



**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, MAY 3, 2021**

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, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of community, city staff, and city council. The meeting will be held via videoconference and broadcast at <http://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. PROCLAMATIONS:

- A) Proclamation proclaiming May 3, 2021 as Alonzo Cantu Day.
- B) Proclamation proclaiming May 4, 2021 as International Firefighters Day.
- C) Proclamation proclaiming May 5, 2021 as Junior Pharr Chamber Campions 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*

AGENDA REGULAR MEETING
May 3, 2021

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: (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.

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

1. Melden and Hunt, Inc., representing F.H. Investments, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C). The property is legally described as being 3.435 acres out of Lot 317, Kelly Pharr Tract Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 6800 Block of South Cage Boulevard. **COZ#210320 (DEVELOPMENT SERVICES)**

2. Melden and Hunt, Inc., representing Maria D. Alvarez, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF). The property is legally described as being .538 acres out of Lots 1 & 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 229 West Sam Houston Avenue. **COZ#210321 (DEVELOPMENT SERVICES)**

3. M&S Group, Inc., d/b/a Wing Daddy's Sauce House, 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 4A & 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 601 South Jackson Road. **CUP#200318 (DEVELOPMENT SERVICES)**

B) PLATS:

1. Robles Engineering, LLC., representing Maria Ruth Martinez, Owner, is requesting preliminary and final plat approval of the proposed Los Buhos Subdivision. The property is legally described as being a 0.4093 of one acre out of block "B" of the acreage adjacent to the Pharr Townsite and out of Lot 3, block "C", Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Egly Avenue. **SUB#210205 (DEVELOPMENT SERVICES)**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution authorizing publication of Notice of Intention to Issue Certificates of Obligation, Series 2021, for the design, acquisition, construction and improvement of certain public works, and authorizing certain other matters relating thereto. (FINANCE)

B) Consideration and action, if any, on Resolution authorizing the City of Pharr to create a Municipal Court Security Committee pursuant to Texas Government Code Section 29.014; authorizing establishment of policies and procedures for the purpose of enhancing Pharr Municipal Court safety for Judges, staff, and the public. (MUNICIPAL COURT)

8. ADMINISTRATIVE:

A) Consideration and action, if any, amending the Professional Engineering Rotation List for Traffic Engineering Projects. (ENGINEERING)

B) Consideration and action, if any on acceptance of the City of Pharr Monument Sign Project and release of final balance with retainage in the amount of \$6,865.75 (ENGINEERING)

9. PURCHASING:

A) Consideration and action, if any, authorizing City Manager to purchase desktop and laptop computers from CDW-G in the amount of \$53,388.70 utilizing Texas DIR contract TSO 4159. (IT)

B) Consideration and action, if any, authorizing City Manager to purchase 20 mobile Motorola radios and 20 portable Motorola radios in the amount of \$191,763.60 from Motorola Solutions through HGAC CONTRACT # RA05-18 (EMERGENCY MEDICAL SERVICES)

10. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Amendment to Lease Agreement with UETA -Duty Free Americas. (BRIDGE)

B) Consideration and action, if any, on authorizing City Manager to negotiate and enter into any leases and/or contracts with the University of Texas System. (ADMINISTRATION)

C) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract for medical billing services for the City of Pharr (ADMINISTRATION)

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
May 3, 2021

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:

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 April 2021 at 3:55 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in

AGENDA REGULAR MEETING
May 3, 2021

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 April 2021.



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: _____

Proclamation



WHEREAS, Alonzo Cantu began his career in the building industry in 1978, shortly after graduating from the University of Houston with a bachelor of Business Administration in finance; and

WHEREAS, Mr. Cantu has been credited by many as being a central driving force behind the transformation of the business and political landscape of South Texas, the third fastest growing metropolitan statistical area in the country; and

WHEREAS, As a banker, developer, philanthropist and dedicated community organizer, Mr. Cantu exemplifies the highest standard of community leadership; and

WHEREAS, Mr. Cantu is the Chairman and CEO of Cantu Construction, and under his leadership, Cantu Construction was awarded the Minority Business Development Agency "National Minority Construction Firm of the Year" by the U.S. Department of Commerce; and

WHEREAS, Mr. Cantu also serves as Chairman of the Board of Lone Star National Bank; a Hispanic owned and operated financial institution. The bank serves four counties across South Texas including Hidalgo, Starr, Cameron and Bexar. Since 1997, under Mr. Cantu's leadership, Lone Star National Bank has grown from \$179 million dollars in assets to \$2.2 billion dollars and 32 branch offices; and

WHEREAS, In 1999, Mr. Cantu joined a group of eight surgeons who started a day surgery facility and a small ambulatory surgery center. Mr. Cantu was the driving force behind the expansion of the partnership from the original eight physicians to the present facility known as Doctors Hospital at Renaissance Health System (DHR). At present, DHR is owned by a partnership consisting of over 500 partners, has a local economic impact of over \$766 million per year, and employs over 4,600 individuals; and

WHEREAS, For his exceptional work in the community, Mr. Cantu has been recognized nationally by receiving two prestigious awards: the JC Penney Golden Rule Award in 2000 for Outstanding Community Service in Education and the 2005 National Medallion of Excellence for Community Service from the Congressional Hispanic Caucus Institute; and

WHEREAS, Mr. Cantu has also been recognized by the University of Texas Pan American by being the recipient of its ninth annual Bridge Builder Award. The award is given to a person who has made significant contributions to education locally and statewide; and

WHEREAS, In 2012, Mr. Cantu was honored by The University of Houston's President as the Medallion recipient. The medallion is the highest honor awarded to those who have improved the university community, either through their presence as inspirational guests or as long-term supporters of the university's mission. It is the highest honor bestowed to friends of the University who have a legacy of enhancing their community. Also in 2012, Teaching & Mentoring Communities presented him with the TMC Hall of Fame Award, which recognizes a former migrant worker who has championed the cause of early education for disadvantaged children; and

WHEREAS, In 2013, Mr. Cantu was honored with the Distinguished Alumni Award by The University of Houston; the purpose of this award is to recognize and honor alumni who have made significant contributions to society and whose accomplishments and careers have brought credit to the University; and

WHEREAS, Mr. Cantu is one of the original founders of the Valley Alliance of Mentors for Opportunities and Scholarships (VAMOS). VAMOS was established in 1996 by a group of local business and civic leaders who realized the dire need to improve educational opportunities for students in the Rio Grande Valley. He serves as Chairman Emeritus for the VAMOS board. Under his leadership VAMOS has raised over \$18 million dollars and created three endowments programs that have added additional scholarship opportunities for Rio Grande Valley students; and

WHEREAS, As part of his continued support and commitment to higher education, Mr. Cantu donated \$1 million to The University of Houston for the purpose of awarding scholarships to deserving students; and

WHEREAS, On November 8, 2019, Mr. Cantu was appointed to the University of Houston System Board of Regents by Governor Greg Abbott. Mr. Cantu will serve on the Academic and Student Success Committee, Facilities, Construction and Master Planning Committee, as well as the Finance and Administration Committee. Regent Cantu's term will expire on August 31st, 2025.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by virtue of the authority vested in me and on behalf of the Mayor and the City Commission, do hereby recognize, with respect and gratitude, Mr. Cantu's endless support and commitment to higher education and the overall betterment of entire communities, and hereby proclaim the 3rd day of May 2021 as:

“Alonzo Cantu Day”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 3rd day of May 2021.

CITY OF PHARR

ATTEST:

Ambrosio Hernandez, Mayor

Hilda Pedraza, City Clerk

Proclamation



WHEREAS, International Firefighters Day is observed each year on May 4th to honor and remember past firefighters who have lost their lives while serving their communities, to express gratitude to those that have served in this line of work, and to show support and appreciation for those who presently serve; and

WHEREAS, regardless of the language a firefighter speaks, or the country in which he or she works and resides, all firefighters fight against the same enemy - fire; and

WHEREAS, Firefighters follow a long line of tradition and honor that inspires them to help colleagues, neighbors and strangers alike; and

WHEREAS, at a moment's notice, firefighters are quick to respond to uncertain situations to mitigate danger and combat the threat of destructive fire in order to protect individuals, families, and the economic being of our community; and

WHEREAS, the demands of firefighting are accompanied by both personal and physical tolls that all firefighters knowingly accept while risking their lives to protect the lives of others.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas, by the virtue of the authority vested in me and on behalf of the Commission do hereby proclaim the 4th day of May, 2021 as:

“International Firefighters Day”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 3rd day of May, 2021.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk

Proclamation



WHEREAS, The City of Pharr congratulates PSJA Southwest Early College High School students for participating in the Greater Pharr Chamber of Commerce Junior Pharr Chamber Champions Program; and

WHEREAS, students participated in the 'Pharr Social' campaign for which they directed and created digital content for local businesses to be used as promotional material; and

WHEREAS, students gained mentorship and real-life marketing and business experience to be applied in future educational and professional endeavors; and

WHEREAS, the Greater Pharr Chamber of Commerce Junior Pharr Chamber Champions program grants students the opportunity to work directly with businesses and provides a pathway to a permanent job position.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas, by the virtue of the authority vested in me and on behalf of the Commission do hereby proclaim the 5th day of May, 2021 as:

“Junior Pharr Chamber Champions Day”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 3rd day of May, 2021.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.A.

DATE SUBMITTED:

MEETING DATE: May 3, 2021

FROM: Hilda Pedraza, 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:

Hilda Pedraza

Karla Saavedra

Patricia Rigney

City Management Office

Created -



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.A.

DATE SUBMITTED: April 30, 2021

MEETING DATE: May 3, 2021

FROM: Omar Anzaldua, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Omar Anzaldua

Agenda Item: City Engineer's Report

Classification: Regular

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

Issue: City Engineer's Report

Fiscal Consideration: N/A

Staff Recommendation: City Engineer's Report

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Omar Anzaldua

Omar Anzaldua

City Management Office

Created/Initiated - 4/30/2021

Approved - 4/30/2021

New - 1/1/1900

Construction Phase

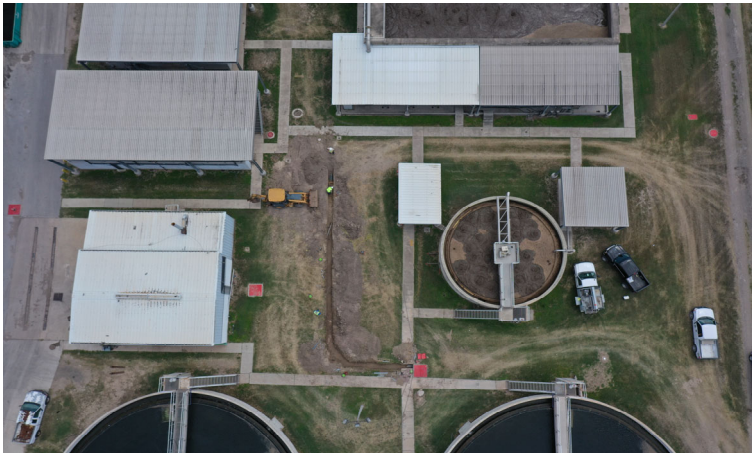
- ☐ **WWTP Oxidation Ditch No. 2 & Electrical Improvements**
- ☐ **Pharr Bridge Office Expansion Phase II**
- ☐ **Aquatic Facility**
- ☐ **Pharr/Reynosa International Bridge Northbound Lane Expansion & 2nd BSIF Exit**
- ☐ **Northside Event Center**
- ☐ **Expressway 83 Elevated Storage Tank Rehabilitation**
- ☐ **City Hall Remodeling**

CONSTRUCTION PHASE

Project Name:	WWTP Oxidation Ditch No. 2 & Electrical Improvements PH 1		
Engineer	Carollo Engineering		
Contractor	Ferguson Services Systems		
Contract Amount to Date	\$1,065,000	Contract Time (Days)	365
Notice to Proceed	7/23/2020	Contract Time Used:	76.99%

Description: Waste water treatment plant shall undergo improvements of oxidation ditch and electrical items

Status: Trenching for electrical conduit has been completed and concrete duct banks have been installed.



CONSTRUCTION PHASE

Project Name:	Pharr Bridge Office Expansion Ph II		
Engineer	The Warren Group Architects Inc.		
Contractor	International Consulting Engineers (ICE)		
Contract Amount to Date	\$1,316,952	Contract Time (Days)	240
Notice to Proceed	TBD	Contract Time Used:	#VALUE!

Description:**Status:** Contract is being executed.**Picture:** Contractor has commenced installing footing next to main building.

CONSTRUCTION PHASE

Project Name:	Aquatic Facility (Project No. 1819-35-510-C011-051)		
Architect	The Warren Group Architects		
Contractor	D. Wilson Construction		
Contract Amount to Date	\$23,165,208.00	Contract Time (Days)	550
Notice to Proceed	11/1/2019	Contract Time Used:	99.27%
Description: The project is a fully enclosed Olympic natatorium and diving pool with support facilities. Building area is approximately 70,400 S.F.			
Status: Construction is ongoing.			
Pictures: Contractor has completed a concrete pour for bioswale located on the southeast side of the proposed parking lot. Construction of parking lot is ongoing.			



CONSTRUCTION PHASE

Project Name:	Pharr/Reynosa International Bridge Northbound Lane Expansion & 2nd BSIF Exit		
Engineer	TEDSI Infrastructure Group		
Contractor	Jimenez Engineering Solutions		
Contract Amount	\$7,946,724.38	Contract Time (Days)	360
Notice to Proceed	9/8/2020	Contract Time Used:	65.00%
Description: The addition of a northbound truck lane, a super wide north roadway, and a new exit truck lane to the BSIF facility with new secondary inspection booths.			
Status: Construction is ongoing			
Pictures: Compaction of lifts have been completed on the northbound lane. Density test have been conducted for this lift.			

CONSTRUCTION PHASE

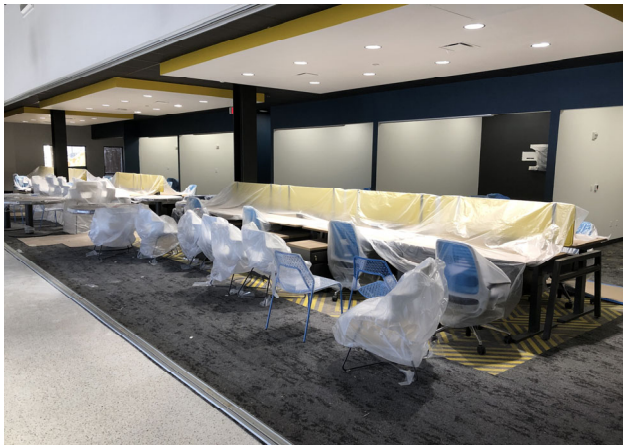
Project Name:	Northside Community Center		
Architect	The Warren Group Architects		
Contractor	Davila Construction		
Contract Amount		Contract Time (Days)	
Notice to Proceed	9/8/2020	Contract Time Used:	#DIV/0!
Description: Construction of utilities have started with storm sewer line and the installation of a manhole at the entrance.			
Status: Construction is ongoing			
Pictures: Contractor has has begun to pour concrete for community center fountain.			
			
			

CONSTRUCTION PHASE

Project Name:	Expressway 83 Elevated Storage Tank Rehabilitation		
Engineer	Dunham Engineering		
Contractor	Viking Industrial Painting Company		
Contract Amount		Contract Time (Days)	
Notice to Proceed	9/8/2020	Contract Time Used:	#DIV/0!
Description: A complete rehabilitation of storage elevation tanks in the area and remedy all TCEQ violations.			
Status: Construction is ongoing			
Pictures: Contractor has covered and commenced priming storage tank.			

CONSTRUCTION PHASE

Project Name:	City Hall Remodeling		
Engineer	City of Pharr		
Contractor	NM Contracting		
Contract Amount to Date	\$2,349,203	Contract Time (Days)	207
Notice to Proceed	7/23/2020	Contract Time Used:	135.75%
Description: A complete interior renovation of the first floor of City Hall.			
Status: Substantial completion.			
Pictures: Punchlist items remain.			





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.A.

DATE SUBMITTED:

MEETING DATE: May 3, 2021

FROM: Hilda Pedraza, 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:

Hilda Pedraza

Karla Saavedra

Patricia Rigney

City Management Office

Created -



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.A.1.

DATE SUBMITTED: April 29, 2021

MEETING DATE: May 3, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Melden and Hunt, Inc., representing F.H. Investments, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C). The property is legally described as being 3.435 acres out of Lot 317, Kelly Pharr Tract Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 6800 Block of South Cage Boulevard. **COZ#210320**

Classification: Regular

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

Issue: Melden and Hunt, Inc., representing F.H. Investments, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C).

COZ#210320

Fiscal Consideration: n/a

Staff Recommendation: Development Services is recommending approval of the request to re-zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) subject to staff's recommendations.

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Carolina Herrera

Roland Gomez

Melanie Cano

Patricia Rigney

City Management Office

Created/Initiated - 4/29/2021

Approved - 4/29/2021

Approved - 4/29/2021

Approved - 4/30/2021

New - 1/1/1900



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 03, 2021

ROUTE TO BOARD:

☒ CITY COMMISSION

AGENDA ITEM: COZ:#210320

☐ PLANNING & ZONING COMMISSION

DATE SUBMITTED: March 26, 2021

1. **Applicant:** Melden and Hunt, Inc., representing F.H. Investments, Ltd., owner
2. **Requested Action:** Re-zoning request from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C).
3. **Nature / Intent of Request:** In order to develop and construct a Tractor Supply Company.

4. **Routing to Staff:**

A. **Melanie Cano, Director**

Initials

Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**

Initials

Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

04/26/2021
Date

☒ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, MAY 03, 2021

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: Re-zoning Request: From General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C). The property is legally described as being 3.435 acres out of Lot 317, Kelly Pharr Tract Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 6800 Block of South Cage Boulevard.
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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:

Melden and Hunt, Inc., representing F.H. Investments, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C) in order to develop and construct a Tractor Supply Company.

The subject site which is located on the east side of South Cage Boulevard and physically located within the 6800 Block of South Cage Boulevard. The property is legally described as being 3.435 acre tract of land, more or less, out of Lot 317, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120'-150' principal arterial that runs north and south with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C) and Residential Mobile Home District (R-MH). The property and the property to the east and south were zoned to Agricultural and/or Open Space District (A-O) when they were annexed by the City of Pharr on November 18, 1986. The properties to the west were zoned to Agricultural and/or Open Space District (A-O) when it was annexed by the City of Pharr on December 16, 1986. Later, the properties to the west were rezoned to General Business District (C) on March 30, 1982 when the city adopted the current zoning ordinance we use today. On September 5, 1989, the property to the north was zoned to Agricultural and/or Open Space District (A-O) and on March 17, 1987, the property and portion of the property to the north and south were rezoned to General Business District (C). The property to the east and portion to the south were rezoned to Residential Mobile Home District (R-MH) on June 17, 1997. Later, the E75' of the W335' of the N180' of Lot 317, a portion of the property to the north was rezoned to General Business District (C). There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial and single-family use in the Land Use Plan.

The Heavy Commercial District is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Thirty-one (31) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) call for information only.

Development Services is recommending approval of the request to re-zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C) subject to staff's recommendations.

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.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Melden and Hunt, Inc., representing F.H. Investments, Ltd., owner
APPLICANT

General Business District (C) & Residential
Mobile Home District (R-MH)
CURRENT ZONE

Within the 6800 Block of South Cage Boulevard
ADDRESS

Heavy Commercial District (HC)

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

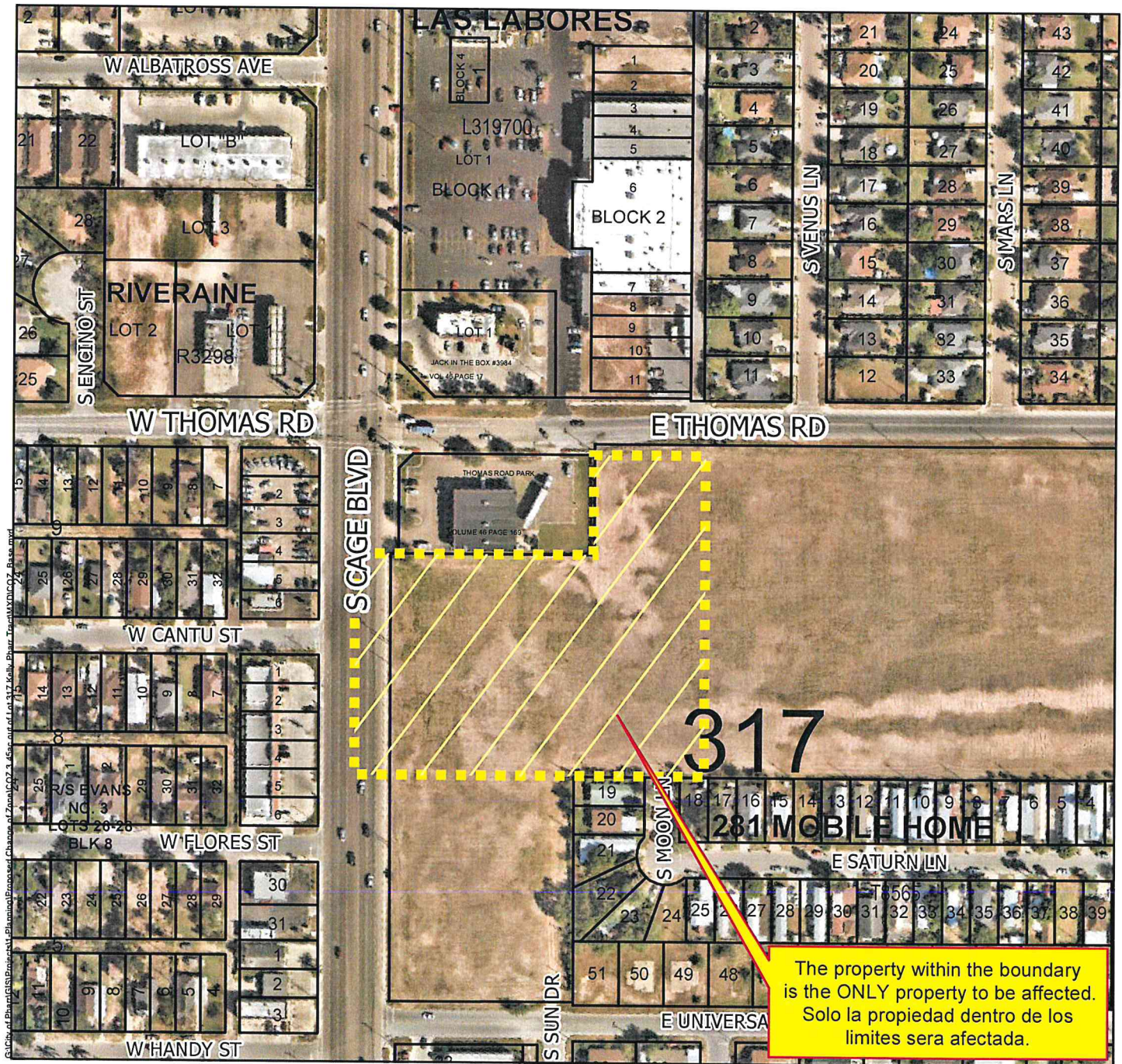
The property meets area requirements and has adequate ingress and egress.

If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio
PREPARED BY

April 14, 2021
DATE

Proposed Change of Zone
3.45ac out of Lot 317 Kelly Pharr Tract
Mario A. Reyna



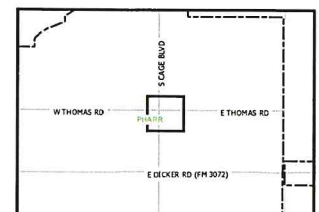
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 200 feet

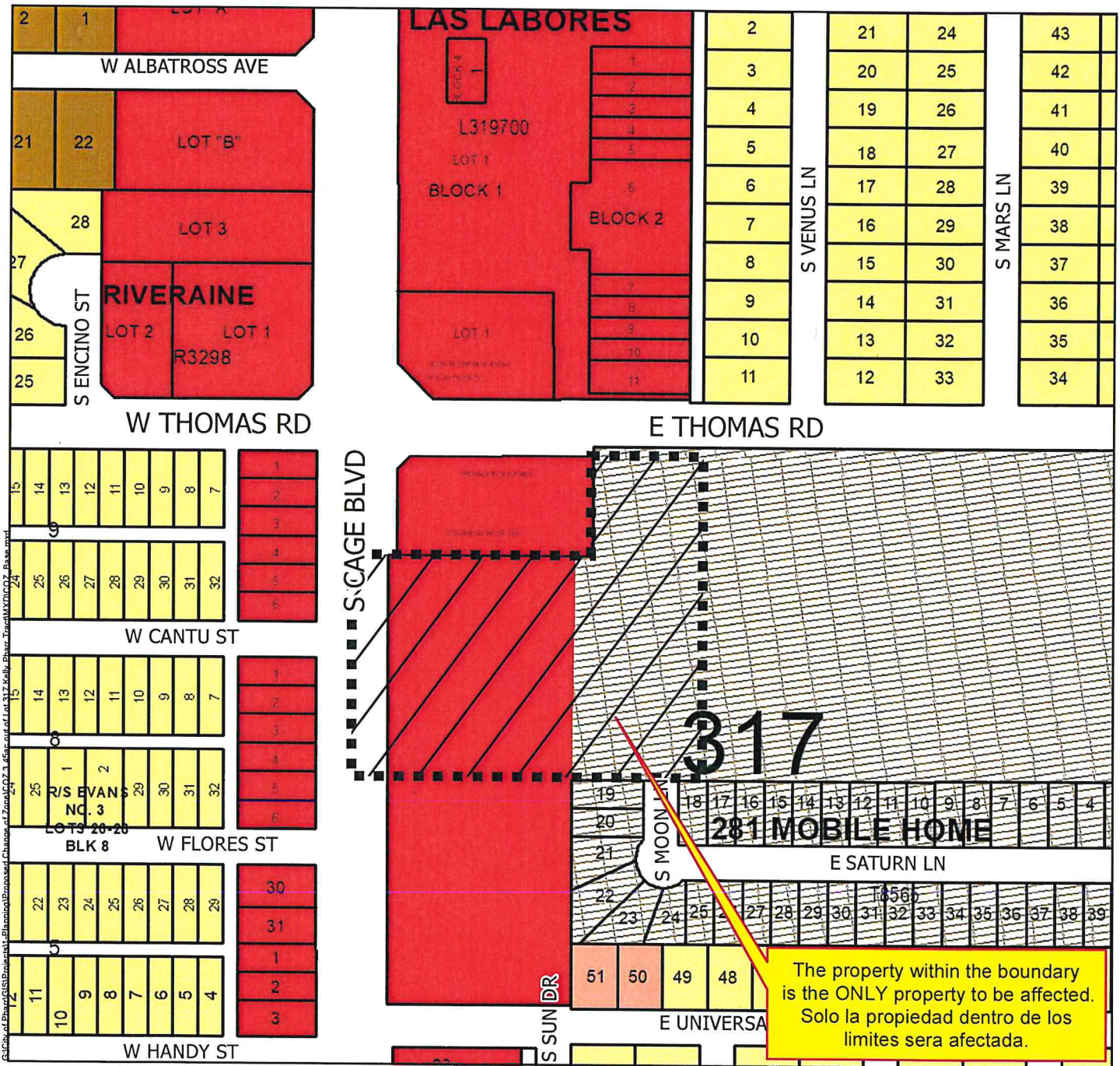


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Date: 4/1/2021

Proposed Change of Zone
3.45ac out of Lot 317 Kelly Pharr Tract
Mario A. Reyna



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

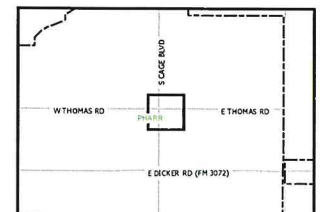
City of Pharr, Texas
Engineering Department
956.402.4242

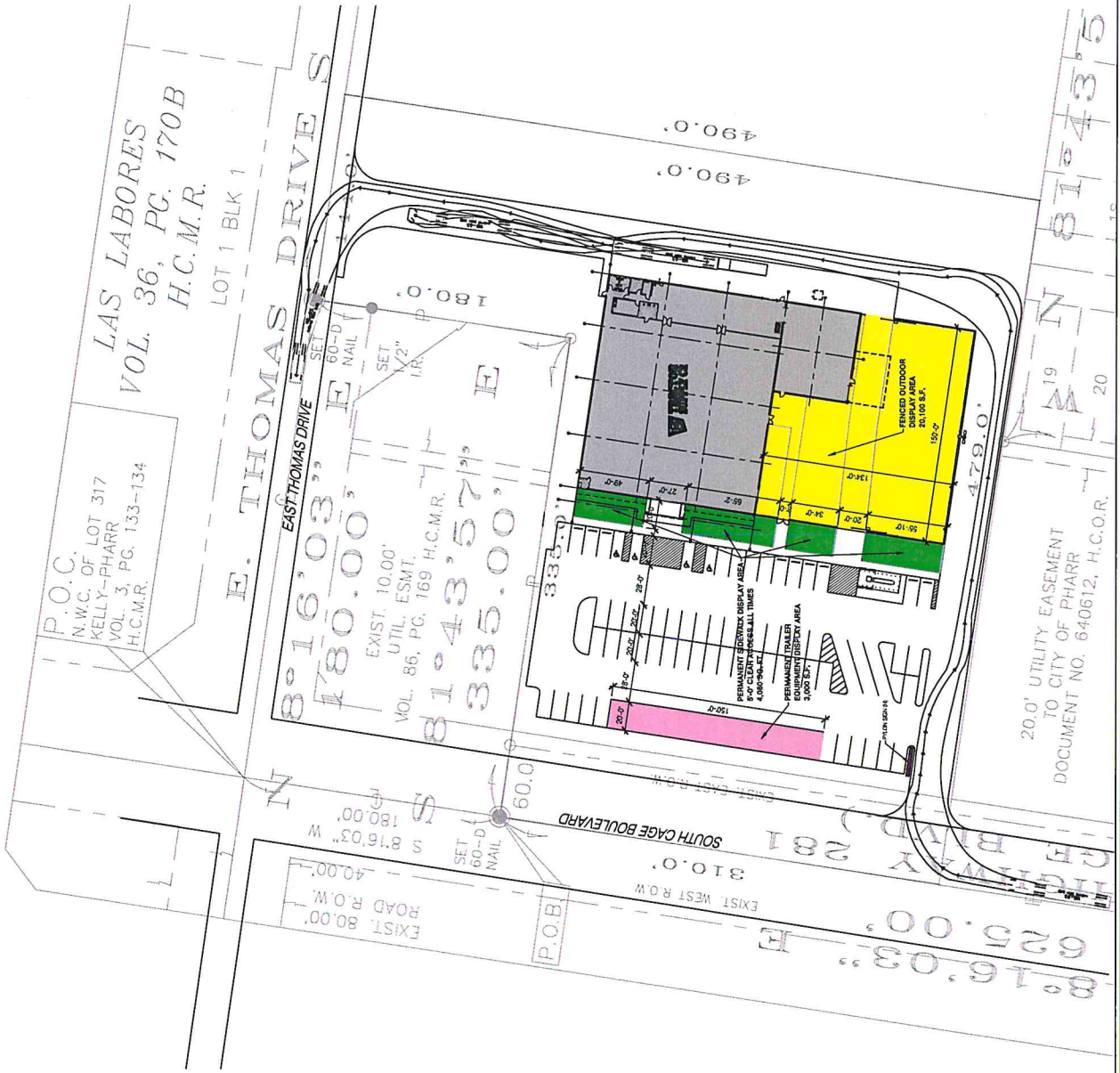
Date: 4/1/2021

Scale: 1 inch = 200 feet



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.





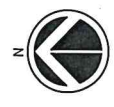
Tractor Supply Company
Pharr, Texas

COROLLA CAPITAL
PARTNERS, LLC
2208 FOWLER AVE.
JONESBORO, AR 72401

PROJECT DATA	
DATE	11.05.2020
DRAWING NUMBER	20037
SHEET NUMBER	1
SITE PLAN NUMBER	

SITE

- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- PERMANENT OUTDOOR DISPLAY AREA
- PERMANENT SIGNAGE DISPLAY AREA
- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- PERMANENT OUTDOOR DISPLAY AREA
- PERMANENT SIGNAGE DISPLAY AREA



SITE PLAN
SCALE 1" = 20'



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.A.2.

DATE SUBMITTED: April 29, 2021

MEETING DATE: May 3, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Melden and Hunt, Inc., representing Maria D. Alvarez, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF). The property is legally described as being .538 acres out of Lots 1 & 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 229 West Sam Houston Avenue. **COZ#210321**

Classification: Regular

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

Issue: Melden and Hunt, Inc., representing Maria D. Alvarez, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF). **COZ#210321**

Fiscal Consideration: n/a

Staff Recommendation: Development Services is recommending **approval** of the request to re-zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF) subject to staff's recommendations.

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Carolina Herrera
Roland Gomez
Melanie Cano

Created/Initiated - 4/29/2021
Approved - 4/29/2021
Approved - 4/29/2021

Patricia Rigney
City Management Office

Approved - 4/30/2021
New - 1/1/1900



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 03, 2021

ROUTE TO BOARD:

☒ CITY COMMISSION

AGENDA ITEM: COZ#210321

☐ PLANNING & ZONING COMMISSION

DATE SUBMITTED: March 26, 2021

1. **Applicant:** Melden and Hunt, Inc., representing Maria D. Alvarez, owner
2. **Requested Action:** Re-zoning request from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF)
3. **Nature / Intent of Request:** In order to develop and construct duplexes.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

4/26/2021
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

4-27-2021
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

4/26/2021
Date

☒ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MAY 03, 2021

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: Re-zoning Request: From Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF). The property is legally described as being .538 acres out of Lots 1 & 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 229 West Sam Houston Avenue.
--

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:

Melden and Hunt, Inc., representing Maria D. Alvarez, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF) in order to develop and construct duplexes.

The subject site which is located on the south side of West Sam Houston Avenue and has a physical address of 229 West Sam Houston Avenue. The property is legally described as being a 0.538 of 1 acre out of Lots 1 & 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Sam Houston Avenue, an 80' major collector that runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Neighborhood Commercial District (NC). On March 30, 1982, the property, and the property to the north, east, west and south were zoned to Single Family Residential District (R-1) when the city adopted the zoning ordinance we use today. On August 2, 2010, a portion of the property was rezoned to Neighborhood Commercial District (N-C) and later on August 19, 2019, the other portion was rezoned to Neighborhood Commercial District (NC). A portion of the property to the north was rezoned to General Business District (C) on May 15, 2007 and the other portion to the north was rezoned to Residential Multi-Family High Density District (R-MFHD). There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Residential Multi-Family District (R-MF) is established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities are available for present and future needs. This district is established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met before zoning to such use. It is established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Twenty-five (25) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending approval of the request to re-zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF) subject to staff's recommendations.

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.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Melden and Hunt, Inc., representing Maria D. Alvarez, owner
APPLICANT

Neighborhood Commercial District (N-C)
CURRENT ZONE

229 West Sam Houston Avenue
ADDRESS

Residential Multi-Family District (R-MF)

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?		X

STAFF RECOMMENDATIONS:

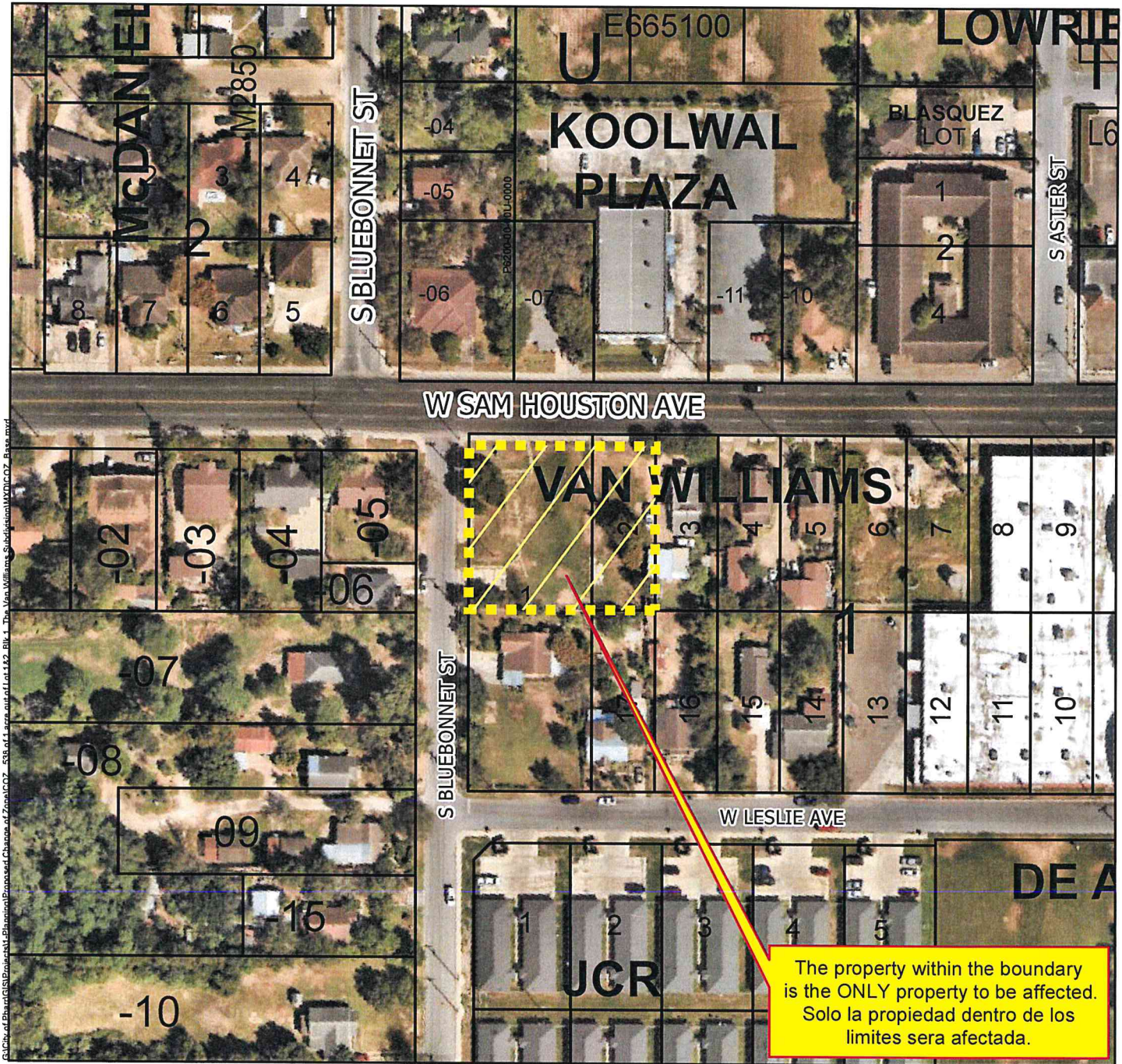
Approval

The property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio
PREPARED BY

April 16, 2021
DATE

Proposed Change of Zone
.538 of 1 acre out of Lot 1&2, Blk 1,
The Van Williams Subdivision
Melden & Hunt, Inc/ Maria D Alvarez

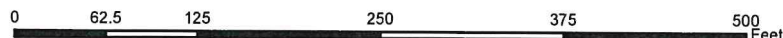


The property within the boundary
is the **ONLY** property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

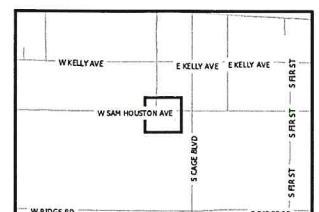
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 125 feet

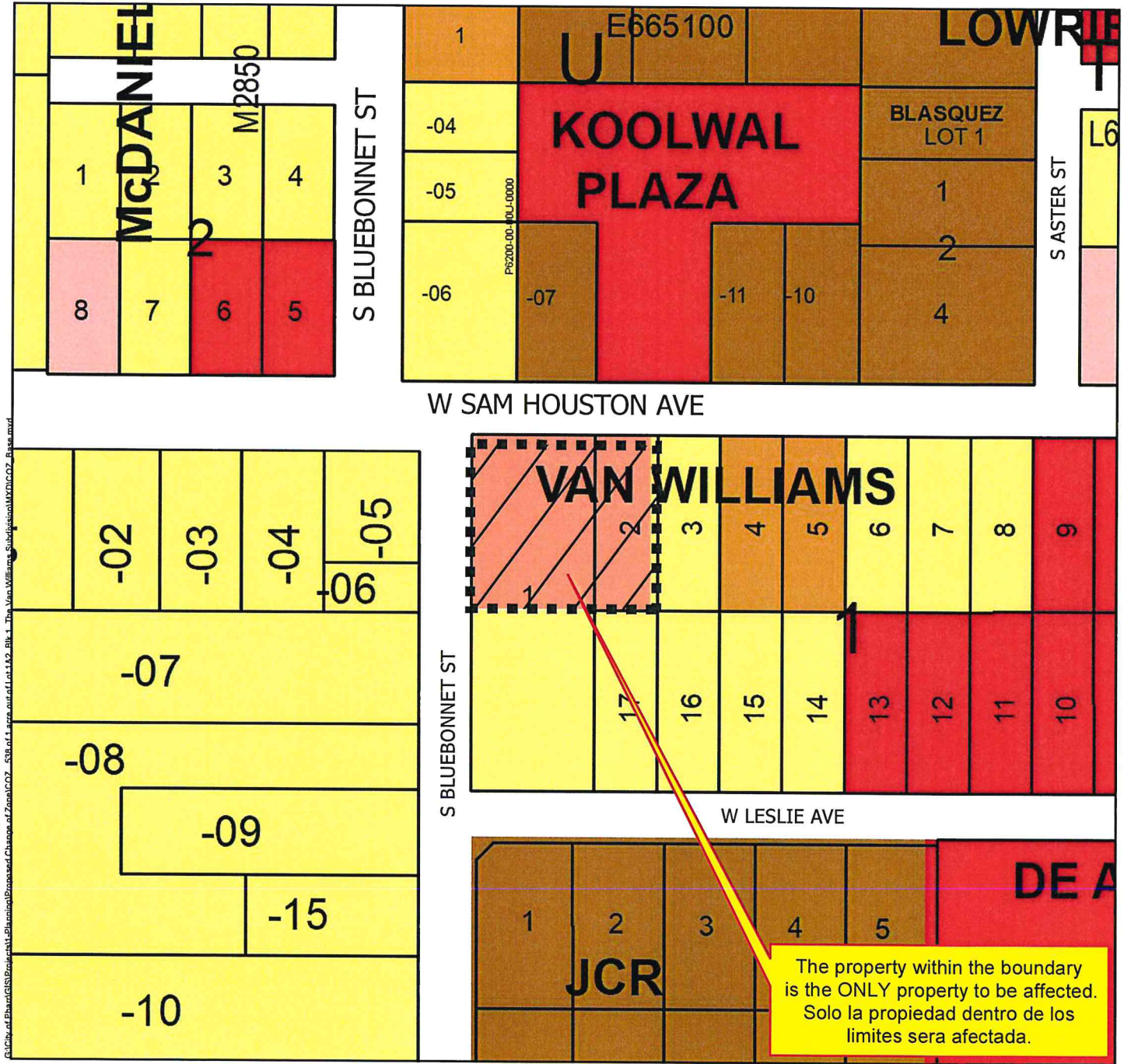


All information displayed on this map is subject
to verification by field survey or by the agency
responsible for maintaining the information.
This map is intended for general information only.



Date: 4/1/2021

Proposed Change of Zone
 .538 of 1 acre out of Lot 1&2, Blk 1,
 The Van Williams Subdivision
 Melden & Hunt, Inc/ Maria D Alvarez

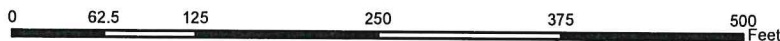


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

City of Pharr, Texas
 Engineering Department
 956.402.4242

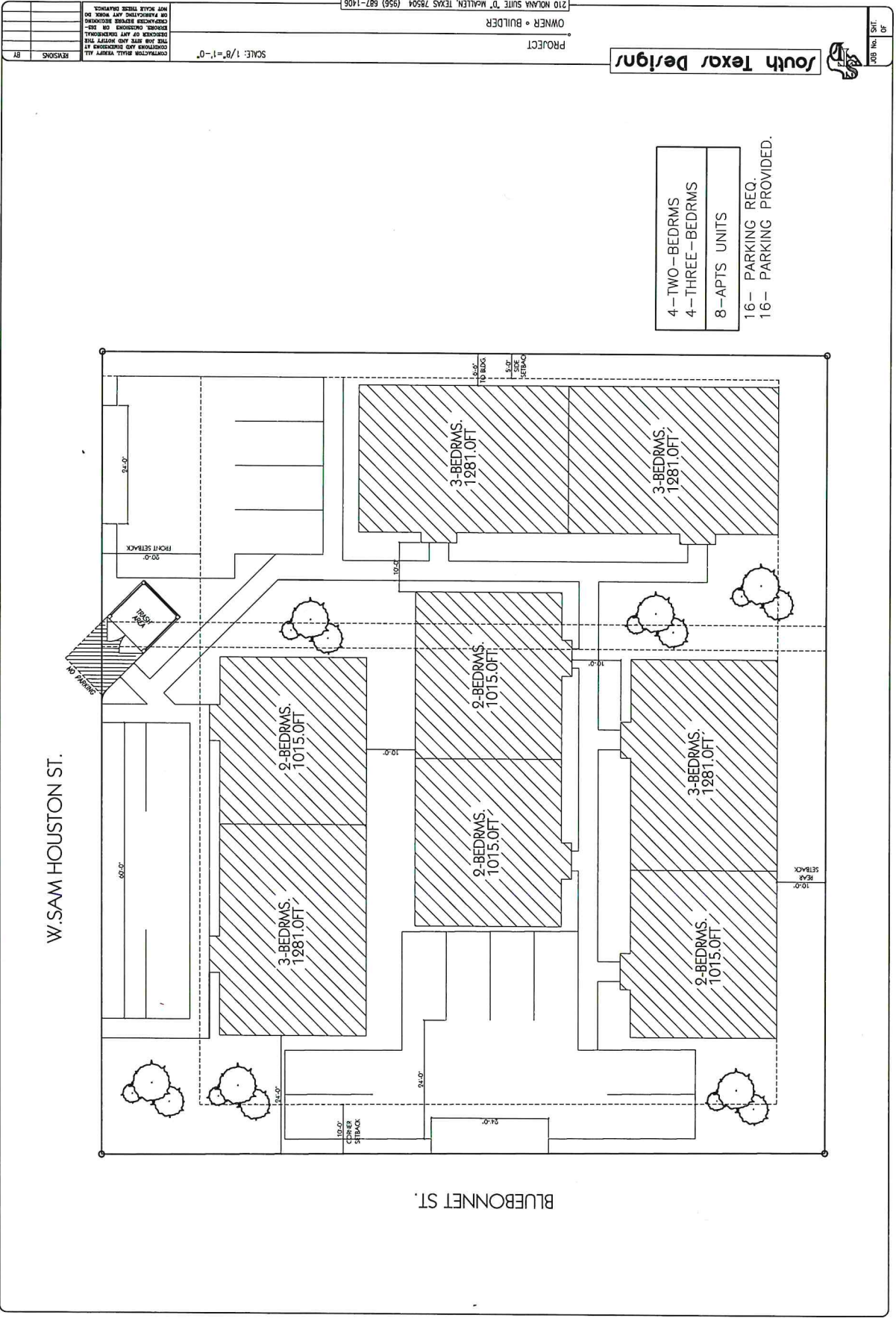
Date: 4/1/2021

Scale: 1 inch = 125 feet



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AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.A.3.

DATE SUBMITTED: April 29, 2021

MEETING DATE: May 3, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: M&S Group, Inc., d/b/a Wing Daddy's Sauce House, 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 4A & 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 601 South Jackson Road.
CUP#200318

Classification: Regular

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

Issue: M&S Group, Inc., d/b/a Wing Daddy's Sauce House, 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).

Fiscal Consideration: n/a

Staff Recommendation: Development Services is recommending **approval** of the request for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: n/a

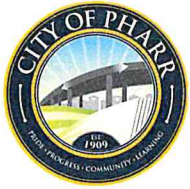
Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Carolina Herrera
Roland Gomez
Melanie Cano
Patricia Rigney
City Management Office

Created/Initiated - 4/29/2021
Approved - 4/29/2021
Approved - 4/29/2021
Approved - 4/30/2021
New - 1/1/1900



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Eleazar Guajardo | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

May 03, 2021

Conditional Use Permit **Renewal** for ABC –

Wing Daddy's Sauce House

Background:

M&S Group, Inc., d/b/a Wing Daddy's Sauce House, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 1st renewal for Wing Daddy's Sauce House.

The property is located at 601 South Jackson Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption.



MEMORANDUM

DATE: MONDAY, MAY 03, 2021

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#200318 (WING DADDY'S SAUCE HOUSE)

GENERAL INFORMATION:

APPLICANT: M&S Group, Inc., d/b/a Wing Daddy's Sauce House, 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).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 4A & 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 601 South Jackson Road.

ZONING: The property is currently zone General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and east and City of Pharr limits lie to the west. This area is generally designated for commercial use in the Land Use Plan

COMMENTS:	POLICE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.

**CODE COMPLIANCE
DIVISION:**

Recommends approval of
the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of
the Conditional Use Permit.

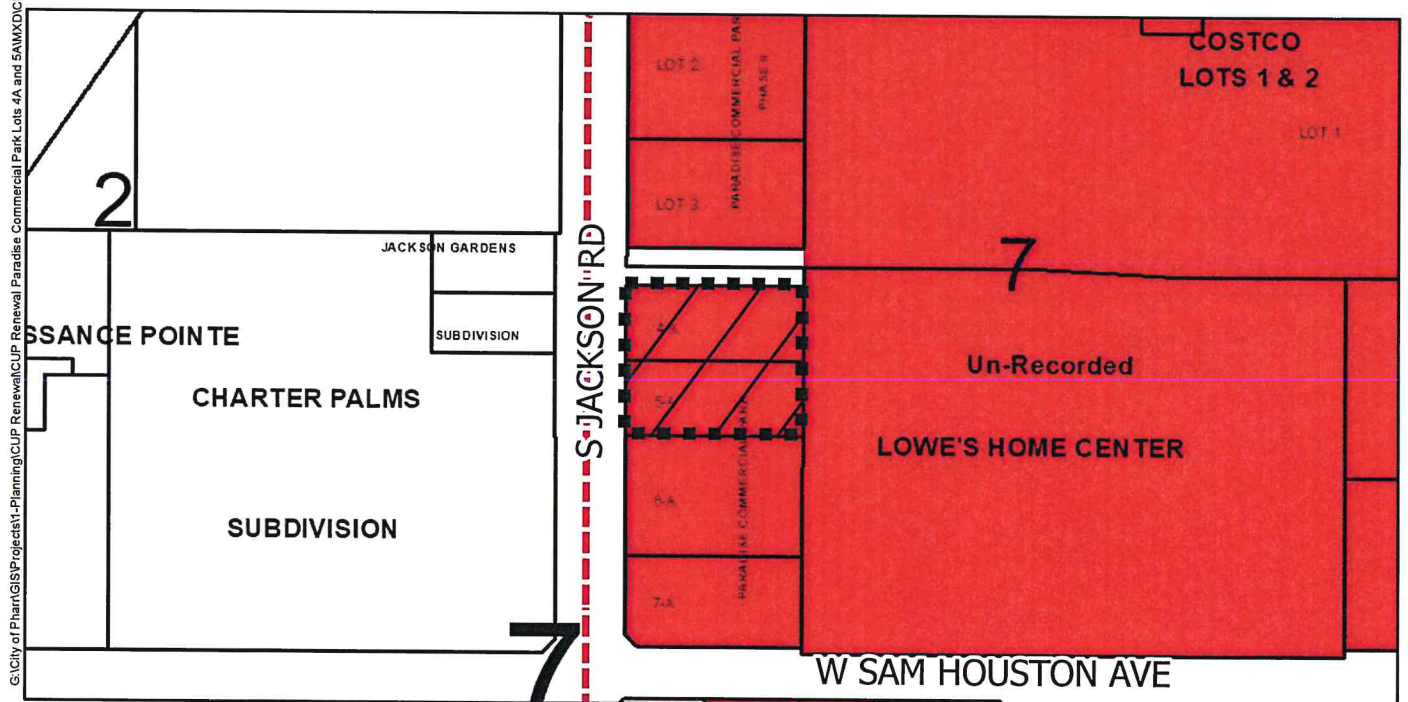
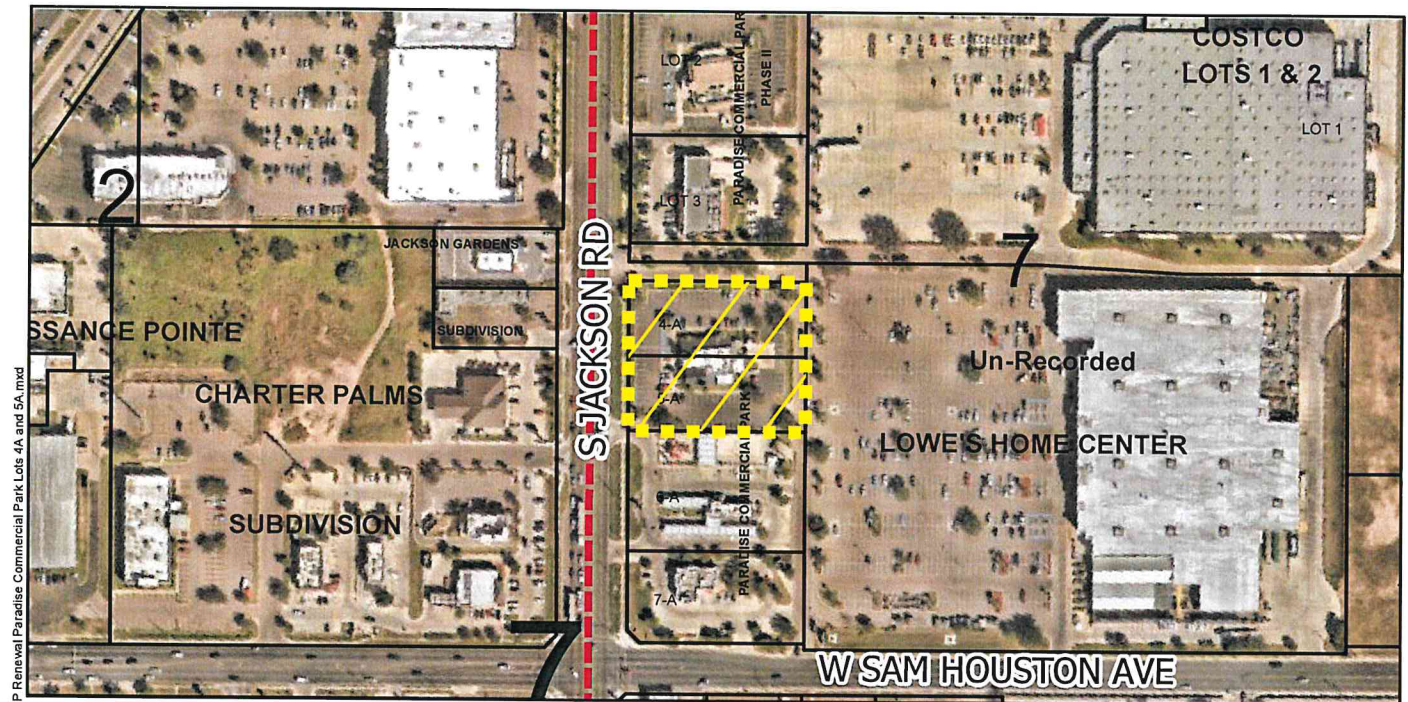
PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending **approval** of the request for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

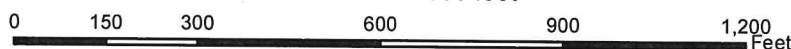
Conditional Use Permit Renewal
Paradise Commercial Park Lots 4A and 5A
Carino's Italian Grill / Charles H. Mercer



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | Limited Industrial | Valley View ISD |
| Single Family Small Lot | Townhouse | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family | HUD Code | Drainage Easement | Office Professional | |
| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet



Date: 4/6/2021



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.B.

DATE SUBMITTED:

MEETING DATE: May 3, 2021

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: PLATS:

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza
Karla Saavedra
Patricia Rigney
City Management Office

Created -



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 6.B.1.

DATE SUBMITTED: April 29, 2021

MEETING DATE: May 3, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Robles Engineering, LLC., representing Maria Ruth Martinez, Owner, is requesting preliminary and final plat approval of the proposed Los Buhos Subdivision. The property is legally described as being a 0.4093 of one acre out of block "B" of the acreage adjacent to the Pharr Townsite and out of Lot 3, block "C", Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Egly Avenue. **SUB#210205**

Classification: Regular

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

Issue: Robles Engineering, LLC., representing Maria Ruth Martinez, Owner, is requesting preliminary and final plat approval of the proposed Los Buhos Subdivision. **SUB#210205**

Fiscal Consideration: n/a

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Los Buhos Subdivision subject to the following conditions set before you.

The Planning and Zoning Commission voted unanimously to approve the preliminary and final plat of the proposed Los Buhos Subdivision.

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Carolina Herrera
Roland Gomez
Melanie Cano
Patricia Rigney
City Management Office

Created/Initiated - 4/29/2021
Approved - 4/29/2021
Approved - 4/29/2021
Approved - 4/30/2021
New - 1/1/1900



MEMORANDUM

DATE: MONDAY, MAY 03, 2021

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DIRECTOR DEVELOPMENT SERVICES

THROUGH: EDWARD WYLIE, INTERIM CITY MANAGER

SUBJECT: LOS BUHOS SUBDIVISION FILE NO. SUB#210205

GENERAL INFORMATION:

APPLICANT: Robles Engineering, LLC., representing Maria Ruth Martinez, Owner, is requesting preliminary and final plat approval of the proposed Los Buhos Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.4093 of one acre out of block "B" of the acreage adjacent to the Pharr Townsite and out of Lot 3, block "C", Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 300 Block of West Egly Avenue.

ZONING: The property is currently zoned Residential Multi-Family District (R-MF). The adjacent zones are Residential Multi-Family High Density District (R-MFHD) to the north and Residential multi-family District (R-MF) to the east, south and west. The property is designated for multi-family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Residential home.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Los Buhos Subdivision subject to the following conditions set before you.

**STREETS, PAVING
AND R.O.W.:**

1. Show center line for W. Egly Ave.
2. Provide street lighting layout.

EASEMENTS:

1. Label and show all existing easements.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. In compliance.

OTHER:

1. Provide surveyors seal.
2. On location map show correct street name.
3. Plat layout to be at a 90 degree position.
4. Staff comments are attached.

**PLANNING AND
ZONING
COMMISSION:**

The Planning and Zoning Commission voted unanimously to approve the preliminary and final plat of the proposed Los Buhos Subdivision.



Pharr Fire – Rescue

118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: LOS BUHOS SUBDIVISION (Staff REVIEW comments)

Reviewed By: Mike Navarro

Date: 04-15-2021

1. All designed waterlines shall be a minimum of **eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch** of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed **waterlines shall be looped** on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every **600 ft. in residential areas** and shall **be FACTORY YELLOW** from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises **at distances not exceeding 400 ft.**, but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of **503.1 International Fire Code 2012**.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on-site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. **Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet) * with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.**
10. Any new subdivision with **GATED COMMUNITY SECURITY SYSTEMS** must obtain the Fire Department approved **Knox Box Switch –Rapid Entry System** made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, **with a minimum of 20 ft.** (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an **approved fire apparatus access road with an asphalt**, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at **least 75,000 pounds**.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the **minimum road width shall be 26 feet**, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments: PHARR FIRE MARSHAL OFFICE CONDUCTED A STAFF REVIEW MEETING WITH ALL CITY DEPARTMENTS AND FIRE DEPARTMENT HAD SEVERAL COMMENTS TO BE ADDRESSED.

- Shall call out waterlines on the plans.
- Shall add in PLAT NOTE on plans: additional fire protection may be required during the plan review phase in order to provide additional fire protection requirements.

PLAT REVIEW COMMENTS FOR: *LOS BUHOS SUBDIVISION*

COMMENTS: Initials: J.R. / R.B April 15, 2021

WATER:

- Will need to show existing utilities in the area
- Existing water service may have to be upgraded or relocated at developers or owners' expense (depending construction)
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to show existing utilities in the area
- Will need to verify sewer service material (if material is clay, it will need to be upgraded to PVC and adequate sizing)
- Follow City of Pharr Construction Standards Manual

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

Print Name: _____

Signature: _____

Date: _____



Pharr Public Work



SUBDIVISION: Plat Review Meeting
Los BuhosSubdivision
W. Egly
Pharr Tx, 78577

DATE: 04/14/2021

Plat Notes:

- No comments

General Notes:

- No comments.



SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLC R • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Los Buhos Subdivision

DATE: April 15, 2021

REVIEW: Preliminary (comments plans dated 3-22-2021)

PLAT

1. Note No. 5---Revise note to say... "5.0'-ft sidewalk with ADA compliant ramps and landings will be required to be constructed along all streets at the time of building permit phase.
2. Note No. 6---Use City of Pharr drainage directive: *Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development.*
3. Signature and seal from R.P.L.S.
4. Signature and seal from P.E.

SITE PLAN

DRAINAGE

1. Drainage plan to be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

RECEIVED THE HOUSE RECORDS SECTION

U.S. SENATE

WASHINGTON, D.C.

JAN 10 1967

MEMORANDUM FOR THE RECORD

SUBJECT: [Illegible]

[Illegible text follows, appearing as a series of vertical columns.]

APPROVED BY THE DRAINAGE DISTRICT.

DATE	BY	FOR
2021	PLANNING & ZONING COMMISSION	FOR RECORD IN THE PLANNING AND ZONING COMMISSION CITY OF PHOENIX, BY THE CLERK OF THE CITY OF PHOENIX, ARIZONA

STATE OF TEXAS
NUECES COUNTY

THE UNDERSIGNED, FERNANDO ROSALES, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND WAS ACQUIRED IN WHOLE OR IN PART BY THE STATE OF TEXAS BY VIRTUE OF THE PRESENTLY IN EFFECT ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS.

FERNANDO ROSALES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 257,476
TXSLS

1. THE UNDERSIGNED MAYOR OF THE CITY OF HOUSTON, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN BY APPROVAL, IS SET ASIDE.



Oil: _____ wt% _____ ml/gal
 SYSTEMIC INSECTICIDE
 OR TAG INSECTICIDE OR INSECTICIDE CRYSTALS, TREATS
 50 _____

RA **ROBLES & ASSOCIATES, PLLC**
PROFESSIONAL LAND SURVEYORS
P.O. Box 10000, Suite 100, Portland, OR 97208
Phone: 503/253-2322 Fax: 503/253-2322
E-Mail: info@robles.com Website: www.robles.com

ROBLES & ASSOCIATES, PLLC
ENGINEERING, LLC
REGISTERED
10000 NE 10th Avenue, Suite 100
Portland, OR 97208
Phone: (503) 499-2022
Fax: (503) 499-2022
Website: www.robles.com

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STATE OF TEXAS

COURTESY OF THE NATIONAL ASSOCIATION OF PROFESSIONAL JEWELLERS

1. THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED AS "THE LOS BURGOS SUBDIVISION," TO THE CITY OF PHOENIX, MARICOPA COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, DOES (DO) HEREBY RESOLVE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES

NAME: JOHN WOFFORD
CITY: ASTORIA
PHONE: 724-5727

STATE OF TEXAS
HOCKLEY COUNTY

NAME	DATE OF BIRTH	DATE OF DEATH	AGE AT DEATH	CAUSE OF DEATH	PLACE OF BURIAL	REMARKS
JAMES H. HARRIS	1870	1921	51	Cancer of Stomach	St. Louis	
MARY J. HARRIS	1872	1921	49	Cancer of Stomach	St. Louis	
JOHN W. HARRIS	1873	1921	48	Cancer of Stomach	St. Louis	
ELIZABETH HARRIS	1874	1921	47	Cancer of Stomach	St. Louis	
WILLIAM HARRIS	1875	1921	46	Cancer of Stomach	St. Louis	
MARGARET HARRIS	1876	1921	45	Cancer of Stomach	St. Louis	
CHARLES HARRIS	1877	1921	44	Cancer of Stomach	St. Louis	
MARY ANN HARRIS	1878	1921	43	Cancer of Stomach	St. Louis	
JOHN W. HARRIS	1879	1921	42	Cancer of Stomach	St. Louis	
ELIZABETH HARRIS	1880	1921	41	Cancer of Stomach	St. Louis	
WILLIAM HARRIS	1881	1921	40	Cancer of Stomach	St. Louis	
MARGARET HARRIS	1882	1921	39	Cancer of Stomach	St. Louis	
CHARLES HARRIS	1883	1921	38	Cancer of Stomach	St. Louis	
MARY ANN HARRIS	1884	1921	37	Cancer of Stomach	St. Louis	
JOHN W. HARRIS	1885	1921	36	Cancer of Stomach	St. Louis	
ELIZABETH HARRIS	1886	1921	35	Cancer of Stomach	St. Louis	
WILLIAM HARRIS	1887	1921	34	Cancer of Stomach	St. Louis	
MARGARET HARRIS	1888	1921	33	Cancer of Stomach	St. Louis	
CHARLES HARRIS	1889	1921	32	Cancer of Stomach	St. Louis	
MARY ANN HARRIS	1890	1921	31	Cancer of Stomach	St. Louis	
JOHN W. HARRIS	1891	1921	30	Cancer of Stomach	St. Louis	
ELIZABETH HARRIS	1892	1921	29	Cancer of Stomach	St. Louis	
WILLIAM HARRIS	1893	1921	28	Cancer of Stomach	St. Louis	
MARGARET HARRIS	1894	1921	27	Cancer of Stomach	St. Louis	
CHARLES HARRIS	1895	1921	26	Cancer of Stomach	St. Louis	
MARY ANN HARRIS	1896	1921	25	Cancer of Stomach	St. Louis	
JOHN W. HARRIS	1897	1921	24	Cancer of Stomach	St. Louis	
ELIZABETH HARRIS	1898	1921	23	Cancer of Stomach	St. Louis	
WILLIAM HARRIS	1899	1921	22	Cancer of Stomach	St. Louis	
MARGARET HARRIS	1900	1921	21	Cancer of Stomach	St. Louis	
CHARLES HARRIS	1901	1921	20	Cancer of Stomach	St. Louis	
MARY ANN HARRIS	1902	1921	19	Cancer of Stomach	St. Louis	
JOHN W. HARRIS	1903	1921	18	Cancer of Stomach	St. Louis	
ELIZABETH HARRIS	1904	1921	17	Cancer of Stomach	St. Louis	
WILLIAM HARRIS	1905	1921	16	Cancer of Stomach	St. Louis	
MARGARET HARRIS	1906	1921	15	Cancer of Stomach	St. Louis	
CHARLES HARRIS	1907	1921	14	Cancer of Stomach	St. Louis	
MARY ANN HARRIS	1908	1921	13	Cancer of Stomach	St. Louis	
JOHN W. HARRIS	1909	1921	12	Cancer of Stomach	St. Louis	
ELIZABETH HARRIS	1910	1921	11	Cancer of Stomach	St. Louis	
WILLIAM HARRIS	1911	1921	10	Cancer of Stomach	St. Louis	
MARGARET HARRIS	1912	1921	9	Cancer of Stomach	St. Louis	
CHARLES HARRIS	1913	1921	8	Cancer of Stomach	St. Louis	
MARY ANN HARRIS	1914	1921	7	Cancer of Stomach	St. Louis	
JOHN W. HARRIS	1915	1921	6	Cancer of Stomach	St. Louis	
ELIZABETH HARRIS	1916	1921	5	Cancer of Stomach	St. Louis	
WILLIAM HARRIS	1917	1921	4	Cancer of Stomach	St. Louis	
MARGARET HARRIS	1918	1921	3	Cancer of Stomach	St. Louis	
CHARLES HARRIS	1919	1921	2	Cancer of Stomach	St. Louis	
MARY ANN HARRIS	1920	1921	1	Cancer of Stomach	St. Louis	

NOTARY PUBLIC, FOR THE STATE OF TEXAS

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 103–110

A FLOOD TALE STATEMENT, FLOOD ZONE DESIGNATION, TIDE "B", DISCLOSED AREAS BEYOND THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD ON CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE FLOODING LESS THAN ONE FOOT OR AREAS THE CONTRIBUTING DRAINAGE AREA IS GREATER THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD, OF COMMUNITY-PANEL NO. 430-SAT DOTS C, MAP REVISED OCTOBER 19, 1982.

2. ILLUSTRATIONS: Minimum illustrations shall be as per City of Madison

3. MINIMUM PAVED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET AS MEASURED FROM THE CENTER OF THE LOT 10' OR 18" ABOVE NATURAL GRADE, WHICHEVER IS GREATER.

UNITED STATES OF AMERICA

B. IN ACCORDANCE WITH THE IDEALOG COUNTY DRAINAGE DISTRICT NO. 1 AND IDEALOG COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO

RETAIN A TOTAL OF 811 CUBIC FEET (0.019 ACRE-FEET) OF STORM WATER RUNOFF. AN APPROVED STORM WATER DETENTION PLAN WILL BE REQUIRED.

RESPONSE TO THE ISSUANCE OF A BUILDING PERMIT

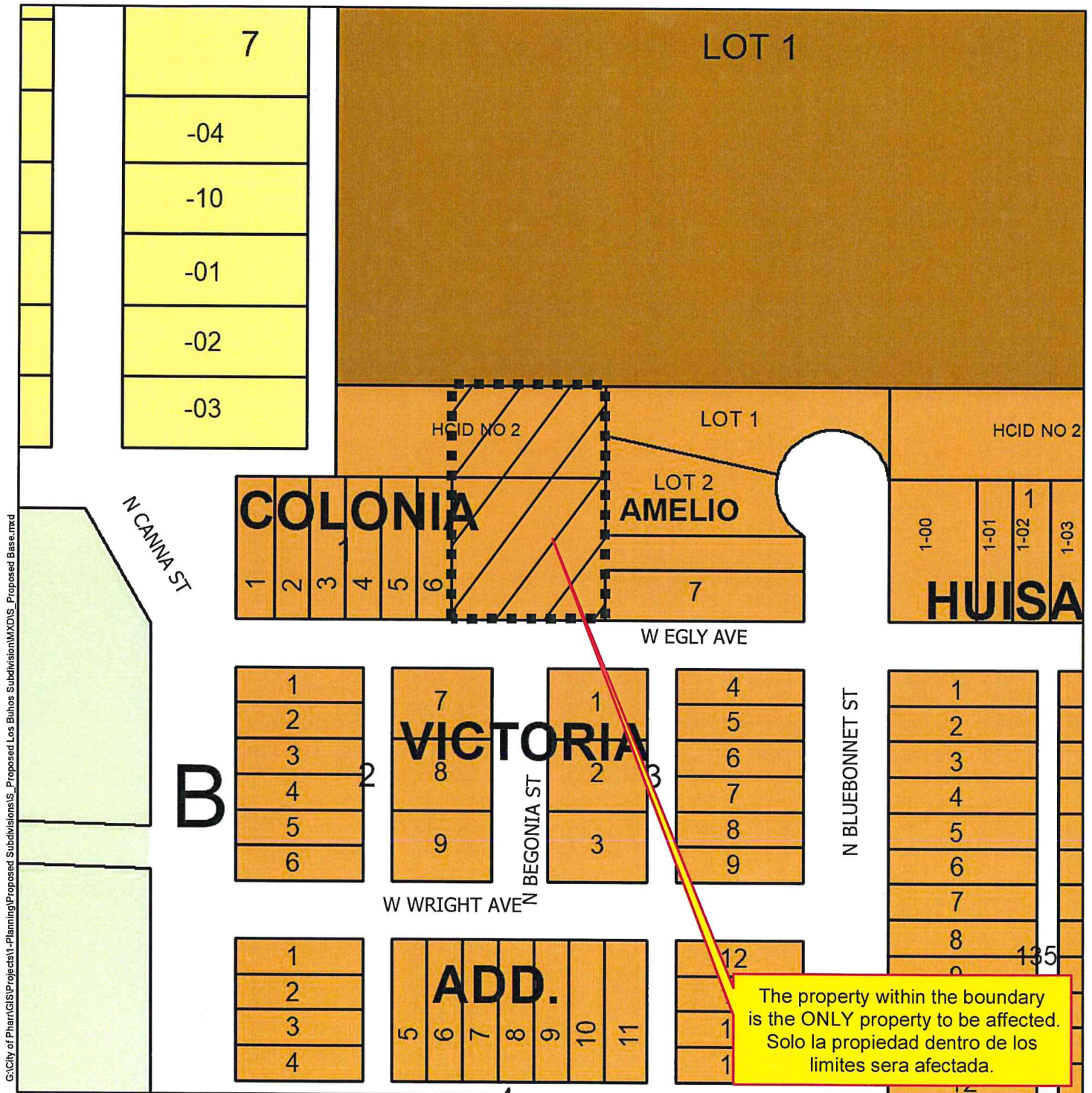
NO DISCOUNTS ARE ALLOWED OVER ANY EASEMENT.

NOVEMBER 2012

THE EFFICIENCY OF ALL FLYING NOTES AND EDUCATION'S GULLIBLE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO KNOW THE EDUCATION IS LIMITED

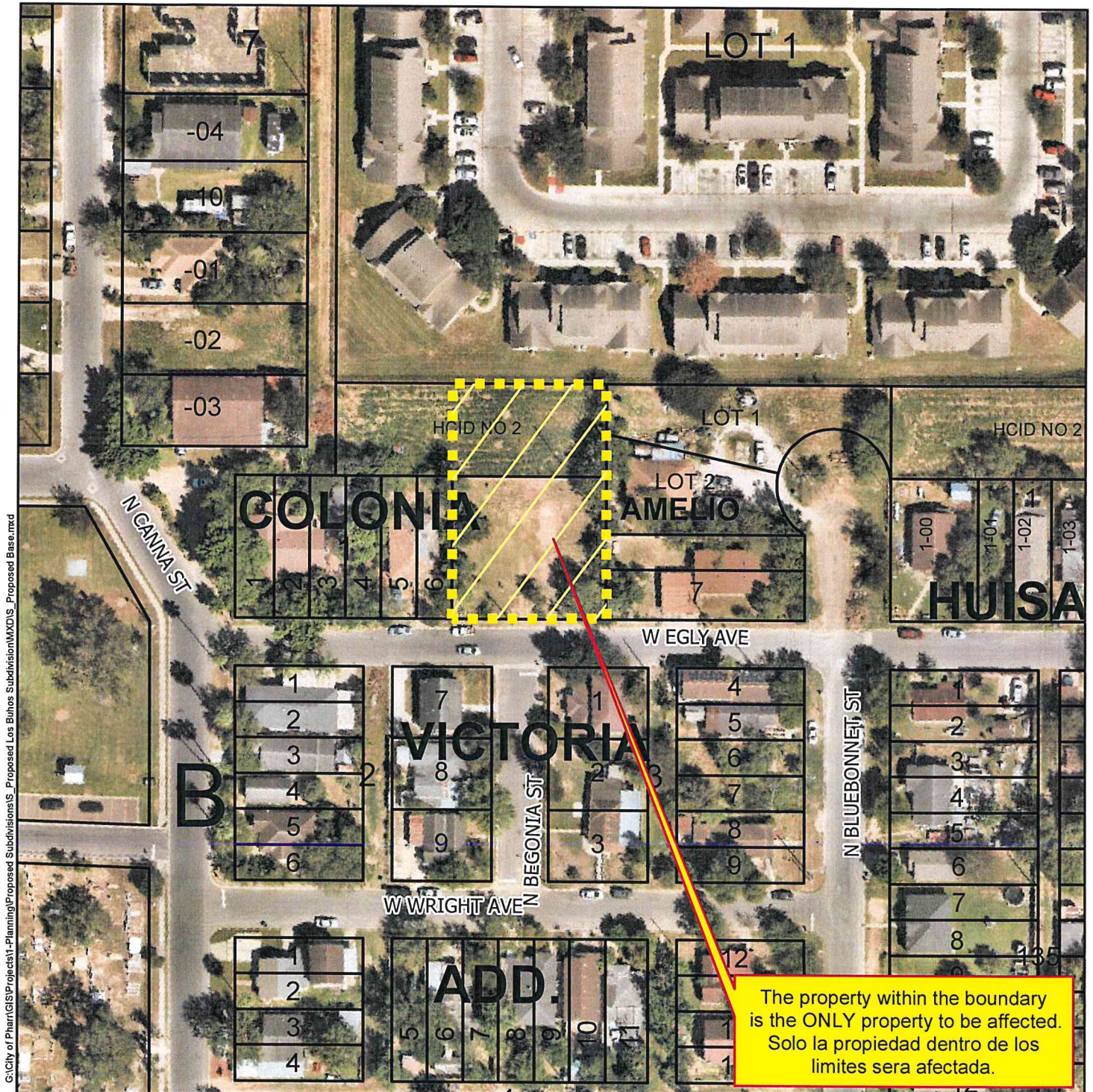
A. THOMSON AND STANLEY C. COOPER, *RESEARCH CONDUCTED BY THE*

10561 SWISS
HOUSING SOLUTIONS PROJECT AND NEW TECHNOLOGY



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





- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
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| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.A.

DATE SUBMITTED: April 28, 2021

MEETING DATE: May 3, 2021

FROM: Karla Saavedra, Finance Director

DEPARTMENT: Finance

DIRECTOR: Karla Saavedra

Agenda Item: Consideration and action, if any, on Resolution authorizing publication of Notice of Intention to Issue Certificates of Obligation, Series 2021, for the design, acquisition, construction and improvement of certain public works, and authorizing certain other matters relating thereto.

Classification: Regular

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

Issue: A Notice of Intention to issue \$44,000,000 for the Bridge Expansion is required to start financing process.

Fiscal Consideration: \$44,000,000

Staff Recommendation: Approve

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Karla Saavedra

Created/Initiated - 4/28/2021

Karla Saavedra

Approved - 4/30/2021

Karla Saavedra

Approved - 4/30/2021

Patricia Rigney

Approved - 4/30/2021

City Management Office

New - 1/1/1900

CERTIFICATE FOR RESOLUTION

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

I, the undersigned City Clerk of the City of Pharr, Texas (the “City”), hereby certifies as follows:

The City Commission of the City convened in a regular meeting on May 3, 2021, at the regular meeting place thereof, within the City, and the roll was called of the duly constituted officers and members of the City Commission, to wit:

Dr. Ambrosio Hernandez	Mayor
Eleazar Guajardo	Commissioner Place 1
Roberto Carrillo	Commissioner Place 2
Ramiro Caballero	Commissioner Place 3
Daniel Chavez	Commissioner Place 4
Ricardo Medina	Commissioner Place 5
Itza Flores	Commissioner Place 6

and all of such persons were present, except _____ thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION
TO ISSUE CERTIFICATES OF OBLIGATION, SERIES 2021, FOR THE
DESIGN, ACQUISITION, CONSTRUCTION AND IMPROVEMENT OF
CERTAIN PUBLIC WORKS, AND AUTHORIZING CERTAIN OTHER
MATTERS RELATING THERETO

(the “Resolution”) was duly introduced for the consideration of the City Commission and read in full. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, such motion, carrying with it the adoption of the Resolution, prevailed and carried by the following vote:

AYES: ____ NAYS: ____ ABSTENTIONS: ____

That a true, full and correct copy of the Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the City Commission's minutes of such meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Commission's minutes of such meeting pertaining to the adoption of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Commission as indicated therein; that each of the officers and members of the City Commission was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and subject of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at such meeting, and each of such officers and members consented, in advance, to the holding of such meeting for such purpose; that such meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of such meeting was given as required by the Open Meetings Law, Chapter 551, Texas Government Code.

SIGNED AND SEALED this _____.

CITY OF PHARR, TEXAS

City Clerk

(SEAL)

RESOLUTION NO. _____

RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, SERIES 2021, FOR THE DESIGN, ACQUISITION, CONSTRUCTION AND IMPROVEMENT OF CERTAIN PUBLIC WORKS, AND AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO

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

WHEREAS, the City Commission (the “City Commission”) of the City of Pharr, Texas (the “City”), is authorized to issue certificates of obligation to pay contractual obligations to be incurred for the construction of public works, for the purchase of materials, supplies, equipment, machinery, buildings, land and rights-of-way for authorized needs and purposes, and for the payment of contractual obligations for professional services pursuant to Subchapter C of Chapter 271, Texas Local Government Code, as amended;

WHEREAS, the City Commission has determined that it is in the best interests of the City and otherwise desirable to issue the City of Pharr, Texas Certificates of Obligation, Series 2021, in one or more series, in an aggregate principal amount not to exceed \$46,000,000 (the “Certificates”) for the design, engineering, acquisition and construction of certain public works and the purchase of certain equipment for authorized needs and purposes;

WHEREAS, in connection with the Certificates, the City Commission intends to publish notice of intent to issue the Certificates (the “Notice”) in a newspaper of general circulation in the City; and

WHEREAS, the City Commission has been presented with and has examined the proposed form of Notice and finds that the form and substance thereof is satisfactory, and that the recitals and findings contained therein are true, correct and complete.

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

Section 1. Preamble. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. Authorization of Notice. The Mayor of the City is hereby authorized and directed to execute and deliver the Notice set forth in Exhibit A hereto and to publish such Notice on behalf of the City once a week for two (2) consecutive weeks in a newspaper which is of general circulation in the City, the date of the first publication of the Notice to be at least forty-five (45) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates. In addition, the Notice shall be posted continuously on the City's

website for at least forty-five (45) days before the date tentatively set in the Notice for the passage of the ordinance authorizing the issuance of the Certificates.

Section 3. Designation of Self-Supporting Securities. For the purposes of the Notice, the City hereby designates as self-supporting those public securities listed in the attached Exhibit B, the debt service on which the City currently pays from sources other than ad valorem tax collections. The City plans to continue to pay these public securities based on this practice; however, there is no guarantee this practice will continue in future years.

Section 4. Authorization of Preliminary Official Statement. The City hereby authorizes the preparation and distribution of a Preliminary Official Statement relating to the Certificates and authorizes the Mayor, the City Manager, and the Finance Director to approve the final form of and deem final such Preliminary Official Statement within the meaning and for the purposes of paragraph (b)(1) of Rule 15c2-12 of the United States Securities and Exchange Commission.

Section 5. Authorization of Other Matters Relating Thereto. The Mayor, City Clerk, and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this Resolution.

Section 6. Effective Date. This Resolution shall take effect immediately upon passage.

Section 7. Public Meeting. It is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Resolution, was given all as required by the Texas Government Code, Chapter 551, as amended.

[signature page follows]

PASSED AND APPROVED this 3rd day of May, 2021.

Mayor
City of Pharr, Texas

ATTEST:

City Clerk
City of Pharr, Texas

(SEAL)

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES

NOTICE IS HEREBY GIVEN that the City Commission of the City of Pharr, Texas (the “City”) will meet at its regular meeting place at City Hall, Commissioners’ Room, 118 S. Cage Blvd., 2nd Floor, Pharr, Texas 78577 at 5:00 p.m. on the 22nd day of June, 2021, which is the time and place tentatively set for the passage of an ordinance and such other action as may be deemed necessary to authorize the issuance of the City’s certificates of obligation in one or more series, payable from an annual ad valorem tax, as well as a limited pledge of \$1,000 of the surplus revenues of the City’s water and sewer system, in the maximum aggregate principal amount of \$46,000,000, bearing interest at any rate or rates, not to exceed the maximum interest rate authorized by law, as shall be determined within the discretion of the City Commission at the time of issuance and maturing over a period of years not to exceed forty (40) years from the date thereof, for the purposes of evidencing the indebtedness of the City for all or any part of the costs associated with (i) the design, engineering, acquisition, construction, and equipping the expansion of the City owned International Bridge System including the addition of new lanes, and (ii) the cost of professional services incurred in connection therewith. The estimated combined principal and interest required to pay the Certificates on time and in full is \$67,601,569.44. Such estimate is provided for illustrative purposes only and is based on an assumed interest rate of 5.00%. Market conditions affecting interest rates vary based on a number of factors beyond the control of the City, and the City cannot and does not guarantee a particular interest rate associated with the Certificates. As of the date of this notice, the aggregate principal amount outstanding of tax-supported debt obligations of the City (excluding public securities secured by an ad valorem tax but designated by the City as self-supporting) is \$88,424,264, and based on the City’s expectations, as of the date of this notice the combined principal and interest required to pay all of the outstanding tax-supported debt obligations of the City (excluding public securities secured by an ad valorem tax but designated by the City as self-supporting) on time and in full is \$120,323,717.63.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 3rd day of May 2021.

Mayor
City of Pharr

SELF SUPPORTING DEBT

Principal Amount Designated as Self Supporting	Series Designation
\$	Total Principal Amount Designated as Self-Supporting



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.B.

DATE SUBMITTED: April 30, 2021

MEETING DATE: May 3, 2021

FROM: Criselda Flores, Municipal Judge

DEPARTMENT: Municipal Court

DIRECTOR: Criselda Flores

Agenda Item: Consideration and action, if any, on Resolution authorizing the City of Pharr to create a Municipal Court Security Committee pursuant to Texas Government Code Section 29.014; authorizing establishment of policies and procedures for the purpose of enhancing Pharr Municipal Court safety for Judges, staff, and the public.

Classification: Regular

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

Issue: Safety for Judges, Staff and Public

Fiscal Consideration: 2020-2021

Staff Recommendation: None

Alternatives: None

Exclude Material from Public Packet? No

Reason: Not Exclude

ROUTING:

Criselda Flores
Patricia Rigney
City Management Office

Created/Initiated - 4/30/2021
Approved - 4/30/2021
New - 1/1/1900

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CITY OF PHARR TO CREATE A MUNICIPAL COURT SECURITY COMMITTEE PURSUANT TO TEXAS GOVERNMENT CODE SECTION 29.014; AUTHORIZING ESTABLISHMENT OF POLICIES AND PROCEDURES FOR THE PURPOSE OF ENHANCING PHARR MUNICIPAL COURT SAFETY FOR JUDGES, STAFF AND THE PUBLIC.

WHEREAS, the assassination attempt against Travis County District Judge Julie Kocurek in the fall of 2015 resulted in a state-wide study of court security practices; and

WHEREAS, the study resulted in the creation of a Security Committee in 2017 which recommends that all courts in Texas establish a court security committee; and

WHEREAS, TEXAS GOVERNMENT CODE, SECTION 29.014 invests the presiding judge or the municipal judge with the authority to establish a court security committee with the duty to implement policies and procedures necessary to provide adequate security to the municipal court; and

WHEREAS, the City of Pharr Board of Commissioners finds it in the best interest of the City to authorize the creation of the Municipal Court Security Committee and to authorize the implementation of a Court Security Plan to ensure the safety for judges, staff, and the public.

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

SECTION 1: AUTHORIZATION TO CREATE A COURT SECURITY COMMITTEE

The City of Pharr, by and through the presiding judge or municipal judge, shall hereby create and establish a court security committee pursuant to TEXAS GOVERNMENT CODE SECTION 29.014 which authorizes the presiding judge or municipal judge to establish a court security committee with the duty to implement policies and procedures necessary to provide adequate security to the Pharr Municipal Court.

SECTION 2: COURT SECURITY COMMITTEE

TEXAS GOVERNMENT CODE SECTION 29.014 provides as follows:

(a) The presiding or municipal judge, as applicable, shall establish a court security committee composed of:

1. the presiding or municipal judge, or the judge's designee;

2. a representative of the law enforcement agency that provides security for the court;
3. a representative of the municipality; and;
4. any other person the committee determines necessary to assist the committee.

(b) The person described by subsection (a)(1) serves as presiding officer of the committee.

(c) The committee shall establish the policies and procedures necessary to provide adequate security to the municipal courts served by the presiding or municipal judge, as applicable.

(d) A committee may recommend to the municipality the use of resources and expenditures of money for courthouse security, but may not direct the assignment of those resources or expenditure of those funds.

SECTION 4: SAVINGS CLAUSE

Except as hereby resolved, any other directive or actions of the City of Pharr, not in conflict with this Resolution, shall remain in full force and effect, unimpaired hereby.

SECTION 5: SEVERABILITY CLAUS

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

SECTION 6: EFFECTIVE DATE

This Resolution shall take effect immediately upon passage by the members of the Board of Commissioners of the City of Pharr.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF PHARR, TEXAS

on this the _____ day of _____, 2021.

Dr. Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 8.A.

DATE SUBMITTED: April 28, 2021

MEETING DATE: May 3, 2021

FROM: Omar Anzaldua, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Omar Anzaldua

Agenda Item: Consideration and action, if any, amending the Professional Engineering Rotation List for Traffic Engineering Projects.

Classification: Regular

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

Issue: Staff is requesting to add WK Engineering a local traffic engineering firm to the rotation list of Professional Traffic Engineering Services. Project #1920-01-528-S013-001 (Rotation List)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends amending the Professional Engineering Rotation List for Traffic Engineering Projects.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Omar Anzaldua
Omar Anzaldua
Ignacio Amezcua
Karla Saavedra
Patricia Rigney
City Management Office

Created/Initiated - 4/28/2021
Approved - 4/28/2021
Approved - 4/28/2021
Approved - 4/30/2021
Approved - 4/30/2021
New - 12/18/2020

Benjamin L. Worsham, P.E., P.T.O.E.

P.O. Box 3146 • Edinburg, TX 78540 • (956) 207-4040 • Ben@WKEngineering.net

EDUCATION AND CERTIFICATIONS

UT- Pan American – Edinburg, TX	December 2006
Bachelor of Science – Mechanical Engineering	
UT- Pan American – Edinburg, TX	May 2011
Master of Science – Engineering Management	
UT- Rio Grande Valley – Edinburg, TX	December 2015
Master of Science – Information Technology	
Professional Engineer – Texas Board of Professional Engineers (License #110425)	
Professional Traffic Operations Engineer – Institute of Transportation Engineers Certification	

EXPERIENCE

Principal Engineer/Owner

WK Engineering – Edinburg, TX	2016 to Present
Traffic engineering including traffic control design, traffic impact analysis, trip generations, Roadway design, traffic engineering studies, signal warrants, pedestrian and bicycling infrastructure analysis for government agencies and private firms.	

County Engineer/Director of Department of Transportation

Cameron County – San Benito, TX	2019 to present
- Department director overseeing six divisions: Engineering & Surveying, Development, Building, Geographic Information Systems, Right of Way, and Public Works for Cameron County. - Direct the planning, design, letting, construction, and maintenance of the County roadways.	

City Engineer/Planning and Code Enforcement Director

City of Weslaco – Weslaco, TX	2019
- Department director overseeing six divisions: Planning & Zoning, Engineering, Building, Code Enforcement, Health and Animal Care Services for the City of Weslaco. - Managed, designed, scheduled, and complete public works improvement projects. Provided technical engineering support to other departments as requested. Interact with developers, consultants, the Planning and Zoning Commission and the City Commission on individual projects.	

Transportation Engineer V – Traffic Section

Texas Department of Transportation – San Antonio District	2018
- Oversight of the traffic signal operations as the traffic engineer of the twelve counties in the San Antonio District, including the signal timing and phasing improvements, plan review, and customer complaints and questions. Consultant management for traffic engineering services within the San Antonio District from the firm selection process, contract negotiation and execution, and project management - Design, bidding, and management of the construction of intelligent transportation system infrastructure in the District.	

Capital Projects Engineer

City of McAllen – McAllen, TX	2015 to 2017
- Development and review of construction project budgets, design plans, specifications, evaluation of bid proposals, and various construction administration and construction management activities for capital improvements projects. - Responsible for supervising the functions of the Capital Improvement Projects Program, including construction administration, construction management, the training and directing of inspectors and designers, and the job performance of employees assigned to projects, and representing the City at public meetings.	

Traffic Engineer

City of McAllen – McAllen, TX	2007 to 2015
Development and review of the design and construction of traffic control devices, fiber optic network infrastructure, roadway construction improvements, and bicycle and pedestrian infrastructure according to federal, state, municipal, and accepted engineering standards to optimize efficiency fulfill the needs of the city and public.	

Qualifications and Experience

Benjamin L. Worsham, P.E., P.T.O.E.

State Certifications

Local Government Project Procedures (LGPP) Qualified

Texas Department of Transportation

Schematic Development Pre-certified

3.1.1 Route Studies & Schematic Design - Minor Roadways

Roadway Design Pre-certified

4.1.1 Minor Roadway Design

4.2.1 Major Roadway Design

Traffic Engineering and Operations Studies Pre-certified

7.1.1 Traffic Engineering Studies

7.3.1 Traffic Signal Timing

7.4.1 Traffic Control Systems Analysis, Design & Implementation

7.5.1 Intelligent Transportation Systems

Traffic Operations Design Pre-certified

8.1.1 Signing, Pavement Marking and Channelization

8.3.1 Signalization

Bicycle and Pedestrian Facilities Pre-certified

9.1.1 Bicycle and Pedestrian Facility Development

Construction Management

11.1.1 Roadway Construction Management and Inspection

Business Certifications

Disadvantaged Business Enterprise (DBE) & Small Business

Enterprise (SBE) Certification

Professional Civil Engineering Services, Traffic Engineering Services
(VN: 27166)

NAICS 541330: CIVIL ENGINEERING SERVICES

NAICS 541330: ENGINEERING CONSULTING SERVICES

NAICS 541330: TRAFFIC ENGINEERING CONSULTING SERVICES

TXDOT 12: PROFESSIONAL SERVICES (CONSULTING ENGINEERS, ARCHITECTS, AND SURVEYORS)

Texas Historically Underutilized Business (HUB) Certification

Texas Department of Transportation (TXDOT) and the Texas Comptroller of Public Accounts (CPA) - VID Number:

1813104034900

EDUCATION

Bachelor of Science, Mechanical Engineering, UT- Pan American, 2006

Master of Science, Engineering Management, UT- Pan American, 2011

Master of Science, Information Technology, UT- Rio Grande Valley, 2015

Registrations

Professional Engineer, Texas Board of Professional Engineers (License #110425)

Certifications

Professional Traffic Operations Engineer, Institute of Transportation Engineers

Certified Floodplain Manager, Texas Floodplain Management Association

Work History

WK Engineering, Principal Engineer, 2016 to present

County Engineer, Cameron County, 2019 to present

City of Weslaco, City Engineer/Planning Director, 2019

TXDOT, Transportation Engineer SAT/PHR, 2018

City of McAllen, Traffic Designer/Capital Projects Engineer, 2007-2018



Project Experience

Traffic Studies

Traffic Safety Studies (2018-2021)

Project scopes included analysis of pedestrian safety, driver safety, alternative transportation, queuing analysis, congestion analysis, and recommended mitigation measures in various cities in South Texas. (McAllen, Edinburg, Pharr, Elsa, Mission, Harlingen, La Joya, and Brownsville).

Traffic Impact Analysis (2007-2021)

Projects included traffic and trip generation analysis, traffic modeling, vehicle queueing analysis, and traffic impact analysis of multiple roadways and developments in South Texas (McAllen, Edinburg, Pharr, Elsa, Mission, Harlingen, Brownsville, San Antonio, New Braunfels, and Cedar Park).

Traffic Signal Corridor Coordination (2013)

Project included traffic volume data collection, pattern analysis, and traffic modeling to produce multiple adaptive timing plans, which were verified, implemented, and evaluated. The project included 30 signals at standard 8 phase, split phase, and Texas Diamond phase intersections in three corridors that resulted in decreased travel times and delay.

Traffic Signal Corridor Coordination (2009)

Project included traffic volume data collection, pattern analysis, and traffic modeling to produce multiple timing plans, which were verified, implemented, and evaluated. The project included 129 signals at standard 8 phase, split phase, and modified 8 phase intersections in eleven corridors that resulted in a thirteen percent decrease in travel times and delay.

Traffic Signal Corridor Coordination (2007)

Project included traffic verification, implementation, and evaluation by before and after travel runs. The project included 125 signals in eleven corridors and resulted in a fourteen percent decrease in travel times and delay.

Transportation Projects

Bike McAllen (2012)

The project, in response to safety issues, included generating an approved citywide bike plan, detailed pavement marking and sign plans, the federal approval for green pavement markings



Synchronized traffic lights pay dividends

James Osbourne Dec 3, 2007

f t w p

McALLEN — Ben Worsham spent part of the busiest shopping day of the year standing on the side of the road staring at cars.

The day after Thanksgiving, traffic had been backing up around the shopping center on McCall and Ridge roads, and Worsham, the city's traffic engineer, decided to drive out and start tinkering with the timing of the traffic lights. Slowly, the traffic jams dispersed, as the 28-year-old engineer watched with a modest degree of satisfaction.

"Sometimes the clock is off. Sometimes the detectors aren't working properly," Worsham said.

"Mostly, I travel the corridors during the peak hours and look for snags. ... It's not the most exciting job, but I like it."

Over the last year, the city's traffic department has expanded its traffic light synchronization system from a few major thoroughfares to 125 intersections across the city.

Now, every north-south roadway of any size has its lights timed to allow vehicles to move from one end of McAllen to the other without stopping.

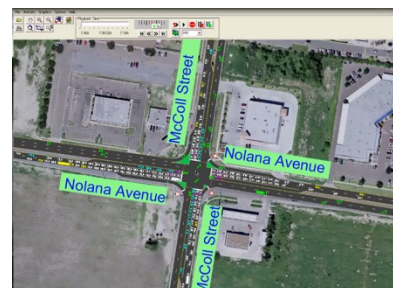
According to a report released by the city traffic department last month, travel times improved 14 percent since last fall, with some roadways, like Second Street, logging improvements over 20 percent. On a standard drive from South McAllen to North McAllen, that could amount to a five-minute savings in driving time.

"[On] the last two city surveys, the No. 1 complaint was traffic," said McAllen City Manager Mike Perez.

"It's all relative. Our traffic is a whole lot better than in Austin. ... That's not to say it doesn't irritate people, but we've made a lot of progress."

Not that synchronization is devoid of drawbacks.

When the signals are synchronized — as they are currently during the hours of about 7 a.m. to 7 p.m. — traffic on the smaller cross streets comes to a virtual standstill, with cars at some intersections waiting close to five minutes for the light to turn green.



and bike boxes in accordance with the MUTCD, the writing and passing of a safe passing ordinance, and an educational program for cycling safety.

Roadway Construction Projects

N. 29th St Improvements (Oxford Ave to SH 107 Rd), McAllen, TX

Project included the consultant management for design, ROW acquisition, utility relocation, and construction management of the realignment and roadway widening of N. 29th Street from Oxford Avenue to SH107.



10th Street and US Business 83 Intersection Improvement (2016) , McAllen, TX

Project included the traffic pattern analysis for the intersection, a programmatic categorical exclusion report, design of construction plans, right of way acquisition, and traffic control plan for the roadway improvement for the widening of northbound 10th Street to accommodate a right turn lane as a locally "Let" project from TXDOT for the City of McAllen.

N. 23rd Street and Kendlewood Avenue Intersection Improvement (2016), McAllen, TX

Project included the traffic pattern analysis for the intersection, a programmatic categorical exclusion report, design of construction plans, right of way acquisition, and traffic control plan for the roadway improvement for the widening of north and southbound 23rd Street to accommodate a center turn lane as a locally "Let" project from TXDOT for the City of McAllen.

N. 23rd Street and Hackberry Avenue Intersection Improvement (2016), McAllen, TX

Project included the traffic pattern analysis for the intersection, a programmatic categorical exclusion report, design of construction plans, right of way acquisition, and traffic control plan for the roadway improvement for the widening of north and southbound 23rd Street to accommodate a center turn lane as a locally "Let" project from TXDOT for the City of McAllen.



N. 23rd Street and Ebony Avenue Intersection Improvement (2016), McAllen, TX

Project included the traffic pattern analysis for the intersection, a programmatic categorical exclusion report, design of construction plans, right of way acquisition, and traffic control plan for the roadway improvement for the widening of north and southbound 23rd Street to accommodate a center turn lane as a locally "Let" project from TXDOT for the City of McAllen.

S. 23rd Street and Jackson Avenue Intersection Improvement (2016), McAllen, TX

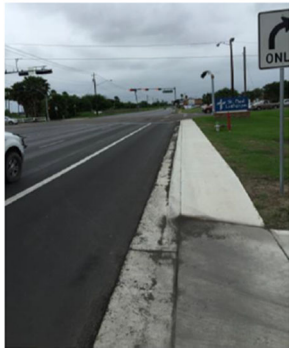
Project included the traffic pattern analysis for the intersection, a programmatic categorical exclusion report, design of construction plans, right of way acquisition, and traffic control plan for the roadway improvement for the widening of north and southbound 23rd Street to accommodate a center turn lane as a locally "Let" project from TXDOT for the City of McAllen.

N. Ware Road and Pecan Boulevard Intersection Improvement (2016), McAllen, TX

Project included the traffic pattern analysis for the intersection, design of construction plans, utility relocation plans and coordination (storm drain, waterline), the acquisition of easements, and the construction management for the roadway improvement for the widening of east and westbound Pecan Boulevard to accommodate right turn lanes for the City of McAllen.

N. McColl Road and Pecan Boulevard Intersection Improvement (2014), McAllen, TX

Project included the traffic pattern analysis for the intersection, design of construction plans, utility relocation plans and coordination (storm drain, fiber), traffic control plan, and the construction management for the roadway improvement for the widening of northbound McColl Road to accommodate a right turn lane for the City of McAllen.

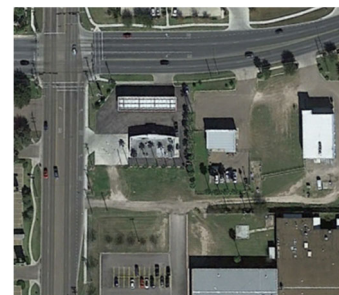


N. 2nd Street and Pecan Boulevard Intersection Improvement (2014), McAllen, TX

Project included the traffic pattern analysis for the intersection, design of construction plans, utility relocation plans and coordination (waterline), traffic control plan, ROW acquisition, and the construction management for the roadway improvement for the widening of southbound 2nd Street to accommodate a right turn lane for the City of McAllen.

N. 23rd Street and Dove Avenue Intersection Improvement (2013), McAllen, TX

Project included the traffic pattern analysis for the intersection, a programmatic categorical exclusion report, design of construction plans, utility relocation plans (irrigation), and traffic control plan for the roadway improvement for the widening of north bound 23rd



Street and west bound Dove Avenue to accommodate right turn lanes as a locally “Let” project from TXDOT for the City of McAllen.

Taylor Road and Business 83 Intersection Improvement (2012), McAllen, TX

Project included the traffic pattern analysis for the intersection and the roadway improvement design for the widening of north bound Taylor Road to accommodate a center turn lane for the City of McAllen.

Taylor Road and Business 83 Intersection Improvement (2009), McAllen, TX

Project included the traffic pattern analysis for the intersection and the roadway improvement design for the widening of south bound Taylor Road to accommodate a center turn lane for the City of McAllen.

Traffic Control Projects

Wisconsin Road Pavement Striping, (2019), Edinburg, TX

Project included the pavement striping and sign plans for the Payne Development in the City of Edinburg.

Interstate 10 and Johns Road Traffic Control Signal (2018), Boerne, TX

Project included the signal timing analysis, signal design, construction management, and controller programming of a standard eight-phase traffic control signal for TXDOT.

FM 305 and River Chase Drive Traffic Control Signal (2018), Comal County, TX

Project included the signal timing analysis, construction management, and controller programming of a standard Texas Diamond-phase traffic control signal for TXDOT.

N. McColl Road and Wisconsin Road Traffic Control Signal (2018), Edinburg, TX

Project included the signal design and cabinet layout of a standard eight-phase traffic control signal for the City of Edinburg.

N. Jackson Road and Wisconsin Road Traffic Control Signal (2018), Edinburg, TX

Project included the signal design and cabinet layout of a standard eight-phase traffic control signal for the City of Edinburg.

Jackson Road and Moore Road Traffic Control Signal Modification (2017), Pharr, TX

Project included the signal design of a standard eight-phase traffic control signal for the City of Pharr.

Cage Boulevard and Moore Road Traffic Control Signal Modification (2017), Pharr, TX

Project included the signal design of a standard eight-phase traffic control signal for the City of Pharr.

US 281 (Military Highway) and FM 2557 (Stewart Road) Flashing Beacon (2017), San Juan, TX



Project included the signal design of a flashing red/yellow beacon for the Hidalgo County Regional Mobility Authority.

N. 12th Street and Pecan Boulevard Traffic Control Signal Modification (2013), McAllen, TX

Project included the signal timing analysis, signal design, construction management, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. 10th Street and Sprague Road Traffic Control Signal (2013), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, cabinet layout, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

S. McColl Road and El Rancho Road Traffic Control Signal (2013), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, cabinet layout, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. 10th Street and Northgate Lane Traffic Control Signal (2013), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, cabinet layout, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. 10th Street and Valencia/Trenton Crossing Traffic Control Signal (2012), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, cabinet layout, and controller programming of a modified split-phase traffic control signal for the City of McAllen.



N. Bentsen Road and Nolan Avenue Traffic Control Signal (2012), McAllen, TX

Project included the signal design, construction management, traffic modeling, cabinet layout, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. Bentsen Road and Daffodil Avenue Traffic Control Signal (2012), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, cabinet layout, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. Bentsen Road and Vine Avenue Traffic Control Signal (2012), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, cabinet layout, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. 31st Street and Pecan Boulevard Traffic Control Signal Modification (2011), McAllen, TX

Project included the signal timing analysis, signal design, construction management, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. Bicentennial Boulevard and Nolana Avenue Traffic Control Signal (2011), McAllen, TX

Project included the signal design, construction management, traffic modeling, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

**N. Bicentennial Boulevard and Lark Avenue Traffic Control Signal (2011), McAllen, TX**

Project included the signal warrant analysis, signal design, construction management, traffic modeling, and controller programming of a continuous green traffic control signal for the City of McAllen.

N. Bicentennial Boulevard and Trenton Avenue Traffic Control Signal (2011), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. Bicentennial Boulevard and Dove Avenue Traffic Control Signal (2011), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

S. 12th Street and Houston Avenue Traffic Control Signal Modification (2010), McAllen, TX

Project included the signal timing analysis, signal design, construction management, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. 23rd Street and Lark Avenue Traffic Control Signal Modification (2010), McAllen, TX

Project included the signal timing analysis, signal design, construction management, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. 23rd Street and Daffodil Avenue Traffic Control Signal Modification (2010), McAllen, TX

Project included the signal timing analysis, signal design, construction management, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

Jackson Road and Dove Avenue Traffic Control Signal (2010), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. 29th Street and Iris Avenue Traffic Control Signal (2009), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. 29th Street and Harvey Avenue Traffic Control Signal (2009), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. 23rd Street and Kendlewood Avenue Traffic Control Signal (2008), McAllen, TX

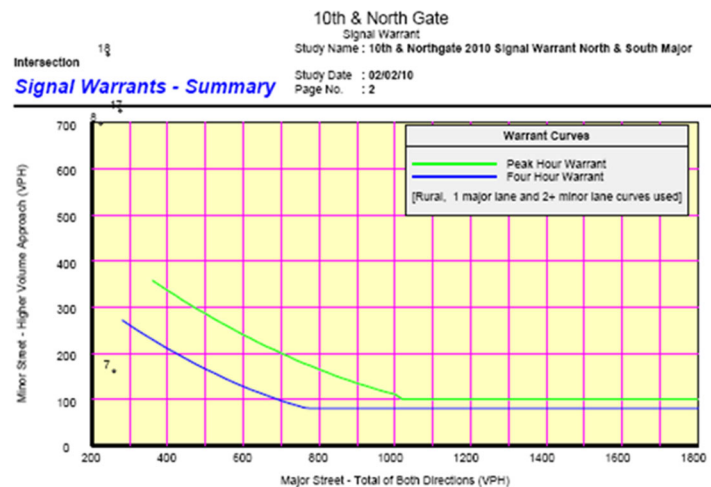
Project included the signal warrant analysis, signal design, construction management, traffic modeling, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

N. 6th Street and LaVista Avenue Traffic Control Signal (2008), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, and controller programming of a standard eight-phase traffic control signal for the City of McAllen.

Nolana Avenue and Bentsen Road Traffic Control Signal (2007), McAllen, TX

Project included the signal warrant analysis, signal design, construction management, traffic modeling, and controller programming of a standard eight-phase traffic control signal



Drainage Projects

Weslaco Master Drainage Plan

Project included the consultant management for the development and completion of master drainage plan for the City of Weslaco. Included public outreach, public education, consultant management, and development of drainage projects for the City of Weslaco.



Austin & Merida Crossings

Project included the design and construction management of the reconstruction of the drainage canal crossing at Austin Street and Merida Street within the City of Weslaco.

FM88 Regional Detention Facility (Project 8 -Master Drainage Plan)

Project included the design and construction management of the construction of the regional detention facility on FM88 in the City of Weslaco.





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 8.B.

DATE SUBMITTED: April 29, 2021

MEETING DATE: May 3, 2021

FROM: Omar Anzaldua, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Omar Anzaldua

Agenda Item: Consideration and action, if any on acceptance of the City of Pharr Monument Sign Project and release of final balance with retainage in the amount of \$6,865.75

Classification: Regular

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

Issue: Gonzalez Engineering & Management has completed the City of Pharr Monument Sign Project. A final walk through was conducted on March 22rd, 2021, and improvements were completed in general compliance with the plans and specifications.

Fiscal Consideration: Final Contract Amount \$137,315.00

Staff Recommendation: Staff recommends approval of acceptance of project and release of the contract balance and retainage in the amount of \$6,865.75

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Omar Anzaldua
Omar Anzaldua
Ignacio Amezcua
Patricia Rigney
Karla Saavedra
City Management Office

Created/Initiated - 4/29/2021
Approved - 4/29/2021
Approved - 4/29/2021
Approved - 4/30/2021
Approved - 4/30/2021
New - 1/1/1900

March 9, 2021

Project Name: City of Pharr Top Golf Monument Sign
Project No: 1920-40-510-C011-111

To Whom It May Concern:

Our records indicate that the construction services for the City of Pharr Monument Sign at Top Golf were completed by Gonzalez Engineering & Management on March 5, 2021. The address of such construction is at Top Golf at 1901 W I-2, Pharr, TX. This letter confirms that the warranties listed below are in effect.

Should there be an issue during a period of one year, please contact Gonzalez Engineering & Management at 361-290-4810 during regular business hours.

Please note that emergency service is not part of Gonzalez Engineering & Management warranty coverage.

One-year Warranty Dates:

Effective Date – March 15, 2021
Term Date – March 5, 2022

Sincerely,



Hugo P. Gonzalez Jr.
Principal

Payment Request No. 6
Period: 12/31/2020 to 03/07/2021

Owner: City of Pharr
118 S. Cage Blvd.
Pharr, TX 78577

Contractor: Gonzalez Engineering & Management, LLC
PO Box 3275
Edinburg, TX 78540

PO No. 176074

Project: City of Pharr Monument Sign - Top Golf
Project # 1920-40-510-C001-111

Original Contract Amount:	<u>\$109,900.00</u>
Change Orders:	<u>\$27,415.00</u>
Contract Amount to Date:	<u>\$137,315.00</u>
Total to Date:	<u>\$137,315.00</u>
Total Stored to Date:	
Total to Date:	<u>\$137,315.00</u>
Retainage:	<u>\$0.00</u>
Total Due Less Retainage:	<u>\$137,315.00</u>
Less Previous Payments:	<u>\$130,449.25</u>
Current Payment Due:	<u>\$6,865.75</u>

Percent Completed: 100.00%

Original Contract Time (Days): 240

Change Orders (days): 120

Notice to Proceed 2/18/2020

Substantial Completion Date

Contract Time Used 106.94%

Change Order Summary

No.	Contract Amount		Contract Time	
	Addition	Deduction	Addition	Deduction
1	\$ 27,415.00		120	
Total	\$ 27,415.00	\$ -	120	

* Provide Documentation

Attachment "B"



Contractor:

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Progress Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Progress Payment were issued and payments received from the Owner, and that current payment shown herein is now due:

Diego P. Gonzalez
 Signature:

3/9/2021

Date

Subscribed and sworn before me this 9th day of March, 2021

The above person appeared before me, the undersigned notary public and provided satisfactory evidence of identification to be the person signed this document in my presence and swore or affirmed to me that the contents of this document are true and accurate to the best of his/her knowledge and belief.

Attachment "A"
 *

Vivian Gonzalez
 Notary Public:



February 11, 2022

My Commission Expires:

Construction Manager or Architect of Record

In accordance with the Contract Documents, based on a site observation and the data comprising this progress payment, the Construction Manager certifies to the best of the Engineer's/Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to progress payment.

Signature:

Date:

Approved:

Omar Anzaldua Jr, PE
 City Engineer

Signature

Date

Igancio Amezcua
 Purchasing Director

Signature

Date

Ed Wylie
 Interim City Manager

Signature

Date

Deputy City Manager

Signature

Date

Karla Saavedra
 Finance Director

Signature

Date

AIA® Document G702® – 1992

Application and Certificate for Payment

TO OWNER: City of Pharr 118 S. Cage Blvd. Pharr, TX 78577	PROJECT: City of Pharr Monument Sign	APPLICATION NO: 006 PERIOD TO: March 07, 2021 CONTRACT FOR: General Construction CONTRACT DATE: December 20, 2019 PROJECT NOS: Alvarado Architects & Associates / City of Pharr	Distribution to: OWNER: ☒ ARCHITECT: ☒ CONTRACTOR: ☐ FIELD: ☐ OTHER: ☐
FROM CONTRACTOR: Gonzalez Engineering & Management, LLC PO Box 3275 Edinburg, TX 78540	VIA ARCHITECT:		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$109,900.00
2. NET CHANGE BY CHANGE ORDERS	\$27,415.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$137,315.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$137,315.00
5. RETAINAGE:	
a. 0 % of Completed Work (Column D + E on G703)	\$0.00
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$0.00
6. TOTAL EARNED LESS RETAINAGE	\$137,315.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$130,449.25
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$6,865.75
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$27,415.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$27,415.00	\$0.00
NET CHANGES by Change Order		\$27,415.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: *Vivian Gonzalez*
State of: Texas

County of: Hidalgo

Subscribed and sworn to before
me this 9th day of March, 2021

Notary Public: *Vivian Gonzalez*
My Commission expires: February 11, 2022



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$6,865.75

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

006

APPLICATION DATE:

March 09, 2021

PERIOD TO:

March 07, 2021

ARCHITECT'S PROJECT NO:

Alvarado Architects & Associates

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Bonding	2,650.00	2,650.00	0.00	0.00	2,650.00	100.00%	0.00	0.00
2	Concrete bell piers	22,000.00	22,000.00	0.00	0.00	22,000.00	100.00%	0.00	0.00
3	Concrete foundation slab	28,000.00	28,000.00	0.00	0.00	28,000.00	100.00%	0.00	0.00
4	Core block work (tower)	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00%	0.00	0.00
5	Burnish/Metal work (tower)	12,000.00	12,000.00	0.00	0.00	12,000.00	100.00%	0.00	0.00
6	Concrete wall/block work/metal work (wing walls)	37,750.00	37,750.00	0.00	0.00	37,750.00	100.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Change Order 1	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
1	Trenching & compaction	4,670.00	4,670.00	0.00	0.00	4,670.00	100.00%	0.00	0.00
2	Electrical conduit & paneling & wiring on sign	6,210.00	6,210.00	0.00	0.00	6,210.00	100.00%	0.00	0.00
3	LED Electrical lights, ducts & connectors	10,550.00	10,550.00	0.00	0.00	10,550.00	100.00%	0.00	0.00
4	Clean up	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00%	0.00	0.00
5	Upgrade to HDPE sheets in lieu of plywood	4,985.00	4,985.00	0.00	0.00	4,985.00	100.00%	0.00	0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$137,315.00	\$137,315.00	\$0.00	\$0.00	\$137,315.00	100.00%	\$0.00	\$0.00



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 9.A.

DATE SUBMITTED: April 27, 2021

MEETING DATE: May 3, 2021

FROM: Jose Pena, IT Director

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: Consideration and action, if any, authorizing City Manager to purchase desktop and laptop computers from CDW-G in the amount of \$53,388.70 utilizing Texas DIR contract TSO 4159.

Classification: Regular

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

Issue: Every year, the IT department budgets for computer replacements to phase out older equipment. This proposal is for a total of 62 desktops, 50 for IT replacements, 1 for development services, 1 for bridge administration and 10 for the new EMS department as well as the 6 laptops. Multiple quotes were researched and this vendor actually is upgrading computer equipment since this is product that they do have in stock due to global shortage of computer equipment and honoring base computer model price. (Project #2021-01-518-P016-001)

Fiscal Consideration: To be paid by IT, Dev Services, Bridge and EMS department budgets.

Staff Recommendation: Staff recommends approval of the purchase from CDW-G.

Alternatives: Look at other computer models with lower specifications.

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Jose Pena
Ignacio Amezcua
Karla Saavedra
Anali Alanis
City Management Office

Created/Initiated - 4/27/2021
Approved - 4/28/2021
Approved - 4/30/2021
Approved - 4/30/2021
New - 1/1/1900

QUOTE CONFIRMATION



DEAR MAIRA VILLARREAL,

Thank you for considering CDW•G for your computing needs. The details of your quote are below. [Click here](#) to convert your quote to an order.

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
MBPN767	4/13/2021	HP EQUIPMENT	11144180	\$53,388.70

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Crucial - DDR4 - module - 8 GB - DIMM 288-pin - 2666 MHz / PC4-21300 - unbu Mfg. Part#: CT8G4DFRA266 Contract: NIPA ESCR4 Tech & IWB Solutions Products/Services (R160201)	62	6167643	\$44.52	\$2,760.24
HP EliteDesk 800 G6 - SFF - Core i5 10500 3.1 GHz - vPro - 8 GB - SSD 256 G Mfg. Part#: 26S74UT#ABA Contract: Texas HP DIR TSO 4159 (DIR-TSO-4159)	62	6298713	\$731.18	\$45,333.16
HP ProBook 440 G8 - 14" - Core i5 1135G7 - 8 GB RAM - 256 GB SSD - US Mfg. Part#: 28K85UT#ABA Contract: Texas HP DIR TSO 4159 (DIR-TSO-4159)	6	6300756	\$882.55	\$5,295.30

PURCHASER BILLING INFO		SUBTOTAL	\$53,388.70
Billing Address: CITY OF PHARR ACCTS PAYABLE 118 S CAGE BLVD PHARR, TX 78577-4855 Phone: (956) 702-5300 Payment Terms: Net 30 Days-Govt State/Local		SHIPPING	\$0.00
		SALES TAX	\$0.00
		GRAND TOTAL	\$53,388.70
DELIVER TO		Please remit payments to: CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515	
Shipping Address: CITY OF PHARR JOSE PENIA INNOVATION & TECH DEPT 100 W FERGUSON AVE PHARR, TX 78577-9517 Shipping Method:			

Need Assistance? CDW•G SALES CONTACT INFORMATION



Alyssa McArthur-Guzman

(877) 621-3156

alysmca@cdwg.com

LEASE OPTIONS			
FMV TOTAL	FMV LEASE OPTION	BO TOTAL	BO LEASE OPTION
\$53,388.70	\$1,431.35/Month	\$53,388.70	\$1,653.45/Month

Monthly payment based on 36 month lease. Other terms and options are available. Contact your Account Manager for details. Payment quoted is subject to change.

Why finance?

- Lower Upfront Costs. Get the products you need without impacting cash flow. Preserve your working capital and existing credit line.
- Flexible Payment Terms. 100% financing with no money down, payment deferrals and payment schedules that match your company's business cycles.
- Predictable, Low Monthly Payments. Pay over time. Lease payments are fixed and can be tailored to your budget levels or revenue streams.
- Technology Refresh. Keep current technology with minimal financial impact or risk. Add-on or upgrade during the lease term and choose to return or purchase the equipment at end of lease.
- Bundle Costs. You can combine hardware, software, and services into a single transaction and pay for your software licenses over time! We know your challenges and understand the need for flexibility.

General Terms and Conditions:

This quote is not legally binding and is for discussion purposes only. The rates are estimate only and are based on a collection of industry data from numerous sources. All rates and financial quotes are subject to final review, approval, and documentation by our leasing partners. Payments above exclude all applicable taxes. Financing is subject to credit approval and review of final equipment and services configuration. Fair Market Value leases are structured with the assumption that the equipment has a residual value at the end of the lease term.

This quote is subject to CDW's Terms and Conditions of Sales and Service Projects at <http://www.cdwg.com/content/terms-conditions/product-sales.aspx>
For more information, contact a CDW account manager

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AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 9.B.

DATE SUBMITTED: April 29, 2021

MEETING DATE: May 3, 2021

FROM: Daniel Ramirez, Director

DEPARTMENT: Emergency Medical Services

DIRECTOR: Daniel Ramirez

Agenda Item: Consideration and action, if any, authorizing City Manager to purchase 20 mobile Motorola radios and 20 portable Motorola radios in the amount of \$191,763.60 from Motorola Solutions through HGAC CONTRACT # RA05-18

Classification: Regular

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

Issue: Radio Purchase (Project #2021-62-525-P017-001)

Fiscal Consideration: Items are being purchased through HGAC

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Daniel Ramirez

Created/Initiated - 4/29/2021

Daniel Ramirez

Approved - 4/29/2021

Ignacio Amezcua

Approved - 4/30/2021

Karla Saavedra

Approved - 4/30/2021

Patricia Rigney

Approved - 4/30/2021

City Management Office

New - 1/1/1900

REQUEST FOR AVAILABILITY OF FUNDS

CONSTRUCTION ☐ PURCHASE ☒

PURCHASE & INSTALLATION ☐

DEPARTMENT SUBMITTING REQUEST:

SERVICE ☐ SUPPLY ☐

TYPE/PRINT NAME: Daniel Ramirez

SIGNATURE: _____

TITLE: EMS Chief

DEPARTMENT: Emergency Medical Services

DATE: 04/27/2021

PROJECT NAME AND DESCRIPTION (indicate special funding requirements):

Purchase of 20 portable and 20 mobile radios for the new EMS Department, form Motorola Solutions through HGAC CONTRACT # RA05-18

STATE/FEDERAL FUNDING (SPECIFY AGENCY(IES)): _____

STATE/FEDERAL GRANTS (SPECIFY AGENCY(IES)): _____

ACCOUNT NUMBER/PROJECT ID: 62-525000-8804 ESTIMATED COST: 191,763.60

ACCOUNT NUMBER/PROJECT ID: _____ ESTIMATED COST: _____

BUDGET INFORMATION:

BUDGETED ☒ NOT BUDGETED ☐

FUND NAME: _____

ACCOUNT NUMBER(S): 62-525000-8804

INCLUDE PROJ.ID(S): _____

AMOUNT: \$ 191,763.60

FINANCE SIGNATURE: _____

TITLE: Karla Saavedra, Finance Director

DATE: _____

CITY MANAGER'S AUTHORIZATION TO SOLICIT BIDS:

APPROVED: ☐ SIGNATURE: _____

DATE: _____

DISAPPROVED: ☐ SIGNATURE: _____

DATE: _____

Quote Date:04/21/2021
Expiration Date:05/01/2021
Quote Created By:
Claudia Gonzalez
cgonzalez@stcradios.com

End Customer:
PHARR, CITY OF
Daniel Ramirez
danny.ramirez@pharr-tx.gov
956-249-7183

Contract: HGAC CONTRACT # RA05-18

Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
	APX™ 6500 / Enh Series	ENHANCEDAPX6500			
1	M25URS9PW1BN	APX6500 ENHANCED 7/800 MHZ MOBILE	20	\$1,998.74	\$39,974.80
1a	G806BL	ENH: ASTRO DIGITAL CAI OP APX	20	\$375.95	\$7,519.00
1b	G51AU	ENH: SMARTZONE OPERATION APX6500	20	\$876.00	\$17,520.00
1c	QA01648AA	ADD: HW KEY SUPPLEMENTAL DATA	20	\$3.65	\$73.00
1d	G361AH	ENH: P25 TRUNKING SOFTWARE APX	20	\$219.00	\$4,380.00
1e	GA01670AA	ADD: APX E5 CONTROL HEAD	20	\$417.56	\$8,351.20
1f	G444AH	ADD: APX CONTROL HEAD SOFTWARE	20	\$0.00	\$0.00
1g	G66BJ	ADD: DASH MOUNT E5 APXM	20	\$91.25	\$1,825.00
1h	G174AD	ADD: ANT 3DB LOW-PROFILE 762-870	20	\$31.39	\$627.80
1i	W22BA	ADD: STD PALM MICROPHONE APX	20	\$52.56	\$1,051.20
1j	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX	20	\$43.80	\$876.00
1k	GA01606AA	ADD: NO GPS/WI-FI ANTENNA NEEDED	20	\$0.00	\$0.00



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
1l	G78AT	ENH: 3 YEAR ESSENTIAL SVC	20	\$176.40	\$3,528.00
1m	G843AH	ADD: AES ENCRYPTION AND ADP	20	\$346.75	\$6,935.00
1n	W969BG	ADD: MULTIKEY OPERATION	20	\$240.90	\$4,818.00
Product Services					
2	LSV00Q00203A	DEVICE INSTALLATION	20	\$150.00	\$3,000.00
3	LSV00Q01073A	DEVICE MISCELLANEOUS DEVICE PARTS/EQUIPMENT	20	\$50.00	\$1,000.00
Product Services					
4	LSV00Q01073A	DEVICE MISCELLANEOUS DEVICE PARTS/EQUIPMENT	20	\$100.00	\$2,000.00
5	Trade-In	Expiration Date: 06/30/2021	1	-\$6,000.00	-\$6,000.00

Grand Total **\$97,479.00(USD)**

Notes:

- CUSTOMER WILL PROVIDE PROGRAMMING.



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Quote Date:04/21/2021
 Expiration Date:05/01/2021
 Quote Created By:
 Claudia Gonzalez
 cgonzalez@stcradios.com

End Customer:
 PHARR, CITY OF
 Daniel Ramirez
 danny.ramirez@pharr-tx.gov
 956-402-4000

Contract: HGAC CONTRACT # RA05-18

Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX6000			
1	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE	20	\$2,208.98	\$44,179.60
1a	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	20	\$375.95	\$7,519.00
1b	H38BT	ADD: SMARTZONE OPERATION	20	\$876.00	\$17,520.00
1c	Q361AR	ADD: P25 9600 BAUD TRUNKING	20	\$219.00	\$4,380.00
1d	QA01648AA	ADD: HW KEY SUPPLEMENTAL DATA	20	\$3.65	\$73.00
1e	QA03399AA	ADD: ENHANCED DATA APX	20	\$109.50	\$2,190.00
1f	QA05570AA	ALT: LI-ION IMPRES 2 IP68 3400 MAH	20	\$73.00	\$1,460.00
1g	Q58AL	ADD: 3Y ESSENTIAL SERVICE	20	\$115.00	\$2,300.00
1h	Q629AK	ENH: AES ENCRYPTION AND ADP	20	\$346.75	\$6,935.00
1i	H869BZ	ENH: MULTIKEY	20	\$240.90	\$4,818.00
2	PMNN4486A	BATT IMPRES 2 LIION R IP67 3400T	20	\$122.25	\$2,445.00
3	PMLN7904A	CARRY ACCESSORY-CASE,APX6000 CC 2.75 SWLBL TIA BATTERY	20	\$59.25	\$1,185.00



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Sale Price	Ext. Sale Price
4	HMN4101B	AUDIO ACCESSORY- HEADSET,IMPRES RSM NO DSPLY W JACK, NO CHNL	20	\$264.00	\$5,280.00
5	Trade-In	Expiration Date: 06/30/2021	1	-\$6,000.00	-\$6,000.00

Grand Total **\$94,284.60(USD)**

Notes:

- CUSTOMER WILL PROVIDE PROGRAMMING.



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 10.A.

DATE SUBMITTED: April 29, 2021

MEETING DATE: May 3, 2021

FROM: Vanessa Guzman, Administrative Assistant

DEPARTMENT: Bridge

DIRECTOR: Luis Bazan

Agenda Item: Consideration and action, if any, on Amendment to Lease Agreement with UETA -Duty Free Americas.

Classification: Regular

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

Issue: UETA-Duty Free Americas has been leasing from the City of Pharr for approximately 26 years. The terms of the lease allowed UETA to build a store on City of Pharr Property with the option to extend the lease at the end of five and ten years. The Amendment to Lease agreement which took place in 2010 will expire on May 31, 2021 (Extended Term). UETA has exercised the option to extend the term of the lease for an additional period of five (5) years (Option Period) with a written notice 60 days prior to the expiration of the Extended Term. During the Extended Term period, UETA paid a monthly rent of \$10,000 and with the Option Period they will pay \$12,500 a month.

Fiscal Consideration: No financial cost.

Staff Recommendation: Authorization for an Amendment to the Lease Agreement with UETA-Duty Free Americas.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Vanessa Guzman
Luis Bazan
Karla Saavedra
Patricia Rigney
City Management Office

Created/Initiated - 4/29/2021
Approved - 4/29/2021
Approved - 4/30/2021
Approved - 4/30/2021
New - 1/1/1900

SECOND AMENDMENT TO LEASE

THIS SECOND AMENDMENT TO LEASE (this "Amendment") is made and entered into this ____ day of May, 2021, by and between the **CITY OF PHARR**, a Texas municipal corporation ("Lessor"), and **UETA OF TEXAS, INC.** ("Lessee").

WITNESSETH:

WHEREAS, Lessee entered into a Lease Agreement with Lessor dated March 8, 1995 for those certain premises situated on the approach to the International Bridge in the City of Pharr, Hidalgo County, Texas, and located at 9900 S. Cage, Pharr, Texas, as modified by that certain Amendment to Lease, dated July 26, 2010 (the "Amendment"). For purposes hereof, the Lease Agreement and the Amendment are referred to collectively as the "Lease";

WHEREAS, pursuant to Article 2(b) of the Amendment, Lessee exercised its 5-year option to extend the Lease through May 31, 2026 (the "Expiration Date").

WHEREAS, Lessor and Lessee desire to amend the Lease according to the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee mutually agree to amend the Lease as follows:

1. Defined Terms. Each capitalized term used in this Amendment but not otherwise defined herein shall have the meaning ascribed to such term in the Lease.
2. Amendment of Lease. The Lease is hereby amended as follows:
 - (a) Provided that Lessee is not in default (beyond applicable grace periods) under the Lease upon the Expiration Date, Lessee shall have the option to extend the term of the Lease for an additional period of five (5) years commencing on June 1, 2026 and expiring on May 31, 2031 (the "Option Period"); provided that Lessee shall give Lessor written notice thereof at least sixty (60) days prior to the expiration of the Option Period.
 - (b) Commencing June 1, 2021 and continuing during each year of the Option Period, the annual rent shall be One Hundred Fifty Thousand Dollars (\$150,000), payable in equal monthly installments of Twelve Thousand Five Hundred Dollars (\$12,500).
3. Conflict. If any conflict exists between the terms or provisions of the Lease and the terms or provisions of this Amendment, the terms and provisions of this Amendment shall govern and control.
4. Effect of Amendment. Except as expressly provided herein, nothing in this Amendment shall be deemed to waive or modify any of the provisions of the Lease. As amended by this Amendment, the Lease shall remain in full force and effect and is ratified by Lessor and Lessee.
5. Counterparts. This Amendment may be signed in one or more counterparts, all of which, taken together, shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day and year first written above.

LESSOR:

CITY OF PHARR, TEXAS

AMBROSIO HERNANDEZ, M.D.
Mayor, City of Pharr, Texas

LESSEE:

UETA OF TEXAS, INC.

By:_____
Simon Falic
Chief Operating Officer



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 10.B.

DATE SUBMITTED: April 30, 2021

MEETING DATE: May 3, 2021

FROM: Edward Wylie, City Manager

DEPARTMENT: Administration

DIRECTOR: Edward Wylie

Agenda Item: Consideration and action, if any, on authorizing City Manager to negotiate and enter into any leases and/or contracts with the University of Texas System.

Classification: Closed Session

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

Issue: This issue will be discussed in closed session

Fiscal Consideration: n/a

Staff Recommendation: approval

Alternatives: disapprove the item

Exclude Material from Public Packet? No

Reason: on going negotiations

ROUTING:

Edward Wylie
Patricia Rigney
City Management Office

Created/Initiated - 4/30/2021
Approved - 4/30/2021
New - 1/1/1900



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 10.C.

DATE SUBMITTED: April 30, 2021

MEETING DATE: May 3, 2021

FROM: Edward Wylie, City Manager

DEPARTMENT: Administration

DIRECTOR: Edward Wylie

Agenda Item: Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract for medical billing services for the City of Pharr

Classification: Regular

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

Issue: The City of Pharr is in need of a medical billing company to do billing for Pharr EMS

Fiscal Consideration: N/A

Staff Recommendation: approval

Alternatives: deny

Exclude Material from Public Packet? No

Reason: None

ROUTING:

Edward Wylie
Karla Saavedra
Patricia Rigney
City Management Office

Created/Initiated - 4/30/2021
Approved - 4/30/2021
Approved - 4/30/2021
New - 1/1/1900