

**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 17, 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 2025 as Children's Grief Awareness 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. 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) Recognition of the Pharr Office of City Communications on awards received from the Texas Association of Telecommunications Officers and Advisors (TATOA)
- C) Recognition of the 2025 Salute to Veterans Parade winners
- D) City Events of Interest

5. 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 November 03, 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 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. **(3rd and Final Reading) This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

C) 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. **(3rd and Final Reading) This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

D) 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. **(3rd & Final Reading) This item supports QL - Quality of Life.** (SPECIAL EVENTS)

E) Consideration and action, if any, on Ordinance amending Ordinance O-2013-20 establishing requirements and administrative approval for open air events or activities. **(3rd & Final Reading) This item supports QL - Quality of Life.** (SPECIAL EVENTS)

F) PLATS:

1. R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Woodrich Landing Subdivision. The property is legally described as being a 15.93 acre tract of land being a portion of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is within the 3700 Block of North Sugar Road. SUB#240924 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution appointing/reappointing City Clerk and Assistant City Clerk. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

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

C) Consideration and action, if any, on Resolution renewing Lone Star National Bank as the official depository for the City of Pharr and authorizing the City Manager to execute all necessary agreements and documents related thereto. **This item supports SG - Sound Governance and Fiscal Sustainability.** (FINANCE)

7. ADMINISTRATIVE:

A) Consideration and action, if any, authorizing City Manager to approve and establish a pool of qualified firms for professional construction management services. **This item supports SE - Service Excellence.** (PURCHASING)

B) Consideration and action, if any, authorizing City Manager to approve and establish a pool of qualified firms for professional architectural services. **This item supports SE - Service Excellence.** (PURCHASING)

C) Consideration and action, if any, authorizing City Manager to approve and establish a pool of qualified firms for professional engineering services. **This item supports SE - Service Excellence.** (PURCHASING)

D) Consideration and action, if any, authorizing City Manager to approve and establish a pool of qualified firms for professional surveying services. **This item supports SE - Service Excellence.** (PURCHASING)

E) Consideration and action, if any, authorizing City Manager to approve and establish a pool of qualified firms for professional engineering services for water and wastewater projects. **This item supports SE - Service Excellence.** (PURCHASING)

F) Consideration and action, if any, on proposed toll fee increase for commercial HAZMAT and tanker trucks by an additional fifty dollars (\$50.00) over the standard toll fee. **This item supports EV - Economic Vitality.** (BRIDGE)

8. PURCHASING:

A) Consideration and action, if any, on the purchase of Vermeer heavy equipment for Pharr Connect from Vermeer Texas-Louisiana from Alamo Texas in the amount of \$207,711.46 (Buyboard Contract #187.22). **This item supports IF - Infrastructure.** (IT)

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 10th day of November 2025 at 5:15 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 10th day of November 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, children who experience the loss of a loved one face challenges that can affect their hearts, minds, and overall well-being; and

WHEREAS, many grieving children navigate these difficult experiences quietly, often without the support or understanding they need; and

WHEREAS, the Children’s Bereavement Center Rio Grande Valley, in partnership with the community, provides compassionate care, guidance, and resources to help children and families heal; and

WHEREAS, by recognizing November as Children’s Grief Awareness Month and November 20, 2025, as Children's Grief Awareness Day, we honor these children, raise awareness, and inspire our community to provide comfort and understanding; and

WHEREAS, the City of Pharr is dedicated to creating a nurturing environment where every child feels safe, supported, and encouraged on their journey of healing; and

WHEREAS, the City of Pharr urges all residents, businesses, and organizations to wear blue, participate in local events, and join in offering support, care, and hope to grieving children and their families.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by virtue of the authority vested in me and on behalf of the City Commission, do hereby proclaim November 2025 as:

“Children’s Grief Awareness Month”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 17th day of November 2025.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.A.

DATE SUBMITTED: November 5, 2025

MEETING DATE: November 17, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Trailblazer Recognition

Classification: Regular

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

Issue: Trailblazer Recognition

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends Trailblazer Recognition

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia

Created/Initiated - 11/05/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.B.

DATE SUBMITTED: November 7, 2025

MEETING DATE: November 17, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Media

DIRECTOR: Yuri Gonzalez

Agenda Item: Recognition of the Pharr Office of City Communications on awards received from the Texas Association of Telecommunications Officers and Advisors (TATOA)

Classification: Regular

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

Issue: Pharr Office of City Communications for receiving eight state awards from Texas Association of Telecommunications Officers and Advisors (TATOA).

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends recognition of awards.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 11/07/2025
Final Approval - 11/07/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.C.

DATE SUBMITTED: November 10, 2025

MEETING DATE: November 17, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Abel Molina

Agenda Item: Recognition of the 2025 Salute to Veterans Parade winners

Classification: Regular

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

Issue: Our Parade Marshal was Esteban Rodriguez, Jr. He is a proud resident of Pharr, Texas. He graduated from PSJA High School in 1981 and soon after began his service in the United States Army. During his time in the Army, he trained and served as an electronics technician in the air defense field. After completing active duty, he continued to serve his country for 10 years in the Army Ready Reserve. Esteban remains active in the veteran community and is a dedicated member of American Legion Post 101.

Community Winners:

3rd Place- PSJA Southwest High School Band

2nd Place- Liberty Middle School Cheer

1st Place- Leonel Morales- Korean War Veteran

City of Pharr Department Winners:

Liberty Award (3rd Place)- Public Works and Public Health Department

Stars & Stripes Award (2nd Place)- City Administration and Parade Marshal

American Spirit Award (1st Place)- Public Utilities, Pharr International Bridge, and Human Resources We thank all participants, departments, and community members for their involvement and support in honoring our veterans and celebrating their service.

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends recognition

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia

Created/Initiated - 11/10/2025

City Management Office

New -



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.D.

DATE SUBMITTED: November 5, 2025

MEETING DATE: November 17, 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 - 11/05/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.A.

DATE SUBMITTED: November 10, 2025

MEETING DATE: November 17, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: City Clerk's Office

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for November 03, 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: Minutes for November 03, 2025 - Regular Called Meeting

Fiscal Consideration: N / A

Staff Recommendation: Recommend approval of Minutes as presented.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 11/10/2025
New -

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, OCTOBER 6, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, November 3, 2025, and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Comm. Michael Pacheco
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez
Comm. Roberto Carrillo

STAFF PRESENT: Jonathan Flores, City Manager
Cynthia Garza, Deputy City Manager
David Friedlein, Assistant 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
Roy Rodriguez, Asst. Code Compliance Dir.
Kimberly Mendoza, Dev. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, O.S.E. Director
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
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 Communications Officer
Sara Salinas, Asst. P.S. Communications Dir.
Elizabeth Diaz, Public Health Director
Abel Molina, Interim Special Events Director
Napoleon Coca, Interim Grants Mgmt. Director
Kenneth Walsch, Food Services Director
Isaac Escobedo, Interim Maintenance Dir.
Will Borowski, Golf Director
Victoria Brewster, Dir. of External Relations
Ricardo Rodriguez, City Attorney

CITY ATTORNEY

ITEM 1. CALL TO ORDER

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

Alternate Mayor Pro Tem Flores called the meeting to order at 4:00 p.m. Roll call established a quorum.

Comm. Chavez moved to excuse absent members. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Comm. Pacheco was not present at the time of roll call but arrived at 4:02 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

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

Commissioner Pacheco entered the meeting at this point of the agenda. The time being 4:02 p.m.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING NOVEMBER 3, 2025 AS THE MAYOR'S PLEDGE DAY.

Jonathan Flores, City Manager, introduced the item.

Remy Vargas, Urban Ecologist, stated the proclamation showed the City's commitment to protect the monarch butterfly population. He encouraged residents to plant native milkweed and other nectar plants to provide a healthy habitat for the monarch butterfly. He further thanked the Commission for the proclamation.

Mayor Pro Tem Pacheco read the proclamation proclaiming November 3, 2025 as the Mayor's Monarch Pledge Day. Remy Vargas received the proclamation.

B) PROCLAMATION PROCLAIMING NOVEMBER 2025 AS ALZHEIMER'S DISEASE AWARENESS AND FAMILY CAREGIVER MONTH.

Jonathan Flores, City Manager, introduced the item.

Maxine Vieyra-Ahmad, Program Manager, thanked the Commission for allowing her to bring awareness to the public of the importance of Alzheimer's disease awareness and thanked the commission for the recognition.

Comm. Caballero read the proclamation proclaiming November 2025, as Alzheimer's Disease Awareness and Family Caregiver Month. Maxine Vieyra-Ahmad received the proclamation.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT

Jonathan Flores, City Manager, introduced the item. He briefly stated Pilar Rodriguez, Interim City Engineer, was in the audience and questions could be entertained at this time. There were no questions.

B) SUBMISSION OF SALES TAX COLLECTION REPORTS FOR AUGUST, SEPTEMBER, AND OCTOBER 2025

Jonathan Flores, City Manager, introduced the item. He briefly reported the City of Pharr showed an increase of 4.79% year to date true growth for the month of August, an increase of 3.47% year to date true growth for the month of September, and an increase of 3.89% year to date true growth for the month of October 2025.

Jonathan Flores, City Manager, further stated Jamison Merrick, Finance Director, was in the audience and questions could be entertained at this time.

C) TRAILBLAZER RECOGNITION

Jonathan Flores, City Manager, introduced the item. He briefly explained the trailblazer recognition process and recognized Ricardo Dominguez from the Fire Department as the Trailblazer of the month.

Pilar Rodriguez, Fire Chief, presented Ricardo Dominguez with the Pharr Way Trailblazer Award for setting the example to other members of the Fire Department. He stated Mr. Dominguez has a Can Do and work hard attitude in excellence expected in the employees at the Fire Department.

Ricardo Dominguez, Engineer - Fire Investigator, thanked the Commission for the recognition and stated it has been seven (7) wonderful years working with the City of Pharr Fire Department.

D) RECOGNITION FOR 2025 SCENIC CITY PEOPLE'S CHOICE AWARD

Jonathan Flores, City Manager, introduced the item and called upon Development Services Director, Kimberly Mendoza.

Kimberly Mendoza, Development Services Director, introduced staff and announced the City of Pharr was awarded the 2025 Scenic City People's Choice Award by Scenic Texas. She stated the recognition was given to a certified scenic city that the public votes for based on efforts to enhance the visual environment to the city.

E) PRESENTATION BY PHARR POLICE DEPARTMENT ON UNIFORM CRIME REPORTING (UCR) STATISTICS

Jonathan Flores, City Manager, introduced the item and called upon Police Chief, Juan Gonzalez.

Juan Gonzalez, Police Chief, went over the Uniform Crime Report and stated the crime rate in Pharr was down. He presented the statistics and stated overall crime rate had decreased by 22%. He stated the Police Department has taken a data driven approach on where crimes are taking place to move resources to those areas. He further thanked the community and business partners for their communication and collaboration in these efforts.

F) PRESENTATION BY THE MUSEUM OF SOUTH TEXAS HISTORY

Jonathan Flores, City Manager, introduced the item and called upon Dr. Francisco Guajardo.

Dr. Francisco Guajardo thanked the commission for the opportunity to present. He further shared some historical data from the City of Pharr and stated the museum was available as a repository of the City's history and origin.

Debbie Gomez, Development Officer, thanked the commission for the partnership and stated it was a model to attract other municipalities. She further stated this joint effort, and collaboration would provide a historical adventure to city employees.

G) 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 highlighting the Avocado Festival and Rio Reforestation Event.

Yuri Gonzalez, Chief Communications Officer, further introduced and called upon Ms. Laura De La Garza from U.S. Fish and Wildlife. Laura De La Garza, U.S. Fish and

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Wildlife Biologist and Keep Pharr Beautiful Board Member, thanked the commission for the City's collaboration with this event. She stated the event was the biggest planting event in the United States and there were over two thousand volunteers who came out to help plant.

Yuri Gonzalez, Chief Communications Officer, presented a video recap highlighting the Nightmare on Cage 5K Event.

Yuri Gonzalez, Chief Communications Officer, further reported the Salute for Veterans Parade and Fireworks event would take place on Saturday, November 8, 2025 at 200 S. Cage Blvd. She advised the parade would commence at 4:30 p.m., followed by a fireworks show at 8:30 p.m. She extended an invitation to everyone to attend.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported the Winter Wonderland – Letters to the Mayor happened every year. She stated the City has placed a mailbox in front of City Hall and children from the community could drop-off a letter to the Mayor. Ms. Gonzalez stated those children would get to be part of the lighting of the Christmas tree at the Winter Wonderland event happening on Friday, December 5, 2025. She further stated letters would be accepted from November 3rd to November 28th.

ITEM 6. 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, 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 0.33 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.**

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2. OSCAR R. ROMO AND PRISCILLA ROMO, DBA CIGAR SOCIETY, 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 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., REQUESTED 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, REQUESTED 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, REQUESTED 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, REQUESTED 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., REQUESTED 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.

MINUTES: REGULAR CALLED MEETING

November 3, 2025

2. MELDEN & HUNT INC., REPRESENTING DEYANIRA I. GUERRERO, MANAGING MEMBER FOR LITTLE EXPLORERS DEVELOPMENT & LEARNING CENTER, LLC., REQUESTED 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.

Jonathan Flores, City Manager, recommended consent agenda and recommended approval of items.

Comm. Medina **moved** to approve consent agenda as recommended. Comm. Chavez seconded the motion and when put to a vote, it carried by a majority vote of four (4) ayes and one (1) abstention. Mayor Pro Tem Pacheco abstained from voting on Item L.1.

Ordinance No.'s O-2025-37, O-2025-38 and O-2025-39 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 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)**

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

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

Ordinance No. O-2025-40 is filed with the City Clerk's Office.

- 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)

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

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

Ordinance No. O-2025-41 is filed with the City Clerk's Office.

- 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)**

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

Comm. Chavez moved to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2025-42 is filed with the City Clerk's Office.

- 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)**

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

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

Resolution No. R-2025-53 is filed with the City Clerk's Office.

- 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)**

MINUTES: REGULAR CALLED MEETING
November 3, 2025

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

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

Resolution No. R-2025-54 is filed with the City Clerk's Office.

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)

Jonathan Flores, City Manager, introduced the item and recommended reappointment of Xavier Garcia, Rudy Martinez and Jaime Villarreal to the Tierra Del Sol Golf Advisory Board.

Comm. Medina **moved** to approve reappointment of Xavier Garcia, Rudy Martinez and Jaime Villarreal to the Tierra Del Sol Golf Advisory Board. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-55 is filed with the City Clerk's Office.

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)

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

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

Resolution No. R-2025-56 is filed with the City Clerk's Office.

ITEM 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)

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

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

ITEM 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)**

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

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

- 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)**

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

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

ITEM 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)**

Jonathan Flores, City Manager, recommended to un-table item.

Comm. Chavez **moved** to un-table item. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

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

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

- 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)**

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

Comm. Chavez **moved** to approve as recommended. Comm. Flores seconded the motion and when put to a vote, it carried by a majority vote of four (4) ayes and one (1) abstention. Mayor Pro Tem Pacheco abstained from voting.

- 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 WASTEWATER TREATMENT PLANT PROPERTY. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (IT)**

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

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

ITEM 11. CLOSED SESSION

None

ITEM 12. RECONVENE

None

ITEM 13. ADJOURNMENT

There being no other business to come before the board, Comm. Chavez **moved** to adjourn. Comm. Caballero seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:05 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

MINUTES: REGULAR CALLED MEETING
November 3, 2025

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

ON THIS THE 3rd DAY OF NOVEMBER 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 #: 5.B.

DATE SUBMITTED: November 4, 2025

MEETING DATE: November 17, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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. **(3rd and Final Reading)** This item supports EV - Economic Vitality.

Classification: Regular

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

Issue: Consideration and possible action on an ordinance directing the City Manager to vacate, abandon, and close a 15 ft. by 303 ft. utility easement running east and west along the south boundary of the property located on Lot 1, Donaiz Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of the request since there are no utility lines within the easement requested for abandonment.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
David Friedlein
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/04/2025
Approved - 11/04/2025
Approved - 11/05/2025
Final Approval - 11/05/2025

ORDINANCE NO. O-2025-_____

AN 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 (4,545.00 SQUARE FEET) LOCATED ON LOT 1, DONIAZ SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 311.007 of the Texas Transportation Code, authorizes home-rule cities to vacate, abandon, or close a street or alley; and

WHEREAS, Section 272.001(b)(2) of the Texas Local Government Code authorizes the conveyance of streets and alleys owned in fee or used by easement to abutting property owners; and

WHEREAS, the City of Pharr has received a request from the sole abutting property owner, Eduardo Zegaib, President/Member (the "Requestor") requesting that the City close, vacate, abandon and convey a 15 ft. by 303 ft. Utility Easement as more specifically described in Exhibit "A" and "B" (the "Property"), which is attached hereto and incorporated herein for all purposes; and

WHEREAS, the respective utility companies and City departments have no objection to the abandonment as requested.

WHEREAS, the City, after vetting the request and confirming with the respective City departments, has determined that the Property is no longer needed for a public Right-of-Way or any other public purpose and that it is in the public interest to close, vacate, abandon and convey the Property to the Requestor.

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

SECTION 1: That an Utility Easement being 15 ft. by 303 ft., consisting of 0.104 of an acre (4,545.00 square feet), located within the south of the property of Lot 1, Doniaz Subdivision, Pharr, Hidalgo County, Texas; more fully described in Exhibits "A" and "B" is hereby vacated, and closed as a public Utility Easement, Right-of-Way, and abandoned as such.

SECTION 2: SAVINGS CLAUSE.

Except as hereby amended, any provisions of the Code of Ordinances or directives of the City of Pharr, Texas, not in conflict with this Ordinance shall remain in full force and effect, unimpaired hereby.

SECTION 3: SEVERABILITY CLAUSE.

The invalidity of any section, clause, sentence or provision of this Ordinance shall not affect the validity of any other part thereof. The effects of this Ordinance shall at all times be in compliance with state, federal, local and other guidelines as directed.

SECTION 4: PUBLICATION.

The City Clerk shall provide for the publication of this Ordinance in the Official newspaper in accordance with the City Charter.

SECTION 5: EFFECTIVE DATE. This Ordinance shall go into effect when passed and approved by the Board of Commissioners following three (3) separate readings.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Commission of the City of Pharr, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code, Section 551.041 on the __ day of _____, 2025.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the __ day of _____, 2025.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the __ day of _____, 2025.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE THIRD READING BY THE BOARD OF COMMISSIONERS OF
THE CITY OF PHARR, TEXAS, on this the _____ day of _____2025.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

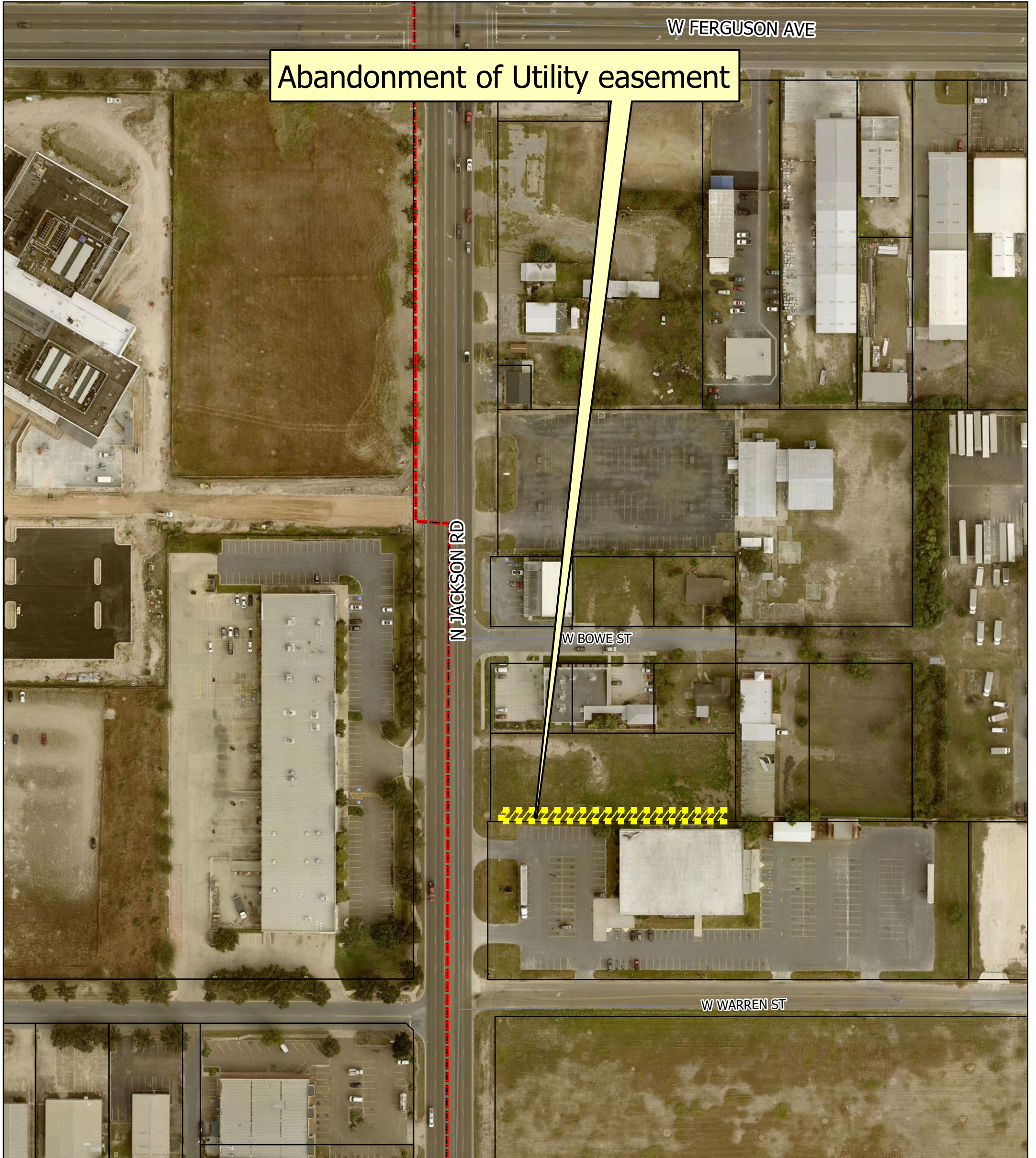
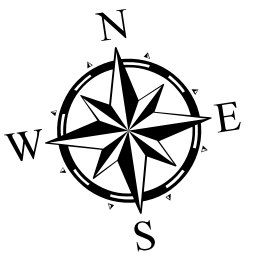
IMELDA PEREZ, CITY CLERK



Pharr
Engineering



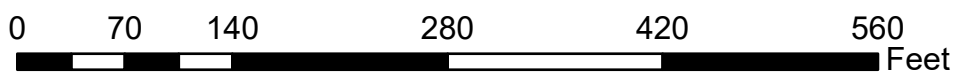
City of Pharr Abandonment
of Utility easement Lot 1
Doniaz Subdivision Exhibit A



 Location

 Pharr City Limit

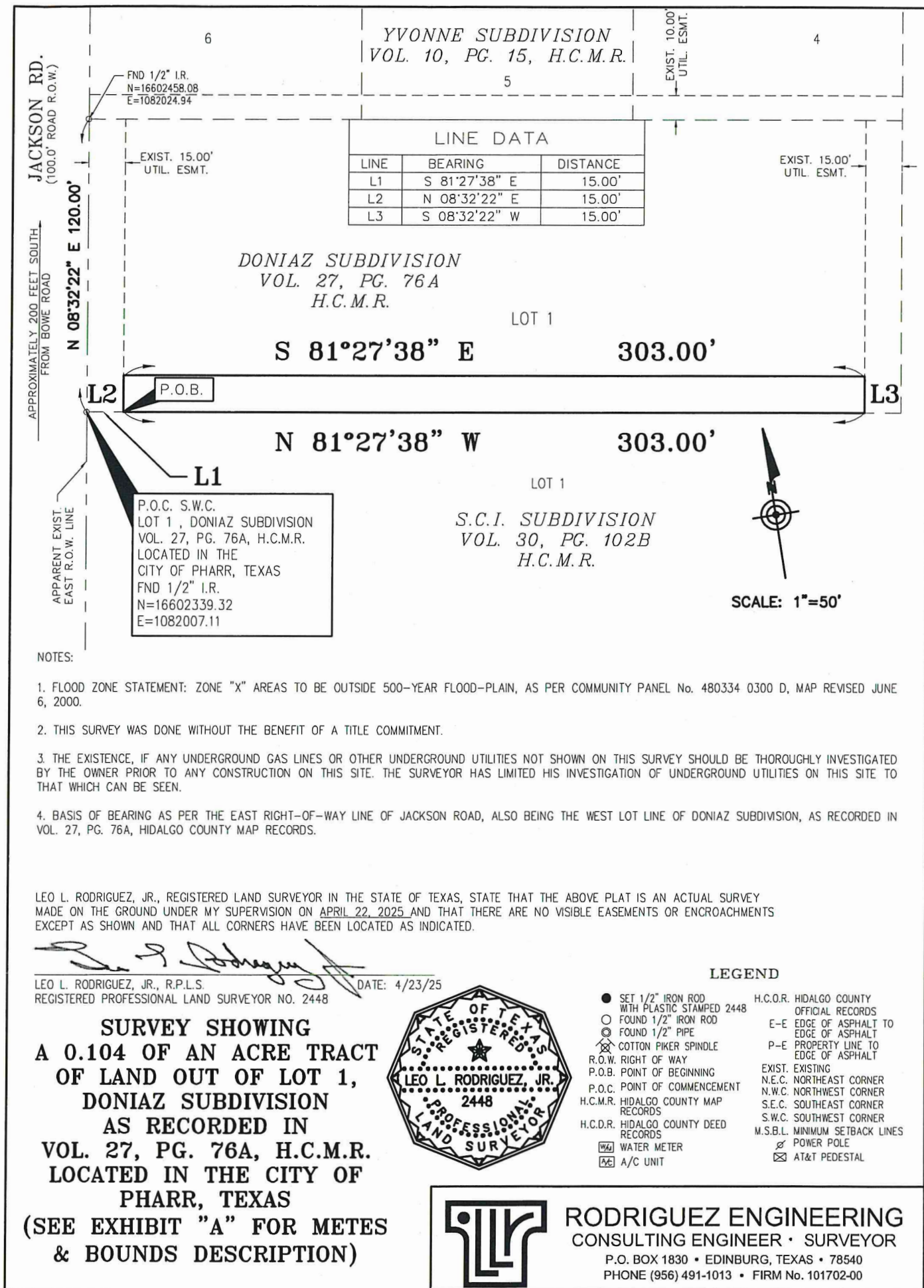
Scale:1:1,500



City of Pharr, Texas
Engineering Department
956.402.4242

Date:9/15/2025

Exhibit B





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.C.

DATE SUBMITTED: November 4, 2025

MEETING DATE: November 17, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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. ***(3rd and Final Reading)*** This item supports EV - Economic Vitality.

Classification: Regular

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

Issue: Consideration and possible action on an ordinance directing the City Manager to vacate, abandon, and close a 20 ft. by 375.03 ft. utility easement running north and south in the middle of the property located on Lot 1, Border Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of the request since there are no utility lines within the easement requested for abandonment.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
David Friedlein
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/04/2025
Approved - 11/04/2025
Approved - 11/05/2025
Final Approval - 11/05/2025

ORDINANCE NO. O-2025-_____

AN 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 AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 311.007 of the Texas Transportation Code, authorizes home-rule cities to vacate, abandon, or close a street or alley; and

WHEREAS, Section 272.001(b)(2) of the Texas Local Government Code authorizes the conveyance of streets and alleys owned in fee or used by easement to abutting property owners; and

WHEREAS, the City of Pharr has received a request from the sole abutting property owner, Angela Donahoe, Senior Vice President (the "Requestor") requesting that the City close, vacate, abandon and convey a 20 ft. by 375.03 ft. Utility Easement as more specifically described in Exhibit "A" and Exhibit "B" (the "Property"), which is attached hereto and incorporated herein for all purposes; and

WHEREAS, the respective utility companies and City departments have no objection to the abandonment as requested.

WHEREAS, the City, after vetting the request and confirming with the respective City departments, has determined that the Property is no longer needed for a public Right-of-Way or any other public purpose and that it is in the public interest to close, vacate, abandon and convey the Property to the Requestor.

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

SECTION 1: That an Utility Easement being 20 ft. by 375.03 ft., consisting of 0.17 of an acre (7,500.60 square feet), located within the middle of the property of Lot 1, Border Subdivision, Pharr, Hidalgo County, Texas; more fully described in Exhibit "A" and "Exhibit B" is hereby vacated, and closed as a public Utility Easement, Right-of-Way, and abandoned as such.

SECTION 2: SAVINGS CLAUSE.

Except as hereby amended, any provisions of the Code of Ordinances or directives of the City of Pharr, Texas, not in conflict with this Ordinance shall remain in full force and effect, unimpaired hereby.

SECTION 3: SEVERABILITY CLAUSE.

The invalidity of any section, clause, sentence or provision of this Ordinance shall not affect the validity of any other part thereof. The effects of this Ordinance shall at all times be in compliance with state, federal, local and other guidelines as directed.

SECTION 4: PUBLICATION.

The City Clerk shall provide for the publication of this Ordinance in the Official newspaper in accordance with the City Charter.

SECTION 5: EFFECTIVE DATE. This Ordinance shall go into effect when passed and approved by the Board of Commissioners following three (3) separate readings.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Commission of the City of Pharr, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code, Section 551.041 on the __ day of _____, 2025.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the __ day of _____, 2025.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the __ day of _____, 2025.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE THIRD READING BY THE BOARD OF COMMISSIONERS OF
THE CITY OF PHARR, TEXAS, on this the _____ day of _____2025.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ, MAYOR

ATTEST:

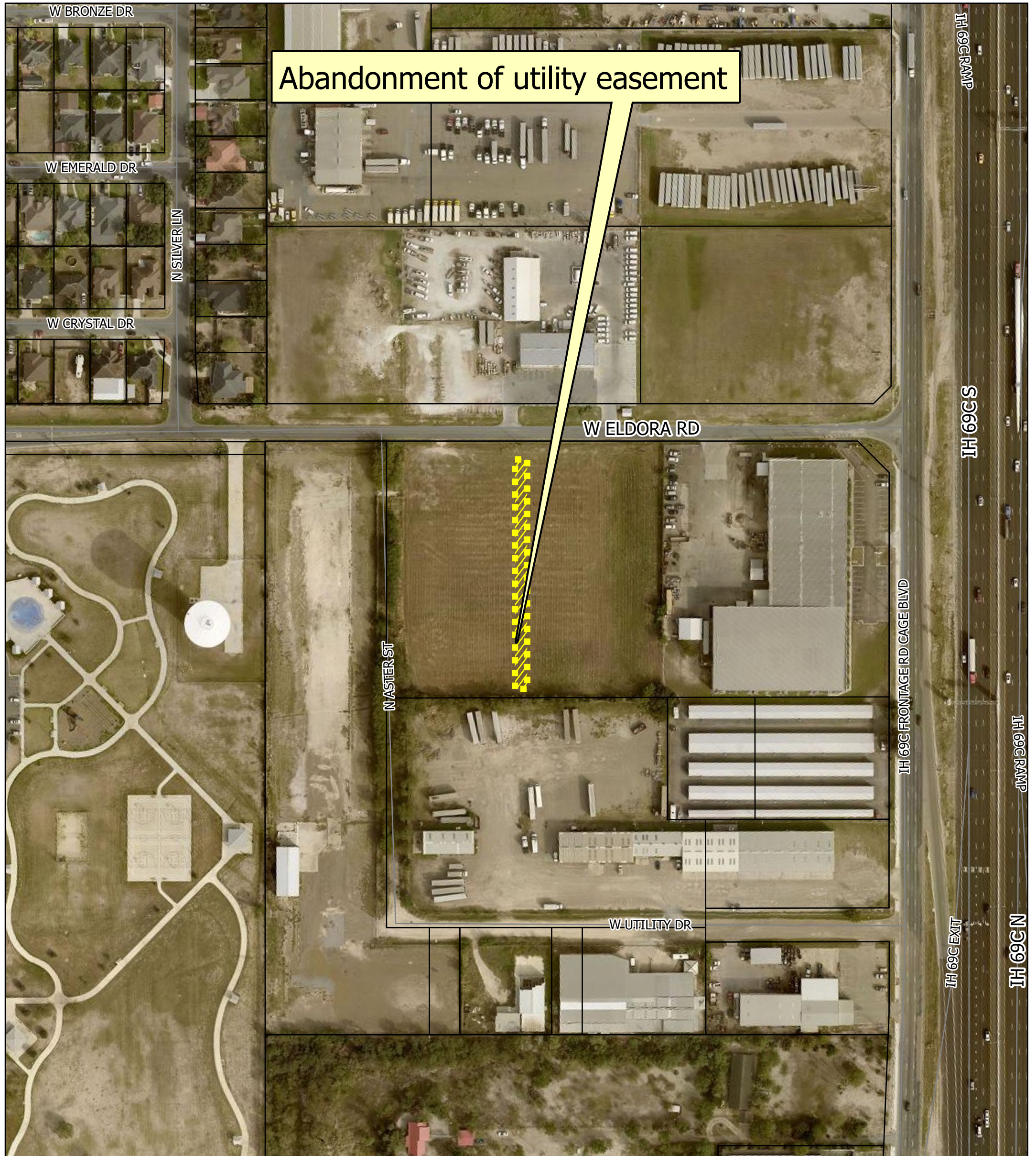
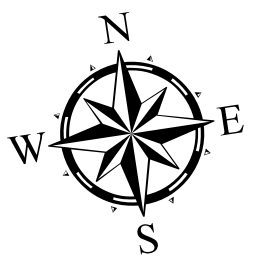
IMELDA PEREZ, CITY CLERK



Pharr
Engineering

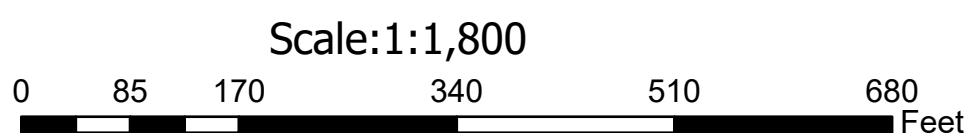


City of Pharr
Abandonment of easement
101 W Eldora Road
Exhibit A



 Location

 Pharr City Limit



City of Pharr, Texas
Engineering Department
956.402.4242

Date: 9/15/2025

Exhibit B

METES AND BOUNDS DESCRIPTION FOR A 0.17 OF AN ACRE TRACT

A 0.17 of an acre tract of land being a portion of a 20.00' Utility Easement within Lot 1, Border Subdivision, as recorded in Volume 29, Page 85B, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Special Warranty Deed recorded in Document #2511260, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point on the north line of a 15.00' Utility Easement north of and adjacent to the south line of said Lot 1, Border Subdivision, for the southwest corner of herein described tract. Said point bears S 81° 30' 33" E 210.00 feet and N 08° 29' 27" E 15.00 feet from the southwest corner of said Lot 1, Border Subdivision.

THENCE N 08° 29' 27" E 375.03 feet parallel to the west line of said Lot 1, Border Subdivision, to a point on the south Right-of-Way line of Eldora Road as established by Special Warranty Deed recorded in Document #3424866, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

THENCE S 81° 30' 33" E 20.00 feet along said south Right-of-Way line of Eldora Road as established by Special Warranty Deed recorded in Document #3424866, Official Records, Hidalgo County, Texas, to a point for the northeast corner of herein described tract.

THENCE S 08° 29' 27" W 375.03 feet parallel to the west line of said Lot 1, Border Subdivision, to a point on the north line of said 15.00' Utility Easement north of and adjacent to the south line of said Lot 1, Border Subdivision, for the southeast corner of herein described tract.

THENCE N 81° 30' 33" W 20.00 feet along said north line of a 15.00' Utility Easement north of and adjacent to the south line of Lot 1, Border Subdivision, being parallel to the south line of said Lot 1, Border Subdivision, to the point of beginning and containing 0.17 of an acre (7,500.55 square feet) of land, more or less.

2025-034.BORDER
R. E. GARCIA & ASSOCIATES





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.

DATE SUBMITTED: November 5, 2025

MEETING DATE: November 17, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Special Events

DIRECTOR: Abel Molina

Agenda Item: 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. **(3rd & Final Reading) This item supports QL - Quality of Life.**

Classification: Regular

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

Issue: The proposed action seeks to amend Ordinance No. O-2017-21 to clarify and streamline the permitting process for Run/Walk events by designating the Special Events Department as the central point of contact for all event applications. Additionally, the amendment removes outdated route options and formally establishes the St. Patrick's Day 5K route as the sole route available for external organizations, thereby enhancing coordination, public safety, and operational efficiency.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Abel Molina
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/05/2025
Approved - 11/05/2025
Approved - 11/06/2025
Final Approval - 11/10/2025

ORDINANCE NO. O-2025-__

AN ORDINANCE AMENDING ORDINANCE NO. O-2017-21 OF THE CITY OF PHARR TEXAS ESTABLISHING REQUIREMENTS, ADMINISTRATIVE APPROVAL, ROUTES FOR ALL RUN/WALK EVENTS AND OTHER APPLICABLE ACTIVITIES; AUTHORITY; AREA; DEFINITIONS; PROHIBITIONS; EXCEPTIONS; ENFORCEMENT, PUNISHMENT, PENALTIES AT LAW AND EQUITY; INCLUSION IN PHARR CODE OF ORDINANCES; INCORPORATION OF OTHER ORDINANCES; REPEALING CONFLICTING ORDINANCES AND EFFECTIVE DATE

WHEREAS, Run/Walk events promote community health and wellness while requiring appropriate safety measures and city coordination; and

WHEREAS, the City of Pharr desires to regulate Run/Walk events to protect public safety by regulating traffic, noise, aesthetics, and other impacts; and

WHEREAS, Run/Walk events often require the provision of public services, including police, fire, transportation, and public works; and

WHEREAS, the City manages run/walk events by ensuring they are appropriately sized for their venues, provide adequate participant services, achieve sufficient cost recovery to offset municipal expenses, do not compromise the City's ability to deliver essential services to all residents, and minimize disruptions to neighbors and the broader community; and

WHEREAS, the City of Pharr finds it in the best interest of the City, its residents, and event attendees to establish designated routes for run/walk events and require race organizers to pay fees as determined by City staff to ensure proper event management and cost recovery.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, THAT:

SECTION 1: DEFINITIONS

Run/Walk Event - An organized event of any designated distance involving walking, running, racing, or similar activities, including but not limited to, 5k, 10k, half marathon, marathon.

5K Run/Walk: A walking/running event of five kilometers (3.1 miles).

Person: Any person, firm, partnership, association, corporation, company, or organizations of any kind.

SECTION 2: APPLICATION PROCEDURES AND REQUIREMENTS

A. Application Deadline

Not less than sixty (60) days before the date on which a race/run/walk event is to be held, any person(s) or representatives of the organized activity shall file an application for a permit with the **Special Events Department**.

B. Required Application Information

The application shall be submitted and shall include the following information:

- 1. Organizer Information:** Name, address, and contact information.
- 2. Organization details:** If the event is proposed to be conducted for, on behalf of, or by an organization
- 3. Event Chairman:** Name, address and contact information of the person who will be the event chairman
- 4. Event Schedule:** Proposed date(s) and time schedule
- 5. Route selection:** As approved by the City of Pharr
- 6. Participation Details:** Expected participant count and registration process.
- 7. Safety Plan:** Safety and medical preparation plan.
- 8. Insurance:** Copy of the general and/or special liability insurance policy and declarations and/or bonds (\$1,000,000.00) covering event and activity personnel, visitors, invitees, and participants.

C. Review Process

Following timely submission of the application and all necessary information, the application shall be reviewed by:

- Director or designee of the Department of Public Works
- Fire Chief or designee
- Police Chief or designee
- Director or designee of Parks and Recreation Department

The review ensures all safety, logistical, and operational requirements are met.

D. Decision Authority

The reviewing personnel shall submit individual reports to the City Manager with their recommendations for approval, denial, required conditions, or additional fees needed for compliance or cost reimbursement. The City Manager makes the final decision on the application.

E. Approval Criteria

Application shall be subject to the following factors:

1. **Location Adequacy:** Adequacy of the location of the start and finish line.
2. **Scheduling:** The dates and times of the run/walk event, or whether such event will conflict with a city sponsored or city-wide event.
3. **Capacity:** The maximum participant count organizers will allow in the event.
4. **Clean-up Plan:** The plan governing all event clean-up procedures must be reasonable and comply with legal standards for sanitation, health, and prevention measures throughout the entire event.
5. **Safety Plans:** The plan governing fire, smoke, traffic, food preparation and sales, parking, and security hazards and their prevention must be reasonable and comprehensive throughout the event.
6. **Parking Plan:** The plan governing all event and activity parking, including locations designated solely for parking purposes, must be reasonable and comprehensive.
7. **Medical Preparations:** The preparations for providing adequate ambulance and medical care during the event and activity must be reasonable and sufficient.
8. **Insurance Coverage:** The general and/or special liability insurance policy, declarations, and/or bonds must be adequate and sufficient to cover the event, personnel, visitors, invitees, and participants.
9. **Public Safety:** The conduct of the event must not be likely to cause injury to people or property, promote disorderly conduct, or create a disturbance.

F. Decision Timeline and Appeals

Notice of Rejection.

Within five (5) business days of receiving all recommendations from the reviewing officials, the City Manager shall decide on the event permit application, and the **Special Events Department** shall either issue the permit or mail a denial notice with reasons to

the applicant within five (5) business days of the City Manager's decision.

Appeal Procedure

Any person may appeal the denial of an event permit to the City Commission by filing a notice of appeal within three (3) days of the denial, and the City Commission shall hear the appeal at the next regular meeting for which proper state law notice requirements can be satisfied.

Alternative Permit

The City Manager may deny an application but authorize the event on an alternative date, time, or route, and the applicant may accept this alternate permit by filing written notice with the City Manager within three (3) days, with such alternate permits conforming to all requirements and having the same effect as a standard event permit under this section.

G. Permit Specifications

Each event permit shall specify:

- Date and starting/ending times
- Type of event activity authorized
- Special limitations or required conditions
- Starting/ending areas and street portions to be traversed or occupied
- Maximum event length in miles
- Name of the event's chairperson
- Any other information the City Manager deems necessary for ordinance enforcement.

H. Duties of Permittee

A permittee shall comply with all permit directions and conditions and with all applicable laws and ordinances.

Permit Possession

The event chairperson or other person heading or leading such activity shall carry the event permit upon their person during the conduct of the event.

I. Public Conduct During Events

- 1. Non-Interference:** No person shall unreasonably hamper, obstruct, impede, or interfere with any event, event assembly, or any person, vehicle, or animal participating in an event.
- 2. Vehicle Restrictions:** No driver shall drive between vehicles or people comprising an event when they are in motion and conspicuously designated as part of the event.
- 3. Parking Restrictions:** The Chief of Police may prohibit or restrict vehicle parking along highways or roads that are part of an event route when reasonably necessary and shall post signs or take other actions to notify the public, with violations of such parking restrictions being unlawful.
- 4. Distribution Prohibition:** No event participant shall throw, give, or offer any material, candy, pamphlets, or other articles to spectators viewing the event.

J. Permit Management

Revocation Authority

The City Manager has the authority to revoke an event permit for violations of the issuance standards set forth in this ordinance.

Violation of Permit Terms

It shall be illegal for any permit holder to violate the terms of their event permit.

SECTION 3: ROUTES FOR RACES/RUNS/WALKS

A. Available Routes

The following routes are available to Organizers:

- **St. Patrick's Day 5K Route (Exhibit A)**

B. Permitted Day and Times

Saturday only: 7:30 A.M. - 12:00 P.M.

C. Event Frequency Limitations

- **January 1 and weekend prior to Memorial Day:** No more than three (3) events

- **June through August:** No more than two (2) events
- **Weekend after Labor Day to weekend before Thanksgiving:** No more than three (3) events

D. Additional Route Restrictions and Permissions

1. **Vehicular Race Prohibition:** No vehicular races shall be permitted.
2. **Multi-Modal Events:** Events that include multiple modes of travel (such as walking, running, and bicycling) shall be permitted provided the start times for different modes are staggered.
3. **Route Determination:** Prior to issuing a Community Event Permit, City staff shall determine the specific roadway portions or lanes available for participant use based on safety considerations and preserving access to businesses and other scheduled activities along the route.
4. **External Events:** Races/walks/runs may be permitted on other city streets if most of the event occurs outside the city and the portion within city limits does not exceed one-half mile in length, with such events being exempt from the time and frequency requirements specified in this Section.
5. **City Event Conflicts:** Run/walk or race events are prohibited on the weekend designated by the City of Pharr for its annual events unless the City Commission approves otherwise.

SECTION 4: FEES

A. Application Fee

The application shall be submitted with a **non-refundable \$500.00** application fee payable to the City of Pharr and include all information described in Section 2, subsection (b).

B. Fee Exemptions

The \$500.00 non-refundable application fee shall not apply to:

- Public schools
- Parochial schools
- Charter schools
- Non-profit organizations
- Church events.

C. Contingent Fee

Upon approval of the event permit, the applicant shall be required to pay a balance fee of **\$4,500.00** to the City of Pharr. This fee ensures proper event management, recovery of municipal costs, and coverage of public services associated with the event.

Total Event Cost: \$5,000.00 (excludes exempt organizations)

SECTION 5: PROHIBITION AND EXCEPTIONS

A. Prohibited Activities

- 1. False Information:** It shall be unlawful to submit false information or materials on an application, or to conduct an event or activity without receiving final written approval and necessary permits from the City of Pharr in accordance with this ordinance.
- 2. Conspiracy to Circumvent:** It shall be unlawful to knowingly conspire to circumvent this ordinance by allowing the unauthorized use, transfer, or possession of a permit, license, or other authorization or agreement.

B. Exemptions

This Ordinance shall not apply to an event contracted or sponsored by the City of Pharr.

SECTION 6: ENFORCEMENT; PUNISHMENT; PENALTIES:

A. Enforcement Authority

Should any person or business violate the prohibitions contained herein or allow the commission of any act or condition that proximately resulted in a violation of this ordinance, the City Attorney may take any action to enforce this or any ordinance to prevent and summarily abate the action and remove or seize any objects used to violate this ordinance.

These actions may also include but not be limited to:

- Abatement of any premises or property
- Closure and condemnation
- Removal of any person or thing
- Court action
- Suspend, cancel, or void any license or permit issued by the City of Pharr or a state or federal agency
- Any and all other relief as may be necessary

B. Criminal and Civil Penalties

- 1. Criminal Violations:** Class C misdemeanor
- 2. Court Appearance:** Maximum penalties allowed by law for failing to appear in Court when charged with an offense.
- 3. Civil Penalties:** Up to \$1,000.00 per violation, or the maximum allowed by law
- 4. Multiple Prosecutions:** If conduct constituting an offense under this ordinance also constitutes an offense under another law, the person may be prosecuted under all applicable laws.

SECTION 7: REPEAL OF CONFLICTING ORDINANCES

This Ordinance shall incorporate herein all other ordinances and those that exist in the Pharr Code of Ordinances related to similar events. Any ordinance in direct conflict with this Ordinance is repealed to the extent of the conflict, and this Ordinance shall supersede any provisions in conflict herewith. All other provisions of the above-described ordinance shall remain in full force and effect.

SECTION 8: SEVERABILITY

If any section, part of provisions of this Ordinance is declared unconstitutional or invalid, such declaration shall not affect the validity of the remaining sections, parts or provision of this Ordinance.

SECTION 9: PUBLICATION AND EFFECTIVE DATE

The Ordinance shall take effect and be in force from and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication may also be in caption form as allowed under Section 9 of the Pharr City Charter.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of ____, 2025.

CITY OF PHARR, TEXAS

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2025.

CITY OF PHARR, TEXAS

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS on this the ____ day of _____, 2025.

CITY OF PHARR, TEXAS

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

EXHIBIT A



Road Running Technical Council USA Track & Field

Measurement Certificate



Name of the course City of Pharr St. Patrick's Day 5K Distance 5 km

Location (state) TX (city) Pharr

Type of course: Road Race

Measuring Methods: Bicycle

Measured By Clent Mericle - 3221 Olsen Drive - Corpus Christi, TX 78411 - (361) 232-7131 - RUNCLEN@YAHOO.COM

Race Contact Sergio Alanis - 413 E. Clark Ave. Pharr, Tx 78577 - 956-402-4550

Date(s) when course measured: 02/13/2020

Number of measurements of entire course: 2 Course Configuration: partial loop

Elevation (meters above sea level) Start 30.48 Finish 30.48 Lowest 30.48 Highest 30.48

Straight line distance between start and finish 100.00 m Drop 0.00 m/km Separation 2.00 %

Type of surface: Paved 100 % Dirt 0 % Gravel 0 % Grass 0 % Track 0 %

Effective date of certification: February 15, 2020 Certification code: TX20017LAB

Note to Race Director: Use this Certification Code
in all public announcements relating to your race.

Be It Officially Noted That

Based on examination of data provided by the above named measurer, the course described above and in the map attached is hereby certified as reasonably accurate in measurement according to the standards adopted by the Road Running Technical Council. If any changes are made to the course, this certification becomes void, and the course must then be recertified.

Verification of Course --- In the event a National Open Record is set on the course, or at the discretion of USA Track & Field, a verification measurement may be required to be performed by a member of the Road Running Technical Council. If such a remeasurement shows the course to be short, then all pending records will be rejected and the course certification will be cancelled.

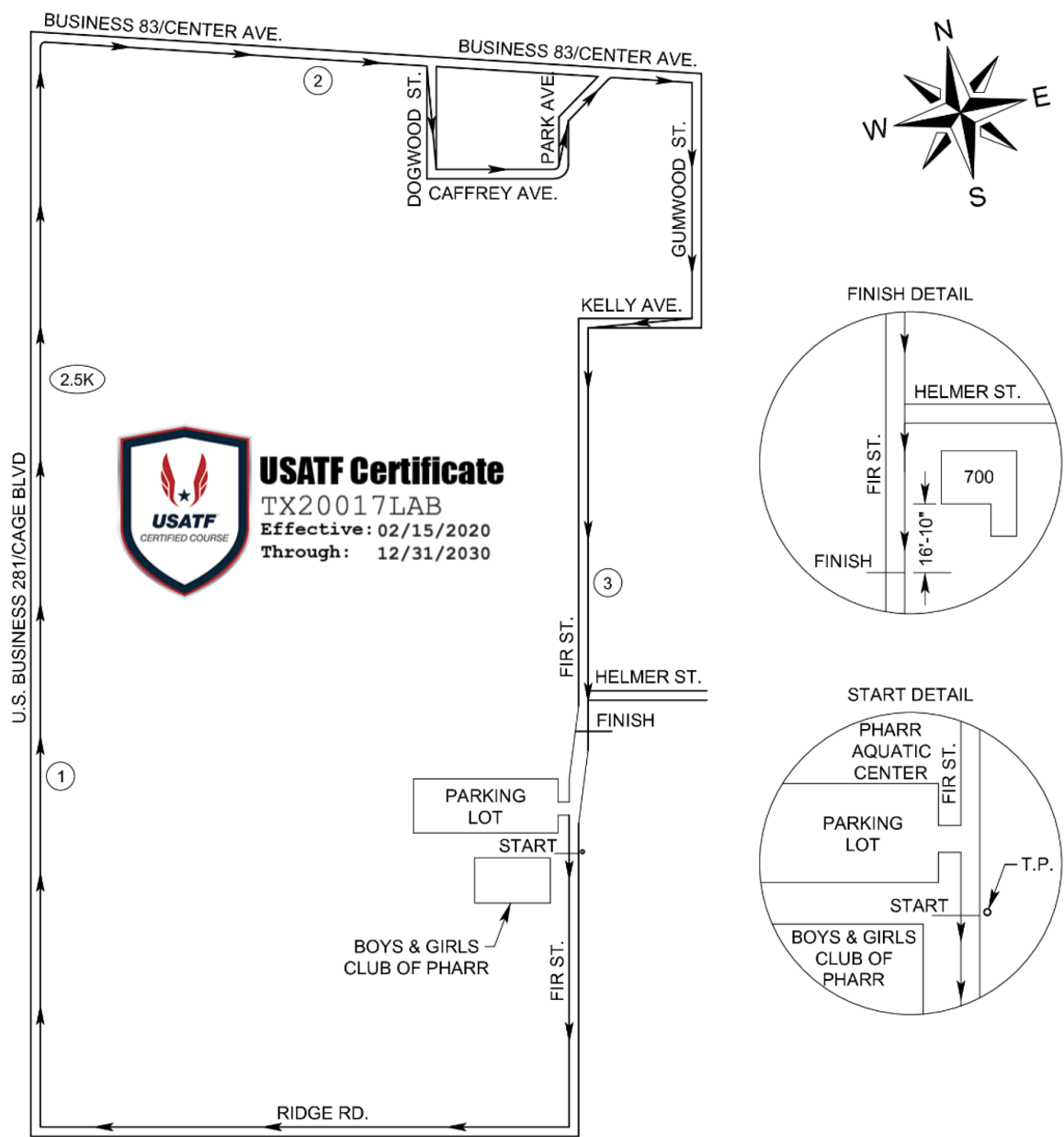
This certification expires on December 31 of the year: 2030

AS NATIONALLY CERTIFIED BY:

Date: March 5, 2020

Logan Burgess - USATF/RRTC Certifier - 614 Stillmeadow Drive, Richardson TX 75081
(214) 803-7800 - loganaburgess@yahoo.com

City of Pharr St. Patrick's Day 5K



REFERENCES

- START: EVEN WITH TELEPHONE POLE ACROSS FROM FRONT OF BOYS & GIRLS CLUB
- 1 MILE: 158' SOUTH OF FIRE HYDRANT ON SOUTH CORNER OF HELMER ON U.S. BUSINESS 281/CAGE BLVD.
- 2.5K: 126' SOUTH OF OF INTERSECTION POLE SOUTH OF CHARLES HALEY ON NORTH BOUND SIDE OF 2nd STREET
- 2 MILE: 7' EAST OF WALL BETWEEN 412 & 414 U.S. BUSINESS 83/CENTER AVE.
- 3 MILE: 10' SOUTH OF TARRANT
- 5K/FINISH: 16'-9" SOUTH OF BACK CORNER BRICK WALL OF 700 HELMER
- MAP NOT TO SCALE
 MEASURED: 2-13-20
 BY: CLENT MERICLE



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.E.

DATE SUBMITTED: November 5, 2025

MEETING DATE: November 17, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Special Events

DIRECTOR: Abel Molina

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance O-2013-20 establishing requirements and administrative approval for open air events or activities. *(3rd & Final Reading)* This item supports QL - Quality of Life.

Classification: Regular

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

Issue: The proposed action seeks to establish clear procedures to promote consistency and streamline operations across the organization's various departments, with the Special Events Department taking the lead in this effort.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

Abel Molina

Ricardo Rodriguez

City Management Office

Created/Initiated - 11/05/2025

Approved - 11/05/2025

Approved - 11/06/2025

Final Approval - 11/10/2025

ORDINANCE NO: O-2025-__

AN ORDINANCE AMENDING ORDINANCE NOS. O-2013-20 AND O-2012-11; ESTABLISHING REQUIREMENTS AND ADMINISTRATIVE APPROVAL FOR PUBLIC AMUSEMENTS AND OTHER APPLICABLE EVENTS OR ACTIVITIES; AUTHORITY; AREA; DEFINITIONS; PROHIBITIONS; EXCEPTIONS; ENFORCEMENT, PUNISHMENT, PENALTIES AT LAW AND EQUITY; INCLUSION IN PHARR CODE OF ORDINANCES; INCORPORATION OF OTHER ORDINANCES; REPEALING CONFLICTING ORDINANCES AND EFFECTIVE DATE

WHEREAS, the City of Pharr hereby acts in exercising its legislative powers to define acts and prohibit the commission of those acts that may be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within its corporate boundaries; and

WHEREAS, the City of Pharr hereby acts to further the interests of the residents and potential attendees of related entertainment and public amusements.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, THAT:

SECTION 1: AUTHORITY AND AREA

A. Legal Authority

The provisions contained herewith are allowed pursuant to the legislative powers of a home rule municipality, and are in accordance with Texas Local Government Code, Chapter 215, Subchapter 0, §215.071–215.075.

B. Jurisdiction and Enforcement

1. The City of Pharr hereby adopts and enacts this Ordinance that shall be enforceable within the municipality's municipal boundaries and extra-territorial jurisdiction.
2. This Ordinance and provisions herewith shall be included in the Pharr Code of Ordinances.
3. As matters related to the public's health, safety, and welfare is of the utmost concern, the City of Pharr shall be authorized to enforce, through its City Attorney, this Ordinance as may be allowed by law herein.

SECTION 2: DEFINITIONS

- **Public Amusement:** Any event or activity that may be an open-air or tent show, carnival, circus, exhibition of common showmen, show, exhibition of natural or artificial curiosities, caravans, menageries, and musical exhibitions or performances.
- **Open-Air or Tent Show:** Any exhibition, event, or activity in open air or in tents.

- **Carnival:** An organized activity involving any amusement rides, games, or other festivities.
- **Circus:** An organized activity involving any trained animals, acrobats, or clowns.

SECTION 3: APPLICATION AND OTHER PROCEDURES

A. Application Deadlines

General Public Amusements

Not less than **forty-five (45)** days before the date on which a public amusement is to be held, any persons or representatives of the organized activity shall file a permit or license application with the **Special Events Department**.

Public Schools and Churches

Any public school or church organization shall, not less than **seven (7) days** before the date on which a public event is to be held, file a permit or license application with the **Special Events Department**.

B. Application Fee

- **Standard Fee:** \$500 non-refundable application fee made payable to the City of Pharr.
- **Exemption:** The \$500 application fee does not apply to public school or church events.

C. Required Application Materials

Along with the application fee (where applicable), the application shall include the following information and materials:

1. **Contact information:** Name, address, telephone numbers of all representatives, promoters, owners, performers, and vendors associated with the activity
2. **Financial statement:** Itemizing the funds being utilized to finance the activity
3. **Property Information:**
 - Location and description of the property where the event will be held
 - Name, address, and telephone numbers of the property owners
4. **Property Agreement:** Copy of the agreement between the property owners and event representatives or promoters
5. **Event Schedule:** The dates and times of the activity

6. **Capacity:** The maximum number of persons the activity will allow to attend on each day
7. **Clean-up Plan:** Specific, written description of the plan that will govern all clean-up procedures for the activity in compliance with legal and health standards
8. **Safety Plans:** Specific, written description of the plan governing:
 - Fire safety and smoke control
 - Traffic management
 - Parking arrangements
 - Security hazards and prevention
9. **Parking Plan:** Specific, written description of the plan governing the event and activity parking locations used solely for parking
10. **Medical Care Plan:** Specific, written description of the preparations made to provide adequate medical and nursing care during the event
11. **Insurance:** Copy of the general and/or special liability insurance policy and declarations and/or bonds of **\$1,000,000** covering event personnel, visitors, invitees, and participants.

D. Review Process

Following timely submission of the application fee and all required materials, the application shall be subject to review by:

1. Director or designee of the **Code Department**
2. Director or designee of **Development Services**
3. Director or designee of **Parks & Recreation**
4. Director or designee of **Health Department**
5. Fire Chief or designee
6. Police Chief or designee

E. Decision Authority

The reviewing personnel shall submit to the City Manager a report stating individual recommendations including approval, denial, conditions, or other fees required for compliance or to reimburse the City for costs. The City Manager shall have final authority in consideration of the application.

F. Approval Criteria

Factors considered for approval shall include:

1. Adequacy of the event location
2. Dates and times of the activity and potential conflicts with city-sponsored events
3. Maximum expected attendance
4. Reasonableness of clean-up procedures
5. Reasonableness of plans for fire, traffic, security, food, and parking
6. Adequacy of medical and nursing care preparations
7. Sufficiency of liability insurance.

SECTION 4: PROHIBITION; CONSPIRACY TO CIRCUMVENT; EXCEPTIONS

A. Prohibited Activities

1. **False Information:** It is unlawful to submit false information or materials, or to conduct an event without final written approval and necessary permits from the City of Pharr.
2. **Conspiracy to Circumvent:** It is unlawful to conspire to circumvent this Ordinance by allowing unauthorized use, transfer, or possession of a permit, license, or other authorization.

B. Exceptions

1. This Ordinance does not apply to events contracted or sponsored by the City of Pharr.
2. Public school and church events are exempt from the \$500 application fee shall and shall be handled through the **Special Events Department**.

SECTION 5: ENFORCEMENT; PUNISHMENT; PENALTIES

A. Enforcement Methods

Violations may be enforced by the City Attorney and may include:

- Abatement, removal, closure, or seizure of objects
- Suspension or cancellation of permits
- Other relief as necessary.

B. Penalties

- 1. Criminal Violations:** Class C misdemeanors
- 2. Civil penalties:** May reach \$1,000 per violation.
- 3. Multiple Prosecutions:** Violators may be prosecuted under all applicable laws if conduct also constitutes an offense under another law.

SECTION 6: INCORPORATION OF OTHER ORDINANCES

This Ordinance incorporates all other ordinances related to similar events. Any conflicting ordinance is repealed to the extent of the conflict. All other provisions remain in full force and effect.

SECTION 7: SEVERABILITY

If any part of this Ordinance is declared unconstitutional or invalid, the remainder shall remain in full force and effect.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall take effect upon passage and approval on three separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication may also be in caption form as allowed under Section 9 of the Pharr City Charter.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

**PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF
CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS**, on this the ____ day of
_____, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

**PASSED AND APPROVED THE THIRD AND FINAL READING BY THE BOARD
OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS**, on this the ____ day
of _____, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.F.

DATE SUBMITTED: November 5, 2025

MEETING DATE: November 17, 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 - 11/05/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.F.1.

DATE SUBMITTED: November 7, 2025

MEETING DATE: November 17, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Woodrich Landing Subdivision. The property is legally described as being a 15.93 acre tract of land being a portion of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is within the 3700 Block of North Sugar Road. SUB#240924 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Woodrich Landing Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends final approval of the proposed Woodrich Landing Subdivision subject to the listed conditions.

Planning and Zoning Commission Recommendation: Approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
David Friedlein
City Management Office

Created/Initiated - 11/07/2025
Approved - 11/07/2025
Approved - 11/10/2025
New -



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 17, 2025

TO: MAYOR AND CITY COMMISSION

FROM: JUAN VASQUEZ, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: WOODRICH LANDING SUBDIVISION
FILE NO. **SUB# 240924**

GENERAL INFORMATION:

APPLICANT: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Woodrich Landing Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 15.93 acre tract of land being a portion of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is within the 3700 block of N. Sugar Rd.

ZONING: The property is currently zoned Residential Multifamily High Density District (R-MFHD). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Residential Multifamily District (R-MF) and Agricultural and/or Open Space District (A-O) to the east, Single Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to the south and General Business District (C) to the west. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final approval of the proposed Woodrich Landing Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In Compliance (private streets)

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:

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to approve final plat approval of the proposed Woodrich Landing Subdivision at their meeting on November 6, 2025.

PLAT OF
WOODRICH LANDING SUBDIVISION

A 15.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 120, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO RECORDED IN VOLUME 0, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3579240, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3579256, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 11, 2024



SCALE: 1" = 100'

PREPARED BY:

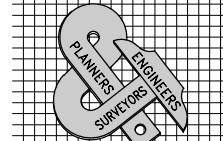
R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS

JOB NO.: 2024-054

DRAWN BY: D.E.S.

R.E. Garcia



Associates

CURVE DATA				
	RADIUS	DELTA	LENGTH	CHORD
C1	70.00'	01°25'50"	1.75'	1.75'
C2	70.00'	88°34'10"	108.21'	97.75'
C3	62.00'	28°21'59"	30.70'	30.38'
C4	62.00'	64°41'36"	70.00'	66.34'
C5	62.00'	64°41'36"	70.00'	66.34'
C6	62.00'	64°41'36"	70.00'	66.34'

LINE DATA		LOT SIZE	
BEARING	LENGTH	LOT	SQUARE FEET
L1	N14°49'03"W	1	11,762.50
L2	N37°31'02"W	2-13	8,912.50
L3	N66°53'51"W	DETENTION LOT	30,175.87

THE STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
I, ROSANA RIOS, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WOODRICH LANDING SUBDIVISION TO THE CITY OF PHARR AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PRIVATE ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ROSANA RIOS, PRESIDENT
RICH HERITAGE CONSTRUCTION, INC.
1416 BLUEBONNETT AVE. EDINBURG, TEXAS 78539

THE STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY 11, 2024, I APPEARED ROSANA RIOS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF AUGUST, 2024.

MY COMMISSION EXPIRES: NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C), THE DISTRICT HAS REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO
APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 11th DAY OF AUGUST, 2024.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO.2 RIGHTS-OF-WAY OR EASEMENTS.

ATTEST:
PRESIDENT SECRETARY

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

APPROVED THIS 11th DAY OF AUGUST, 2024.

DANNY WYDE, CHAIRMAN
PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

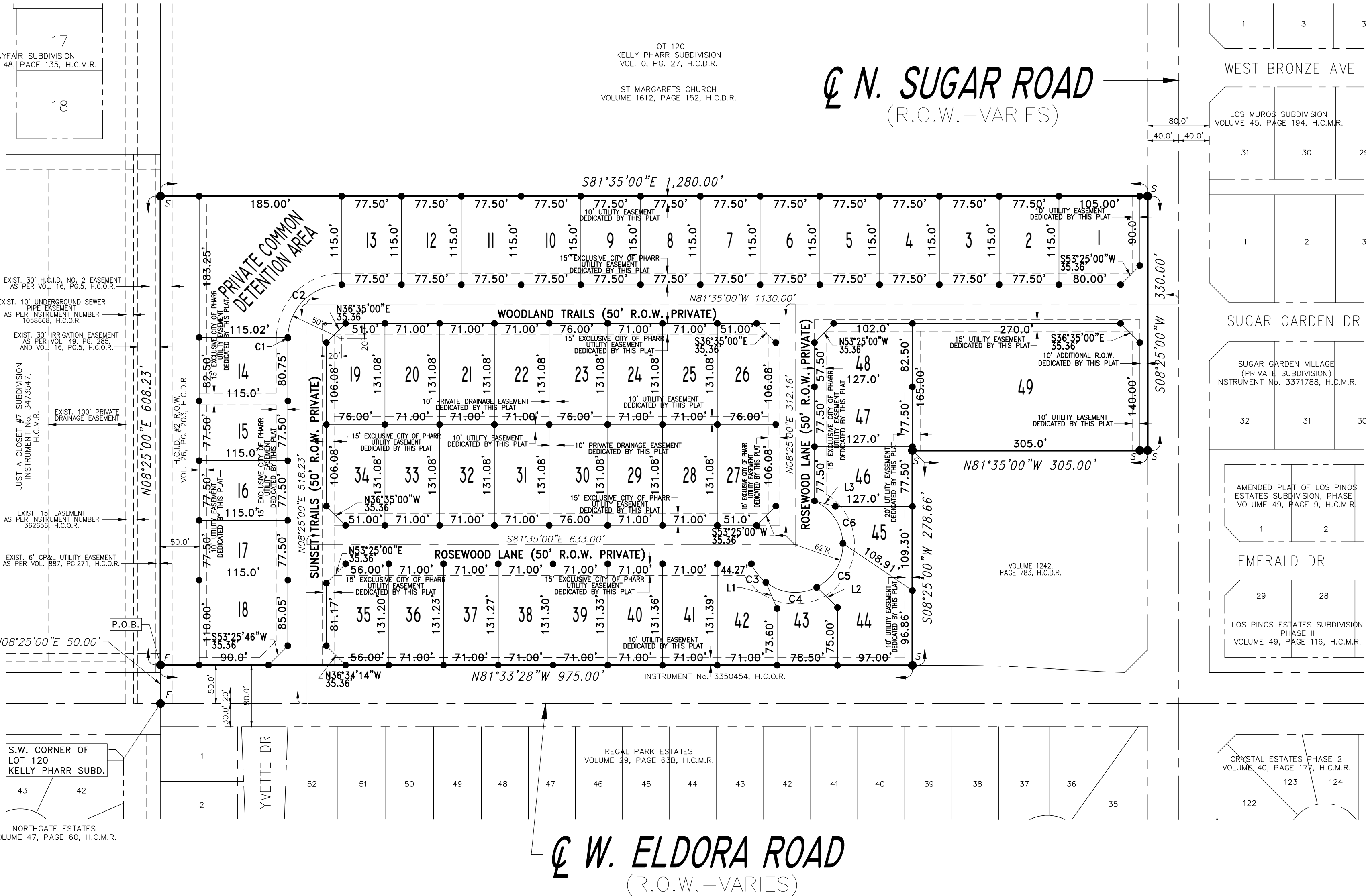
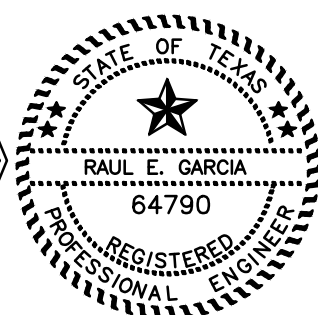
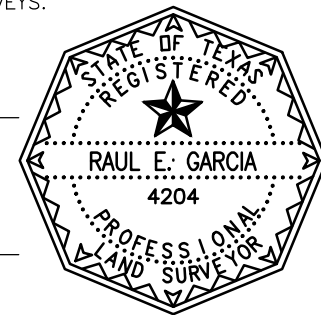
AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST:
CLERK, CITY OF PHARR

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, RAUL E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

REGISTERED PROFESSIONAL ENGINEER #64790

REGISTERED PROFESSIONAL LAND SURVEYOR #4204



METES AND BOUNDS DESCRIPTION

A 15.93 ACRE TRACT OF LAND CROSS BEING A PORTION OF LOT 120, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO RECORDED IN VOLUME 0, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3579240, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3579256, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, ALSO BEING THE EAST LINE OF JUST A CLOSET #7 SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 3473547, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF WEST ELDORA ROAD AS ESTABLISHED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3350454, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEARS N08°25'00"E 50.00' FEET FROM A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 120, KELLY-PHARR SUBDIVISION.

THENCE N08°25'00"E 608.23' FEET ALONG SAID WEST LINE OF LOT 120, KELLY-PHARR SUBDIVISION, ALSO BEING THE EAST LINE OF JUST A CLOSET #7 SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1612, PAGE 152, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S81°35'00"E 1,280.00' FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1612, PAGE 152, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE WEST RIGHT-OF-WAY LINE OF SUGAR ROAD AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN DOCUMENT NUMBER 1528273, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S08°25'00"W 330.00' FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH SUGAR ROAD AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN DOCUMENT NUMBER 1528273, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE EAST LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE MOST NORTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N81°35'00"W PARALLEL TO THE SOUTH LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, PASS AT 10.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" AND CONTINUING FOR A TOTAL DISTANCE OF 305.00' FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE S08°25'00"W 278.66' FEET PARALLEL TO THE EAST LINE OF SAID LOT 120, KELLY-PHARR SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH RIGHT-OF-WAY LINE OF WEST ELDORA ROAD AS ESTABLISHED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3350454, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

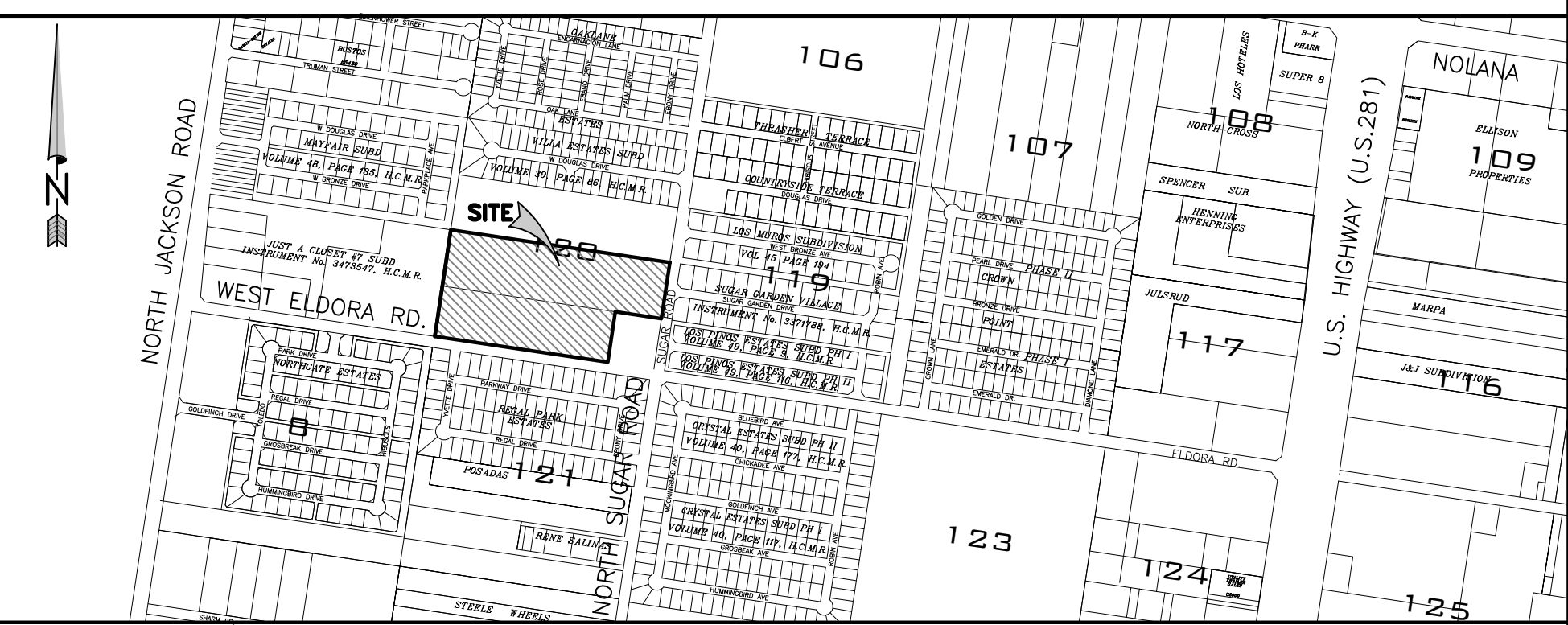
THENCE N81°33'28"W 975.00' FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST ELDORA ROAD AS ESTABLISHED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3350454, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO THE POINT OF BEGINNING AND CONTAINING 15.93 ACRES OF LAND GROSS, MORE OR LESS.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

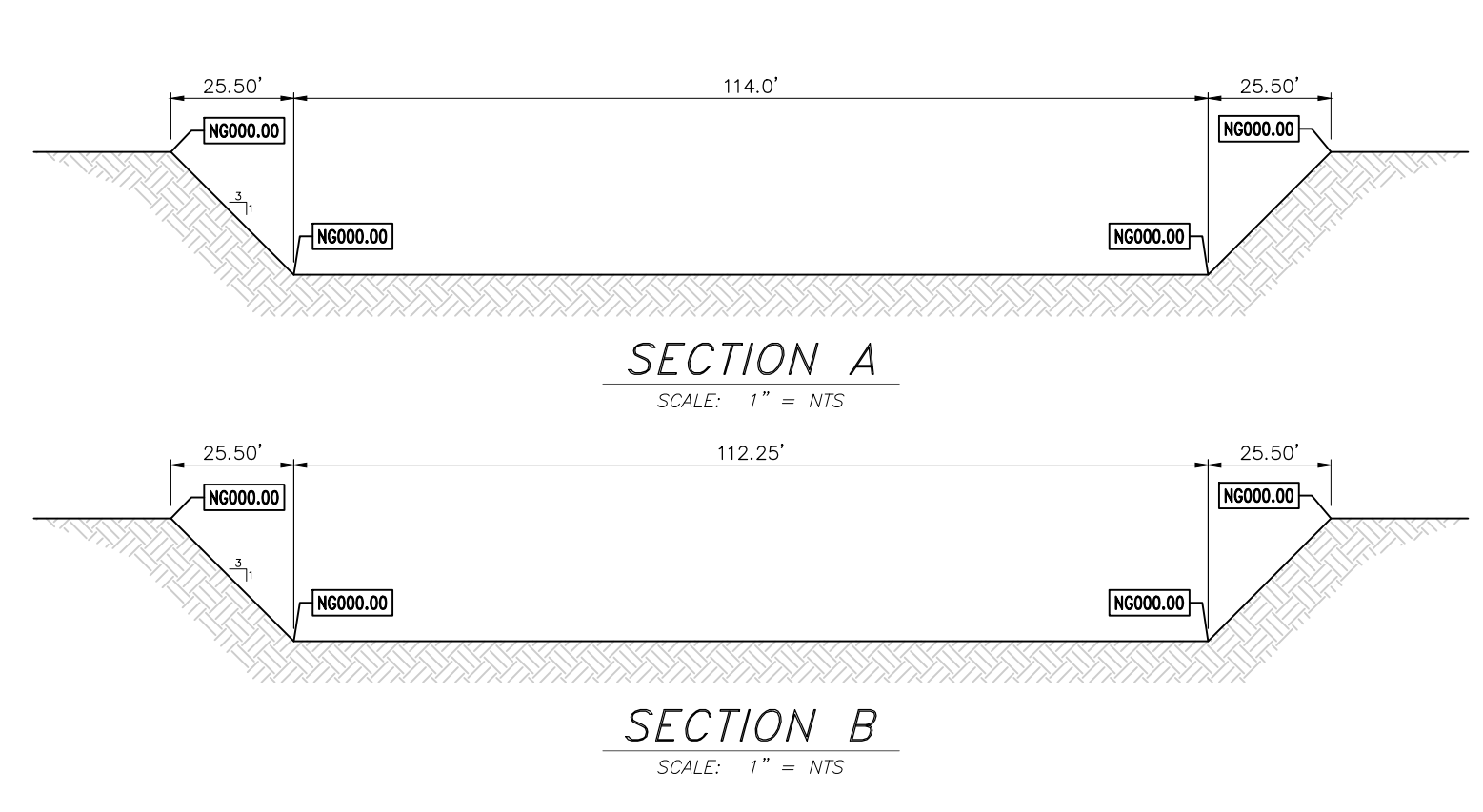
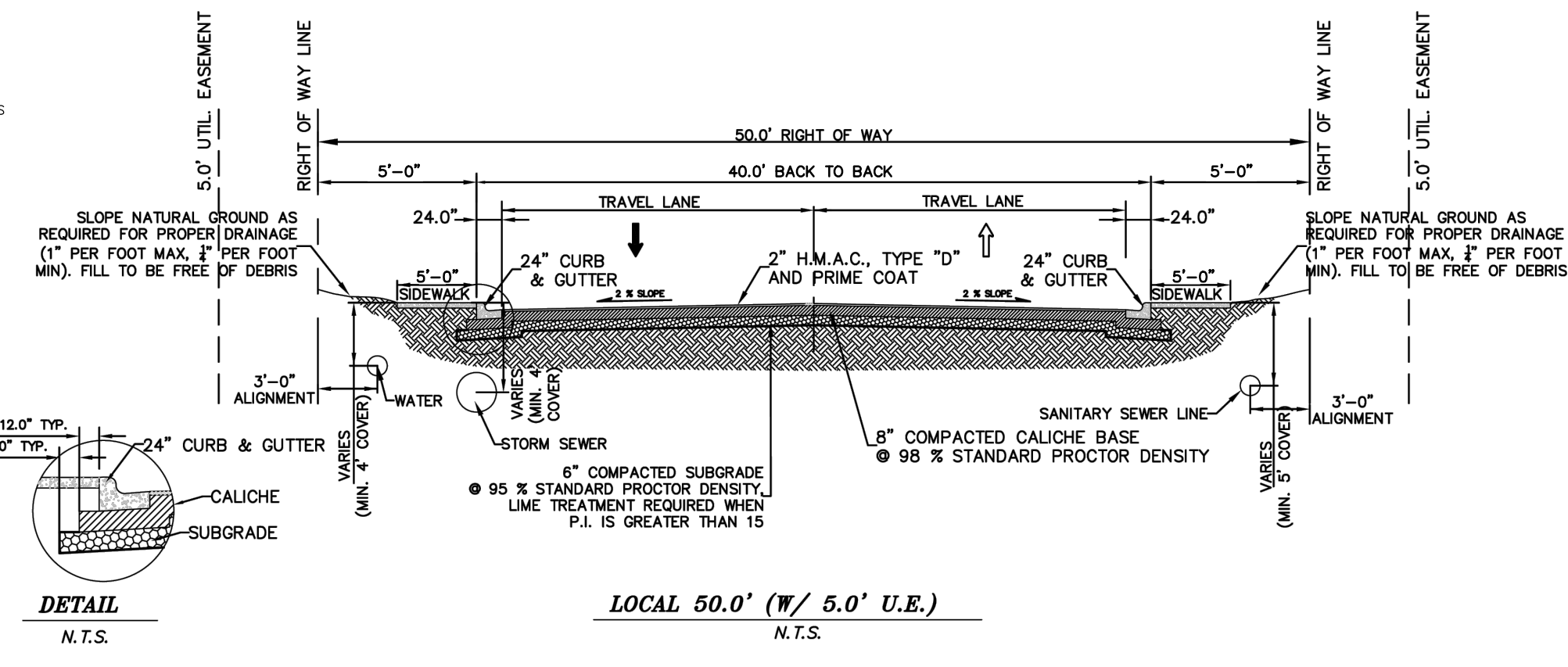
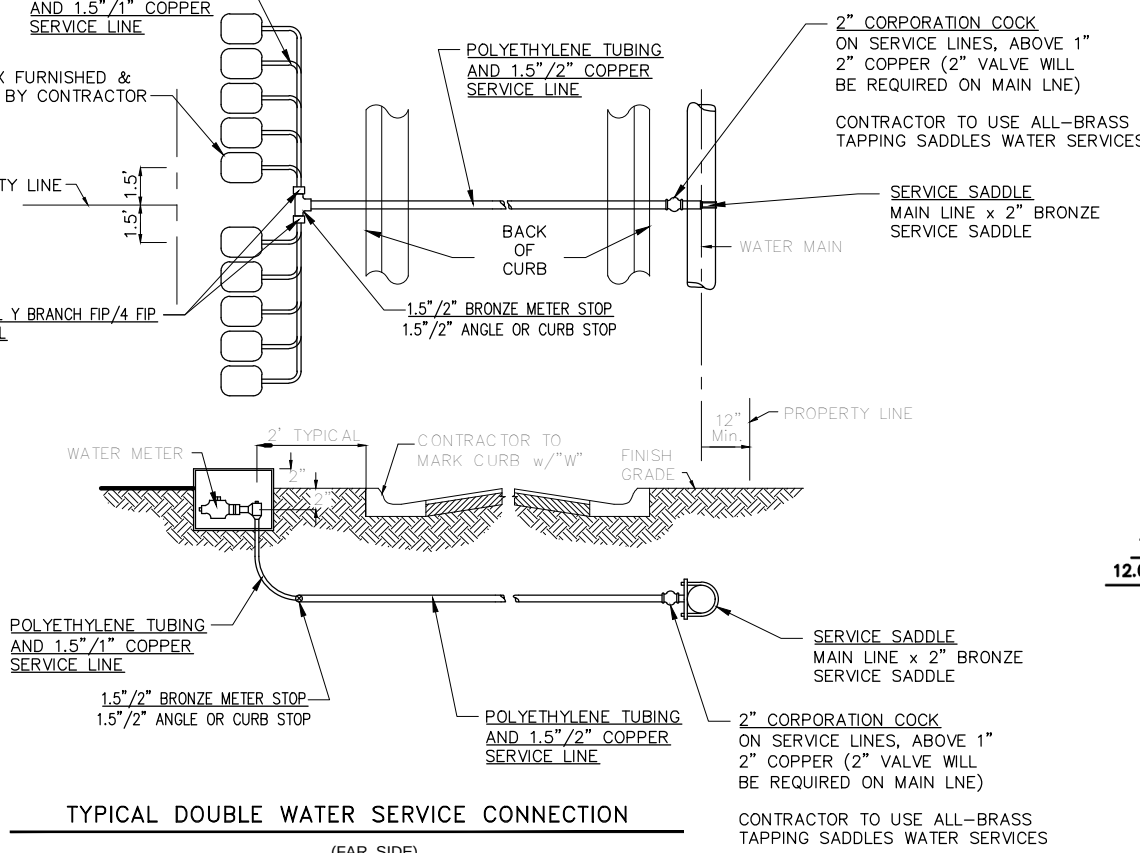
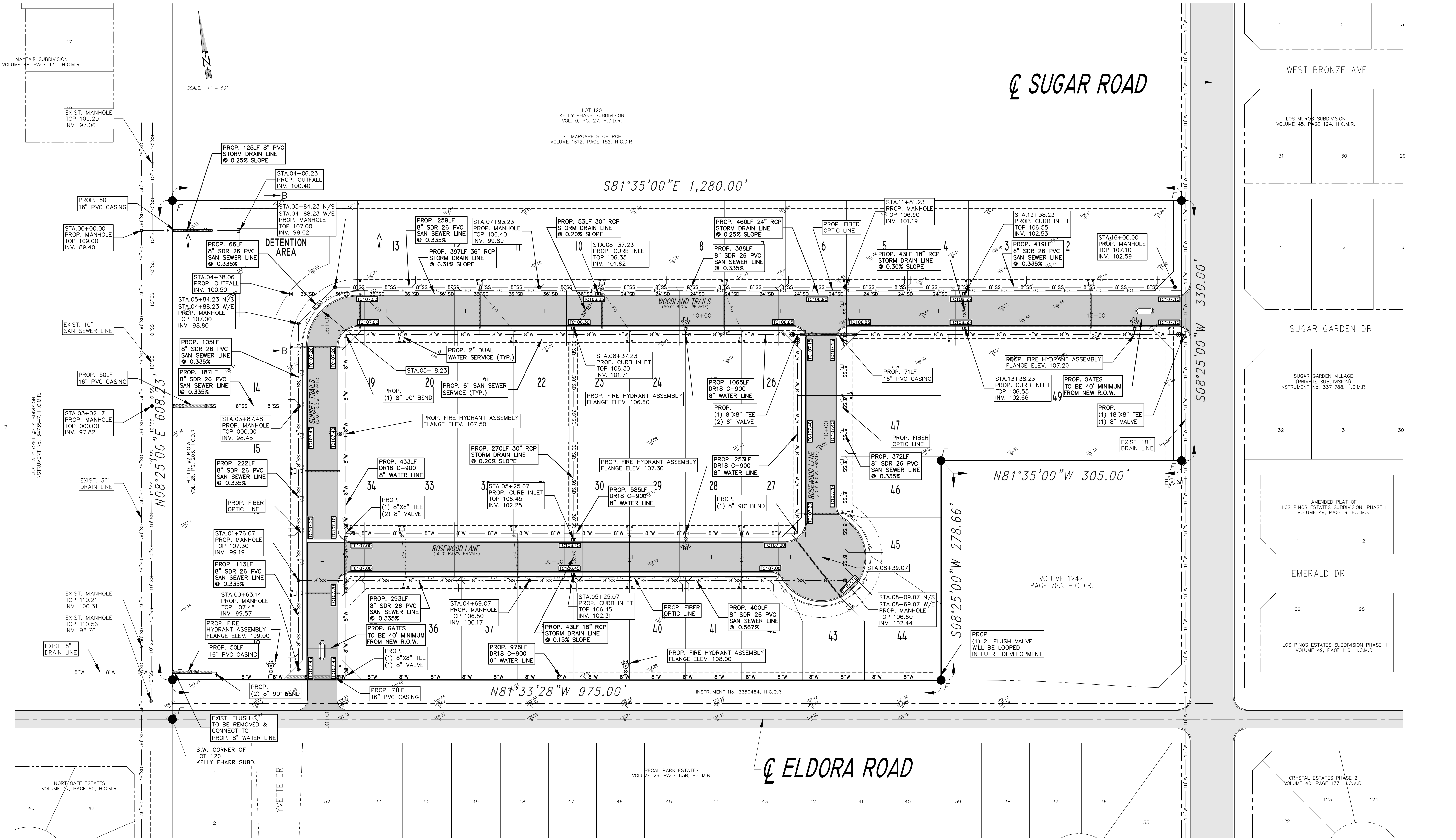
LOCATION MAP

SCALE: 1" = 1000"

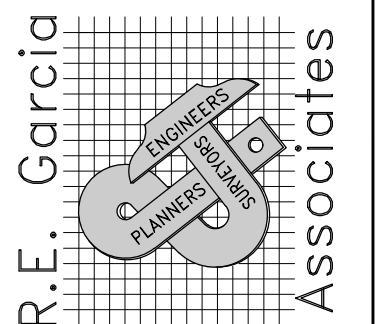


PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE NO.:
OWNER: ROSANA RIOS	1416 BLUEBONNETT AVE.	EDINBURG, TX. 78539	(956) 821-8902
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061



R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-5007) & SURVEYOR (0015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM



UTILITY SHEET
WOODRICH LANDING SUBDIVISION
PHARR, TEXAS

JOB # 2024-054

DATE: AUGUST 11, 2024

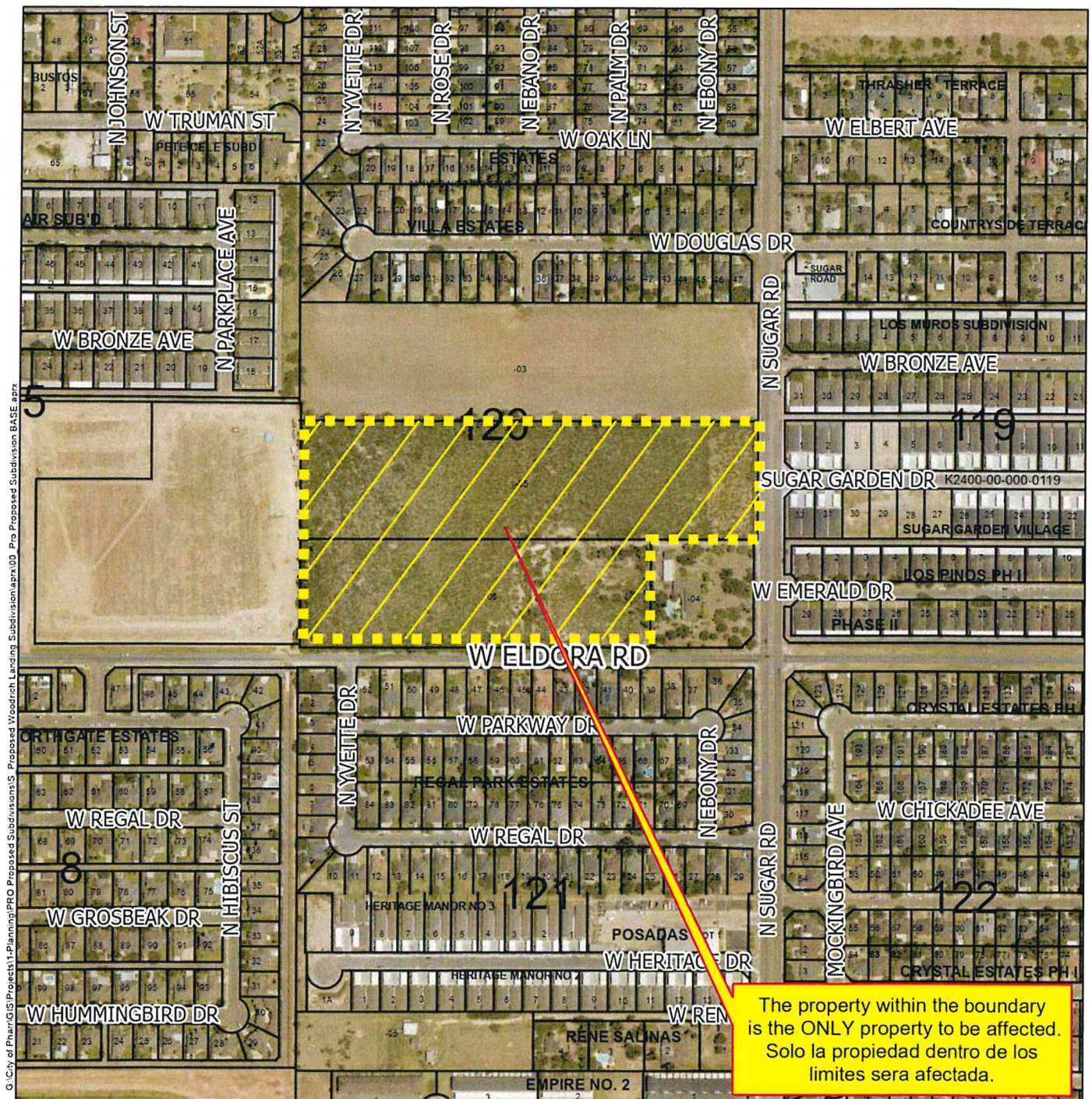
REVISIONS:

DRAWN BY: D.E.S.

SHEET NO.

1/1

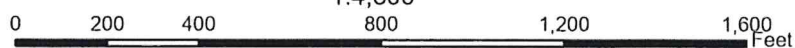
AERIAL



 Subject Property

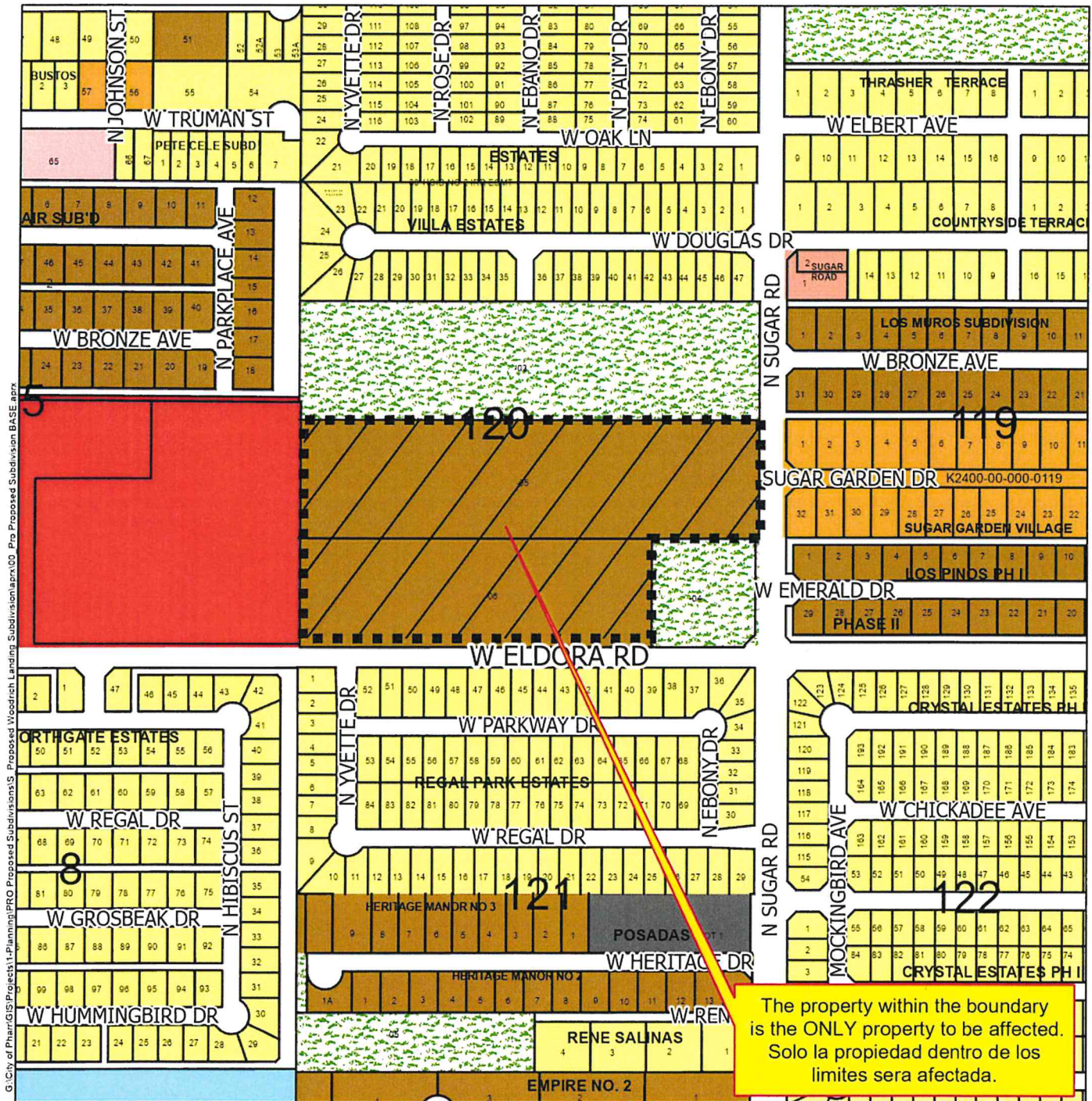
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:4,800



Date: 10/3/2024

ZONING



- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District

- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional

- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Subject Property





Pharr
Development Services



Site Photo

Woodrich Landing Subdivision





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.A.

DATE SUBMITTED: November 5, 2025

MEETING DATE: November 17, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Resolution appointing/reappointing City Clerk and Assistant City Clerk. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: As per City Charter Article III Sec. 3, the Pharr Board of Commissioners shall appoint/reappoint a City Clerk and Assistant City Clerk every two (2) years.

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends approval.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/05/2025
Approved - 11/05/2025
Final Approval - 11/05/2025

STATE OF TEXAS 0

COUNTY OF HIDALGO 0

CITY OF PHARR 0

**RESOLUTION
NO: R-2025-_____**

WHEREAS, the City Clerk is the chief clerical officer of the City of Pharr, Texas, and performs such duties as may be assigned by 1) the City Manager of the City of Pharr, Texas, 2) as required by the Charter of the City of Pharr, Texas, 3) as stated in Vernon's Annotated Civil Statutes, and 4) as generally delegated to City Clerk in Home Rule Municipalities (but nevertheless in accordance with the Charter and Ordinances of the City of Pharr, Texas); and

WHEREAS, Article III, Section 3 of the City Charter requires that the Board of Commissioners appoint a City Clerk and Assistant City Clerk who shall hold office for a term of two (2) years; and

WHEREAS, the City Clerk and Assistant City Clerk for the City of Pharr, Texas, shall receive a salary for their services as may be from time to time set forth in the Budget of the City of Pharr, Texas; and

WHEREAS, the Office of City Clerk became vacant and needs to be filled.

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

_____ shall be and is hereby appointed as City Clerk for the City of Pharr, Texas, and that _____ shall be and is hereby appointed as Assistant City Clerk for the City of Pharr, Texas for the term of two (2) years or until their successors are appointed and qualified, unless terminated sooner in accordance with the law.

APPROVED AND PASSED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS on this the 17th day of November, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.

DATE SUBMITTED: November 5, 2025

MEETING DATE: November 17, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Resolution for the cast of votes for candidate(s) to the Hidalgo County Appraisal District Board of Directors for 2026-2029. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: The Hidalgo County Appraisal District is governed by a Board of Directors that are appointed by vote of the taxing units that participate in the district. In accordance with Section 6.03 of the Property Tax Code, the Appraisal District will be conducting the 2026-2029 election for the Board of Directors of the Hidalgo County Appraisal District.

The Board of Directors consists of nine (9) Board of Directors; five (5) members serve staggered terms and are appointed by vote of the eligible taxing units participating in the District, three (3) members are elected by majority vote in the November general election, and finally, the County Tax Assessor/Collector serves as a voting ex officio member.

The governing body of each eligible taxing unit may cast all its votes for one (1) candidate or distribute the votes among any number of candidates for the two (2) expiring positions. Each voting unit shall determine its vote by written Resolution and submit it to the Chief Appraiser before December 15th.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval and submittal of Resolution to Hidalgo County Appraisal District to cast votes for City of Pharr.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/05/2025
Approved - 11/05/2025
Final Approval - 11/05/2025

RESOLUTION NO. R-2025-_____

STATE OF TEXAS

COUNTY OF HIDALGO

WHEREAS, the Chief Appraiser of Hidalgo County Appraisal District has called for the election of the Hidalgo County Appraisal District Board of Directors; and

WHEREAS, the City of Pharr is entitled to cast a total of 62 votes in said election; and

WHEREAS, ballots must be returned by December 15, 2025, which is the deadline for accepting votes.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Pharr, Hidalgo County, Texas, that city does hereby cast _____votes for _____for Hidalgo County Appraisal Board of Directors for 2026-2029.

PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF PHARR, TEXAS on this the 17th day of November, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

HIDALGO COUNTY APPRAISAL DISTRICT

Joe D. Olivarez Chairman
Eddy Betancourt Vice-Chairman
Amador Requenez Secretary
Richard A. Garza Member
Albert D. Cardenas Member



Pablo "Paul" Villarreal, Jr. Member
Place 1 Erica E. Canales Member
Place 2 Veronica "Ronnie" Ontiveros Member
Place 3 Karina Cardoza Member
Rolando Garza Chief Appraiser

PO Box 208
Edinburg, TX 78540-0208
(956) 381-8466 (956) 565-2461
www.hidalgoad.org

October 29, 2025

City of Pharr Mayor
Dr. Ambrosio Hernandez
PO Box 1729
Pharr TX 78577

RECEIVED

NOV 04 2025

**CITY CLERK'S OFFICE
IMELDA PEREZ**

Dear Dr. Hernandez,

As prescribed by Section 6.03 of the Texas Property Tax Code, enclosed, for the two (2) available directorships, you will find the "Official Ballot" with the candidates' names and the number of votes you are authorized to cast in the election for the Board of Directors of the Hidalgo County Appraisal District (HCAD). In addition, I have provided a condensed biography of each candidate that provided one, a list of the total vote distribution for all voting entities, and a sample resolution for your convenience, which you may use or submit one prepared by your office.

HCAD is governed by nine (9) Board of Directors; five (5) members serve staggered terms and are appointed by vote of the eligible taxing units participating in the District, three (3) members are elected by majority vote in the November general election, and finally, the County Tax Assessor/Collector serves as a voting ex officio member.

The governing body of each eligible taxing unit may cast all its votes for one (1) candidate or distribute the votes among any number of candidates for the two (2) expiring positions. Each voting unit shall determine its vote by written resolution and submit it to the Chief Appraiser before December 15th. Please note that there is no provision for write-in candidates. Therefore, any vote cast for someone not listed on the ballot will be discarded.

The Chief Appraiser will count all timely submitted votes, declare the five candidates that receive the most significant cumulative vote totals elected, and submit the results before December 31st to the governing body of all taxing units in the District and to the candidates.

Should you have any additional questions, please do not hesitate to contact me.

Sincerely,

Rolando Garza

Rolando Garza, RPA
Chief Appraiser

RG:plg

Enclosures

Hidalgo County Appraisal District 4405 S. Professional Drive PO Box 208 Edinburg TX 78540-0208 OFFICIAL BALLOT Election 2026-2029 Appraisal District Board of Directors	
Entity: PHARR	Authorized Votes: 62
Nominee	# of Votes
Garza, Richard A.	
Martinez, George	
Moreno, David	
Olivarez, Joe D.	

Date Resolution Passed (attch resolution)

Authorized Representative

Joe Daniel Olivarez

LNR Apartments

614 North Texas

956-463-5656

joe@LNRapts.com

OBJECTIVE

As a member of the Weslaco community I would like to be known as a leader. Someone who inspires and motivates other to achieve their goals.

EDUCATION —

University of Texas Austin
Bachelors of Arts in
Business Administration

EXPERIENCE

January 1999-Present
Owner • Olivarez Company

Manage, rent, renovate, build apartments and commercial offices.

LEADERSHIP

Weslaco Economic Development Corporation
10 years to present
Hidalgo County Subdivision Review Board
10 years to present
Hidalgo County Appraisal District Review Board
12 years
Hidalgo County Appraisal District Board of Directors
4 years

REFERENCES

[Available upon request.]

MEET RICHARD. A. GARZA,

Richard A. Garza is a lifelong resident of the Rio Grande Valley. He first received his real estate license at the age of 18 then continued on to graduate with a BBA in Finance from Pan American University in Edinburg, TX. He first joined BIC Realty in 1977. As Richard continues working on sales in residential and commercial real estate, he has also represented many banks in selling REO properties. His knowledge of over 46 years of experience in the Real Estate Industry allows him to provide clients with versatile, multi-market expertise. In the mid 80's, Richard began purchasing tracts of land and developed them into residential/ranch-type subdivisions and has since developed and sold over 10,000 acres. As a Real Estate developer, his job entails coordinating the development with engineers, city officials, city staff, utility contractors, paving contractors, water suppliers, and surveyors creating robust loyal industry relationships. Over the years Richard has also founded and participates in BIC Investments, GR Land Corporation, Garco, LTD, BIC Development, Goldstar Holdings, Ice House Ranches, GR Inversiones, and Anacahuillas companies. He is the previous Chairman of the Hidalgo County Appraisal District Board of Directors, Current Director of the Texas Land Developers Association, Current Member of the Santa Gertrudis Breeders International, Current Member of the Edinburg Chamber of commerce, Current Member of the McAllen Chamber of Commerce, Current Member of the McAllen Hispanic Chamber of Commerce and has participated/served his community in so many ways over his time in the Real Estate Industry.



Jorge is a distinguished political analyst with a strong presence in the Spanish-language national media landscape. He holds a Bachelor of Arts degree in Communication from California State University, Fresno, where he excelled academically and played a pivotal role as the founding president of Alpha Gamma Omega, a Christ-centered fraternity, showcasing his leadership and commitment to his community.

His passion for public affairs and governance led Jorge to further his education, culminating in a Master of Public Administration degree from California Baptist University. With this academic foundation, he embarked on a journey of impactful public service and advocacy.

Since 2012, Jorge has been an integral part of The LIBRE Initiative, where he has held various key positions. Presently, he serves as the Strategic Director, leveraging his expertise to build bridges and foster collaboration within the community.

In recognition of his dedication and expertise, Jorge was appointed by Governor Greg Abbott to the prestigious Texas Physician Assistant Board in 2015. During his tenure, he made significant contributions while serving on the Ethics and Disciplinary Committee, exemplifying his commitment to upholding the highest ethical standards in healthcare.

Further demonstrating his leadership and public service, in September 2025 Jorge was appointed by Texas Agriculture Commissioner Sid Miller to the Produce Recovery Fund Board of the Texas Department of Agriculture, where he will serve a six-year term helping oversee and strengthen Texas' agricultural recovery and produce industry.

Additionally, Jorge has demonstrated his unwavering commitment to his local community by formerly chairing the Citizens Advisory Committee of the City of Mission, TX. He continues to make a positive impact by serving as an esteemed Accountability Board Member for New Life Family Church in McAllen, TX.

Jorge's extensive experience, strong educational background, and his frequent appearances on Spanish-language national media outlets make him a trusted and influential voice in shaping public policy for his community.





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.

DATE SUBMITTED: November 7, 2025

MEETING DATE: November 17, 2025

FROM: Jamison Merrick, Finance Director

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

Agenda Item: Consideration and action, if any, on Resolution renewing Lone Star National Bank as the official depository for the City of Pharr and authorizing the City Manager to execute all necessary agreements and documents related thereto. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: The City's Depository agreement with LSNB is due for renewal. The renewal is for a period of 5 years through July 31, 2030.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: To reject.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Jamison Merrick

Created/Initiated - 11/07/2025

Jamison Merrick

Approved - 11/07/2025

Ricardo Rodriguez

Approved - 11/10/2025

City Management Office

Final Approval - 11/10/2025

RESOLUTION R-2025- _____

RESOLUTION RENEWING THE DEPOSITORY AGREEMENT WITH LONE STAR NATIONAL BANK AS THE OFFICIAL DEPOSITORY FOR CITY FUNDS AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS.

WHEREAS, pursuant to Chapter 105 of the Texas Local Government Code, The City of Pharr, Texas (the "City") is required to designate one or more depositories for City funds; and

WHEREAS, the City previously entered into a depository agreement with Lone Star National Bank to provide depository and related banking services for the safekeeping and management of municipal funds; and

WHEREAS, the existing depository agreement is due for renewal, and the City Commission has determined that Lone Star National Bank continues to provide satisfactory service and favorable terms; and

WHEREAS, the City Commission finds it in the best interest of the City to renew its depository agreement with Lone Star National Bank for a term of five (5) years and to authorize the City Manager to execute the necessary documents to carry out this action;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS THAT:

1. The City Commission hereby approves the renewal of the depository agreement with Lone Star National Bank in accordance with Chapter 105 of the Texas Local Government Code.
2. Lone Star National Bank is hereby designated as the official depository for all City of Pharr funds for a period of five (5) years ending on July 31, 2030, in accordance with the terms of the renewed agreement.
3. The City Manager is authorized to execute the depository agreement, signature cards, and all other related or necessary documents on behalf of the City of Pharr and to take such actions as may be required to implement this resolution.
4. The resolution shall become effective immediately upon its passage and approval.

APPROVED AND PASSED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS on this the 17th day of November, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.A.

DATE SUBMITTED: November 5, 2025

MEETING DATE: November 17, 2025

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, authorizing City Manager to approve and establish a pool of qualified firms for professional construction management services. **This item supports SE - Service Excellence.**

Classification: Regular

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

Issue: On July 17, 2025, the City of Pharr received qualifications from nine (9) respondents for Construction Management Services. The City of Pharr would like to approve all firms that submitted qualifications for professional construction management services to be utilized on a case-by-case basis as needed. All approved firms will enter into a Master Professional Service Agreement with the City of Pharr to allow for future projects. At the time a project is identified, a corresponding Professional Services Agreement will be executed referencing the specific project name and scope of work.

The Master Agreement shall be active for two (2) years, with the option to extend the contract for three (3) additional years, in one (1) year increments if the performance of the respondents is satisfactory and fees remain firm.

(Project No. 2425-01-528-S24-179 - Construction Management Services)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends authorizing the City Manager to enter into a Master Service Agreement with the responsive firms selected for the Professional Construction Management Services Pooled List. The Master Service Agreement will be for a term of two (2) years, with the option to extend for up to three (3) additional one-year periods, contingent upon satisfactory performance and rates remaining firm.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan
Maritza Magallan

Created/Initiated - 11/05/2025
Approved - 11/05/2025

Pilar Rodriguez
Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Approved - 11/05/2025
Approved - 11/05/2025
Approved - 11/05/2025
Approved - 11/06/2025
New -



July 17, 2025 AT 3:00 P.M.

PROJECT #2425-01-528-S24-179 - STATEMENT OF QUALIFICATIONS FOR CONSTRUCTION MANAGEMENT SERVICES-POOL

RESPONDENTS:	
COMPANY	CITY, STATE
1 8/A BUILDERS	MISSION, TX
2 BROADDUS CONSTRUCTION	MCALLEN, TX
3 BROWNSTONE CONSULTANTS	MCALLEN, TX
4 GUADALUPE V. GARCIA	PHARR, TX
5 KCI TECHNOLOGIES INC.	MISSION, TX
6 SAMES INC	MCALLEN, TX
7 TEXAS INFRASTRUCTURE DEVELOPMENT GROUP	MCALLEN, TX
8 TRIMAD CONSULTANTS	PHARR, TX
9	
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16	



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.B.

DATE SUBMITTED: November 5, 2025

MEETING DATE: November 17, 2025

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, authorizing City Manager to approve and establish a pool of qualified firms for professional architectural services. **This item supports SE - Service Excellence.**

Classification: Regular

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

Issue: On August 28, 2025, the City of Pharr received qualifications from nine (9) respondents for Professional Architectural Services. The City of Pharr would like to approve all firms that submitted qualifications for professional architectural services to be utilized on a case-by-case basis as needed. All approved firms will enter into a Master Professional Service Agreement with the City of Pharr to allow for future projects. At the time a project is identified, a corresponding Professional Services Agreement will be executed referencing the specific project name and scope of work.

The Master Agreement shall be active for two (2) years, with the option to extend the contract for three (3) additional years, in one (1) year increments if the performance of the respondents is satisfactory and fees remain firm.

(Project No. 2425-01-528-S31-622 - Architectural Services)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends authorizing the City Manager to enter into a Master Service Agreement with the responsive firms selected for the Professional Architectural Services Pooled List. The Master Service Agreement will be for a term of two (2) years, with the option to extend for up to three (3) additional one-year periods, contingent upon satisfactory performance and rates remaining firm.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan
Maritza Magallan
Pilar Rodriguez

Created/Initiated - 11/05/2025
Approved - 11/05/2025
Approved - 11/05/2025

Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Approved - 11/06/2025
Approved - 11/06/2025
Approved - 11/06/2025
New -



CITY OF PHARR
AUGUST 28, 2025 AT 10:00 A.M.

PROJECT #2425-01-528-S31-622
RFQ - PROFESSIONAL ARCHITECTURAL SERVICES

RESPONDENTS:	
COMPANY	CITY, STATE
1 BROWNSTONE CONSULTANTS LLC	MCALLEN, TX
2 CHESNEY MORALES PARTNERS, INC	SAN ANTONIO, TX
3 MILNET ARCHITECTURAL SERVICES PLLC	MCALLEN, TX
4 GOMEZ MENDEZ SAENZ INC	BROWNSVILLE, TX
5 ERO ARCHITECTS	EDINBURG, TX
6 RIKE OGDEN FIGUEROA ALLEX ARCHITECTS INC	MCALLEN, TX
7 DUNCAN ARCHITECTS	MCALLEN, TX
8 GIGNAC & ASSOCIATES LLP	MCALLEN, TX
9 SAM GARCIA ARCHITECT LLC	MCALLEN, TX
10	
11	
12	



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.C.

DATE SUBMITTED: November 5, 2025

MEETING DATE: November 17, 2025

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, authorizing City Manager to approve and establish a pool of qualified firms for professional engineering services. **This item supports SE - Service Excellence.**

Classification: Regular

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

Issue: On August 28, 2025, the City of Pharr received qualifications from thirty nine (39) respondents for Professional Engineering Services. The City of Pharr would like to approve all firms that submitted qualifications for professional engineering services to be utilized on a case-by-case basis as needed. All approved firms will enter into a Master Professional Service Agreement with the City of Pharr to allow for future projects. At the time a project is identified, a corresponding Professional Services Agreement will be executed referencing the specific project name and scope of work.

The Master Agreement shall be active for two (2) years, with the option to extend the contract for three (3) additional years, in one (1) year increments if the performance of the respondents is satisfactory and fees remain firm. (Project No. 2425-01-528-S32-823 - Engineering Services)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends authorizing the City Manager to enter into a Master Service Agreement with the responsive firms selected for the Professional Engineering Services Pooled List. The Master Service Agreement will be for a term of two (2) years, with the option to extend for up to three (3) additional one-year periods, contingent upon satisfactory performance and rates remaining firm.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan
Maritza Magallan
Pilar Rodriguez

Created/Initiated - 11/05/2025
Approved - 11/05/2025
Approved - 11/05/2025

Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Approved - 11/05/2025
Approved - 11/05/2025
Approved - 11/06/2025
New -



CITY OF PHARR
AUGUST 28, 2025 AT 11:00 A.M.

PROJECT #2425-01-528-S31-622
RFQ - PROFESSIONAL ENGINEERING SERVICES

RESPONDENTS:		
	COMPANY	CITY, STATE
1	AMBIOTEC CIVIL ENGINEERING GROUP	BROWNSVILLE, TX
2	PROFESSIONAL SERVICE INDUSTRIES	HARLINGEN, TX
3	COBB FENDLEY & ASSOCIATES	MCALLEN, TX
4	CONSOR ENGINEERS LLC	MCALLEN, TX
5	TRIMAD CONSULTANTS LLC	SAN JUAN, TX
6	GUZMAN & MUNOZ ENGINEERING AND SURVEYING	MERCEDES, TX
7	LEE ENGINEERING	SAN ANTONIO, TX
8	SOUTH TEXAS INFRASTRUCTURE GROUP LLC	MISSION, TX
9	LEMC INC	MISSION, TX
10	PAPE-DAWSON ENGINEERS	CORPUS CHRISTI, TX
11	RUMMEL, KLEPPER & KAHL LLP	AUSTIN, TX
12	RO ENGINEERING PLLC	EDINBURG, TX
13	FREESE AND NICHOLS INC	HARLINGEN, TX
14	BZZ ENGINEERING LLC	MISSION, TX
15	R. GUTIERREZ ENGINEERING CORPORATION	PHARR, TX
16	MELDEN & HUNT INC	EDINBURG, TX
17	KCI TECHNOLOGIES INC	MISSION, TX
18	BROWNSTONE CONSULTANTS LLC	MCALLEN, TX
19	TEDSI INFRASTRUCTURE GROUP INC	MISSION, TX
20	ALDANA ENGINEERING & TRAFFIC DESIGN	WESLACO, TX
21	HALF ASSOCIATES	MCALLEN, TX
22	LEFEVRE ENGINEERING PLLC	PORT MANSFIELD, TX
23	JAVIER HINOJOSA ENGINEERING	MCALLEN, TX
24	SIGMA HN ENGINEERS PLLC	MCALLEN, TX
25	ARRDURA GROUP INC	LAREDO, TX
26	GDJ ENGINEERING	EDINBURG, TX
27	EDWARDS ENERGY ENVIRONMENTAL & WASTE MANAGEMENT	KINGWOOD, TX
28	HANSON PROFESSIONAL SERVICES	HARLINGEN, TX
29	DBR ENGINEERING CONSULTANTS	MCALLEN, TX
30	TERRACON CONSULTANTS	SAN ANTONIO, TX
31	SCHEIBE CONSULTING	HARLINGEN, TX
32	SAMES INC	MCALLEN, TX
33	APPROACH ENVIRONMENTAL	LUBBOCK, TX
34	TJKM TRANSPORTATION CONSULTANTS	AUSTIN, TX
35	JORGE PEREZ CONSULTING ENGINEERS	MCALLEN, TX
36	TRINITY MEP ENGINEERING	WESLACO, TX
37	J & R ENGINEERING	MCALLEN, TX
38	TEXAS INFRASTRUCTURE DEVELOPMENT GROUP	MCALLEN, TX
39	HINOJOSA ENGINEERING INC	MISSION, TX



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.D.

DATE SUBMITTED: November 5, 2025

MEETING DATE: November 17, 2025

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, authorizing City Manager to approve and establish a pool of qualified firms for professional surveying services. **This item supports SE - Service Excellence.**

Classification: Regular

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

Issue: On August 28, 2025, the City of Pharr received qualifications from sixteen (16) respondents for Professional Surveying Services. The City of Pharr would like to approve all firms that submitted qualifications for professional surveying services to be utilized on a case-by-case basis as needed. All approved firms will enter into a Master Professional Service Agreement with the City of Pharr to allow for future projects. At the time a project is identified, a corresponding Professional Services Agreement will be executed referencing the specific project name and scope of work.

The Master Agreement shall be active for two (2) years, with the option to extend the contract for three (3) additional years, in one (1) year increments if the performance of the respondents is satisfactory and fees remain firm.

(Project No. 2425-01-528-S33-681 - Surveying Services)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends authorizing the City Manager to enter into a Master Service Agreement with the responsive firms selected for the Professional Surveying Services Pooled List. The Master Service Agreement will be for a term of two (2) years, with the option to extend for up to three (3) additional one-year periods, contingent upon satisfactory performance and rates remaining firm.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan
Maritza Magallan
Pilar Rodriguez

Created/Initiated - 11/05/2025
Approved - 11/05/2025
Approved - 11/05/2025

Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Approved - 11/06/2025
Approved - 11/06/2025
Approved - 11/06/2025
New -



CITY OF PHARR
AUGUST 28, 2025 AT 2:00 P.M.

PROJECT #2425-01-528-S33-681
RFQ - PROFESSIONAL SURVEYING SERVICES

RESPONDENTS:	
COMPANY	CITY, STATE
1 ARDURRA GROUP, INC.	LAREDO, TX
2 CARRIZALES LAND SURVEYING, LLC.	EDINBURG, TX
3 COLLIERS ENGINEERING & DESIGN, INC.	SAN ANTONIO, TX
4 GRATIA GEOMATICS, LLC	SPRING, TX
5 GUZMAN & MUNOZ ENGINEERING AND SURVEYING, INC.	MERCEDES, TX
6 HALFF ASSOCIATES, INC.	MCALLEN, TX
7 HANSON PROFESSIONAL SERVICES, INC.	CORPUS CHRISTI, TX
8 KANE LINDSEY, LLC	EDINBURG, TX
9 KCI TECHNOLOGIES, INC.	MISSION, TX
10 McGRAY & McGRAY LAND SURVEYORS, INC.	AUSTIN, TX
11 MELDEN & HUNT, INC.	EDINBURG, TX
12 R GUTIERREZ ENGINEERING CORP.	PHARR, TX
13 ROW SURVEYING SERVICES, LLC.	MISSION, TX
14 SAMES, INC.	MCALLEN, TX
15 SCHEIBE CONSULTING, LLC.	HARLINGEN, TX
16 STANTEC CONSULTING SERVICES, INC.	SAN ANTONIO, TX



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.E.

DATE SUBMITTED: November 5, 2025

MEETING DATE: November 17, 2025

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, authorizing City Manager to approve and establish a pool of qualified firms for professional engineering services for water and wastewater projects. **This item supports SE - Service Excellence.**

Classification: Regular

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

Issue: On August 28, 2025, the City of Pharr received qualifications from nineteen (19) respondents for Professional Engineering Water and Wastewater Services. The City of Pharr would like to approve all firms that submitted qualifications for professional water and wastewater engineering services to be utilized on a case-by-case basis as needed. All approved firms will enter into a Master Professional Service Agreement with the City of Pharr to allow for future projects. At the time a project is identified, a corresponding Professional Services Agreement will be executed referencing the specific project name and scope of work.

The Master Agreement shall be active for two (2) years, with the option to extend the contract for three (3) additional years, in one (1) year increments if the performance of the respondents is satisfactory and fees remain firm.

(Project No. 2425-01-528-S34-337 - Water and Wastewater Services)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends authorizing the City Manager to enter into a Master Service Agreement with the responsive firms selected for the Professional Engineering Water and Wastewater Services Pooled List. The Master Service Agreement will be for a term of two (2) years, with the option to extend for up to three (3) additional one-year periods, contingent upon satisfactory performance and rates remaining firm.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Created/Initiated - 11/05/2025

Maritza Magallan
Pilar Rodriguez
Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Approved - 11/05/2025
Approved - 11/05/2025
Approved - 11/06/2025
Approved - 11/06/2025
Approved - 11/06/2025
New -



CITY OF PHARR

August 28, 2025 at 3:00 P.M.

PROJECT #2425-01-528-S34-337

RFQ - PROFESSIONAL ENGINEERING SERVICES FOR WATER AND WASTEWATER
IMPROVEMENTS PROJECT

RESPONDENTS:	
COMPANY	CITY, STATE
1 ARDURRA GROUP, INC.	LAREDO, TX
2 CAROLLO ENGINEERS, INC.	MCALLEN, TX
3 DUNHAM ENGINEERING, LLC.	COLLEGE STATION, TX
4 FREESE AND NICHOLS, INC.	HARLINGEN, TX
5 GARCIA INFRASTRUCTURE CONSULTANTS, LLC	PHARR, TX
6 GARVER, LLC	HARLINGEN, TX
7 GUZMAN & MUNOZ ENGINEERING AND SURVEYING, INC.	MERCEDES, TX
8 HALFF	MCALLEN, TX
9 HANSON	HARLINGEN, TX
10 J&R ENGINEERING, LLC	MCALLEN, TX
11 JAVIER HINOJOSA ENGINEERING	MCALLEN, TX
12 LEFEVRE ENGINEERING	PORT MANSFIELD, TX
13 LEMC, INC. dba HCE	MISSION, TX
14 MELDEN & HUNT, INC.	EDINBURG, TX
15 SAMES, INC.	MCALLEN, TX
16 SIGMA ENGINEERS, PLLC	MCALLEN, TX
17 SOUTH TEXAS INFRASTRUCTURE GROUP, LLC	MISSION, TX
18 SWG ENGINEERING, LLC	WESLACO, TX
19 TRIMAD CONSULTANTS, LLC	SAN JUAN, TX



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.F.

DATE SUBMITTED: November 10, 2025

MEETING DATE: November 17, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Bridge

DIRECTOR: Luis Bazan

Agenda Item: Consideration and action, if any, on proposed toll fee increase for commercial HAZMAT and tanker trucks by an additional fifty dollars (\$50.00) over the standard toll fee. **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Increasing HAZMAT toll fees by an additional fifty dollars (\$50.00) over the standard toll fee.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

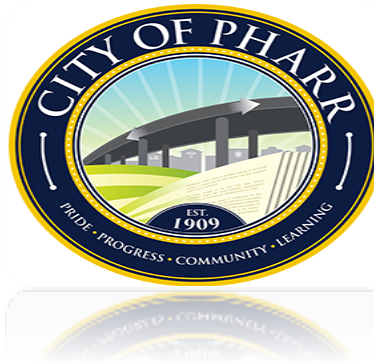
Luis Bazan

City Management Office

Created/Initiated - 11/10/2025

New -

-



Pharr International Bridge

Hazmat Tankers Proposed Toll Rate Increase



Proposed New Hazmat Tanker Toll Rates

			\$ 25.00	\$ 50.00	\$ 75.00
Axles	Regular Toll Rate	Hazmat Tanker Toll Rates	New Rate	New Rate	New Rate
4 Axle	22.25	42.25	\$ 67.25	\$ 92.25	\$ 117.25
5 Axle	27.25	47.25	\$ 72.25	\$ 97.25	\$ 122.25
6 Axle	30.25	50.25	\$ 75.25	\$ 100.25	\$ 125.25

			\$ 25.00	\$ 50.00	\$ 75.00
Axles	AVI Toll Rate	Hazmat Tanker Toll Rates	New Rate	New Rate	New Rate
4 Axle	21.25	41.25	\$ 66.25	\$ 91.25	\$ 116.25
5 Axle	25.25	45.25	\$ 70.25	\$ 95.25	\$ 120.25
6 Axle	29.25	49.25	\$ 74.25	\$ 99.25	\$ 124.25

Projected Incremental Increase in Revenues

	\$25 Toll Increase		\$50 Toll Increase		\$75 Toll Increase	
HAZMAT TANKERS	2024	2025	2024	2025	2024	2025
Annual Crossings	70,236	65,713	70,236	65,713	70,236	65,713
Gross Crossing Revenues	\$ 2,448,307	\$ 2,980,556	\$ 2,448,307	\$ 2,980,556	\$ 2,448,307	\$ 2,980,556
Average Toll Rate	\$ 34.86	\$ 45.36	\$ 34.86	\$ 45.36	\$ 34.86	\$ 45.36
Proposed Rate Increase	\$ 25.00	\$ 25.00	\$ 50.00	\$ 50.00	\$ 75.00	\$ 75.00
Projected Incremental Increase in Revenues	\$ 1,755,900	\$ 1,642,825	\$ 3,511,800	\$ 3,285,650	\$ 5,267,700	\$ 4,928,475
Projected Combined Gross Revenues	\$ 4,204,207	\$ 4,623,381	\$ 5,960,107	\$ 6,266,206	\$ 7,716,007	\$ 7,909,031

Competitive Matrix Summary

Bridge	Competitive Strengths	Weaknesses	Pharr Differentiator
Anzaldúas	Low-cost for empties, congestion relief	Limited infrastructure, not hazmat-certified	Full hazmat certification, enhanced CBP coordination, advanced inspection infrastructure
Progreso	Agricultural niche, moderate traffic	Longer detours, limited hazmat infrastructure	Dedicated hazmat route, faster clearance times, digital pre-clearance system
Los Indios	Efficient for Matamoros shipments	Outlying location, low industrial connectivity	Central corridor access, high-capacity staging area, hazmat-ready lanes
Brownsville	Established maquiladora trade base	Congestion, slower customs inspection	Streamlined hazmat flow, coordinated emergency response, modernized lanes
Donna	Central location, growing infrastructure	Not hazmat-authorized, limited services	Full hazmat compliance, tanker staging, safety and inspection integration
Pharr (Proposed)	Largest certified southbound hazmat capacity, integrated logistics hub	Toll fee increase may pressure cost-sensitive carriers	Maintains regional monopoly on hazmat certification, offsets toll cost through faster turnaround, lower dwell time, and safety.

Pharr Baseline Advantage Summary

Category	Pharr Baseline Advantage	Quantified Value Offset	Explanation
Reduced Dwell Time	Average 25–30 minutes faster crossing	\$40–\$60 per tanker in labor & idle fuel savings	Faster inspections and dedicated hazmat lanes reduce wait time and driver costs
Fuel Efficiency	3–5 gallons saved per trip (avg.)	\$12–\$20 savings per tanker	Reduced idling and route optimization via centralized corridor
Safety & Compliance	100% hazmat-certified infrastructure	Avoids potential liability per incident	Lower insurance risk and CBP aligned safety standards
Operational Reliability	Predictable inspection window	Productivity gain	Reduced downtime and predictable scheduling for fleet managers
Net Cost Offset (per crossing)		Estimated \$60–\$120 effective savings per tanker	Neutralizes or exceeds projected toll increase impact

Hazmat Tankers - Proposed Toll Rate Increase

In Summary:

- The proposed hazmat toll fee increase may appear as a cost escalation, but Pharr's operational efficiencies deliver a net neutral or positive financial impact to carriers.
- Key advantages consist of faster processing, safety reliability, and lower fuel consumption, offsetting toll adjustments.
- Pharr's strategic positioning as the sole Southbound hazmat-certified bridge ensures continued dominance in hazardous materials logistics and strengthens its economic justification for the fee adjustment.



QUESTIONS



THANK YOU





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.A.

DATE SUBMITTED: November 10, 2025

MEETING DATE: November 17, 2025

FROM: Jose Pena, IT Director

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: Consideration and action, if any, on the purchase of Vermeer heavy equipment for Pharr Connect from Vermeer Texas-Louisiana from Alamo Texas in the amount of \$207,711.46 (Buyboard Contract #187.22). **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Pharr Connect is in need of this additional equipment in order to begin our own construction projects and avoid outsourcing jobs to contractors.

Fiscal Consideration: \$207,711.46

Staff Recommendation: Staff recommends approval.

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 - 11/10/2025
Approved - 11/10/2025
Approved - 11/10/2025
Approved - 11/10/2025
Approved - 11/10/2025
New -



Vermeer Texas-Louisiana
222 Frontage Road
Alamo, TX 78516
Ph: (956) 782-5580
vermeertexas.com

Please remit to:
Vermeer Texas-Louisiana
PO Box 227283
Dallas, TX 75222-7283

Ship To: IN STORE PICKUP

Invoice To: CITY OF PHARR
1000 S BLUEBONNET
PHARR TX 78577-5822

Attention: JORGE ZEQUERA

Branch 05 - ALAMO		
Date 11/06/2025	Time 16:13:56 (O)	Page 1
Account No PHARR001	Phone No 9567873311	Est No 05 Q01204
Ship Via		Purchase Order 196434
Tax ID No		
WALTER MIKA		Salesperson 154 / 154

EQUIPMENT QUOTE - NOT AN INVOICE

Description ** Q U O T E ** EXPIRY DATE: 11/28/2025 Amount

Stock #: 1069598 Serial #: 1VRA130VKS1004302 163330.72

New 2025 VE D10X15III

New 2025 VERMEER D10X15III D10X15III VALUE PACKAGE-DOM IN'TL

****INCLUDING THE FOLLOWING OPTIONS****

D10X15III4VP D10X15III VALUE PACKAGE-DOM IN'TL RLO ORFS

D10X15IIICP249910 CP PREM 24 MOS, UNLIMITED HRS - 1000

HRS MAINT UNDER MISC CHARGES

F2 FALCON PLUS ELECTRONICS PACKAGE INCLUDING AF8 COLOR
DISPLAY

F2 LOCATOR SERIAL# TBD

AF8 DISPLAY SERIAL# TBD

TRANSMITTER SERIAL# TBD

PREMIUM HOUSING, STARTER ROD, BIT, ADAPTER & COLLAR

PRICING PER BUYBOARD CONTRACT #187-22

Stock #: 1070384 Serial #: 1VR9040UCSF000820 9287.21

New 2025 VE MX150

New 2025 VERMEER MX150 MX150 POWER UNIT

****INCLUDING THE FOLLOWING OPTIONS****

MX1501000 MX150 POWER UNIT

TRANSFER HOSE, PLUMBING KIT

INTALLED AND MOUNTED ON TRAILER

PRICING PER BUYBOARD CONTRACT #187-22

Stock #: 1070995 Serial #: 1VRA100VKTF001029 5302.00

New 2026 VE TK500

New 2026 VERMEER TK500 500 GALLON TANK

****INCLUDING THE FOLLOWING OPTIONS****

TK5001000 500 GALLON TANK

PRICING PER BUYBOARD CONTRACT #187-22

Stock #: 1070194 Serial #: 16JF01823S1052358 18187.53

New 2025 BL BF10CXT-2EP

New 2025 BELSHE BF10CXT-2EP BELSHE BF10CXT-2EP

Potential new tariffs may increase the cost of goods.

Thank You For Your Business!



Vermeer Texas-Louisiana
222 Frontage Road
Alamo, TX 78516
Ph: (956) 782-5580
vermeertexas.com

Please remit to:
Vermeer Texas-Louisiana
PO Box 227283
Dallas, TX 75222-7283

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Branch 05 - ALAMO		
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Description ** Q U O T E ** EXPIRY DATE: 11/28/2025 Amount

****INCLUDING THE FOLLOWING OPTIONS****

BF10CXT2EP BELSHE BF10CXT-2EP
PRICING PER BUYBOARD CONTRACT #187-22

Miscellaneous Charges/Credits

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24 MO PREM 1000 HRS MAINT Qty: 1 Price: 11604.00 11604.00

Authorization: _____

Subtotal: 207711.46
Quote Total: 207711.46

Potential new tariffs may increase the cost of goods.

Thank You For Your Business!