



**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 4, 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. 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) Approval of Minutes for November 20, 2023 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Submission of Certified Tax Roll Totals 2023 as of October 1, 2023. **This item supports SG - Sound Governance and Fiscal Sustainability.** (FINANCE)

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 0.104 acre tract of land out of Lot 1, Block 1, Re-subdivision of Closner Subdivision located on South Veterans Road and Doffing Road, a 1.71 acre tract of land, more or less located on the Right-of-Way of South Veterans Road and Doffing Road, and a 241.56 acre tract of land out of Porcion 71, located on the south side of Doffing Road, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas. *(3rd and Final Reading)* **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

D) Consideration and action, if any, on Resolution amending Resolution R-2023-63 for Amendment Number 1 to the Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for the Dock Expansion Phase I (Dry Units), Control Section Job (CSJ) Number 0921-02-424. **This item supports IF - Infrastructure.** (ENGINEERING)

E) Consideration and action, if any, on request from Hidalgo County Elections Department to use the Jose "Pepe" Salinas Recreation Center and the Development and Research Center as polling locations for the 2024 Election Cycle. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

F) Consideration and action, if any, on request from Mother Cabrini Church for assistance during the Cabalgata a la Virgen De Guadalupe on Sunday, December 10, 2023 from 1:00 pm to 3:00 pm. **This item supports QL - Quality of Life.** (ADMINISTRATION)

G) Consideration and action, if any, on request from American Legion Post 101 for the usage of the large hall at the Jose "Pepe" Salinas Recreation Center for multiple dates during the calendar year 2024 and waive rental fees. **This item supports QL - Quality of Life.** (PARKS)

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H) Consideration and action, if any, on renewal of Pharr Economic Development Corporation (PEDC) II line of credit with Lone Star National Bank. **This item supports SG - Sound Governance and Fiscal Sustainability.** (PEDC II)

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

1. New Beginning Church – Un Nuevo Principio, 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 1, 2, and 3, Block 20, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 7505 South Steve Lane. CUP#231001 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

J) PLATS:

1. Melden & Hunt, Inc., representing Jaime Lopez, Manager for The Trails on Jackson LLC. A Texas Limited Liability Company, is requesting final plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson Subdivision. The property is legally described as being 8.176 acres, being all of Lots 1 thru 28 and all of Brothers Mora Drive, Right-of-way within, Brothers Commerce Center Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4900 Block of North Jackson Road. SUB#230305 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property; giving notice of an official determination to acquire real property for a public purpose; establishing procedures for the acquisition of property; determining the estate to be acquired; establishing fair market value for the property to be acquired, and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriating funds, and authorizing condemnation proceedings by City Attorney; ratification of prior acts. **This item supports IF - Infrastructure.** (DEVELOPMENT SERVICES)

B) Consideration and action, if any, on Resolution executing a Multiple Use Agreement (MUA) with the Hidalgo County Regional Mobility Authority (HCRMA) for use of Parcel 2 of the I Road Project. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, on Resolution appointing/reappointing four (4) regular members to the Planning and Zoning Commission. **This item supports SG - Sound Governance and Fiscal Sustainability.** (DEVELOPMENT SERVICES)

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

7. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Change Order No. 1 in the amount of \$30,800.00 for the Cage Blvd. and Hi Line Road 16" Waterline Improvements Project. **This item supports IF - Infrastructure.** (ENGINEERING)

B) Consideration and action, if any, authorizing City Manager to enter into a Service Contract with DebtBook from Charlotte, NC to analyze City Debt Leases and Subscriptions through Purchasing Cooperative Buy Board Contract No. 692-23. **This item supports SE - Service Excellence.** (PURCHASING)

8. ADMINISTRATIVE:

A) Consideration and action, if any, appointing City Manager. **This item supports SG - Sound Governance and Fiscal Sustainability.** (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 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.

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 1st day of December 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 1st day of December 2023.



Imelda Perez
IMELDA PEREZ, TRMC
ASST. 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: _____