



**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
TUESDAY, SEPTEMBER 7, 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. PROCLAMATIONS:

- A) Proclamation proclaiming National Day of Remembrance of Murder Victims.
- B) Proclamation proclaiming the 20th Anniversary of September 11, 2001 Remembrance Ceremony.

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

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

AGENDA REGULAR MEETING
September 7, 2021

A) Public hearing on development services cases.

B) **Public Hearing:** Solicitation of Comments from the general public on the 2021 Tax Year Proposed Property Tax Rate for the City of Pharr.

C) **Public Hearing:** Solicitation of Comments from the general public on Budget Fiscal Year 2021-2022.

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, authorizing the City Manager to advertise for bids for a supply contract to purchase structural firefighting helmets for the fire department. (FIRE)

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

1. Rich Heritage Construction Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Heavy Industrial District (H-I) to Residential Multi-Family High Density (R-MFHD). The property is legally described as being 2.68-acre tract of land, more or less, out of Lot 1, Posadas Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3515 North Sugar Road. **COZ#210742**

2. Margarita Pena, 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 all of Lot 17, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1008 West Minnesota Road. **COZ#210743**

3. LEM Group LLC, d/b/a The Bridge Bar, has filed with the Planning and Zoning Commission a request for a 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 .099 acre tract of land, more or less, out of Lots 1 & 2, Luvil LLC Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 508 West IH-2 Suites 12 & 13. **CUP#210741**

4. Jose Alberto Hernandez, d/b/a Doc's Billiards & Sports Bar, 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 the S150' of Lots 17, 18 and 19, Block 1, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 917 West Ferguson Avenue. **CUP#130630**

AGENDA REGULAR MEETING

September 7, 2021

5. Marta's Bar 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 Business District (C-2). The property is legally described as being all of Lots 13-16, and the W10' out of Lot 12, Block 32, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property is physically located at 410 West State Street, Suite D. **CUP#160737**

6. Scalisi's Chicago Pizza & More 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 0.073 of an acre, more or less, out of Lot 2, Nolana Business Plaza Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 912 East Nolana Loop, Suites R, S and T. **CUP#170637**

7. O & C Bar B Que, LLC, d/b/a Bar B Cutie Smokehouse, 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 Lot 2B, Pharr Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1933 West Interstate 2. **CUP#160633**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Appendix A, Zoning, Article VII, Section 1.70, A(7), to the Code of Ordinances. **(2nd Reading)** (DEVELOPMENT SERVICES)

B) Consideration and action, if any, on Ordinance setting speed limits on Sam Houston Boulevard. **(1st Reading)** (ENGINEERING)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-78-39, Speed Limits on Veterans Boulevard ("I" Road) for the segment between Owassa Road and Javelina Drive. **(1st Reading)** (ENGINEERING)

D) Consideration and action, if any, on Ordinance amending Ordinance 0-2121-21 SEC. 50-96. -ALLOWABLE CHARGES, adding the charges for fixed wing and for special event services. **(1st Reading)** (EMERGENCY MEDICAL SERVICES)

E) Consideration and approval of an Ordinance authorizing the issuance of City of Pharr, Texas International Toll Bridge System Revenue Bonds, Series 2021, approving an official statement, authorizing the execution of a purchase contract, and making provisions for the security thereof, delegating authority to certain city officials to approve all final terms of the bonds, and authorizing amendment to the City's budget to appropriate such proceeds for purposes authorized herein; and ordaining other matters relating to the subject; and declaring an effective date. **(1st and Final Reading)** (FINANCE)

AGENDA REGULAR MEETING

September 7, 2021

F) Consideration and action, if any, on Resolution for nomination of candidates to the Hidalgo County Appraisal District Board of Directors for 2022-2023. (ADMINISTRATION)

G) Consideration and action, if any, on Resolution appointing/reappointing two (2) regular members and two (2) alternate members to the Planning and Zoning Commission. (DEVELOPMENT SERVICES)

H) Consideration and approval of a Resolution declaring the expectation to reimburse expenditures with proceeds of future debt. (FINANCE)

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

8. ADMINISTRATIVE:

A) Presentation of Proposed Budget FY 2021-2022 (FINANCE)

B) Presentation of Texas Manufacturing Assistance Center (TMAC) update on the Strategic Planning process. (ADMINISTRATION)

C) Consideration and action, if any, on Economically Disadvantaged County (EDC) Program Application for Twin Span Bridge, CSJ #0921-02-479 (ENGINEERING)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on agreement with Hollis Rutledge and Associates, Inc. for lobbying services. (ADMINISTRATION)

B) Consideration and action, if any, authorizing City Manager to approve the advertising with Inbound Logistics A Thomas Company from New York, New York in the amount of \$50,000 for a period of 12 months. (BRIDGE)

C) Consideration and action, if any, authorizing the City Manager to repair fire apparatus unit 312 (Rescue 4) utilizing Siddons-Martin Emergency Group out of Pharr, Texas in the amount of \$81,132.46 utilizing BuyBoard Cooperative Purchasing contract number 571-18 (FIRE)

AGENDA REGULAR MEETING

September 7, 2021

D) Consideration and action, if any, authorizing the City Manager to enter into a master equity lease agreement with Enterprise Fleet Management for lease of emergency and non-emergency vehicles for the City of Pharr utilizing Sourcewell Contract ID #060618-EFM. (FIRE)

E) Consideration and action, if any, on acceptance of Expressway 83 Elevated Storage Tank Rehabilitation Project, and release of final payment and retainage in the amount of \$23,865.00 (ENGINEERING)

F) Consideration and action, if any, on acceptance of Change order No. 1 for WWTP (Waste Water Treatment Plant) Oxidation Ditch No. 2 & Electrical Improvements PH 1 in the amount of \$2,500 and the addition of 50 calendar days (ENGINEERING)

G) Consideration and action, if any, authorizing City Manager to award the Supply Contract(s) for the Purchase and Delivery of City Wide Uniforms. (PURCHASING)

H) Consideration and action, if any authorizing the City Manager to ratify Inter-local agreement with Edinburg Consolidated Independent School District for Emergency Medical Service Special Event services. (EMERGENCY MEDICAL SERVICES)

I) Consideration and action, if any, on Change Order No. 2 in the amount of \$220,793.22 for additional scope of work item to the Northbound Lanes and 2nd BSIF Exit Project. (ENGINEERING)

J) Consideration and action, if any, on agreement with Hollis Rutledge and Associates, Inc. and the City of Pharr for Community Development Block Grant (CDBG) administration services. (GMCD)

K) Consideration and actions, if any, authorizing the City Manager to approve the repair of Lift Station #6 utilizing Southern Trechless Solutions out of La Feria, TX in the amount of \$238,850.00 true BuyBoard Cooperative Purchasing contract number 635-21. (PUBLIC UTILITIES)

10. LEGAL:

A) Consultation with legal on Pharr International Services, LLC (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

September 7, 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. 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 3rd day of September 2021 at 4:50 p.m.

AGENDA REGULAR MEETING
September 7, 2021

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 3rd day of September 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: _____