



**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 4:15 PM ON
MONDAY, NOVEMBER 2, 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. PROCLAMATIONS:

A) Proclamation proclaiming Municipal Court Week.

B) Proclamation proclaiming Diego Goku Aguilera Day.

3. PUBLIC TESTIMONY: (Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.

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

AGENDA REGULAR MEETING
November 2, 2020

allowed to address the governing body once the public hearing has closed.

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.*

5. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

A) City Engineer's Report (ENGINEERING)

6. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

A) Approval of Minutes for October 19, 2020 Regular Called Meeting. (ADMINISTRATION)

B) Consideration and action on request from CASA of Hidalgo County, Inc. for use of the Pharr Events Center parking lot on Sunday, December 13, 2020 to host a drive thru Christmas Experience with Santa event and waive rental fees. (EVENTS CENTER)

C) Consideration and action authorizing City Manager to advertise for Request for Proposals for Auction Services. (PURCHASING)

D) Consideration and action on the purchase of Christmas Lights/Decorations through BUYBOARD from Arnett Marketing out of San Antonio, TX. (PARKS)

E) Consideration and action on Resolution of the Board of Commissioners of the City of Pharr, Texas Ratifying and Approving (I) the Resolution of the Pharr Economic Development Corporation II Approving the Entering into a Loan Agreement, Promissory Note, New and Amended Sales Tax Pledge Agreement with Lone Start National Bank; (II) A Sales Tax Remittance Agreement; and (III) the Authority of the Mayor to Execute a General Certificate of the City, and Sales Tax Remittance Agreement to Support Economic Development Projects. (FINANCE)

F) Consideration and action on Development Services Cases:

AGENDA REGULAR MEETING
November 2, 2020

1. Bishop of the Roman Catholic Diocese of Brownsville, Texas, d/b/a Mother Cabrini Parish, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). The property is legally described as being Lot 1, Saint Francis Xavier Cabrini Church Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8001 South Cage Boulevard. **CUP#201039** (DEVELOPMENT SERVICES)

2. Tropical Island #2 is 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 all of Lot 2-B, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1801 West Ridge Road. **CUP#180857** (DEVELOPMENT SERVICES)

3. Chipotle Texas, LLC, is 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 0.05 acres, more or less, out of Replat of vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite N-1. **CUP#160942** (DEVELOPMENT SERVICES)

G) PLATS:

1. Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting final plat approval of the proposed West Ridge Estates Phase II Subdivision. The property is legally described as being a 17.727 acre tract of land, more or less, being out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 and 900 Block of West Minnesota Road. **SUB#180718** (DEVELOPMENT SERVICES)

2. Barrera Infrastructure Group, Inc., representing Adolfo Campero, Manager for Campero Holdings Company, LLC, owner, is requesting final plat approval of the proposed Pharr Logistic Center Lot 2 Phase II Subdivision. The property is legally described as being a 6.95-acre tract of land, being out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800-900 Block of West Anaya Road. **SUB#201031** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance directing the City Manager to vacate, abandon, and close a portion of street Right-Of-Way, being a portion of E. Sharm Dr., located between Lots 1 and 2, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas. **(1st Reading)** (DEVELOPMENT SERVICES)

B) Consideration and action, if any, on Ordinance amending Ordinance O-2020-36 relating to the number of authorized civil service positions within the Fire and Police Departments. **(3rd and Final Reading)** (ADMINISTRATION)

C) Consideration and action, if any, on Ordinance extending the boundaries of the present corporate limits of the City of Pharr, Texas and annexing new territory into the City of Pharr consisting of approximately 58 acres lying adjacent to and being situated within the extraterritorial jurisdiction of the City of Pharr, Texas. **(2nd Reading)** (DEVELOPMENT SERVICES)

D) 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)

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 and Nolana Loop from Interstate 69 to Veterans Boulevard on Thursday, December 31, 2020 for the New Year's Eve Firework Display. (PUBLIC WORKS)

F) Consideration and action, if any, on Resolution supporting and authorizing the creation of the Rio Grande Valley Regional 9-1-1 Emergency Communications District (COMMUNICATIONS)

G) Consideration and action, if any, on Resolution authorizing City Manager to submit and execute a grant application to the Texas General Land Office (GLO) under the 2015 Flood State Mitigation Competition - Housing and Urban Development (HUD) Most Impacted and Distressed (MID) County. (ENGINEERING)

8. ADMINISTRATIVE:

A) Consideration and action, if any, on Pharr Municipal Court Amnesty Program for November 3, 2020 through December 31, 2020. (MUNICIPAL COURT)

B) Consideration and action, if any, on declaration of certain items and equipment as surplus and authorization for the City Manager to dispose of via a public auction. (PUBLIC WORKS)

C) Consideration and action, if any, on proposal from World City for the 2020 Pharr Trade Numbers Book. (BRIDGE)

9. PURCHASING:

A) Consideration and action if any, on the purchase of permeable pavers through a sole source vendor TrueGrid out of Houston, TX to be provided by the City of Pharr as owner furnished material to the awarded contractor for the various parking lot improvements project. (ENGINEERING)

10. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to award Item #1 - Service Contract to Generate Chlorine Dioxide, Item #2 - Supply Contract for Purchase & Delivery of Sodium Chlorite, and Item #3 - Lease of New Equipment to EVOQUA Water Technologies LLC out of Sarasota, FL (PUBLIC UTILITIES)

B) Consideration and action, if any, authorizing City Manager to award a Service Contract for City Wide Lawn and Landscaping to Olympia Landscape Development, Inc. out of Laredo, TX. (PURCHASING)

C) Consideration and action, if any, authorizing City Manager to continue maintenance and support services with Frontera Consulting out of McAllen, TX for the South Pharr Pilot Wi-Fi Project . (PURCHASING)

D) Consideration and action, if any, on contract extension with Hidalgo County EMS for 9-1-1 Emergency Medical Services.(FIRE)

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

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

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

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and**

AGENDA REGULAR MEETING
November 2, 2020

discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee. The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

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

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

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

13. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956/402-4100 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 30th day of October 2020 at 4:10 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 30th day of October 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

AGENDA REGULAR MEETING
November 2, 2020

removed from the bulletin board of City Hall on the _____ day of _____, 20____ by,

_____ Title: _____