



**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 5, 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) City Engineer's Report.

B) City Events of Interest.

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) Consideration and action, if any, on Ordinance amending Ordinance No. O-2020-23 regarding Substandard Structures *(2nd Reading)*. **This item supports QL - Quality of Life.** (BUILDING AND CODE COMPLIANCE)

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2010-40 regarding Building and Standards Commission *(2nd Reading)*. **This item supports QL - Quality of Life.** (BUILDING AND CODE COMPLIANCE)

C) Consideration and action, if any, on Ordinance repealing and replacing Ordinance No. O-2022-39 regulating emergency ambulance services *(2nd Reading)*. **This item supports QL - Quality of Life.** (EMERGENCY MEDICAL SERVICES)

D) Consideration and action, if any, on Resolution entering into an agreement with the Texas Department of Transportation for street closure of US 281 (Cage Boulevard) from Business 83 to Kelly Avenue for the New Year's Ball Drop from Thursday, December 29, 2022, at 7:00 p.m. until Sunday, January 1, 2022, at 11:59 a.m. **This item supports QL - Quality of Life.** (ADMINISTRATION)

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

1. Kids at Play Learning Center LLC. representing The Rock Outreach of The Valley, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being Lots 23 through 26, Chapa Subdivision No. 2, Pharr, Hidalgo County, Texas. The property's physical address is 413 East State Street. COZ#220963 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

2. Melden & Hunt, Inc., representing Children's Haven International Inc., 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 Limited Industrial District (L-I). The property is legally described as being 3.366 acres more or less, out of Lot 1, Children's Haven Mobile Home Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Minnesota Road. COZ#220964 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

F) PLATS:

1. Perez Consulting Engineers, representing Charles D. Mueller, Manager for Lynn Tract, L.P., A Texas Limited Partnership, is requesting final plat approval of the proposed UHS Center on Ridge Subdivision. The property is legally described as being a 3.71 acre tract of land out of and a portion of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400-500 Block of West Ridge Rd. SUB#220617 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)
2. Salinas Engineering Associates, representing Jorge Gonzalez, owner, is requesting final plat approval of the proposed Arnold Grove Subdivision. The property is legally described as being all of the North 20.0 acres out of Lot 103, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4600 Block of North Sugar Road. SUB#210825 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)
3. Melden and Hunt, Inc., representing Shavi Mahtani, President of West Oak Manor, is requesting preliminary and final plat approval of the proposed Vacate and Plat of West Oak Manor (Private) Subdivision. The property is legally described as being a 31.939 acres gross, tract of land, being a Vacating of West Oak Manor to Vacate and Plat of West Oak Manor (Private) Subdivision, being all of Lots 1 through 146, being out of West Oak Manor Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North Sugar Road. SUB#220931 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Ordinance repealing and replacing Ordinance No. O-2010-57 in its entirety (*1st Reading*). **This item supports QL - Quality of Life.** (ADMINISTRATION)
- B) Consideration and action, if any, on Resolution designating members to the Rio Grande Valley Metropolitan Planning Organization (RGVMPO). **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)
- C) Consideration and action, if any, on Resolution appointing a Representative and an Alternate to the Amigos Del Valle Board of Directors for Fiscal Year 2022-2023. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

7. PURCHASING:

- A) Consideration and action, if any, on renewal of hardware and software support for network security appliances for TeamPharr.Net from Netsync Network Solutions, Inc using DIR-CPO-4430. **This item supports IF - Infrastructure.** (IT)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, amending contract with Teledoc Health Virtual Care Services to include MyStrength Complete for all employees. **This item supports SG - Sound Governance and Fiscal Sustainability.** (HR)

B) Consideration and action, if any, authorizing City Manager to enter into a Master Service Agreement with the selected firms for the Construction Material Testing and Geotechnical Engineering Services Pool. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, authorizing City Manager to extend the Service Contract with Smartcom Telephone LLC. from McAllen, TX for the Direct Internet Access at Communications Building. **This item supports IF - Infrastructure.** (PURCHASING)

D) Consideration and action, if any, authorizing City Manager to extend the Service Contract with Foremost Telecommunications from Dallas, TX for the Direct Internet Access at Pharr International Bridge Building. **This item supports IF - Infrastructure.** (PURCHASING)

E) Consideration and action, if any, on 380 Comprehensive Economic Stimulus Agreement with Queenstown Park, LLC. **This item supports EV - Economic Vitality.** (ADMINISTRATION)

F) Consideration and action, if any, authorizing City Manager to negotiate and enter a Consulting Agreement for Sustainability Plan. **This item supports QL - Quality of Life.** (ADMINISTRATION)

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

AGENDA REGULAR MEETING
December 5, 2022

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. 1016 / 1007 or FAX 956-702-5313 or E-mail hilda.pedraza@pharr-tx.gov and imelda.perez@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 2nd day of December 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 2nd day of December 2022




HILDA PEDRAZA, TRMC / CMC
CITY CLERK

AGENDA REGULAR MEETING
December 5, 2022

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: _____