

**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, SEPTEMBER 21, 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.

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 Tax Collection Report for August 2020. (FINANCE)

B) Submission of Sales Tax Collection Report for September 2020. (FINANCE)

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) Consideration and action authorizing the City Manager to advertise for bids for Catastrophic Debris Removal Services and Debris Removal Monitoring Services. (PUBLIC WORKS)

B) Consideration and action on Development Services Cases:

1. Campero Holdings Company, 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) to Limited Industrial District (L-I). The property is legally described as being a 6.95-acre tract of land, more or less, out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 800-900 Block of West Anaya Road. **COZ#200835**

2. Angel Villarreal and Maria C. Villarreal, representing VIGA Restaurants, Inc., d/b/a Villa del Mar Restaurant, are requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot A, Providence Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6400 South Cage Boulevard, Suites A & B. **CUP#110757**

PLATS:

1. Spoor Engineering Consultants, Inc., representing W.D. Moschel, Owner, is requesting final plat approval of the proposed Fox Subdivision. The property is legally described as being a 3.32 acre tract of land out of the north 10.0 acres of Lot 7, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of South Jackson Road. **SUB#190515**

2. Spoor Engineering Consultants, Inc., representing William Schnakenburg, Member of East Nolana Partners, LLC, a Texas Limited Liability Company, is requesting final plat approval of the proposed Veterans Centre Subdivision. The property is legally described as being a 2.95 acre tract of land out of a 4.80 acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of East Nolana Loop. **SUB#200927**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance adopting and approving budget for year beginning October 1, 2020 ending September 30, 2021 **(Adoption on 1st Reading)**. (FINANCE)

B) Consideration and action, if any, on Ordinance to amend the fire and police civil service classification and strength of force ordinance (O-2020-20) to create two budgeted positions at the rank of "Deputy Chief" in the police department and one (1) new entry level firefighter position in the Fire Department. **(Adoption on 1st Reading)** (ADMINISTRATION)

C) Consideration and action, if any, on Ordinance regulating electioneering in city owned or city controlled property. **(2nd Reading)** (ADMINISTRATION)

D) Consideration and action, if any, on Resolution appointing/re-appointing one (1) member to the Civil Service Commission. (HR)

E) Consideration and action, if any, on Resolution requesting authorization from the Texas Department of Transportation to close US 281 (Cage Boulevard) from Javelina Road to Juan Balli Road on Wednesday, November 11, 2020 for the Veteran's Day Firework Display. (PUBLIC WORKS)

F) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property; giving notice of an official determination to acquire real property for public purpose; establishing procedures for the acquisition of market value for the property to be acquired; and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorizing condemnation proceeding by City Attorney, contingent on available funding. (DEVELOPMENT SERVICES)

G) Consideration and action, if any, on Resolution ratifying authorization to donate computer equipment at the First Responders Event. (IT)

H) Consideration and action, if any, adopting Resolution to accept petitions for voluntary annexation, setting date, time and place for public hearing, authorizing and directing publication of the notice of such public hearing, and directing the City Manager to prepare service plan for approximately 53 acres of land, more or less, located in the City of Pharr's ETJ, Hidalgo County, Texas. (DEVELOPMENT SERVICES)

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I) Consideration and action, if any, on Resolution establishing Code of Ethics for Boards and Commissions. (ADMINISTRATION)

7. ADMINISTRATIVE:

A) Consideration and action, if any, on acceptance of offer or counter offer for the property legally described as being a 15.11 acre tract of land, more or less, out of Lot 339 and a 6.1 acre tract of land, more or less, out of Lot 338, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. (DEVELOPMENT SERVICES)

B) Consideration and action, if any, authorizing CAXCAN S.A. de C.V. Ingenieros Civiles to conduct field studies and conceptual plan (Phase III) for Bridge Expansion Project (Twin Bridge/Second Span) in Mexico. (BRIDGE)

C) Consideration and action, if any, on selecting various Electrical Firms to be part of a rotation list to provide City Wide Electrical On-Call and Maintenance Service. (PURCHASING)

D) Consideration and action, if any, on selecting various HVAC Firms to be part of a rotation list to provide City Wide HVAC On-Call and Maintenance Service. (PURCHASING)

E) Consideration and action, if any, to amend the Professional Services Rotation Lists for Water and Sewer projects. (ADMINISTRATION)

F) Consideration and action, if any, to approve a Memorandum of Understanding between the City of Pharr and the duly recognized majority bargaining agent for the City of Pharr law enforcement officers to set the minimum qualifications, base pay, and other conditions pertaining to the newly created rank of "Deputy Chief" by separate ordinance. (ADMINISTRATION)

G) Consideration and action, if any, approving budget for Pharr Economic Development Corporation II for FY 2020-2021. (FINANCE)

H) Consideration and action, if any, approving budget for Tax Increment Reinvestment Zone No. 1 for FY 2020-2021. (FINANCE)

I) Consideration and action, if any, approving budget for Tax Increment Reinvestment Zone No. 2 for FY 2020-2021. (FINANCE)

J) Consideration and action, if any, approving budget for Pharr Housing Finance Corporation for FY 2020-2021. (FINANCE)

K) Consideration and action, if any, approving budget for Pharr Housing Finance Corporation Jackson Place Apartments for FY 2020-2021. (FINANCE)

L) Consideration and action, if any, approving budget for Pharr Greater Chamber of Commerce for FY 2020-2021. (FINANCE)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to extend the Supply Contract with Rio Valley Pipe, LLC dba CAPA for the Purchase and Delivery of RCP, Manholes, and Inlets. (PURCHASING)

B) Consideration and action, if any, authorizing City Manager to extend the Supply Contract with Chemtrade Chemicals, US, LLC for the Purchase and Delivery of Aluminum Sulfate Liquid Polymer Blend and Liquid Ammonium Sulfate. (PURCHASING)

C) Consideration and action, if any, on agreement between City of Pharr and the Pharr Community Theatre FY2020-2021. (ADMINISTRATION)

D) Consideration and action, if any, authorizing the City Manager to enter into a Project Utility Adjustment Agreement (PUAA) with the Design-Build Contractor Dragados-Pulice Joint Venture for the I2/I69 Interchange Project. (ENGINEERING)

E) Consideration and action, if any, on first amendment to Interlocal agreement with Hidalgo County in relation to CARES Act Funds. (ADMINISTRATION)

F) Consideration and action, if any, authorizing City of Pharr Police Department to provide traffic control for the I2-I69C Interchange Project involving Dragados USA, Inc. and Pulice Construction, Inc. (POLICE)

G) Consideration and action, if any, authorizing City Manager to submit application for presidential permit for the Pharr International Bridge Expansion Project. (BRIDGE)

H) Consideration and action, if any, on authorizing City Manager to negotiate and enter into a contract for Project Management Services for Texas Water Development Board funded project. (ADMINISTRATION)

9. LEGAL:

A) Consultation with City Attorney regarding *Jose Luengo v. City of Pharr*, C-2983-20-E, in the 275th District Court Hidalgo County, Texas. (LEGAL)

B) Consultation and action, if any, regarding potential litigation involving Sugar Rd. and Egly Rd. improvement project. (LEGAL)

10. 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.

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

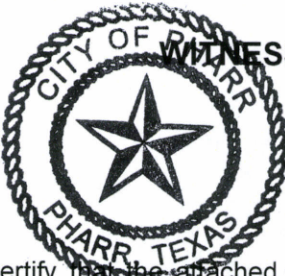
12. ADJOURNMENT:

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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 18th day of September 2020 at 3:30 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 18th day of September 2020.


IMELDA BARRERA, TRMC
ASSISTANT 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: _____