



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT PHARR ONE BUILDING
1121 E. NOLANA, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
TUESDAY, SEPTEMBER 5, 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 September 2023 as National Leukemia, Lymphoma & Myeloma Awareness Month.
- B) Proclamation proclaiming September 11, 2023 as Remembering and Honoring the 22nd Anniversary of September 11th at Vanguard Academy.

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)*

A) City Engineer's Report.

B) 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 August 21, 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-2006-47 of the City of Pharr, Texas, Chapter 118, Subdivision, adding Section X - Fiber Optic *(2nd reading)*. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, on Ordinance extending the boundaries of the present corporate limits of the City of Pharr, Texas and annexing new territory into the City of Pharr consisting of a 14.88 acre tract of land out of Lot 5, Closner Subdivision, generally located on the southeast corner of South Veterans Boulevard and Hi-Line Road, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas *(2nd Reading)*. **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

D) Consideration and action, if any, on purchasing a Rotary Fan Press from A-Squared Water Treatment, LLC out of Rio Frio, Texas. **This item supports IF - Infrastructure.** (PUBLIC UTILITIES)

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

1. Krystall Event Center, has filed with the Planning and Zoning Commission a request for a 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 0.51 acres, more or less, out of Lot 1 of Re-Subdivision Plat of Willow Grove Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1200 West Sam Houston Avenue, Suite B. CUP#230715 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

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2. Joseph W. Holand, representing Just A Closet #7, LLC., 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 6.34 acres, more or less, out of the South 24.19 acres out of Lot 5, Block 4, A.J. McColl Subdivision (Proposed Lot 6, Just A Closet #7 Subdivision), Pharr, Hidalgo County, Texas. The property's physical address is 3800 North Jackson Road. CUP#230717 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

3. 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's physical address is 1610 West Expressway 83. CUP#100103 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

F) PLATS:

1. M. Garcia Engineering, LLC., representing Natasha Del Barrio, Chief Executive Officer for Midnight River, LLC, is requesting final plat approval of the proposed Bert Ogden Pharr Subdivision Phase I. The property is legally described as being a 10.64 acre tract of land out of Lot 76, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5600-5700 Block of North IH 69C. SUB#200516 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution for Amendment No. 1 to the Donation Acceptance Agreement (DAA) with the United States Government for the DAP FY 16 Pharr/Reynosa International Bridge-Land Port of Entry Project. **This item supports IF - Infrastructure.** (ENGINEERING)

B) Consideration and action, if any, on Resolution appointing/reappointing one (1) member to the Civil Service Commission. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

C) Consideration and action, if any, on Resolution appointing/reappointing four (4) members to the Pharr Animal Shelter Advisory Committee. **This item supports QL - Quality of Life.** (PUBLIC WORKS)

D) Consideration and action, if any, on Resolution appointing/reappointing two (2) regular members to the Planning and Zoning Commission. **This item supports SG - Sound Governance and Fiscal Sustainability.** (DEVELOPMENT SERVICES)

E) Consideration and action, if any, on Resolution appointing/reappointing one (1) regular member of the Board of Adjustment. **This item supports SG - Sound Governance and Fiscal Sustainability.** (DEVELOPMENT SERVICES)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to enter into an Interlocal Agreement with the City of Weslaco for Animal Shelter Services (Project #1718-01-517-S030-001). **This item supports QL - Quality of Life.** (PUBLIC WORKS)

B) Consideration and action, if any, on Memorandum of Understanding between the City of Pharr and the University of North Texas at Dallas for the Texas First Responders Peer Network. **This item supports SSC - Safe and Secure Community.** (POLICE)

C) Consideration and action, if any, on Memorandum of Understanding between the City of Pharr and South Texas ISD for the use of Sports Complex Parking lot for the school year 2023-2024. **This item supports QL - Quality of Life.** (PARKS)

D) Consideration and action, if any, on agreement between City of Pharr and Zendesk, Inc. for TeamPharr.Net Customer relationship management subscription software services. **This item supports SE - Service Excellence.** (IT)

9. ADMINISTRATIVE:

A) Presentation on pending and/or proposed city projects, programs and individual departmental divisions, duties, roles, structure, evaluation; discussion of the Fiscal Year 2023-2024 Budget for all City generally and including the following entities; Tax Increment Reinvestment Zone (TIRZ); and Tax Increment Reinvestment Zone II (TIRZ II); discussion on capital purchases, personnel, and debt. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

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

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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.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 1st day of September 2023 at 4:30 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).

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WITNESS MY HAND AND SEAL, this 1st day of September 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: _____