



**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 15, 2023**

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 20, 2023 as Kids to Parks Day. (PARKS)
- B) Proclamation proclaiming May 25, 2023 as National Stop the Bleed Day. (EMERGENCY MEDICAL SERVICES)
- C) Proclamation proclaiming May 21-27, 2023 as Emergency Medical Services Week. (EMERGENCY MEDICAL SERVICES)
- D) Proclamation proclaiming May 21-27, 2023 as National Public Works and Public Utilities Week. (PUBLIC WORKS)
- E) Proclamation proclaiming May 2023 as Motorcycle Awareness Month. (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.

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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)*

A) Submission of Sales Tax Collection Report for May 2023. **This item supports SG - Sound Governance and Fiscal Sustainability.**

B) Submission of Property Tax Collection Report for March 2023. **This item supports SG - Sound Governance and Fiscal Sustainability.**

C) Submission of 2nd Quarter 2022-2023 City of Pharr Investment Report. **This item supports SG - Sound Governance and Fiscal Sustainability.**

D) City Events of Interest.

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 April 3, 2023 Regular Called Meeting and April 17, 2023 Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2023-09 Rental of Facilities *(2nd Reading)*. **This item supports QL - Quality of Life.** (PARKS)

C) Consideration and action, if any, ratifying Resolution No. R-2023-24 authorizing an agreement with Texas Department of Transportation for closure of US 281 (Cage Boulevard) from Clark Avenue to Kelly Avenue and Business 83 from Birch Street to Bluebonnet Avenue for the HUB Phestival from Thursday, May 18, 2023, at 7:00 p.m. until Sunday, May 21, 2023, at 11:59 a.m. **This item supports QL - Quality of Life.** (ADMINISTRATION)

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D) Consideration and action, if any, on Resolution authorizing Pharr Police Department to submit an application for the Operation Stonegarden Grant Program (OPSG-2022) to the Office of the Governor's Homeland Security Division - Grant #3173108 / OPSG 2022. **This item supports SSC - Safe and Secure Community.** (POLICE)

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

1. Thomas F. Phillips, 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) and Limited Industrial District (L-I). The property is legally described as being 5.28 acres, more or less, out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 2400-2800 Block of North Jackson Road. CUP#230388 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

2. Melden and Hunt Inc., representing Trails on Jackson LLC., owner 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 7.059 acres, more or less, out of Lots 1 through 28, Brothers Commerce Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 4800-5000 Block of North Jackson Road. COZ#230387 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

3. SAMES Inc., representing Lord & Gonzalez Investment Group 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 Single-Family Residential District (R-1). The property is legally described as being 24.81 acres, more or less, Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is within the 1100-1300 Block of East Minnesota Rd. COZ#230497 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

4. Irasema Almazan, representing Claudia Pahola Almazan-Salinas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being 0.442 acres, more or less, out of the East ½ of Lot 11, and all of Lots 12-16, Block 27, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 11 North Birch Street. COZ#230494 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

5. Raul Alejandro Zarate, representing Peña Real Estate Investments, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C). The property is legally described as being 0.779 acres, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 301 East Ferguson Avenue. COZ#230493 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

6. Raul Alejandro Zarate, representing Peña Real Estate Investments, LLC., 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 0.206 acres, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 301 East Ferguson Avenue. COZ#230492 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

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F) PLATS:

1. HALFF Engineering, representing Phil Dyer, Manager of Capote Farms GP, L.L.C., is requesting final plat approval of the proposed Capote International Business Park Phase VI Lots 1 & 2 Subdivision. The property is legally described as being 19.522 acres out of Lots 3 & 4 of the Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Capote Central Avenue. SUB#220720 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Resolution accepting and adopting the 2023 City of Pharr Pedestrian Safety and Wellness Master Plan. **This item supports QL - Quality of Life.** (ENGINEERING)
- B) Consideration and action, if any, on Ordinance amending Ordinance O-2022-23, creating a temporary fourteen (14) day exemption from Permit Fees for Fences and Re-Roofs. **This item supports QL - Quality of Life.** (BUILDING AND CODE COMPLIANCE)

8. ADMINISTRATIVE:

- A) Consideration and action, if any, ratifying Order Extending the Declaration of Disaster for the City of Pharr, Texas. **This item supports QL - Quality of Life.** (ADMINISTRATION)

9. PURCHASING:

- A) Consideration and action, if any, authorizing City Manager to purchase fiber and supplies needed for finalizing the citywide Fiber Project from Graybar, Inc, out of Fort Worth, TX, through OMNIA Cooperative Contract #EV2370 in an amount not to exceed \$1,088,302.00. **This item supports IF - Infrastructure.** (IT)

10. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, authorizing City Manager to close out the Fiber Optic Network Phase V Project. **This item supports QL - Quality of Life.** (PURCHASING)
- B) Consideration and action, if any, authorizing City Manager to execute an affiliation agreement with Mid-Plains Community College for clinical rotations for EMS students at Pharr EMS. **This item supports SE - Service Excellence.** (EMERGENCY MEDICAL SERVICES)

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C) Consideration and action, if any, authorizing City Manager to execute an agreement with Texas Gas Service Company for the installation of natural gas lines for the generators at Development and Research Center and Pharr EMS in the amount of \$80,793.00 **This item supports IF - Infrastructure.** (EMERGENCY MANAGEMENT)

D) Consideration and action, if any, on the award of Supply Contract to multiple vendors for Fire Department Active Wear. **This item supports SSC - Safe and Secure Community.** (FIRE)

E) Consideration and action, if any, authorizing City Manager to amend the Water Rights Sales Contract with La Feria Irrigation District Cameron County No. 3. **This item supports QL - Quality of Life.** (PUBLIC UTILITIES)

F) Consideration and action, if any, authorizing City Manager to enter into a contract with Cobb, Fendley & Associates, Inc. from Houston, Texas for professional services for [TeamPharr.Net](#) as needed. **This item supports IF - Infrastructure.** (IT)

G) Consideration and action, if any, authorizing City Manager to negotiate and enter into consulting agreement with Edward Wylie. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

11. 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.

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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.

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

13. 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 12th day of May 2023 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 12th day of May 2023

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: _____