



**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, JULY 19, 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 July 2022 as Parks and Recreation Month. (PARKS)

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.

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)

AGENDA REGULAR MEETING
July 19, 2022

A) Submission of Sales Tax Collection Report for July 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 July 5, 2022 Regular Called Meeting. (ADMINISTRATION)

B) Consideration and action, if any, ratifying Resolution rescheduling City Commission Regular Meeting of Monday, July 18, 2022. (ADMINISTRATION)

C) Consideration and action, if any, authorizing City Manager to advertise for sealed bids for a supply contract for the purchase and delivery of aluminum sulfate liquid polymer blend and liquid ammonium sulfate. (PUBLIC UTILITIES)

D) Consideration and action, if any, authorizing City Manager to advertise for Statement of Qualifications (SOQ) for Construction Material Testing (CMT) and Geotechnical Engineering Services Pool. (ENGINEERING)

E) Consideration and action, if any, authorizing City Manager to advertise for sealed bids for a supply contract for the Purchase and delivery of Chlorine & Calcium Hypo-Chlorite. (PUBLIC UTILITIES)

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

1. Iglesia Pentecostes El Buen Pastor, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). The property is legally described as being Lots 15 thru 18, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 213 E. St. John. **CUP#220532** (DEVELOPMENT SERVICES)

G) PLATS:

1. Melden & Hunt, Inc., representing Irene Uribe Manrique De Lara, President for Garmen Investments, LP, A Texas Limited Partnership, is requesting final plat approval of the proposed Sugar Garden Village Subdivision. The property is legally described as being a 9.697 acre tract of land being the north half of the south half of Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3800 Block of North Sugar Road. **SUB#210308** (DEVELOPMENT SERVICES)

2. Melden & Hunt Inc., representing Mendy Shapiro, Member for Texas NH Management, LLC, A Texas Limited Liability Company, is requesting final plat approval of the proposed Corolla Capital Subdivision Phase I Lot 1. The property is legally described as being a 4.004 acres out of Lot 317 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6800 block of S. Cage Blvd. **SUB#210617** (DEVELOPMENT SERVICES)

3. Salinas Engineering & Associates, representing Victor Rios, Sr. owner, is requesting final plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision. The property is legally described as being a 0.65 acre tract of land, more or less, known as all of Lot 44, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property physical address is 1401 W. Eisenhower Street. **SUB#211142** (DEVELOPMENT SERVICES)

AGENDA REGULAR MEETING

July 19, 2022

4. Treviño Engineering, representing Rogelio A. Pruneda, is requesting final plat approval of the proposed Pruneda Subdivision. The property is legally described as being 0.454 acre tract of land forming a part or portion of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of West Dicker Road. **SUB#160618 (DEVELOPMENT SERVICES)**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance regarding Texas Gas Service Company's (TGS) Cost of Service Adjustment (COSA) Filing. **(Adoption on One Reading)** (ADMINISTRATION)
- B) Consideration, if any, on Ordinance amending Ordinance No. O-2021-52 for budget amendment to the Fiscal Year 2021-2022 budget. **(Adoption on One Reading)** (FINANCE)

8. PURCHASING:

- A) Consideration and action, if any, authorizing City Manager to award a Purchase Contract for the repair and rehabilitation of manholes in the city of Pharr from Southern Trechless Solutions out of La Feria, Texas, through Buyboard Contract # 635-21 in the amount of \$191,431.00. (PUBLIC UTILITIES)

9. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, on Memorandum of Understanding between the City of Pharr/Pharr International Bridge and South Texas College for Certified Customs Specialist (CCS) Program. (BRIDGE)
- B) Consideration and action, if any, on professional services agreement with Freese Nichols Engineers to conduct a Title XVI Watersmart Feasibility Report for the City of Pharr. (ADMINISTRATION)
- C) Consideration and action, if any, on professional services proposal from Freese Nicholes Engineers to expand the current City of Pharr Certificate of Convenience and Necessity (CCN). (ADMINISTRATION)
- D) Consideration and action, if any, on professional service agreement with Freese Nichols Engineers to conduct a Groundwater Supply Engineering Feasibility Study for approximately 240 acres. (ADMINISTRATION)
- E) Consideration and action, if any, authorizing City Manager to negotiate and amend contract with City of Pharr's construction management firm for oversight and inspection of the Mexican portion of the Twin Bridge Expansion Project as requested by the Pharr International Bridge Board. (BRIDGE)

- 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:*

AGENDA REGULAR MEETING

July 19, 2022

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.

AGENDA REGULAR MEETING

July 19, 2022

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 15th day of July 2022 at 4:00 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 15th day of July 2022

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: _____