



**TAKE NOTICE THAT A REGULAR MEETING
OF THE COMMUNITY DEVELOPMENT COUNCIL
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 6:00 PM ON
WEDNESDAY, OCTOBER 8, 2025**

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

1. CALL MEETING TO ORDER:

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

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

3. ADMINISTRATIVE:

A) Approval of Minutes for July 14, 2025 – Regular Called Meeting.

B) Discussion on current projects, upcoming events, and organizational updates.

4. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Community Development Council of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 30th day of September 2025 at 4:00 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 30th day of September 2025



IMELDA PEREZ, TRMC
CITY CLERK

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

Name: _____

Title: _____



AGENDA MEMORANDUM



BOARD: COMMUNITY DEVELOPMENT
COUNCIL

AGENDA ITEM #: 3.A.

DATE SUBMITTED: October 1, 2025

MEETING DATE: October 8, 2025

FROM: Cynthia Speedon, Administrative
Assistant

DEPARTMENT: GMCD

DIRECTOR: Elizabeth Diaz

Agenda Item: Approval of Minutes for July 14, 2025

Classification: Regular

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

Issue: N/A

Fiscal Consideration:

Staff Recommendation: Staff recommends approval of minutes

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Cynthia Speedon
Sandra Regalado
Napoleon Coca
Elizabeth Diaz

Created/Initiated - 10/01/2025
Approved - 10/01/2025
Approved - 10/01/2025
Final Approval - 10/01/2025

**COMMUNITY DEVELOPMENT COUNCIL MEETING
PUBLIC HEARING
July 14, 2025**

The City of Pharr's Community Development Council held a public hearing on Monday July 14, 2025, and the following is the record of attendance:

MEMBERS PRESENT: Olga Cardoza
Norma Trevino
Sabrina Garcia
Victor Alvarez
Frank Santana

MEMBERS ABSENT: Lucio Gaitan
Marco Gonzalez

STAFF PRESENT: Sandra Regalado, CDBG Manager
Napoleon Coca, Grants Assistant Director
Cynthia Speedon, Administrative Assistant
Veronica Guerrero, CDBG Specialist

1. CALL MEETING TO ORDER:

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

Chairwoman Olga Cardoza called the meeting to order at 6:03 p.m. Roll call established a quorum.

Council Member Norma Trevino moved to excuse the absent members. Council Member Victor Alvarez seconded the motion and when put to a vote, the motion carried unanimously.

2. PUBLIC HEARING:

B) CDBG ONE-YEAR ACTION PLAN 30-DAY COMMENT PERIOD

There were no comments from the public.

Board Member Victor Alvarez asked whether any revisions had been made to the plan. Ms. Regalado confirmed that no revisions were made. She noted that the Proposed CDBG Action Plan was published from June 11, 2025, through July 12, 2025, thereby completing the required 30-day public comment period and meeting all citizen participation requirements. She further explained that final approval by the City

Commission was pending, and submission of the plan to Housing and Urban Development (HUD) was required by August 15, 2025.

There being no additional comments, Chairwoman Olga Cardoza closed the Public Hearing.

3. ADMINISTRATIVE:

A. APPROVAL OF MINUTES FOR JUNE 11, 2025

Chairwoman Olga Cardoza introduced the item.

Council Member Victor Alvarez **moved** to approve the minutes as presented. Council Member Norma Trevino seconded the motion and when put to a vote, it carried unanimously.

At this time, Sandra Regalado, CDBG Manager provided a brief introduction of new Board Member Frank Santana to the CDBG Advisory Board. Board members welcomed him to the Advisory Board.

3. ADJOURNMENT:

There being no other business to come before the board, Board Member Victor Alvarez **moved** to adjourn. Board Member Norma Trevino seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:07 p.m.

COMMUNITY DEVELOPMENT COUNCIL

Chairwomen Olga Cardoza

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

ON THIS THE 14th day of July, 2025 the Community Development Council Board of the City of Pharr, Texas, convened in a **Regular Called Meeting** at the Commissioner's Room located at 118 S. Cage Blvd, 2nd Floor, Pharr, Texas. The meeting being open to the public notice of the said meeting, giving the date, place, subject hereof, having been posted in accordance with Chapter 551. Texas Government Code (Open Meeting Act) and there being a present quorum, I, **CYNTHIA SPEEDON, ADMINISTRATIVE ASSISTANT** of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

CYNTHIA SPEEDON
ADMINISTRATIVE ASSISTANT

APPROVED: _____



AGENDA MEMORANDUM



BOARD: COMMUNITY DEVELOPMENT
COUNCIL

AGENDA ITEM #: 3.B.

DATE SUBMITTED: October 1, 2025

MEETING DATE: October 8, 2025

FROM: Cynthia Speedon, Administrative
Assistant

DEPARTMENT: GMCD

DIRECTOR: Elizabeth Diaz

Agenda Item: Discussion on current projects, upcoming events, and organizational updates.

Classification: Regular

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

Issue: N/A

Fiscal Consideration:

Staff Recommendation: Staff recommends the CDC Board to discuss any pending topics.

Alternatives:

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Cynthia Speedon
Sandra Regalado
Napoleon Coca
Elizabeth Diaz

Created/Initiated - 10/01/2025
Approved - 10/01/2025
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