavy Commercial Heavy Industrial Limited Industrial | <ul style="list-style-type: none"> Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD Planned Unit Development | <p>Future Land Use</p> <p>FUTURELAND</p> <ul style="list-style-type: none"> Irrigation Agriculture Single Family Res. Multi-Family Res. Manufactured Homes | <ul style="list-style-type: none"> Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|--|--|---|--|





Pharr
Development Services



Site Photo

3100 Block of North Veterans Blvd.





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.A.

DATE SUBMITTED: August 26, 2025

MEETING DATE: September 2, 2025

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Resolution appointing/re-appointing four (4) members of the Pharr Economic Development Corporation II Board of Directors. **This item supports SG - Sound Governance and Fiscal Sustainability,**

Classification: Regular

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

Issue: The terms of three members, Ambrosio Hernandez, Ramiro Caballero, and Ricardo Medina, expire on September 18, 2025. Board Member Michael Pacheco would be removed therefore the appointment of a new member is also needed at this time.

Fiscal Consideration: NA

Staff Recommendation: Staff Recommends appointment/re-appointment of members.

Alternatives: NA

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Maribel Garcia
Victor Perez
Ricardo Rodriguez
City Management Office

Created/Initiated - 08/26/2025
Approved - 08/26/2025
Approved - 08/26/2025
New -

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

§
§
§

RESOLUTION
NO. R-2025-__

WHEREAS, the Pharr Economic Development Corporation, Inc., was created pursuant to Section 48 of Article 5190.6 V.T.C.S.; and

WHEREAS, Article 5190-V.T.C.S., the Development Corporation Act of 1979, Section 48, provides that the Economic Development Corporation II shall be governed by seven (7) Directors appointed by the governing body of the City who shall serve a two (2) year term or at the pleasure of such governing body; and

WHEREAS, the terms of Ambrosio Hernandez, Ramiro Caballero, and Ricardo Medina expire on September 18, 2025; and

WHEREAS, a vacancy has occurred due to removal of Board Member Michael Pacheco; and

WHEREAS, appointment/re-appointment of four (4) members needs to be made at this time.

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

That the following persons are hereby appointed to the Board of Directors of the Pharr Economic Development Corporation, Inc.:

<u>NAME:</u>	<u>LENGTH OF TERM:</u>
1.	2 years (expiring 09-18-27)
2.	2 years (expiring 09-18-27)
3.	2 years (expiring 09-18-27)
4.	2 years (unexpired Term 09-03-26)

Said Directors shall serve a two (2) year term or at the pleasure of the City Commission and shall assume the duties, responsibilities and powers provided by law and by the Articles of Incorporation and by-laws of the Pharr Economic Development Corporation II, Inc., immediately upon appointment.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 2nd. day of September 2025.

CITY OF PHARR

ATTEST:

AMBROSIO HERNANDEZ, MAYOR

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.A.

DATE SUBMITTED: August 14, 2025

MEETING DATE: September 2, 2025

FROM: Maria Rangel, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Pilar Rodriguez

Agenda Item: Consideration and action, if any, on Change Order No.3 in the amount of \$15,206.86 and the addition of 2 calendar days to the Pharr International Bridge Expansion. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Change Order #3 (CO #3) includes the following items:

1. Potential Change Order #05 - \$2,171.96 - Install Temporary Power to Cameras on Existing Bridge - IOC Company LLC installed temporary power wiring for existing bridge-mounted cameras to maintain functionality during construction. This enables removal of existing power lines that obstruct light pole base demolition needed for girder installation. The cost is considered fair and necessary to avoid delays.

2. Potential Change Order #06 - \$20,534.91 - Ground Boxes TY 1 (ITS) - IOC Company LLC proposes installing four (4) ITS Type 1 ground boxes to replace a previously included standard ground box. The change accommodates a multiduct fiber conduit system along Line "B1" and ensures long-term maintenance access. This results in a net increase of \$20,534.91 after removing the original item.

3. Potential Change Order #07 - \$7,500.01 - Project Plaque - At the request of the City of Pharr, IOC Company LLC has proposed to remove the project plaque from the contract scope. Originally included in the bid documents, the plaque is no longer deemed necessary.

4. Contract Time Suspension Due to Weather Delay - IOC Company LLC requested a suspension of contract time charges for five (5) working days due to a prolonged rain event from June 27 through July 2, 2025 (excluding Sunday, June 29). After review, Brownstone Consultants recommended granting a suspension of two (2) working days.

Approval of CO #3 is contingent on approval from TxDOT.

(CSJ: 0921-02-479)

(Project No. 2324-71-510-C05-196)

Fiscal Consideration:

Original Contract: \$47,601,706.75

Change Order #1: -\$824,457.60
Change Order #2: \$36,317.42
Change Order #3: \$15,206.86
Revised Contract: \$46,828,773.43

Staff Recommendation: Staff recommends approval of Change Order #3 in the amount of \$15,206.86 and 2 additional calendar days.

Alternatives: No alternative. The work involved in this change order has already been approved by staff by way of Potential Change Orders.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel
Pilar Rodriguez
Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 08/14/2025
Approved - 08/14/2025
Approved - 08/14/2025
Approved - 08/25/2025
Final Approval - 08/25/2025



August 8th, 2025

David M. Chacon, PE, CCM, CFM.
Senior Project Manager
Brownstone Consultants LLC
PO Box 3898
McAllen, TX 78505

María Rangel, PE
Capital Project Engineer
City of Pharr
118 S. Cage Blvd
Pharr, TX 78577

Re: Pharr International Bridge Expansion Project - Change Order No. 03 Recommendation

Ms. Rangel,

Brownstone Consultants has reviewed and analyzed the following potential change order (PCO) submitted by IOC Company (Contractor).

- **Potential Change Order #05 – Install Temporary Power to Cameras on Existing Bridge**

Amount: \$2,171.96

IOC Company LLC has submitted a price proposal to furnish and install temporary power wiring for the existing bridge-mounted cameras. This temporary setup is required to maintain camera functionality during construction and will allow for the removal of current wiring that obstructs demolition of light pole bases, a necessary step for setting bridge girders.

The scope of work includes furnishing and installing temporary power wiring, disconnecting and abandoning the obstructing lines, and coordinating the effort to avoid construction delays. This solution also provides additional time to develop and implement a permanent power routing plan.

Brownstone Consultants has reviewed the scope and associated cost and finds the proposal reasonable and appropriate.

- **Potential Change Order #06 – Ground Boxes TY 1 (ITS) Installation Scope**

Amount: \$20,534.91

As per RFI 30, the design team mentioned that a larger pull box is required to hold all the required hardware. IOC Company LLC has submitted a price proposal for the procurement and installation of four (4) Type 1 ITS ground boxes. This work supports the Intelligent Transportation Systems (ITS) infrastructure by providing proper conduit terminations and ensuring accessibility for future system maintenance.

This change originates from a clarification request made on behalf of subcontractor D&G Energy regarding the type of ground box specified for Line "B1" (Plan Sheet 431). The originally specified Type A ground box was determined to be insufficient in size to accommodate the required 4" multi-duct fiber conduit and 100-foot slack cable. It was confirmed that four (4) appropriately sized Type 1 (ITS) ground boxes were necessary to meet both design and operational requirements along Line "B1."

The original contract included one (1) standard Ground Box TY 1 624 – 6001 at a unit price of \$976.69. That line item will be removed, and a credit will be issued. A new line item was introduced by IOC Company LLC for four (4) 623 – 7026 ITS Ground Box TY 1 units at a unit price of \$5,377.90, totaling \$21,511.60. The resulting net increase to the contract is \$20,534.91.



Scope includes procurement and delivery, excavation, site preparation, installation per specifications, backfilling, compaction, and utility coordination.

Brownstone Consultants has reviewed the proposed scope and pricing and considers the change appropriate for implementation.

- **Potential Change Order #07 – Project Plaque Omission**

Credit: -\$7,500.01

At the request of the City of Pharr, IOC, LLC has proposed to remove the furnishing and installation of the project plaque from the contract. Originally included in the bid documents, the plaque is no longer deemed necessary. The project will proceed with an alternative method of recognition.

This change includes removal of all materials, labor, and coordination associated with the plaque, resulting in a credit to the contract.

Brownstone Consultants has reviewed the adjustment and confirms the credit amount is consistent with the original contract pricing.

- **Contract Time Suspension Due to Weather Delay**

Adjustment: Two (2) Additional Working Days (Time Only – No Cost).

IOC Company LLC requested a suspension of contract time charges for five (5) working days due to a prolonged rain event from June 27 through July 2, 2025 (excluding Sunday, June 29). After review, Brownstone Consultants recommended granting a suspension of two (2) working days.

This adjustment accounts for unavoidable weather impacts while maintaining the overall project schedule. Time extension is recommended for approval.

Brownstone Consultants has carefully reviewed the scope, pricing, and justification for **Potential Change Orders #05, #06, and #07**, as well as the requested **contract time suspension due to weather delay**. Based on our evaluation, the proposed changes are consistent with current market conditions, necessary for project execution, and reflect fair and reasonable contract adjustments.

Based on our review, we recommend approving Change Order #03 for \$15,206.86 and two (2) additional working days. Please feel free to contact us if you have any questions or concerns.

Sincerely,

David M. Chacon, PE, CCM, CFM

Attachments:

- City of Pharr Change Order Form
- TxDOT Form 2146-L
- IOC- PCO No. 05, 06 & 07
- RFI #30 – ITS Ground Boxes
- Rain Event Impact Time Suspension Request

CC:

Cynthia Garza – City of Pharr Assistant City Manager

Pilar Rodriguez – City of Pharr Interim City Engineer

Sidney Milke, PE - SEA Project Manager

Carlos Del Angel, PMP, CCM – Brownstone Project Executive



CHANGE ORDER

Contractor: IOC Company, LLC

Change Order No.: 3

Project: Pharr-Reynosa International Bridge Expansion

Date: 8/6/2025

CSJ 0921-02-479

Notice to Proceed Date: 5-Aug-24

Change Order Amount: \$15,206.86

You are directed to make the following changes in the Contract Documents:

1. Potential Change Order #05 - (\$2,171.96) - Install Temporary Power to Cameras on Existing Bridge - IOC Company LLC is furnishing and installing wiring for temporary power to keep cameras operational while a permanent solution is developed.

2. Potential Change Order #06 - (\$20,534.91.) - Ground Boxes TY 1 (ITS) - IOC Company LLC is installing four (4) Type 1 (ITS) ground boxes as part of the project's infrastructure work.

3. Potential Change Order #07 (-\$7,500.01) – Omit Furnishing and Installing Project Plaque - At the request of the City of Pharr, IOC Company LLC will omit the furnishing and installation of the project plaque from the contract scope.

4. Contract Time Suspension Due to Weather Delay - IOC Company LLC will be granted a suspension of two (2) working days as a result of a prolonged rain event that affected the critical path of the project schedule.

Reason for Change Order:

1.Potential Change Order #05 - \$2,171.96 - Install Temporary Power to Cameras on Existing Bridge - IOC Company LLC installed temporary power wiring for existing bridge-mounted cameras to maintain functionality during construction. This enables removal of existing power lines that obstruct light pole base demolition needed for girder installation. The cost is considered fair and necessary to avoid delays.

2. Potential Change Order #06 - \$20,534.91 - Ground Boxes TY 1 (ITS) - IOC Company LLC proposes installing four (4) ITS Type 1 ground boxes to replace a previously included standard ground box. The change accommodates a multi-duct fiber conduit system along Line "B1" and ensures long-term maintenance access. This results in a net increase of **\$20,534.91** after removing the original item.

3. Potential Change Order #07 - \$7,500.01 - Project Plaque - At the request of the City of Pharr, IOC Company LLC has proposed to remove the project plaque from the contract scope. Originally included in the bid documents, the plaque is no longer deemed necessary.

4. Contract Time Suspension Due to Weather Delay - IOC Company LLC requested a suspension of contract time charges for five (5) working days due to a prolonged rain event from June 27 through July 2, 2025 (excluding Sunday, June 29). After review, Brownstone Consultants recommended granting a suspension of two (2) working days.

Contract Price		Contract Time (Calendar Days)	
Original Contract:	\$ 47,601,706.75	Original Completion Date:	12-Jan-26
Previous Change Order: (+/-)	\$ (788,140.18)	Additional Days:	2
This Change Order: (+/-)	\$ 15,206.86	Revised Completion Date:	14-Jan-26
Revised Contract Amount:	\$ 46,828,773.43		

It is agreed by the Contractor that this Change Order includes any and all costs associated with or resulting from change(s) ordered herein, including all impact, delays, and acceleration costs. Other than the dollar amount and time allowance listed above, there shall be no further time or dollar compensation as a result of this Change Order.

THIS DOCUMENT SHALL BECOME AN AMMENDMENT TO THE CONTRACT AND ALL STIPULATIONS AND COVENANTS OF THE CONTRACT SHALL APPLY HERETO.

Accepted:

Contractor
Recommended:
David M. Chacon, PE, CCM, CFM
Project Engineer/Architect/Manager

Maria Rangel
Capital Project Engineer

Approved:
Dr. Jonathan Flores
City Manager

Authorized Signature

Authorized Signature

Date
08/08/2025
Date

Authorized Signature

Date

Authorized Signature

Date

CONSTRUCTION CONTRACT CHANGE ORDER NUMBER:

03

1. CONTRACTOR: IOC Company LLC

2. Change Order Work Limits: Sta. 100+00.00 to Sta. 100+00.00

3. Type of Change (on federal-aid non-exempt projects): Minor (Major/Minor)

4. Describe the change and the reason for the change order. When necessary, include exceptions to this agreement.

Unforeseen conditions required temporary power to keep cameras operational during demolition and girder work. The original ground box design was inadequate for ITS fiber conduit, requiring four larger boxes. The City of Pharr requested the removal of the project plaque. A time suspension of (2) two days was granted. See attachment below for details.

CCSJ: 0921-02-479
Project: PIB Expansion
Highway: N/A
County: Hidalgo
District: Pharr -21
Contract Number: STP2B24(205)MM

5. New or revised plan sheet(s) are attached and numbered:

Each signatory hereby warrants that each has the authority to execute this Change Order.

By signing this change order, the contractor agrees to waive any and all claims for additional compensation due to any and all other expenses; additional changes for time, overhead and profit; or loss of compensation as a result of this change. Further, the contractor agrees that this agreement is made in accordance with Item 4 and the Contract. Exceptions should be noted in the response for #5 above.	The following information must be provided Time Ext. #: 3 Days added on this C.O.: 2 Amt. added by this change order: \$15,206.86
THE CONTRACTOR Date By Typed/Printed Name Typed/Printed Title	For TxDOT use only: Days participating: Amount participating: Signature Date PIB Expansion Name/Title

RECOMMENDED FOR EXECUTION:

Name/Title Date

Name/Title Date
☐ APPROVED ☐ REQUEST APPROVAL

Name/Title Date

Name/Title Date
☐ APPROVED ☐ REQUEST APPROVAL

Name/Title Date

Name/Title Date
☐ APPROVED ☐ REQUEST APPROVAL

Name/Title Date

Name/Title Date
☐ APPROVED

Engineer's Seal:

CCSJ: 0921-02-479

TABLE A: Force Account Work and Materials Placed into Stock

TABLE B: Contract ItemsTXDOT Form 2146-L TAB (Rev. 10/11) Page 1 of 2

03

CCSJ: 0921-02-479

TXDOT Form 2146-L TAB (Rev. 10/11) Page 2 of 2 [Contact/Help](#)



9312 E. Curve Rd. * Edinburg * Texas 78542 * (956) 380-2897 * Fax (956) 380-4085

TRANSMITTAL

Date : 6/19/25

To: Brownstone Consultants Reference: PHARR INTERNATIONAL BRIDGE
 CSJ: 0921-02-479
 HIDALGO COUNTY

Attn: David Chacon, P.E. IOC Job No.: 24-1010

Prints ☐
Sepia ☐
For Review and Comment ☐
Copy of letter ☐
Other ☐

For Approval ☒
For Your File ☐
As Requested ☒
Please Sign and Return ☐

Transmitted herewith are the following:

<u>Items</u>	<u>Description</u>
PCO-005	Price Proposal for Furnish and Install Temporary Power to Cameras
	Located on the Existing Bridge

Comments: _____

Copy To:

Signed, Received By:

By: Dennis Covert

Date & Time Received:

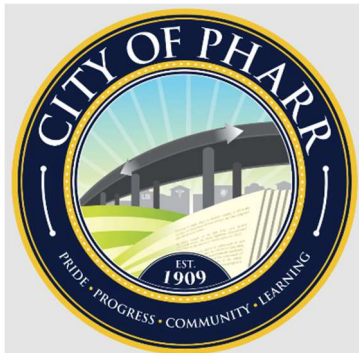


PROJECT: PHARR INTERNATIONAL BRIDGE
CSJ#: 0921-02-479
HIDALGO COUNTY

Contractor

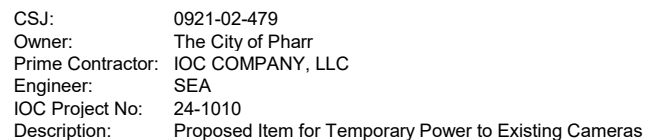


Owner:



- 1) Price Proposal for Furnish and Install Temporary Power to Cameras on Existing Bridge

Engineer: SEA



D&G ENERGY CORPORATION

P.O. Box 4675

MC ALLEN, TX 78502

CELL(210)596-3024

jflores@dgenergycorp.com

TEMPORARY CAMERA HOOK UP

DATE: 6/18/2024

ATTN:

FROM: Johnnie Flores

PROJECT: PHARR-REYNOSA INT'L BRIDGE

SCOPE:INTALL TEMPORARY WIRE TO HOOK UP CAMERA

NOTES:

TOTAL: \$2,048.05

PROPOSAL FIRM FOR 30 DAYS

		Cost per Unit	Unit of Measure	Number of Units	Extension	Comments
Subcontracted Work						
	FOREMAN	\$25.00	ea	8	\$200.00	
	LABOR	\$18.00	ea	8	\$144.00	
	LABOR	\$17.00	ea	8	\$136.00	
	LABOR	\$17.00	ea	8	\$136.00	
	Labor Burden	55%			\$338.80	
	Mark-up	25%			\$154.00	
	Total				\$1,108.80	
Materials						
	#8 WIRE	\$0.95	LF	300	\$285.00	
	misc materials	\$100.00	ea	1	\$100.00	
		25%			\$71.25	
	TOTAL				\$456.25	
Equipment						
	PICKUP	\$30.00	HRS	8	\$240.00	
	BUCKET TRUCK	45.00	HRS	4	\$180.00	
					\$0.00	
	Mark-up	15%			\$63.00	
	TOTAL				\$483.00	
TOTAL					\$2,048.05	



9312 E. Curve Rd. * Edinburg * Texas 78542 * (956) 380-2897 * Fax (956) 380-4085

TRANSMITTAL

Date : 7/1/25

To: Brownstone Consultants Reference: PHARR INTERNATIONAL BRIDGE
 CSJ: 0921-02-479
 HIDALGO COUNTY

Attn: David Chacon, P.E. IOC Job No.: 24-1010

Prints ☐
Sepia ☐
For Review and Comment ☐
Copy of letter ☐
Other ☐

For Approval ☒
For Your File ☐
As Requested ☒
Please Sign and Return ☐

Transmitted herewith are the following:

<u>Items</u>	<u>Description</u>
PCO-006-REV 001	Price Proposal for Furnish and Install Ground Boxes TY 1 (ITS)

Comments: This is a revision to the original PCO 006 pricing

Copy To:

Signed, Received By:

By: Dennis Covert

Date & Time Received:

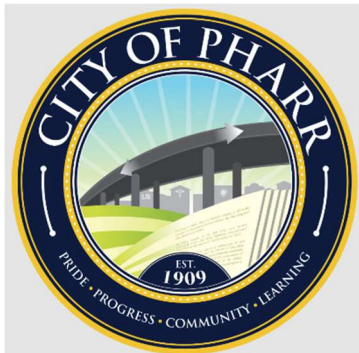


PROJECT: PHARR INTERNATIONAL BRIDGE
CSJ#: 0921-02-479
HIDALGO COUNTY

Contractor

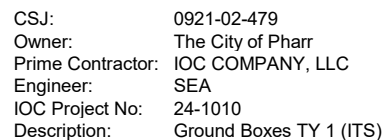


Owner:

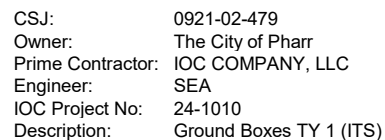


- 1) Price Proposal for Ground Boxes
TY 1 (ITS) -Revision 001

Engineer: SEA



Note:



ORIGINAL LINE ITEM	624-6001 ITS GND BOX TY A (122311) W/APRON EA 1	(\$976.69)
NEW LINE ITEM	623-7026 ITS GND BOX TY 1 (122422) W/APRON EA 4	\$21,511.606
	TOTAL:	\$20,534.916

D&G ENERGY CORPORATION

P.O. Box 4675

MC ALLEN, TX 78502

CELL(210)596-3024

jflores@dgenergycorp.com

MANHOLES

DATE: 7/1/2025

ATTN:

FROM: Johnnie Flores

PROJECT: PHARR-REYNOSA INT'L BRIDGE

SCOPE:INTALL 4 MANHOLES

NOTES:

TOTAL: \$20,284.40

PROPOSAL FIRM FOR 30 DAYS

		Cost per Unit	Unit of Measure	Number of Units	Extension	Comments
Subcontracted Work						
	FOREMAN	\$25.00	ea	24	\$600.00	
	LABOR	\$18.00	ea	24	\$432.00	
	LABOR	\$17.00	ea	24	\$408.00	
	LABOR	\$17.00	ea	24	\$408.00	
	Labor Burden	55%			\$1,016.40	
	Mark-up	25%			\$462.00	
	Total				\$3,326.40	
Materials						
	manholes	\$2,700.00	ea	4	\$10,800.00	
	delivery	\$1,200.00	ea	1	\$1,200.00	
	concrete apron	\$175.00	yd	5	\$875.00	
	gravel	\$300.00	yd	1	\$300.00	
	ground rod/grounding	\$150.00	ea	4	\$600.00	
		25%			\$2,700.00	
	TOTAL				\$16,475.00	
Equipment						
	PICKUP	\$30.00	HRS	8	\$240.00	
	BUCKET TRUCK	45.00	HRS	4	\$180.00	
					\$0.00	
	Mark-up	15%			\$63.00	
	TOTAL				\$483.00	
TOTAL					\$20,284.40	

Customer Quote For: D & G ENERGY CORPORATION

SAN MARCOS

Quote: Q1004182

Revision #: 002



WILDCAT
ELECTRIC SUPPLY

WILDCAT ELECTRIC SUPPLY
204 HP BUSINESS DRIVE
SAN MARCOS TX 78666
Tel: (512)396-8900 Fax: (999)999-9999

Contact Name: RICARDO JAIME

Quote Date: 04/11/25

Updated On: 04/11/25

Expires On: 05/11/25

Job Name: BOXES

Attn:

Ship To: D & G ENERGY CORPORATION
P.O. BOX 4675
MCALLEN, TX 78502-0000

Customer PO #: 365/TOLL

Customer PO Date:

FOB: SHIPPING POINT

Freight: PREPAID

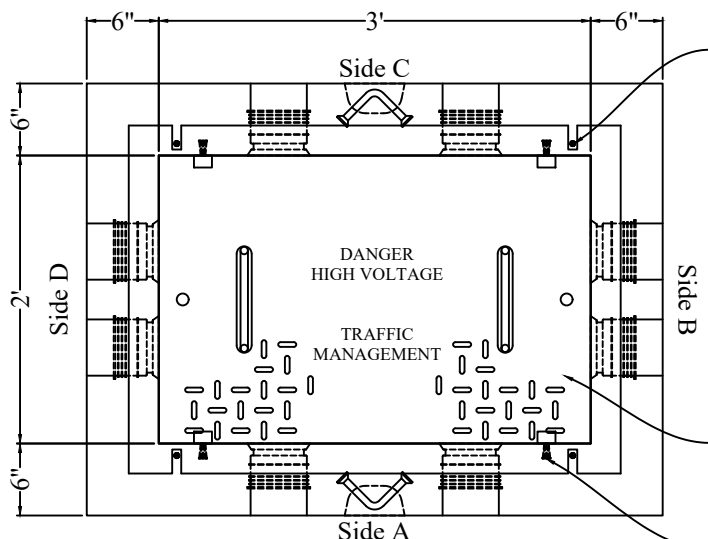
LN	Product	Qty	Price	Per *	Ext Price
01	MISC REL243636ITSNFL 2'X3'X3' TXDOT TYPE I ITS NO FLOO	18	\$2,700.00	E	\$48,600.00
02	MISC 210-110-3 29"X41" COVER TYPE 1 NON SKID	18	\$0.00	E	\$0.00
03	MISC DELIVERY VIA FLATBED DELIVERY VIA FLATBED	2	\$1,200.00	E	\$2,400.00

TY 1 Ground Box- \$2700.00 EA+
(1 EA) \$1200.00 Delivery Fee

Merchandise: \$51,000.00
Tax: \$0.00
Total: \$51,000.00

PLEASE NOTE: THIS IS NOT AN OFFER TO CONTRACT, BUT MERELY A QUOTATION OF CURRENT PRICES FOR YOUR CONVENIENCE AND INFORMATION. ORDERS BASED ON THIS QUOTATION ARE SUBJECT TO YOUR ACCEPTANCE OF THE TERMS AND CONDITIONS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE. WE MAKE NO REPRESENTATION WITH RESPECT TO COMPLIANCE WITH JOB SPECIFICATIONS.

Rack Mounting Detail

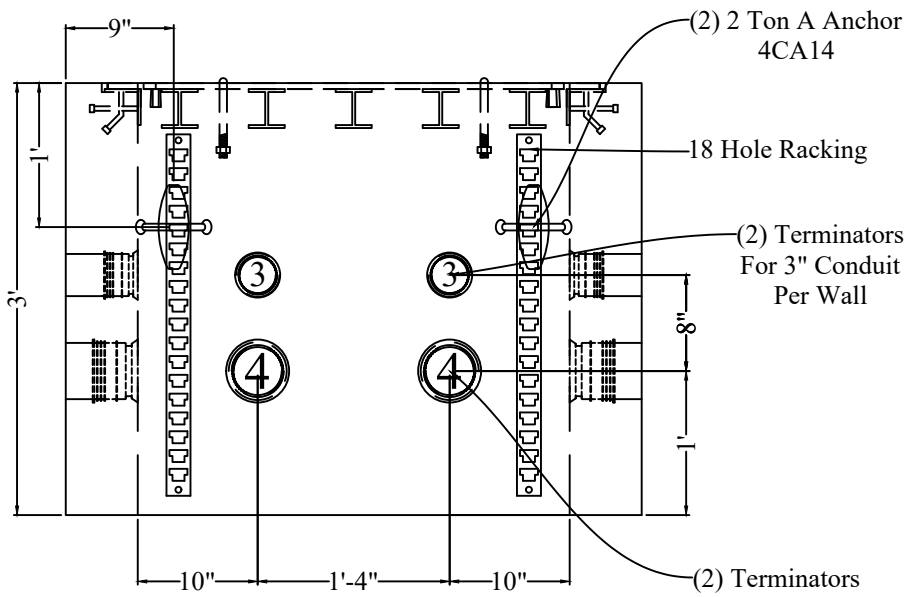
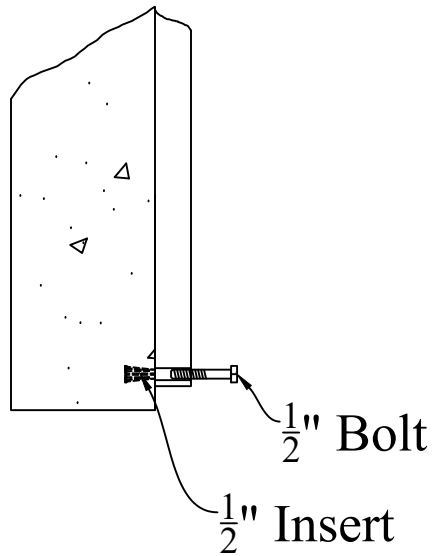


Plan View

See Hatch Detail
Sheet For Information
Pertaining To the Hatch
(4) Stainless Steel Penta Head Bolts

29" X 41"
Drag Off Cover

$\frac{1}{2}$ " Racking Inserts
See Detail



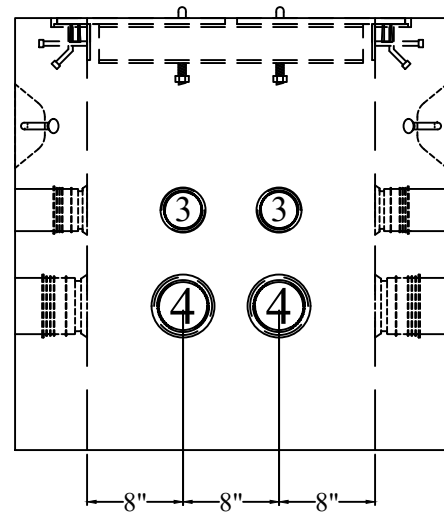
Sides A & C Elevation

(2) 2 Ton A Anchor
4CA14

18 Hole Racking

(2) Terminators
For 3" Conduit
Per Wall

(2) Terminators
For 4" Conduit
Per Wall



Sides B & D Elevation

To Include:

- 1- 29" X 41" Galvanized Lid Marked 'Danger High Voltage Traffic Management'
- 4 - $\frac{1}{2}$ " Plastic Inserts For Bolt Down Lid
- 8 - #4 Dowel Bars
- 2 - 2 Ton A Anchors 4CA14
- 8 - $\frac{1}{2}$ " Racking Inserts
- 4 - 18 Hole Racks
- 8 - 7 $\frac{1}{2}$ " Hooks
- 4- Pentahead Bolts

- Notes:
1. Concrete: Design Strength 5,000 PSI @ 28 Days
 2. Reinforcement: ASTM A-615, Grade 60 or ASTM A-497 Welded Wire Fabric
 3. Hatch To Be 29" X 41"
See Hatch Sheet For Detail
Drawing is For Illustration Purposes Only
And Actual Product May Differ
 4. H-20 Rated



Turner Co.
P.O. Box 885
Rhome, TX 76078

DRAWN BY: TSH	JOB NO:	DATE: 03/26/25	WEIGHT: 2700#	Revision Number R1	Sheet 1 of 1
PRODUCT 2'-0" X 3'-0" X 3'-0" Type 1 ITS Ground Box			JOB NAME		

RFI detail

#30 ITS Ground Boxes



Status	Open Answered
Created on	May 28, 2025 by Sabrina Alvarez (Brownstone Consultants)
RFI type	Default RFI workflow
Ball in court	Sabrina Alvarez (Brownstone Consultants)
Due date	Jun 11, 2025

Question

-

References and Attachments

Files (1)

- [RFI-30 ITS Ground Boxes.pdf](#)

Impact

Cost impact	-
Schedule impact	-

Other attributes

Priority	Normal
Discipline	-
Category	-
Location	-
Location details	-



Company L.L.C.

9312 E. Curve Road, Edinburg, Texas 78542
956.380.2897 Office / 956.380.4085 Fax

Request For Information: <u>ITS Ground Box</u>	RFI #	<u>30-follow up</u>
Requested By: <u>Dennis Covert</u>		
Date: <u>6/4/2025</u>	Date Required: <u>6/10/2025</u>	
To: <u>Brownstone Consultants</u> <u>P.O. Box 3898</u> <u>McAllen, Texas 78505</u>		
Attn: <u>David Chacon P.E.</u>		
Project Number: <u>0921-02-479</u>		
Project Name: <u>Pharr International Bridge</u>		
Reference: <u>ITS Ground Box -Fiber Optic Cable Line "B1"</u>		
Ref. Drawings: <u>Plan Sheet 431</u>		
Attachments: <u>RFI 30-Response / Plan Sheet 431-with markups</u>		
Work Impacted: <u>Yes</u>	Schedule Impact: <u>Yes</u>	Cost Impact: <u>Yes</u>
REQUEST: This is a follow up on the response received to RFI-30 regarding the ground box type required for the fiber optic cable run "B1". The second part of our question in RFI 30 was to verify the number of ground boxes needed on this line. The plans call for one ground box located at the bridge abutment. Our subcontractor, D&G Energy believes there is a need for an additional 3 ground boxes, 2 each for the 90 degree bends in the cable run and 1 at the main building. Please confirm the number of TY 1 ground boxes needed for this cable run. We have included a plan sheet marked up to show the locations D&G Energy is proposing for TY 1 ground Boxes		

Proposed Solution (If Applicable)

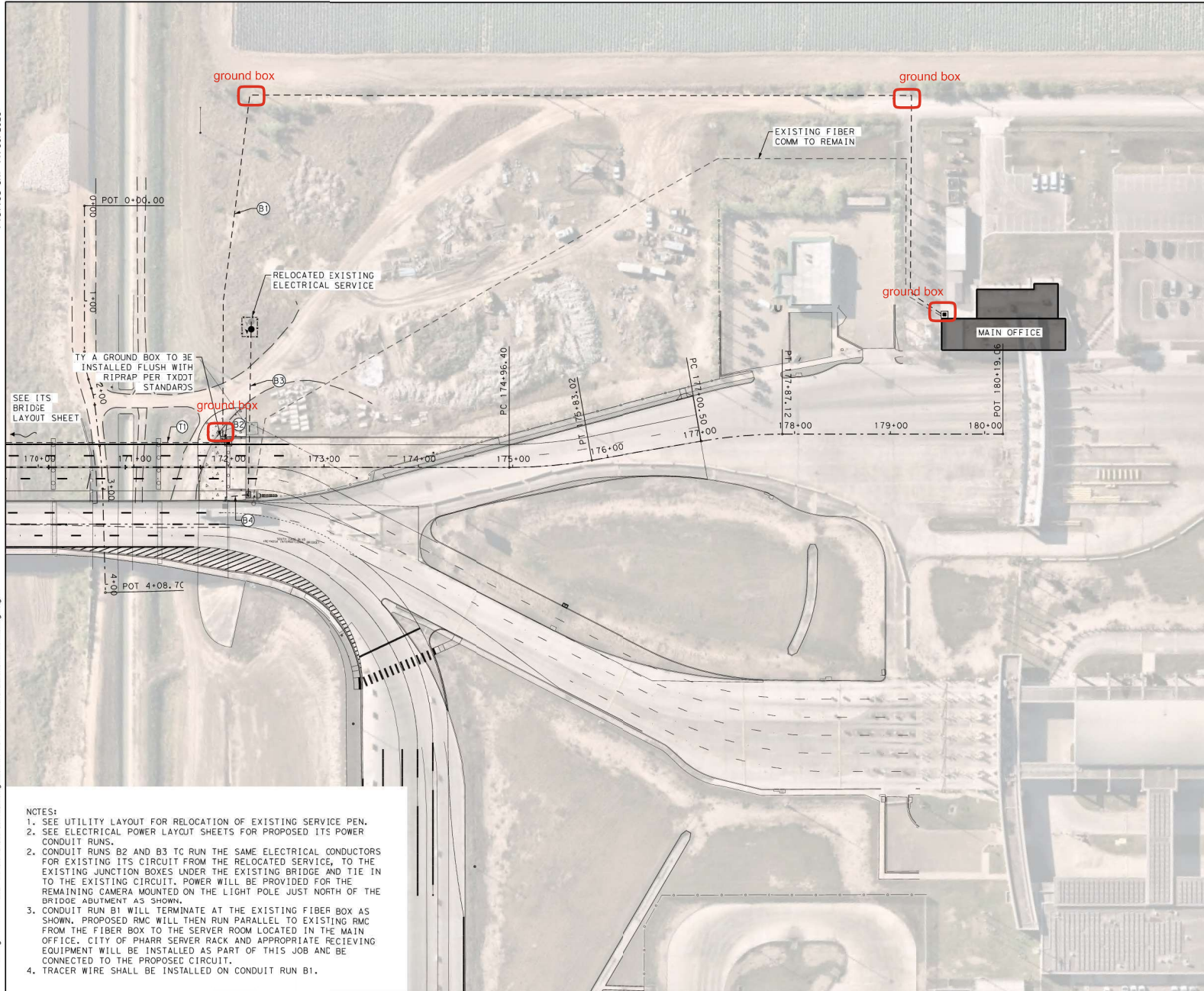
Response:

D&G is correct, we'll need additional TY 1 ground boxes as shown in their mark up. Since we
are not splicing in this area we should not need a TY 2.

Response By: <u></u>	Date: <u>06/04/25</u>
Brandon Boehme, P.E.	

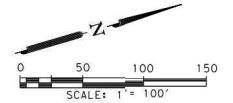
Plotted on: 11/30/2023

Design File name: P:\120\533\02\Design\Civil\Traffic\1205302_ITS.Bldg.dgn



ITS LEGEND

- RIGHT OF WAY
- PROPOSED ITS CONDUIT
- PROPOSED ITS CONDUIT (BORE)
- PROPOSED GROUND BOX
- FIBER BOX
- PROPOSED ELECTRICAL SERVICE
- PROPOSED CCTV POLE
- ⊗ PTZ CAMERA
- ⊗ CONDUIT RUN
- ⊗ FIBER SPLICE



NOTES:

1. SEE UTILITY LAYOUT FOR RELOCATION OF EXISTING SERVICE PEN.
2. SEE ELECTRICAL POWER LAYOUT SHEETS FOR PROPOSED ITS POWER CONDUIT RUNS.
3. CONDUIT RUNS B2 AND B3 TO RUN THE SAME ELECTRICAL CONDUCTORS FOR EXISTING ITS CIRCUIT FROM THE RELOCATED SERVICE, TO THE EXISTING JUNCTION BOXES UNDER THE EXISTING BRIDGE AND TIE IN TO THE EXISTING CIRCUIT. POWER WILL BE PROVIDED FOR THE REMAINING CAMERA MOUNTED ON THE LIGHT POLE JUST NORTH OF THE BRIDGE ADJUTMENT AS SHOWN.
4. CONDUIT RUN B1 WILL TERMINATE AT THE EXISTING FIBER BOX AS SHOWN. PROPOSED RMC WILL THEN RUN PARALLEL TO EXISTING RMC FROM THE FIBER BOX TO THE SERVER ROOM LOCATED IN THE MAIN OFFICE. CITY OF PHARR SERVER RACK AND APPROPRIATE RECEIVING EQUIPMENT WILL BE INSTALLED AS PART OF THIS JOB AND BE CONNECTED TO THE PROPOSED CIRCUIT.
5. TRACER WIRE SHALL BE INSTALLED ON CONDUIT RUN B1.



PHARR-REYNOSA
INTERNATIONAL BRIDGE

ITS BUILDING LAYOUT

SHEET 1 OF 1

DGN:	FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT NO.			HIGHWAY NO.
CHK DGN:	6	TEXAS				
DWG:	DIST.	COUNTY	CONT. NO.	SECT. NO.	JOB NO.	SHEET NO.
CHK DWG:	PHR	HIDALGO	0921	02	479	431

RFI detail

#30 ITS Ground Boxes



Status	Open In Review
Created on	May 28, 2025 by Sabrina Alvarez (Brownstone Consultants)
RFI type	Default RFI workflow
Ball in court	David Chacon (Brownstone Consultants)
Due date	Jun 4, 2025

Question

-

References and Attachments

Files (1)

- [RFI-30 ITS Ground Boxes.pdf](#)

Impact

Cost impact	-
Schedule impact	-

Other attributes

Priority	Normal
Discipline	-
Category	-
Location	-
Location details	-

External ID	-
Co-reviewer(s)	-

Activities	By	At
Sabrina Alvarez added a reference to a File RFI-30 ITS Ground Boxes.pdf	Sabrina Alvarez	May 28, 2025, 9:00 AM CDT
Sabrina Alvarez (Brownstone Consultants) created this RFI in  Open In Review status and set Ball in court to David Chacon (Brownstone Consultants).	Sabrina Alvarez	May 28, 2025, 9:00 AM CDT



Company L.L.C.

9312 E. Curve Road, Edinburg, Texas 78542
956.380.2897 Office / 956.380.4085 Fax

Request For Information: ITS Ground Box

RFI # 30

Requested By: Dennis Covert

Date: 5/28/2025

Date Required: 6/6/2025

To: Brownstone Consultants

P.O. Box 3898

McAllen, Texas 78505

Attn: David Chacon P.E.

Project Number: 0921-02-479

Project Name: Pharr International Bridge

Reference: ITS Ground Box -Fiber Optic Cable Line "B1"

Ref. Drawings: Plan Sheets 429, 431, 467 & 468

Attachments: Plan Sheets 4,29, 431, 467, 468 & RFI 1-D&G Energy

Work Impacted: Yes

Schedule Impact: Yes

Cost Impact: Yes

REQUEST:

On behalf of our subcontractor, D&G Energy, this is a request to verify the type of ground box to be installed on Line "B1" shown on plan sheet 431. The TY A ground box called for does not provide the space requirements needed for the 4" multiduct fiber conduit and 100 foot slack cable inside the ground box. Please also verify that just one ground box is needed for the entirety of run "B1".

Proposed Solution (If Applicable)

Add item for ITS Ground Box TY 1 to replace the TY A Ground Box shown in the plans

Response:

Replace TY A ground box with TY 1 ITS ground box.

Response By:

Brandon Boehme, P.E.

Date: 05/30/2025

REQUEST FOR INFORMATION

TO: Dennis / IOC

R.F.I. #: 001

DATED: 05-23-25

FROM: Marco Lopez

DATE INFORMATION REQUIRED: ASAP

ATTN: Dennis C / IOC

SUBJECT: Ground box Type A / manhole box

PRIORITY:

- ☐ ROUTINE
☐ EXPEDITE
☒ URGENT

CATEGORY:

- ☒ INFORMATION NOT SHOWN ON CONTRACT DOCS.
☐ INTERPRETATION OF CONTRACT REQUIREMENTS
☐ CONFLICT IN CONTRACT REQUIREMENTS

CONTRACT DRAWING REF. SHEET#431

SHOP DRAWING REF.

SPECIFICATION REF.

☐ COORDINATION PROBLEM☒ POSSIBLE COST IMPACT☒ POSSIBLE TIME IMPACT

Dennis currently D&G needs direction if we should used the type A ground box shown on sheet # 431 and is being shown for multi-duct 4" conduit type A ground box being used is too small for this multi duct pipe , a manhole box is needed for this type of work and there is no manhole boxes on our contract Please let us know how to proceed your help is greatly appreciated .

Thank you in advance

☐ THIS RFI REPRESENTS WORK THAT WE ARE NOT ABLE TO PROCEED WITH AT THIS TIME UNTIL A RESPONSE IS FORWARDED FROM YOUR OFFICE

☒ THIS RFI REPRESENTS WORK BEYOND OUR CURRENT CONTRACT SCOPE. SIGN WHERE INDICATED BELOW IF YOU WOULD LIKE US TO PROCEED. PRICING TO FOLLOW.

AGREED: _____

DATE: _____

REPLY:

COPY TO:

- ☒ GENERAL CONTRACTOR
☐ ENGINEER
☒ D&G SUPERINTENDENT

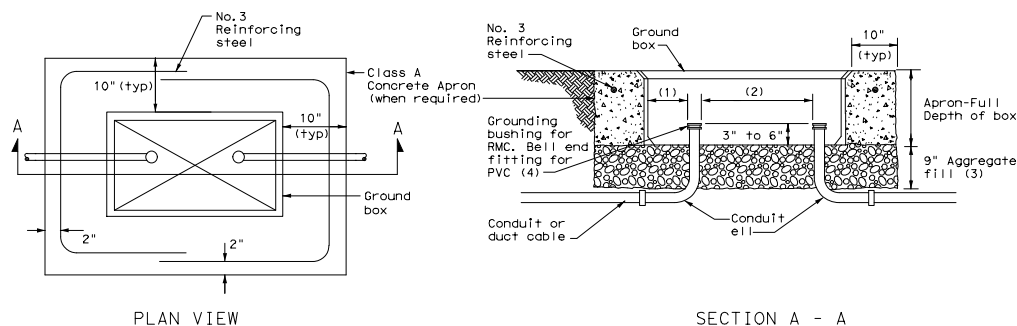
- ☒ D&G PROJECT MANAGER
☐ D&G DIV MANAGER
☐ D&G PURCHASING

ANSWERED BY: _____

DATE: _____

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DATE: 11/17/2023 1:58:37 PM
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APRON FOR GROUND BOX

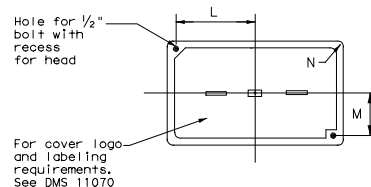
- (1) Uniformly space ends of conduits within the ground box. Position ends of conduits so that ground box walls do not interfere with the installation of grounding bushings or bell end fittings.
- (2) Maintain sufficient space between conduits to allow for proper installation of bushing.
- (3) Place aggregate under the box, not in the box. Aggregate should not encroach on the interior volume of the box.
- (4) Install a grounding bushing on the upper end of all RMC terminating in a ground box. Ground RMC elbows when any part of the elbow is less than 18 in. below the bottom of the ground box. Install a PVC bushing or bell end fitting on the upper end of all PVC conduits terminating in a ground box.

GROUND BOX DIMENSIONS

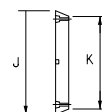
TYPE	OUTSIDE DIMENSIONS (INCHES) (Width x Length X Depth)
A	12 X 23 X 11
B	12 X 23 X 22
C	16 X 29 X 11
D	16 X 29 X 22
E	12 X 23 X 17

GROUND BOX COVER DIMENSIONS

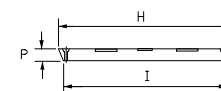
TYPE	DIMENSIONS (INCHES)							
	H	I	J	K	L	M	N	P
A, B & E	23 1/4	23	13 3/4	13 1/2	9 5/8	5 1/8	1 3/8	2
C & D	30 1/2	30 1/4	17 1/2	17 1/4	13 1/4	6 3/4	1 3/8	2



PLAN VIEW



END



SIDE

GROUND BOX COVER

GROUND BOXES

A. MATERIALS

1. Provide polymer concrete ground boxes measuring 16x30x24 in. (WxLxD) or smaller in accordance with Departmental Material Specification (DMS) 11070 "Ground Boxes" and Item 624 "Ground Boxes."
2. Provide Type A, B, C, D, and E ground boxes as shown in the plans, and as listed on the Material Producers List (MPL) on the Department web site under "Roadway Illumination and Electrical Supplies," Item 624.
3. Ensure ground box cover is correctly labeled in accordance with DMS 11070.
4. Provide larger ground boxes in accordance with Item 624 and as shown in the plans.

B. CONSTRUCTION METHODS

1. Remove all gravel and dirt from conduit. Cap all conduits prior to placing aggregate and setting ground box. Provide Grade 3 or 4 coarse aggregate as shown on Table 2 of Item 302 "Aggregates for Surface Treatments." Ensure aggregate bed is in place and at least 9 inches deep, prior to setting the ground box. Install ground box on top of aggregate.
2. Cast ground box aprons in place. Reinforcing steel may be field bent. Ensure the depth of concrete for the apron extends from finished grade to the top of the aggregate bed under the box. Ground box aprons, including concrete and reinforcing steel, are subsidiary to ground boxes when called for by descriptive code.
3. Keep bolt holes in the box clear of dirt. Bolt covers down when not working in ground boxes.
4. Install all conduits and ells in a neat and workmanlike manner. Uniformly space conduits so grounding bushings and bell end fittings can easily be installed.
5. Temporarily seal all conduits in the ground box until conductors are installed.
6. Permanently seal conduits immediately after the completion of conductor installation and pull tests. Permanently seal the ends of all conduits with duct seal, expandable foam, or other method as approved. Do not use duct tape as a permanent conduit sealant. Do not use silicone caulk as a sealant.
7. When a ground rod is present in a ground box, bond all equipment grounding conductors together and to the ground rod with listed connectors.
8. When a type B or D ground box is stacked to meet volume requirements, it is allowable to cut an appropriately sized hole for conduit entry in the side wall at least 18 inches below grade.
9. If an existing ground box in the contract has a metal cover, bond the cover to the equipment grounding conductor with a 3 ft. long stranded bonding jumper the same size as the grounding conductor. The bonding jumper is subsidiary to various bid items. Verify existing ground boxes with metal covers are shown on the plans, with notes fully describing the work required.
10. If other ground boxes with metal covers are within the project limits but are not part of the contract, the Engineer may direct the Contractor to bond the metal covers, identifying the specific boxes in writing. This work will be paid for separately.
11. Bond metal ground box covers to the grounding conductor with a tank ground type lug.

				Traffic Operations Division Standard	
ELECTRICAL DETAILS GROUND BOXES					
ED(4) - 14					
FILE: ed4-14.dgn	DN: TxDOT	CK: TxDOT	DN: TxDOT	CK: TxDOT	
© TxDOT October 2014	CONT	SECT	JOB	HIGHWAY	
REVISIONS		0921	02	479	
		DIST	COUNTY	SHEET NO.	
		PHR	HIDALGO	422	

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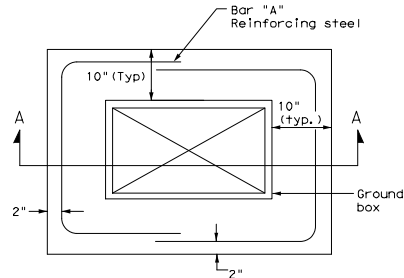
BATTERY BOX GROUND BOXES NOTES

A. MATERIALS

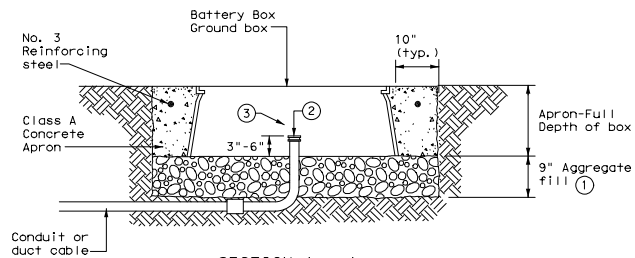
1. Provide polymer concrete or fiberglass reinforced plastic (FRP) battery box ground box and cover in accordance with Departmental Material Specification (DMS) 11071 "Battery Box Ground Boxes." Battery box will accommodate up to 4 batteries, each measuring 8 in. x 13.5 in. x 10 in. (W x L x D). Label battery box ground box cover in accordance with DMS 11071.
2. Supply a marine grade batteries with covers. Secure the marine grade batteries with covers to the stainless steel rack in the bottom of the ground box with tie down straps.

B. CONSTRUCTION METHODS

1. Ensure conduit entry will not interfere with placement of the batteries in the battery box ground box.
2. Remove all gravel and dirt from conduit. Cap all conduits prior to placing aggregate and setting battery box ground box. Provide Grade 3 or 4 coarse aggregate as shown on Table 2 of Item 302 "Aggregates for Surface Treatments." Ensure the aggregate bed is in place and is a minimum of 9 in. deep prior to setting the box. Install battery box ground box on top of aggregate.
3. Cast battery box aprons in place. Reinforcing steel may be field bent. Ensure the depth of concrete for the apron extends from finished grade to the top of the aggregate bed under the box. Battery box ground box aprons, including concrete and reinforcing steel, are subsidiary to battery box ground boxes when called for by descriptive code.
4. Bolt covers down when not working in battery box ground boxes. Keep bolt holes in the box clear of dirt.



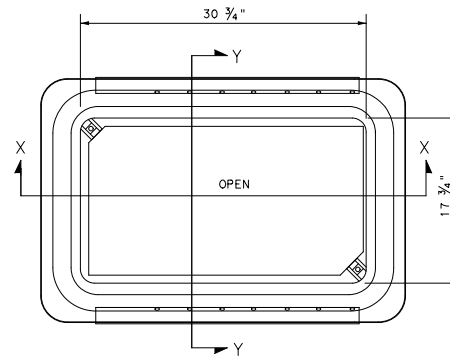
PLAN VIEW



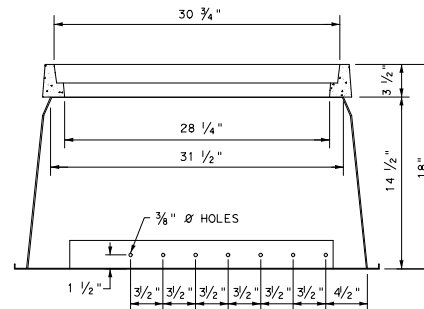
SECTION A - A

APRON FOR BATTERY BOX GROUND BOXES

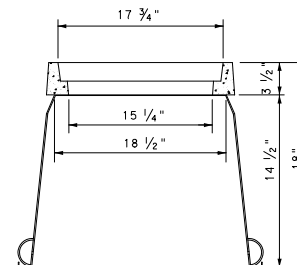
- ① Place aggregate under the box and not in the box. Aggregate should not encroach on the interior volume of the box.
- ② Install bushing or bell end fitting on the upper end of all elis.
- ③ Install all conduits in a neat and workmanlike manner.



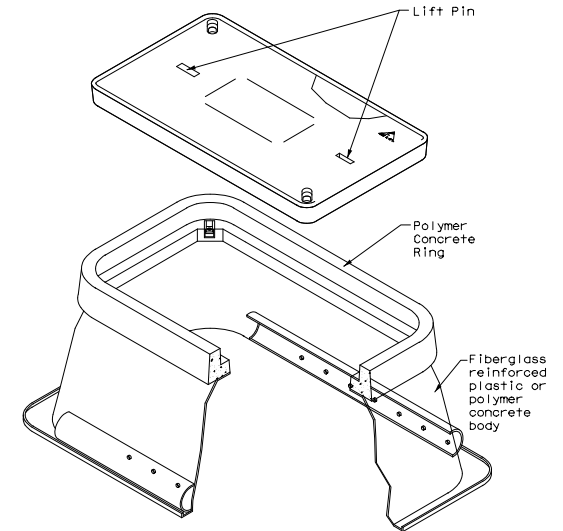
BATTERY BOX TOP VIEW



SECTION X-X



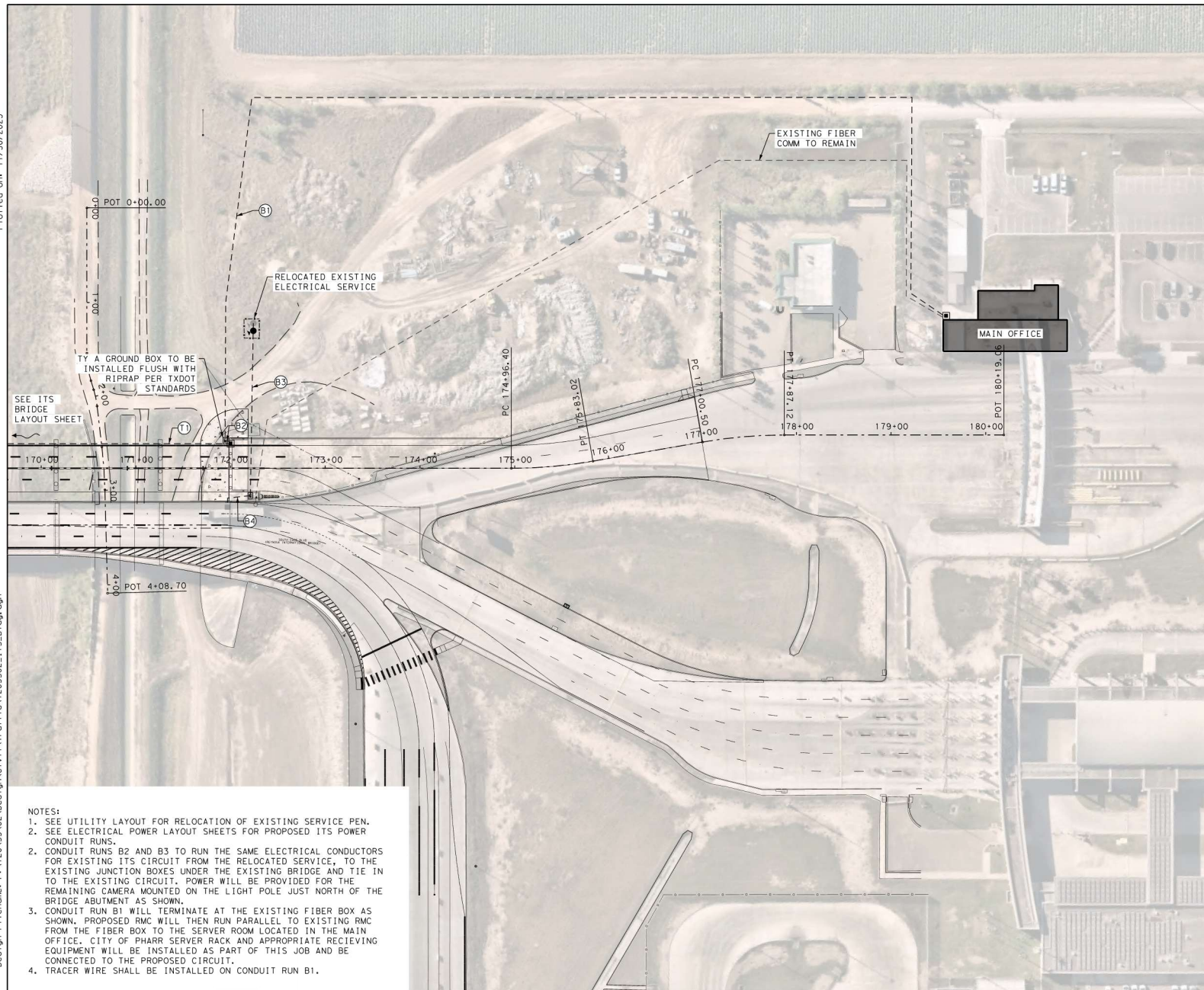
SECTION Y-Y



 Texas Department of Transportation				Traffic Operations Division Standard	
ELECTRICAL DETAILS BATTERY BOX GROUND BOXES					
ED(12)-14					
FILE#	ed12-14.dgn	DN: TxDOT	CK: TxDOT	DN: TxDOT	CK: TxDOT
© TxDOT	October 2014	CONT	SECT	JOB	HIGHWAY
REVISIONS		0921	02	479	
		DIST	COUNTY		SHEET NO.
		PHR	HIDALGO		429
71M					

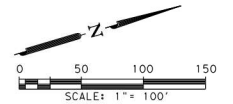
Plotted on: 11/30/2023

Design File Name: P:\1205302\Design\Civil\Traffic\1205302-ITS.B1.dwg.dgn



ITS LEGEND

- RIGHT OF WAY
- PROPOSED ITS CONDUIT
- PROPOSED ITS CONDUIT (BORE)
- PROPOSED GROUND BOX
- FIBER BOX
- PROPOSED ELECTRICAL SERVICE
- PROPOSED CCTV POLE
- PTZ CAMERA
- CONDUIT RUN
- ⊗ FIBER SPLICE



DESIGN



APPROVAL



REV. NO.	DATE	DESCRIPTION	BY
----------	------	-------------	----

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2900 NW LOOP 410 | SAN ANTONIO, TX 78215 | 210.375.9000
TEXAS ENGINEERING FIRM #1218 & TEXAS SURVEYING FIRM #10000000



PHARR-REYNOSA
INTERNATIONAL BRIDGE

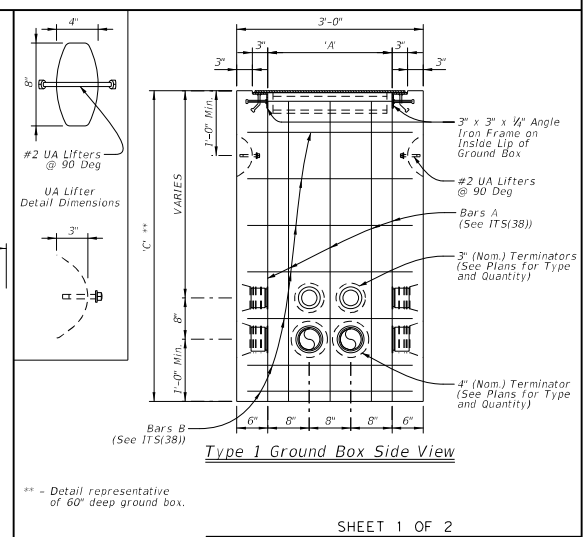
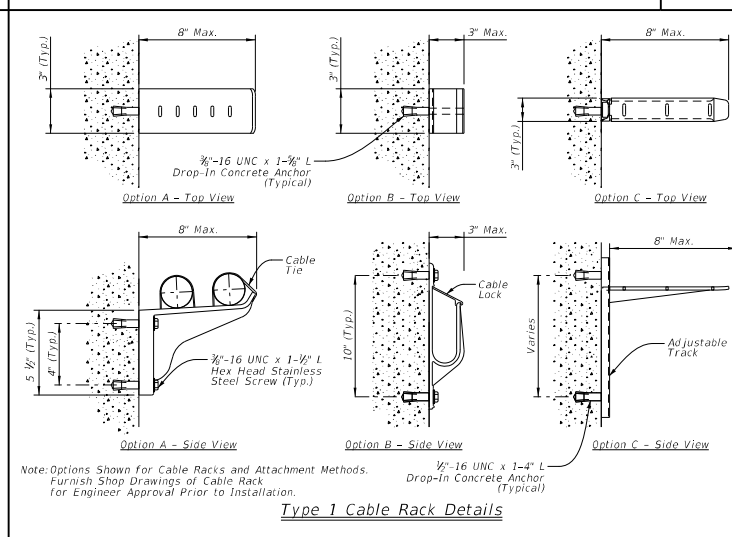
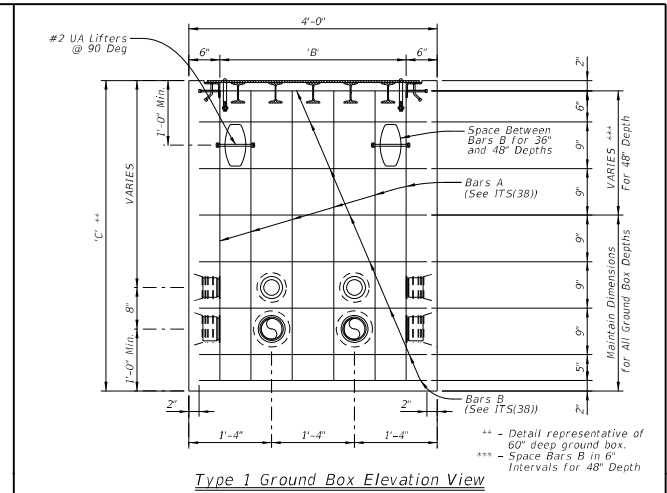
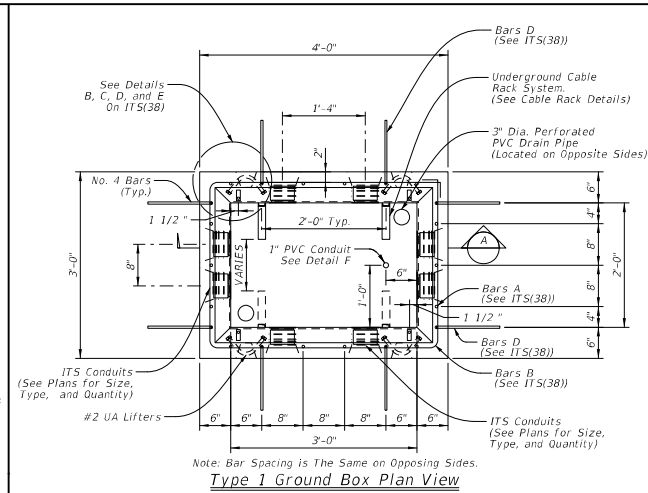
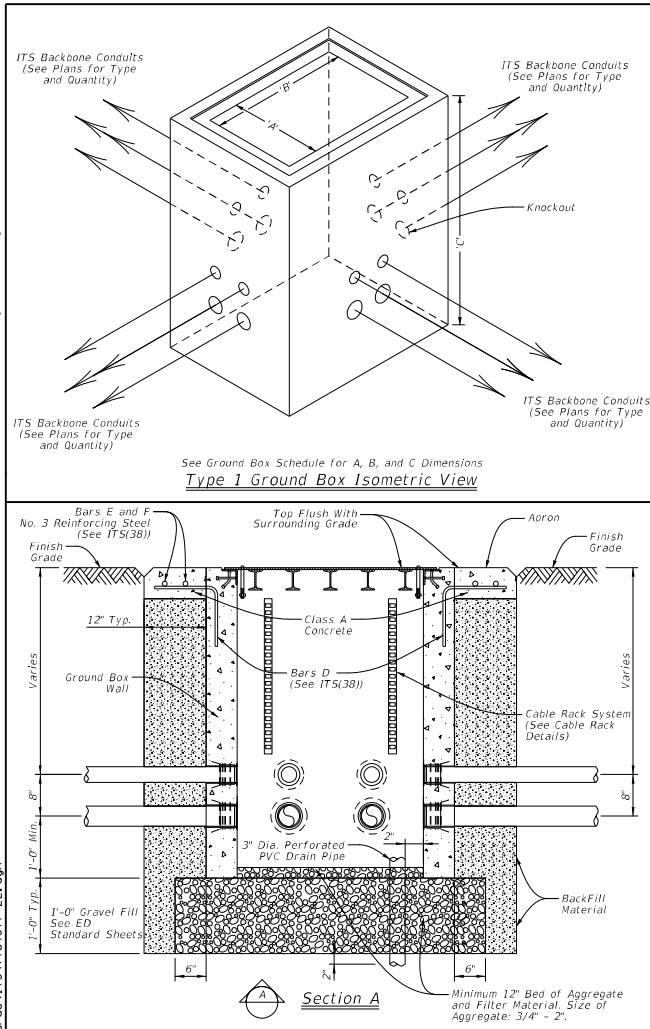
ITS BUILDING LAYOUT

SHEET 1 OF 1

DO#	FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT NO.	HIGHWAY NO.
CHK	6	TEXAS		
DIS#		COUNTY	CONTRACT NO.	SECTION NO.
CHK	PHR	HIDALGO	0921	02
DIS#			JOB NO.	SHEET NO.
			479	431

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DATE: 11/17/2023 11:59:30 PM
FILE: P:\12053\02\Design\ITS\ITS(37)-22.dgn



General Notes:

- Conduit entry points shown represent the standard configuration for backbone conduit as detailed on ITS(27). Additional conduits may be required as shown on the plans.
- Provide Class A concrete for Type "1" ground boxes.
- Provide terminators for the PVC conduit cast in the walls and placed symmetrically about the centerline of the box at the depths shown, unless otherwise noted, for the number of conduits identified on the plans to enter the box.
- Provide terminators appropriately sized for the conduits indicated on the plans. Provide terminators with an air tight and water tight connection.
- Closed bottom Type "1" ground boxes are acceptable in lieu of open bottom boxes. Provide two 3" Dia. perforated PVC drain pipes on opposite corners to optimize water drainage. Provide 12-inch bed of aggregate that extends 6 inches in all directions from the perimeter of the box for closed bottom boxes. Aggregate bed will be subsidiary to Special Specification, "ITS Ground Box."
- Install all open bottom Type "1" ground boxes on a 12-inch bed of aggregate that extends 6 inches in all directions from the perimeter of the box. Aggregate bed will be subsidiary to Special Specification, "ITS Ground Box."
- Cap and seal terminators that do not have conduits attached.
- When additional conduit entry points are needed to accommodate existing conduit, core drill conduit knockouts in the field of the appropriate number and size of conduit at each location, as directed by the Engineer.
- Provide a bell fitting on the end of each conduit to ensure a flush fit inside the ground box.
- Concrete grout around the knockout (inside and out) and around the conduit and bell fitting to ensure a neat watertight fit after the conduit and bell fitting have been placed in a knockout. Ensure all openings in the ground box are sealed prior to grouting operations.
- Install a nylon string and plug all unused conduits with tug-plugs sized for the particular conduits. Provide split innerduct plugs in conduits or innerducts with cables to seal the innerduct around the cables to prevent water and dirt from entering.
- Provide steel (ASTM A-153), glass reinforced nylon, or equivalent cable rack assemblies designed to support the amount of cable storage slack identified in the plans. Locate cable rack system on one side only (longer length side) to allow access to the inside of the ground box. Cable racks may be installed at the factory or in the field. When mounting cable racks in the field, seal all penetrations to the concrete side wall to prevent moisture penetration. Ground metallic cable rack systems to grounding system inside ground box in accordance with the National Electrical Code.

Ground Box Schedule			
Ground Box Type	'A' Width Inside (Inches)	'B' Length Inside (Inches)	'C' Depth Inside (Inches)
Type 1	24	36	36, 48, 60

Sheet Details
Not to Scale

Traffic Safety Division Standard

ITS GROUND BOX DETAILS TYPE "1" WITH STEEL COVER

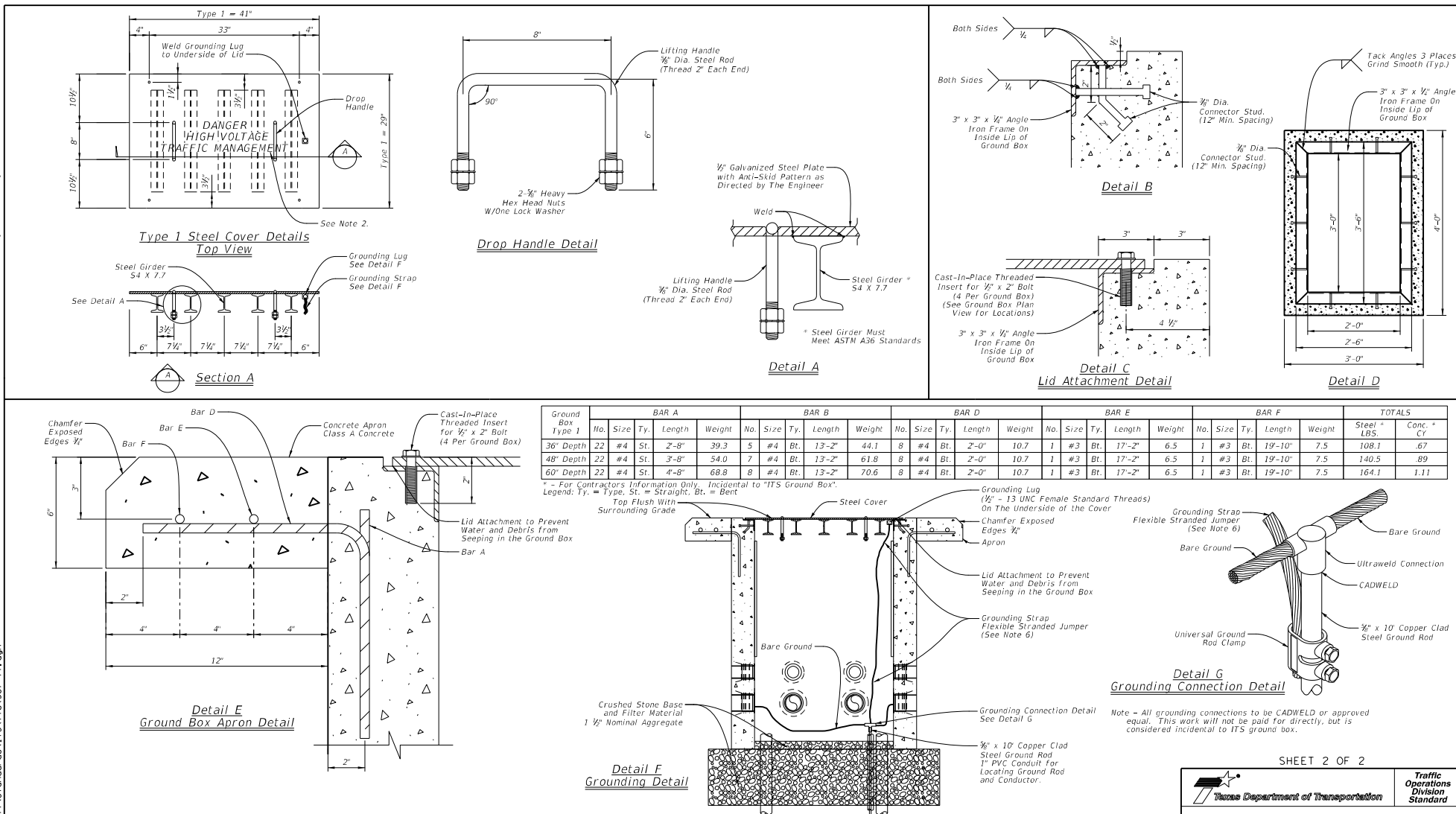
ITS(37)-22

FILE: Its(37)-22.dgn	DN: TxDOT	CK: TxDOT	DN: TxDOT	CK: TxDOT
0921	02	479		
DIST	COUNTY			SHEET NO.
PHR	HIDALGO			467

262

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FILE: P:\12053\02\Design\ITS\1\Standard.dwg\ITS(38)-17.dgn



General Notes:

- See ITS(37) for additional Type "1" ground box details.
- Hot-dip galvanized steel covers after all welds are made.
- Label top of cover with the words "DANGER HIGH VOLTAGE TRAFFIC MANAGEMENT" using template-guided, hand-welded lettering at a height of 2 inches to ensure neatness.
- Provide all Type "1" ground boxes with a securable, tamper-proof cover equipped with a bolting system that positively secures the cover in place.
- Ground steel covers in accordance with the National Electrical Code.
- Ground covers to the grounding cable using a split-bolt kearney clamp, and a minimum 8-foot long flexible stranded jumper the same size as the grounding conductor. Terminate to metal ground box cover with a tank ground type lug as approved and directed by the Engineer.
- Provide Type "1" ground box and cover designed for heavy duty loading in accordance with AASHTO H20 loading when located where the box may experience deliberate, continuous vehicular traffic, such as near the shoulder or an auxiliary lane, or immediately adjacent to the unprotected edge of pavement.
- Provide a Type "1" ground box and cover tested by a laboratory independent of the manufacturer certifying loading requirements are met. Provide certification of such tests to the Engineer for approval.
- Provide a steel or cast iron cover in accordance with Item 471, Article 471.2, "Frames, Grates, Rings, and Covers." Provide covers with the number of drop handles shown. Provide Class "A" concrete for ground box construction and aprons.
- Fabricate cover so to fits properly on the ground box, and no undue noise results when traffic contacts the cover.

Sheet Details
Not to Scale

SHEET 2 OF 2									
Texas Department of Transportation									
Traffic Operations Division Standard									
ITS GROUND BOX DETAILS TYPE "1" WITH STEEL COVER									
ITS(38)-17									
FILE: ITS(38)-17.dgn	ON: TxDOT	CHK: TxDOT	DN: TxDOT	CHK: TxDOT					
© TxDOT FEBRUARY 2016	CONT	SECT	JOB	HIGHWAY					
5-17	0921	02	479						
DIST	COUNTY				SHEET NO.				
PHR	HIDALGO				468				



9312 E. Curve Rd. * Edinburg * Texas 78542 * (956) 380-2897 * Fax (956) 380-4085

TRANSMITTAL

Date : 7/25/25

To: Brownstone Consultants Reference: PHARR INTERNATIONAL BRIDGE
 CSJ: 0921-02-479
 HIDALGO COUNTY

Attn: David Chacon, P.E. IOC Job No.: 24-1010

Prints
Sepia
For Review and Comment
Copy of letter
Other

For Approval
For Your File
As Requested
Please Sign and Return

X

Transmitted herewith are the following:

<u>Items</u>	<u>Description</u>
PCO 007	Price Proposal- Credit to the Owner for Elimination of Project Plaque

Comments: This is to issue credit to the owner for the elimination of the subsidiary item "Project Plaque" that
is no longer needed.

Copy To:

Signed, Received By:

By: Dennis Covert

Date & Time Received:

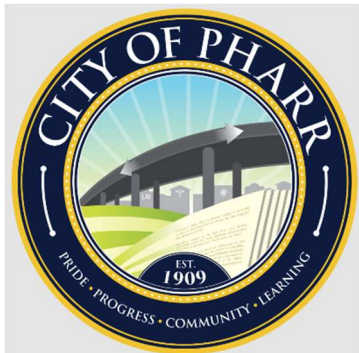


PROJECT: PHARR INTERNATIONAL BRIDGE
CSJ#: 0921-02-479
HIDALGO COUNTY

Contractor



Owner:



- 1) PCO-007 Credit for Elimination of Project Plaque

Engineer: SEA



Project:0921-02-479

Owner:CITY OF PHARR

Prime Contractor:IOC COMPANY LLC

Engineer:SEA

IOC Project No:24-1010

Description:PROJECT PLAQUE

QUANTITY =1.00 LS

DESCRIPTION	QTY	UOM	< MANUAL INPUT UNIT/CREW COST >					<----- TOTAL COST ----->					
			LBR-SLRY	LBR-HRLY	MTL	EQM	SUB	LBR-SLRY	LBR-HRLY	MTL	EQM	SUB	LINE TOTAL
LABOR	1.00	LS		\$ 1,834.28				\$ -	\$ 1,834.28	\$ -	\$ -	\$ -	\$ 1,834.28
								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EQUIPMENT	1.00	LS				\$ 766.68		\$ -	\$ -	\$ -	\$ 766.68	\$ -	\$ 766.68
								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MATERIAL	1.00	LS			\$ 4,899.05			\$ -	\$ -	\$ 4,899.05	\$ -	\$ -	\$ 4,899.05
								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUBCONTRACTOR								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MOBILIZATION													
								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							SUBTOTAL	\$ -	\$ 1,834.28	\$ 4,899.05	\$ 766.68	\$ -	\$ 7,500.01
OVERTIME FACTOR:			0.00%		OF	\$ 1,834.28	OF LBR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LABOR BURDEN(SALARY):			0.00%		OF	\$ -	OF LBR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LABOR BURDEN(HOURLY):			0.00%		OF	\$ 1,834.28	OF LBR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAX:			0.00%		OF	\$ 4,899.05	OF MTL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							DIRECT COSTS:	\$ -	\$ 1,834.28	\$ 4,899.05	\$ 766.68	\$ -	\$ 7,500.01
Compensation			LABOR @	0.00%				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			MATERIAL @	0.00%				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			EQUIPMENT @	0.00%				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			SUBCONTRACTS @	0.00%				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			COMPENSATION					\$ -	\$ 1,834.28	\$ 4,899.05	\$ 766.68	\$ -	\$ 7,500.01
			BOND @	0.00%				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							TOTAL COST:	\$ -	\$ 1,834.28	\$ 4,899.05	\$ 766.68	\$ -	7,500.01



9312 E. Curve Road, Edinburg, Texas 78542
956.380.2897 Office / 956.380.4085 Fax

Brownstone Consultants
P.O. Box 3898
McAllen, TX 78505

Date: July 3, 2025

Attention: David Chacon
Director of CEI Services

RE: Request for Temporary Suspension of Contract Time Charges
Project Name: Pharr-Reynosa International Bridge
CSJ: 0921-02-479
County: Hidalgo County

Mr. Chacon:

This is to respectfully request a temporary suspension of contract time charges on the project referenced. Our request for time suspension begins on June 27, 2025, and ends July 2, 2025, for a total of five working days, the request does not include Sunday June 29, a day IOC would not ordinarily have scheduled to work.

The basis for this request is due to prolonged rain events over the project from remnants of Tropical Storm Barry that prevented access to continue with critical items of work. IOC Company considers this an excusable delay due to an unpreventable event.

Contact us by phone at 956-250-8718 should you have any questions or require additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read "Dennis Covert", is written over a horizontal line.

IOC Company
Dennis Covert

Project Manager



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.B.

DATE SUBMITTED: August 19, 2025

MEETING DATE: September 2, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Engineering

DIRECTOR: Pilar Rodriguez

Agenda Item: Consideration and action, if any, on Change Order No. 1 in the amount of \$10,075.45 and the addition of seven working days to the construction contract for the Sugar and Minnesota Traffic Signal. **This item supports IF - Infrastructure.**

Classification: Consent

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

Issue: A vehicular accident occurred at the intersection of Sugar & Minnesota and damaged freshly poured foundations for the traffic signal construction. The contractor is requesting a time suspension from 08/08/25–08/29/25 in order to allow for delivery of the overrun foundation rear and anchor bolts, a time extension of 7 additional working days (1 day of demolition, 1 day for work, and 5 days for curing), and an additional cost of \$10,075.43.

The City will be seeking reimbursement from the responsible party for the damage incurred to the signal infrastructure as a direct result of the motor vehicle accident.

Fiscal Consideration: Original Contract: \$311,361.50

Previous Change Directive: \$4,000.00

This Change Order: \$10,075.43

Revised Contract Amount: \$325,436.93

Staff Recommendation: Staff recommends approval of time suspension, time extension, and additional costs.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia

Pilar Rodriguez

Maritza Magallan

Jamison Merrick

Ricardo Rodriguez

Created/Initiated - 08/19/2025

Approved - 08/19/2025

Approved - 08/21/2025

Approved - 08/25/2025

Approved - 08/25/2025

City Management Office

New -



CHANGE ORDER

Contractor: Levi Company

Change Order No.: 1

Project: Sugar & Minnesota Traffic Signal

Date: 8/11/2025

Project # 2425-40-510-C01-162

Notice to Proceed Date: 27-Feb-25

Change Directive Amount: \$10,075.43

You are directed to make the following changes in the Contract Documents:

Over run the quantities on the contract at the same unit price for an additional 14 LF for the signal pole foundation and 6 LF for the pedestrian pole foundation. Demolition of the damaged foundations (2 foundations at 2 ft below grade each) will also need to be added to the contract. The signal project will need a pause/suspension of work until August 29th, where work will continue September 1st. Once work continues, an additional 7 work days (5 days for curing, 1 day for work, 1 day for demolition) will also need to be added to the contract.

Reason for Change Directive:

These changes come as a result of a vehicular accident at the project's intersection and will be needed due to damages to the installed foundations (signal pole and pedestrian pole foundation). Adjustments to the contract will allow contractor to proceed with replacing these damaged foundations and complete the signal project.

	Contract Price	Contract Time(Calendar Days)
Original Contract:	\$ 311,361.50	Original Completion Date: <u>12-Aug-25</u>
Previous Change Directive: (+/-)	\$ 4,000.00	Additional Days: <u>28</u>
This Change Order: (+/-)	\$ 10,075.43	Revised Completion Date: <u>9-Sep-25</u>
Revised Contract Amount:	\$ 325,436.93	

It is agreed by the Contractor that this Change Order includes any and all costs associated with or resulting from change(s) directed herein, including all impact, delays, and acceleration costs. Other than the dollar amount and time allowance listed above, there shall be no further time or dollar compensation as a result of this Change Order.

THIS DOCUMENT SHALL BECOME AN AMMENDMENT TO THE CONTRACT AND ALL STIPULATIONS AND COVENANTS OF THE CONTRACT SHALL APPLY HERETO.

Accepted:

Jose Garcia

Contractor

Jose Garcia
Authorized Signature

8/12/2025

Date

Recommended:

Rosvel Hinojosa Jr, P.E.

Project Engineer

Rosvel Hinojosa Jr
Authorized Signature

8/11/2025

Date

Pilar Rodriguez, P.E.

Interim City Engineer

P.R.
Authorized Signature

8/12/2025

Date

Approved:

Dr. Jonathan B. Flores

City Manager

Authorized Signature

Date



August 8th , 2025

Re: City of Pharr
Proj. Name: Sugar & Minnesota Traffic Signal Installation
Bid No. 2425-40-510-C01-162
Levy Job #2025-999

**RE: REQUEST FOR TIME SUSPENSION – Foundation Overrun
Material 8.8.25**

Mr. Hinojosa,

We would like to request time suspension from 8/8/25 to 8/29/25 in order to allow for delivery of the overrun foundation rebar and anchor bolts. Time would resume on 9/1/25.

Respectfully,
Jose Garcia
Project Manager
The Levy Company, Inc.

Jose Garcia

