



**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, DECEMBER 6, 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)*

A) City Engineer's Report. (ENGINEERING)

AGENDA REGULAR MEETING
December 6, 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) Approval of minutes for September 20, 2021 Regular Called Meeting.
(ADMINISTRATION)

B) Consideration and action, if any, authorizing City Manager to advertise for bids for the Fir Avenue Paving Improvements. (ENGINEERING)

C) Consideration and action, if any, on agreement between the University of North Texas at Dallas and the City of Pharr in creating a Texas First Responder Peer Network Director position that will be paid for by the University of North Texas at Dallas. (POLICE)

D) Consideration and action, if any, on request from St. Frances Xavier Cabrini Church for assistance during the Cabalgata a la Virgen De Guadalupe walk on Sunday, December 12, 2021 from 1:00 pm to 3:00 pm.
(ADMINISTRATION)

E) Consideration and action, if any, on request from RGV Enterprises, LLC for closure of E. Juarez Street between Cage Blvd. and alley for their Toy Drive on Saturday, December 18, 2021 from 11:00 a.m. to 5:00 p.m.
(ADMINISTRATION)

F) Consideration and action, if any, on Ordinance authorizing and allowing, under the act governing the Texas Municipal Retirement (TMRS) System, "Updated Service Credits" in said system on an annual basis for service performed by qualifying members of such system who at the effective date of the allowance are members of the City of Pharr; and establishing an effective date for the ordinance. **(3rd and Final Reading)** (HR)

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

1. 956 Nightlife, LLC., d/b/a La Toxica Bar & Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use 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 0.09 acres, more or less, out of lot 187, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. **CUP#211064** (DEVELOPMENT SERVICES)

AGENDA REGULAR MEETING
December 6, 2021

2. Sr. Cruda Ceviche and Micheladas, LLC., has filed with the Planning and Zoning Commission a request for a 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 0.035 acres, more or less, out of Lot 1, Tropic Star Commercial Plaza, Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1501 South Cage Boulevard Suite A. **CUP#211065** (DEVELOPMENT SERVICES)

3. Rio Delta Engineering, representing 6 MLD, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 10.57 acres tract of land, more or less, same being out of the south 24.19 acres, Block 4, Lot 5, A.J. McColl Subdivision Pharr, Hidalgo County, Texas. The property is physically located within the 2000 Block of West Eldora Road. **COZ#211067** (DEVELOPMENT SERVICES)

4. Auto Diagnostic Center, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C). The property is legally described as being all of Lot 2, La Alameda Subdivision, Pharr, Hidalgo County, Texas. The property is physically located 101 West Daffodil Avenue. **COZ#211068** (DEVELOPMENT SERVICES)

5. Florinda Hernandez has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 1 acre, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Ferguson Avenue. **COZ#211059** (DEVELOPMENT SERVICES)

6. CNMK Texas Properties, LLC, d/b/a Cinemark El Centro Mall 16, 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 3A, Re-plat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 600 North Jackson Road. **CUP#131046** (DEVELOPMENT SERVICES)

7. Big River Brewery, 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 a 0.37 acre tract of land, more or less, out of the E7.50AC-W20AC, Lot 107, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 505 West Nolana Loop. **CUP#170314** (DEVELOPMENT SERVICES)

H) PLATS:

1. Spoor Engineering Consultants, Inc., representing Jorge Gonzalez, President of Dream Homes by J & J real Estates Co. a Texas corporation, is requesting final plat approval of the proposed Arnold Acres Subdivision. The property is legally described as being a 11.56 acre tract of land out of the West 12.5 acres of Lot 107, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Nolana Loop (FM 3461). **SUB#210412** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance O-2021-57 relating to the number of authorized civil service positions within the Fire and Police Departments. **(1st Reading)**

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2018-15 for the establishment and administration of Records Management Program. **(Adoption on 1st Reading)** (GMCD)

C) Consideration and action, if any, on Resolution executing an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for the Twin Span Bridge, CSJ: 0921-02-479. (ENGINEERING)

D) Consideration and action, if any, on Resolution appointing/re-appointing one (1) member to the Civil Service Commission. (ADMINISTRATION)

E) Consideration and action, if any, on Resolution authorizing City of Pharr expenditures reimbursement itself from the proceeds of one or more tax-exempt financing for certain expenditures made and/or to be made in connection with the acquisition, construction and equipping of certain capital improvements. (FINANCE)

7. PURCHASING:

A) Consideration and action, if any, on the purchase of traffic control devices for Fire Stations 1, 2, 3 & 4 from Consolidated Traffic Controls, Inc., utilizing HGAC cooperative purchasing contract PE-05-21 in the amount of \$60,555.25. (FIRE)

B) Consideration and action, if any, authorizing City Manager to purchase datacenter fiber equipment for the citywide Fiber Project from Graybar, Inc, out of Fort Worth, TX, through OMNIA Cooperative Contract #EV2370 in an amount not to exceed \$353,312.65. (IT)

C) Consideration and action, if any, authorizing City Manager to award proposal for the FY 2021-2022 Capital Lease Financing to US Bancorp Government Leasing & Finance, Inc. (FINANCE)

D) Consideration and action, if any, on the purchase of Christmas Decorations for the City from Arnett Marketing, LLC out of San, Antonio, Texas through BUYBOARD #643-21 contract number not to exceed \$150,000. (PARKS)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Interlocal Agreement between the City of Pharr and the Hidalgo County Sheriff's Department for the reassignment of two (2) Skycop towers to the Pharr Police Department. (POLICE)

B) Consideration and action, if any, authorizing City Manager to renew a three (3) year Enterprise Agreement with Microsoft through SHI Government Solutions, Inc. using Texas DIR Cooperative Contract #DIR-TSO-4092 for citywide Office 365 email and software services, in the amount of \$112,248.36. (IT)

C) Consideration and action, if any, authorizing City Manager to approve the proposal from World City out of Miami, Florida as Sole Source vendor for the 2021 Pharr Trade Numbers Publication in the amount of \$65,500. (BRIDGE)

D) Consideration and action, if any, authorizing City Manager to amend the contract with Millenium Engineers Group, in the amount of \$21,958.43 for additional construction material testing services for the FY15 DAP Northbound Lanes & 2nd BSIF Exit. (ENGINEERING)

E) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract for Investment Grade Audit to create an Energy Conservation Improvement Program to completely fund Capital Improvement for Smart Water Meters. (ADMINISTRATION)

F) Consideration and action, if any, authorizing the City Manager to enter into an agreement with Laser Spectacles, Inc., to provide a laser light show for the New Year's Eve Ball Drop on December 31, 2021, in the amount of \$9,887.00. (FIRE)

G) Consideration and action, if any, on 3rd Amended and Reinstated Interlocal Agreement between the City of Pharr and the Hidalgo County Regional Mobility Authority. (ADMINISTRATION)

H) Consideration and action, if any, on PEDC II and Lone Star National Bank Line of Credit Renewal. (PEDC II)

I) Consideration and action, if any, on approval of the Loan Agreement between the Pharr Economic Development Corporation II and Lone Star National Bank; approving and authorizing all other documents related thereto. (PEDC II)

J) Consideration and action, if any, on Project Artic. (PEDC II)

K) Consideration and action, if any, on Project Cip. (PEDC II)

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

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

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

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

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

11. 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 December 2021 at 3:30 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 3rd day of December 2021.

Hilda Pedraza

HILDA PEDRAZA, TRMC|CMC
CITY CLERK

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

Title: _____