

**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
TUESDAY, JANUARY 20, 2026**

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. 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.*

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

A) Public hearing on development services cases

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) Submission of Sales Tax Collection Report for December 2025

B) Recognition of Public Works Department employee Billy Bowden on passing his National Registry Emergency Medical Technician certification.

C) 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 December 26, 2025 - Special Called Meeting; and January 5, 2026 - Regular Called Meeting. (ADMINISTRATION)

B) Consideration and action, if any, on Resolution authorizing submission of a grant application to the Office of the Governor, Public Safety Office General Victim Assistance Grant Program FY 2027. **This item supports SSC - Safe and Secure Community.** (POLICE)

C) Consideration and action, if any, on Resolution authorizing submission of a grant application to the Office of the Governor, Public Safety Office for Body-Worn Camera Grant Program FY2027. **This item supports SSC - Safe and Secure Community.** (POLICE)

D) Consideration and action, if any, on Resolution authorizing submission of a grant application to the Office of the Governor – Public Safety Office for Operation Lone Star (OLS) Grant Program (FY2027) for overtime funding to support border security operations and designating authorized representatives for grant administration. **This item supports PS – Public Safety** (GMCD)

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

1. Octavio Cantu, owner, representing Auto Diagnostic Center, LLC., is requesting a change of zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). The property is legally described as being a 3.79-acre tract of land, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 900 Block of East Ridge Road. COZ#251222 - **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution declaring surplus items and equipment and authorizing the sale of such items. **This item supports QL - Quality of Life.** (PURCHASING)

B) Consideration and action, if any, on Resolution appointing/reappointing two (2) members to the Board of Adjustment. **This item supports SG - Sound Governance and Fiscal Sustainability.** (DEVELOPMENT SERVICES)

7. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Change Order No. 2 for the additional 87 days and release of retainage in the amount of \$16,250.47 for the Sugar Road and Minnesota Road traffic signal installation project; acceptance of the project as complete; and authorization for staff to close out the project. **This item supports IF - Infrastructure.** (ENGINEERING)

B) Consideration and action, if any, authorizing City Manager to negotiate and enter into a Service Contract with Halff Associates for professional engineering services for a utility adjustment project along Eldora Road. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, authorizing City Manager to negotiate and enter into a Service Contract with NV5 Consultants from Austin, Texas for Commissioning Agent (CxP) Services for the Pharr Multi-Use Facility. **This item supports SE - Service Excellence.** (PURCHASING)

D) Consideration and action, if any, awarding Service Contract to Saenz Brothers Construction for Expressway Frontage sewer line repair (TIPS Contract No. 241001). **This item supports IF - Infrastructure.** (PUBLIC UTILITIES)

E) Consideration and action, if any, on Interlocal Agreement between the City of Pharr and the City of Hidalgo for maintenance and public infrastructure improvements. **This item supports IF - Infrastructure.** (PURCHASING)

8. 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.

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

10. 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 13th day of January 2026 at 4:30 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 13th day of January 2026



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: _____



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 3.A.

DATE SUBMITTED: January 8, 2026

MEETING DATE: January 20, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public hearing on development services cases

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 01/08/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.A.

DATE SUBMITTED: January 7, 2026

MEETING DATE: January 20, 2026

FROM: Jamison Merrick, Finance Director

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

Agenda Item: Submission of Sales Tax Collection Report for December 2025

Classification: Regular

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

Issue: SALES TAX HIGHLIGHTS

The City of Pharr shows an INCREASE of 4.28% YTD TRUE GROWTH compared to last YTD December 2024 and a 10.08% INCREASE compared to December 2024 payments. For the City's FY 25-26, FYTD collections INCREASED 6.80%.

Fiscal Consideration: N/A

Staff Recommendation: Presentation only.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 01/07/2026
Approved - 01/08/2026
Final Approval - 01/08/2026



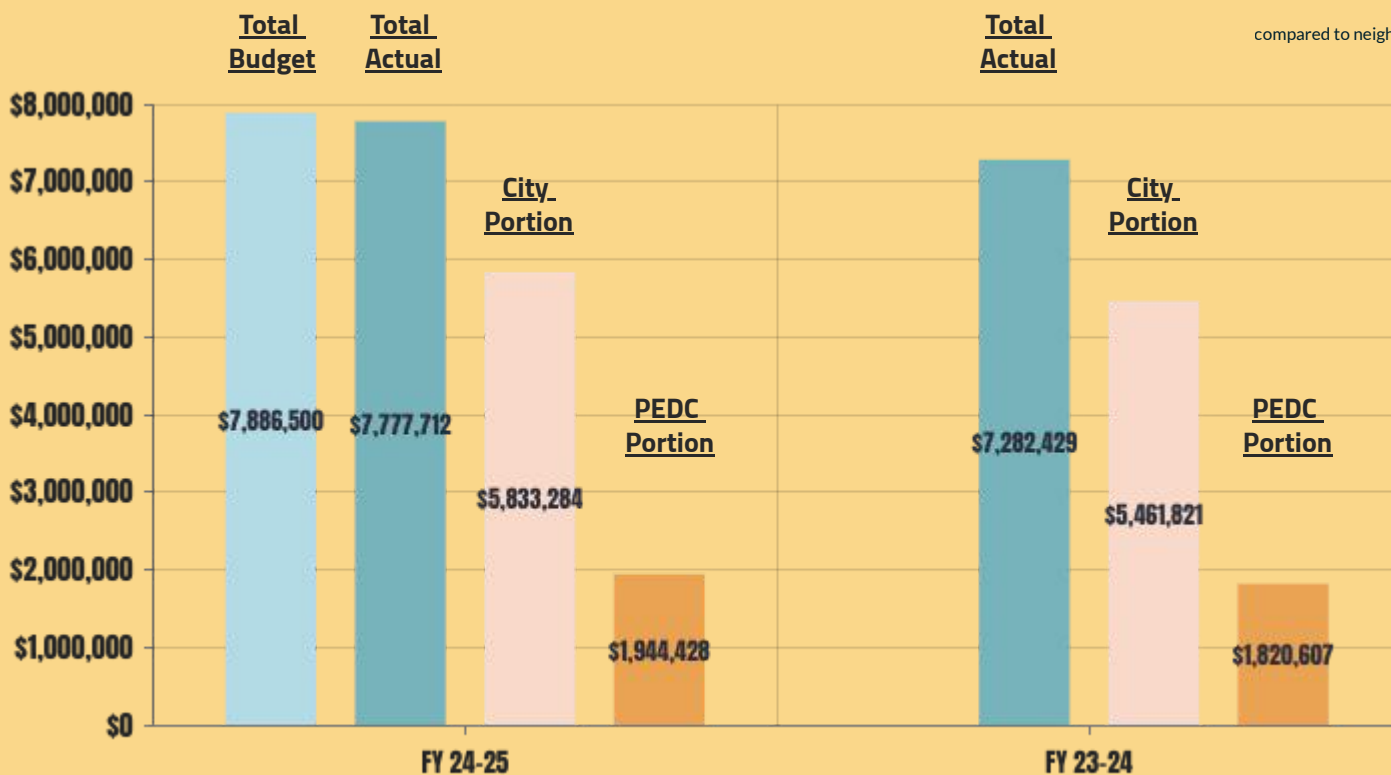
CITY OF PHARR SALES TAXES

as of December 2025 FY 2025-2026

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 5

compared to neighbor Cities



4.28% YTD

Increase in Sales Tax from
Last Year*



10.08%

Compared to December
2024 Cash Basis.



-1.38%

Below Budget

*Growth is based on Calendar Year per Texas State Comptroller
Fiscal Year Growth is 6.80%.

CREATED BY

City of Pharr Finance Department





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.B.

DATE SUBMITTED: January 8, 2026

MEETING DATE: January 20, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Emergency Medical Services

DIRECTOR: Daniel Ramirez

Agenda Item: Recognition of Public Works Department employee Billy Bowden on passing his National Registry Emergency Medical Technician certification.

Classification: Regular

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

Issue: Recognition of Public Works Department Employee Billy Bowden passing his National Registry Emergency Medical Technician certification.

As part of EMS's affiliation agreement with Elite Medical Training Solutions , we receive a free spot in each EMT class they hold.

In the 3rd quarter 2024 class, we asked all department heads if they had any employees who might be interested in learning new skills.

Mr. Marin from Public Works recommended Mr. Bowden, who just successfully completed the class and passed his national registry exam.

Fiscal Consideration: N/A

Staff Recommendation: Recognition of employee on obtaining his certification.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 01/08/2026
Final Approval - 01/08/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.C.

DATE SUBMITTED: January 8, 2026

MEETING DATE: January 20, 2026

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 - 01/08/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.A.

DATE SUBMITTED: January 9, 2026

MEETING DATE: January 20, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for December 26, 2025 - Special Called Meeting; and January 5, 2026 - Regular Called Meeting.

Classification: Consent

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

Issue: Approval of Minutes for December 26, 2025 - Special Called Meeting; and January 5, 2026 - Regular Called Meeting.

Fiscal Consideration: N / A

Staff Recommendation: Approval of Minutes for December 26, 2025 - Special Called Meeting and January 5, 2026 - Regular Called Meeting

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia

Created/Initiated - 01/09/2026

Imelda Perez

Approved - 01/13/2026

City Management Office

Final Approval - 01/13/2026

**MINUTES
BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING
FRIDAY, DECEMBER 26, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in Special Called Meeting on Friday, December 26, 2025, and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez
Comm. Ramiro Caballero
Comm. Daniel Chavez

STAFF PRESENT: Jonathan Flores, City Manager
Imelda Perez, City Clerk
Patrizia Longoria, City Engineer
Sabrina Solis, Comptroller of Operations
Juan Villescas, Municipal Court Judge
Pilar Rodriguez, Fire Chief
Roy Rodriguez, Code Compliance Dir.
Roland Gomez, Dev. Srvc. Director
Luis Marin, Public Works Director
Keyla Jalife, Interim O.S.E. Director
Ruben Rosales, Public Utilities Director
Anthony Rivera, Asst. Parks & Rec. Director
Javier Martinez, Assistant Bridge Director
Danny Ramirez, EMS Chief
Sara Salinas, P.S. Comms. Asst. Director
Napoleon Coca, Interim Grants Mgmt. Director
Sara Guerra, Asst. Interim Maintenance Dir.
Kenneth Walsch, Food Service Director

CITY ATTORNEY: Ricardo Rodriguez, City Attorney

ITEM 1. CALL TO ORDER

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

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

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

ITEM 2. PUBLIC TESTIMONY

There were no comments from the public.

REGULAR AGENDA - OPEN SESSION

ITEM 3. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING THE OUR PHARR OUR FUTURE CITY OF PHARR COMPREHENSIVE PLAN. (2ND READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**

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

Comm. Carrillo 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, ON ORDINANCE AMENDING ZONING ORDINANCE NO. O-2021-16 OF THE CITY OF PHARR, TEXAS, BY AMENDING SEC. 1.14, R-MF (RESIDENTIAL MULTI-FAMILY DISTRICT) AND SEC. 1.15, R-MFHD (RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT). (2ND READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**

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

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

- C) CONSIDERATION AND ACTION, IF ANY, ON A RESOLUTION AUTHORIZING THE CITY OF PHARR TO ENTER INTO AN AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION TO CLOSE STATE ROADWAYS FOR PUBLIC EVENTS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (SPECIAL EVENTS)**

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

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

Resolution No. R-2025-65 is filed with the City Clerk's Office.

ITEM 4. ADMINISTRATIVE

A) PLATS:

- 1. SAMES ENGINEERING & SURVEYING, INC., REPRESENTING EFRAIN AGUSTIN, PRESIDENT FOR MECA INVESTMENTS, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ACME SQUARE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20.00 ACRE GROSS TRACT OF LAND OUT OF LOT 95, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF EAST MINNESOTA RD.SUB#220618 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to deny. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

ITEM 5. CLOSED SESSION

None

ITEM 6. RECONVENE

None

ITEM 7. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:02 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

MINUTES: SPECIAL CALLED MEETING
DECEMBER 26, 2025

ON THIS THE 26th DAY OF DECEMBER 2025 the Board of Commissioners of the City of Pharr, Texas convened in a **SPECIAL 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:

DRAFT

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JANUARY 5, 2026
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, January 5, 2026, and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Comm. Ricardo Medina

STAFF PRESENT: Jonathan Flores, City Manager
Cynthia Garza, Deputy City Manager
Hilda Pedraza, Assistant City Manager
Melanie Cano, Assistant City Manager
Imelda Perez, City Clerk
Patrizia Longoria, City Engineer
Jamison Merrick, Finance Director
Veronica Ramirez, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Alyn Cervantes, Building Official
Roland Gomez, Dev. Svcs. Director
Luis Marin, Public Works Director
Keyla Jalife, Interim 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
Danny Ramirez, EMS Chief
CJ Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Communications Officer
Kenneth Ennis, P.S. Communications Dir.
Elizabeth Diaz, Public Health Director
Abel Molina, Interim Special Events Director
Napoleon Coca, Interim Grants Mgmt. Director
Isaac Escobedo, Interim Maintenance Dir.

CITY ATTORNEY: Ricardo Rodriguez, City Attorney

ITEM 1. CALL TO ORDER

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

Comm. Carrillo called the meeting to order at 4:00 p.m. Roll call established a quorum.

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

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

Comm. Pacheco was not present at the time of roll call but arrived at 4:05 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

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

ITEM 2. PUBLIC TESTIMONY

Jonathan Flores, City Manager, introduced the item.

Esteban Cardenas registered to speak on agenda item 6.A but was not present.

ITEM 3. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

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

ITEM 4. CITY MANAGER'S REPORTS

A) TRAILBLAZER OF THE YEAR RECOGNITION

Jonathan Flores, City Manager, introduced the item.

Ruben Rosales, Public Utilities Director, recognized Elik Betancourt as Trailblazer of the Year. He highlighted her positive attitude, energy, and dedication to serving the public, which led to her being named employee of the Year.

Elik Betancourt expressed her gratitude for the recognition and stated she looked forward to continuing her service with the City of Pharr.

Comm. Pacheco entered the meeting at this point of the agenda. The time being 4:05 p.m.

B) RECOGNITION OF GRADUATES FROM THE CERTIFIED PUBLIC MANAGER PROGRAM (CPM).

Jonathan Flores, City Manager, introduced the item. He briefly stated the program was a nationally accredited 12–14-month program through UTRGV and was designed for public sector and nonprofit leaders. At this time, he recognized Ashley Melendez and James Lugo for completing the Certified Manager Program.

Ashley Melendez expressed her appreciation for the opportunity and emphasized the importance of continuous learning and growth supported by the organization.

James Lugo also thanked the Board of Commissioners and City Manager for the opportunity and shared his desire to give back to the community.

Jonathan Flores, City Manager, further stated 75% of city directors have either completed or were currently enrolled in the Certified Public Manager Program. He stated this reflects the City's continued investment in professional development and these two individuals joined the distinguished group of directors.

C) RECOGNITION OF HILDA PEDRAZA FOR COMPLETION OF THE WOMEN IN LEADERSHIP PROGRAM AT HOUSTON CHRISTIAN UNIVERSITY.

Jonathan Flores, City Manager, introduced the item and briefly stated the program was a rigorous leadership initiative for women focused on developing authentic leadership and professional growth skills.

Hilda Pedraza, Assistant City Manager, expressed appreciation for the opportunity, noting her role as both a participant and board member. She emphasized the program reinforced the importance of leadership through growth, service, and supporting others.

D) 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 Communication Officer, presented video recaps on the Winter Texans Holiday Tamaladas, Pizza Night Out for children that participated in the Letters to the Mayor at Winter Wonderland, and the New Years Eve Ball Drop event.

Yuri Gonzalez, Chief Communications Officer, reported Public Works Department would be having a Christmas Tree Recycling Drop-Off event on Saturday, January 17,

2026 at the Residential Collection from 8:00 a.m. to 12:00 p.m. She encouraged residents to drop-off their recyclables and explore informational booths focused on sustainability and recycling.

ITEM 5. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR DECEMBER 15, 2025 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE ADOPTING THE OUR PHARR OUR FUTURE CITY OF PHARR COMPREHENSIVE PLAN. (3RD AND FINAL READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**
- C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ZONING ORDINANCE NO. O-2021-16 OF THE CITY OF PHARR, TEXAS, BY AMENDING SEC. 1.14, R-MF (RESIDENTIAL MULTI-FAMILY DISTRICT) AND SEC. 1.15, R-MFHD (RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT). (3RD AND FINAL READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**
- D) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
- 1. HALFF ASSOCIATES, INC., REPRESENTING CAPOTE FARMS LTD., OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 36.97 ACRES OF LAND, MORE OR LESS, BEING ALL OF 40-ACRE LOT 379 SAVE AND EXCEPT 3.03 ACRES CONVEYED TO S.B. & R.G.V. RAILWAY CO. BY DEED DATED APRIL 22, 1925, FROM NICK DOFFING, ET UX, WHICH DEED IS RECORDED IN VOLUME 190, PAGE 257 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, BEING OUT OF THE KELLY-PHARR SUBDIVISION OF PORCIONES 66, 67, 69 AND 70, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGES 133-134 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, KELLY-PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 501 WEST HI-LINE ROAD. COZ#251120 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. HALFF ASSOCIATES, INC., REPRESENTING CAPOTE FARMS LTD., OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT NO. THREE HUNDRED EIGHTY-EIGHT (388) OF THE KELLY-PHARR SUBDIVISION, AS SHOWN UPON A MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 400 WEST MILITARY HIGHWAY COZ#251121 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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

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

Ordinance No.'s O-2026-01, O-2026-02, O-2026-03 and O-2026-04 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS

A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING TWO (2) MEMBERS TO THE KEEP PHARR BEAUTIFUL BOARD. THIS TIME SUPPORTS SG-SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (MAINTENANCE)

Jonathan Flores, City Manager, introduced the item and recommended reappointment of Romeo Cantu and Marisa Oliva to the Keep Pharr Beautiful Board.

Comm. Carrillo **moved** to reappoint Romeo Cantu and Marisa Oliva to the Keep Pharr Beautiful Board. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2026-01 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, SERIES 2026, FOR THE DESIGN, ACQUISITION, CONSTRUCTION AND IMPROVEMENT OF CERTAIN PUBLIC WORKS, AND AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (FINANCE)

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

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

At this time, Jonathan Flores, City Manager, stated they would deviate from the agenda and go to Item 8.A. There was no objection.

ITEM 8. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CS CONSTRUCTION AND

DEVELOPMENT FROM MISSION TEXAS FOR THE PURCHASE AND INSTALLATION OF ARTIFICIAL TURF AT THE CITY OF PHARR ATHLETIC SPORTS COMPLEXES (TIPS COOPERATIVE CONTRACT NO. 241001-3132). THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)

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.

At this time, Mayor Hernandez stated they would deviate from the agenda and go to closed session. There was no objection.

ITEM 9. CLOSED SESSION

The time being 4:23 p.m., Mayor Hernandez stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM 10. RECONVENE

The time being 5:17 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

ITEM 7. ADMINISTRATIVE

A) PRESENTATION BY PERDUE BRANDON FIELDER COLLINS & MOTT, L.L.P. OF THE COLLECTION REPORT FOR OCTOBER 1, 2024 TO SEPTEMBER 30, 2025. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)

Jonathan Flores, City Manager, introduced the item and stated no action was needed.

ITEM 11. ADJOURNMENT

There being no other business to come before the board, Comm. Medina **moved** to adjourn. Comm. Caballero seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:17 p.m.

CITY OF PHARR

MINUTES: REGULAR CALLED MEETING
January 5, 2026

AMBROSIO HERNANDEZ
MAYOR

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

ON THIS THE 5th DAY OF JANUARY 2026 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: January 9, 2026

MEETING DATE: January 20, 2026

FROM: Juan Gonzalez, Police Chief

DEPARTMENT: Police

DIRECTOR: Juan Gonzalez

Agenda Item: Consideration and action, if any, on Resolution authorizing submission of a grant application to the Office of the Governor, Public Safety Office General Victim Assistance Grant Program FY 2027. **This item supports SSC - Safe and Secure Community.**

Classification: Consent

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

Issue: The Pharr Police Department seeks funding from the Office of the Governor, Public Safety Office. The grant is for funding for Human Trafficking and Crime Victims Liaison projects. **This item supports SSC - Safe and Secure Community.**

Fiscal Consideration: The Office of the Governor has allocated funding for this project.

Staff Recommendation: Staff recommends approval

Alternatives: Not approve resolution

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Juan Gonzalez
Napoleon Coca
City Management Office

Created/Initiated - 01/09/2026
Approved - 01/12/2026
Final Approval - 01/12/2026

RESOLUTION NO. R-2026-__
OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE
GENERAL VICTIM ASSISTANCE GRANT PROGRAM, FY2027

WHEREAS, the City Commission of the City of Pharr finds it in the best interest of the citizens of Pharr that the **Human Trafficking & Crime Victims Liaison Project** be operated for the period October 1, 2026 through September 30, 2027; and

WHEREAS, the City of Pharr City Commission agrees to provide all applicable matching funds for the said project, including the required 20% match, as required by the Office of the Governor – Public Safety Office grant application; and

WHEREAS, the City of Pharr City Commission agrees that, in the event of loss or misuse of grant funds awarded by the Office of the Governor – Public Safety Office, the City of Pharr assures that such funds will be returned to the Office of the Governor – Public Safety Office in full; and

WHEREAS, the City of Pharr City Commission designates the Chief of Police as the grantee's Authorized Official. The Authorized Official is given the authority to apply for, accept, reject, alter, or terminate the grant on behalf of the City of Pharr; and

WHEREAS, the City of Pharr City Commission designates the City's Chief Financial Officer (or designee) as the grantee's Financial Officer. The Financial Officer is given the authority to submit financial and/or programmatic reports and to make approved budgetary or grant adjustments on behalf of the City of Pharr.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Pharr, Texas, that the City Commission hereby approves submission of the Human Trafficking & Crime Victims Liaison Project grant application to the Office of the Governor – Public Safety Office under the General Victim Assistance Grant Program (FY2027).

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, THIS 20th DAY OF January, 2026.

CITY OF PHARR:

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

Certification

The State of Texas

**County of Hidalgo
City of Pharr**

*I, **Imelda Perez**, the duly appointed City Clerk of the City of Pharr, Texas, hereby certify that the above text constitutes an accurate and authentic copy of the original Resolution duly passed and adopted by the City Commission of the City of Pharr of the City of Pharr, Texas, on the 20th day of January 2026, AD.*

(Resolution No. R-2026-__)

In witness whereof, I affix my official signature and imprint the seal of the City of Pharr, Texas, this 20th day of January 2026, AD.

City of Pharr

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.C.

DATE SUBMITTED: January 9, 2026

MEETING DATE: January 20, 2026

FROM: Juan Gonzalez, Police Chief

DEPARTMENT: Police

DIRECTOR: Juan Gonzalez

Agenda Item: Consideration and action, if any, on Resolution authorizing submission of a grant application to the Office of the Governor, Public Safety Office for Body-Worn Camera Grant Program FY2027. **This item supports SSC - Safe and Secure Community.**

Classification: Consent

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

Issue: The Pharr Police Department seeks funding from the Office of the Governor, Public Safety Office. This grant is to equip peace officers with body-worn cameras. **This item supports SSC - Safe and Secure Community.**

Fiscal Consideration: The grant allocates funding in support of equipping peace officers with body-worn cameras. **This item supports SSC - Safe and Secure Community.**

Staff Recommendation: Staff recommends approval

Alternatives: Not approve resolution

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Juan Gonzalez
Napoleon Coca
City Management Office

Created/Initiated - 01/09/2026
Approved - 01/12/2026
Final Approval - 01/12/2026

RESOLUTION NO. R-2026-__
OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE
BODY-WORN CAMERA GRANT PROGRAM, FY2027

WHEREAS, the City Commission of the City of Pharr finds it in the best interest of the citizens of Pharr that the **Pharr Body-Worn Camera Project** be operated for the project period **October 1, 2026 through September 30, 2027**; and

WHEREAS, the purpose of this grant application is to equip peace officers with body-worn cameras to promote transparency, accountability, and public trust while enhancing officer and community safety; and

WHEREAS, the City Commission of the City of Pharr agrees to provide all applicable matching funds for the said project, as required by the **Office of the Governor – Public Safety Office** grant application; and

WHEREAS, the City Commission of the City of Pharr agrees that, in the event of loss or misuse of grant funds awarded by the Office of the Governor – Public Safety Office, the City of Pharr assures that such funds will be returned to the Office of the Governor – Public Safety Office in full; and

WHEREAS, the City Commission of the City of Pharr designates the **Chief of Police** as the grantee’s **Authorized Official**, with authority to apply for, accept, reject, alter, or terminate the grant on behalf of the City of Pharr; and

WHEREAS, the City of Pharr City Commission designates the City’s Chief Financial Officer (or designee) as the grantee’s Financial Officer. The Financial Officer is given the authority to submit financial and/or programmatic reports and to make approved budgetary or grant adjustments on behalf of the City of Pharr.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Pharr, Texas, that the City Commission hereby approves submission of the **Pharr Body-Worn Camera Project** grant application to the **Office of the Governor – Public Safety Office** under the **Body-Worn Camera Grant Program (FY2027)**.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, THIS 20th DAY OF January, 2026.

CITY OF PHARR:

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

Certification

The State of Texas

**County of Hidalgo
City of Pharr**

*I, **Imelda Perez**, the duly appointed City Clerk of the City of Pharr, Texas, hereby certify that the above text constitutes an accurate and authentic copy of the original Resolution duly passed and adopted by the City Commission of the City of Pharr of the City of Pharr, Texas, on the ____ day of January 2026, AD.*

(Resolution No. R-2026-__)

In witness whereof, I affix my official signature and imprint the seal of the City of Pharr, Texas, this 20th day of January 2026, AD.

City of Pharr

Imelda Perez, City Clerk



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.

DATE SUBMITTED: January 9, 2026

MEETING DATE: January 20, 2026

FROM: Napoleon Coca, Director

DEPARTMENT: GMCD

DIRECTOR: Napoleon Coca

Agenda Item: Consideration and action, if any, on Resolution authorizing submission of a grant application to the Office of the Governor – Public Safety Office for Operation Lone Star (OLS) Grant Program (FY2027) for overtime funding to support border security operations and designating authorized representatives for grant administration. **This item supports PS – Public Safety**

Classification: Consent

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

Issue: Authorization to submit an Operation Lone Star (OLS) Grant Program (FY2027) application to the Office of the Governor – Public Safety Office to support border security operations through overtime deployment of certified peace officers.

Fiscal Consideration: None at this time. Grant submission only; no City funds are committed unless the grant is awarded.

Staff Recommendation: Approve the resolution as presented

Alternatives: No alternatives are proposed

Exclude Material from Public Packet? No

Reason: No

ROUTING:

Napoleon Coca
Napoleon Coca
City Management Office

Created/Initiated - 01/09/2026
Approved - 01/12/2026
Final Approval - 01/12/2026

RESOLUTION NO. R-2026-__
OFFICE OF THE GOVERNOR – PUBLIC SAFETY OFFICE
OPERATION LONE STAR (OLS) GRANT PROGRAM, FY2027

WHEREAS, the Office of the Governor – Public Safety Office is soliciting grant applications under the Operation Lone Star (OLS) Grant Program (FY2027) to enhance interagency border security operations and support directed actions to deter and interdict criminal activity; and

WHEREAS, the City Commission of the City of Pharr finds it in the best interest of the citizens of Pharr to participate in Operation Lone Star (OLS) for the project period September 1, 2026 through August 31, 2027; and

WHEREAS, the purpose of Operation Lone Star (OLS) is to support border security operations through overtime deployment of certified peace officers, increasing patrol, investigative, interdiction, search and rescue, and operational capacity in coordination with state and local partners; and

WHEREAS, Operation Lone Star (OLS) overtime activities will directly support outbound and southbound operations and other directed action missions aimed at deterring and disrupting border-related criminal activity; and

WHEREAS, the City Commission of the City of Pharr agrees to participate in implementing and increasing the effectiveness of operational methods, measures, and techniques associated with coordinated border security operations funded through overtime; and

WHEREAS, the City Commission of the City of Pharr designates the Chief of Police as the Authorized Official for this grant, with authority to apply for, accept, reject, modify, or terminate the grant and to execute all necessary documents on behalf of the City of Pharr; and

WHEREAS, the City Commission of the City of Pharr designates the City’s Chief Financial Officer (or designee) as the Financial Officer, with authority to submit financial and/or programmatic reports and to make approved budgetary or grant adjustments on behalf of the City of Pharr.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Pharr, Texas, that the City Commission hereby approves the submission of the Operation Lone Star (OLS) Grant Program (FY2027) application to the Office of the Governor – Public Safety Office for overtime funding in support of border security operations.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, THIS _____ DAY OF _____, 2026.

Grant Number: [5059901](#)

CITY OF PHARR:

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

Certification

The State of Texas

**County of Hidalgo
City of Pharr**

*I, **Imelda Perez**, the duly appointed City Clerk of the City of Pharr, Texas, hereby certify that the above text constitutes an accurate and authentic copy of the original Resolution duly passed and adopted by the City Commission of the City of Pharr of the City of Pharr, Texas, on the ____ day of January 2026, AD.*

(Resolution No. R-2026-__)

In witness whereof, I affix my official signature and imprint the seal of the City of Pharr, Texas, this 20th day of January 2026, AD.

City of Pharr

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.E.

DATE SUBMITTED: January 13, 2026

MEETING DATE: January 20, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

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

Classification: Public Hearing

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 01/13/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.E.1.

DATE SUBMITTED: January 9, 2026

MEETING DATE: January 20, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Octavio Cantu, owner, representing Auto Diagnostic Center, LLC., is requesting a change of zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). The property is legally described as being a 3.79-acre tract of land, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 900 Block of East Ridge Road. COZ#251222 - **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Octavio Cantu, owner, representing Auto Diagnostic Center, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) in order to construct townhouses.

Fiscal Consideration: N/A

Staff Recommendation: Following discussion, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) at the meeting of January 8, 2026. There were eight members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Created/Initiated - 01/09/2026

Roland Gomez

Approved - 01/09/2026

Melanie Cano

Approved - 01/09/2026

Ricardo Rodriguez

Approved - 01/09/2026

City Management Office

Final Approval - 01/10/2026



Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, JANUARY 20, 2026

TO: MAYOR AND CITY COMMISSION

THROUGH: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

FROM: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). The property is legally described as being a 3.79-acre tract of land, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas as per map recorded in Volume 3, Pages 133-134, Deed Records of Hidalgo County, Texas. The property is physically located within the 900 Block of East Ridge Road. COZ#251222

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

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

DESCRIPTION OF PROPERTY:

Auto Diagnostic Center LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) in order to construct townhouses.

The subject site is located within the 900 Block of East Ridge Road. The property is legally described as being a 3.79-acre tract of land, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas as per map recorded in Volume 3, pages 133-134, Deed Records of Hidalgo County, Texas.

The property fronts East Ridge Road, a 100 ft. minor arterial which runs east and west with a posted speed limit of 30 to 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The properties to the east were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on April 20, 2004. The property to west is zoned Agricultural and/or Open Space District (A-O). The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) upon comprehensive zoning 1982. The property to the south Hidalgo County Irrigation District No. 2. The property is generally designated for residential use in the Land Use Plan.

The Residential Townhouse District (R-TH) is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Townhouse developments must be properly buffered from non-residential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Twenty-nine (29) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on December 26, 2025, and a legal notice was published in the Advance News Journal on December 17, 2025. Staff received no response to the letters or the legal notice.

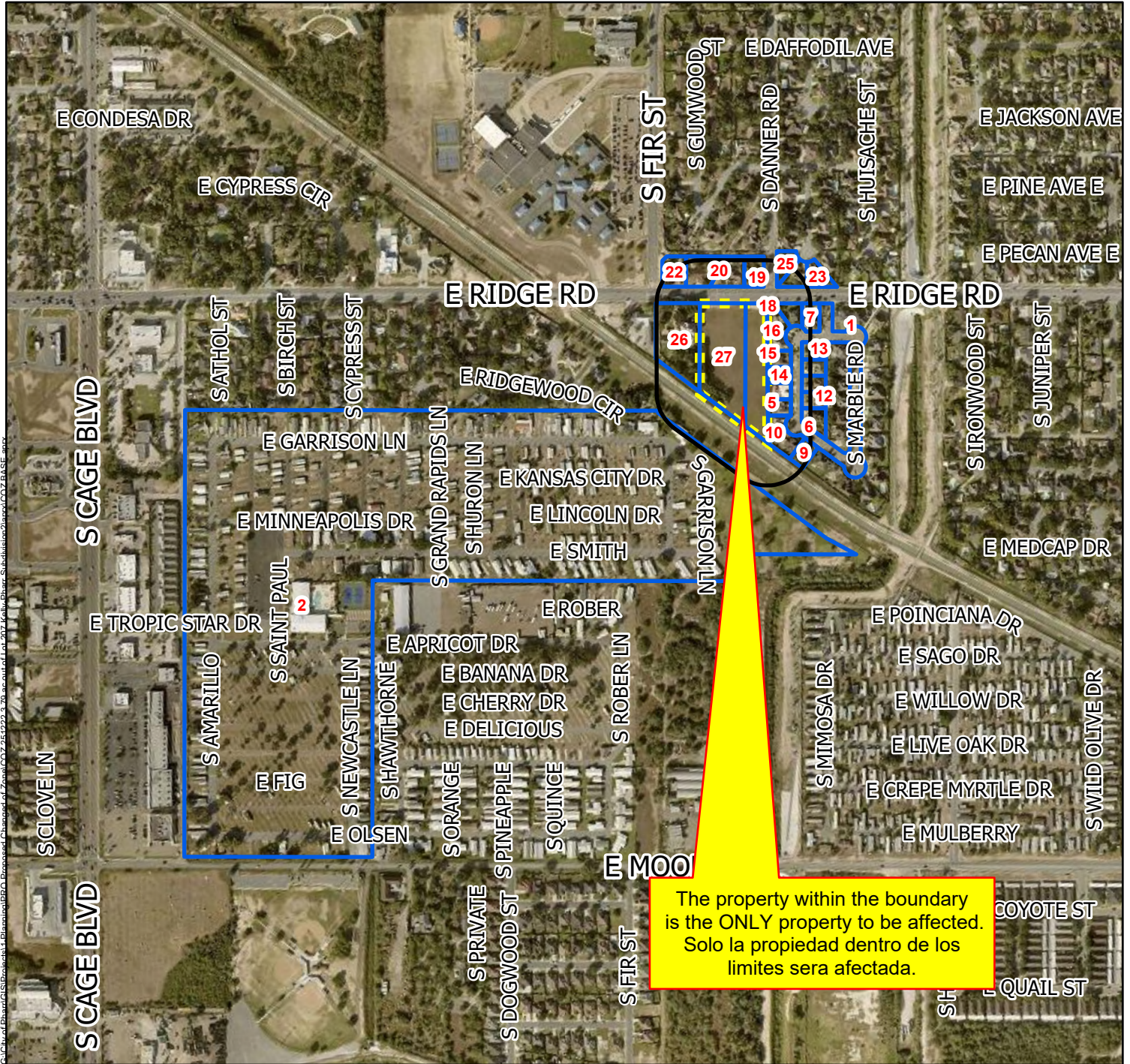
Development Services recommended **approval** of the rezoning from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Following discussion, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request Single-Family Residential District (R-1) to

Townhouse Residential District (R-TH) at the meeting of January 8, 2026. There were eight members present and voting.

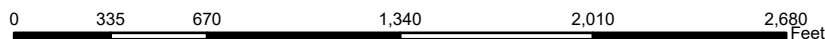
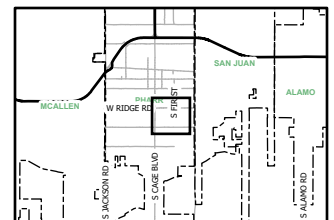
CITY COMMISSION OPTIONS:

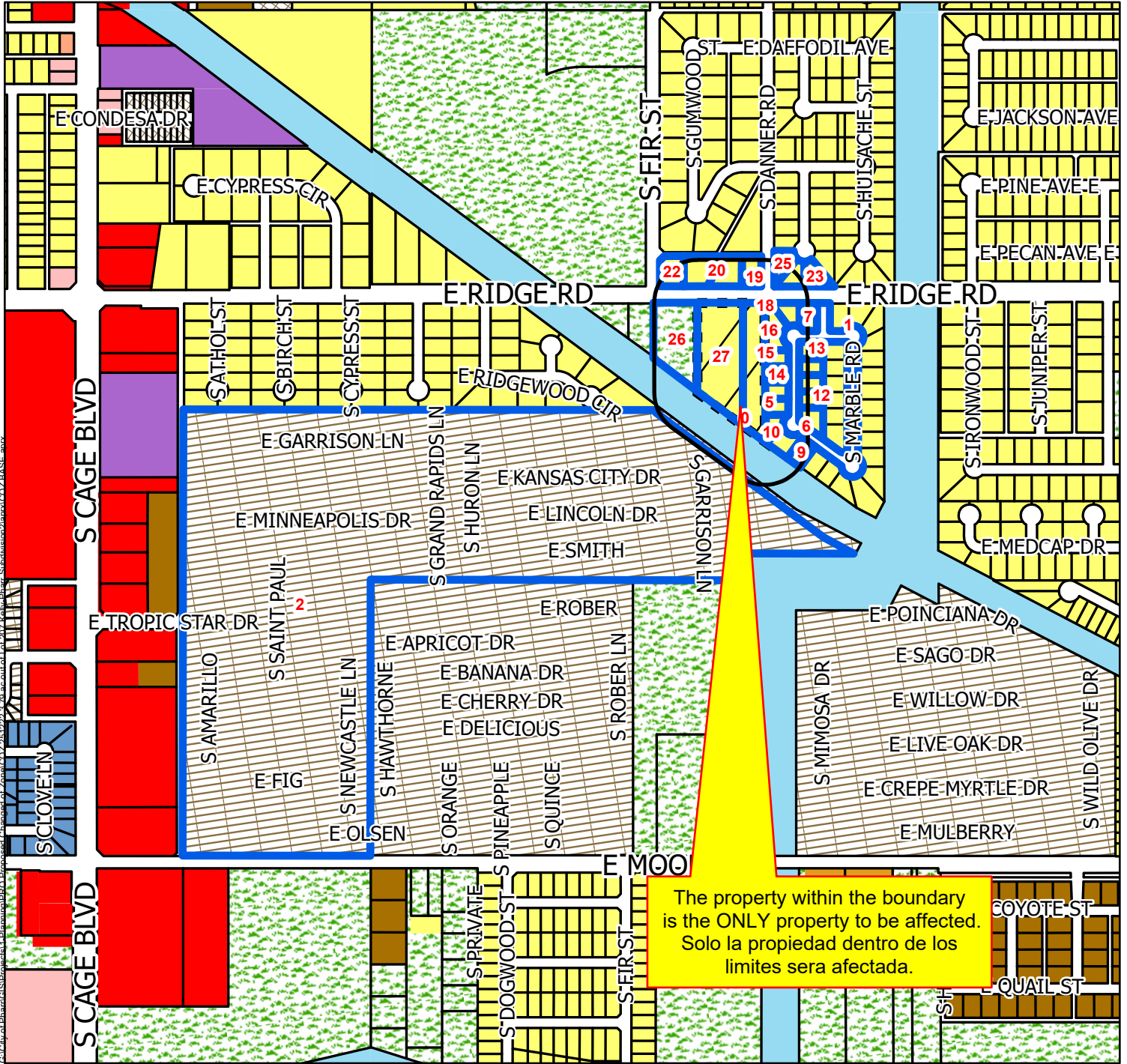
- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**



- 200ft_Buffer
- Notify
- Location
- Pharr City Limit

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

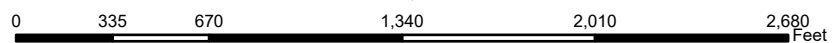
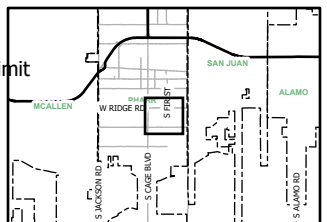


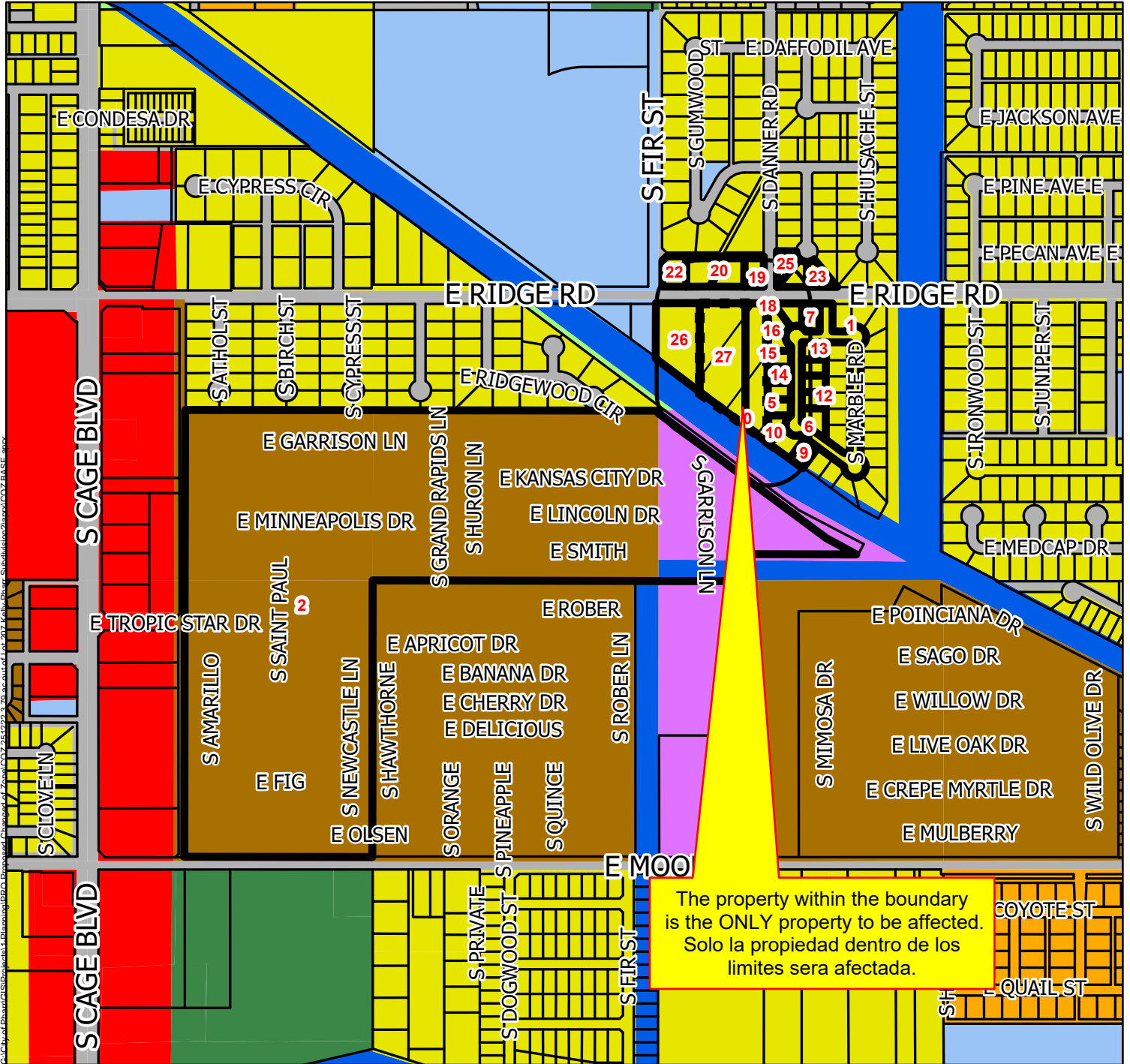


The property within the boundary is the **ONLY** property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

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

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





- 200ft_Buffer
- Notify

Future Land Use

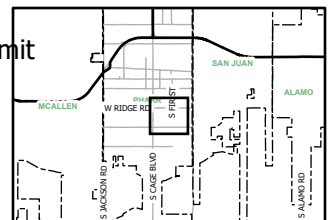
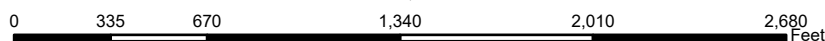
FUTURELAND

- Irrigation
- Agriculture

- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial

- Public/Semi Public
- ROW
- Parks
- Location
- Pharr City Limit

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





Pharr
Development Services



ROAD

Site Photo

LOCATED WITHIN THE 900 BLOCK OF EAST RIDGE





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.A.

DATE SUBMITTED: January 9, 2026

MEETING DATE: January 20, 2026

FROM: Maritza Magallan, Director

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, on Resolution declaring surplus items and equipment and authorizing the sale of such items. **This item supports QL - Quality of Life.**

Classification: Regular

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

Issue: Requesting authorization to declare surplus items and obsolete city-owned items and equipment as surplus and authorizing the sale of such items that are no longer useful or needed as part of City operations.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Created/Initiated - 01/09/2026

Hilda Pedraza

Approved - 01/09/2026

Ricardo Rodriguez

Approved - 01/09/2026

Jamison Merrick

Approved - 01/13/2026

City Management Office

Final Approval - 01/13/2026

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF PHARR §

**RESOLUTION
NO. R-2026-**

WHEREAS, the City of Pharr, Texas, owns the equipment on “Exhibit A” attached hereto and incorporated herein, and the Board of Commissioners being of the opinion that such equipment should be declared surplus and disposed of as herein specified.

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

SECTION 1: The Board of Commissioners finds that the surplus equipment described on “Exhibit A”, attached hereto and incorporated herein for all purposes, either has no market value or is obsolete and no longer of use to the City.

SECTION 2: The City Manager is hereby authorized and directed to dispose of the surplus equipment listed on “Exhibit A” through public auction or, in the case of items deemed obsolete with no value or use, by appropriate disposal.

READ, PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



Pharr



**CITY OF PHARR
DISPOSAL FORM**

DEPARTMENT	ITEM	FUND	CATEGORY	ITEM DESCRIPTION	EQUIPMENT SERIAL NO.	YEAR	CONDITION	DISPOSE CODE
PURCHASING-SAMPLE	0	GF	OFF	CHAIR	N/A	2000	P	O
MAINTENANCE	1	GF	GM	GLASS PANELS-BULK	N/A	N/A	F	S
MAINTENANCE	2	GF	GM	CHRISTMAS DÉCOR-BULK	N/A	N/A	P	O

FUND SOURCE	CATEGORY	CONDITION CODES	REASON TO DISPOSE CODE
GF - GENERAL FUND	E - ELECTRONICS	P - POOR	O - OBSOLETE
GR - GRANT FUNDED	GM - GENERAL MERCHANDISE	F - FAIR	R - REPLACED BY UPGRADE
	OFF - OFFICE SUPPLIES	G - GOOD	B - BEYOND ECONOMIC REPAIR
	V - VEHICLES		S - SURPLUS TO REQUIREMENTS
			RS - RESALE



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.

DATE SUBMITTED: January 8, 2026

MEETING DATE: January 20, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Consideration and action, if any, on Resolution appointing/reappointing two (2) members to the Board of Adjustment. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue: The terms of Regular members, Danny Wylie and Rafael Munguia are set to expire on 01/12/2026.

Fiscal Consideration: N/A

Staff Recommendation: Development Services staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Created/Initiated - 01/08/2026

Roland Gomez

Approved - 01/09/2026

Melanie Cano

Approved - 01/09/2026

Ricardo Rodriguez

Approved - 01/09/2026

City Management Office

Final Approval - 01/09/2026

STATE OF TEXAS

§
§
§

RESOLUTION NO. R-2026-____

CITY OF PHARR

WHEREAS, the Board of Commissioners shall appoint a Board of Adjustment composed of five (5) regular members and two (2) alternate members who shall be residents of the City of Pharr, Texas; and

WHEREAS, the term of regular members, Danny Wylie and Rafael Mungia expired on January 12, 2026; and

WHEREAS, appointment/reappointment of two (2) regular members need to be made at this time in accordance with City Ordinance No. O-2023-42 whereby a person, either citizen/resident or Pharr business owner, shall not serve as an officer or member on more than three (3) Pharr boards or committees concurrently.

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

The following residents of the City of Pharr are hereby appointed/reappointed as regular members to the Board of Adjustment.

NAME:	LENGTH OF TERM
1. _____	2-year term (expiring June 26, 2027)
2. _____	2-year term (expiring July 18, 2027)

PASSED, APPROVED AND MADE EFFECTIVE BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 20th day of January, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.A.

DATE SUBMITTED: January 9, 2026

MEETING DATE: January 20, 2026

FROM: Patrizia Longoria, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, on Change Order No. 2 for the additional 87 days and release of retainage in the amount of \$16,250.47 for the Sugar Road and Minnesota Road traffic signal installation project; acceptance of the project as complete; and authorization for staff to close out the project. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Change order number 2 is requesting addition days be added to the construction contract. The additional days are a result of a delay in material delivery, weather days, and signal controller programming. (Project No. 2425-40-510-C01-162)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends the approval of Change Order #2 for the additional 87 days and release of retainage in the amount of **\$16,250.47**

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Patrizia Longoria

Created/Initiated - 01/09/2026

Patrizia Longoria

Approved - 01/09/2026

Maritza Magallan

Approved - 01/09/2026

Ricardo Rodriguez

Approved - 01/09/2026

Jamison Merrick

Approved - 01/13/2026

City Management Office

Final Approval - 01/13/2026



CHANGE ORDER

Contractor: Levi Company

Change Order No.: 2

Project: Sugar & Minnesota Traffic Signal

Date: 11/24/2025

Project # 2425-40-510-C01-162

Notice to Proceed Date: 27-Feb-25

Change Directive Amount: \$0.00

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

Add additional days to the revised completion date (September 9, 2025) due to continuous material delays and weather delays. The additional time will also cover the time needed to finish the pending installations (2 poles, cabinet, span wire with signs and signal heads, and all the wiring) that got delayed due to inclement weather. In addition to these items, additional days will be required for establishing the electrical connection, permits for this connection, the controller programming, and time for the contractor to address punch list items before turning in the key.

Reason for Change Directive:

These additional days needed come as a result of new materials that arrived roughly a week after the anticipated date. There was also weather delays for the dates of September 18 & 19 and construction then resumed until the following week of September 21st. Once work continued, additional delays beginning October 7th continued while permits and electrical connection were established. The controller programming is also included in these delays since coordinations on who would program the controller for the signal took place. Work resumed once power is established and the signal will be turned on for full operations on 11/18/2025. After the turn on, any pending items will be addressed prior to closeout.

Table with 2 columns: Contract Price and Contract Time(Calendar Days). Rows include Original Contract, Previous Change Order, This Change Order, Revised Contract Amount, Original Completion Date, Additional Days (Change Order 1), Additional Days (Change Order 2), Revised Completion Date.

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

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

Accepted: Jose Garcia (Contractor), Authorized Signature, Date: 11/25/2025

Recommended: Rosvel Hinojosa Jr, P.E. (Project Engineer), Authorized Signature, Date: 11/24/2025

Patrizia Longoria, P.E. (City Engineer), Authorized Signature, Date

Approved: Dr. Jonathan B. Flores (City Manager), Authorized Signature, Date



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.B.

DATE SUBMITTED: January 9, 2026

MEETING DATE: January 20, 2026

FROM: Patrizia Longoria, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, authorizing City Manager to negotiate and enter into a Service Contract with Halff Associates for professional engineering services for a utility adjustment project along Eldora Road. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: On November 17, 2025, the City Commission selected a pool of qualified firms for professional engineering services for water and wastewater projects. In accordance with the RFQ and applicable procurement requirements, the selection was conducted as a qualifications-based process, and no pricing or fee information was requested or evaluated as part of the solicitation.

An evaluation committee comprised of three (3) City of Pharr staff members with relevant experience independently reviewed and ranked each submittal. Staff is recommending City manager to negotiate and enter into a contract with the top-ranked firm, Halff Associates, McAllen, Tx.
(Project No. 2425-01-528-S32-823-A)

Fiscal Consideration: N/A

Staff Recommendation: Staff is recommending the City manager to negotiate and enter into a contract with the top-ranked firm, Halff Associates, McAllen, Tx.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Patrizia Longoria

Maritza Magallan

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 01/09/2026

Approved - 01/09/2026

Approved - 01/09/2026

Approved - 01/13/2026

Final Approval - 01/13/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.C.

DATE SUBMITTED: January 7, 2026

MEETING DATE: January 20, 2026

FROM: Maritza Magallan, Director

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, authorizing City Manager to negotiate and enter into a Service Contract with NV5 Consultants from Austin, Texas for Commissioning Agent (CxP) Services for the Pharr Multi-Use Facility. **This item supports SE - Service Excellence.**

Classification: Regular

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

Issue: On December 9, 2025 the City received thirteen (13) Statements of Qualifications for a Commissioning Agent for the Pharr Multi-Use Facility. In accordance with the RFQ and applicable procurement requirements, the selection was conducted as a qualifications-based process, and no pricing or fee information was requested or evaluated as part of the solicitation.

An evaluation committee comprised of three (3) City of Pharr staff members with relevant experience independently reviewed and scored each submittal using the evaluation criteria outlined in the RFQ. Individual scores were compiled to determine the final rankings, as reflected in the scoring matrix.

Staff is recommending City manager to negotiate and enter into a contract with the top-ranked firm, NV5 Consultants from Austin, TX

Project No. 2425-01-528-S37-81

Fiscal Consideration: N/A

Staff Recommendation: Staff is recommending City manager to negotiate and enter into a contract with the top-ranked firm, NV5 Consultants from Austin, TX

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Created/Initiated - 01/07/2026

Patrizia Longoria

Approved - 01/09/2026

Hilda Pedraza

Approved - 01/09/2026

Ricardo Rodriguez

Approved - 01/09/2026

Jamison Merrick
City Management Office

Approved - 01/13/2026
Final Approval - 01/13/2026

December 29, 2025

Dr. Jonathan B. Flores
City Manager
City of Pharr
118 S. Cage Boulevard
Pharr, Texas 78577

Subject: Recommendation to Initiate Negotiations for Commissioning Agent Services for Pharr Multi-Use Facility - RFQ No. 2425-01-528-S37-81

Dear Dr. Flores,

Following completion of the evaluation process for the above-referenced Request for Qualifications (RFQ), Brownstone Consultants respectfully submits its recommendation regarding the selection of a Commissioning Agent for the Pharr Events Center Project, based on the final rankings of the evaluation committee.

The City received thirteen (13) Statements of Qualifications in response to RFQ No. 2425-01-528-S37-81. In accordance with the RFQ requirements and applicable procurement procedures, the selection was conducted as a qualifications-based process. No pricing or fee information was requested or considered as part of this solicitation.

The evaluation committee, comprised of three (3) City of Pharr staff members with relevant experience, independently reviewed and scored each submission based on the evaluation criteria published in the RFQ. Individual scores were compiled to determine the final rankings, as reflected in the attached scoring matrix.

Based on the cumulative evaluation results, **NV5 Consultants** achieved the highest overall score and is therefore the top-ranked firm.

Accordingly, Brownstone Consultants recommends that the City:

1. Accept the rankings as scored; and
2. Authorize staff to initiate scope of services and fee negotiations with **NV5 Consultants**, the highest-ranked firm.

Consistent with a qualifications-based selection process, should the City be unable to successfully negotiate a mutually agreeable scope of services and fee with the top-ranked firm, the City should retain the ability to formally discontinue negotiations and proceed with the next highest-ranked firm, in ranked order, until an agreement is reached.

Please let us know if additional information or clarification is required.

Respectfully submitted,



Carlos Del Angel PMP, CCM

CC:

Maritza Magallan – Purchasing Director
Patrizia Longoria – Committee Member
Pilar Rodriguez – Committee Member
Roland Gomez – Committee Member
Gilbert Gallegos – Project Manager
Edward Garces – Assistant Project Manager

Attachments:

- Evaluation – RFQ – Committee Member 1
- Evaluation – RFQ – Committee Member 2
- Evaluation – RFQ – Committee Member 3
- RFQ – Committee Score Summary



Project No: 2425-01-528-S29-519
 Project Name : Pharr Multi-Use Facility
 Date: 12/19/2025

Commissioning Agent - RFQ Evaluation Sheet

Evaluator's Initials: Committee Member 1			BATH GROUP			BOWMAN CONSULTING GROUP			COMMAND COMMISSIONING			CSI ENGINEERING			DBR ENGINEERING CONSULTANTS			ETHOS-HOLISTIQUE HOLDINGS, LLC			HIGHLAND COMMISSIONING LLC		
Proposal Evaluation Criteria	Weight Factor	Grade Point	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points
CRITERION ONE: KEY INDIVIDUALS' EXPERIENCE WITH Cx IN GENERAL	20	Grade 1 to 10 (10 as best, 1 as least)	20	9	180	20	8	160	20	10	200	20	7	140	20	8	160	20	8	160	20	9	180
CRITERION TWO: EXPERTISE AND EXPERIENCE OF THE TEAM IN PERFORMING THE SERVICES REQUIRED BY THE PROJECT	30		30	8	240	30	8	240	30	9	270	30	7	210	30	7	210	30	7	210	30	9	270
CRITERION THREE: APPROACH	15		15	10	150	15	7	105	15	7	105	15	8	120	15	8	120	15	7	105	15	8	120
CRITERION FOUR: ASSIGNMENT OF SUFFICIENT STAFF RESOURCES FOR A PROJECT OF THIS SIZE	15		15	8	120	15	8	120	15	9	135	15	8	120	15	6	90	15	8	120	15	8	120
CRITERION FIVE: WORK EXAMPLES	20		20	9	180	20	7	140	20	7	140	20	7	140	20	7	140	20	8	160	20	8	160
TOTAL POINTS - RFQ RESPONSE	100			870			765			850			730			720			755			850	



Project No: 2425-01-528-S29-519
 Project Name : Pharr Multi-Use Facility
 Date:

Commissioning Agent - RFQ Evaluation Sheet

Evaluator's Initials: Member 1			NV5 CONSULTANTS			OLSSON			PROCON CONSULTING LLC			SG ENGINEERING SOLUTIONS INC			TERRACON CONSULTANTS			WSP		
Proposal Evaluation Criteria	Weight Factor	Grade Point	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points
			Grade 1 to 10 (10 as best, 1 as least)																	
CRITERION ONE: KEY INDIVIDUALS' EXPERIENCE WITH Cx IN GENERAL	20		20	9	180	20	9	180	20	10	200	20	7	140	20	8	160	20	9	180
CRITERION TWO: EXPERTISE AND EXPERIENCE OF THE TEAM IN PERFORMING THE SERVICES REQUIRED BY THE PROJECT	30		30	8	240	30	9	270	30	8	240	30	7	210	30	8	240	30	8	240
CRITERION THREE: APPROACH	15		15	8	120	15	7	105	15	8	120	15	9	135	15	8	120	15	8	120
CRITERION FOUR: ASSIGNMENT OF SUFFICIENT STAFF RESOURCES FOR A PROJECT OF THIS SIZE	15		15	8	120	15	8	120	15	8	120	15	7	105	15	7	105	15	8	120
CRITERION FIVE: WORK EXAMPLES	20		20	9	180	20	9	180	20	7	140	20	9	180	20	8	160	20	7	140
TOTAL POINTS - RFQ RESPONSE	100				840			855			820			770			785			800



Project No: 2425-01-528-S29-519
 Project Name : Pharr Multi-Use Facility
 Date: December 16, 2025

Commissioning Agent - RFQ Evaluation Sheet

Evaluator's Name: Committee Member 2			BATH GROUP			BOWMAN CONSULTING GROUP			COMMAND COMMISSIONING			CSI ENGINEERING			DBR ENGINEERING CONSULTANTS			ETHOS-HOLISTIQUE HOLDINGS, LLC			HIGHLAND COMMISSIONING LLC		
Proposal Evaluation Criteria	Weight Factor	Grade Point	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points
			20	8	160	20	8	160	20	9	180	20	7	140	20	9	180	20	8	160	20	7	140
CRITERION ONE: KEY INDIVIDUALS' EXPERIENCE WITH Cx IN GENERAL	20	Grade 1 to 10 (10 as best, 1 as least)	20	8	160	20	8	160	20	9	180	20	7	140	20	9	180	20	8	160	20	7	140
CRITERION TWO: EXPERTISE AND EXPERIENCE OF THE TEAM IN PERFORMING THE SERVICES REQUIRED BY THE PROJECT	30		30	8	240	30	8	240	30	8	240	30	7	210	30	8	240	30	7	210	30	7	210
CRITERION THREE: APPROACH	15		15	7	105	15	8	120	15	8	120	15	8	120	15	8	120	15	8	120	15	7	105
CRITERION FOUR: ASSIGNMENT OF SUFFICIENT STAFF RESOURCES FOR A PROJECT OF THIS SIZE	15		15	8	120	15	8	120	15	5	75	15	5	75	15	7	105	15	7	105	15	7	105
CRITERION FIVE: WORK EXAMPLES	20		20	8	160	20	9	180	20	9	180	20	6	120	20	7	140	20	7	140	20	7	140
TOTAL POINTS - RFQ RESPONSE	100				785			820			795			665			785			735			700



Project No: 2425-01-528-S29-519
 Project Name: Pharr Multi-Use Facility
 Date:

Commissioning Agent - RFQ Evaluation Sheet

Evaluator's Name: Committee Member 2			NV5 CONSULTANTS			OLSSON			PROCON CONSULTING LLC			SG ENGINEERING SOLUTIONS INC			TERRACON CONSULTANTS			WSP		
Proposal Evaluation Criteria	Weight Factor	Grade Point	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points
CRITERION ONE: KEY INDIVIDUALS' EXPERIENCE WITH Cx IN GENERAL	20	Grade 1 to 10 (10 as best, 1 as least)	20	9	180	20	8	160	20	8	160	20	8	160	20	8	160	20	8	160
CRITERION TWO: EXPERTISE AND EXPERIENCE OF THE TEAM IN PERFORMING THE SERVICES REQUIRED BY THE PROJECT	30		30	9	270	30	8	240	30	8	240	30	7	210	30	8	240	30	8	240
CRITERION THREE: APPROACH	15		15	8	120	15	8	120	15	8	120	15	8	120	15	8	120	15	8	120
CRITERION FOUR: ASSIGNMENT OF SUFFICIENT STAFF RESOURCES FOR A PROJECT OF THIS SIZE	15		15	8	120	15	8	120	15	7	105	15	6	90	15	8	120	15	8	120
CRITERION FIVE: WORK EXAMPLES	20		20	9	180	20	3	60	20	5	100	20	3	60	20	6	120	20	8	160
TOTAL POINTS - RFQ RESPONSE	100				870			700			725			640			760			800



Project No: 2425-01-528-S29-519
 Project Name : Pharr Multi-Use Facility
 Date:

Commissioning Agent - RFQ Evaluation Sheet

Evaluator's Initials: Committee Member 3			BATH GROUP			BOWMAN CONSULTING GROUP			COMMAND COMMISSIONING			CSI ENGINEERING			DBR ENGINEERING CONSULTANTS			ETHOS-HOLISTIQUE HOLDINGS, LLC			HIGHLAND COMMISSIONING LLC		
Proposal Evaluation Criteria	Weight Factor	Grade Point	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points
CRITERION ONE: KEY INDIVIDUALS' EXPERIENCE WITH Cx IN GENERAL	20	Grade 1 to 10 (10 as best, 1 as least)	20	7	140	20	6	120	20	8	160	20	8	160	20	8	160	20	7	140	20	7	140
CRITERION TWO: EXPERTISE AND EXPERIENCE OF THE TEAM IN PERFORMING THE SERVICES REQUIRED BY THE PROJECT	30		30	8	240	30	7	210	30	8	240	30	7	210	30	8	240	30	8	240	30	8	240
CRITERION THREE: APPROACH	15		15	7	105	15	6	90	15	7	105	15	7	105	15	7	105	15	7	105	15	7	105
CRITERION FOUR: ASSIGNMENT OF SUFFICIENT STAFF RESOURCES FOR A PROJECT OF THIS SIZE	15		15	8	120	15	6	90	15	8	120	15	7	105	15	7	105	15	7	105	15	7	105
CRITERION FIVE: WORK EXAMPLES	20		20	8	160	20	7	140	20	8	160	20	7	140	20	8	160	20	7	140	20	7	140
TOTAL POINTS - RFQ RESPONSE	100			765			650			785			720			770			730			730	



Project No: 2425-01-528-S29-519
 Project Name : Pharr Multi-Use Facility
 Date:

Commissioning Agent - RFQ Evaluation Sheet

Evaluator's Initials: Committee Member 3			NV5 CONSULTANTS			OLSSON			PROCON CONSULTING LLC			SG ENGINEERING SOLUTIONS INC			TERRACON CONSULTANTS			WSP		
Proposal Evaluation Criteria	Weight Factor	Grade Point	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points	Weight	Grade (1-10)	Points
			Grade 1 to 10 (10 as best, 1 as least)																	
CRITERION ONE: KEY INDIVIDUALS' EXPERIENCE WITH Cx IN GENERAL	20		20	8	160	20	8	160	20	8	160	20	8	160	20	8	160	20	8	160
CRITERION TWO: EXPERTISE AND EXPERIENCE OF THE TEAM IN PERFORMING THE SERVICES REQUIRED BY THE PROJECT	30		30	9	270	30	8	240	30	8	240	30	8	240	30	8	240	30	8	240
CRITERION THREE: APPROACH	15		15	8	120	15	8	120	15	7	105	15	6	90	15	8	120	15	8	120
CRITERION FOUR: ASSIGNMENT OF SUFFICIENT STAFF RESOURCES FOR A PROJECT OF THIS SIZE	15		15	8	120	15	8	120	15	8	120	15	7	105	15	8	120	15	7	105
CRITERION FIVE: WORK EXAMPLES	20		20	8	160	20	8	160	20	8	160	20	7	140	20	8	160	20	8	160
TOTAL POINTS - RFQ RESPONSE	100				830			800			785			735			800			785



Project: Pharr Multi - Use Facility

City of Pharr

Date: 12/29/2025

Company	Committee member 1	Committee member 2	Committee member 3	Location	Overall Score	Ranked
BATH GROUP	870	785	765	Corpus Christi, TX	2420	3
BOWMAN CONSULTING GROUP	765	820	650	San Marcos, TX	2235	10
COMMAND COMMISSIONING	850	795	785	Irvin, TX	2430	2
CSI ENGINEERING	730	655	720	Houston, TX	2105	13
DBR ENGINEERING CONSULTANTS	720	785	770	McAllen, TX	2275	9
ETHOS-HOLISTIQUE HOLDINGS, LLC	755	735	730	Harlingen, TX	2220	11
HIGHLAND COMMISSIONING LLC	850	700	730	San Antonio, TX	2280	8
NV5 CONSULTANTS	840	870	830	Austin, TX	2540	1
OLSSON	855	700	800	Fort Worth, TX	2355	5
PROCON CONSULTING LLC	820	725	785	McLean, VA	2330	7
SG ENGINEERING SOLUTIONS INC	770	640	735	StudioCity, CA	2145	12
TERRACON CONSULTANTS	785	760	800	San Antonio, TX	2345	6
WSP	800	800	785	Houston, TX	2385	4



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.D.

DATE SUBMITTED: January 8, 2026

MEETING DATE: January 20, 2026

FROM: Ruben Rosales, Public Utilities
Director

DEPARTMENT: Public Utilities

DIRECTOR: Ruben Rosales

Agenda Item: Consideration and action, if any, awarding Service Contract to Saenz Brothers Construction for Expressway Frontage sewer line repair (TIPS Contract No. 241001). **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: A 8" sewer line has collapsed underneath the expressway 83 and is in need of repair to be in compliance with state (TCEQ) requirements.
(Project No. 2526-60-581-S24-01)

Fiscal Consideration: The item is budgeted for \$400,000.

Staff Recommendation: Staff recommends approval of repair

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Ruben Rosales

Created/Initiated - 01/08/2026

Ruben Rosales

Approved - 01/08/2026

Maritza Magallan

Approved - 01/08/2026

Melanie Cano

Approved - 01/09/2026

Ricardo Rodriguez

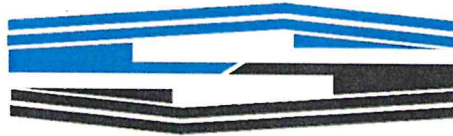
Approved - 01/09/2026

Jamison Merrick

Approved - 01/13/2026

City Management Office

Final Approval - 01/13/2026



SAENZ BROTHERS CONSTRUCTION

3226 N Victoria Rd Donna, TX 78537 Phone (956) 464-3400 Fax (956) 464-3401
saenzbrothers@yahoo.com karla@saenzbrothers.com

To: City of Pharr
 Attn: _____
 Address: 801 E. Sam Houston
 City, TX: Pharr, TX 78577
 Phone: (956) 402-4300

Proposal: **1113**
 Date: **12/17/2025**

<i>Project Name</i>
16" Steel Bore

DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
Furnish and install 16-inch diameter steel casing by bore construction method beneath the expressway for a length of 320 feet. Furnish and install 8-inch SDR 26 pipe for 320 feet within the installed casing. Furnish and install two (2) precast manholes, each 10 feet deep, including excavation, installation, and backfill. Mobilization, traffic control, labor, equipment, and materials.	LS	1	\$ 380,000.00	\$ 380,000.00
				\$ -
				\$ -

THANK YOU FOR YOUR BUSINESS!
 TIPS : 241001

SUBTOTAL	\$ 380,000.00
SALES TAX	\$ -
TOTAL	\$ 380,000.00



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.E.

DATE SUBMITTED: January 8, 2026

MEETING DATE: January 20, 2026

FROM: Maritza Magallan, Director

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, on Interlocal Agreement between the City of Pharr and the City of Hidalgo for maintenance and public infrastructure improvements. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: The City of Pharr would like to enter into an Interlocal Agreement with the City of Hidalgo to assist with the maintenance and public infrastructure improvements. Project No. 2526-01-517-ILA04-01

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan	Created/Initiated - 01/08/2026
Maritza Magallan	Approved - 01/08/2026
Luis Marin	Approved - 01/08/2026
Melanie Cano	Approved - 01/09/2026
Ricardo Rodriguez	Approved - 01/09/2026
Jamison Merrick	Approved - 01/13/2026
City Management Office	Final Approval - 01/13/2026

STATE OF TEXAS §

COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF PHARR
AND CITY OF HIDALGO**

THIS INTERLOCAL COOPERATION AGREEMENT ("Agreement") is entered into by and between the City of Hidalgo, a Home-Rule municipality located in Hidalgo County, Texas ("City of Hidalgo"), and the City of Pharr, a home-rule municipality located in Hidalgo County, Texas ("City of Pharr"), pursuant to the authority granted under Chapter 791 of the Texas Government Code, the Interlocal Cooperation Act.

WHEREAS, the municipalities hereto have determined it is beneficial to both parties to enter into this Agreement and that the benefits to each are reasonable;

WHEREAS, the municipalities share jurisdictional interest and benefit from the maintenance and improvement of McColl Road, between Dicker Road and Military Road;

WHEREAS, the City of Hidalgo has agreed to provide the necessary construction materials, traffic control, and to fund or procure any additional equipment or machinery required that is not owned or available to the City of Pharr;

WHEREAS, the municipalities desire to cooperate for the mutual benefit of their residents and to promote efficient and cost-effective public infrastructure improvements.

WHEREAS, the municipalities are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Texas Government Code Section 791.001 *et. seq.*, (the "Act") which authorizes local governments to contract with each other to perform governmental functions and services under the terms of the Act.

NOW, THEREFORE, the Parties agree as follows:

1. PURPOSE

The purpose of this Agreement is to establish the terms and responsibilities of each municipality in connection with the paving and improvement of McColl Road from Dicker Road to Military Road, hereinafter referred to as the "Project."

2. RESPONSIBILITIES

A. City of Pharr

1. Shall provide all necessary labor and available municipal equipment required to perform the paving work on McColl Road.
2. Shall coordinate the construction schedule, inspection, and supervision of work

activities in cooperation with the City of Hidalgo.

3. Shall ensure compliance with applicable safety and construction standards.

B. City of Hidalgo

1. Shall provide all required construction materials for the project, including base, asphalt, and aggregate for the Project.
2. Shall provide traffic control during all phases of construction to ensure the safety of workers and the traveling public.
3. Shall fund or procure any specialized machinery or equipment that the City of Pharr does not own or have available for use.
4. Shall coordinate funding, procurement, and documentation related to materials, traffic control, and equipment rentals.

3. TERM

This Agreement shall become effective upon execution by both parties and shall remain in effect until completion of the project or until terminated by mutual written consent.

4. PAYMENT

Each party shall be responsible for its own costs and expenses as set forth herein. No exchange of funds shall occur between the parties unless otherwise agreed in writing.

5. INSURANCE AND INDEMNIFICATION

A. Each party shall maintain insurance coverage, including general liability and workers' compensation, as required by Texas Law.

B. Each party agrees to indemnify and hold harmless the other party from any claims, damages or losses arising out of its own acts or omissions in the performance of this Agreement.

6. LIABILITY

Each party shall be responsible for the acts or omissions of its officers, employees, and agents in the performance of this Agreement. Nothing in this Agreement shall be construed as a waiver of any governmental immunity or defense available under Texas law.

7. TERMINATION

Either party may terminate this Agreement upon thirty (30) days' written notice to the other party. Upon termination, each party shall remain responsible for any obligations incurred prior to the effective date of termination.

8. AMENDMENTS

Any amendment to this Agreement must be made in writing and executed by authorized

representatives of both parties.

9. ENTIRE AGREEMENT

This document constitutes the entire agreement between the parties regarding this project and supersedes any prior discussions or understandings.

10. AUTHORIZATION

This Agreement is executed pursuant to a resolution duly passed by the governing bodies of the City of Hidalgo and the City of Pharr authorizing their respective representatives to enter into this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates set forth below.

CITY OF HIDALGO

CITY OF PHARR

By: _____
Julian Gonzalez, City Manager

By: _____
Dr. Jonathan B. Flores, City Manager

Date: _____

Date: _____

ATTEST: _____
Robert Segura, Assistant City Manager

ATTEST: _____
Imelda Barrera, City Clerk

Approved as to Form:

Rick Rodriguez, City of Pharr Attorney