



**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, NOVEMBER 3, 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 November 3, 2025, as the Mayor's Monarch Pledge Day.
- B) Proclamation proclaiming November 2025 as Alzheimer's Disease Awareness and Family Caregivers Month.

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) Submission of Sales Tax Collection Reports for August, September, and October 2025.
- C) Trailblazer Recognition
- D) Recognition for 2025 Scenic City People's Choice Award
- E) Presentation by Pharr Police Department on Uniform Crime Reporting (UCR) Statistics
- F) Presentation by The Museum of South Texas History
- G) 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 October 6, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (CITY CLERK'S OFFICE)
- B) Consideration and action, if any, on Ordinance renaming public roadway from West Doffing to Doffing Canal. (Control Section AA4018 and Official Route Number 109AA4018) **(3rd & Final Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)
- C) Consideration and action, if any, on Ordinance creating the Maintenance Department. **(3rd & 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 15 ft. by 303 ft. utility easement, consisting of 0.104 of an acre (4,545 square feet) located on Lot 1, Doniaz Subdivision, Pharr, Hidalgo County, Texas **(2nd Reading). This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)
- E) Consideration and action, if any, on Ordinance directing the City Manager to vacate, abandon, and close a 20 ft. by 375.03 ft. utility easement, consisting of 0.17 of an acre (7,500.60 square feet) located on Lot 1, Border Subdivision, Pharr, Hidalgo County, Texas **(2nd Reading). This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

F) Consideration and action, if any, on Ordinance amending Ordinance O-2017-21 establishing requirements, administrative approval route for all Run/Walk events and other applicable activities. **(2nd Reading) This item supports QL - Quality of Life. (SPECIAL EVENTS)**

G) Consideration and action, if any, on Ordinance amending Ordinance O-2013-20 establishing requirements and administrative approval for open air events or activities. **(2nd Reading) This item supports QL - Quality of Life. (SPECIAL EVENTS)**

H) Consideration and action, if any, on request from St. Frances Xavier Cabrini Church for assistance during the Cabalgata a la Virgen de Guadalupe on Sunday, December 7, 2025 from 1:00 p.m.-3:00 p.m. **This item supports QL - Quality of Life. (SPECIAL EVENTS)**

I) Consideration and action, if any, authorizing City Manager to advertise for Request for Proposals (RFP) for the purchase and installation of artificial turf at the City's athletic sports complexes. **This item supports IF - Infrastructure. (PURCHASING)**

J) Consideration and action, if any, on renewal of interlocal agreement between the Pharr Police Department and South Texas Auto Theft Task Force. **This item supports SSC - Safe and Secure Community. (POLICE)**

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

1. Jennifer Smith, representing Brookhaven Events LLC., owner, DBA Brookhaven Event Center, has filed with the Planning and Zoning Commission a request for 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 0.33 acres, more or less, out of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 404 East Interstate Highway 2, Building C. CUP#250811 **This item supports EV - Economic Vitality.**

2. Oscar R. Romo and Priscilla Romo, DBA Cigar Society, have filed with the Planning and Zoning Commission a request for 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 all of Lots 21, 22, 23 and 24, Block 29, Original Townsite of Pharr, Hidalgo County, Texas. The property is physically located at 116 West State Avenue. CUP#250912 **This item supports EV - Economic Vitality.**

3. Jose R. Mendez and Nieves M. Mendez d/b/a Carniceria Mendez, LLC., are requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The Conditional Use Permit is for the main building only and not for the food truck. The property is legally described as Lot 1, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 902 South Cage Boulevard. CUP#240818 **This item supports EV - Economic Vitality.**

4. Parmveer Lidhar, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage Facility. The property is legally described as Lots 2 and 3 of the Southwind Gardens Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 1804 West Ridge Road. CUP#250913 **This item supports EV - Economic Vitality.**

5. EGS & Associates LLC., d/b/a JT Tavern, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being 0.13 acres, more or less, out of Lot 1, Pattinson Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 503 West Nolana Loop. CUP#250914 **This item supports EV - Economic Vitality.**

6. Dr. Jonathan B. Flores, City Manager on behalf of the City of Pharr, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being 2.06 acres net out of the South 165.10 ft. of the North 260.10 ft. of the West 543.20 ft. out of Lot 156, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property is physically located at 1889 North Cage Boulevard. COZ#251019 **This item supports EV - Economic Vitality.**

L) PLATS:

1. M2 Engineering, PLLC., representing Jorge A. Andrade, Manager for Blue-Man Investments, LLC., is requesting final plat approval of the proposed Blue-Man Acres Subdivision. The property is legally described as being 17.425 acres out of Lots 6 and 7, Re-Subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 10200 Block of South Veterans Boulevard. SUB#230204 **This item supports EV - Economic Vitality.**

2. Melden & Hunt Inc., representing Deyanira I. Guerrero, Managing Member for Little Explorers Development & Learning Center, LLC., is requesting final plat approval of the proposed Little Explorers Academy Subdivision. The property is legally described as being a Re-subdivision of 2.958 acres being a 2.50 acre part or portion out of Lot 5, Block 8, A.J. McColl Subdivision and 0.458 of one acre out of Lot 1, C.D. Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2300 Block of South Jackson Road. SUB#201030 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance creating the Golf Department. **(Adoption on One Reading) This item supports SG - Sound Governance and Fiscal Sustainability. (ADMINISTRATION)**

B) Consideration and action, if any, on Ordinance authorizing the issuance of the City of Pharr, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025 and levying an annual ad valorem tax, within the limitations prescribed by law, for the payment of the obligations; setting certain parameters for the obligations; authorizing a pricing officer to approve the amount, the interest rates, price, redemption provisions and terms thereof and certain other procedures and provisions related thereto; and containing matters incident thereto. **(Adoption on One Reading) This item supports IF - Infrastructure. (FINANCE)**

C) Consideration and action, if any, on an ordinance authorizing the issuance of the City of Pharr, Texas International Toll Bridge System Revenue Bonds, Series 2025, approving an official statement, authorizing the execution of a purchase contract, and making provisions for the security thereof, delegating authority to certain city officials to approve all final terms of the bonds, and authorizing amendment to the City's budget to appropriate such proceeds for purposes authorized herein; and ordaining other matters relating to the subject; and declaring an effective date. **(Adoption on One Reading) This item supports IF - Infrastructure. (FINANCE)**

D) Consideration and action, if any, on Resolution authorizing a partnership between the City of Pharr and The Museum of South Texas History. **This item supports QL - Quality of Life.** (LIBRARY)

E) Consideration and action, if any, on Resolution denying the rate application and consolidation proposed by Texas Gas Service Company to increase rates within incorporated areas if its service territory. **This item supports QL - Quality of Life.** (LEGAL)

F) Consideration and action, if any, on Resolution appointing/reappointing three (3) members to the Tierra Del Sol Golf Advisory Board. **This item supports SG - Sound Governance and Fiscal Sustainability.** (GOLF)

G) Consideration and action, if any, on Resolution authorizing participation in the Texas General Land Office (GLO) Resilient Communities Program to support the development code updates and designating authorized representatives for grant administration. **This item supports SG - Sound Governance and Fiscal Sustainability.** (GMCD)

8. ADMINISTRATIVE:

A) Consideration and action, if any, accepting the City of Pharr Audited Financial Statements for FY 2023-2024. **This item supports SG - Sound Governance and Fiscal Sustainability.** (FINANCE)

9. PURCHASING:

A) Consideration and action, if any, authorizing the City Manager to purchase one (1) Pierce Enforcer Pumper from Siddons Martin Emergency Group, LLC utilizing BuyBoard Cooperative Purchasing Contract Number 746-24 in the amount of \$1,181,890.00. **This item supports SSC - Safe and Secure Community.** (FIRE)

B) Consideration and action, if any, authorizing the City Manager to purchase Self Contained Breathing Apparatus for the Fire Department from MES utilizing the Houston Galveston Area Council Cooperative Purchasing Contract Number EE 11-24 in the amount of \$458,720.00. **This item supports SSC - Safe and Secure Community.** (FIRE)

10. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to amend the Professional Service Contract with The Warren Group of McAllen, Texas for the Pharr Events Center Project to include Civil Engineering Services. **(TABLED) This item supports IF - Infrastructure.** (PURCHASING)

B) Consideration and action, if any, authorizing City Manager to execute a Lease Agreement with A&N Iglesias, Limited, at 710 S Cage Boulevard to provide administrative offices for the Fire Department. **This item supports SSC - Safe and Secure Community.** (FIRE)

C) Consideration and action, if any, on First Amendment to Land Lease Agreement between the City of Pharr and Cellco Partnership d/b/a Verizon Wireless for a cellular tower at the Waste Water Treatment Plant property. **This item supports EV - Economic Vitality.** (IT)

11. 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.

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

13. 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 28th day of October 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 28th day of October 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: _____