



**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 6, 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 May 6, 2024 as Age Friendly City Day.
- B) Proclamation proclaiming May 12-18, 2024 as Pharr Police Memorial Week.
- C) Proclamation proclaiming May 19-25, 2024 as National EMS Week.
- D) Proclamation proclaiming May 2024 as National Stroke Awareness 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.*

AGENDA REGULAR MEETING
May 6, 2024

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) Submission of Sales Tax Collection Report for April 2024. **This item supports SG - Sound Governance and Fiscal Sustainability. (FINANCE)**

C) City Events of Interest

1. Recognition for Awards obtained by Public Safety Communications Department

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 1, 2024 Regular Called Meeting and April 15, 2024 Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability. (ADMINISTRATION)**

B) 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 6.154 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, being a portion of South Veterans Boulevard and East Hi Line Road, said portion being out of Parcels 70B, 70C, and 70D, and a 79.022 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, being out of Lots 47 through 55, and a portion of a 40 ft. road (not in use), as shown on the Re-subdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision located at the northeast corner of South Veterans Boulevard and East 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)

AGENDA REGULAR MEETING
May 6, 2024

- C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2023-33 Municipal Fiber Optic Fee Schedule (**2nd Reading**). **This item supports SG - Sound Governance and Fiscal Sustainability.** (IT)
- D) Consideration and action, if any, authorizing City Manager to re-advertise the PSJA Tri-City Pedestrian Safety Improvements Project Phase II (CSJ 0921-02-432). **This item supports IF - Infrastructure.** (ENGINEERING)
- E) Consideration and action, if any, authorizing City Manager to advertise for bids for the Commercial Vehicle Parking Area (CSJ# 0921-02-423). **This item supports IF - Infrastructure.** (ENGINEERING)
- F) Consideration and action, if any, authorizing City Manager to advertise for Request for Qualifications (RFQ's) for Professional Architectural Services. **This item supports SE - Service Excellence.** (PURCHASING)
- G) Consideration and action, if any, authorizing City Manager to advertise for Request for Qualifications (RFQ's) for Professional Engineering Services. **This item supports SE - Service Excellence.** (PURCHASING)
- H) Consideration and action, if any, authorizing City Manager to advertise for Request for Qualifications (RFQ's) for Professional Surveying Services. **This item supports SE - Service Excellence.** (PURCHASING)
- I) Consideration and action, if any, authorizing City Manager to advertise for Request for Qualifications (RFQ's) for Professional Engineering Services for Water and Wastewater Improvement Projects. **This item supports SE - Service Excellence.** (PURCHASING)
- J) Consideration and action, if any, on Development Services Cases:
 - 1. Aldo Marquez, DBA Mula Cantinita, 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. The property is legally described as being 0.070 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1401 South Jackson Road, Suites 7 & 8. CUP#240305 **This item supports EV - Economic Vitality.**
 - 2. Raul Correa, DBA Tiny Cantina, 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. The property is legally described as being 0.040 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1401 South Jackson Road, Suite 2. CUP#240407 **This item supports EV - Economic Vitality.**

AGENDA REGULAR MEETING
May 6, 2024

3. Fuera De Lugar, LLC, d/b/a Fuera De Lugar Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as 0.071 of an acre tract of land, more or less, out of Plaza Sports Center Phase 1 Lot 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1101 East Nolana Loop. CUP#150101 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)
4. Raul Fong, d/b/a D's Paradise Lounge, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as Lot 14, Block 1, J. T. Doster Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 107 East Park Avenue. CUP#040213 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)
5. Jose Alberto Hernandez, d/b/a Doc's Billiards & Sports Bar, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being the South 150 ft. of Lots 17, 18 and 19, Block 1, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 917 West Ferguson Avenue. CUP#130630 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)
6. Taqueria Borrego Pinto is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lot 212, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6615 South Jackson Road. CUP#180208 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)
7. Chipotle Texas, LLC., is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being 0.05 acres, more or less, out of the Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite N-1. CUP#160942 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

- A) Consideration and action, if any, on Resolution appointing one (1) member to the Pharr International Toll Bridge Board. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

8. PURCHASING:

- A) Consideration and action, if any, authorizing the purchase of new furniture for the Pharr Memorial Library from Library Interiors of Texas, LLC. from Lakeway, Texas in the amount of \$67,810.76 (Buy Board Cooperative Purchase Contract No. 667-22). **This item supports QL - Quality of Life** (PURCHASING)

9. CONTRACTS/AGREEMENTS:

- A) Consideration and action, if any, authorizing City Manager to enter into fee negotiations and scope of services with Capex Resources Group from Frisco, Texas to conduct the Water Rate Study. **This item supports QL - Quality of Life. (PURCHASING)**
- B) Consideration and action, if any, on Amendment Number 2 in the amount of \$3,430.22 to the Professional Engineering Services Agreement with RRP Consulting Engineers for the Hi-Line West Road Project. **This item supports Infrastructure - IF. (ENGINEERING)**
- C) Consideration and action, if any, authorizing City Manager to enter into an agreement with Driscoll Childrens Hospital for ground emergency and non-emergency ambulance transport services. **This item supports EV - Economic Vitality. (EMERGENCY MEDICAL SERVICES)**
- D) Consideration and action, if any, authorizing City Manager to award a contract for the Collection System Improvements and Lift Station Elimination Project (TWDB). **This item supports QL - Quality of Life. (ENGINEERING)**

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.

AGENDA REGULAR MEETING
May 6, 2024

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 3rd day of May 2024 at 4:00 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 3rd day of May 2024.



IMELDA PEREZ, TRMC
ASSISTANT 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: _____