



**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, FEBRUARY 5, 2024**

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 February 2024 as Black History Month.

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

1. Presentation by the National Alzheimer's Association on Notice of Grant Award to the Pharr Public Health Department for the Healthy Brain Initiative.

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 January 2, 2024 - Regular Called Meeting and January 15, 2024 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on request from Hidalgo County Elections Department to use Pharr Memorial Library as a polling location for the upcoming 2024 Election Day. **This item supports SG - Sound Governance and Fiscal Sustainability.** (LIBRARY)

C) Consideration and action, if any, authorizing City Manager to advertise for Request for Proposals for City's Water Rate Study. **This item supports QL - Quality of Life.** (FINANCE)

D) Consideration and action, on request from ARISE for police and fire department assistance during their International Women's Day March on Friday, March 8, 2024. **This item supports QL - Quality of Life.** (ADMINISTRATION)

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

1. M&S Group, Inc., d/b/a Wing Daddy's Sauce House, 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 being all of Lot 4A & 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 601 South Jackson Road. CUP#200318 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

2. Rogelio Ibanez, Jr., representing Teysha 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 Residential Multi-Family District (R-MF). The property is legally described as being 5.33 acres, more or less, out of Lot 223, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1100 East Moore Road. COZ#231103 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

3. Elbow's Mac and Cheese Texas, LLC., 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 being 0.067 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1401 South Jackson Road, Suites 3 & 4. CUP#220950 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

F) PLATS:

1. Ruben Alfaro, P.E., representing the City of Pharr, is requesting preliminary and final plat approval of the proposed Pharr Health Subdivision. The property is legally described as being an 11.227 acre tract of land being the North 594.00 ft. of the West 823.30 ft. of Lot 7, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4800 North Jackson Road. SUB#240102 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2020-06 to adopt new and updated Personnel Policies. **(1st Reading) This item supports SE - Service Excellence.** (HR)

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2021-38 to adopt an updated Purchasing Policy Manual. **(1st Reading) This item supports SE - Service Excellence.** (PURCHASING)

C) Consideration and action, if any, on Ordinance adopting a new Procurement Card Policy Manual. **(1st Reading) This item supports SE - Service Excellence.** (PURCHASING)

D) Consideration and action, if any, on Resolution in support of Citrus Village, L.P. to submit an application to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for Citrus Village Apartments. **This item supports QL - Quality of Life.** (ADMINISTRATION)

E) Consideration and action, if any, on Resolution allowing participation with NPPGov. for Cooperative Purchases and/or Services. **This item supports SE - Service Excellence.** (PURCHASING)

F) Consideration and action, if any, on Resolution authorizing the donation of city-owned emergency medical services equipment to RGV Careers Foundation Inc. **This item supports SE - Service Excellence.** (EMERGENCY MEDICAL SERVICES)

G) Consideration and action, if any, on Resolution authorizing the donation of city-owned emergency medical services equipment to Cruz Verde, Mexico. **This item supports SE - Service Excellence.** (EMERGENCY MEDICAL SERVICES)

H) Consideration and action, if any, on Resolution declaring surplus of EMS equipment. **This item supports SG - Sound Governance and Fiscal Sustainability.** (EMERGENCY MEDICAL SERVICES)

8. PURCHASING:

A) Consideration and action, if any, on the purchase of a 2024 Chassis for the Fire Department from Chastang Ford in the amount of \$72,400.00 (BuyBoard Cooperative Purchasing Contract No. 724-23). **This item supports SSC - Safe and Secure Community.** (FIRE)

B) Consideration and action, if any, authorizing City Manager to purchase fiber and supplies necessary to finalize the citywide Fiber Project from Graybar, Inc, out of Fort Worth, TX, through OMNIA Cooperative Contract #EV2370 in an amount not to exceed \$461,319.86. **This item supports IF - Infrastructure.** (IT)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on authorizing City Manager to enter into an agreement with Border Infrastructure Consulting for Professional Infrastructure Lobbying Services in Mexico. **This item supports EV - Economic Vitality.** (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:*

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.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 February 2024 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 February 2024.

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: _____