



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, SEPTEMBER 15, 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 September 16 – 20, 2025 as Mexican Independence Week.
- B) Proclamation proclaiming September 25, 2025, as National Day of Remembrance for Murder Victims.

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:** Solicitation of comments from the general public on the FY 2025-2026 Proposed Property Tax Rate for the City of Pharr.

B) **Public Hearing:** Solicitation of comments from the general public on Budget for Fiscal Year 2025-2026.

C) 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) Trailblazer Recognition

B) 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 25, 2025 - Budget Workshop Meeting and September 02, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-06 updating Procurement Policy Manual. **(3rd and Final Reading) This item supports SE - Service Excellence.** (PURCHASING)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-07 updating Procurement Card Policy Manual. **(3rd and Final Reading) This item supports SE - Service Excellence.** (PURCHASING)

D) Consideration and action, if any, ratifying Resolution No. R-2025-45 in support of Aster Villas , LP to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 4% housing credit for Aster Villas Apartments. **This item supports QL - Quality of Life.** (ADMINISTRATION)

E) Consideration and action, if any, on Interlocal Cooperative Agreement between the City of Pharr and South Texas College for Pharr Fire Department to use the Regional Center for Public Safety Excellence (RCPSE) campus for the Fire Academy program. **This item supports SSC - Safe and Secure Community.** (FIRE)

F) Consideration and action, if any, authorizing City Manager to advertise for Request for Proposals (RFPs) for Records Management Scanning Services. **This item supports SE - Service Excellence.** (PURCHASING)

G) Consideration and action, if any, on request from Hidalgo County Elections Department on use of Jose "Pepe" Salinas Civic Center and Development and Research Center 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)

H) Consideration and action, if any, authorizing the City Manager to ratify Emergency repairs of headworks at the Wastewater Treatment Plant. **This item supports IF - Infrastructure.** (PUBLIC UTILITIES)

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

1. Carlos Torres, d/b/a Rudy's Texas Bar-B-Q, L.L.C., 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 being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 209 West Nolana Loop. CUP#040644 **This item supports EV - Economic Vitality.**

2. City of Pharr, d/b/a Tierra del Sol Golf Club, 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 being 2.95 acres, more or less, out of Lots 226, 238, and 239, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 700 East Hall Acres Road. CUP#160628 **This item supports EV - Economic Vitality.**

3. 7-Eleven INC. dba 7-Eleven Convenience Store's and Stripes Stores, 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 being Lot 2, Newt's Corner, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 10701 South Cage Boulevard. CUP#240614 **This item supports EV - Economic Vitality.**

4. Khanh Nguyen, d/b/a Snow Bite, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being a 0.078-acre tract of land, more or less, out of Lot 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite L-2. CUP#190536 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance adopting Tax Rate for FY 2025-2026 (**Adoption on One Reading**). **This item supports SG - Sound Governance and Fiscal Transparency.** (FINANCE)

B) Consideration and action, if any on Ordinance adopting and approving budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**Adoption on One Reading**). **This item supports SG - Sound Governance and Fiscal Transparency.** (FINANCE)

C) Consideration and action, if any on Ordinance amending Ordinance No. O-2024-31 for budget amendment to the Fiscal Year 2024-2025 Budget. (**Adoption on One Reading**). **This item supports SG-Sound Governance and Fiscal Sustainability.** (FINANCE)

D) Consideration and action, if any, on Ordinance amending Ordinance No. O-2015-10 related to Chapter 10 Alcoholic Beverages permitting. (**Adoption on One Reading**) **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

E) Consideration and action, if any, on Ordinance renaming public roadway from West Doffing to Doffing Canal. (Control Section AA4018 and Official Route Number 109AA4018) **(1st Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

F) Consideration and action, if any, on Ordinance creating the Maintenance Department. **(1st Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

G) Consideration and action, if any, on Resolution authorizing publication of Notice of Intention to Issue Certificates of Obligation, Series 2025, for the design, acquisition, construction, and improvement of certain public works, and authorizing certain other matters relating thereto. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

H) Consideration and action, if any, on Resolution for nomination of candidates to the Hidalgo County Appraisal District Board of Directors for 2026-2029. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

I) Consideration and action, if any, on Resolution appointing/reappointing one (1) member to the Civil Service Commission. **This item supports SG - Sound Governance and Fiscal Sustainability.** (HR)

J) Consideration and action, if any, on Resolution appointing/reappointing one (1) member to the Keep Pharr Beautiful Committee. **This item supports SG -Sound Governance and Fiscal Sustainability.** (PARKS)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, authorizing City Manager to negotiate and award a service contract for Self-Funded or Level-Funded Employee Health Insurance Benefit Plans and Pharmacy Benefit Management Services, and Individual & Aggregate Stop Loss Insurance. **This item supports QL - Quality of Life.** (HR)

B) Consideration and action, if any, authorizing City Manager to negotiate a Guaranteed Maximum Price with the top ranked Construction Manager at Risk for the proposed Pharr Event Center. **This item supports QL - Quality of Life.** (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 956-402-4200 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 9th day of September 2025 at 4: 30 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 9th day of September 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: _____