



**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, JULY 20, 2020**

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.

In accordance with social distancing guidelines, the City Commission meeting will not be open to the public, except for individuals who have elected to appear in person for Public Testimony and Public Hearing. The meeting will be via Videoconference and streamed live at www.pharr-tx.gov

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:

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES.: *(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 city 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.*

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 July 2020.

B) Submission of Property Tax Collection Report for June 2020.

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 July 6, 2020 Regular Called Meeting and July 13, 2020 Special Called Meeting. (ADMINISTRATION)

B) Consideration and action authorizing City Manager to advertise for Request for Proposals for city wide electrical on-call services. (Project No. 1920-01-528-S041-001) (ENGINEERING)

C) Consideration and action authorizing City Manager to advertise for Request for Proposals for city wide HVAC on-call services. (Project No. 1920-01-528-S042-001) (ENGINEERING)

D) Consideration and action on Development Services Cases:

1. Rudy's Texas Bar-B-Q, L.L.C./Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 209 West Nolana Loop. **CUP#040644**

2. Edinburg RAM, LLC, d/b/a Khan's Grill, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 6A, Jackson Ridge Court Subdivision Phase III – Amended Plat, Pharr, Hidalgo County, Texas. The property's physical address is 1005 South Jackson Road. **CUP#180644**

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

AGENDA REGULAR MEETING
July 20, 2020

4. Angela Oliva has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C). The property is legally described as being Lots 12 and 13, Ford's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 410 West Sam Houston Avenue. **COZ#200628**

5. Little Explorers Development & Learning Center, LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) and Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being a 2.499-acre tract of land, more or less, out of Lot 5, Block 8, A.J. McColl Subdivision and being a 0.458-acre tract of land, more or less, out of Lot 1, C.D. Subdivision, Pharr, Hidalgo County, Texas. The property is physically located 2301 South Jackson Road. **COZ#200629**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2007-06 and adopting a new and updated ordinance known as "Substandard Structures." (**3rd and Final Reading**) (DEVELOPMENT SERVICES)

B) Consideration and action, if any, on Ordinance approving a negotiated resolution between the City of Pharr and Texas Gas Service regarding the Company's April 30, 2020 Cost of Service Adjustment (COSA) Filing. (**Adoption on 1st Reading**) (ADMINISTRATION)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2019-40 for budget amendments to the Fiscal Year 2019-2020 Budget. (**Adoption on 1st Reading**) (FINANCE)

D) Consideration and action, if any, on Resolution appointing/reappointment two (2) alternate members to the Board of Adjustment. (ADMINISTRATION)

E) Consideration and action, if any, on Resolution appointing/reappointing one (1) regular member to the Planning and Zoning Commission. (ADMINISTRATION)

F) Consideration and action, if any, on Resolution entering into an agreement with Texas Department of Transportation for closure of US 281 from Old Business 83 to Kelly Ave. for various downtown light improvements on Tuesday, July 21, 2020 from 6:00 a.m. to Wednesday July 22, 2020 6:00 p.m. (ENGINEERING)

AGENDA REGULAR MEETING
July 20, 2020

G) Consideration and action, if any, on Resolution approving the Certificate of Formation and Bylaws of the Hidalgo County Regional Foreign Trade Zone (HCRFTZ). (ADMINISTRATION)

7. ADMINISTRATIVE:

A) Discussion and possible action regarding downtown decorative lights. (ENGINEERING)

8. PURCHASING:

A) Consideration and action, if any, on the purchase of five (5) portable dynamic message boards for the Public Works Department from Buyers Barricades through Buy Board pricing in the amount of \$78,250 utilizing CARES funding. (Project No. 1920-01-517-P024-001) (PUBLIC WORKS)

B) Consideration and action, if any, on the purchase of Commission Chambers Media Control Room Audio/Video Upgrade for the Media Department from Designs That Compute dba Visionality through Texas DIR COOP pricing in the amount of \$62,459.39 utilizing CARES funding. (Project No. 1920-01-518-P025-001) (IT)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to extend the Service Contract with Pavement Markings, Inc. for city-wide Pavement Marking Services. (Project #1718-01-517-C006-147) (PURCHASING)

10. LEGAL:

A) Consultation, and action, if any, with City Attorney regarding settlement of Gabriel Cabrera vs. City of Pharr, No. 7:17-CV-00369 and Gabriel Cabrera vs. City of Pharr, No. C-0217-18-G (on appeal Cause No. 13-18-00559-CV). (LEGAL)

11. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

AGENDA REGULAR MEETING
July 20, 2020

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

13. ADJOURNMENT:

AGENDA REGULAR MEETING
July 20, 2020

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 956/402-4100 ext. 1003/1007 or FAX 956/702-5313 or E-mail hilda.pedraza@pharr-tx.gov or imelda.barrera@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the 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 17th day of July 2020 at 3:45 p.m. and will remain posted continuously for at least 72 hours 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 17th day of July 2020.

Hilda Pedraza

HILDA PEDRAZA, TRMC, CMC
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,

Title: _____