

**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 20, 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. 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) Submission of Sales Tax Collection Report for June 2022.

AGENDA REGULAR MEETING

June 20, 2022

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 June 6, 2022 Regular Called Meeting.
(ADMINISTRATION)

B) Consideration and action, if any, on Ordinance Amending Ordinance O-2012-16, Establishing an Economic Development Program Pursuant to Chapter 380 of the Local Government Code, to be administered by the City Manager; containing findings and other provisions related to the subject; providing for Incentive Programs and expenditure of public funds; adoption and incorporation of Texas Local Government Code, Chapter 380 and Texas Constitution Article III, Section 52; and repealing all Ordinances in conflict; severability; emergency clause; and providing for an effective date.
(Adoption on 1st Reading) (ADMINISTRATION)

C) 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. **(3rd and Final Reading)** (FIRE)

D) Consideration and action, if any, on Ordinance amending Ordinance O-2022-19 to modify the fee schedule for the Pharr Natatorium located at 3001 N. Cage Blvd. **(2nd Reading)** (PARKS)

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

1. Melden & Hunt, Inc., representing Adelante Holdings, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). The property is legally described as being 2.30 acres, more or less, out of Lot 151, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2605 North Sugar Road. **CUP#220429** (DEVELOPMENT SERVICES)

2. Pappas Restaurants, Inc., d/b/a Pappadeaux Seafood Kitchen, 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 2, Pappas Subdivision, Pharr, Hidalgo County, Texas. The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the North, South, East, and West. The area is generally designated for commercial use in the Land Use Plan. **CUP#100103** (DEVELOPMENT SERVICES)

3. M&S Group, Inc., d/b/a Wing Daddy's Sauce House, 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 Lot 4A & 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 601 South Jackson Road. **CUP#200318** (DEVELOPMENT SERVICES)

F) PLATS:

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1. Melden & Hunt Inc., representing, Dallas Hakes, Manager for Lonestar properties, LLC is requesting final plat approval of the proposed QQ Polk & Veterans Subdivision. The property is legally described as being a 0.964 of one acre, being a part or portion out of Lot 30, L.R. BELL Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of north Veterans Blvd. ("I" Rd.).
SUB#211139 (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution appointing/reappointing one (1) regular member to the Planning and Zoning Commission.
(DEVELOPMENT SERVICES)

7. ADMINISTRATIVE:

A) Consideration and action, if any, authorizing City Manager to terminate services with existing EMS billing company and negotiate and enter into a contract with a new EMS billing company. (ADMINISTRATION)

8. PURCHASING:

A) Consideration and action, if any, authorizing City Manager to award a Purchase Contract for the purchase of office furniture for the Pharr Police Department Investigations Section and Bridge Substation from DCInteriors out of San Antonio, Texas, through Vizient HON Contract# CE3388 and Global Contract# CE3374 in the amount of \$138,725.71 (POLICE)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Interlocal Cooperation Contract between the City of Pharr and the Department of State Health Services for access to the Texas Electronic Registration Remote System (TxEver).
(ADMINISTRATION)

B) Consideration and action, if any, on renewal of term and second modification to the Memorandum of Understanding between City of Pharr and South Texas College for the Basic Peace Officer Certification Program.
(ADMINISTRATION)

C) Consideration and action, if any, on Amendment Number 4 in the amount of \$168,881.50 to the Professional Engineering Services Agreement with Structural Engineering Associates, Inc. (SEA) for the Pharr-Reynosa Bridge Expansion Presidential Permit Application. (ENGINEERING)

D) Consideration and action, if any, ratifying agreement between City of Pharr and Zencity Technologies US, Inc. for community analysis software subscription services. (IT)

E) Consideration and action, if any, on acceptance of the Northside Community Center Phase I as complete and release of final balance with retainage in the amount of \$142,724.06 to Davila Construction, Inc.
(ENGINEERING)

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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:

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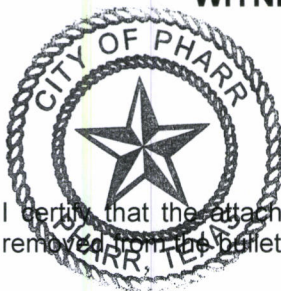
June 20, 2022

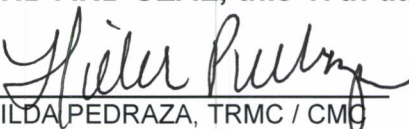
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 17th day of June 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 17th day of June 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: _____