



**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, JUNE 21, 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.*

**1. CALL TO ORDER:**

A) Roll call and possible action on the excusing of any absent member of the governing board.

B) Pledge of Allegiance/Invocation

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

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

A) Public hearing on development services cases.

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

## AGENDA REGULAR MEETING

June 21, 2021

A) Submission of Sales Tax Collection Report for June 2021.

B) Submission of Property Tax Collection Report for May 2021.

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

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

1. Melden & Hunt, Inc. representing H & E Tijerina Children's Family LTD, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being a 0.728 acre tract of land, more or less, out of Lot 220, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 100-200 Block of West Moore Road. **COZ#210530 (DEVELOPMENT SERVICES)**

2. Jose Ruben Mendez, d/b/a 100% Antojitos Mexicanos, 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 a 0.04 acre tract of land out of Lot 1, Jackson Ridge Court Phase 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 South Jackson Road, Suite 9. **CUP#140525 (DEVELOPMENT SERVICES)**

3. Rommel Organista, d/b/a Kurai Chinese & Sushi Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.05 acre, more or less, out of Lot 1, Jackson Ridge Court Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 South Jackson, Suite 1. **CUP#120424 (DEVELOPMENT SERVICES)**

PLATS:

1. B.I.G. Engineering, representing Jaime A Rodriguez, President, from JAR Group Development is requesting preliminary and final plat approval of the proposed The Cascades Subdivision Phase II. The property is legally described as being a 5.44 acre tract of land out of Lot eighty-six (86), Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Road. **SUB#210309 (DEVELOPMENT SERVICES)**

## **REGULAR AGENDA - OPEN SESSION:**

### **6. ADMINISTRATIVE:**

A) Consideration and action, if any, on approval of a plan of finance for City of Pharr International Bridge System Revenue Bonds, Series 2021. (DAP)  
(FINANCE)



- B) Consideration and action, if any, on resignation of Municipal Judge. (ADMINISTRATION)

## 7. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance appointing a Municipal Judge. (ADMINISTRATION)
- B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2016-20 adopting the Purchasing Policies and Procedures Manual. **(1st Reading)** (PURCHASING)
- C) Consideration and action, if any, on Resolution authorizing the City of Pharr to enter into an agreement with the Texas Department of Transportation to close state roadways for public events. (PUBLIC WORKS)
- D) Consideration, if any, on Ordinance amending Ordinance No. O-2020-35 for budget amendment to the Fiscal Year 2020-2021 budget (**Adoption on 1st Reading**). (FINANCE)

## 8. PURCHASING:

- A) Consideration and action, if any, authorizing City Manager to negotiate and enter into an agreement to purchase the property located at 305 S. Cage Blvd. in the amount of \$83,162.00. (ADMINISTRATION)

## 9. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, authorizing City Manager to award Construction Contract for the Javelina Drive Monument Signs Project (ENGINEERING)
- B) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract with PWE Productions, LLC for the performance of Spazmatics on December 31, 2021 for the City of Pharr New Year's Eve event. (FINANCE)
- C) Consideration and action, if any, on award of a Supply Contract for the Purchase and Delivery of Mid-grade Unleaded Gasoline and Ultra Low Sulfur Diesel to Gold Star Petroleum, Inc. out of Spring, TX, for Items 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10. (PUBLIC WORKS)

**10. CLOSED SESSION:** *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed*

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*(non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

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

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

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

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

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

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

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

**12. ADJOURNMENT:**

### 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. 1007 or FAX 956/702-5313 or E-mail [imelda.barrera@pharr-tx.gov](mailto:imelda.barrera@pharr-tx.gov) for further information. Braille is not available.

AGENDA REGULAR MEETING

June 21, 2021

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](http://www.pharr-tx.gov). This Notice was posted on the 18th day of June 2021 at 3:50 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



**WITNESS MY HAND AND SEAL, this 18th day of June 2021.**

  
IMELDA BARRERA, TRMC  
ASSISTANT CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by,

\_\_\_\_\_

Title: \_\_\_\_\_