

**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, JULY 19, 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)*

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- A) Submission of Sales Tax Collection Report for July 2021.
- B) Submission of Property Tax Collection Report for June 2021.
- C) Submission of 3rd Quarter 2020-2021 City of Pharr Investment Report.

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 Ordinance amending Ordinance No. O-2016-20 adopting the Purchasing Policies and Procedures Manual. (PURCHASING) **(3rd and Final Reading)**
- B) Consideration and action, if any, on Ordinance amending O-2016-34 and adopting the Development and Maintenance Codes 2017 and 2018. (DEVELOPMENT SERVICES) **(2nd Reading)**
- C) Consideration and action, if any, on Ordinance adopting a fee schedule for municipal fiber optic services. (ADMINISTRATION) **(2nd Reading)**
- D) Consideration and action, if any, authorizing the City Manager to advertise for bids for the installation of thermoplastic pavement marking for the Public Works Department. (PUBLIC WORKS)
- E) Consideration and action, if any, authorizing the City Manager to advertise for bids for a supply contract for the purchase of Prime Coat and Tack Coat material for the Public Works Department. (PUBLIC WORKS)
- F) Consideration and action, if any, authorizing the City Manager to advertise for bids for a supply contract for the purchase and delivery of Reinforced Concrete Pipe, Manholes and Inlets for the Public Works Department. (PUBLIC WORKS)
- G) Consideration and action, if any, rejecting bids for the PSJA Tri-City Pedestrian Safety Improvements Project Phase I (CSJ: 0921-02-391), and authorizing the City Manager to re-advertise for bids. (ENGINEERING)
- H) Consideration and action, if any, authorizing City Manager to advertise for Request for Proposals for Self-Funded Employee Health Insurance Benefit Plans, Self-Funded Pharmacy Benefit Management Services, and Individual & Aggregate Stop Loss Insurance. (HR)

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I) Consideration and action, if any, authorizing City Manager to advertise for Request for Proposals for Supplemental Insurance including 125 Cafeteria plan products at no additional cost to the City. (HR)

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

1. Melden & Hunt, Inc., representing Maria D. Alvarez, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family District (R-MF) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being .538 acres, more or less, out of Lots 1 and 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 229 West Sam Houston Avenue. **COZ#210634** (DEVELOPMENT SERVICES)

2. Dr. Narciso Garcia, representing Vanguard Academy Inc., owner, has filed with the Planning and Zoning Commission a request for a Life of Use Conditional Use Permit to allow an Institutional Use in an Agricultural and/or Open Space District (A-O). The property is legally described as being all of Lot 1, Oratory Academy of St. Philip Neri Subdivision and a 10.56 acres tract of land, more or less, out of Lot 6, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1407 West Moore Road. **CUP#210635** (DEVELOPMENT SERVICES)

3. Kans & Kegs #4 LLC. is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being all of Lots 30 and 31, Block 5, Evans Subdivision No. 3, Pharr, Hidalgo County, Texas. The property's physical address is 6804 South Cage Boulevard. **CUP#200525** (DEVELOPMENT SERVICES)

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

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

6. City of Pharr, d/b/a Tierra del Sol Golf Club, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Planned Unit Development District (PUD). The property is legally described as being a tract of land containing 139.37 acres, more or less, out of Lots 225, 226, 238, 239, 240, 241, 242 and 243 and all land comprising of the Golf Course, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 700 East Hall Acres Road. **CUP#160628** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance approving Texas Gas Service company's (TGS) Cost of Service Adjustment (COSA) Tariffs. **(1st and Final Reading)** (ADMINISTRATION)
- B) Consideration and action, if any, on Ordinance amending Ordinance O-2021-17 relating to the number of authorized civil service positions within the Fire and Police Departments. **(1st Reading)** (HR)
- C) Consideration and action, if any, on Resolution authorizing the City Manager to submit a grant application, and commit local funds, to the Rio Grande Valley Metropolitan Planning Organization's (RGVMPO) Fiscal Year 2021-2022 Transportation Alternatives Set-Aside (TASA) Call for Projects for the I Road Hike & Bike Phase I Project. (ENGINEERING)
- D) Consideration and action, if any, on Resolution authorizing the reimbursement of expenditures on certain City Capital Projects to include a Bridge Expansion with City of Pharr, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2021. (FINANCE)
- E) Consideration and action, if any, on Resolution appointing/re-appointing two (2) members of the Bridge Board. (BRIDGE)
- F) Consideration and action, if any, on Resolution authorizing the reimbursement of expenditures on certain City Capital Projects to include a Fiber Optic Project with City of Pharr, Texas, Revenue Bonds, Series 2021. (FINANCE)

7. ADMINISTRATIVE:

- A) Consideration and action, if any, on Pharr Aquatic Facility Change Order No. 2 (ADMINISTRATION)
- B) Consideration and action, if any, on soliciting a scope and fee proposal from the approved list of Architectural Service Pool and authorizing City Manager to negotiate and enter into an agreement for the design of the City of Pharr EMS remodeling and new helicopter hangar facility. (ENGINEERING)
- C) Consideration and action, if any, on soliciting a scope and fee proposal from the approved list of Architectural Service Pool and authorizing City Manager to negotiate and enter into an agreement for the design of the Volunteer Fire Fighters BBQ House facility. (ENGINEERING)

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D) Consideration and action, if any, authorizing the City Manager solicit a scope and fee proposal and negotiate and enter into a contract for Professional Geological Services for a groundwater availability study. (ENGINEERING)

8. PURCHASING:

A) Consideration and action, if any, on contract with Medix - Southwest Ambulance Sales for the purchase of Type I and Type III ambulances. (ADMINISTRATION)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Memorandum of Understanding between Hidalgo Police Department and Pharr Police Department over Jurisdictional and Interagency Support. (POLICE)

B) Consideration and action, if any, authorizing the City Manager to enter into an agreement with Anderson Equipment out of Pharr, Texas for rental of a full depth Recycler for six (6) months to repair various roadways. (PUBLIC WORKS)

C) Consideration and action, if any, on award of contract for the Construction Manager at Risk (CMAR) for the UTRGV Pharr Nursing School Facility (ENGINEERING)

D) Consideration and action, if, any, on Letter of Intent (LOI) for Project Farmer. (PEDC II)

E) Consideration, and action, if any on approval of Change Order No. 1 for the Pharr Various Parking Lot Improvements Project. (ENGINEERING)

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

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

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of**

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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.*

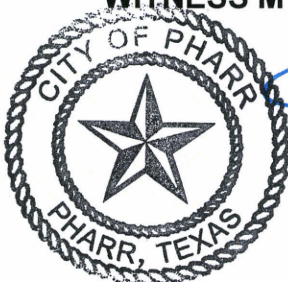
12. ADJOURNMENT:

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 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 16th day of July 2021 at 3:55 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 16th day of July 2021.



Imelda Barrera
IMELDA BARRERA, TRMC
ASSISTANT CITY CLERK

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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: _____