



**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 16, 2022**

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 May 30, 2022 as World Sclerosis Day.
(ADMINISTRATION)

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.

A) Public hearing on development services cases.

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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) Submission of Sales Tax Collection Report for May 2022.

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) Approval of Minutes for May 2, 2022 Regular Called Meeting.
(ADMINISTRATION)

B) Consideration and action, if any, on Ordinance amending Ordinance O-2018-04 to modify the fee schedule to add the Pharr Natatorium located at 3001 N. Cage. **(3rd and Final Reading)** (PARKS)

C) Consideration and action, if any, authorizing City Manager to extend the Professional Surveying Services to the firms currently on the City of Pharr's rotation list. (PURCHASING)

D) Consideration and action, if any, authorizing City Manager to extend the Professional Architectural Services with the firms currently on the City of Pharr's rotation list. (PURCHASING)

E) Consideration and action, if any, authorizing City Manager to extend the Professional Engineering Services for projects requiring General Civil Engineering, Traffic Engineering, Construction Engineering Inspection, Structural Engineering, MEP, and Electrical Engineering with the Engineering firms currently on the City of Pharr's rotation list. (PURCHASING)

F) Consideration and action, if any, authorizing City Manager to extend the Professional Engineering Services for Water and Wastewater Improvement Projects with the Engineering firms currently on the City of Pharr's rotation list. (PURCHASING)

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

1. Omar Rios, representing Villa Del Carmen, LLC., 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 Residential Multi-Family District (R-MF). The property is legally described as being 9.7-acres, more or less, out of Lots 2 and 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5501 and 5601 North Sugar Road. **COZ#220425** (DEVELOPMENT SERVICES)

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2. SAMES, Inc., representing Efrain Agustin and Martha Y. Maldonado, 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 Residential Multi-Family District (R-MF). The property is legally described as being 20-acres, more or less, out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1000-1200 Block of East Minnesota Road. **COZ#220428** (DEVELOPMENT SERVICES)

3. Mauricio Jaramillo, d/b/a Regency Fiesta, 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 Lot 1, Regency Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1020 West Ferguson Avenue. **CUP#071271** (DEVELOPMENT SERVICES)

4. Shots Main Event, LLC, d/b/a Main Event Entertainment, 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 a 1.34 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 C. **CUP#140101** (DEVELOPMENT SERVICES)

H) PLATS:

1. Melden & Hunt Inc., representing Jaime Galpern and Sandra G. Galpern, owners, are requesting preliminary plat approval of the proposed Master Plan Go Carwash Pharr Subdivision. The property is legally described as being a 18.314 acres being a part of portion out of Lots 7 and 8, Block 12, A.J. MCCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7500 Blk. of South Jackson Rd. **SUB#220102** (DEVELOPMENT SERVICES)

2. AEC Engineer, LLC., representing Jaime Galpern and wife, Sandra G. Galpern, Owners, are requesting final plat approval of the proposed McDonald's 42-3146 Pharr Subdivision. The property is legally described as being a 1.798 acre tract of land more or less out of Lot 8, Block 12, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7500 Block of South Jackson Rd. **SUB#210410** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and appropriate action, if any, on Ordinance amending Ordinance No. O-2015-02, authorizing the City Manager to define, by executive directive, the chain of command and scope of duties pertaining to an appointed Deputy City Manager and Assistant City Manager. **(Adoption on 1st Reading)** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance amending Chapter 54 of the Pharr Code of Ordinances by updating the fee schedule for cost recovery; inclusion in Pharr Code of Ordinances; Incorporation of other ordinances; repealing conflicting Ordinances; severability; and effective date. **(1st Reading)** (FIRE)

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C) Consideration and action, if any, on Resolution approving the City of Pharr Strategic Plan 2022-2027. (OSE)

D) Consideration and action, if any, on Resolution appointing/reappointing four (4) members to the Pharr Memorial Library Advisory Board. (LIBRARY)

E) Consideration and action, if any, on Resolution appointing/reappointing one (1) member to the Community Development Council. (GMCD)

8. ADMINISTRATIVE:

A) Consideration and action, if any, on approval of the City of Pharr Basic Emergency Management Plan for submittal to the Texas Division of Emergency Management. (EMERGENCY MANAGEMENT)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Change Order No. 5 in the amount of \$99,449.41, release of Final Payment and Retainage in the amount of \$1,283,790.89, and acceptance of the City of Pharr/PSJA/UTRGV Aquatic Facility Project as complete. (ENGINEERING)

B) Consideration and action, if any, on acceptance of the City of Pharr Various Parking Lot Improvements Project as complete, approval of Final Change Order No. 3 in the amount of \$80,214.00, and release of Final Payment and Retainage in the amount of \$138,075.12. (ENGINEERING)

C) Consideration and action, if any, authorizing the City Manager to execute Texas Emergency Medical Task Force Air Medical Resource Memorandum of Agreement with Southwest Regional Advisory Council. (EMERGENCY MEDICAL SERVICES)

D) Consideration and action, if any, authorizing City Manager to enter into agreement with Texas Manufacturing Assistance Center (TMAC) - University of Texas Rio Grande Valley (UTRGV) for Organizational Key Performance Indicators in the amount of \$34,425.00. (OSE)

E) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract with Toros Stadium LLC, to provide emergency and non-emergency transportation of individuals needing emergency medical services . (EMERGENCY MEDICAL SERVICES)

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F) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract with Vipers Arena LLC to provide emergency and non-emergency transportation of individuals needing emergency medical services. (EMERGENCY MEDICAL SERVICES)

G) Consideration and action, if any, authorizing City Manager to extend the Supply Contract for the Purchase and Delivery of Fuel with Gold Star Petroleum, Inc. from Spring, Texas. (PURCHASING)

H) Consideration and action, if any, authorizing City Manager to enter into agreement with Staff Force Personnel Services for the temporary staffing. (HR)

I) Consideration and action, if any, authorizing City Manager to enter into agreement with Workforce Solutions Work Experience/Subsidized Employment Program. (HR)

J) Consideration and action, if any, on third and restated Interlocal Agreement between City of Pharr and Hidalgo County Regional Mobility Authority (HCRMA) for administrative services. (ADMINISTRATION)

K) Consideration and action, if any, authorizing City Manager to enter into an affiliation agreement with UT Health Rio Grande Valley for surgical resident clinical rotations. (EMERGENCY MEDICAL SERVICES)

L) Consideration and action, if any, authorizing City Manager to execute Hold Harmless Agreement with PSJA ISD for the usage of the school buses for the City of Pharr's summer programs. (PARKS)

M) Consideration and action, if any, authorizing City Manager to enter into an agreement with T-Mobile for the Government Connecting Heroes program using NASPO ValuePoint cooperative contract. (IT)

N) Consideration and action, if any, authorizing City Manager to enter into an agreement with T-Mobile to migrate from Texas DIR to GSA procurement contract. (IT)

O) Consideration and action, if any, authorizing City Manager to negotiate and enter Right of Entry for Construction on Tract RGV-WSL-1032 between City of Pharr and United States of America for Border Infrastructure. (LEGAL)

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P) Consideration and action, if any, authorizing City Manager to enter into agreement with Doctors Hospital at Renaissance, LTD. for wellness lab screening services. (HR)

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 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. 1016 / 1007 or FAX 956-702-5313 or E-mail hilda.pedraza@pharr-tx.gov and 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 13th day of May 2022 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 13th day of May 2022




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: _____