



**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.*

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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) 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)

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- 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.**

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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.

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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.

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: _____

Proclamation



WHEREAS, the Age Friendly RIO GRANDE VALLEY (AF-RGV) Initiative is an all-inclusive and engaging movement of cities and communities focused on building and shaping a physical and social environment that fosters friendliness and livability while creating opportunities for active aging and enriching lives; and

WHEREAS, Rio Grande Valley communities are still young, but the older adult population increases during the winter months and aligns with global projections, which anticipate the population aged 60 and above, will reach 2 billion by 2050; and

WHEREAS, the Age Friendly Rio Grande Valley (AF-RGV) Initiative, led by Dr. Sudershan Pasupuleti, Professor of UTRGV School of Social Work, and his team with a Seed Grant and in collaboration with LRGV Area Agency on Aging, consistent with World Health Organization's and AARP's AGE FRIENDLY CITY Framework, encourages cities and counties to promote age-friendly communities throughout the Rio Grande Valley; and

WHEREAS, active aging is a life-long process, whereby an age-friendly community is not just "elder friendly" but also intended to be friendly for all ages while fostering environments that honor, support, and integrate older adults into all aspects of social life through all-inclusive infrastructure, policies, workplaces, healthcare, and social services; and,

WHEREAS, the Age-Friendly City/Community framework endeavors to recognize and address the needs of individuals across all age groups, irrespective of their capabilities and capacities. These communities promote active aging by maximizing opportunities for health, activity, and security within their living environments; and

WHEREAS; the City of Pharr is dedicated to ensuring the needs and interests of all residents are served, and as an age-friendly community, it will take the lead in optimizing opportunities for all ages.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by virtue of the authority vested in me and on behalf of the City Commission, do hereby proclaim the 6th day of May 2024 as:

"City of Pharr Age-Friendly City Day"

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 6th day of May 2024.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk

Proclamation



WHEREAS, the Congress and President of the United States have designated May 15th as Peace Officers' Memorial Day, and the week in which May 15th falls as National Police Week to honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities and safeguarding our democracy; and

WHEREAS, there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Pharr Police Department. Some 60,000 assaults against law enforcement officers are reported each year, resulting in approximately 17,000 injuries. Since the first recorded death in 1786, over 24,000 law enforcement officers in the United States have made the ultimate sacrifice and have been killed in the line of duty; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officer Memorial in Washington, D.C. and 282 new names of fallen heroes are being added this spring; and

WHEREAS, May 15th is designated as Peace Officers Memorial Day in honor of all fallen officers and their families. The City of Pharr hereby formally designates and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas, by the virtue of the authority vested in me and on behalf of the Commission do hereby proclaim the week of May 12th – 18th, 2024 as:

“Pharr Police Memorial Week”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 6th day of May 2024.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk

Proclamation



WHEREAS, emergency medical services is a vital public service; and

WHEREAS, members of emergency medical services teams are ready to provide life-saving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their life-saving skills; and

WHEREAS; it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by virtue of the authority vested in me and on behalf of the City Commission, do hereby proclaim the week of May 19-15, 2024 as:

“Emergency Medical Services Week”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 6th day of May 2024.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk

Proclamation



WHEREAS, strokes are the leading cause of long-term disability and the third leading cause of death in the State of Texas; and

WHEREAS, in the United States, about 795,000 people suffer a stroke each year. Someone has a stroke every 40 seconds, and every 4 minutes someone dies from a stroke; and

WHEREAS, in the Rio Grande Valley approximately 3,600 people are hospitalized annually due to stroke in which there were at least 196 deaths in 2023; and

WHEREAS, there are lifesaving treatments that must be administered as soon as possible and in the Rio Grande Valley, only about 17% of patients suffering from a stroke arrive at a hospital within 1 hour of their stroke onset because the community members do not recognize stroke or understand the importance of calling 911 immediately; and

WHEREAS, DHR Health is certified by the Centers for Medicare and Medicaid Services and the Joint Commission as a comprehensive stroke center, providing the most advanced and advanced stroke care available; and

WHEREAS; the stroke warning signs can be recognized using the acronym BE FAST (Balance, Eyes, Face, Arm, Speech and Time) which include sudden numbness or weakness of the face, arm, or leg especially on one side of the body; sudden confusion, trouble speaking or understandings; sudden trouble seeing in one or both eyes; sudden trouble walking dizziness, loss of balance or coordination; and sudden severe headaches with no known cause.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by virtue of the authority vested in me and on behalf of the City Commission, do hereby proclaim the Month of May 2024 as:

“Stroke Awareness Month”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 6th day of May 2024.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 4.A.

DATE SUBMITTED: May 3, 2024

MEETING DATE: May 6, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public hearing on development services cases

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza

Created/Initiated - 5/3/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.A.

DATE SUBMITTED: May 3, 2024

MEETING DATE: May 6, 2024

FROM: Ruben Alfaro, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Ruben Alfaro

Agenda Item: City Engineer's Report

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: N/A

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Ruben Alfaro
City Management Office

Created/Initiated - 5/3/2024
Final Approval - 5/3/2024



Report on Capital Improvement Project Activity Construction – May 2024

City Engineer – Ruben Alfaro, PE
Monday, May 6, 2024



Pharr
Engineering



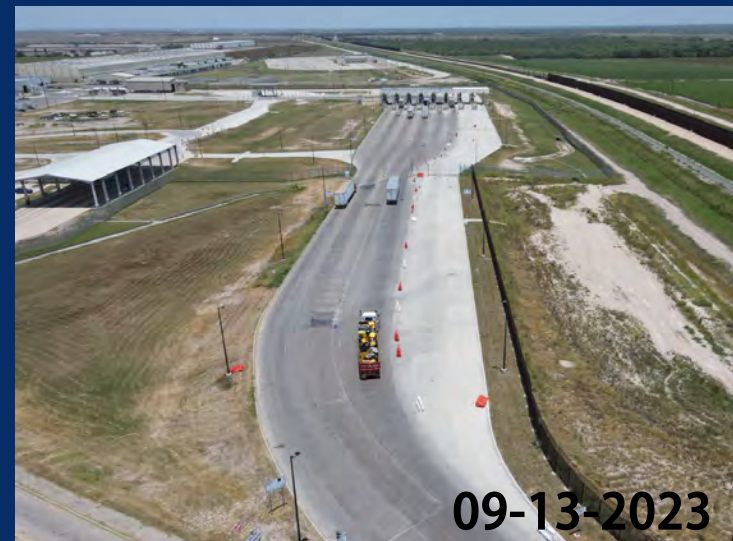
City Engineers Report

Engineer: TEDSI Infrastructure Group, Inc.
Contractor: International Consulting Engineers
CM: Brownstone Consultants, LLC
Notice to Proceed: Sept. 8, 2020
Contract Time: 545 + 26 + 30 + 112 + 223 (ETC April 02, 2023, *2nd BSIF Exit*) = 936 days
Time to Date: 1297 days (139%)
Original Contract Amount: \$7,946,724.38
Change Orders: \$701,210.26
Current Contract: \$8,647,934.64
Placed to Date: \$8,132,045.24 (94%)

Description: The Northbound Lanes generally consists of constructing two (2) additional northbound lanes and super wide load north roadway. The 2nd BSIF Exit generally consists of constructing two (2) new exit truck lanes to the BSIF facility. Improvements also include primary and secondary inspection booths, canopies, and reshaping & regrading of a drain ditch.

Status: Installation and startup of generator and training completed successfully on 04/23/24.

Next Step: Prepare project documents for closeout and coordinate with all involved agencies to hand over the project.



*Bridge Northbound Lane Expansion and
2nd BSIF Exit*

CONSTRUCTION



Pharr
Engineering



Engineer: City of Pharr/Ramiro Gutierrez
Contractor: ASAGO, LLC
CM: City of Pharr
Notice to Proceed: December 15, 2022 (New)
Contract Time: 316 + 158 (ETC November 22,
2024) = 474 days

Time to Date: 300 days (63%) (38 Rain Days)

Contract Amount: \$2,325,300.55

Change Orders: \$135,684.40 (CO#1 – CO#3)

Current Contract: \$2,460,984.95

Placed to Date: \$1,430,652.81 (58%)

Description: This project will provide additional pedestrian connectivity to schools in the Tri-City area.

Status: Contractor to finish all concrete sidewalks and ADA ramps along N. Hibiscus St. no later than end of April 2024 for Daniel Ramirez Elementary.

Next Step: Contractor will start preparation of right of way for W. Los Tesoros Dr. and S. Sugar Rd. going north towards W. Sioux Rd.
move to S. Sugar Rd. moving north to Sioux Rd.



PSJA Tri-City Pedestrian Safety Improvements Phase I



Pharr
Engineering



CONSTRUCTION

Engineer: J&R Engineering, LLC
Contractor: Saenz Brothers Construction, LLC
CM: City of Pharr
Notice to Proceed: July 6, 2021 (new)
Contract Time: 120+405+200= 725 days
Time to Date: 996 days (137%)

Contract Amount: \$1,494,704.00

Change Orders: -\$7,145.64

Current Contract: \$1,487,558.36

Placed to Date: \$1,358,958.36 (91%)

Description: The project generally consists of replacing an existing dry pit-wet pit lift station with a new submersible pump station and constructing a new 10-in and 8-in pressure sewer force main piping systems from LS 30 to Thomas Rd.

Status: The lift station is in service and all items have been completed. Generator installed, waiting for warranty documentation to closeout project.

Next Step: Compiling all closeout documents to take to CC for final acceptance.



11-29-2023

Lift Station No. 30 Rehabilitation



CONSTRUCTION



DEPARTMENT MISSION STATEMENT

"To enhance health, safety and welfare in the City by providing economical, responsive and effective professional engineering and architectural services.



Pharr
Engineering



END



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.B.

DATE SUBMITTED: April 29, 2024

MEETING DATE: May 6, 2024

FROM: Jamison Merrick, Asst. Director of
Office of Organizational & Strategic
Excellence

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

Agenda Item: Submission of Sales Tax Collection Report for April 2024. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: SALES TAX HIGHLIGHTS: The City of Pharr shows an INCREASE of 1.95% for YTD April 2024 compared to last YTD April 2023 and 4.12% INCREASE compared to last APRIL 2023 payments.

Fiscal Consideration: N/A

Staff Recommendation: Presentation only.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Jamison Merrick
City Management Office

Created/Initiated - 4/29/2024
New -



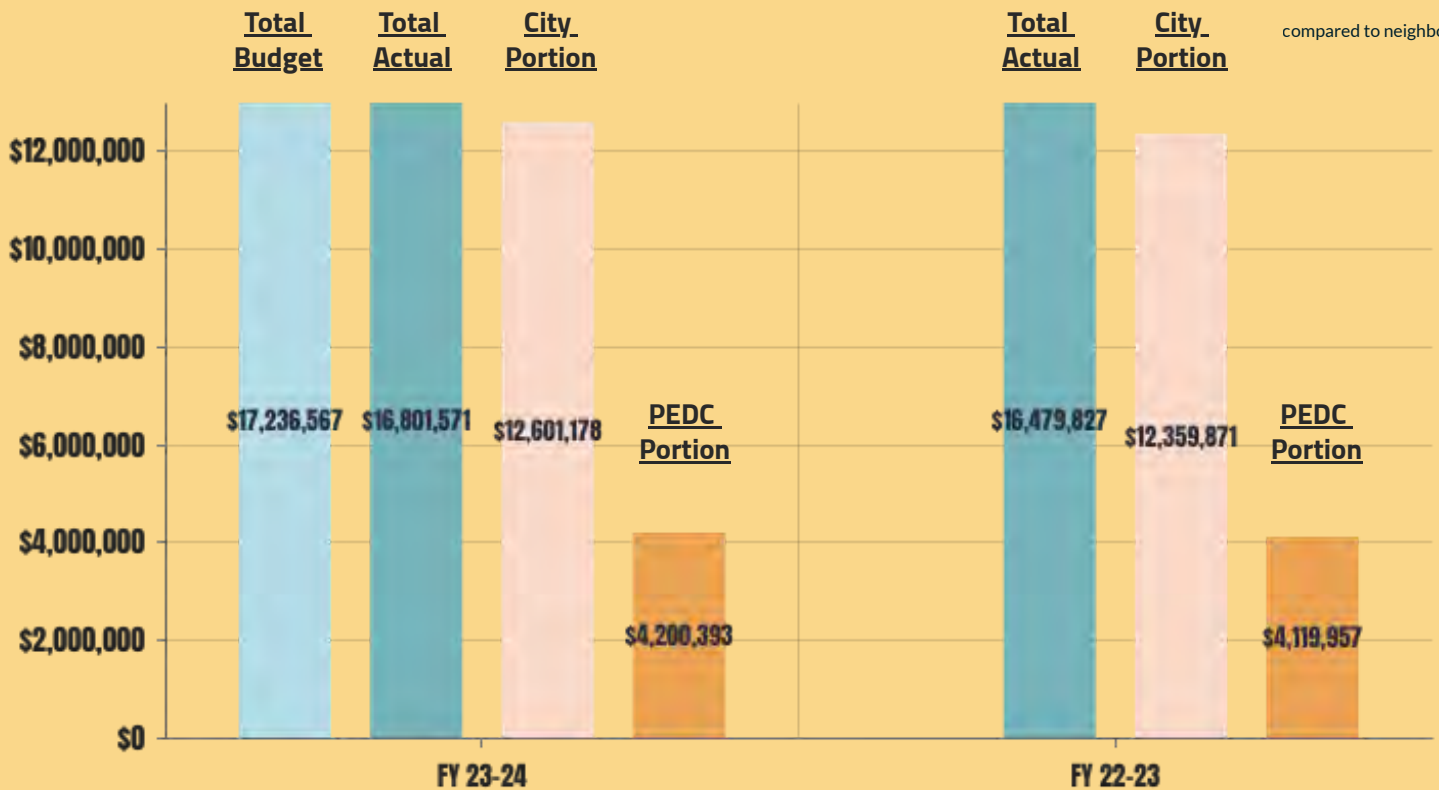
CITY OF PHARR SALES TAXES

as of April 2024
FY 2023-2024

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 5

compared to neighbor Cities



1.05% YTD

Increase in Sales Tax from
Last Year*



4.12%

Compared to April 2023
Cash Basis.



-2.52%

Below Budget

*Growth is based on Calendar Year per Texas State Comptroller
Fiscal Year Growth is 1.95%

%
CREATED BY
Jamison Merrick





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.C.

DATE SUBMITTED: May 2, 2024

MEETING DATE: May 6, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 5/2/2024
Final Approval - 5/2/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.C.1.

DATE SUBMITTED: May 2, 2024

MEETING DATE: May 6, 2024

FROM: Imelda Perez, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Hilda Pedraza

Agenda Item: Recognition for Awards obtained by Public Safety Communications Department

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Recognition for Awards obtained by Public Safety Communications Department

Fiscal Consideration: N/A

Staff Recommendation: Recognition of Award to Public Safety Communications staff.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 5/2/2024
Final Approval - 5/2/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.A.

DATE SUBMITTED: April 26, 2024

MEETING DATE: May 6, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: 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.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Minutes for meetings held on April 1, 2024 and April 15, 2024 at 4:00 p.m.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 4/26/2024
New -

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, APRIL 1, 2024
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, April 1, 2024 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Daniel Chavez
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Comm. Ramiro Caballero

STAFF PRESENT: Jonathan, City Manager
David Friedlein, Assistant City Manager
Hilda Pedraza, ACM/City Clerk
Imelda Perez, Assistant City Clerk
Ruben Alfaro, City Engineer
Jamison Merrick, Interim Finance Director
Veronica Ramirez, Asst. HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Police Chief
Pilar Rodriguez, Fire Chief
Roy Rodriguez, Asst. Code Compliance Dir.
Kimberly Mendoza, Dev. Svcs. Director
Jesse Pena, Asst. Public Works Director
Melanie Cano, O.S.E. Director
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Cynthia Garza, CDBG / External Affairs
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Mayra Gomez, Purchasing Director
Danny Ramirez, E.M.S. Chief
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, P.S. Communication Dir.
Cynthia Gutierrez, Public Health Director

CITY ATTORNEY Ricardo Rodriguez, City Attorney

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD

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Mayor Hernandez called the meeting to order at 4:01 p.m. Roll call established a quorum.

Comm. Chavez was not present at the time of roll call but arrived at 4:08 p.m.

Comm. Medina moved to excuse absent member. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Luis Bazan, Bridge Director, led the pledge of allegiance and said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING APRIL 2024 AS FAIR HOUSING MONTH

Jonathan Flores, City Manager, introduced the item.

Cynthia Garza, CDBG/Externa Affairs Director, and Community Development Council members Rene Cantu and Victor Alvarez introduced themselves and thanked the Commission for the proclamation.

Cynthia Garza, CDBG/Externa Affairs Director, stated April was observed as Fair Housing Month across the country and stated proclamation was to recognize the importance of housing opportunities at all levels.

Comm. Flores read proclamation proclaiming April 2024 as Fair Housing Month and presented proclamation to Cynthia Garza and Board Members.

B) PROCLAMATION PROCLAIMING THE WEEK OF APRIL 1 - 5, 2024 AS NATIONAL COMMUNITY DEVELOPMENT WEEK

Jonathan Flores, City Manager, introduced the item.

Cynthia Garza, CDBG/Externa Affairs Director, briefly stated Community Development Block Grant allowed the City of Pharr to provide funding opportunities to non-profit agencies and city departments. She further stated this program funds a myriad of public services, community projects, and housing programs.

Comm. Carrillo read proclamation proclaiming April 1-5, 2024 as National Community Development Week and presented proclamation to Cynthia Garza and Board Members.

C) PROCLAMATION PROCLAIMING THE WEEK OF APRIL 7-13, 2024 AS NATIONAL LIBRARY WEEK

Jonathan Flores, City Manager, introduced the item.

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Adolfo Garcia, Library Director, introduced his staff and recognized them for their hard work. He further invited the community to go to the library and celebrate with staff.

Comm. Pacheco read proclamation proclaiming April 7-13, 2024 as National Library Week and presented proclamation to Adolfo Garcia and staff.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT

Jonathan Flores, City Manager, introduced the item. He stated Ruben Alfaro, City Engineer, was in the audience and questions could be entertained at this time.

B) CITY EVENTS OF INTEREST

1. 2024 IT'S TIME TEXAS COMMUNITY CHALLENGE PRESENTATION

Jonathan Flores, City Manager, introduced the item and called upon Vanessa Soto, Special Events Manager.

Vanessa Soto, Special Events Manager, reported City of Pharr had won the It's Time Texas Community Challenge and advised a representative was in the audience to present the award.

Tanya A. Parra, It's Time Texas representative, presented It's Time Texas Community Challenge Award to the City of Pharr as the 2024 1st place winner in the Medium Size City category.

Jonathan Flores, City Manager, called upon Yuri Gonzalez, Chief Communications Officer, to report on city events.

Yuri Gonzalez, Chief Communications Officer, reported the I Love My Pets Sticker campaign would kick off on April 2, 2024 at 10:00 a.m. at Pharr One. She stated the purpose was to help first responders distinguish homes that have pets at a time of an emergency and extended an invitation for the public to attend.

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Cynthia Gutierrez, Public Health Director, stated the initiative was created to give pets a second chance when first responders respond to an emergency and make them aware that pets reside at that home. Mrs. Gutierrez further stated this was a collaborative effort between Pharr EMS, Pharr Fire Department, and Pharr Police Department.

Yuri Gonzalez, Chief Communications Officer, reported the 50th Anniversary Community Development Block Grant (CDBG) Event would take place on April 4, 2024 from 5:00 p.m. to 7:00 p.m. in the downtown park and stated there would be representation from multiple agencies, food, and fun activities. She further extended an invitation for the public to attend.

Yuri Gonzalez, Chief Communications Officer, reported the HOLI Festival of Colors would take place on April 6, 2024 from 11:00 a.m. to 3:00 p.m. at Allen & William Park located at 615 W. Eldora Rd. She stated the event was a celebration of the beginning of Spring and was in collaboration with the Indian Association within the Rio Grande Valley community. She further extended an invitation for the public to attend.

Yuri Gonzalez, Chief Communications Officer, reported Paint the Park for Earth Day event would take place on April 27, 2024 from 6:00 p.m. to 8:00 p.m. at Pharr/Vanguard Nature & Birding Center at 1025 S. Richmond Dr. She invited all artists to attend and make their mark and paint a parking space for Earth Day and stated this year's theme was "Planet vs. Plastics".

Lastly, Yuri Gonzalez, Chief Communications Officer, presented video recaps on Eggstravaganza Event, Scavenger Hunt Event, and Leadership Cohort 2 Wrap-up.

ITEM 6. CONSENT AGENDA

- A) **APPROVAL OF MINUTES FOR MARCH 4, 2024 REGULAR CALLED MEETING AND MARCH 18, 2024 REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)**
- B) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE THE PHARR-REYNOSA INTERNATIONAL BRIDGE EXPANSION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING)**
- C) **CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. **DIANA L. BOJORQUEZ DE ROBLES, DBA THE FORUM BY REGENCY, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUESTED A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.08 ACRES, MORE OR LESS, OUT OF LOTS 12 AND 13, MACO BUSINESS CENTER SUBDIVISION, PHARR, HIDALGO COUNTY,**

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TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 213 EAST FERGUSON AVENUE, SUITE D. CUP#240203 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY

- 2. MARIO A. CANTU, OWNER, REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 29 AND 30, BLOCK 25, CHAPA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 407 EAST STATE STREET. COZ#240207 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY**
- 3. JERRY BENAVIDES ENGINEERING, REPRESENTING ARO COFFEE, LLC., REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.413 ACRES, MORE OR LESS, OUT OF LOT 1, BLOCK 5, BAGWELL ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1220 EAST ALAN AVENUE. COZ#240205 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY**
- 4. JERRY BENAVIDES ENGINEERING, REPRESENTING RCDS INVESTMENTS, LLC., REQUESTED A CHANGE OF ZONE FROM LIMITED INDUSTRIAL DISTRICT (L-I) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 8, MONARCH BUSINESS PARK PHASE I SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1250 EAST ZARAGOSA DRIVE. COZ#240206 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY**

D) PLATS:

- 1. B.I.G. ENGINEERING, REPRESENTING ARMANDO ALONSO, PRESIDENT OF EMX DESIGN, LLC, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED MONARCH ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.69 ACRE TRACT OUT OF LOT 192, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF EAST SAM HOUSTON AVENUE. SUB#140922 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
- 2. BROWNSTONE CONSULTANTS, REPRESENTING RHEA NANETTE MORA, OWNER, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED SAN DIEGO CROSSING SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10.854 ACRE TRACT OF LAND OUT OF THE SOUTH ½ OF THE SOUTH ½ OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2200 BLOCK OF NORTH JACKSON ROAD. SUB#220724 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
- 3. FULCRUM CONSULTING SERVICES, REPRESENTING ZEPPELIN TEXAS LLC AND DELTA PROPERTIES LLP., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED DEKAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 77.405 ACRE TRACT OF LAND OUT OF LOTS 382 AND 385, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF EAST MILITARY HIGHWAY. SUB#210827 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
- 4. MELDEN & HUNT INC., REPRESENTING MICHAEL BIRD, MANAGING MEMBER FOR SOUTHWIND GARDENS, LLC, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED SOUTHWIND GARDENS SUBDIVISION. THE PROPERTY IS LEGALLY**

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DESCRIBED AS BEING A 13.125 ACRES BEING OUT OF LOT 5, BLOCK 7, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1800 BLOCK OF WEST RIDGE ROAD. SUB#230515 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

5. MELDEN & HUNT INC., REPRESENTING WILLIAM R. STEELE, PRESIDENT FOR CHILDREN'S HAVEN INTERNATIONAL INC., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED PHARR BESS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.376 ACRE TRACT OF LAND OUT OF CHILDREN'S HAVEN SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 400 EAST MINNESOTA ROAD. SUB#230415 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
6. MELDEN & HUNT, INC., REPRESENTING KEVIN MATTSON, MANAGER FOR RS PHARR, L.L.C. A TEXAS LIMITED LIABILITY, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED SIOUX REP SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.826 ACRES BEING 1.853 ACRES OUT OF LOT 140, KELLY-PHARR SUBDIVISION AND 0.973 OF ONE ACRE OUT OF LOT 1, SILVER SPUR SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF NORTH IH 69C. SUB#211037 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

Jonathan Flores, City Manager, introduced the consent agenda and recommended approval.

Comm. Carrillo **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried by a majority vote of five (5) ayes and one (1) abstention. Comm. Pacheco abstained from voting on Item 6-D.6.

Ordinance No's. O-2024-09, O-2024-10 and O-2024-11 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING ONE (1) MEMBER TO THE TIERRA DEL SOL GOLF CLUB ADVISORY BOARD. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (PARKS)**

Jonathan Flores, City Manager, introduced the item and recommended the appointment of Nile Gruhn.

Comm. Medina **moved** to appoint Nile Gruhn to the Tierra Del Sol Golf Course Advisory Board. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-25 is filed with the City Clerk's Office.

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- B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION TO ACCEPT PETITION FOR VOLUNTARY ANNEXATION, SETTING DATE, TIME AND PLACE FOR PUBLIC HEARING, AUTHORIZING AND DIRECTING PUBLICATION OF THE NOTICE OF SUCH PUBLIC HEARING, AND DIRECTING THE CITY MANAGER TO PREPARE SERVICE PLAN FOR A 6.154 ACRES OF ROAD RIGHT OF WAY SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING A PORTION OF SOUTH VETERANS BOULEVARD AND EAST HI LINE ROAD, SAID PORTION BEING OUT OF PARCELS 70B, 70C, AND 70D, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ), HIDALGO COUNTY, TEXAS. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried by a majority vote of five (5) ayes and one (1) abstention. Comm. Pacheco abstained from voting.

Resolution No. R-2024-26 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION TO ACCEPT PETITION FOR VOLUNTARY ANNEXATION, SETTING DATE, TIME AND PLACE FOR PUBLIC HEARING, AUTHORIZING AND DIRECTING PUBLICATION OF THE NOTICE OF SUCH PUBLIC HEARING, AND DIRECTING THE CITY MANAGER TO PREPARE SERVICE PLAN FOR A 79.022 ACRE TRACT OF LAND SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING OUT OF LOTS 47 THROUGH 55, AND A PORTION OF A 40 FT. ROAD (NOT IN USE) AS SHOWN ON THE RESUBDIVISION OF LOTS 1 AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION LOCATED AT THE NORTHEAST CORNER EAST HI LINE ROAD AND SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ), HIDALGO COUNTY, TEXAS. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)**

Jonathan Flores, City Manager, introduced the item.

Comm. Medina **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-27 is filed with the City Clerk's Office.

ITEM 8. ADMINISTRATIVE

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- A) CONSIDERATION AND ACTION, IF ANY, ON PROPOSED TOLL FEE INCREASE FOR COMMERCIAL HAZMAT TRUCKS AT THE PHARR INTERNATIONAL BRIDGE. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (BRIDGE)**

Jonathan Flores, City Manager, introduced the item.

Comm. Pacheco **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

ITEM 9. PURCHASING

- A) CONSIDERATION AND ACTION, IF ANY, ON PURCHASE OF DECORATIVE PERIMETER FENCING FOR GUADALUPE CEMETERY/MEMORIAL PARK. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (PARKS)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

ITEM 10. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A MUTUAL AID AGREEMENT BETWEEN PHARR EMS AND TRANS STARR EMS (TABLED). THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (EMERGENCY MEDICAL SERVICES)**

Jonathan Flores, City Manager, introduced the item.

Mayor Hernandez **moved** to untable. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

Comm. Carrillo **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AWARD A SERVICE CONTRACT FOR SLUDGE MANAGEMENT SERVICES TO DENALI WATER SOLUTIONS FROM RUSSELLVILLE, AR. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

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C) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NO. 4 OF THE CONSTRUCTION MANAGEMENT AGREEMENT WITH BROWNSTONE CONSULTANTS, LLC FOR THE CITYWIDE FIBER OPTIC BROADBAND PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (IT)

Jonathan Flores, City Manager, introduced the item and stated this was to extend the contract by two and a half months.

Comm. Carrillo moved to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

ITEM 11. CLOSED SESSION

None

ITEM 12. RECONVENE

None

ITEM 13. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo moved to adjourn. Comm. Chavez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:44 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 1st DAY OF APRIL 2024 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

HILDA PEDRAZA, CITY CLERK
APPROVED:

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, APRIL 15, 2024
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, April 15, 2024 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Comm. Daniel Chavez

STAFF PRESENT: Jonathan Flores, City Manager
Hilda Pedraza, ACM/City Clerk
Maria Rangel, Assistant City Engineer
Jamison Merrick, Interim Finance Director
Veronica Ramirez, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Police Chief
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
Kimberly Mendoza, Dev. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, O.S.E. Director
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Cynthia Garza, CDBG / External Affairs Dir.
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Mayra Gomez, Purchasing Director
CJ Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Comm. Officer
Kenneth Ennis, Public Safety Comm. Dir.

CITY ATTORNEY Ricardo Rodriguez, City Attorney

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD

Mayor Hernandez called the meeting to order at 4:04 p.m. Roll call established a quorum.

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Comm. Carrillo **moved** to excuse absent members. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Luis Bazan, Bridge Director, led the pledge of allegiance and said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

Jonathan Flores, City Manager, introduced the item.

Kenneth Ennis, Public Safety Communications Director, introduced staff present and stated the second week of April was National Public Safety Telecommunicators Week. He further stated telecommunicators were known as the silent heroes that answer 911 emergency calls and dispatch the proper emergency units out to location. Mr. Ennis recognized all his staff for the hard work these telecommunicators do around the clock at the Pharr Public Safety Communication Center.

Comm. Caballero read proclamation proclaiming April 14-20, 2024 as National Public Safety Telecommunicators Week and presented proclamation to Kenneth Ennis and staff.

B) PROCLAMATION PROCLAIMING NATIONAL ANIMAL CONTROL OFFICER APPRECIATION WEEK

Jonathan Flores, City Manager, introduced the item. He briefly stated Cynthia Gutierrez was unable to attend the meeting and thanked the Animal Control Unit for all the hard work they do for the community.

Animal Control Unit staff introduced themselves and briefly mentioned the type of services and education they offer to the community.

Comm. Pacheco read proclamation proclaiming April 14-20, 2024 as National Animal Control Officer Appreciation Week and presented proclamation to Animal Control Unit staff.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

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- B) SOLICITATION OF COMMENTS FROM THE GENERAL PUBLIC ON THE VOLUNTARY ANNEXATION 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. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)**

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, called upon Yuri Gonzalez, Chief Communications Officer, for a report on upcoming city events.

Yuri Gonzalez, Chief Communications Officer, reported a Native Tree Planting event would take place on Monday, April 22, 2024 from 6:00 p.m. to 8:00 p.m. at the Pharr Vanguard Academy Nature & Birding Center at 1025 S. Richmond Drive. She stated this event spearheaded by the Keep Pharr Beautiful Committee through Parks and Recreation Department and was to celebrate earth day. She further extended an invitation to the public to attend.

Yuri Gonzalez, Chief Communications Officer, reported the She's My Hero First Responders Camp would take place on Saturday, April 27, 2024 from 8:00 a.m. to 4:00 p.m. at the EMS Headquarters at 3000 N. Cage Blvd. She stated this program was to encourage young ladies to learn the skill sets and boost that confidence through a boot camp being held by strictly female instructors. Ms. Gonzalez also stated this camp would be available for both boys and girls and encouraged everyone to register early.

Yuri Gonzalez, Chief Communications Officer, reported the Pharr Warrior Race was scheduled to take place on Saturday, May 4, 2024 at Pharr Natatorium located at 3001 N. Cage Blvd. and encouraged the community to register early.

Yuri Gonzalez, Chief Communications Officer, also reported the Night Under the Stars event for Mother's Day would take place on Friday, May 10, 2024 at Pharr One Amphitheater located at 1121 E. Nolana Loop. She stated there would be live music performances, photo-ops, and surprise gifts for moms in attendance.

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Vanessa Soto, Special Events Manager, stated the event would include both English and Spanish music along with a gift for moms in attendance and complimentary refreshments.

Lastly, Yuri Gonzalez, Chief Communications Officer, presented video recaps on the Property Maintenance Program through Building & Safety Code Department and the VIVA Fresh Expo that took place in Houston, Texas.

1. PRESENTATION OF 2024 EXCELLENCE AWARD TO THE CITY OF PHARR FOR TEAMPHARR.NET PROJECT

Jose Pena, Innovation and Technology Director, introduced his staff from TeamPharr.net and recognized them for their hard work. He announced the IT Department received the prestigious 2024 Excellence Award from the Texas Association of Government IT Managers for the TeamPharr.net project.

Jose Pena, Innovation and Technology Director, further stated they would soon be offering an additional service to the residents of Pharr and showcased a introductory video of Bark service.

ITEM 6. CONSENT AGENDA

A) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:

- 1. JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, REQUESTED A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.52 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8901 SOUTH CAGE BOULEVARD. COZ#240208 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY**
- 2. JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.17 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8901 SOUTH CAGE BOULEVARD. COZ#240209 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY**
- 3. JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.13 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8911 SOUTH CAGE BOULEVARD. COZ#240210 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY**
- 4. JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O)**

MINUTES: REGULAR CALLED MEETING

April 15, 2024

TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.82 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8907 SOUTH CAGE BOULEVARD. COZ#240211 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY

5. JORGE PENA ARCHITECTS, LLC., REPRESENTING LUIS BIASI, OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.82 ACRES, MORE OR LESS, OUT OF LOT 356, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8915 SOUTH CAGE BOULEVARD. COZ#240212 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
6. R.E.T.Y., LLC., REPRESENTING PHARR ECONOMIC DEVELOPMENT CORPORATION, OWNER REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 241.56 ACRES, MORE OR LESS, OUT OF PORCION 71, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2101 WEST DOFFING ROAD. COZ#240313 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
7. SALINAS ENGINEERING & ASSOCIATES, REPRESENTING MARIA DEL CARMEN PACHECO AND RUBEN PACHECO, OWNERS, REQUESTED A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.27 ACRES, MORE OR LESS, OUT OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2506 AND 2508 SOUTH SALAMANCA STREET. COZ#240314 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
8. CNMK TEXAS PROPERTIES, LLC, D/B/A CINEMARK EL CENTRO MALL 16, REQUESTED 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 LOT 3A, REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 600 NORTH JACKSON ROAD. CUP#131046 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY
9. OLLY'S DRIVE THRU, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.04 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 27 AND 28, LA QUINTA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5850 SOUTH CAGE BOULEVARD. CUP#200836 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY

Jonathan Flores, City Manager, introduced the consent agenda. He briefly stated staff recommended denial of agenda items A.1 through A.5 and recommended approval of the remaining items.

Comm. Medina **moved** to approve as recommended. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Ordinance Nos. O-2024-12 and O-2024-13 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) 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. (1ST READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY (DEVELOPMENT SERVICES)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo moved to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF PHARR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024 AND LEVYING AN ANNUAL AD VALOREM TAX, WITHIN THE LIMITATIONS PRESCRIBED BY LAW, FOR THE PAYMENT OF THE OBLIGATIONS; SETTING CERTAIN PARAMETERS FOR THE OBLIGATIONS; AUTHORIZING A PRICING OFFICER TO APPROVE THE AMOUNT, THE INTEREST RATES, PRICE, REDEMPTION PROVISIONS AND TERMS THEREOF AND CERTAIN OTHER PROCEDURES AND PROVISIONS RELATED THERETO; AND CONTAINING MATTERS INCIDENT THERETO. (ADOPTION ON ONE READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item.

MINUTES: REGULAR CALLED MEETING

April 15, 2024

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2024-14 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2022-40 ADOPTING GRANTS MANAGEMENT POLICIES AND PROCEDURES MANUAL (ADOPTION ON ONE READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (GMCD)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2024-15 is filed with the City Clerk's Office.

- D) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2023-33 MUNICIPAL FIBER OPTIC FEE SCHEDULE (1ST READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (IT)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

- E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION SUPPORTING THE APPROVAL OF THE WEST DOFFING ROAD SEGMENT TO THE DESIGNATED TEXAS DEPARTMENT OF TRANSPORTATION OVERSIZE OVERWEIGHT CORRIDOR. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item.

Comm. Pacheco **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-28 is filed with the City Clerk's Office.

ITEM 8. ADMINISTRATIVE

- A) CONSIDERATION AND ACTION, IF ANY, ACCEPTING THE CITY OF PHARR AUDITED FINANCIAL STATEMENTS FOR THE FY 2021-2022. THIS ITEM**

SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (FINANCE)

Jonathan Flores, City Manager, introduced the item. He briefly stated the City of Pharr received a favorable unmodified audit and Finance Director was available in the audience for any questions.

Comm. Medina **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

ITEM 9. PURCHASING

- A) **CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF EIGHTY (80) COMPUTERS FROM SOUTHERN COMPUTER WAREHOUSE FOR AN AMOUNT NOT TO EXCEED \$71,756.80 (DIR-TSO 4159 CONTRACT). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY (IT)**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

ITEM 10. CONTRACTS/AGREEMENTS

- A) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO FEE NEGOTIATIONS AND SCOPE OF SERVICES WITH QUANTUM CONSULTANTS FROM EL PASO, TEXAS TO DEVELOP THE COMPREHENSIVE PLAN UPDATE FOR THE CITY OF PHARR. THIS ITEM SUPPORTS QL - QUALITY OF LIFE (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Medina **moved** to approve. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

ITEM 11. CLOSED SESSION

None

ITEM 12. RECONVENE

None

ITEM 13. ADJOURNMENT

MINUTES: REGULAR CALLED MEETING

April 15, 2024

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Pacheco seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:56 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 15th DAY OF APRIL 2024 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

HILDA PEDRAZA, CITY CLERK

APPROVED:



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.B.

DATE SUBMITTED: April 17, 2024

MEETING DATE: May 6, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: This item is the 2nd reading 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.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza

Created/Initiated - 4/17/2024

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Approved - 4/17/2024
Approved - 4/17/2024
Final Approval - 4/18/2024

AN ORDINANCE OF THE CITY OF PHARR, TEXAS, EXTENDING THE BOUNDARIES OF THE PRESENT CORPORATE LIMITS AND ANNEXING TERRITORY CONSISTING OF 85.17 ACRES OF LAND AND RIGHT OF WAY, MORE OR LESS, GENERALLY LOCATED ON SOUTH VETERANS BOULEVARD AND EAST HI LINE ROAD, LYING ADJACENT TO AND BEING SITUATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PHARR, TEXAS, INCLUDING THE ABUTTING STREETS AND ROADWAYS AND RIGHTS-OF-WAY INTO THE CORPORATE LIMITS OF THE CITY, AT THE REQUEST OF THE PROPERTY OWNERS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY; AND ADOPTING A SERVICE PLAN

WHEREAS, Chapter 43, Subchapter C-3 of the Texas Local Government Code and the City Charter of the City of Pharr, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state;

WHEREAS, the procedures prescribed by the Texas Local Government Code and/or Charter of the City of Pharr, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

SEE "EXHIBIT B"

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS THAT:

Section 1: The Board of Commissioners of the City of Pharr has decided to extend the corporate limits of the City to include tracts of land adjacent to our present corporate limits; and

Section 2: The hereinafter described territory lies within the extraterritorial jurisdiction of the City of Pharr, Texas; and

Section 3: The territory hereinafter described contains approximately 85.17 acres; and

Section 4: The territorial limits of the City of Pharr, Texas contained approximately 15,682 acres (24.50 square miles) as of December 4, 2023; and

Section 5: The Director of Development Services held a public hearing on the proposed annexation, on Monday, April 15, 2024, at 4:00 p.m. in the City Commissioners' Room, 118 S. Cage Boulevard, 2nd floor, Pharr, Texas and was also published in the Advance News Journal; and

Section 6: A service plan as required by State Law is hereby adopted and attached as Exhibit A.

Section 7: The Board of Commissioners of the City of Pharr, Texas, finds that all prerequisites for annexation imposed by State Law and the City Charter have been met.

Section 8: That the corporate boundary limits of the City of Pharr, Texas, is hereby extended so as to annex certain territory lying adjacent to and adjoining the present City limits of said City and such territory as hereby annexed to said City as described in Exhibit B.

Section 9: That this ordinance be published, one time in its entirety, in the Advance News, a newspaper in Pharr, Texas.

Section 10: That the service plan attached to this ordinance is hereby approved by the Board of Commissioners of the City of Pharr, Texas provided that such service plan may be amended or repealed in accordance with Section 43.056 of the Texas Local Government Code, when in the opinion of the Board of Commissioners, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

Section 11: That this ordinance shall not become effective until ten (10) days elapsed after the ordinance has been published in the local newspaper after which the territory herein noted and described in Section 1 hereof shall be a part of the City of Pharr and the citizens thereof shall be entitled to all rights and privileges of other citizens and shall be bound by the acts, ordinances, and resolution of the city.

Section 12: Upon annexation of the above described property, the acreage within the city limits of the City of Pharr, Texas will be increased by 85.17 acres for a total of approximately 15,767.17 acres.

The City Clerk is hereby directed to file with the County Clerk of Hidalgo, Texas, a certified copy of this ordinance.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 15th day of April 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 6th day of May 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE THIRD READING BY THE BOARD OF CITY COMMISSIONERS
OF THE CITY OF PHARR, TEXAS, on this the 20th day of May, 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

City of Pharr
Notice of Public Hearing

The City of Pharr intends to extend the present corporate limits by annexing land within the City's Extra Territorial Jurisdiction. The Department of Development Services will hold a public hearing regarding the proposed annexation. Any and all persons interested are encouraged to attend the public hearing and review the Service Plan for the area and voice their opinion. Said public hearing is scheduled as follows:

1. Monday, April 15, 2024, at 4:00 p.m. at the Pharr City Commission Room located at 118 S. Cage Boulevard, 2nd floor, Pharr, Texas.

The properties are legally described as follows:

- *A 79.022-acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot 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 East Hi Line Road & South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas.*
- *A 6.154-acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being a portion of South Veterans Boulevard and East Hi Line Road, said portion being out of Parcels 70B, 70C, and 70D, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas.*

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 2nd day of April 2024, at 12:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3201939

Billable Pages: 29

Recorded On: March 12, 2021 03:07 PM

Number of Pages: 30

*****Examined and Charged as Follows*****

Total Recording: \$ 148.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

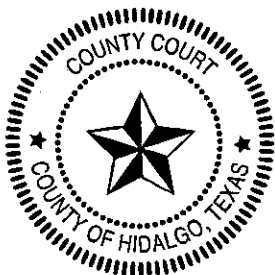
File Information:

Document No: 3201939
Receipt No: 20210312000332
Recorded On: March 12, 2021 03:07 PM
Deputy Clerk: Tania Rivera
Station: McAllen-cc-k23

Record and Return To:

eRecording Partners
1301 Washington Ave. Suite 350

Golden CO 78589



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

WARRANTY DEED

Date: March 1, 2021

Grantor: KVS Family Limited Partnership, a Texas limited partnership

Grantor's Mailing Address (including county): 2001 S. Cynthia St. Ste. C
McAllen, Texas 78503
Hidalgo County, Texas

Grantee: KVS Development, LLC, a Texas limited liability company

Grantee's Mailing Address (including county): 2001 S. Cynthia St. Ste. C
McAllen, Texas 78503
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

See Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty:

1. Taxes for the year 2021 and subsequent years.
2. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

Signature on Following Page

KVS Family Limited Partnership

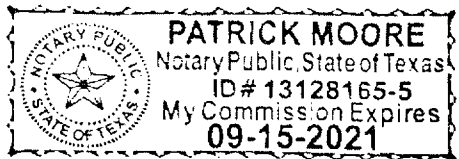
By: KVS Land Co., Inc., General Partner

By: KVS. Chowdary
K.V. Chowdary, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 1st day of March, 2021, by K.V. Chowdary, President of KVS Land Co., Inc., a Texas corporation, general partner of KVS Family Limited Partnership, a Texas limited partnership, on behalf of said corporation and limited partnership.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

KVS Development, LLC
2001 S. Cynthia St. Ste. C
McAllen, TX 78503

PREPARED BY:

Law Office of Patrick Moore, PLLC
1801 S. 2nd St. Ste. 380
McAllen, TX 78503

EXHIBIT A

Legal Description of the Property

TRACT A – PARCEL 1

DESCRIPTION, of a 1,058,072 square foot (24.290 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 80, 81, and 83 through 85 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 24.290 acre tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas South Zone 4205. Distances shown have been adjusted to surface by applying the Hidalgo County TxDOT combination factor of 1.00004):

BEGINNING, at a point at the intersection of the west right-of-way line of State Highway 365 (SH 365), a 300-foot right-of-way at this point, and the north right-of-way line of US Highway 281 (US 281) for the southwest corner of a called 182,461.89 square foot tract of land described as Parcel 65 P-11 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660457, ORHCT, and the northernmost northwest corner of a called 201,799.60 square foot tract of land described as Parcel 8 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, from which an aluminum disk stamped "HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY R.O.W. MARKER" found bears South 60 degrees, 42 minutes West, a distance of 0.73 feet;

THENCE, along the said north right-of-way line of US 281, the north line of the said State of Texas Parcel 8 tract, the north line of a called 26,492.73 square foot tract of land described as Parcel 6 in said Deed to the State of Texas, and the north line of a called 2,349.893 square foot tract of land described as Parcel 5 in said Deed to the State of Texas, over and across the said called 700.07 acre tract and said Lots 85, 84, and 83, the following four (4) calls:

South 53 degrees, 33 minutes, 30 seconds West, a distance of 141.27 feet to a point for corner, from which a 1/2-inch iron rod found bears South 77 degrees, 05 minutes West, a distance of 4.48 feet;

North 81 degrees, 26 minutes, 58 seconds West, a distance of 123.47 feet to a point for corner and the beginning of a non-tangent curve to the left, from which a 5/8-inch iron rod found disturbed bears South 84 degrees, 36 minutes West, a distance of 2.11 feet;

In a westerly direction, along said curve to the left, having a central angle of 08 degrees, 15 minutes, 21 seconds, a radius of 4,990.76 feet, an arc distance of 719.12 feet, and a chord bearing North 86 degrees, 35 minutes, 37 seconds West, a distance of 718.50 feet to the beginning of a reverse curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 08 degrees, 04 minutes, 30 seconds, a radius of 5,970.50 feet, an arc distance of 841.45 feet, and a chord bearing North 85 degrees, 39 minutes, 11 seconds West, a distance of 840.76 feet to a point for corner in the west line of the said called 700.07 acre tract, the west line of said Lot 83, and the east line of the Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north line of the State of Texas tracts and the said north right-of-way line of US 281, along the said west line of the said called 700.07 acre tract, the said west line of Lot 83, and the said east line of the Hidalgo County Irrigation District No. 2 Canal right-of-way, a distance of 499.80 feet to a point for the southwest corner of those certain tracts of land described in No Proration Agreement to the County of Hidalgo, from which a 1/2-inch iron rod found bears South 87 degrees, 54 minutes East, a distance of 4.15 feet;

THENCE, departing the said the west line of the called 700.07 acre tract, the said west line of Lot 83, and the said east line of the Hidalgo County Irrigation District No. 2 Canal right-of-way, along the said south line of the County of Hidalgo tracts, over and across said Lots 83 and 84, and over and into said Lot 85 and the said called 700.07 acre tract, the following five (5) calls:

South 85 degrees, 10 minutes, 42 seconds East, a distance of 634.54 feet to a point for the beginning of a tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 19 degrees, 38 minutes, 32 seconds, a radius of 240.00 feet, an arc distance of 82.28 feet, and a chord bearing North 85 degrees, 00 minutes, 02 seconds East, a distance of 81.87 feet to a point for the end of said curve;

North 75 degrees, 10 minutes, 46 seconds East, a distance of 562.87 feet to a point for the beginning of a tangent curve to the right;

In an easterly direction, along said curve to the right, having a central angle of 11 degrees, 30 minutes, 17 seconds, a radius of 75.00 feet, an arc distance of 15.06 feet, and a chord bearing North 80 degrees, 55 minutes, 55 seconds East, a distance of 15.03 feet to a point for the end of said curve;

North 86 degrees, 41 minutes, 03 seconds East, a distance of 545.52 feet to a point in the said west right-of-way line of SH 365 for the northwest corner of the said called 182,461.89 square foot State of Texas tract;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south line of the County of Hidalgo tracts, along the said west right-of-way line of SH 365, continuing over and into the said called 700.07 acre tract and said Lot 85, a distance of 674.33 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,058,072 square feet or 24.290 acres of land, more or less.

TRACT A - PARCEL 2

DESCRIPTION, of a 1,903,567 square foot (43.700 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being all of Lots 69 and 70 and part of Lots 71 and 80 through 82 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 43.700 acre tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas South Zone 4205. Distances shown have been adjusted to surface by applying the Hidalgo County TxDOT combination factor of 1.00004):

COMMENCING, at a point at the intersection of the west right-of-way line of State Highway 365 (SH 365), a 300-foot right-of-way at this point, and the north right-of-way line of US Highway 281 (US 281) for the southwest corner of a called 182,461.89 square foot tract of land described Parcel 65 P-11 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660457, ORHCT, and the northernmost northwest corner of a called 201,799.60 square foot tract of land described as Parcel 8 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, from which an aluminum disk stamped "HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY R.O.W. MARKER" found bears South 60 degrees, 42 minutes West, a distance of 0.73 feet;

THENCE, North 08 degrees, 35 minutes, 03 seconds East, departing the said north right-of-way line of US 281, along the said west right-of-way line of SH 365 and the west line of the said called 182,461.89 square foot tract, over and across Lot 85 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, and over and into the said called 700.07 acre tract and said Lot 80, passing at a distance of 674.33 feet the south line of those certain tracts of land described in No Proration Agreement to the County of Hidalgo, and continuing over and across said tracts, in all a distance of 842.96 feet to the **POINT OF BEGINNING** in the north line of the said County of Hidalgo tracts for the southwest corner of a called 215,168.03 square foot tract of land described in Deed to Hidalgo County Regional Mobility Authority described as Parcel 65 P-10 recorded in Document No. 2015-2660458, ORHCT;

THENCE, departing the said west right-of-way line of SH 365, along the said north line the County of Hidalgo tracts, over and across the said called 700.07 acre tract and Lots 80, 81, and 82, the following five (5) calls:

South 86 degrees, 41 minutes, 03 seconds West, a distance of 580.29 feet to a point for the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 11 degrees, 30 minutes, 17 seconds, a radius of 240.00 feet, an arc distance of 48.19 feet, and a chord bearing South 80 degrees, 55 minutes, 55 seconds West, a distance of 48.11 feet to a point for the end of said curve;

South 75 degrees, 10 minutes, 46 seconds West, a distance of 562.87 feet to a point for the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 19 degrees, 38 minutes, 32 seconds, a radius of 75.00 feet, an arc distance of 25.71 feet, and a chord bearing South 85 degrees, 00 minutes, 02 seconds West, a distance of 25.59 feet to a point for the end of said curve;

North 85 degrees, 10 minutes, 42 seconds West, a distance of 606.15 feet to a point for a re-entrant corner of said County of Hidalgo tracts, from which a 1/2-inch iron rod with cap stamped "RGE" found bears North 48 degrees, 35 minutes West, a distance of 0.58 feet;

THENCE, along the westernmost east line of said County of Hidalgo tracts, over and across said Lot 82 and Lot 69, the following two (2) calls:

North 08 degrees, 26 minutes, 45 seconds East, a distance of 762.03 feet to a point for the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 25 degrees, 10 minutes, 14 seconds, a radius of 165.00 feet, an arc distance of 72.49 feet, and a chord bearing North 04 degrees, 08 minutes, 22 seconds West, a distance of 71.90 feet to a point for the northernmost corner of the said County of Hidalgo tracts in the west line of the said called 700.07 acre tract, the west line of said Lot 69, and the east line of the Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, along the said west line of the called 700.07 acre tract, the said west line of Lot 69, and the said east line of the Hidalgo County Irrigation District No. 2 Canal right-of-way, a distance of 407.65 feet to a point for a re-entrant corner of the said Hidalgo County Irrigation District No. 2 Canal right-of-way and the northwest corner of said Lot 69;

THENCE, South 81 degrees, 58 minutes, 48 seconds East, departing the said west line of the called 700.07 acre tract, along the south line of the said Hidalgo County Irrigation District No. 2 Canal right-of-way and the north line of said Lots 69, 70, and 71, over and into the said called 700.07 acre tract, a distance of 1,777.78 feet to a point in the said west right-of-way line of SH 365 for the northwest corner of the said called 215,168.03 square foot tract;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south line of the Hidalgo County Irrigation District No. 2 Canal right-of-way and the said north line of Lot 71, along the said west right-of-way line of SH 365 and the west line of the said called 215,168.03 square foot tract, over and across said Lot 71, and over and into said Lot 80 and the said called 700.07 acre tract, a distance of 853.70 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,903,567 square feet or 43.700 acres of land, more or less.

TRACT A - PARCEL 3

DESCRIPTION, of a 991,752 square foot (22.767 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lot 67, all of Lot 68, and a portion of the abandoned Missouri Pacific Railroad Company (San Benito & Rio Grande Railway) right-of-way of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 22.767 acre tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas South Zone 4205. Distances shown have been adjusted to surface by applying the Hidalgo County TxDOT combination factor of 1.00004):

COMMENCING, at a point at the intersection of the west right-of-way line of State Highway 365 (SH 365), a 300-foot right-of-way at this point, and the north right-of-way line of US Highway 281 (US 281) for the southwest corner of a called 182,461.89 square foot tract of land described Parcel 65 P-11 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660457, ORHCT, and the northernmost northwest corner of a called 201,799.60 square foot tract of land described as Parcel 8 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, from which an aluminum disk stamped "HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY R.O.W. MARKER" found bears South 60 degrees, 42 minutes West, a distance of 0.73 feet;

THENCE, North 08 degrees, 35 minutes, 03 seconds East, departing the said north right-of-way line of US 281, along the said west right-of-way line of SH 365, the west line of the said called 182,461.89 square foot tract, and the west line of a called 215,168.03 square foot tract of land described as Parcel 65 P-10 in Deed recorded in Document No. 2015-2660458, ORHCT, over and across Lots 85, 80, 71, and the Hidalgo County Irrigation District No. 2 Canal right-of-way, a 100-foot right-of-way, of said Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, and over and into the said called 700.07 acre tract, passing at a distance of 674.33 feet the south line of those certain tracts of land described in No Proration Agreement to the County of Hidalgo, and passing at a distance of 842.96 feet the north line of said County of Hidalgo tracts, continuing in all a distance of 1,796.66 feet to the **POINT OF BEGINNING** in the north line of the said Hidalgo County Irrigation District No. 2 Canal right-of-way and the south line of said Lot 67; said point also being the southwest corner of a called 127,827.16 square foot tract of land described as Parcel 65 P-9 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660460, ORHCT;

THENCE, North 81 degrees, 58 minutes, 48 seconds West, departing the said west right-of-way line of SH 365, along the said north line of the Hidalgo County Irrigation District No. 2 Canal right-of-way, the said south line of Lot 67, and the south line of said Lot 68, over and across the said called 700.07 acre tract, a distance of 1,877.79 feet to a point in the east line of Lot 5 of the Re-Subdivision of Closner Subdivision and a Subdivision of 200.33 Acres in Porcion No. 71, an addition to Hidalgo County, Texas according to the plat recorded in Volume 1, Page 56-A, MRHCT, for the northernmost southwest corner of the said called 700.07 acre tract and the southwest corner of said Lot 68;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, along the west line of the said called 700.07 acre tract, the west line of said Lot 68, the said east line of Lot 5, and the east line of Lot

4 of said Re-Subdivision of Closner Subdivision, crossing the south right-of-way line of the said abandoned Missouri Pacific Railroad Company, and continuing in all a distance of 541.83 feet to a point for corner in the north right-of-way line of the said abandoned Missouri Pacific Railroad Company and the south right-of-way line of Hi-Line Road, a 40-foot right-of-way, from which a 5/8-inch iron rod found bears South 86 degrees, 19 minutes East, a distance of 10.09 feet;

THENCE, South 81 degrees, 24 minutes, 03 seconds East, departing the said west line of the called 700.07 acre tract and the said east line of Lot 4, along the said south right-of-way line of Hi-Line Road and the said north right-of-way line of the abandoned Missouri Pacific Railroad Company, over and across the said called 700.07 acre tract, a distance of 1,547.80 feet to a point in the west right-of-way line of SH 365, a variable width right-of-way at this point, for the north west corner of said called 127,827.16 square foot tract;

THENCE, departing the said south right-of-way line of Hi-Line Road, the said north right-of-way line of the abandoned Missouri Pacific Railroad Company, and the said north line of Lot 67, along the said west right-of-way line of SH 365 and the west line of the said called 127,827.16 square foot tract, over and across the said abandoned Missouri Pacific Railroad Company right-of-way and said Lot 67, over and into the said called 700.07 acre tract, the following four calls:

South 08 degrees, 35 minutes, 03 seconds West, a distance of 20.00 feet to a point for corner from which a 1/2-inch iron rod found bears South 34 degrees, 57 minutes East, a distance of 0.26 feet;

South 81 degrees, 24 minutes, 03 seconds East, a distance of 280.00 feet to a point for corner from which a 1/2-inch iron rod found bears North 60 degrees, 00 minutes West, a distance of 0.50 feet;

South 36 degrees, 24 minutes, 30 seconds East, a distance of 70.72 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, a distance of 452.85 feet to the **POINT OF BEGINNING**;

CONTAINING: 991,752 square feet or 22.767 acres of land, more or less.

TRACT B – PARCEL 1

DESCRIPTION, of a 3,532,149 square foot (81.087 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 47 through 55 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lots 3 and 4 of the Re-Subdivision of Closner Subdivision according the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 81.087 acre tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the north right-of-way line of Hi-Line Road, a 40-foot right-of-way and the east line of Veterans Boulevard (South "I" Road), a variable width right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of Hi-Line Road, along the said east right-of-way line of Veterans Boulevard, over and across said Lots 3 and 4 of Closner Subdivision, a distance of 1,598.83 feet to a point for corner in the south right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, an 80-foot right-of-way;

THENCE, South 69 degrees, 42 minutes, 41 seconds East, departing the said east right-of-way line of Veterans Boulevard, along the said south right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, over and across said Lot 3 of the of Closner Subdivision and said Lots 47 through 50 of San Juan Plantation Subdivision, a distance of 2,735.37 feet to a point in the west right-of-way line of State Highway 365 (SH 365) for the northwest corner of a called 3,001.81 square foot tract of land described as Parcel 65 P-5 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660461, ORHCT;

THENCE, departing the said south right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, along the said west right-of-way line of SH 365, over and across said Lots 47, 54 and 55 of San Juan Plantation Subdivision the following four (4) calls:

South 08 degrees, 35 minutes, 03 seconds West, along the said easternmost west line of said Parcel 65 P-5, passing at a distance of 35.27 feet the southwest corner of the said Parcel 65 P-5 and passing at a distance of 75.27 feet the northwest corner of a called 258,976.46 square foot tract of land described as Parcel 65 P-6 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660462, ORHCT, and continuing along the said west line of the said called Parcel 65 P-6, a distance of 974.61 feet to a point for corner;

South 53 degrees, 35 minutes, 03 seconds West, along the southernmost north line of said Parcel 65 P-6, a distance of 70.71 feet to a point for corner;

North 81 degrees, 24 minutes, 03 seconds West, along the said southernmost north line of Parcel 65 P-6, a distance of 280.00 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, along the westernmost west line of said Parcel 65 P-6, a distance of 20.00 feet to a point for corner in the said north right-of-way line of Hi-Line Road;

THENCE, North 81 degrees, 24 minutes, 03 seconds West, departing the said west right-of-way line of SH 365, along the said north right-of-way line of Hi-Line Drive, over and across said Lots 51 through 54, a distance of 2,348.21 feet to the **POINT OF BEGINNING**;

CONTAINING: 3,532,149 square feet or 81.087 acres of land, more or less.

TRACT B – PARCEL 2

DESCRIPTION, of a 1,258,411 square foot (28.889 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 47 through 50 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lot 3 of the Re-Subdivision of Closner Subdivision according the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 29.889 acre tract being more particularly described as follows:

COMMENCING, at a point for corner at the intersection of the north right-of-way line of Hi-Line Road, a 40-foot right-of-way and the east line of Veterans Boulevard (South "I" Road), a variable width right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of Hi-Line Road, along the said east right-of-way line of Veterans Boulevard, over and across Lots 3 and 4 of said Closner Subdivision, passing at a distance of 1598.83 feet the south right-of-way line of a Hidalgo County Irrigation District No. 2 drainage ditch, an 80-foot right-of-way, in all a distance of 1,681.00 feet to the **POINT OF BEGINNING** in the north right-of-way line of said Hidalgo County Irrigation District No. 2 drainage ditch;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, along the said east right-of-way line of Veterans Boulevard, over and across said Lot 3 of Closner Subdivision, a distance of 365.73 feet to a point for corner in the south right-of-way line of a Hidalgo County Irrigation District No. 2 Canal;

THENCE, departing the said east right-of-way line of Veterans Boulevard, along the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, over and across said Lot 3 of Closner Subdivision and said Lots 47 through 50 of San Juan Plantation Subdivision, the following two (2) calls:

South 81 degrees, 25 minutes, 34 seconds East, a distance of 800.41 feet to a point for corner;

South 66 degrees, 39 minutes, 19 seconds East, a distance of 1,942.26 feet to a point in the west right-of-way line of State Highway 365 (SH 365) for the northwest corner of a called 108,829.51 square foot tract of land described as Parcel 65 P-4 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660464, ORHCT;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, along the said west right-of-way line of SH 365 and the said west line of Parcel 65 P-4, over and across said Lot 47 of San Juan Plantation Subdivision, a distance of 425.94 feet to a point in the north right-of-way line of the said Hidalgo County Irrigation District No. 2 drainage ditch for the southwest corner of said Parcel 65 P-4;

THENCE, North 69 degrees, 42 minutes, 41 seconds West, departing the said west right-of-way line of SH 365, along the said north right-of-way line of the Hidalgo County Irrigation District No. 2. drainage ditch, over and across said Lots 47 through 50 of San Juan Plantation Subdivision and Lot 3 of said Closner Subdivision, a distance of 2,735.39 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,258,411 square feet or 28.889 acres of land, more or less.

TRACT B ~ PARCEL 3

DESCRIPTION, of a 1,608,875 square foot (36.935 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 36 through 38 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lot 2 of the Re-Subdivision of Closner Subdivision according the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 36.935 acre tract being more particularly described as follows:

BEGINNING at point for corner at the intersection of the south right-of-way line of Anaya Road, a 40-foot right-of-way, and the east right-of-way line of Veterans Boulevard (South "I" Road), a variable width right-of-way;

THENCE, South 81 degrees, 24 minutes, 34 seconds East, departing the said east right-of-way line of Veterans Boulevard, along the said south right-of-way line of Anaya Road, over and across said Lot 2 of Closner Subdivision and Lots 36 through 38 of San Juan Plantation Subdivision, a distance of 2,348.67 feet to a point in the west right-of-way line of State Highway 365 (SH 365), a variable width right-of-way, for the northwest corner of a called 257,173.08 square foot tract of land described as Parcel 65 P-3 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660465, ORHCT;

THENCE, departing the said south right-of-way line of Anaya Road, along the said west right-of-way line of SH 365 and the west line of said Parcel 65 P-3, over and across said Lot 38 of San Juan Plantation Subdivision, the following four (4) calls:

South 08 degrees, 35 minutes, 03 seconds West, a distance of 20.00 feet to a point for corner;

South 81 degrees, 24 minutes, 34 seconds East, a distance of 280.00 feet to a point for corner;

South 36 degrees, 24 minutes, 45 seconds East, a distance of 70.71 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, a distance of 854.67 feet to a point in the north right-of-way line of a Hidalgo County Drainage District No. 2 Canal and the south line of said Lot 38 of San Juan Plantation Subdivision for the southwest corner of said Parcel 65 P-3;

THENCE, North 66 degrees, 39 minutes, 19 seconds West, departing the said west right-of-way line of SH 365, along the said north right-of-way line of the said Hidalgo County Drainage District No. 2 Canal and along the south line of Lots 36 through 38 of San Juan Plantation Subdivision, a distance of 1,941.08 feet to a point for corner;

THENCE, North 81 degrees, 25 minutes, 34 seconds West, along the said north right-of-way line of the Hidalgo County Drainage District No. 2 Canal, over and across said Lot 2 of Closner

Subdivision, a distance of 801.57 feet to a point for corner in the said east right-of-way line of Veterans Boulevard;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of line of the Hidalgo County Drainage District No. 2 Canal, along the said east right-of-way line of Veterans Boulevard, over and across said Lot 2 of Closner Subdivision, a distance of 430.56 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,608,875 square feet or 36.935 acres of land, more or less.

TRACT C – PARCEL 1

DESCRIPTION, of a 5,402,350 square foot (124.021 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being all of Lots 19 through 24 and part of Lots 25 and 33 through 35 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lots 1 and 2 of the Re-Subdivision of Closner Subdivision according the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 124.021 acre tract being more particularly described as follows:

BEGINNING at point for corner at the intersection of the north right-of-way line of Anaya Road, a 40-foot right-of-way, and the east right-of-way line of Veterans Boulevard (South "I" Road), a variable width right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of Anaya Road, along the said east right-of-way line of Veterans Boulevard, over and across said Lots 1 and 2 of Closner Subdivision, a distance of 1,562.00 feet to a point in the north line of said Lot 1 of Closner Subdivision for the southwest corner of said Lot 22 of San Juan Plantation Subdivision and a reentrant corner of the said called 700.07 acre tract;

THENCE, North 08 degrees, 35 minutes, 26 seconds East, departing the said north line of Lot 1 of Closner Subdivision, along the said east right-of-way line of Veterans Boulevard, the west line of said Lot 22 of San Juan Plantation Subdivision, and the west line of said called 700.07 acre tract, a distance of 938.00 feet to a point in the south right-of-way line of a Hidalgo County Irrigation District No. 2 Canal for the southernmost northwest corner of the said called 700.07 acre tract and the northwest corner of said Lot 22 of San Juan Plantation Subdivision;

THENCE, departing the said east right-of-way line of Veterans Boulevard, along the north line of said Lot 22 of San Juan Plantation Subdivision, the meandering south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, and the north line of the said called 700.07 acre tract, the following three (3) calls:

South 81 degrees, 24 minutes, 34 seconds East, a distance of 211.05 feet to a point for corner;

South 08 degrees, 35 minutes, 26 seconds West, a distance of 61.82 feet to a point for corner;

South 64 degrees, 09 minutes, 34 seconds East, a distance of 104.66 feet to a point for corner;

THENCE, departing the said north line of the called 700.07 acre tract, along the north line of said Lots 19 through 22 of San Juan Plantation Subdivision and the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, over and across the said called 700.07 acre tract the following two (2) calls:

South 64 degrees, 09 minutes, 34 seconds East, a distance of 1,351.64 feet to a point for corner;

South 48 degrees, 55 minutes, 42 seconds East, a distance of 1,315.18 feet to a in the north line of said Lot 25 of San Juan Plantation Subdivision point for the southeast corner of said Lot 19 of San Juan Plantation Subdivision;

THENCE, North 81 degrees, 24 minutes, 34 seconds West, departing the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, along the north line of said Lot 25 and the south line of said Lot 19 of the San Juan Plantation Subdivision, a distance of 63.71 feet to a point for corner;

THENCE, departing the said north line of Lot 25 and the said south line of Lot 19 of the San Juan Plantation Subdivision, along the west line of SH 365 and the west line of a called 328,396.69 square foot tract of land described as Parcel 65 P-2 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660466, ORHCT, the following four (4) calls:

South 08 degrees, 35 minutes, 03 seconds West, a distance of 1,210.05 feet to a point for corner;

South 53 degrees, 35 minutes, 14 seconds West, a distance of 70.71 feet to a point for corner;

North 81 degrees, 24 minutes, 34 seconds West, a distance of 280.00 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, a distance of 20.00 feet to a point for corner in the north right-of-way line of Anaya Road;

THENCE, North 81 degrees, 24 minutes, 34 seconds West, departing the said west right-of-way line of SH 365 and the said west line of Parcel 65 P-2, along the north right-of-way line of Anaya Road, a distance of 2,348.68 feet to the **POINT OF BEGINNING**;

CONTAINING: 5,402,350 square feet or 124.021 acres of land, more or less.

TRACT C – PARCEL 2

DESCRIPTION, of a 1,577,120 square foot (36.206 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 7 through 9 and 18 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 36.206 acre tract being more particularly described as follows:

BEGINNING at point for corner at the intersection of the north right-of-way line of Las Milpas Road, a 40-foot right-of-way, and the west right-of-way line of San Juan Road, a 40-foot right-of-way;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south right-of-way line of Las Milpas Road, along the said west right-of-way line of San Juan Road, over and across said Lots 9 and 18 of San Juan Plantation Subdivision, a distance of 1,326.37 feet to a point for corner in the north right-of-way line of a Hidalgo County Irrigation District No. 2 Canal and the south line of said Lot 18 of San Juan Plantation Subdivision;

THENCE, departing the said west right-of-way line of San Juan Road, along the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the south lines of said Lots 18, 7, and 8 of San Juan Plantation Subdivision, the following two (2) calls:

North 48 degrees, 55 minutes, 42 seconds West, a distance of 1,534.82 feet to a point for corner;

North 64 degrees, 09 minutes, 34 seconds West, a distance of 1,396.06 feet to a point in the west line of the said called 700.07 acre tract for the southwest corner of said Lot 7 of San Juan Plantation Subdivision;

THENCE, North 08 degrees, 35 minutes, 26 seconds East, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2, along the said west line of Lot 7 of San Juan Plantation Subdivision and the west line of the said called 700.07 acre tract, a distance of 88.15 feet to a point for corner in the said south right-of-way line of Las Milpas Road;

THENCE, South 81 degrees, 24 minutes, 34 seconds East, departing the said west line of the called 700.07 acre tract and the said west line of Lot 7 of San Juan Plantation Subdivision, along the said south right-of-way line of Las Milpas Road, over and across said Lots 7, 8, and 9 of San Juan Plantation Subdivision, a distance of 2,627.84 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,577,120 square feet or 36.206 acres of land, more or less.

TRACT D – PARCEL 1

DESCRIPTION, of a 731,050 square foot (16.783 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 39 and 56 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 16.783 acre tract being more particularly described as follows:

BEGINNING at point in the east line of the said called 700.07 acre tract, the west right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, a 150-foot right-of-way, and the east line of said Lot 39 of San Juan Plantation Subdivision for the southeast corner of a called 6,403.75 square foot tract of land described as Parcel 69 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660654, ORHCT; said point bears South 07 degrees, 17 minutes, 46 seconds West, a distance of 20.01 feet from intersection of the east line of the said called 700.07 acre tract and the original south right-of-way line of Anaya Road;

THENCE, South 07 degrees, 17 minutes, 46 seconds West, along the said east line of the called 700.07 acre tract, the said east line of Lot 39 of San Juan Plantation Subdivision, and the said west right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, a distance of 1,280.33 feet to a point for the southeast corner of said Lot 39 and northeast corner of said Lot 56 of San Juan Plantation Subdivision and a re-entrant corner of the said called 700.07 acre tract;

THENCE, South 07 degrees, 16 minutes, 24 seconds West, along the east line of said Lot 56 of San Juan Plantation Subdivision and the said west right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, a distance of 1,280.36 feet to a point for the northeast corner of a called 7,568.71 square foot tract of land described as Parcel 65 P-7 recorded in Document No. 2015-2660652, ORHCT; said point being North 07 degrees, 16 minutes, 24 seconds East, a distance of 20.00 feet from the original north right-of-way line of Hi-Line Road and a reentrant corner of the said called 700.07 acre tract;

THENCE, departing the said east line of Lot 56 of San Juan Plantation Subdivision and the said west right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, along the north line of said Parcel 65 P-7, over and across said Lot 56, the following two (2) calls:

North 81 degrees, 24 minutes, 03 seconds West, a distance of 265.70 feet to a point for corner;

North 36 degrees, 24 minutes, 30 seconds West, a distance of 70.72 feet to a point for the northwest corner of said Parcel 65 P-7 in the east right-of-way line of State Highway 365 (SH 365), a 300-foot right-of-way at this point, and the east right-of-way line of San Juan Road;

THENCE, North 08 degrees, 35 minutes, 03 seconds East, along the said east right-of-way line of State Highway 365 (SH 365) and the said east right-of-way line of San Juan Road, over and across said Lots 56 and 39 of San Juan Plantation Subdivision, a distance of 2,459.98 feet to a point for the southwest corner of said Parcel 69;

THENCE, departing the said east right-of-way line of San Juan Road, along the north line of said Parcel 69, over and across said Lot 39 of San Juan Plantation Subdivision, the following two (2) calls:

North 53 degrees, 35 minutes, 15 seconds East, a distance of 70.71 feet to a point for corner;

South 81 degrees, 24 minutes, 34 seconds East, a distance of 207.64 feet to the **POINT OF BEGINNING**;

CONTAINING: 731,050 square feet or 16.783 acres of land, more or less.

TRACT D – PARCEL 2

DESCRIPTION, of a 1,103,420 square foot (25.331 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30 and Porcion 72, Jose Maria Balli Survey, Abstract No. 26, Hidalgo County, Texas; said tract being part of Lots 39 and 56 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 25.331 acre tract being more particularly described as follows:

BEGINNING at point in a south line of the said called 700.07 acre tract, the east right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, a 150-foot right-of-way, and the north right-of-way line of Hi-Line Road, a 40-foot right-of-way, for the southwest corner of said Lot 58 of San Juan Plantation Subdivision;

THENCE, North 07 degrees, 16 minutes, 24 seconds East, departing the said south line of the said called 700.07 acre tract and the said north right-of-way line of Hi-Line Road, along the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the west line of said Lots 58, 57 and 46 of San Juan Subdivision, a distance of 1,300.39 feet to a point in a north line of the said called 700.07 acre tract for a southwest corner of a called 302.18 acre tract of land described as Tract V in General Warranty Deed to Fortco Properties, Ltd. recorded in Document No. 2018-2895970, ORHCT;

THENCE, South 81 degrees, 24 minutes, 34 seconds East, departing the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said west line of said Lot 46 of San Juan Plantation Subdivision, along the said north line of the said 700.07 acre tract and a south line of the said called 302.18 acre tract, over and across said Lot 46 of San Juan Plantation Subdivision, a distance of 863.66 feet to a point in the east line of said Lot 46 of San Juan Plantation Subdivision for a reentrant corner of the said 302.18 acre tract and a northeast corner of the said called 700.07 acre tract;

THENCE, South 08 degrees, 35 minutes, 26 seconds West, along the said east line of Lots 46, 57, and 58 of San Juan Plantation Subdivision, the west line of Lots 60 and 59 of San Juan Plantation Subdivision, and the east line of the said 700.07 acre tract, a distance of 1,300.17 feet to a point in the north right-of-way line of Hi-Line Road for a southeast corner of the said 700.07 acre tract, the southeast corner of said Lot 58 of San Juan Plantation Subdivision, and the southwest corner of said Lot 59 of San Juan Plantation Subdivision;

THENCE, North 81 degrees, 24 minutes, 03 seconds West, along the north right-of-way line of Hi-Line Road and the south line of said Lot 58 of San Juan Plantation Subdivision, a distance of 833.77 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,103,420 square feet or 25.331 acres of land, more or less.

TRACT E

DESCRIPTION, of a 2,212,005 square foot (50.781 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being all of Lot 96 and part of Lots 93 through 95 and 97 through 98 of the Re-Subdivision of Lots 1, and 5 to 32 inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 50.781 acre tract being more particularly described as follows:

BEGINNING, at a point in the east right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way, for the southwest corner of said Lot 96 of San Juan Plantation Subdivision and the southwest corner of the said called 700.07 acre tract;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, along the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, the west line of said Lots 95 and 96 of said San Juan Plantation Subdivision, and the west line of the said called 700.07 acre tract, a distance of 1,627.70 feet to a point in the south right-of-way line of US Highway 281 (US 281), a variable width right-of-way, for the southwest corner of a called 26,905.27 square foot tract of land described as Parcel 7 and the southeast corner of a called 1,306.24 square foot tract of land described as Parcel 4 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT; said point also being the beginning of a non-tangent curve to the right;

THENCE, departing the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, the said west line of Lot 95 of San Juan Plantation Subdivision, and the said west line of the called 700.07 acre tract, along the said south right-of-way line of US 281, the south line of said Parcel 7, and the south line of a called 184,167.26 square foot tract of land described as Parcel 9 in said Special Warranty Deed to the State of Texas, over and across the said called 700.07 acre tract and said Lots 93 through 94 of the San Juan Plantation Subdivision, the following six (6) calls:

In an easterly direction, along said curve to the right, having a central angle of 06 degrees, 43 minutes, 43 seconds, a radius of 5,970.50 feet, an arc distance of 701.15 feet, and a chord bearing South 76 degrees, 18 minutes, 33 seconds East, a distance of 700.75 feet to the end of said curve;

South 72 degrees, 25 minutes, 18 seconds East, a distance of 40.50 feet to a point for the beginning of a non-tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 08 degrees, 28 minutes, 06 seconds, a radius of 5,036.17 feet, an arc distance of 744.36 feet, and a chord bearing South 76 degrees, 16 minutes, 27 seconds East, a distance of 743.68 feet to the end of said curve;

South 81 degrees, 04 minutes, 58 seconds East, a distance of 76.08 feet to a point for corner;

South 81 degrees, 25 minutes, 41 seconds East, a distance of 266.02 feet to a point for corner;

South 36 degrees, 25 minutes, 13 seconds East, a distance of 70.70 feet to a point in the west right-of-way line of State Highway 365 (SH 365), a variable width right-of-way, for the northernmost northwest corner of a called 173,970.15 square foot tract of land described as Parcel 18 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2583470, ORHCT;

THENCE, departing the said south right-of-way line of US 281 and the said south line of Parcel 9, along the west and northwest lines of said Parcel 18 and the west and northwest right-of-way lines of SH 365, over and across the said called 700.07 acre tract and said Lots 93, 97, and 98 of San Juan Plantation Subdivision, the following four (4) calls:

South 08 degrees, 35 minutes, 15 seconds West, a distance of 132.56 feet to a point for the beginning of a non-tangent curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 72 degrees, 46 minutes, 24 seconds, a radius of 902.65 feet, an arc distance of 1,146.49 feet, and a chord bearing South 43 degrees, 54 minutes, 52 seconds West, a distance of 1,070.96 feet to the end of said curve;

South 82 degrees, 24 minutes, 05 seconds West, a distance of 533.15 feet to a point for corner;

South 08 degrees, 31 minutes, 13 seconds West, a distance of 72.66 feet to a point in the south line of the said called 700.07 acre tract, the south line of said Lot 97 of San Juan Plantation Subdivision, and the north right-of-way line of an Hidalgo County Irrigation District No. 2 Canal for the southwest corner of said Parcel 18;

THENCE, South 82 degrees, 24 minutes, 26 seconds West, along the said south line of the called 700.07 acre tract, the south lines of said Lots 93, 96, and 97 of San Juan Plantation Subdivision, and the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, a distance of 769.67 feet to the **POINT OF BEGINNING**;

CONTAINING: 2,212,005 square feet or 50.781 acres of land, more or less.

TRACT F – PARCEL 1

DESCRIPTION, of a 68,596 square foot (1.575 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lot 98 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 1.575 acre tract being more particularly described as follows:

BEGINNING, at a point in the north right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, the south line of the said called 700.07 acre tract, and the south right-of-way line of State Highway 365 (SH 365) for the southwest corner of said Lot 98 of San Juan Plantation Subdivision, the southeast corner of Lot 97 of San Juan Plantation Subdivision, and the southernmost southeast corner of a called 173,970.15 square foot tract of land described as Parcel 18 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2583470, ORHCT;

THENCE, North 08 degrees, 31 minutes, 13 seconds East, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said south line of the called 700.07 acre tract, along the east line of said Lot 97 of San Juan Plantation Subdivision, the west line of said Lot 98 of San Juan Plantation Subdivision, the westernmost east line of said Parcel 18, and the westernmost east right-of-way line of SH 365, over and across the said called 700.07 acre tract, a distance of 9.70 feet to a point for a reentrant corner of said Parcel 18 and the beginning of a non-tangent curve to the left;

THENCE, departing the said east line of Lot 97 and the said west line of Lot 98 of San Juan Plantation Subdivision, along the south line of said Parcel 18 and the south right-of-way line of said SH 365, over and across the said called 700.07 acre tract and said Lot 98 of San Juan Plantation Subdivision, the following four (4) calls:

In a northeasterly direction, along said curve to the left, having a central angle of 30 degrees, 43 minutes, 21 seconds, a radius of 987.51 feet, an arc distance of 529.51 feet, and a chord bearing North 58 degrees, 56 minutes, 41 seconds East, a distance of 523.19 feet to a point for the end of said curve;

North 86 degrees, 16 minutes, 47 seconds East, a distance of 36.35 feet to a point for corner;

South 50 degrees, 15 minutes, 48 seconds East, a distance of 134.83 feet to a point for the beginning of a non-tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 41 degrees, 54 minutes, 30 seconds, a radius of 173.37 feet, an arc distance of 126.81 feet, and a chord bearing South 28 degrees, 14 minutes, 17 seconds East, a distance of 124.00 feet to a point in the said south line of the called 700.07 acre tract, the south line of said Lot 98 of San Juan Plantation Subdivision, and the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal for the northernmost southwest corner of said Parcel 18;

THENCE, South 82 degrees, 24 minutes, 26 seconds West, departing the said south line of SH 365, along the said south line of the called 700.07 acre tract, the said south line of Lot 98 of San Juan Plantation Subdivision, and the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, a distance of 654.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 68,596 square feet or 1.575 acres of land, more or less.

TRACT F – PARCEL 2

DESCRIPTION, of a 421,691 square foot (9.681 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lot 92, 93, and 98 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 9.681 acre tract being more particularly described as follows:

BEGINNING, at a point in the south right-of-way line of US Highway 281 (US 281), a variable width right-of-way, and the west right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way at this point, and the east line of said Lot 92 of San Juan Plantation Subdivision for the southeast corner of a called 56,158.27 square foot tract of land described as Parcel 10 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT and the southwest corner of a called 14,110.00 square foot tract of land described in Special Warranty Deed to the State of Texas recorded in Document No. 2015-2582667, ORHCT, and Special Warranty to the State of Texas recorded in Document No. 2019-3035998, ORHCT;

THENCE, South 07 degrees, 17 minutes, 33 seconds West, departing the said south right-of-way line of US 281, along the said west right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said east line of Lot 92 of San Juan Plantation Subdivision, over and across the said called 700.07 acre tract, a distance of 431.99 feet to a point for corner in the north right-of-way line of another Hidalgo County Irrigation District No. 2 Canal, a variable width right-of-way, and the south line of the said called 700.07 acre tract;

THENCE, along the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said south line of the called 700.07 acre tract, the following six (6) calls:

South 07 degrees, 17 minutes, 12 seconds West, along the said east line of Lot 92 of San Juan Plantation Subdivision, a distance of 146.56 feet to a point for the northernmost southeast corner of said Lot 92 of San Juan Plantation Subdivision;

North 82 degrees, 26 minutes, 34 seconds West, distance of 148.20 feet to a point for a reentrant corner of said Lot 92 of San Juan Plantation Subdivision;

South 08 degrees, 13 minutes, 42 seconds West, a distance of 340.00 feet to a point for the southernmost southeast corner of said Lot 92 of San Juan Plantation Subdivision;

North 88 degrees, 51 minutes, 34 seconds West, a distance of 270.06 feet to a point for the southwest corner of said Lot 92 of San Juan Plantation Subdivision;

North 08 degrees, 35 minutes, 26 seconds East, along the west line of said Lot 92 and the east line of said Lot 98 of San Juan Plantation Subdivision, a distance of 53.79 feet to a point for the southeast corner of said Lot 98 of San Juan Plantation Subdivision;

South 82 degrees, 24 minutes, 26 seconds West, departing the said west line of Lot 92 and the said east line of Lot 98 of San Juan Plantation Subdivision, along the said south line of said Lot 98 of San Juan Plantation Subdivision, a distance of 19.67 feet to a point

in the east right-of-way line of State Highway 365 (SH 365) for the northernmost southeast corner of a called 173,970.15 square foot tract of land described as Parcel 18 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2583470, ORHCT;

THENCE, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, the said south line of the called 700.07 acre tract, and the said south line of Lot 98 of San Juan Plantation Subdivision, along the said east right-of-way line of SH 365 and the east line of said Parcel 18, over and across Lots 98 and 93 of San Juan Plantation Subdivision and the said called 700.07 acre tract the following six (6) calls:

North 08 degrees, 31 minutes, 42 seconds East, a distance of 109.39 feet to a point for corner and the beginning of a non-tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 19 degrees, 02 minutes, 38 seconds, a radius of 233.46 feet, an arc distance of 77.60 feet, and a chord bearing North 44 degrees, 47 minutes, 15 seconds West, a distance of 77.24 feet to the end of said curve;

North 50 degrees, 22 minutes, 07 seconds West, a distance of 130.30 feet to a point for corner;

North 05 degrees, 22 minutes, 34 seconds West, a distance of 36.85 feet to a point for corner and the beginning of a non-tangent curve to the left;

In a northeasterly direction, along said curve to the left, having a central angle of 27 degrees, 46 minutes, 46 seconds, a radius of 987.51 feet, an arc distance of 478.79 feet, and a chord bearing North 22 degrees, 40 minutes, 14 seconds East, a distance of 474.11 feet to the end of said curve;

North 08 degrees, 35 minutes, 15 seconds East, a distance of 132.49 feet to a point in the south right-of-way line of said US 281 for the southernmost southeast corner of a called 184,167.26 square foot tract of land described as Parcel 9 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, and the northeast corner of said Parcel 18;

THENCE, departing the said east right-of-way line of SH 365, along the said south right-of-way line of US 281, the south line of said Parcel 9 and the south line of said Parcel 10, over an across said Lots 93 and 92 of San Juan Plantation Subdivision and the said called 700.07 acre tract, the following three (3) calls:

North 53 degrees, 27 minutes, 44 seconds East, a distance of 71.48 feet to a point for corner;

South 81 degrees, 26 minutes, 03 seconds East, a distance of 259.62 feet to a point for the beginning of a non-tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 02 degrees, 00 minutes, 47 seconds, a radius of 5,036.49 feet, an arc distance of 176.96 feet, and a chord bearing South 83 degrees, 25 minutes, 35 seconds East, a distance of 176.95 feet to the **POINT OF BEGINNING**;

CONTAINING: 421,691 square feet or 9.681 acres of land, more or less.

TRACT F – PARCEL 3

DESCRIPTION, of a 2,704,426 square foot (62.085 acre) tract of land situated in Porcion 72, Jose Maria Balli Survey, Abstract No. 26, Hidalgo County, Texas; said tract being part of Lots 89 through 91 and Lots 100 through 101 and all of Lot 99 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 62.085 acre tract being more particularly described as follows:

BEGINNING at point in the south right-of-way line of US Highway 281 (US 281), a 100-foot right-of-way at this point, the east line of said Lot 89 of San Juan Plantation Subdivision, the east line of the said called 700.07 acre tract, and the west line of that certain tract of land described in Warranty Deed to Fortco Properties, Ltd. recorded in Document No. 2017-2826305, ORHCT, for the southeast corner of that certain tract of land described in Right-of-Way Easement to the State of Texas recorded in Volume 648, Page 212 of the Deed Records of Hidalgo County, Texas (DRHCT);

THENCE, South 08 degrees, 34 minutes, 26 seconds West, departing the said south right-of-way line of US 281, along the said east line of Lot 89 of San Juan Plantation Subdivision, the said east line of the called 700.07 acre tract, the west line of the Fortco Properties tract, passing a reentrant corner of said Lot 89 and the southwest corner of the said Fortco Properties tract and the northwest corner of that certain tract of land described in General Warranty Deed to Fortco Properties, Ltd. recorded in Document No. 2018-28955970, ORHCT, and continuing along the projection of the said east line of Lot 89 and the west line of the aforesaid Fortco Properties tract, over and across said Lots 100 and 101 of San Juan Plantation Subdivision, a distance of 1,750.77 feet to a point in the north line of a Hidalgo County Irrigation District No. 2 Canal and the south line of said Lot 101 of San Juan Plantation Subdivision for the southeast corner of the said called 700.07 acre tract;

THENCE, along the south line of the said called 700.07 acre tract, the said north line of the Hidalgo County Irrigation District No. Canal, and the south lines of Lots 101, 99, and 91 of San Juan Plantation Subdivision, the following six (6) calls:

North 67 degrees, 51 minutes, 34 seconds West, a distance of 1,081.39 feet to a point for corner;

North 51 degrees, 56 minutes, 34 seconds West, a distance of 311.99 feet to a point for corner;

North 08 degrees, 06 minutes, 34 seconds West, a distance of 270.00 feet to a point for corner;

North 50 degrees, 05 minutes, 34 seconds West, a distance of 690.00 feet to a point for corner;

North 00 degrees, 53 minutes, 26 seconds East, a distance of 150.00 feet to a point for corner;

North 78 degrees, 24 minutes, 34 seconds West, a distance of 122.65 feet to a point in the east line of another Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way, for the southwest corner of said Lot 91 of San Juan Plantation Subdivision;

THENCE, North 07 degrees, 17 minutes, 26 seconds East, departing the said south line of the called 700.07 acre tract, along the said east line of the Hidalgo County Irrigation District No. 2 Canal, and the west line of said Lot 91 of San Juan Plantation Subdivision, over and across the said called 700.07 acre tract, a distance of 433.16 feet to a point in the said south right-of-way line of US 281 for the southwest corner of a called 93,075.55 square foot tract of land described as Parcel 15 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, and the southeast corner of a called 14,110.00 square foot tract of land described as Parcel 14 in Deed to the State of Texas recorded in Document No. 2015-2582667, ORHCT, and in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT; said point also being the beginning of a non-tangent curve to the left;

THENCE, departing the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said west line of Lot 91 of San Juan Plantation Subdivision, along the said south right-of-way line of US 281, the south line of said Parcel 15, the south line of a called 9,082.02 square foot tract of land described as Parcel 17 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-2035998, ORHCT, and the said State of Texas tract (Volume 648, Page 212), over and across the said called 700.07 acre tract and said Lots 91, 90, and 89 of San Juan Plantation Subdivision, the following five (5) calls:

In an easterly direction, along said curve to the left, having a central angle of 05 degrees, 06 minutes, 16 seconds, a radius of 5,036.49 feet, an arc distance of 448.70 feet, and a chord bearing South 88 degrees, 07 minutes, 22 seconds East, a distance of 448.56 feet to the beginning of a reverse curve to the right;

In an easterly direction, along said curve to the right, having a central angle of 08 degrees, 02 minutes, 39 seconds, a radius of 5,974.23 feet, an arc distance of 838.77 feet, and a chord bearing South 85 degrees, 39 minutes, 55 seconds East, a distance of 838.08 feet to the end of said curve;

South 81 degrees, 27 minutes, 03 seconds East, a distance of 381.04 feet to a point for corner;

South 84 degrees, 24 minutes, 21 seconds East, a distance of 452.26 feet to a point for corner;

South 81 degrees, 26 minutes, 04 seconds East, a distance of 27.95 feet to the **POINT OF BEGINNING**;

CONTAINING: 2,704,426 square feet or 62.085 acres of land, more or less.



M:\01\Drafting & Mapping\7-GIS\0-Map Requests\11032023-Annexation Map 79.acd\Engineering (Ansi) Landscapes.mxd
This map is intended for general information only. It is not to be used for legal purposes. It is subject to verification by field survey or by the agency responsible for maintaining the information.

 Pharr City Limit
 Pharr ETJ

City of Pharr Location Map

Scale: 1 inch = 200 feet



City of Pharr, Texas
Engineering Department
956.402.4221 Date: 11/3/2023

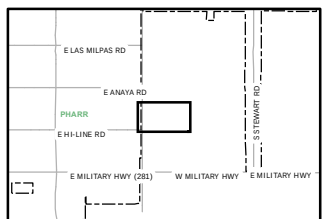


EXHIBIT A (2 OF 3)

PROPERTY DESCRIPTION

1) OWNER: KVS Development, LLC, a Texas limited liability company

A 79.022-acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot 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 East Hi Line Road & South Veterans Boulevard., in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas.

COUNTY OF HIDALGO
STATE OF TEXAS

79.022 ACRE TRACT

PROJ. 46341.00
MITP Phase 2

FIELD NOTE DESCRIPTION of a 79.022 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot road (not in use), as shown on the Re-subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, recorded in Volume 3, Page 52, Hidalgo County Map Records, and out of Lots 3 and 4, as shown on the Re-subdivision of Closner Subdivision, recorded in Volume 1, Page 56A, said Map Records, said 79.022 acre tract also being the remainder of a called 81.087 acre Tract "B" – Parcel 2, recorded in Document No. 2021-3201939, Hidalgo County Official Public Records; in all, said 79.022 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod with orange "WESTWOOD" cap set at the intersection of the south line of a Hidalgo County Irrigation District No. 2 canal right-of-way (80-foot wide) and the west line of State Highway 365, also known as San Juan Road, a variable-width right-of-way, for the northeast corner of said Tract "B" – Parcel 2 and the **POINT OF BEGINNING** of the herein described tract of land, coincident with the northwest corner of a called 3001.81 square foot parcel conveyed unto Hidalgo County Regional Mobility Authority, recorded in Document No. 2015-2660461, said Official Public Records;

THENCE, along west and north lines of said State Highway 365 right-of-way, the following courses:

S 08° 35' 22" W, 974.24 feet to a ½" iron rod with orange "WESTWOOD" cap set,

S 53° 35' 22" W, 70.71 feet to a ½" iron rod with orange "WESTWOOD" cap set,

N 81° 24' 38" W, 280.00 feet to a ½" iron rod with orange "WESTWOOD" cap set, and

S 08° 35' 22" W, 20.00 feet to a ½" iron rod with orange "WESTWOOD" cap set on the north right-of-way line of Hi-Line Road (40-feet wide) for a point of intersection of said Hi-Line Road right-of-way and State Highway 365 right-of-way, said point also being the southwest corner of a called 258,976.46 square foot parcel conveyed unto Hidalgo County Regional Mobility Authority, recorded in Document No. 2015-2660462, said Official Public Records;

THENCE, along the north line of said Hi-Line Road, N 81° 24' 37" W, 2243.16 feet to a ½" iron rod with orange "WESTWOOD" cap set at the intersection of said north line of Hi-Line Road and the east line of South Veterans Boulevard, also known as South "I" Road, for the southeast corner of a called 1.184 acre tract conveyed unto Hidalgo County, recorded in Document No. 2002-1138786, said Official Public Records, coincident with the southernmost southwest corner of the herein described tract of land;

THENCE, along the east right-of-way line of said South Veterans Boulevard, coincident with the east line of said 1.184 acre tract, the following courses:

N 08° 30' 37" E, 20.00 feet to a ½" iron rod with orange "WESTWOOD" cap set,

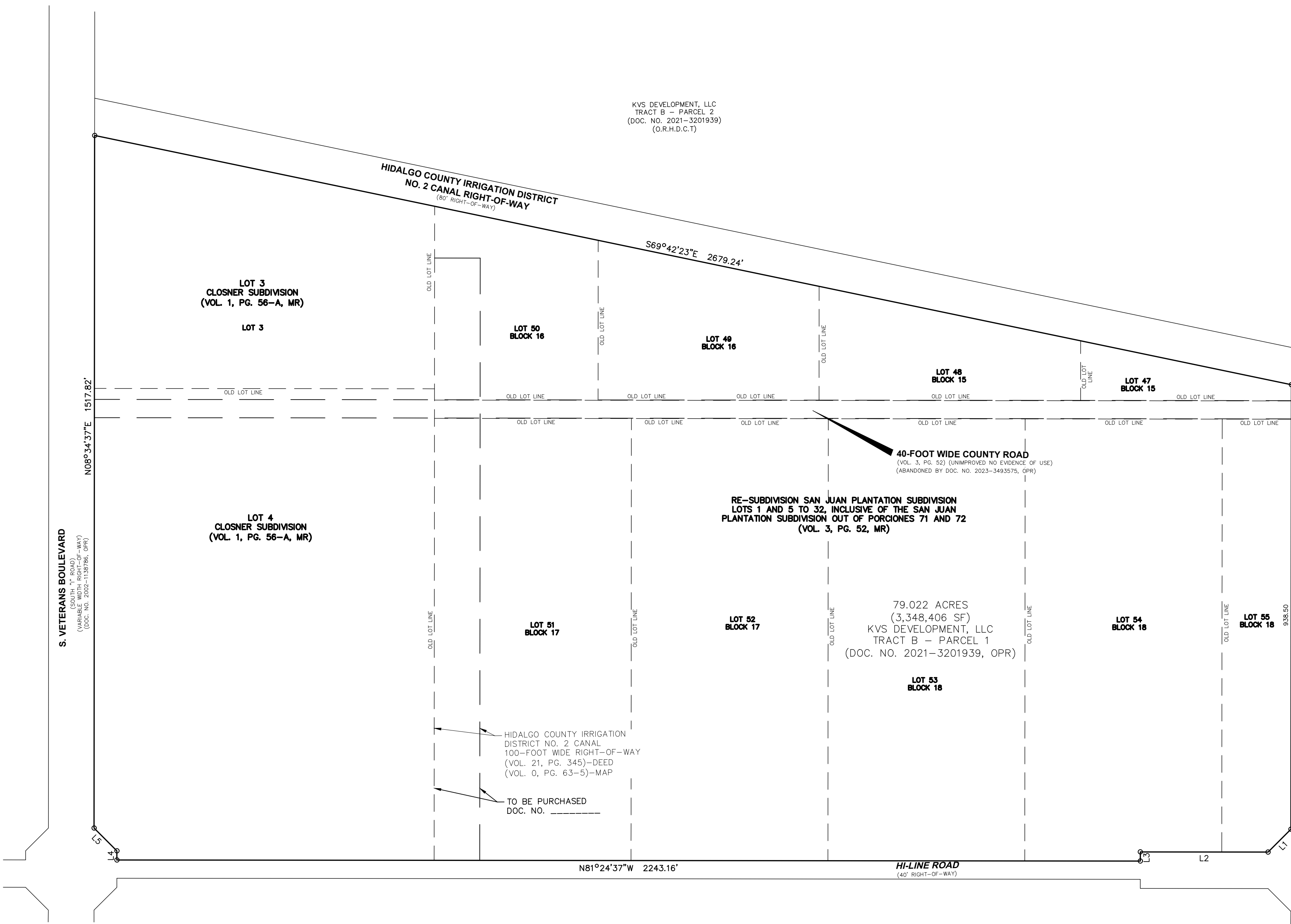
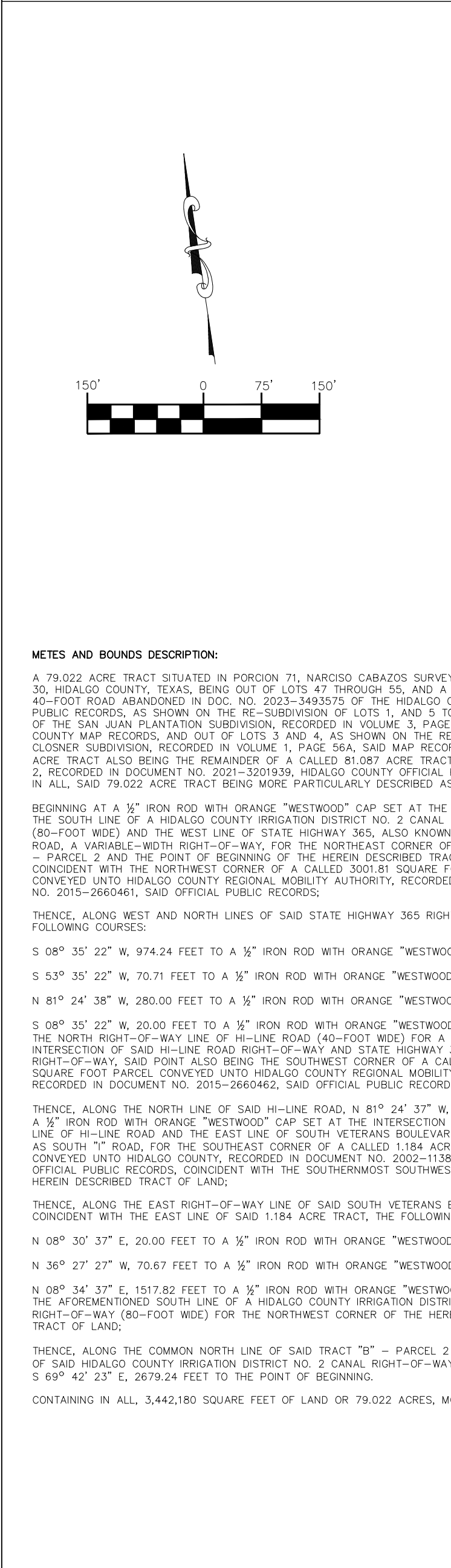
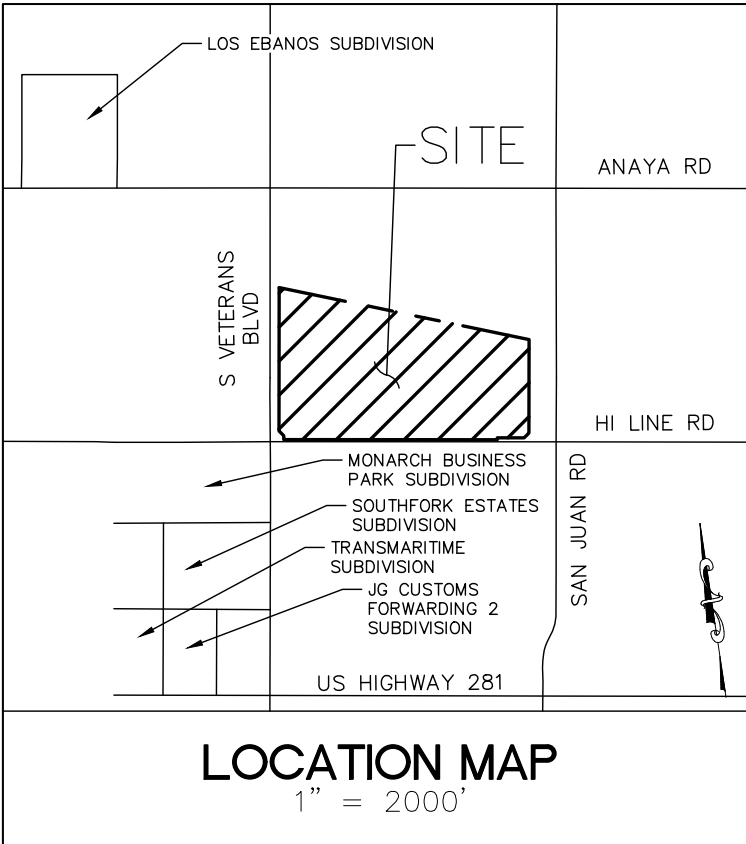
N 36° 27' 27" W, 70.67 feet to a ½" iron rod with orange "WESTWOOD" cap set, and

N 08° 34' 37" E, 1517.82 feet to a ½" iron rod with orange "WESTWOOD" cap set on the aforementioned south line of a Hidalgo County Irrigation District No. 2 canal right-of-way (80-foot wide) for the northwest corner of the herein described tract of land;

THENCE, along the common north line of said Tract "B" – Parcel 2 and south line of said Hidalgo County Irrigation District No. 2 canal right-of-way (80-foot wide), S 69° 42' 23" E, 2679.24 feet to the **POINT OF BEGINNING**.

Containing in all, 3,442,180 square feet of land or 79.022 acres, more or less. Bearings based on Texas State Plane Coordinate System for the South Zone, 4205 (NAD83, 2011 Adjustment).





LINE TABLE		
LINE	LENGTH	DIRECTION
L1	70.71'	S53° 35' 22"W
L2	280.00'	N81° 24' 38"W
L3	20.00'	S8° 35' 22"W
L4	20.00'	N8° 30' 37"E
L5	70.67'	N36° 27' 27"W

LEGEND:

- NTS NOT TO SCALE
- OPR OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
- DR DEED RECORDS OF HIDALGO COUNTY, TEXAS
- MR MAP RECORDS OF HIDALGO COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- S.F. SQUARE FEET
- FOUND MONUMENT AS NOTED
- SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH ZONE (4205), NAD83 (2011 ADJUSTMENT). DISTANCES SHOWN HEREON ARE SURFACE.
2. ALL CORNERS DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD", UNLESS OTHERWISE STATED, OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
3. THIS EXHIBIT WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT FROM FIRST NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JANUARY 20, 2023.

ANNEXATION EXHIBIT OF
MAJESTIC INTERNATIONAL
TRADE PORT: PHASE 2
SUBDIVISION

A 79.022 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, OUT OF LOTS 47 AND 48, BLOCK 15, LOTS 49 AND 50, BLOCK 16, LOTS 51 AND 52, BLOCK 17, LOTS 53 THROUGH 55, BLOCK 18, AND A PORTION OF A 40-FOOT ROAD ABANDONED IN DOC. NO. 2023-3493575 OF THE HIDALGO COUNTY OFFICIAL PUBLIC RECORDS, AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS, AND OUT OF LOTS 3 AND 4, AS SHOWN ON THE RE-SUBDIVISION OF CLOSNER SUBDIVISION, RECORDED IN VOL. 1, PG. 56A, HIDALGO COUNTY PLAT RECORDS, BEING THE REMAINDER OF A CALLED 81.087 ACRE TRACT "B" - PARCEL 1, RECORDED IN DOCUMENT NO. 2021-3201939, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS



Ethan C. Oelke

Westwood

Phone (210) 265-8300 211 N Loop 1604 E, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
TBPELS FIRM NO. 10074301 - TBPELS FIRM NO. F-11756
PROJECT NUMBER: R0046341.00
DATE OF PREPARATION: 10/25/2023

EXHIBIT A
SERVICE PLAN

I. ANNEXATION AREAS

The annexation areas are located on the Northeast Corner of Hi Line Road & South Veterans Blvd. The property is approximately **79.022 AC** and is illustrated in EXHIBIT A and further described below:

OWNER: KVS Development, LLC, a Texas limited liability company

A 79.022-acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 47 through 55, and a portion of a 40-foot 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 East Hi Line Road & South Veterans Boulevard., in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas.

II. SERVICE COMPONENTS

This plan contains two service components: A) Municipal Service Plan B) Capital Improvement Program.

A. MUNICIPAL SERVICE PLAN

As required by TLGC 43.056 B), certain municipal services will be provided by the City of Pharr immediately upon the effective date of annexation. These services include:

- Police Protection
- Fire Protection
- Emergency medical services
- Solid waste collection, except as provided by Subsection 43.056 (o);
- Operation and maintenance of water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility;
- Operation and maintenance of roads and streets, including road and street lighting; *
- Operation and maintenance of public parks, playgrounds, and swimming pools; and
- Operation and maintenance of any other publicly owned facility, building or service.

*Note: Street lighting will be maintained for fixtures located within the service territory of the City of Pharr.

1. POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of Pharr Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

2. FIRE

Existing Services: Primary fire response is currently provided through rural fire agreement with Hidalgo County. Services will continue to be provided

Services to be Provided: Fire suppression will be available to the area upon annexation. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.

3. BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Pharr.

4. PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Pharr Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Pharr Subdivision Ordinance. These services can be provided within the department's current budget.

5. LIBRARY

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

6. HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The ____Hidalgo____ County Health Department will implement the enforcement of the City of Pharr's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current City of Pharr's Code Compliance and Health Division Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

7. STREET

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This service can be provided within the current budget appropriation.

8. STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers and/or Public Works Department at time of completions. The City will then maintain the drainage upon approval.

9. STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Pharr will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

10. TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

11. WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

12. SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

13. SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

14. ADDITIONAL SERVICES

All other applicable municipal services will be provided to the area in accordance with the City of Pharr's established policies governing extension of municipal services to newly annexed areas.

B. CAPITAL IMPROVEMENTS

The City, from time to time, include construction of new, expanded or replacement facilities in its Capital Improvements Program (CIP). Facilities to be included in the CIP shall be determined on a City-wide basis. Priorities shall be established by the CIP plans of the City, projected growth trends, and the City Commission through its development plans and policies.

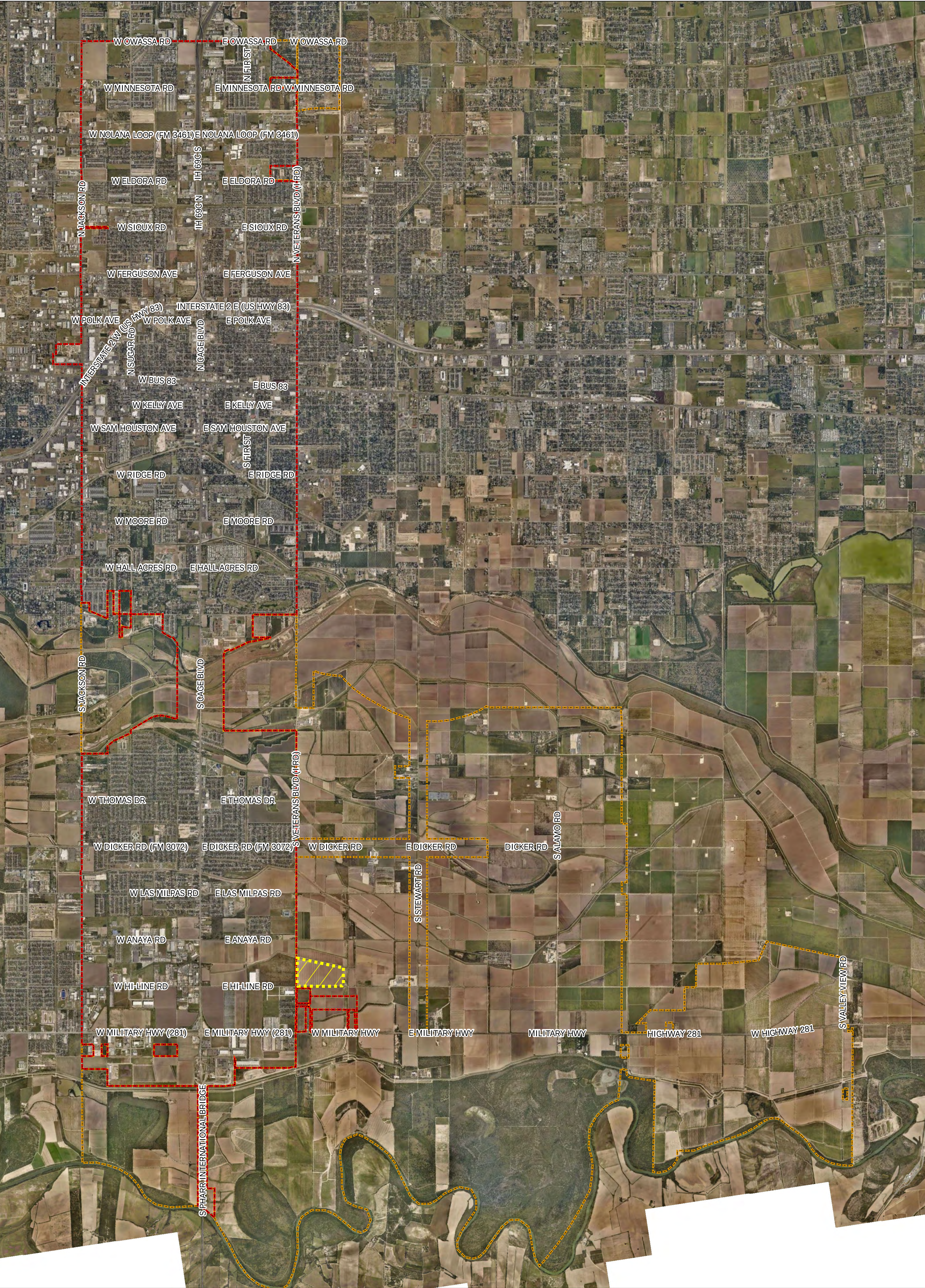
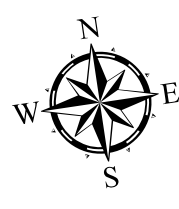
III. LEVEL OF SERVICES TO BE PROVIDED

It is the intent of the City of Pharr to provide the level of services required by State Law. The City Commission finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with topography, land use, and population density reasonably similar to the annexed area and will not reduce the level of services available to the territory prior to annexation.

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each are of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

**EXHIBIT C - SCHEDULE FOR VOLUNTARY ANNEXATION
CITY OF PHARR, TEXAS**

DATE	ACTION/EVENT	LEGAL AUTHORITY
October 27, 2023	Submitted petition for annexation.	
November 20, 2023	Resolution to City Commission on accepting petition of annexation	
November 20, 2023	Acceptance of voluntary annexation petition request from landowners and initiation of annexation and City Commission sets a public hearing for December 4, 2023 (14 days)	TLGC 43.0671
November 20, 2023 Publish notice of public hearing AND Send notice to school district and to each public entity.	Send notice to Advance for publication on <u>November 21, 2023 for publication on November 22, 2023.</u> Post notice of public hearing on city's website and maintain until hearings are complete. School District notice. Notify each school district of possible impact w/in the period preserved for publishing the notice of the public hearing. Public Entity notices. Notify each public entity that is located in or provides services to the area proposed for annexation. Public entity includes: County, fire protection, emergency medical services provider, special district (MUD) or other district, of possible impact w/in the period prescribed for publishing the notice of public hearing.	TLGC 43.905 and 43.9051; send notice to school district and to each public entity not less than 10 days nor more than 20 days before public hearing.
November 22, 2023	Legal Notice for Public Hearing Published for the date of December 4, 2023 (12 days)	Not less than 10 days nor more than 20 days before the public hearing. TLGC 43.0673
December 4, 2023	Public Hearing – Regular CC Meeting	Governing body must provide persons in interested in the annexation the opportunity to be heard. TLGC 43.0673
December 4, 2023	First Reading of the Ordinance (after public hearing)	TLGC 43.0673
December 18, 2023 (Could also be at a special called meeting after the First Reading; OR within 90 days of First Reading)	Second Reading of the Ordinance	Second reading of annexation ordinance, City Charter, Article I, Section 5
January 15, 2024	Third and final reading of the ordinance	Third and final reading of the annexation ordinance, Article III, Section 6, City Charter
Within 30 days of Final Reading	City Sends copy of map showing boundary changes to county voter registrar in a format that is compatible with mapping format used by registrar.	Elec. Code 42.0615
Within 60 days of Final Reading of Ordinance	City provides a certified copy of ordinance and maps to: 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's office 6. City Department Heads 7. State Comptroller 8. Franchise Holders	





Pharr

Development Services



VOLUNTARY ANNEXATION PETITION APPLICATION AND CHECKLIST

Name of Applicant: K.V. Chowdary

Date of Submittal: _____

Proposed Acreage to be Annexed: 79.022

APPLICATION COMPLETENESS CERTIFICATION

REQUIRED DOCUMENTS	PROVIDED
Completed and Signed Application/Checklist	☐
Completed annexation petition with each owner's original signature. Must include all owners' signatures if there are multiple owners of record.	☐
A copy of the deed showing current ownership.	☐
A clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property. The boundary description and the graphic exhibit must each be contained on a 8 1/2" x 11" sheet of paper. If the property is a subdivided lot, please submit a copy of the recorded subdivision plat.	☐
If applicable, water and wastewater utilities agreement between City and applicant for extension of utilities.	☐

INSTRUCTIONS

Fill out and submit an electronic copy of the completed application package and all subsequent documentation and updates to planning@pharr-tx.gov and provide one (1) hard copy to Development Services, Planning and Zoning Division, 118 S Cage Blvd., Pharr, Texas 78577.

PROPERTY INFORMATION

Property Address: NEC Hi Line Rd & S Veterans Blvd

Total Number of Acres: 79.022

Total Number of Tracts: 1

Subdivision Name: San Juan Plantation & Closner

Lot(s) 47-55, 1 &

Block(s):

Survey Name and Abstract No.: Narciso Cabazos Survey, Abstract No. 30 Lot(s) 47-55, 1 & 5-32, 3 & 4

Current Land Use: Agriculture

Current Land Use: Agriculture

Proposed Land Use and Purpose of Annexation: Light Industrial. Proposed Class A1
1 million +/- SF warehouse/distribution building.

List all qualified voting age persons living on each tract of land:

[illegible]

OWNER INFORMATION – Please fill out a separate sheet for each owner of record

Owner(s) Name: KVS Development, LLC (K.V. Chowdary)

If the property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.

Address: 2001 S. Cynthia St. Ste. C City: McAllen State: TX Zip Code: 78503

Phone No.: _____ Cell Phone No.: (956)655-0153 Email: kvschowdary@gmail.com

Owner's Signature: KVS Chowdary Date: 10-26-23

AGENT/APPLICATION AUTHORIZATION – Please check one of the following:

☐ I will represent my petition before the city staff and the Board of Commissioners of the City of Pharr

☒ I hereby authorize the person named below to act as my agent/applicant in representing this application before the city staff and the Board of Commissioners of the City of Pharr.

Note: The agent/applicant is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent/applicant. If no agent is listed, the owner will be considered the agent.

Agent/Applicant's Name: Roxxie De La Cruz

Company's Name (if applicable): Halff

Address: 5000 W Military Hwy #100 City: McAllen State: TX Zip Code: 78503

Phone No.: (956)445-5227 Cell Phone No.: _____ Email: rdelacruz@halff.com

If an agent/applicant is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent/applicant in processing the application before the Board of Commissioners of the City of Pharr:

Owner's Printed Name: K.V. CHOWDARY

Owner's Signature: KVS Chowdary Date: 10-26-23



Pharr

Development Services



VOLUNTARY ANNEXATION PETITION (C-3)

I, K.V. Chowdary, owner of the land described below, hereby voluntary petition the Board of Commissioners of the City of Pharr, Texas to annex the property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Pharr, Texas, the Property, containing approximately 79.022 acres of land, described as follows:

(Legal description of Property, Exhibit A, attached hereto)

I desire to enter into a written agreement for municipal services with the City of Pharr, pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify that the above-described Property is contiguous and adjacent to the City of Pharr, Texas and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

OWNER(S): (add additional signature lines for each owner)

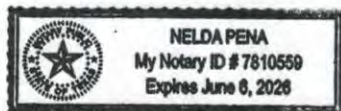
Print Name (Owner) K.V. Chowdary Signature (Owner) KVS. Chowdary
 Print Name (Owner) _____ Signature (Owner) _____

NOTARY ACKNOWLEDGEMENT

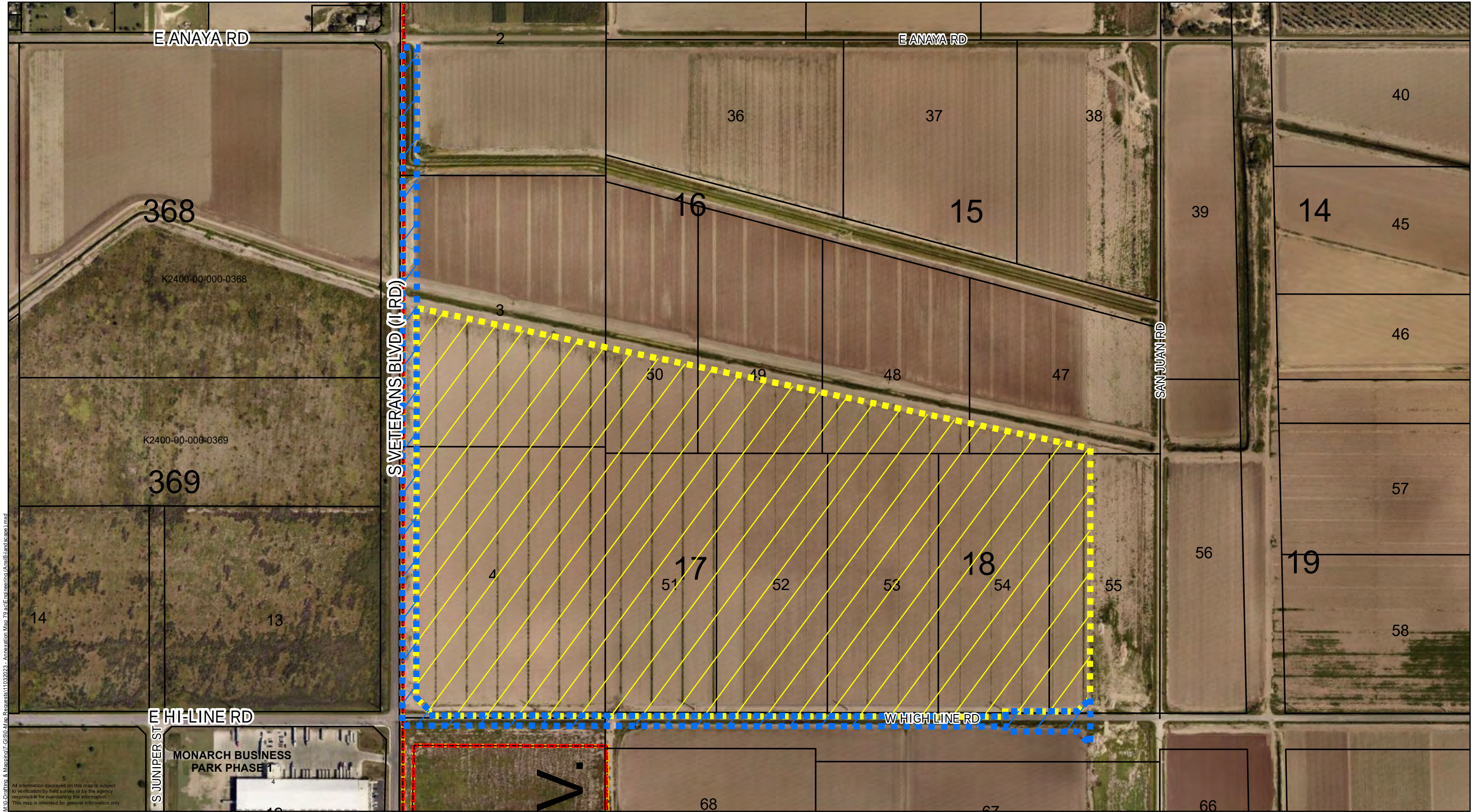
STATE OF TEXAS §
 COUNTY OF Hidalgo §

BEFORE ME, the undersigned authority, on this day personally appeared KVS Chowdary, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the Owner.

Given under my hand and seal office this 26 day of October, 2023



Nelda Pena
 NOTARY PUBLIC in and for the
 STATE OF TEXAS
NELDA PEÑA
 Printed Name
 My commission expires: 6-6-26

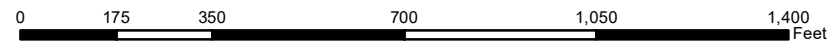


M:\0-Drafting & Mapping\7-GIS\0-Map Requests\11032023-Annexation Map 79.ac\Engineering (AnsiB) LandScene.mxd

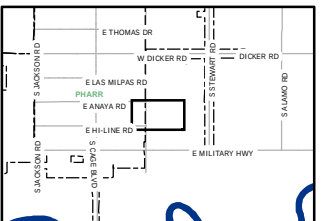
Pharr City Limit
Pharr ETJ

City of Pharr Location Map

Scale: 1 inch = 350 feet



City of Pharr, Texas
Engineering Department
956.402.4221 Date: 3/25/2024



PROPERTY DESCRIPTION

1) OWNER: Hidalgo County, Texas

A 6.154-acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being a portion of South Veterans Boulevard AND East Hi Line Road, said portion being out of Parcels 70B, 70C, and 70D, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas.

COUNTY OF HIDALGO
STATE OF TEXAS

6.154 ACRE TRACT
ROW ANNEXATION

PROJ. 46341.00
MITP Phase 2

FIELD NOTE DESCRIPTION of a 6.154 acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being a portion of South Veterans Boulevard, also known as South "I" Road, said portion being out of Parcels 70B, 70C, and 70D, recorded in Document No. 2002-1138786, Hidalgo County Official Public Records, and also being a portion of Hi-Line Road, said portion being out of a 40-foot wide road as shown on the Re-Subdivision of Lots 1, and 5 to 32 inclusive of the San Juan Plantation Subdivision recorded in Vol. 3, Pg. 52, Hidalgo County Plat Records, Parcel 65 P-6 recorded in Document No. 2015-2660462, said Official Public Records, Parcel 65 P-9, recorded in Document No. 2015-2660460, said Official Public Records, and Tract One recorded in Document No. 2006-1688912, said Official Public Records; in all, said 6.154 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod set with orange cap stamped "WESTWOOD" at the intersection of the north line of Hi-Line Road and the west line of State Highway 365, also known as San Juan Road, a variable-width right-of-way, for an angle point of said Parcel 65 P-6 and that certain Tract B – Parcel 1 conveyed unto KVS Development, LLC, recorded in Document No. 2021-3201939, said Official Public Records, for the east corner of the herein described tract of land;

THENCE, along the west line of said State Highway 365 right-of-way, S 08° 35' 22" W, 180.00 feet to a point at the intersection of the south right-of-way line of Hi-Line Road and the west line of said State Highway 365 for an angle point of said Parcel 65 P-9 and that certain Tract A – Parcel 3 conveyed unto KVS Development, LLC, recorded in said Document No. 2021-3201939, for the south corner of the herein described tract of land;

THENCE, along the south line of said Hi-Line Road and the boundary of said Parcel 65 P-9, coincident with the north line of said Tract A – Parcel 3, the following courses:

N 36° 24' 36" W, 70.71 feet,

N 81° 24' 38" W, 280.00 feet, and

N 08° 35' 22" E, 20.00 feet to the northwest corner of said Parcel 65 P-9, same being an angle point of the herein described tract of land;

THENCE, continuing along the south line of said Hi-Line Road and north line of said Tract A - Parcel 3, N 81° 24' 37" W, passing the westerly terminus of the 40-foot wide road shown on said Re-Subdivision of Lots 1, and 5 to 32 inclusive of the San Juan Plantation Subdivision, and continuing in all a total distance of 2348.18 feet to a point for the southwest corner of said Tract One recorded in Document No. 2006-1688912, coincident with the northwest corner of that certain Parcel 26 conveyed unto Hidalgo County Drainage District Number One, recorded in Volume 982,

Page 205, Hidalgo County Deed Records, and the southwest corner of the herein described tract of land;

THENCE, across the right-of-way of said South Veterans Boulevard, along the west lines of said Tract One and said Parcels 70D, 70C, and 70B, respectively, N 08° 34' 37" E, 2640.17 feet to a point on the south right-of-way line of Anaya Road, a 40-foot-wide right-of-way, for the northwest corner of the herein described tract of land;

THENCE, along the south right-of-way line of said Anaya Road, S 81° 24' 37" E, 55.00 feet to a point at the intersection of the east right-of-way line of said South Veterans Boulevard and the south right-of-way line of said Anaya Road, said point also being on the east line of said Parcel 70B, for the northeast corner of the herein described tract of land;

THENCE, along the east right-of-way line of said South Veterans Boulevard and said Parcels 70B, 70C, and 70D, respectively, the following courses:

S 08° 34' 37" W, 2530.24 feet to a ½" iron rod set with orange cap stamped "WESTWOOD",

S 36° 27' 27" E, 70.67 feet to a ½" iron rod set with orange cap stamped "WESTWOOD",
and

S 08° 30' 37" W, 20.00 feet to a ½" iron rod set with orange cap stamped "WESTWOOD"
at the intersection of the east right-of-way line of said South Veterans Boulevard and north right-of-way line of said Hi-Line Road for a re-entrant corner of the herein described tract of land;

THENCE, along the north line of said Hi-Line Road, coincident with the south line of said Tract B – Parcel 1, S 81° 24' 37" E, passing the westerly terminus of the 40-foot wide road shown on said Re-Subdivision of Lots 1, and 5 to 32 inclusive of the San Juan Plantation Subdivision, and continuing in all a total distance of 2243.16 feet to a point for the west corner of said Parcel 65 P-6, same being an angle point of said Tract B – Parcel 1 and the herein described tract;

THENCE, continuing along the south line of said Hi-Line Road, coincident with the boundary of said Parcel 65 P-6 and the south line of said Tract B – Parcel 1, the following courses:

N 08° 35' 22" E, 20.00 feet,

S 81° 24' 38" E, 280.00 feet, and

N 53° 35' 22" E, 70.71 feet to the **POINT OF BEGINNING**.

Containing in all, 268,088 square feet of land or 6.154 acres, more or less. Bearings based on Texas State Plane Coordinate System for the South Zone, 4205 (NAD83, 2011 Adjustment). This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



EXHIBIT A
SERVICE PLAN

I. ANNEXATION AREAS

The annexation areas are located on the Northeast Corner of Hi Line Road & South Veterans Blvd. The property is approximately **6.154 AC** and is illustrated in EXHIBIT A and further described below:

OWNER: **Hidalgo County, Texas**

A 6.154-acre tract situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being a portion of South Veterans Boulevard AND East Hi Line Road, said portion being out of Parcels 70B, 70C, and 70D, in the City of Pharr's Extraterritorial Jurisdiction (ETJ), in Hidalgo County, Texas.

II. SERVICE COMPONENTS

This plan contains two service components: A) Municipal Service Plan B) Capital Improvement Program.

A. MUNICIPAL SERVICE PLAN

As required by TLGC 43.056 B), certain municipal services will be provided by the City of Pharr immediately upon the effective date of annexation. These services include:

- Police Protection
- Fire Protection
- Emergency medical services
- Solid waste collection, except as provided by Subsection 43.056 (o);
- Operation and maintenance of water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility;
- Operation and maintenance of roads and streets, including road and street lighting; *
- Operation and maintenance of public parks, playgrounds, and swimming pools; and
- Operation and maintenance of any other publicly owned facility, building or service.

*Note: Street lighting will be maintained for fixtures located within the service territory of the City of Pharr.

1. POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of Pharr Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police

patrol activities can be effectively accommodated within the current budget and staff appropriation.

2. FIRE

Existing Services: Primary fire response is currently provided through rural fire agreement with Hidalgo County. Services will continue to be provided

Services to be Provided: Fire suppression will be available to the area upon annexation. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.

3. BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Pharr.

4. PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Pharr Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Pharr Subdivision Ordinance. These services can be provided within the department's current budget.

5. LIBRARY

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

6. HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The Hidalgo County Health Department will implement the enforcement of the City of Pharr's health ordinances and regulations on the effective date of

the annexation. Such services can be provided with current City of Pharr's Code Compliance and Health Division Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

7. STREET

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This service can be provided within the current budget appropriation.

8. STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers and/or Public Works Department at time of completions. The City will then maintain the drainage upon approval.

9. STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Pharr will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

10. TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

11. WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

12. SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

13. SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

14. ADDITIONAL SERVICES

All other applicable municipal services will be provided to the area in accordance with the City of Pharr's established policies governing extension of municipal services to newly annexed areas.

B. CAPITAL IMPROVEMENTS

The City, from time to time, include construction of new, expanded or replacement facilities in its Capital Improvements Program (CIP). Facilities to be included in the CIP shall be determined on a City-wide basis. Priorities shall be established by the CIP plans of the City, projected growth trends, and the City Commission through its development plans and policies.

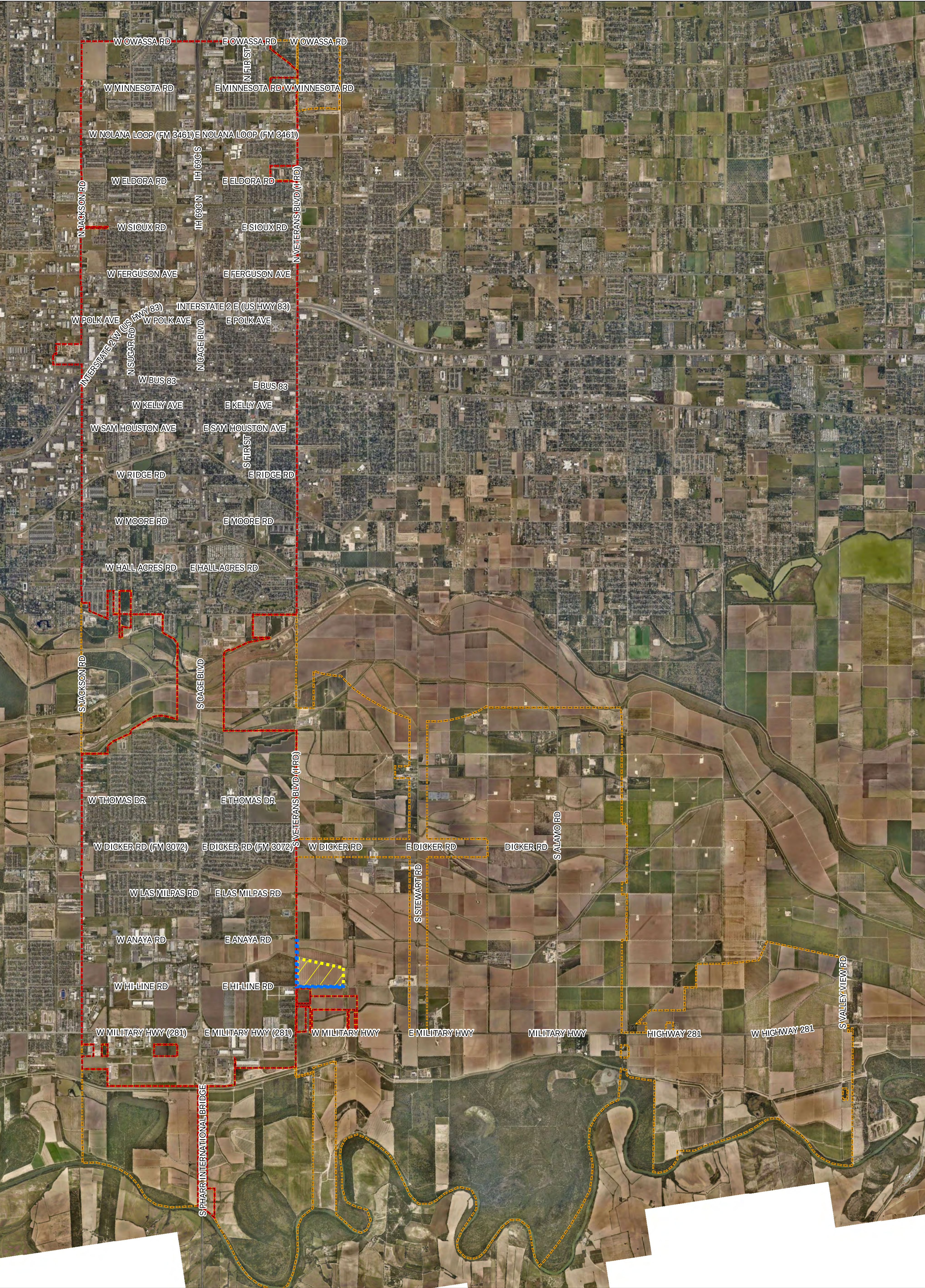
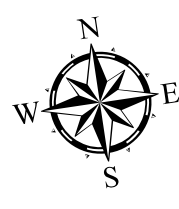
III. LEVEL OF SERVICES TO BE PROVIDED

It is the intent of the City of Pharr to provide the level of services required by State Law. The City Commission finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with topography, land use, and population density reasonably similar to the annexed area and will not reduce the level of services available to the territory prior to annexation.

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each are of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

**EXHIBIT C - SCHEDULE FOR VOLUNTARY ANNEXATION
CITY OF PHARR, TEXAS**

DATE	ACTION/EVENT	LEGAL AUTHORITY
March 19, 2024	Submitted petition for annexation.	
April 1, 2024	Resolution to City Commission on accepting petition of annexation	
April 1, 2024	Acceptance of voluntary annexation petition request from landowners and initiation of annexation and City Commission sets a public hearing for April 15, 2024 (14 days)	TLGC 43.0671
April 1, 2024 Publish notice of public hearing AND Send notice to school district and to each public entity.	Send notice to Advance for publication on <u>April 2, 2024, for publication on April 3, 2024.</u> Post notice of public hearing on city's website and maintain until hearings are complete. School District notice. Notify each school district of possible impact w/in the period preserved for publishing the notice of the public hearing. Public Entity notices. Notify each public entity that is located in or provides services to the area proposed for annexation. Public entity includes: County, fire protection, emergency medical services provider, special district (MUD) or other district, of possible impact w/in the period prescribed for publishing the notice of public hearing.	TLGC 43.905 and 43.9051; send notice to school district and to each public entity not less than 10 days nor more than 20 days before public hearing.
April 3, 2024	Legal Notice for Public Hearing Published for the date of April 15, 2024 (12 days)	Not less than 10 days nor more than 20 days before the public hearing. TLGC 43.0673
April 15, 2024	Public Hearing – Regular CC Meeting	Governing body must provide persons in interested in the annexation the opportunity to be heard. TLGC 43.0673
April 15, 2024	First Reading of the Ordinance (after public hearing)	TLGC 43.0673
May 6, 2024 (Could also be at a special called meeting after the First Reading; OR within 90 days of First Reading)	Second Reading of the Ordinance	Second reading of annexation ordinance, City Charter, Article I, Section 5
May 20, 2024	Third and final reading of the ordinance	Third and final reading of the annexation ordinance, Article III, Section 6, City Charter
Within 30 days of Final Reading	City Sends copy of map showing boundary changes to county voter registrar in a format that is compatible with mapping format used by registrar.	Elec. Code 42.0615
Within 60 days of Final Reading of Ordinance	City provides a certified copy of ordinance and maps to: 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's office 6. City Department Heads 7. State Comptroller 8. Franchise Holders	





Pharr

Development Services



VOLUNTARY ANNEXATION PETITION APPLICATION AND CHECKLIST

Name of Applicant: Hidalgo County

Date of Submittal: 3-11-2024

Proposed Acreage to be Annexed: 6.154 acres

APPLICATION COMPLETENESS CERTIFICATION

REQUIRED DOCUMENTS	PROVIDED
Completed and Signed Application/Checklist	☐
Completed annexation petition with each owner's original signature. Must include all owners' signatures if there are multiple owners of record.	☐
A copy of the deed showing current ownership.	☐
A clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property. The boundary description and the graphic exhibit must each be contained on a 8 1/2" x 11" sheet of paper. If the property is a subdivided lot, please submit a copy of the recorded subdivision plat.	☐
If applicable, water and wastewater utilities agreement between City and applicant for extension of utilities.	☐

INSTRUCTIONS

Fill out and submit an electronic copy of the completed application package and all subsequent documentation and updates to planning@pharr-tx.gov and provide one (1) hard copy to Development Services, Planning and Zoning Division, 118 S Cage Blvd., Pharr, Texas 78577.

Property Address: Night of way of Hi-line road and a portion of South Veterans Blvd

Subdivision Name: _____ Lot(s): _____ Block(s): _____

Current Land Use: _____

Proposed Land Use and Purpose of Annexation: Public Road Right of way.

[illegible]

OWNER INFORMATION – Please fill out a separate sheet for each owner of record

Owner(s) Name: Hidalgo Colony

If the property ownerships is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.

Address: 2804 S. Business 231 City: Edinburg State: TX Zip Code: 78539

Phone No.: _____ Cell Phone No.: _____ Email: _____

Owner's Signature: [Signature] Date: 3/21/2024

AGENT/APPLICATION AUTHORIZATION – Please check one of the following:

☐ I will represent my petition before the city staff and the Board of Commissioners of the City of Pharr

☐ I hereby authorize the person named below to act as my agent/applicant in representing this application before the city staff and the Board of Commissioners of the City of Pharr.

Note: The agent/applicant is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent/applicant. If no agent is listed, the owner will be considered the agent.

Agent/Applicant's Name: _____

Company's Name (if applicable): _____

Address: _____ City: _____ State: _____ Zip Code: _____

Phone No.: _____ Cell Phone No.: _____ Email: _____

If an agent/applicant is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent/applicant in processing the application before the Board of Commissioners of the City of Pharr:

Owner's Printed Name: _____

Owner's Signature: _____ Date: _____

APPROVED BY
COMMISSIONERS COURT
ON: 3-19-24 MM
AI-94584



Pharr

Development Services



VOLUNTARY ANNEXATION PETITION (C-3)

I, Richard F. Cortez, owner of the land described below, hereby voluntarily petition the Board of Commissioners of the City of Pharr, Texas to annex the property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Pharr, Texas, the Property, containing approximately _____ acres of land, described as follows:

(Legal description of Property, Exhibit A, attached hereto)

I desire to enter into a written agreement for municipal services with the City of Pharr, pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify that the above-described Property is contiguous and adjacent to the City of Pharr, Texas and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

OWNER(S): (add additional signature lines for each owner)

Print Name (Owner) _____ Signature (Owner) Richard F. Cortez

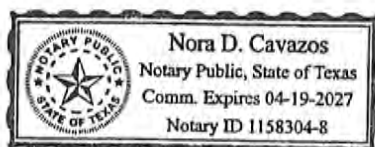
Print Name (Owner) _____ Signature (Owner) _____

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF Hidalgo §

BEFORE ME, the undersigned authority, on this day personally appeared Richard F. Cortez, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the Owner.

Given under my hand and seal office this 21st day of March, 2024.



Nora D. Cavazos
NOTARY PUBLIC in and for the
STATE OF TEXAS

Nora D. Cavazos
Printed Name
My commission expires: 04-19-27

- A. [AI-94604](#) Requesting consideration and action to award and enter into a construction contract with Mata G. Construction Inc. the lowest responsible bidder in the amount of \$400,626.16 utilizing CDBG Fiscal Years 34-35 (2021-2022) Edcouch Parks, Rec. Facility Improvement Funds. [Click to View](#)
- B. [AI-94609](#) Requesting consideration and action to award and enter into a construction contract with The 5125 Company, the lowest responsible bidder in the amount of \$515,555.00 utilizing CDBG Fiscal Years 34,35 & 36 (2021,2022,2023) Hidalgo Flood Drainage Improvements Funds. [Click to View](#)
- C. [AI-94611](#) Requesting consideration and action to award and enter into a construction contract with NM Contracting, LLC., the lowest responsible bidder in the amount of \$738,206.35 utilizing CDBG Fiscal Years 31-35 (2018- 2022) La Joya Water/Sewer (Lift Station) Funds. [Click to View](#)
- D. [AI-94617](#) Discussion, consideration, and action approving application for 2018 & 2019 Hidalgo County "Palmview Lateral" projects for Precinct No. 3 with authority for County Judge Richard F. Cortez to sign any and all documents related to the application [Click to View](#)
- E. [AI-94581](#) Requesting approval of a best and final negotiated contract for professional architect services with Milnet Architectural Services, PLLC in the amount of \$26,755.51 utilizing CDBG FY 36 (2023) City of Elsa Public Facilities Improvement Funding and approval of Work Authorization No. 1. [Click to View](#)
19. **Emergency Management:**
- A. [AI-94594](#) 1. Approval of the appointment of the Hidalgo County Local Emergency Planning Committee Board.
2. Authorization for County Judge Richard F. Cortez to sign the Local Emergency Planning Committee membership updates form for the State Emergency Response Commission c/o TDEM Operation Section. [Click to View](#)
20. **Veterans Services:**
- A. [AI-94473](#) Approval to accept the grant budget amendment, as approved by the granting agency, to the FY 2024 (7-01-2023 - 06-30-2024) Texas Veterans Commission (TVC) Funds for Veterans Assistance Grant. [Click to View](#)
21. **Auditor's Office:**
- A. [AI-94583](#) Requesting approval to submit the "Pro Rata Tobacco Settlement Distribution County Expenditure Statement - 2024" to the Department of State Health Services, and authorize the County Judge to execute the report. [Click to View](#)
22. **Planning Department:**
- A. [AI-94584](#) Discussion, consideration, and action on the Voluntary Annexation Petition Application and Checklist for the City of Pharr to facilitate the annexation of Hi-Line Road and a portion of South Veterans Blvd. by the City of Pharr. [Click to View](#)

APPROVED BY
COMMISSIONER'S COURT
ON: 3-19-24



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.C.

DATE SUBMITTED: April 17, 2024

MEETING DATE: May 6, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Fee ordinance is being amended to include the new Bark parental controls software license for customers through the updated agreement with Calix.

Fiscal Consideration: NA

Staff Recommendation: Staff recommends approval.

Alternatives: NA

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Hilda Pedraza

Jose Pena

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 4/17/2024

Approved - 4/17/2024

Approved - 4/17/2024

Approved - 4/25/2024

Final Approval - 5/1/2024

ORDINANCE NO. O-2024-____

AN ORDINANCE AMENDING ORDINANCES O-2023-33 AND O-2022-36 AMENDING THE MUNICIPAL FIBER OPTIC SERVICE FEE SCHEDULE, PROVIDING FOR REPEALING OF CONFLICTING ORDINANCE(S) CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Commissioners of the City of Pharr desire to provide reliable, high-speed internet to the residents and businesses of Pharr, for the benefit and growth of economic and community goals; and

WHEREAS, the Board of Commissioners find that providing fiber-optic services will provide reliable, high-speed internet serves a public purpose; and

WHEREAS, the Board of Commissioners has approved a municipally owned fiber-optic broadband network to provide fast and reliable internet service to residential and commercial customers; and

WHEREAS, a community survey was conducted for residents and businesses to determine the appropriate monthly service rates; and

WHEREAS, home-ruled cities may take actions authorized by the City charter and not specifically prohibited or preempted by the Texas Constitution, state, or federal law; and

WHEREAS, Cities may regulate a range of local services to promote the general welfare of the City's residents; and

WHEREAS, the City, as a home-rule municipality, can provide a service and charge a user fee for its use; and

WHEREAS, the Board of Commissioners seeks to establish user fees for the cost of providing the services; and

WHEREAS, the City has adopted a schedule of fees, charges, expenses and a collection procedure for municipal fiber optic services and other such matters pertaining to this ordinance; and

WHEREAS, all existing and prior ordinances are hereby amended and reinstated to read as follows:

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, THAT:

SECTION 1: Ordinance No. 2024-____ is hereby adopted.

SECTION 2. RATES AND FEES.

A. FIBER OPTIC MONTHLY SERVICE RATES

1. Residential Monthly Rates

Residential	Speed	Monthly Rate
Blue Plan	500 Mbps	\$25.00
Gold Plan	1 Gbps	\$50.00
Platinum Plan	2 Gbps	\$80.00

2. **Small Business Commercial Monthly Rates** – shall apply to small and medium sized businesses requiring a wireless modem.

Small Business	Speed	Monthly Rate
Silver Plan	300 Mpps	\$70.00
Blue Plan	500 Mbps	\$100.00
Gold Plan	1 Gbps	\$150.00
Platinum Plan	2 Gbps	\$200.00

3. **Enterprise Commercial Monthly Rates** – shall apply to businesses that require dedicated fiber connection.

Enterprise	Speed (Mbps)	Monthly Rate
Green Plan	300 Mbps	\$500.00
Blue Plan	500 Mbps	\$1,000.00
Gold Plan	1 Gbps	\$1,500.00
Enterprise 2 G	2 Gbps	\$2,000.00
Enterprise 5 G	5 Gbps	\$3,000.00
Enterprise 10 G	10 Gbps	\$4,000.00

B. FIRST MONTH SERVICE FEE

A payment for first month of service shall be made for residential, small business, and enterprise commercial connections to the city's broadband internet services prior to getting connected.

C. MISCELLANEOUS FEES

Type	Fee
Bark Parental Controls	\$12.00/month
No Premise Access	\$25.00
Missed Appointment	\$25.00
Reconnection	\$25.00
*Upgraded Wireless Access Point	\$5.00/month
Wireless Mesh Device	\$5.00/device/month
Outdoor Wireless Mesh Device	\$10.00/device/month

<u>Equipment Fees if not returned</u>	
UPS battery backup	\$65.00
Fiber ONT	\$120.00
Standard Wifi Access Point	\$100.00
Upgraded Wifi Access Point	\$165.00
<u>Static IP Addresses</u>	
One-time Setup	\$50.00
SmartPak 1 (1 useable)	\$5.00
SmartPak 2 (5 useable)	\$25.00
SmartPak 3 (13 useable)	\$65.00
SmartPak 4 (29 useable)	\$145.00

(*Note) – Standard modem is included at no charge.

SECTION 3: REPEALING CLAUSE.

All ordinances or parts of ordinances or conflict with this ordinance are hereby repealed.

SECTION 4: SEVERABILITY CLAUSE.

The invalidity of any section, clause, sentence, or provision of this ordinance shall not affect the validity of any other part thereof.

SECTION 5: EFFECTIVE DATE; PUBLICATION.

The Ordinance shall take effect and be in force from and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 6: PROPER NOTICE AND MEETING.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of April 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of May, 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the __ day of May, 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.D.

DATE SUBMITTED: April 29, 2024

MEETING DATE: May 6, 2024

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Ruben Alfaro

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: The City of Pharr opened bids on Thursday, October 26, 2023, and, after the bid analysis, submitted to TxDOT a recommendation to reject bids. TxDOT concurred in January 2024, and the bidding documents are now ready to be advertised. The proposed re-letting date is the end of May 2024.
(Project No. 2324-39-517-C06-241)

Fiscal Consideration: Cost to re-advertise in the newspaper.

Staff Recommendation: Staff recommends to re-advertise the project.

Alternatives: If the project is not re-advertised, the project will not continue.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel
Ruben Alfaro
Mayra Gomez
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 4/29/2024
Approved - 5/2/2024
Approved - 5/2/2024
Approved - 5/3/2024
Approved - 5/3/2024
Final Approval - 5/3/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.E.

DATE SUBMITTED: May 1, 2024

MEETING DATE: May 6, 2024

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Ruben Alfaro

Agenda Item: 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.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: The bidding documents for the Commercial Vehicle Parking Area, CSJ 0921-2-02-423, are ready to be advertised.

The proposed bid opening date is Thursday, May 30, 2024.

(Project No. 2324-71-510-C07-293)

Fiscal Consideration: Cost to advertise in the newspaper for at least twenty-one (21) consecutive days.

Staff Recommendation: Staff recommends authorizing the City Manager to advertise the project.

Alternatives: The project must be advertised as per Federal, State, and Local requirements.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel

Ruben Alfaro

Maritza Magallan

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 5/1/2024

Approved - 5/2/2024

Approved - 5/2/2024

Approved - 5/3/2024

Approved - 5/3/2024

Final Approval - 5/3/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.F.

DATE SUBMITTED: May 2, 2024

MEETING DATE: May 6, 2024

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: 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.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: The current Professional Architectural Services rotation list will be expiring June 1, 2024

(Project No. 2324-01-528-S29-622)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of authorization to advertise a Request for Qualifications for Professional Architectural Services

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Mayra Gomez

Ruben Alfaro

Hilda Pedraza

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 5/2/2024

Approved - 5/2/2024

Approved - 5/3/2024

Approved - 5/3/2024

Approved - 5/3/2024

Approved - 5/3/2024

Final Approval - 5/3/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.

DATE SUBMITTED: May 2, 2024

MEETING DATE: May 6, 2024

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: 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.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: The current Professional Engineering Services rotation list will be expiring June 1, 2024 (Project No. 2324-01-528-S30-823)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of authorization to advertise a Request for Qualifications for Professional Engineering Services

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Mayra Gomez

Ruben Alfaro

Hilda Pedraza

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 5/2/2024

Approved - 5/2/2024

Approved - 5/3/2024

Approved - 5/3/2024

Approved - 5/3/2024

Approved - 5/3/2024

Final Approval - 5/3/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.H.

DATE SUBMITTED: May 2, 2024

MEETING DATE: May 6, 2024

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: 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.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: The current Professional Surveying Services rotation list will be expiring June 1, 2024

(Project No. 2324-01-528-S31-681)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of authorization to advertise a Request for Qualifications for Professional Surveying Services

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Mayra Gomez

Ruben Alfaro

Hilda Pedraza

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 5/2/2024

Approved - 5/2/2024

Approved - 5/3/2024

Approved - 5/3/2024

Approved - 5/3/2024

Approved - 5/3/2024

Final Approval - 5/3/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.I.

DATE SUBMITTED: May 2, 2024

MEETING DATE: May 6, 2024

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: 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.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: The current Professional Engineering Services for Water and Wastewater rotation list will be expiring June 1, 2024
(Project No. 2324-01-528-S32-337)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of authorization to advertise a Request for Qualifications for Professional Engineering Services for Water and Wastewater Improvement Projects.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Mayra Gomez

Ruben Alfaro

Hilda Pedraza

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 5/2/2024

Approved - 5/2/2024

Approved - 5/3/2024

Approved - 5/3/2024

Approved - 5/3/2024

Approved - 5/3/2024

Final Approval - 5/3/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.J.

DATE SUBMITTED: May 3, 2024

MEETING DATE: May 6, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Consideration and action, if any, on Development Services Cases:

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza

Created/Initiated - 5/3/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.J.1.

DATE SUBMITTED: April 24, 2024

MEETING DATE: May 6, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: 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 in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Planning & Zoning Commission Recommendation: At the Planning and Zoning Commission meeting of April 22, 2024, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the site being in compliance with all City Ordinances and City Department requirements. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 4/24/2024
Approved - 4/24/2024
Final Approval - 4/24/2024



MEMORANDUM

DATE: MONDAY, MAY 6, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#240305 (Aldo Marquez, DBA Mula Cantinita)

GENERAL INFORMATION:

APPLICANT: 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 in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.070 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1401 South Jackson Road, Suites 7 & 8.

ZONING: The property and properties to the north and south are currently zoned General Business District (C). The adjacent zoning is Residential Multi-Family High Density District (R-MFHD) to the east. The city limits lie to the west. The area is generally designated for commercial in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
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FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
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CODE COMPLIANCE:	Recommends approval of the Conditional Use Permit.
HEALTH:	Recommends approval of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Recommends approval of the Conditional Use Permit.
NOTIFICATION OF PUBLIC:	Thirteen (13) surrounding property owners were notified of the request by letter on April 5, 2024, and a legal notice was published in the Advance News Journal on April 3, 2024. Staff received no response to the letters or the legal notice.
DEVELOPMENT SERVICES RECOMMENDATIONS:	Development Services recommended <u>approval</u> of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.
PLANNING & ZONING COMMISSION:	At the Planning and Zoning Commission meeting of April 22, 2024, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the site being in compliance with all City Ordinances and City Department requirements. There were five members present and voting.

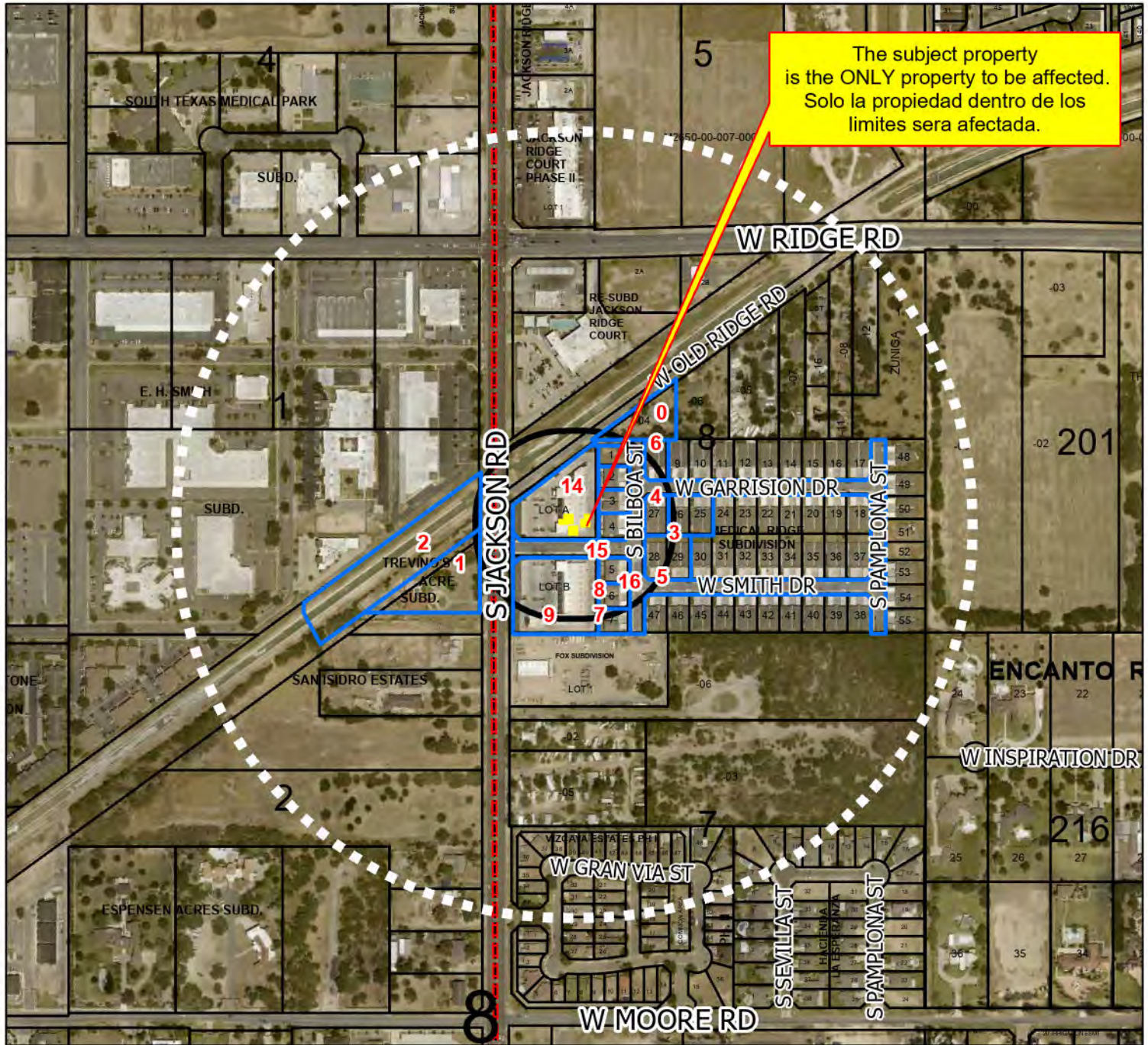
Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.

4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.

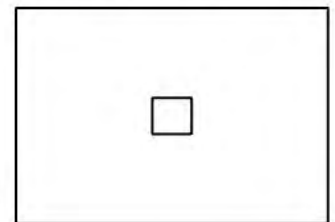
7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.
11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).
13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 240305 0.07 ac out of Lot A Medical Ridge Subdivision Mula Cantinita.aprx/00_BASE Project File.aprx



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|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Location |
| Residential Multi-Family | Business District | Hidalgo ISD | Quarter Mile Radius |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | |
| Mobile Home | Heavy Commercial | Planned Unit Development | |
| Townhouse | Heavy Industrial | | |
| HUD Code | Limited Industrial | | |

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

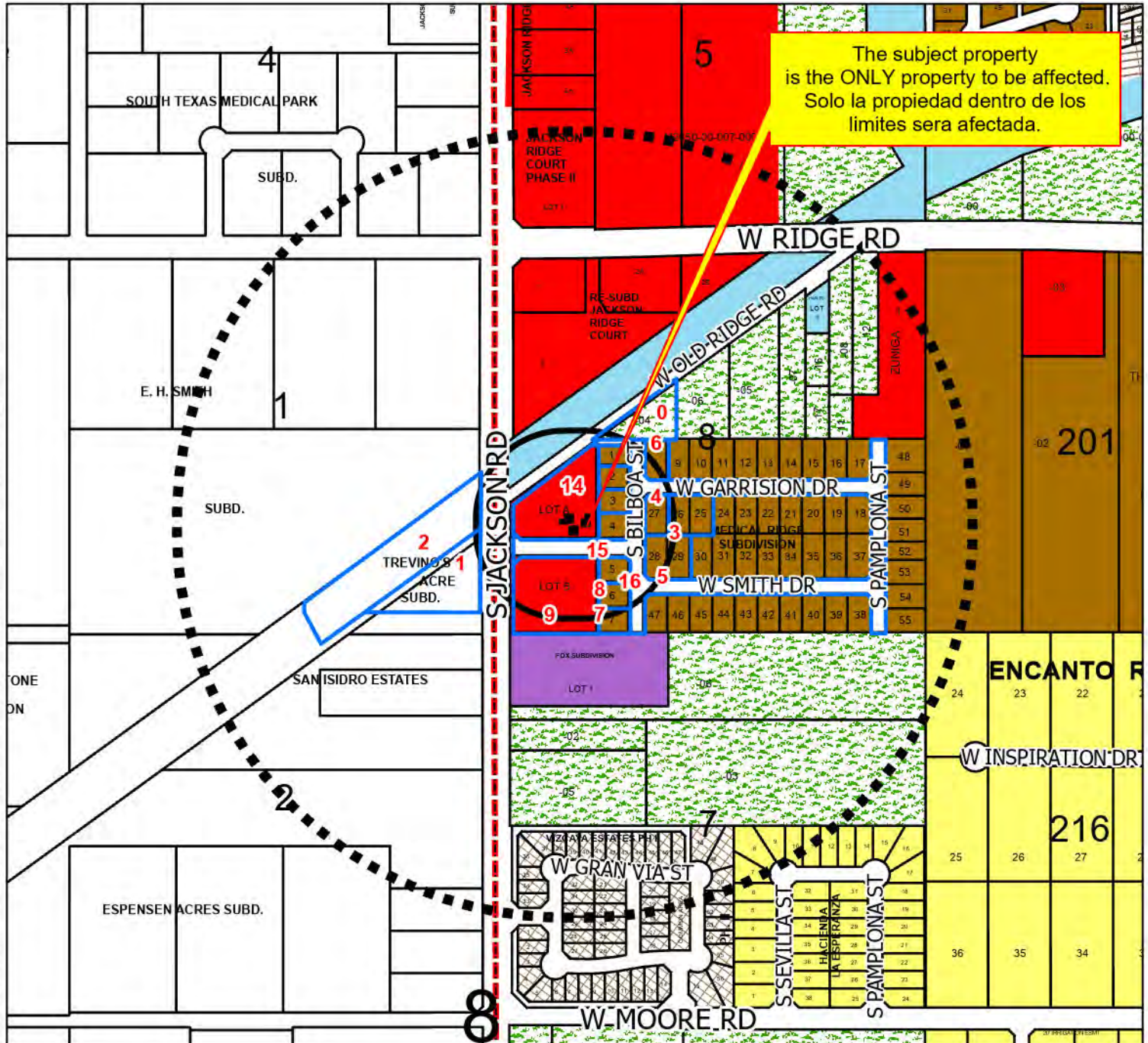


Proposed Conditional Use Permit
0.07 ac out of Lot A Medical Ridge Subdivision
Mula Cantinita

ZONING

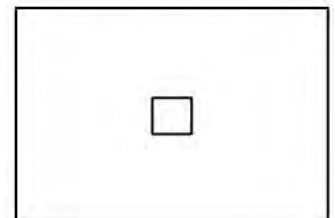


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|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Location |
| Residential Multi-Family | Business District | Hidalgo ISD | Quarter Mile Radius |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | |
| Mobile Home | Heavy Commercial | Planned Unit Development | |
| Townhouse | Heavy Industrial | | |
| HUD Code | Limited Industrial | | |

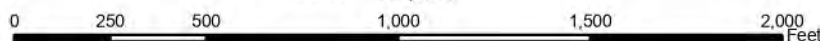
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



City of Pharr, Texas
Engineering Department
956.402.4242

Date: 3/27/2024

Scale: 1:6,000

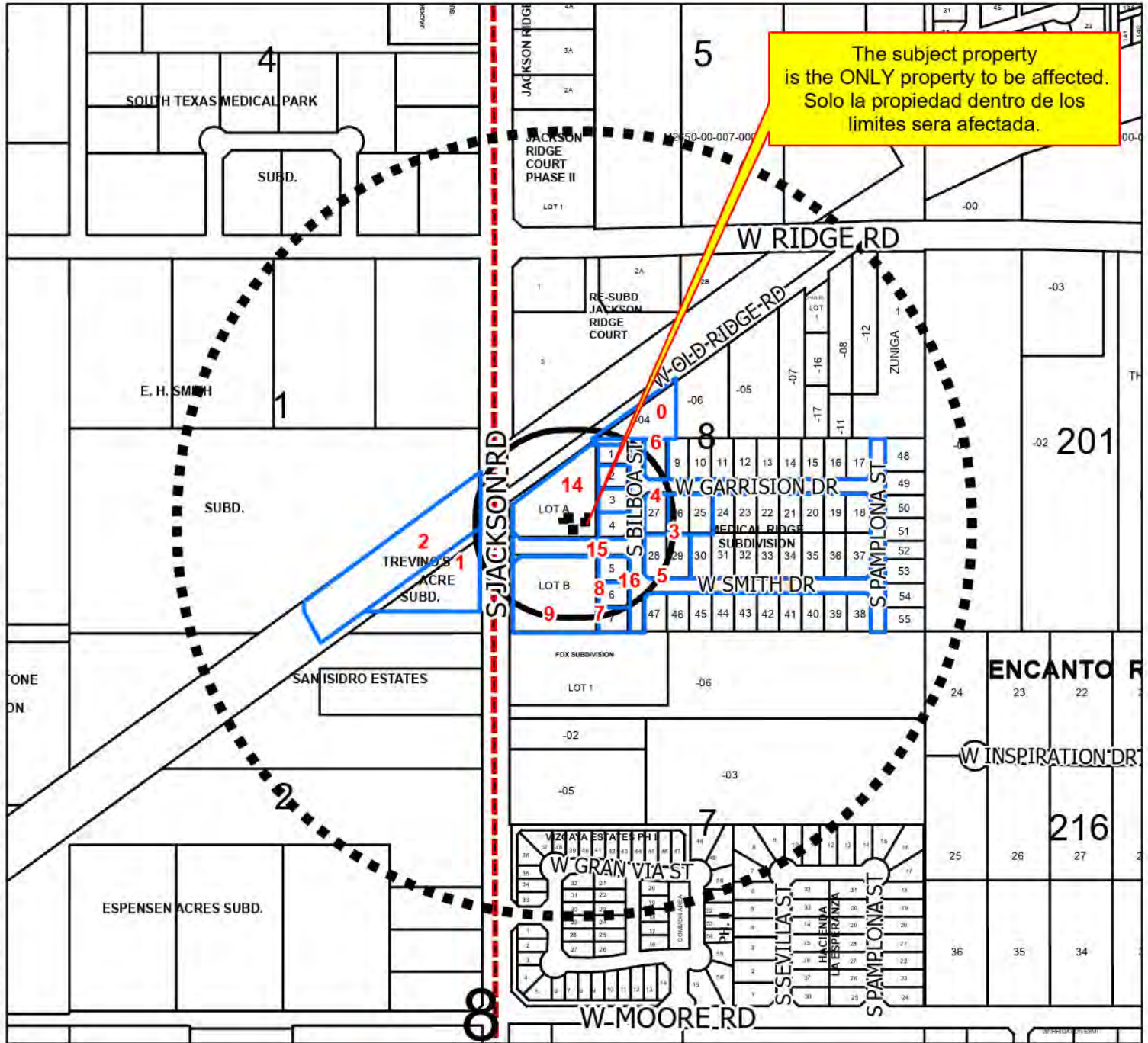


Proposed Conditional Use Permit
0.07 ac out of Lot A Medical Ridge Subdivision
Mula Cantinita

RADIUS



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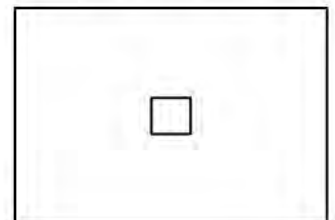
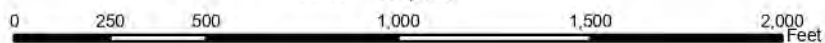
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|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Location |
| Residential Multi-Family | Business District | Hidalgo ISD | Quarter Mile Radius |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | |
| Mobile Home | Heavy Commercial | Planned Unit Development | |
| Townhouse | Heavy Industrial | | |
| HUD Code | Limited Industrial | | |

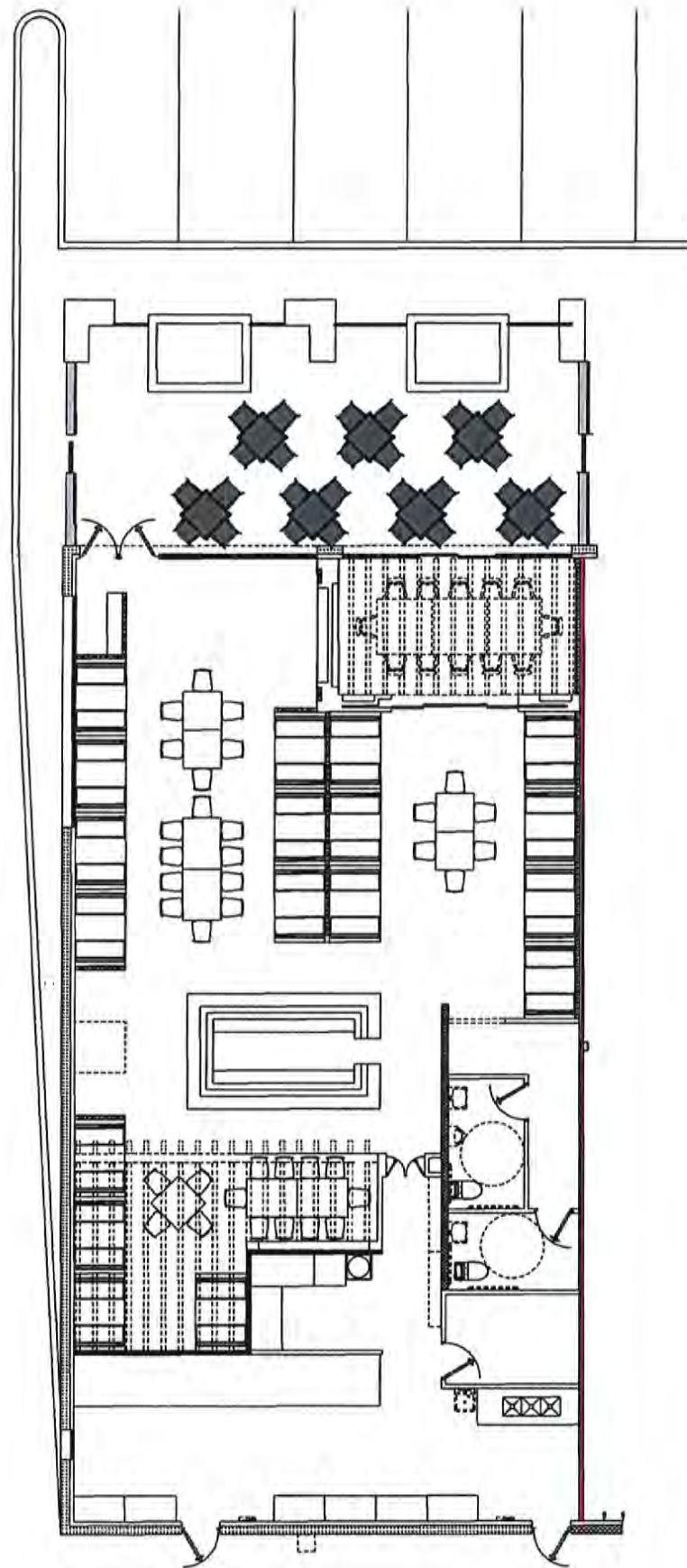
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 3/27/2024

Scale: 1:6,000







Pharr
Development Services



Site Photo

1401 South Jackson Road Suites 7 & 8





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.J.2.

DATE SUBMITTED: May 3, 2024

MEETING DATE: May 6, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: 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 in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Planning & Zoning Commission Recommendation: At the Planning and Zoning Commission meeting of May 3, 2024, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the site being in compliance with all City Ordinances and City Department requirements. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/3/2024
Approved - 5/3/2024
Final Approval - 5/3/2024



MEMORANDUM

DATE: MONDAY, MAY 6, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#240407 (Raul Correa, DBA Tiny Cantina)
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GENERAL INFORMATION:

APPLICANT: 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 in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.040 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1401 South Jackson Road, Suite 2.

ZONING: The property and properties to the north and south are currently zoned General Business District (C). The adjacent zoning is Residential Multi-Family High Density District (R-MFHD) to the east. The city limits lie to the west. The area is generally designated for commercial in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE:	Recommends approval of the Conditional Use Permit.
HEALTH:	Recommends approval of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Recommends approval of the Conditional Use Permit.
NOTIFICATION OF PUBLIC:	Fourteen (14) surrounding property owners were notified of the request by letter on April 22, 2024, and a legal notice was published in The Monitor Newspaper on April 24, 2024. Staff received no response to the letters or the legal notice.
DEVELOPMENT SERVICES RECOMMENDATIONS:	Development Services recommended <u>approval</u> of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.
PLANNING & ZONING COMMISSION:	At the Planning and Zoning Commission meeting of May 3, 2024, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the site being in compliance with all City Ordinances and City Department requirements. There were five members present and voting.

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of

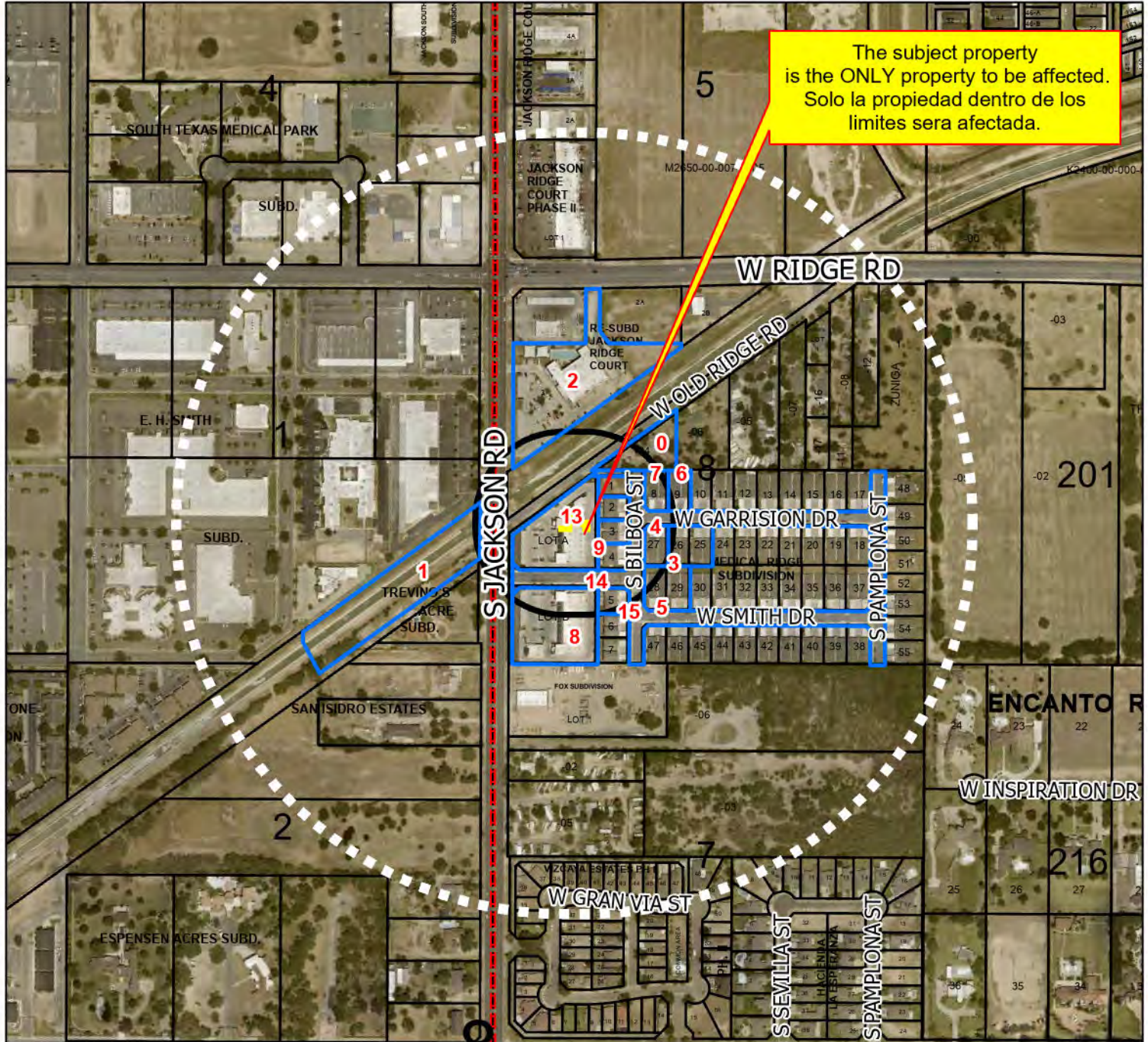
such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.

4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.

7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.
11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).
13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

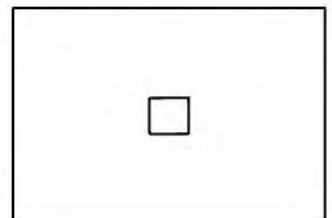
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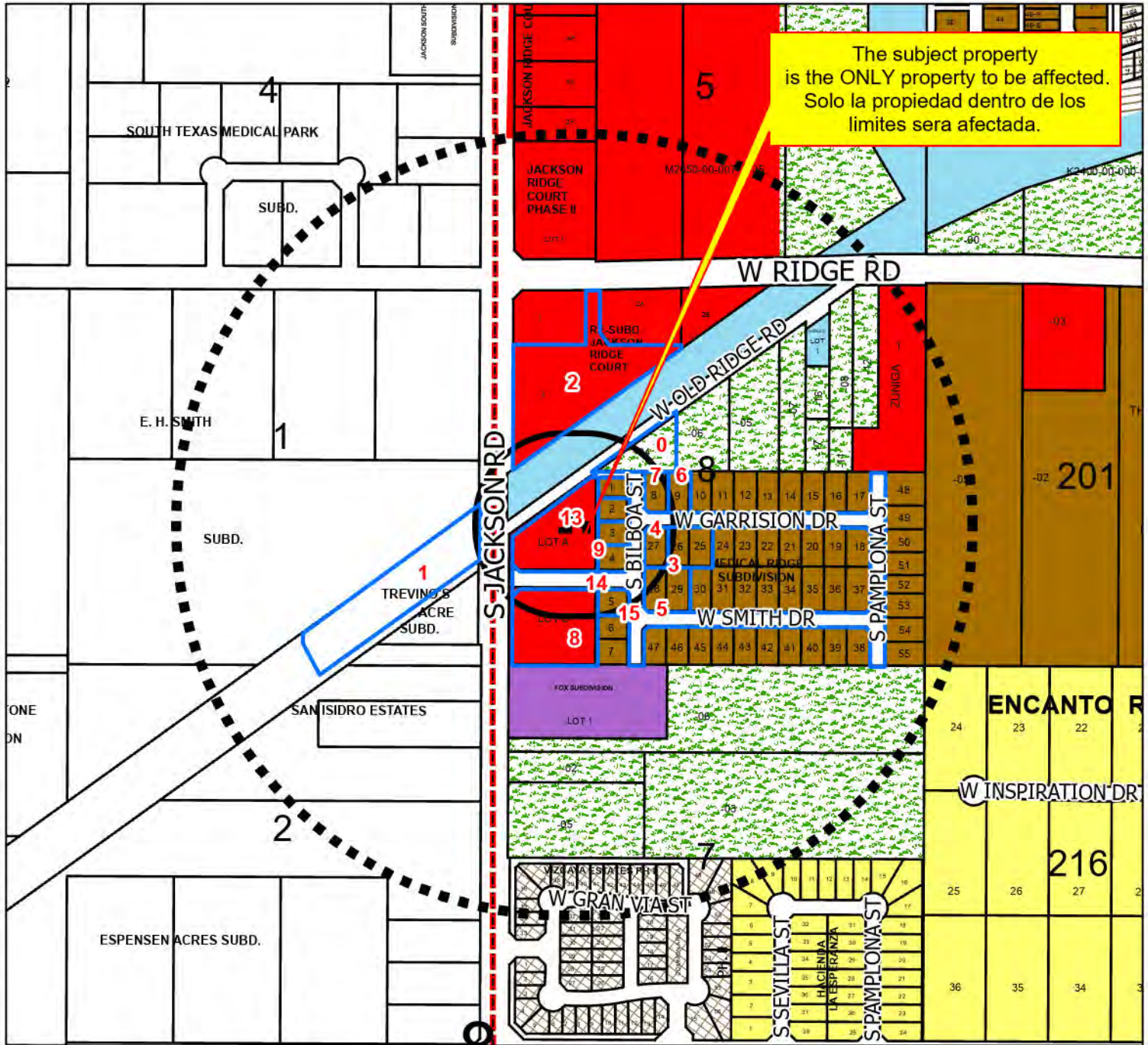
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|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Location |
| Residential Multi-Family | Business District | Hidalgo ISD | Quarter Mile Radius |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | |
| Mobile Home | Heavy Commercial | Planned Unit Development | |
| Townhouse | Heavy Industrial | | |
| HUD Code | Limited Industrial | | |

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ZONING

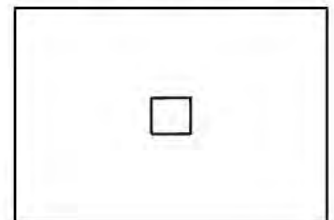
G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 240407 MEDICAL RIDGE LOT A\proj\00_BASE Project File.aprx



- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential Multi-Family | Business District | Hidalgo ISD |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD |
| Mobile Home | Heavy Commercial | Planned Unit Development |
| Townhouse | Heavy Industrial | |
| HUD Code | Limited Industrial | |

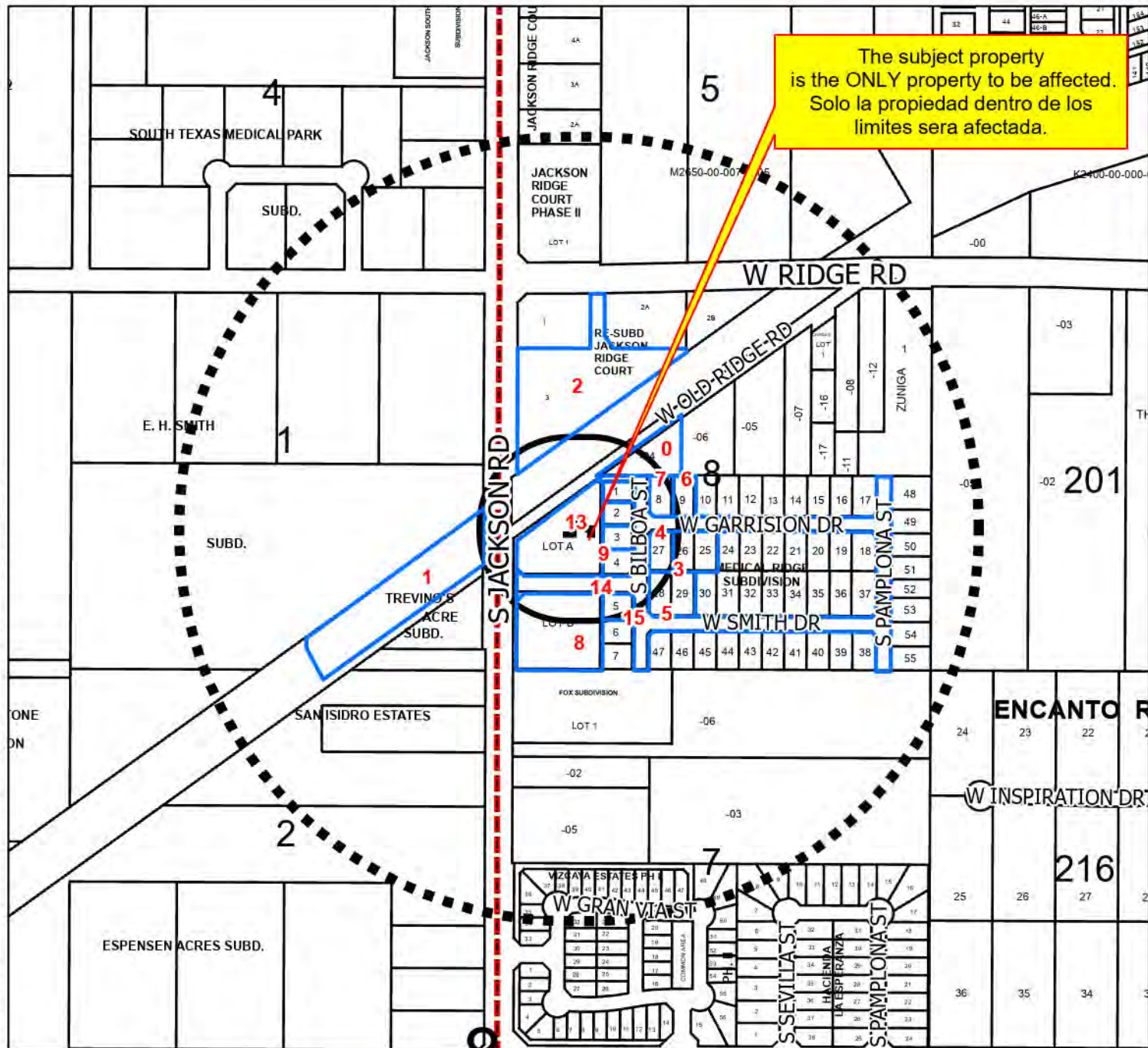
- Notified Properties
- 300 ft. Notification Buffer
- Location
- Quarter Mile Radius

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



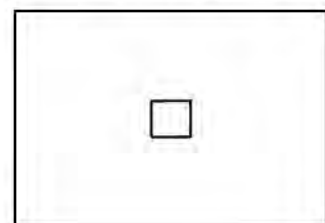
RADIUS

G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 240407 MEDICAL RIDGE LOT A\proj00_BASE Project File.aprx



- | | | | |
|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Location |
| Residential Multi-Family | Business District | Hidalgo ISD | Quarter Mile Radius |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | |
| Mobile Home | Heavy Commercial | Planned Unit Development | |
| Townhouse | Heavy Industrial | | |
| HUD Code | Limited Industrial | | |

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



SHEET NO.

00-01

SITE PLAN

SCALE: 1/32" = 1'

DATE: 05/03/2018

JACKSON PLAZA

THIS SITE PLAN IS THE PROPERTY OF LOPEZ RESENDEZ STUDIO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LOPEZ RESENDEZ STUDIO, INC.

NOT FOR CONSTRUCTION

LOT A & B

THIS DRAWING IS THE PROPERTY OF LOPEZ RESENDEZ STUDIO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LOPEZ RESENDEZ STUDIO, INC.

CONSTRUCTION DRAWING

DRAWN BY

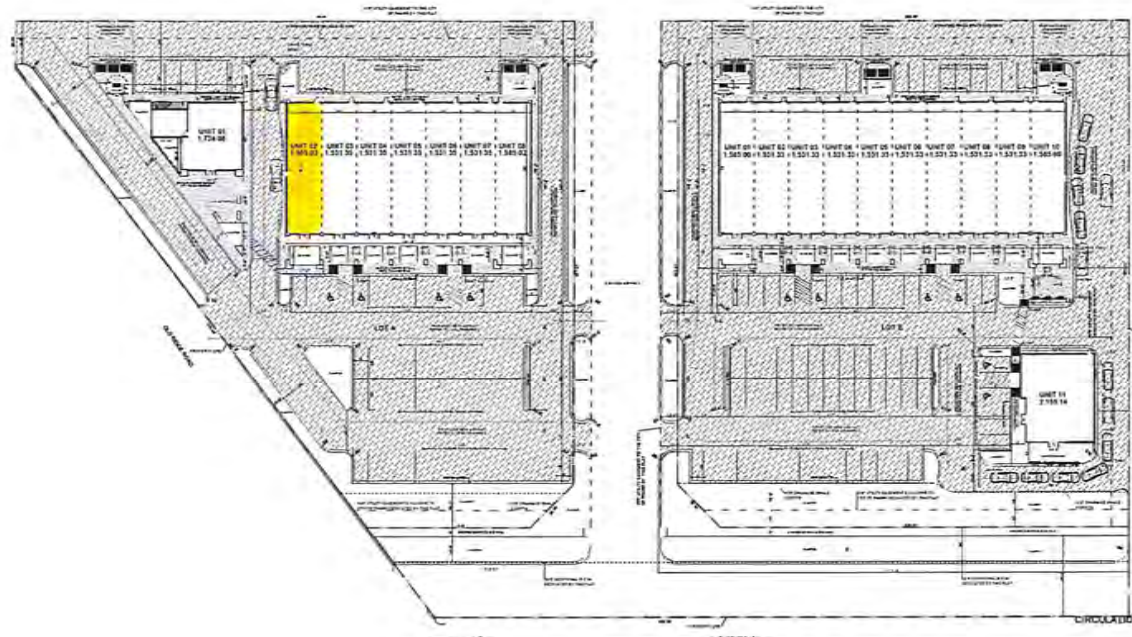
CHECKED BY

APPROVED BY

DATE

LOPEZ RESENDEZ STUDIO
609 PECAN BLVD. MCALLEN, TX 78501
PHONE: (956) 888-0049 / FAX: (956) 888-0049
WWW.LOPEZRESENDEZSTUDIO.COM / WWW.CSALABDESIGN.COM

LF



LOT A LOT AREA: 66,171.68 SQ. FT. ONE STORY 8 UNITS TOTAL GROSS BUILDING AREA: 12,564.87 SQ. FT.	PARKING SPACE REQ.: RETAIL AREA= 10,797.85 SQ. FT. RESTAURANT AREA= 1,585.02 SQ. FT. TOTAL PARKING REQ = 55 PARKING SPACES PROVIDED: 69 PARKING SPACES GREEN AREA REQ.: 8,817.16 SQ. FT. GREEN AREA PROVIDED: 10,377.49 SQ. FT.	LOT B LOT AREA: 75,870.80 SQ. FT. ONE STORY 11 UNITS TOTAL GROSS BUILDING AREA: 17,347.74 SQ. FT.	PARKING SPACE REQ.: RETAIL AREA= 15,430 SQ. FT. RESTAURANT AREA= 2,159.14 SQ. FT. TOTAL PARKING REQ = 75 PARKING SPACES PROVIDED: 78 PARKING SPACES GREEN AREA REQ.: 7,587.06 SQ. FT. GREEN AREA PROVIDED: 13,000.52 SQ. FT.
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Pharr
Development Services



Site Photo

1401 S JACKSON ROAD SUITE 2





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.J.3.

DATE SUBMITTED: April 29, 2024

MEETING DATE: May 6, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: 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 in a General Business District (C). This request constitutes the 9th renewal for Fuera De Lugar Restaurant.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 4/29/2024
Approved - 4/30/2024
Final Approval - 4/30/2024



MEMORANDUM

DATE: MONDAY, MAY 06, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC FILE NO. CUP#150101 (FUERA DE LUGAR RESTAURANT)

GENERAL INFORMATION:

APPLICANT: 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 in a General Business District (C).

LEGAL DESCRIPTION: 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.

LOCATION: The property's physical address is 1101 East Nolana Loop.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned Agricultural and/or Open Space District (A-O) to the North, General Business District (C) to the South, Agricultural and/or Open Space District (A-O) and General Business District (C) to the East and Heavy Commercial District (C) to the West. The area is generally designated for commercial, industrial and public/semipublic use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

**FIRE
DEPARTMENT:** Recommends approval of
the Conditional Use Permit.

**CODE
COMPLIANCE:** Recommends approval of
the Conditional Use Permit.

HEALTH: Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES:** Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:** Development Services recommends **approval** of the
renewal request for the Conditional Use Permit to allow the
sale of alcoholic beverages for on-premise consumption in a
General Business District (C) subject to site and applicant
being in compliance with all City Ordinances and City
Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

May 06, 2024

Conditional Use Permit for **Renewal** for ABC –

Fuera De Lugar Restaurant

Background:

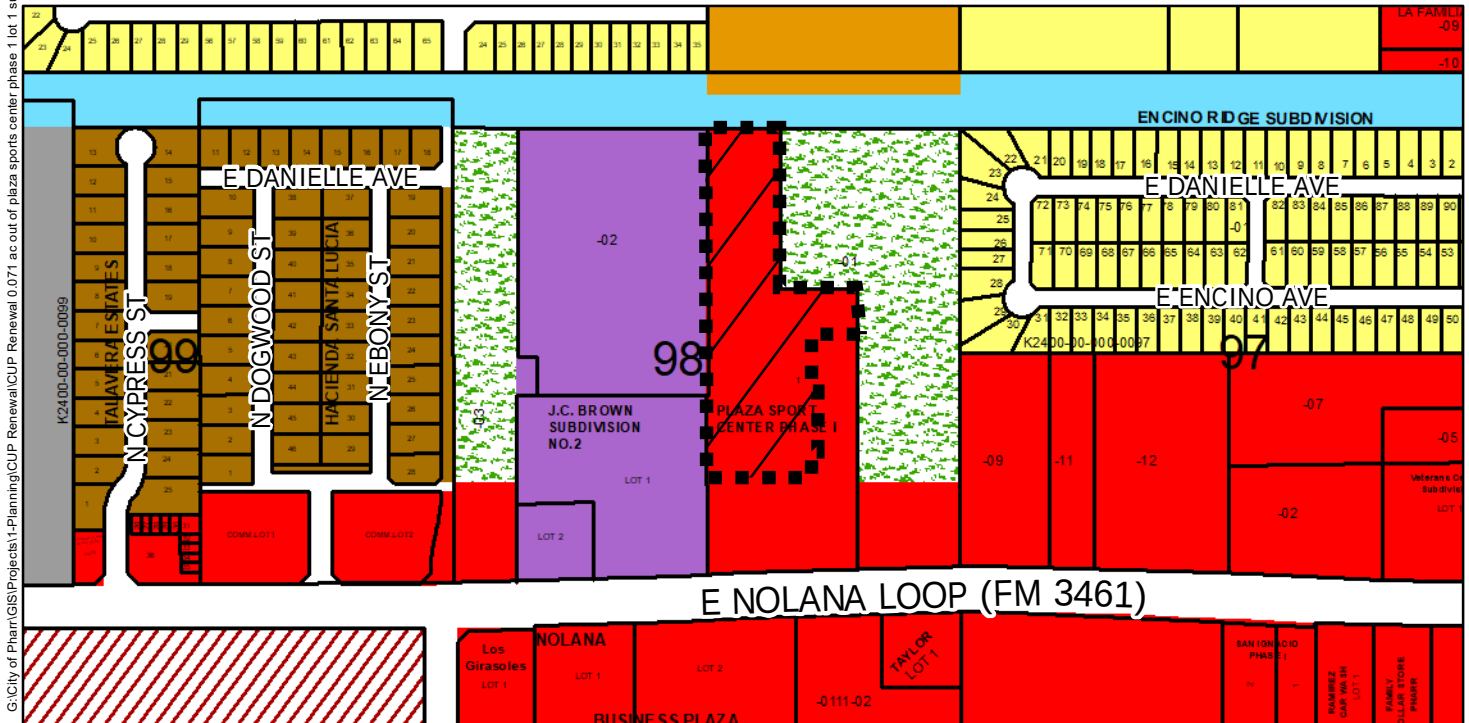
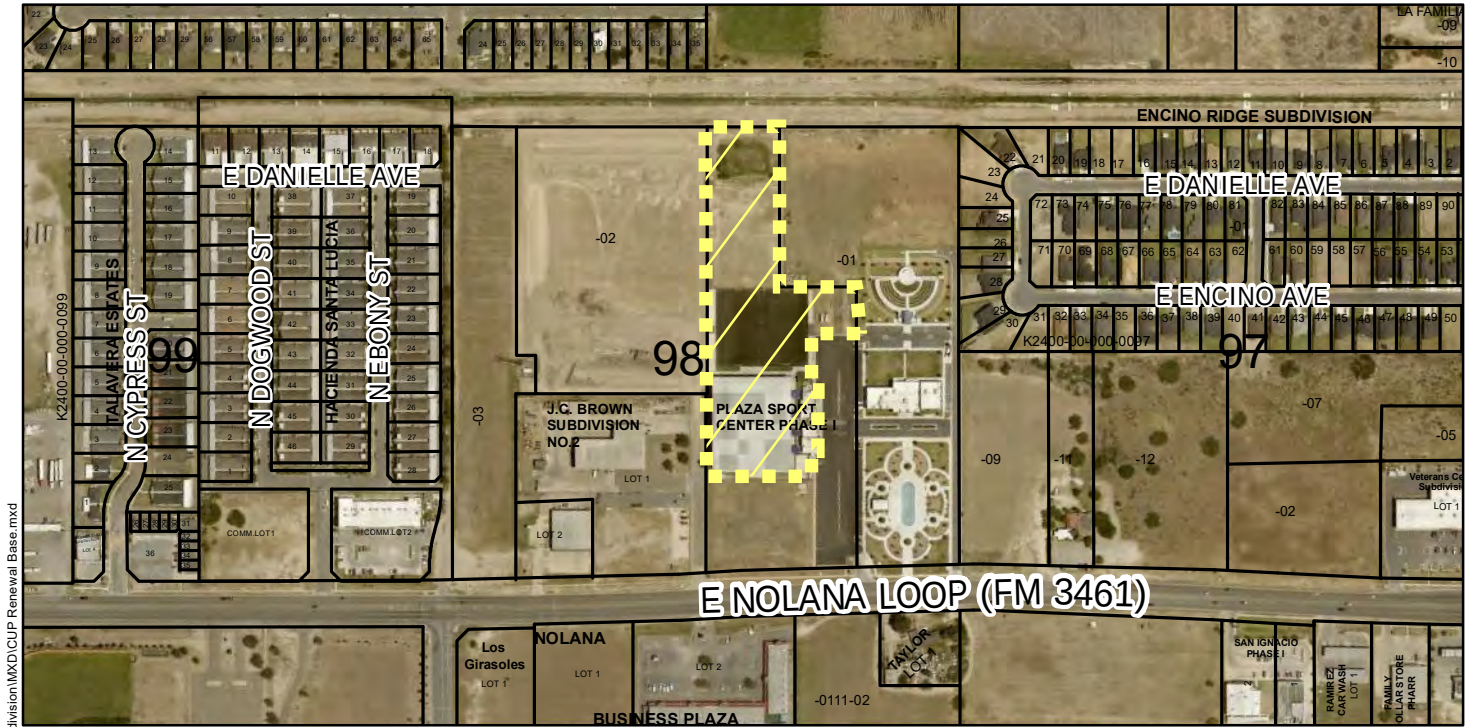
Fuera De Lugar, LLC., d/b/a Fuera De Lugar Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 9th renewal for Fuera De Lugar Restaurant.

The property is located at 1101 East Nolana Loop. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

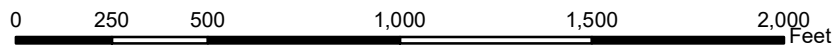
Conditional Use Permit Renewal
 0.071 of an acre tract of land, more or less,
 out of Plaza Sports Center Phase 1 Lot 1 Subdivision
 Fuera Ede Lugar, LLC
 Jose Antonio Caso and Alma Ofelia Caso



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 500 feet



Date: 4/1/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.J.4.

DATE SUBMITTED: April 29, 2024

MEETING DATE: May 6, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: 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 in a Business District (C-2). This request constitutes the 19th renewal for Raul Fong d/b/a D's Paradise.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 4/29/2024
Approved - 4/30/2024
Final Approval - 5/1/2024



MEMORANDUM

DATE: MONDAY, MAY 06, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC FILE NO. CUP#040213 (D'S PARADISE LOUNGE)

GENERAL INFORMATION:

APPLICANT: 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 in a Business District (C-2).

LEGAL DESCRIPTION: The property is legally described as Lot 14, Block 1, J. T. Doster Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 107 East Park Avenue.

ZONING: The property is currently zoned Business District (C-2). The surrounding area is zoned Business District (C-2) to the North, South, East and West. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: POLICE CHIEF: Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

May 06, 2024

Conditional Use Permit **Renewal** for ABC -

D's Paradise

Background:

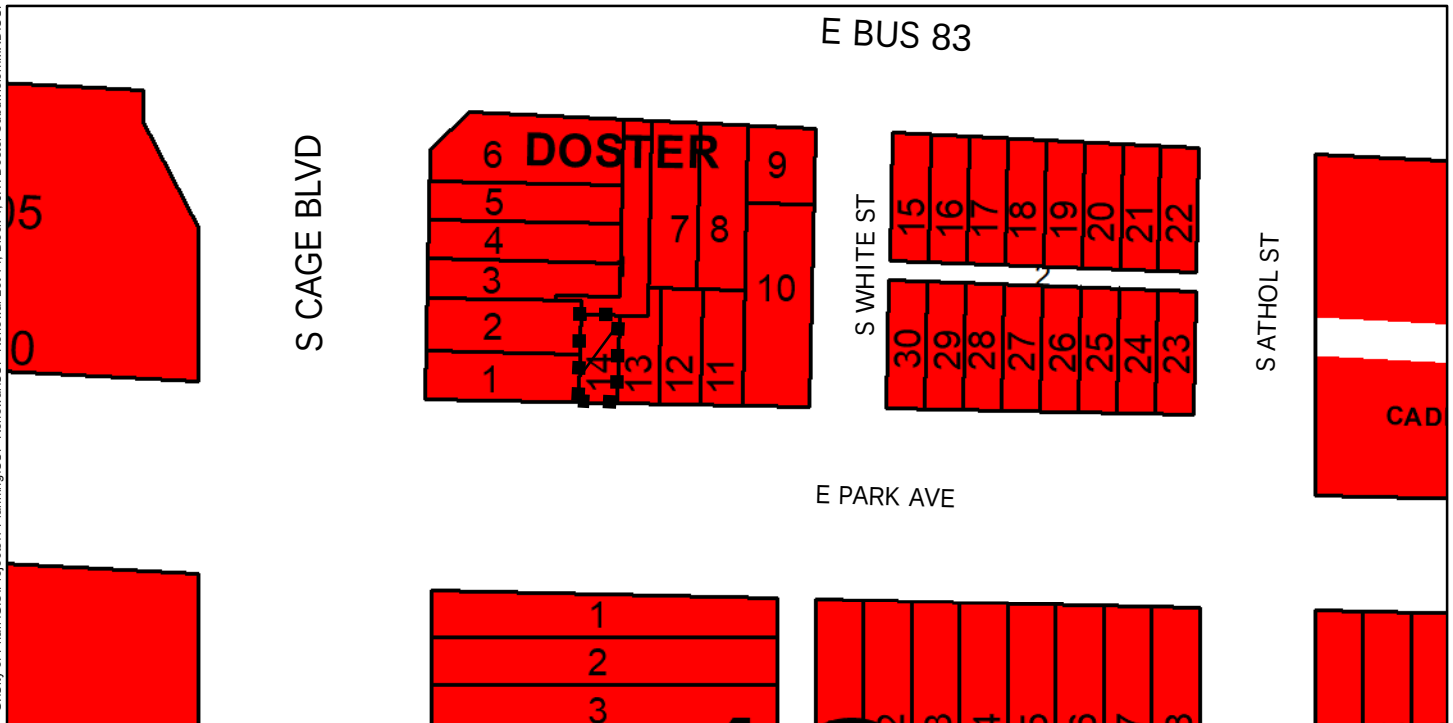
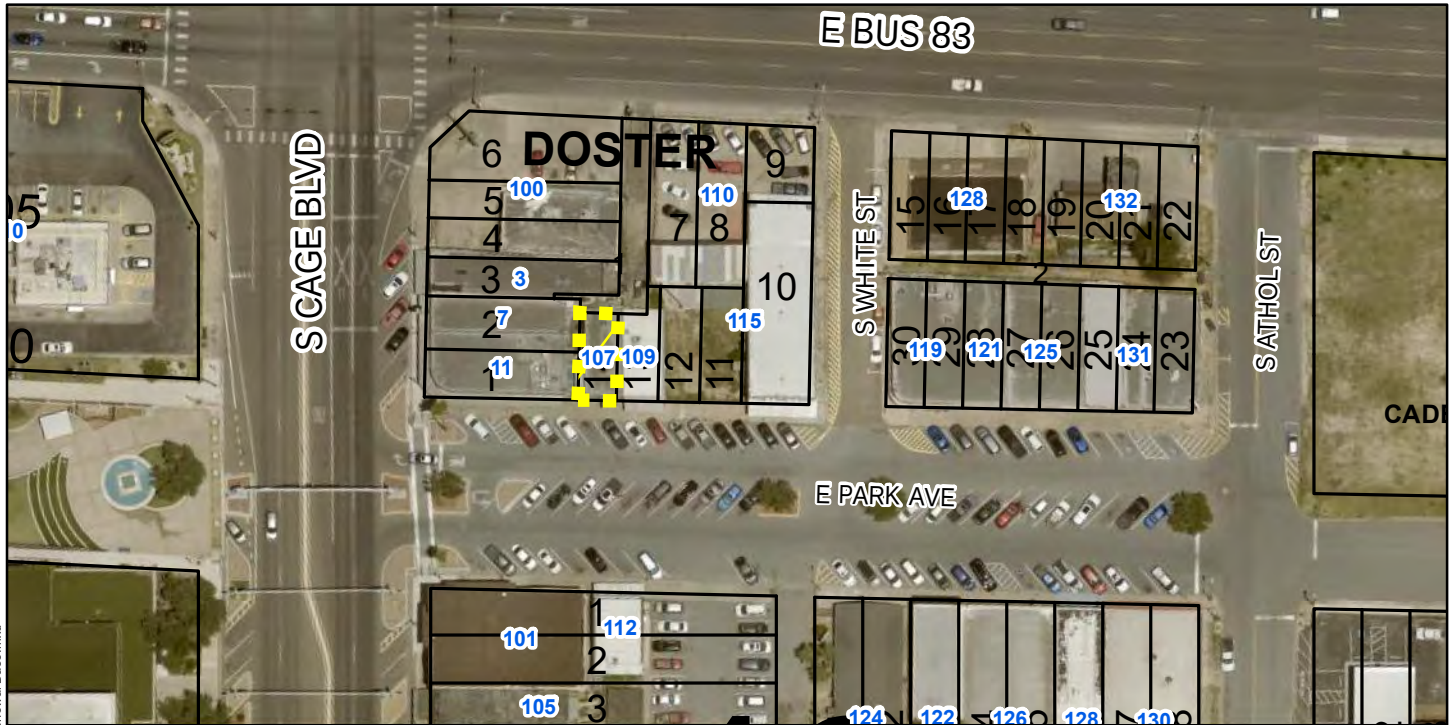
Raul Fong, d/b/a D's Paradise Lounge, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 19th renewal for Raul Fong d/b/a D's Paradise.

The property is located at 107 East Park Avenue. It is zoned Business District (C-2) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements

Conditional Use Permit Renewal
 Lot 14, Block 1, J.T. Doster Subdivision
 D's Paradise Lounge/Raul Fong



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |

Scale: 1 inch = 100 feet

City of Pharr, Texas
 Engineering Department
 956.702.5355



Date: 4/1/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.J.5.

DATE SUBMITTED: April 29, 2024

MEETING DATE: May 6, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: 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 in a General Business District (C). This request constitutes the 10th renewal for Doc's Billiards & Sports Bar.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Departments requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 4/29/2024
Approved - 4/30/2024
Final Approval - 4/30/2024



MEMORANDUM

DATE: MONDAY, MAY 06, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#130630 (DOC'S BILLIARDS & SPORTS BAR)
--

GENERAL INFORMATION:

APPLICANT: 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 in a General Business District (C).

LEGAL DESCRIPTION: 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.

LOCATION: The property's physical address is 917 West Ferguson Avenue.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, east and west, and Single-Family Residential District (R-1) to the south. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
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FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES STAFF RECOMMENDATIONS: Development Services recommends **approval** of the renewal request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Departments requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

May 06, 2024

Conditional Use Permit for ABC –

Doc's Billiards & Sports Bar

Background:

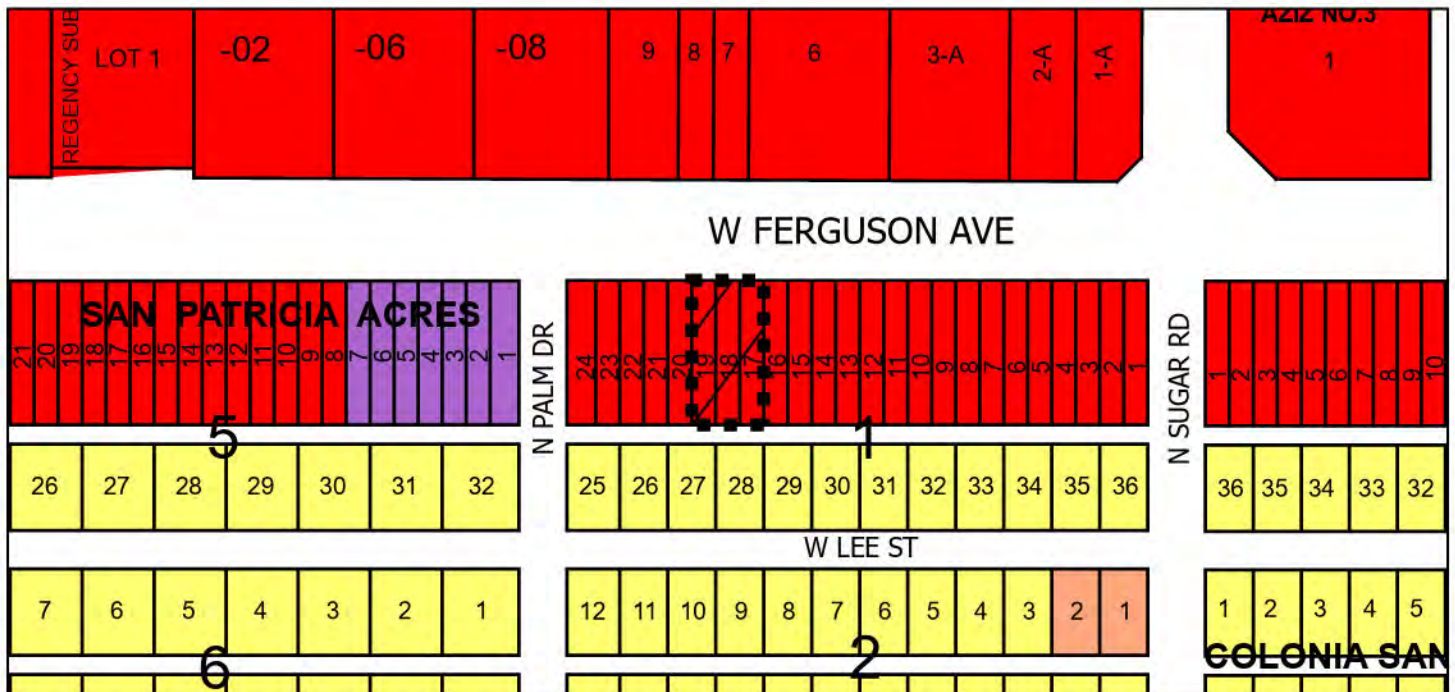
Jose Alberto Hernandez, d/b/a Doc's Billiards & Sports Bar, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 10th renewal for Doc's Billiards & Sports Bar.

The property is located at 917 West Ferguson Avenue. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverage for on-premise consumption subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

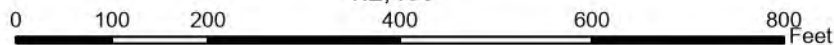
CUP Renewal
 San Patricia Acres Blk 1, Lots 17-19 -
 917 W FERGUSON AVE
 Doc's Billiard's & Sports Bar



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:2,400



Date: 4/11/2024

G:\City of Pharr\GIS\Projects\1-Planning\PRO CUP Renewal\CUP_Renewal Base.aprx



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.J.6.

DATE SUBMITTED: April 29, 2024

MEETING DATE: May 6, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Taqueria Borrego Pinto is requesting for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). This request constitutes the 6th renewal for Taqueria Borrego Pinto.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 4/29/2024
Approved - 4/30/2024
Final Approval - 4/30/2024



MEMORANDUM

DATE: MONDAY, MAY 06, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#180208 (TAQUERIA BORREGO PINTO)
--

GENERAL INFORMATION:

APPLICANT: Taqueria Borrego Pinto is requesting for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 212, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6615 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and city limits lie to the west. The area is generally designated for commercial use in the Future Land Use Plan.

COMMENTS: POLICE CHIEF: Recommends approval of the Conditional Use Permit.

**FIRE
DEPARTMENT:** Recommends approval of
the Conditional Use Permit.

**CODE
COMPLIANCE:** Recommends approval of
the Conditional Use Permit.

HEALTH: Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES:** Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES
RECOMMENDATION:** Development Services recommends **approval** of the
renewal request for the Conditional Use Permit to allow the
sale of alcoholic beverages for on-premise consumption in a
General Business District (C) subject to site and applicant
being in compliance with all City Ordinances and City
Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

May 06, 2024

Conditional Use Permit **Renewal** for ABC –

Taqueria Borrego Pinto

Background:

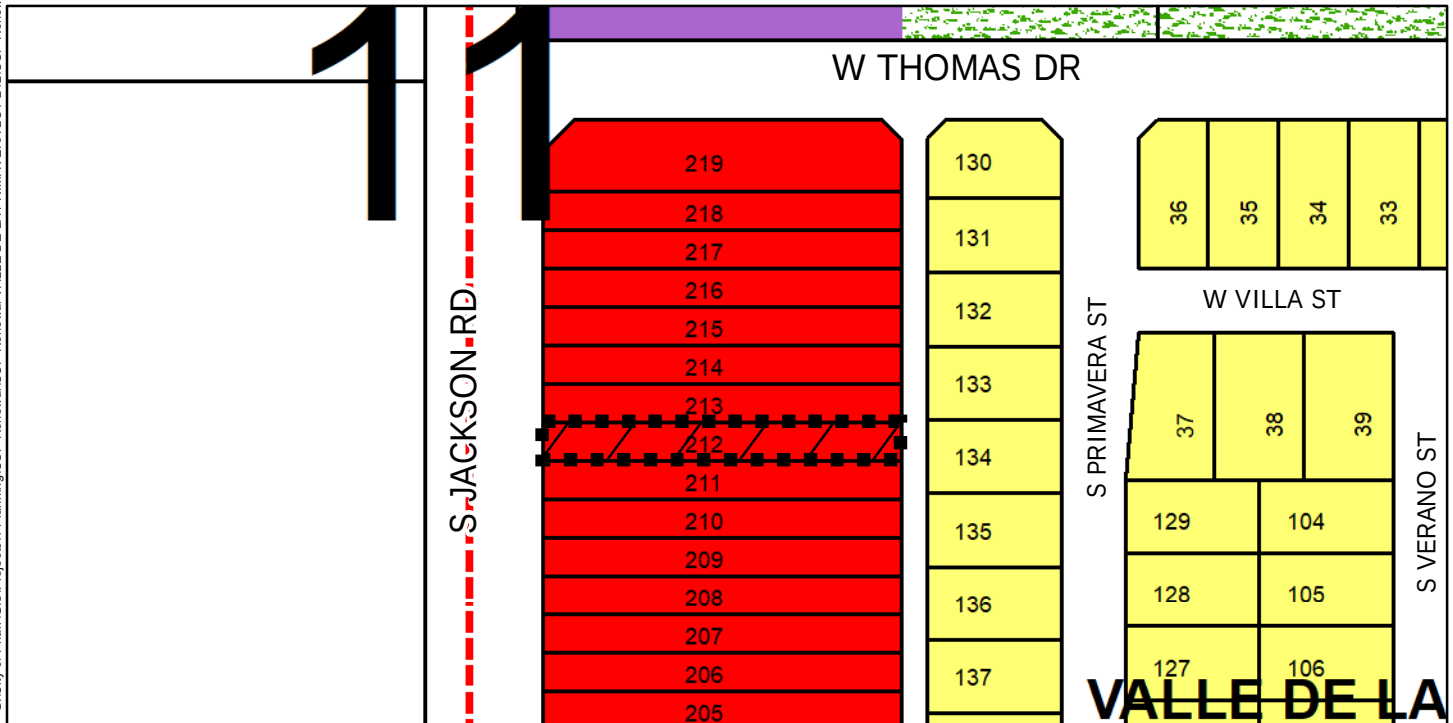
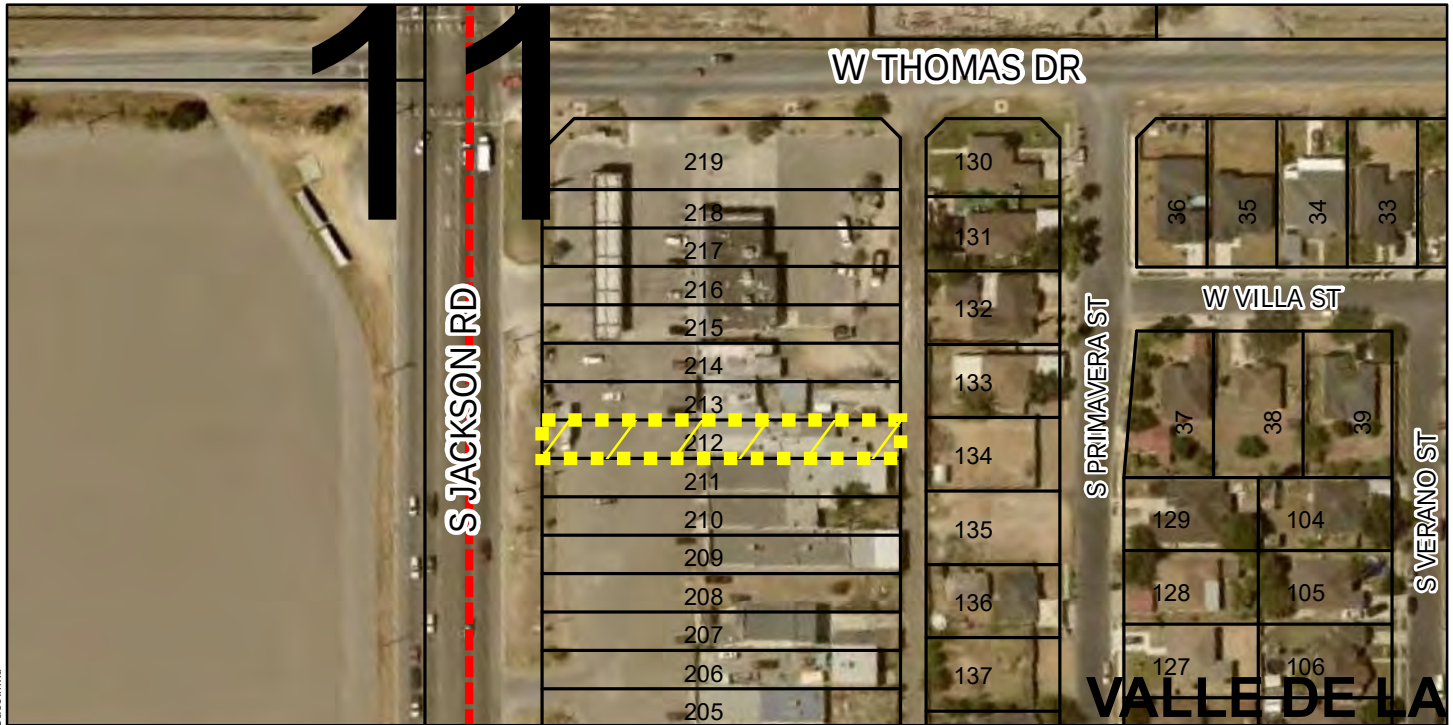
Taqueria Borrego Pinto is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 6th renewal for Taqueria Borrego Pinto.

The property is located at 6615 South Jackson Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

Conditional Use Permit Renewal
 Valle De La Primavera Subdivision Lot 212
 Taqueria Borrego Pinto



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |

Scale: 1 inch = 150 feet





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.J.7.

DATE SUBMITTED: April 29, 2024

MEETING DATE: May 6, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Chipotle 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). This request constitutes the 7th renewal for Chipotle Mexican Grill #2888.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 4/29/2024
Approved - 4/30/2024
Final Approval - 4/30/2024



MEMORANDUM

DATE: MONDAY, MAY 06, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#160942 (CHIPOTLE MEXICAN GRILL #2888)
--

GENERAL INFORMATION:

APPLICANT: Chipotle 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).

LEGAL DESCRIPTION: 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.

LOCATION: The property's physical address is 500 North Jackson Road, Suite N-1.

ZONING: The property is currently zoned General Business District (C). The zoning to the north, south and east is General Business District (C) and Heavy Industrial District (H-I) and city limits lie to the west. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

**FIRE
DEPARTMENT:** Recommends approval of
the Conditional Use Permit.

**CODE
COMPLIANCE:** Recommends approval of
the Conditional Use Permit.

HEALTH: Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES:** Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:** Development Services recommends **approval** of the
renewal request for the Conditional Use Permit to allow the
sale of alcoholic beverages for on-premise consumption in a
General Business District (C) subject to site and applicant
being in compliance with all City Ordinances and City
Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

May 06, 2024

Conditional Use Permit **Renewal** for ABC –

Chipotle Mexican Grill

Background:

Chipotle Texas, LLC., is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 7th renewal for Chipotle Mexican Grill #2888.

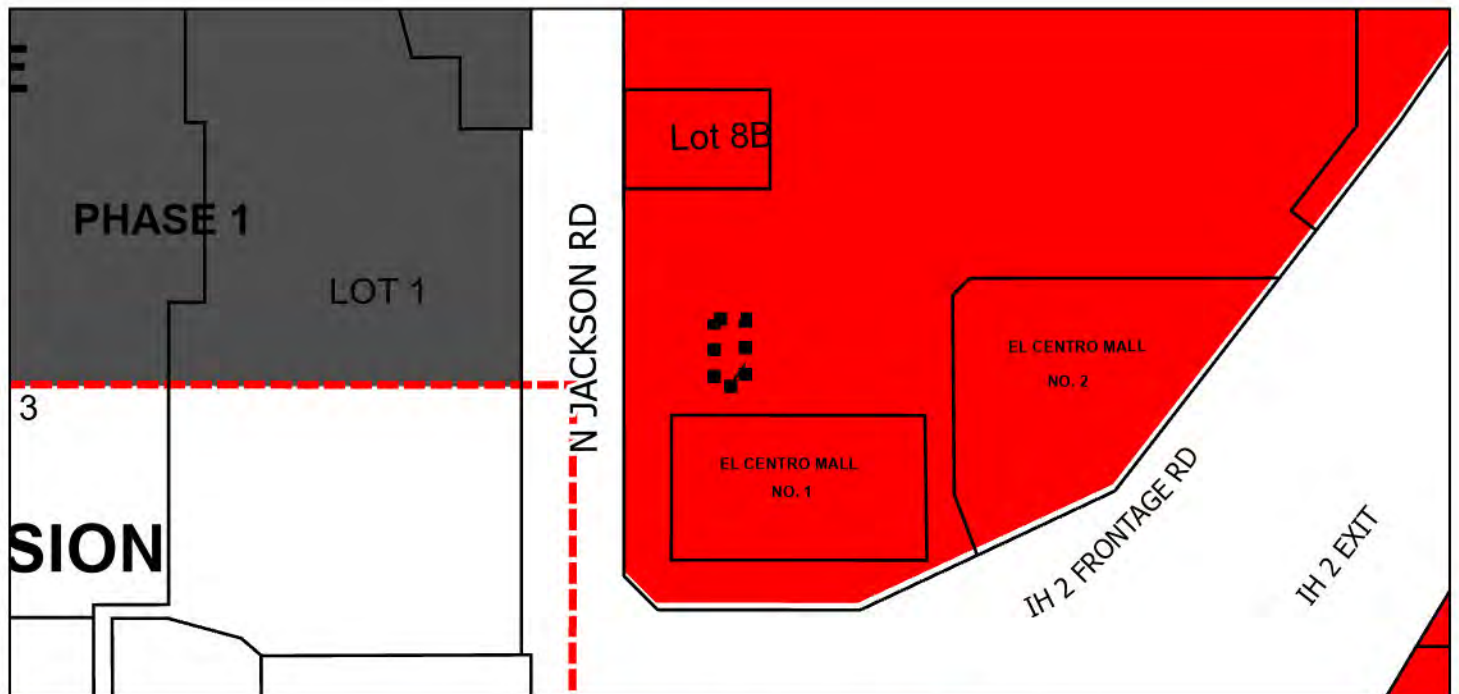
The property is located at is 500 North Jackson Road, Suite N-1. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the request for renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



G:\City of Pharr\GIS\Projects\1-Planning\PRO CUP Renewal\CUP_Renewal 500 N JACKSON RD CHIPOTLE\00_Renewal Base.aprx



- | | | | |
|--|---|---|--|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Single Family Small Lot |  Rail Road R.O.W |  Heavy Industrial |  Valley View ISD |
|  Residential Multi-Family |  Government Owned |  Limited Industrial |  Planned Unit Development |
|  Residential Multi-Family High Density |  General Business |  Neighborhood Commercial | |
|  Mobile Home |  Business District |  Office Professional | |





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 7.A.

DATE SUBMITTED: May 1, 2024

MEETING DATE: May 6, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Appointment of one member to the Toll Bridge Board is needed at this time.

Fiscal Consideration: N/A

Staff Recommendation: Appointment of member

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/1/2024
Approved - 5/3/2024
Final Approval - 5/3/2024

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

**§
§
§**

**R E S O L U T I O N
NO. R-2024-**

WHEREAS, the International Bridge is of great importance to the trade and commerce of the City of Pharr, and the Board of City Commissioners desires to foster and encourage the promotion of the bridge project; and

WHEREAS, there is therefore, created a Toll Bridge Board consisting of five (5) resident qualified voters of the City of Pharr and shall include as ex-officio members the Mayor, Mayor Pro-Tem and the City Manager; and

WHEREAS, Ordinance No. O-2007-48 allows for the appointment of a person to a board or committee, without regard to residency, if that person is an owner of a business in which the primary location of the business and central decision-making authority is physically located within the boundaries of the City of Pharr; and

WHEREAS, appointment of one (1) member to the Toll Bridge Board is needed at this time.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT: The following member is hereby appointed to the Toll Bridge Board:

NAME

POSITION # 2

1.

LENGTH OF TERM
(Unexpired term to expire 8/01/26)

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 6th day of May, 2024.

CITY OF PHARR

AMBROSIO "AMOS" HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 8.A.

DATE SUBMITTED: April 24, 2024

MEETING DATE: May 6, 2024

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: 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**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: The Library is seeking to purchase furniture for their Main location. The Library has not updated their furniture since 2004.
(Project No. 2324-01-520-P15-01)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends to purchase furniture

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Mayra Gomez

Adolfo Garcia

Hilda Pedraza

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 4/24/2024

Approved - 4/24/2024

Approved - 4/26/2024

Approved - 4/26/2024

Approved - 4/29/2024

Approved - 5/1/2024

Final Approval - 5/1/2024



LIBRARY INTERIORS OF TEXAS, LLC
3503 Wild Cherry Drive Building 4
Lakeway, TX 78738
P: 888-689-5489 (LITX)
F: 888-690-5489 (LITX)

Bill-to: City of Pharr
118 S. cage BLVD
Pharr, Texas 78577

Contact: Mayra Gomez
Phone: 956-402-5318

Quotation No. Q45176-D

Issued By: Dave Martinez
956 328 6139
dave.m@li-tx.com

Ship-to: Pharr Public library
121 E. Cherokee Blvd
Pharr, texas 78577

Contact: Adolfo Garcia
Phone: 956-402-4650

Furniture
01-52000-8802-00

Library Interiors - TX Project ID: Q45176-D

Date: 4/4/24

Buyboard #: 667-22

Terms: Net 30 Days

Ref: 1190991

Item #	Colors/Finishes	Quantity	Part#	Description	Unit Net \$	Ext Net \$
BuyBoard - Furniture for School, Office, Science, Library, & Dormitory, Contract # 667-22						
Item 1	Seat Finish: Mocha Fabric Grade: 2:Morbern Release Blue RL32	98	6713	Global Seating Popcorn Chair - Armless Grade 2 Vinyl Upholstered Seat, Poly Back	205.52	20,140.96
						
Item 2	Seat Finish: Mocha Fabric Grade: 2:Morbern Release Blue RL32	9	6713CS	Global Seating Popcorn Series Counter Height Stool Chair - Armless Grade 2 Vinyl Upholstered Seat, Poly Back	327.04	2,943.36
						



Library Interiors of Texas, LLC. standard terms and conditions of sale apply. Quote is valid for 30 days.



Quotation No. Q45176-D

Item 3	Grade 2 Fabric: Morbern Release Blue RL32 Leg Finish: Tungsten	5	3361	Global Wind Series Single Lounge Chair with Arms	1,425.76	7,128.80
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Item 4	Surface Finish: Wilsonart 1530-60 BEIGE Edgeband: Wilsonart 1530-60 BEIGE Base Finish: Platinum	20	DTDSQ424229	SAFFE - Dundee Table, Square top Disc Base, Round, 42d x 42w x 29h	876.50	17,530.00
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Item 5	Surface Finish: Wilsonart 1530-60 BEIGE Edgeband: Wilsonart 1530-60 BEIGE Base Finish: Platinum	3	DTDRDSQ363636	SAFFE - Dundee Table, Diameter (Round top) Disc Base, Square, 36d x 36w x 36h	978.12	2,934.36
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Quotation No. Q45176-D

Item 6	Wilsonart 1530-60 BEIGE	3	PRT307230C	SAFFE - Pictured Rocks Table, 30d x 72w x 30h, Casters	3,018.00	9,054.00
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Item	Black	4	6715	Global - Popcorn Series High Density Dolly	432.32	1,729.28
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Product Total:	61,460.76
Freight:	2,750.00
Installation:	3,600.00
Total, supplied, delivered, and installed:	67,810.76

A lightweight performer



Armless



Armchair



Armless, upholstered seat



Armchair, upholstered seat



Starting at a mere 15 lbs., Popcorn is a lightweight performer that will stack 34 high on a dolly or 15 high for upholstered models. Popcorn is rated to 300 lbs. capacity and is backed by Global's Lifetime Warranty.

Seating shown in Latte. Upholstered seats in Momentum Epic, Limestone.

Bar and counter stools



Bar stool with arms



Counter stool with arms



Bar stool with arms, upholstered seat



Counter stool with arms, upholstered seat



Seating shown in Latte. Upholstered seats in Momentum Epic, Limestone.

Color it your way



Available in a range of contemporary colors with matching arms. Optional glides and ganging brackets are available. Designed by Zooney Chu.

Features and options



Handhold for ease of stacking



Back cut-out for easy cleaning



Upholstered seat models available



Color matched arm models available



Optional ganging brackets



Optional glides available
(clear polycarbonate glide shown)



Medium density transportation dolly for upholstered or polypropylene chairs



High density transportation dolly for polypropylene chairs only



Please visit globalfurnituregroup.com for additional product information including environmental certifications. Cover: Seating shown in Scarlet.



U.S.A.
Global Furniture Group
17 West Stow Road P.O. Box 562
Marlton New Jersey U.S.A. 08051
Tel (856) 596-3390 (800) 220-1900
Fax (856) 596-5684

Canada
Global Furniture Group
1350 Flint Rd., Toronto Ontario Canada M3J 2I7
Sales & Marketing: Tel (1-877) 446-2251
Customer Service: Fax (800) 361-3182
Government Customer Service: Fax (416) 739-6319

International
Global Furniture Group
560 Supertest Road, Toronto
Ontario Canada M3J 2M6
Tel (416) 661-3660 (800) 668-5870
Fax (416) 661-5671

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LIBRARY INTERIORS OF TEXAS, LLC – TERMS AND CONDITIONS OF SALE

Please read these terms and conditions carefully. All orders for goods and any related services ("Products") by any buyer ("you") from Library Interiors of Texas, LLC ("LI-TX") are governed by these terms and conditions.

1. **Exclusive Terms.** LI-TX AGREES TO SELL ITS PRODUCTS ONLY ON THESE TERMS AND CONDITIONS. LI-TX EXPRESSLY OBJECTS TO ANY ADDITIONAL OR DIFFERENT TERMS IN YOUR PURCHASE ORDER OR SIMILAR DOCUMENT. No action by LI-TX shall be construed as an acceptance of any additional or different terms. You shall be deemed to have accepted these terms and conditions by any written indication of acceptance, by submitting an order in response to a quotation, by any action affirming your order without objection to these terms and conditions, by accepting any whole or partial shipment of Products, or by making any whole or partial payment to LI-TX.
2. **Price.** Unless LI-TX agrees otherwise in writing, you agree to pay LI-TX's price in effect at the time an order is accepted by LI-TX for all products and services ordered. Prices do not include freight, insurance, installation, export fees, storage, duties, or sales, use, or excise taxes, any special processing, handling, packaging, or other special treatment, or any other charges, fees, or taxes, all of which are your responsibility; provided, however, that the price shall include ocean freight, duties, and other costs incurred, if any, to bring the Products to the United States. LI-TX reserves the right, by giving you notice at any time before delivery, to increase the price of the Products to reflect any increase in the manufacturing or production cost to LI-TX, any change to delivery dates, quantities or specifications for the Products requested by you, or any delay caused by your instructions or your failure to give LI-TX adequate information or instructions.
3. **Cancellation of Orders.** You may not cancel an order, in whole or in part, without the written consent of LI-TX. No cancellation will be accepted by LI-TX except on terms that will fully indemnify and reimburse LI-TX against loss, including recovery of all costs incurred by LI-TX, and including indirect and overhead charges and profit.
4. **Delivery.** You acknowledge that shipment dates and delivery dates are estimates only. LI-TX agrees to use reasonable efforts to meet the estimated shipping date subject to your prompt provision of all necessary specifications and information; however, LI-TX will not be held responsible for any failure to meet an estimated date. If you request a delay in shipment, LI-TX shall have the right to (i) bill you for the Products at the initial requested delivery date, and (ii) bill you for any storage charges incurred. In the case of delivery of Products by installments, you agree that you will not treat the delivery of faulty Products in any one installment or the late delivery or non-delivery of any one installment as a repudiation of the whole contract. Unless special shipping instructions are received and accepted by LI-TX before the shipment date, LI-TX shall, in its sole judgment, determine the means and routing of shipment, or store the Products at your expense until you provide shipping instructions.
5. **Risk and Title to Products.** Unless otherwise expressly agreed by LI-TX, all shipments are F.O.B. point of shipment. "Point of shipment" shall be, as applicable: LI-TX's dock; for drop shipments, manufacturer's or distributor's dock; for international Products, the United States point of entry. LI-TX will select the origin of all shipments, and all delivery destinations will be subject to LI-TX's approval. Title to and risk of loss for Products will pass at the F.O.B. point.
6. **Exclusion of Warranties.** You acknowledge that LI-TX is not the manufacturer of the Products, and therefore (a) LI-TX MAKES NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND WITH RESPECT TO THE PRODUCTS, and (b) LI-TX EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. All Products are warranted only to the extent of the manufacturer's warranties, which LI-TX will provide to you at your request.
7. **Limitation of Remedies and Damages.** LI-TX's liability and your remedies under this Agreement will be limited solely to replacement or credit, at LI-TX's option, with respect to Products for which LI-TX has received, within thirty (30) days after your receipt of the Products, evidence satisfactory to LI-TX of defective or incorrect Products. LI-TX'S LIABILITY WILL IN NO EVENT BE GREATER IN AMOUNT THAN THE PURCHASE PRICE OF THE PRODUCTS. LI-TX WILL NOT BE LIABLE, UNDER ANY CIRCUMSTANCE, FOR CONSEQUENTIAL, INCIDENTAL, SPECIAL, OR PUNITIVE DAMAGES, INCLUDING, BUT NOT LIMITED TO, LABOR COSTS OR LOST PROFITS RESULTING FROM THE USE OF OR INABILITY TO USE THE PRODUCTS OR FROM THE PRODUCTS BEING INCORPORATED IN OR BECOMING A COMPONENT OF ANY OTHER ARTICLE. NEITHER PARTY WILL HAVE ANY NEGLIGENCE OR OTHER TORT LIABILITY TO THE OTHER, OR TO ANY THIRD PARTY, ARISING FROM ANY BREACH OF THIS AGREEMENT.
8. **Variations.** Any minor shortages or defects that do not materially affect the use for which the Products are intended will not affect the terms of payment. Products, specifications, and colors may differ slightly from those illustrated in LI-TX's literature and samples. Any typographical or clerical omission in any sales literature, price list, quotation, acceptance of offer, invoice or other document or other information issued by LI-TX shall be subject to correction without any liability on the part of LI-TX.

9. **Claims.** LI-TX's responsibility for shipment shall cease upon delivery to the carrier. Any claims for damages or loss occurring in shipment shall be made by you directly to the carrier. All other claims for damages, defects, loss, shortages, or incorrect Products must be made within fourteen (14) days after receipt of the Products, unless otherwise agreed by the parties in writing. YOUR FAILURE TO MAKE ANY CLAIM WITHIN THE SPECIFIED TIME PERIOD WILL RESULT IN THE UNCONDITIONAL WAIVER OF THAT CLAIM. LI-TX reserves the right to accept or reject any claim in whole or in part. LI-TX shall not be responsible for any defects caused by your willful or negligent acts, incorrect storage or installation of the Products, or normal wear and tear. Any claim based on a manufacturer's warranty shall be made within the period prescribed by the warranty.

10. **Credit Report and Payment.** You hereby give LI-TX permission to make all reasonable inquiries into your credit history. Following such reviews, LI-TX will notify you of the payment terms for your orders, which will be one of the following:

- (a) **Net 30 Days.** All amounts for the Products ordered are due within 30 days of date of LI-TX's invoice for the Products.
- (b) **25% Down, Net 30 Days.** You must pay 25% of the order amount upon notice from LI-TX of the terms of payment, and the remaining balance is due within 30 days of date of LI-TX's invoice for the Products.
- (c) **50% Down, Net 30 Days.** You must pay 50% of the order amount upon notice from LI-TX of the terms of payment, and the remaining balance is due within 30 days of date of LI-TX's invoice for the Products.
- (d) **100% Down or Payment Bond.** The full price of all orders must be paid upon notice from LI-TX of the terms of payment. Alternatively, you may provide a payment bond or other security acceptable to LI-TX.

If you are required to make a down payment under the preceding payment terms, LI-TX may not process your order for Products under this contract until such down payment is received by LI-TX. If payment is not made in full by the due date, LI-TX may charge interest at a rate of up to 1 ½% per month (18% per year compounded monthly) on the amount outstanding until it is paid in full. You agree that you will not withhold payment of any amount due because of any other claims or set-off you may have against LI-TX.

11. **Collection and Other Fees.** You agree to pay LI-TX all costs, including reasonable attorneys fees, incurred by LI-TX in collecting amounts you owe to LI-TX or in otherwise enforcing, asserting, or defending these terms and conditions.

12. **Indemnity.** If the Products are to be manufactured or any process is to be applied to the Products in accordance with a specification submitted by you, you hereby indemnify LI-TX against all loss, damages, costs and expenses awarded against or incurred by LI-TX in connection with or paid or agreed to be paid by LI-TX in settlement of any claim whatsoever including, but not limited to, infringement of any patent, copyright, design, trademark or other intellectual property rights of any other person that results from LI-TX's use of your specification.

13. **No Installation.** These terms and conditions do not govern the installation of any Products purchased from LI-TX. Please refer to your installation agreement for the terms relating to installation.

14. **Force Majeure.** LI-TX shall not be responsible for any failure or delay in the performance of any of its obligations due to causes beyond its control, including, without limitation, fire, storm, flood, freeze, accident, customs or other acts of government, labor disputes, failure or delays of energy, wars, acts of terrorism, riots, public disorders and acts of God.

15. **Disputes.** Any disputes relating to these terms and conditions shall be decided in accordance with the laws of the State of Texas without reference to conflicts of laws principles. Exclusive jurisdiction and venue of any lawsuit relating to this contract shall lie in the state and federal courts of Travis County, Texas.

16. **Miscellaneous.** The invalidity or unenforceability of any of these Terms and Conditions shall not affect the validity or enforceability of any other Terms and Conditions. Any delay or failure by LI-TX in enforcing its rights shall not be construed as a waiver of those rights. This Agreement shall inure to the benefit of and be binding upon each of the parties hereto and their respective heirs, executors, administrators, legal personnel, representatives, successors and assigns, but shall not be assignable by you without the written consent of LI-TX. This Agreement constitutes the entire agreement between the parties on the subject matter hereof and supersedes all prior agreements, representations, warranties, statements, promises, arrangements, and understandings, whether written or oral, expressed or implied with respect thereto. Any changes or amendments to these Terms and Conditions must be agreed in writing by both parties.



popcorn



Transform any space into a great place



From rich hues to subtle neutrals, Popcorn™ will transform any space into a great place and keep the crowd comfortable. Gang them together in rows to impress. Stack them on a dolly when it's time to move on. Popcorn is one slick stacker with all the quality you would expect from Global.

Seating shown in Cloud, Latte and Scarlet.



The one-piece polypropylene shell includes a cut-out for easy cleaning and a handhold for ease of stacking. The chrome-plated, ½" diameter solid-steel frame with no front cross bar improves leg clearance and comfort. The wall saver frame design provides flexibility in tight spaces, protecting walls from damage.

Seating shown in Cloud, Latte and Scarlet.

Care and Cleaning of Morbern Vinyl Coated Fabrics



Morbern

Morbern vinyl requires periodic cleaning to maintain its neat appearance and prevent the build-up of dirt and contaminants that may permanently stain and reduce the life of the vinyl if they are not removed. The frequency of cleaning depends upon the amount of use and environmental conditions to which the vinyl is subjected. Vinyl upholstery will absorb stains and dyes from fabrics that "crock" or bleed, for example blue denim or bright prints. A vinyl protective finish, sold in furniture or automotive stores, may help to protect the upholstery by resisting or retarding the absorption of these stains. Some household cleaners and solvents remove plasticizers from vinyl making it brittle.

The procedures used for cleaning are dependant upon the end use circumstances.

For Normal Cleaning

In general, most stains can be easily cleaned using warm, soapy water and clear water rinses. Moderate scrubbing with a medium bristle brush will help loosen soiling materials from the depressions of embossed surfaces. For more stubborn stains, use the following commercially available mild detergents in accordance with the manufacturer's instructions:

Formula 409® All Purpose Cleaner*

*When opening a new container, please test the cleaner in an inconspicuous area as cleaner manufacturers may change formula without notice. Morbern cannot be responsible when unknown changes are made by the manufacturer of the cleaner to their formulations between our 6-month verification intervals.

Note

Detergents should never be used on a regular basis for normal cleaning. Morbern recommends repeated rinsing with clear water after any cleaning procedure.

Full strength rubbing alcohol or mineral spirits may be tried cautiously as a last resort on very stubborn stains, if the above suggestions do not work. Indiscriminate use of any solvent, or solvent containing cleaner, can severely damage or discolor vinyls.

Bleach and Antiseptic Surface Treatment (for products specified as bleach cleanable)

Bleach can be diluted up to a 9:1 ratio (10%). Liberally apply diluted disinfectant using a sponge. Rinse with cold water several times. Wipe dry. Repeat if necessary.

Federal regulations require that guidelines on the bleach label need to be followed for antiseptic or antimicrobial purposes.

Virox 5, JohnsonDiversy Canada can be used to clean certain Morbern vinyls, such as MorCare. Provisions for Normal Cleaning listed above should be followed.

Other Common Stains

Certain stains may become permanently set unless they are removed immediately. The procedure for the removal of the more severe staining agents are outlined below.

Ballpoint Pen, Permanent Marker

Ink spots will stain vinyl permanently. Immediate wiping with rubbing alcohol in a well ventilated area will remove much of the stain.

Oil Based Paint

The use of turpentine in a well ventilated area will remove any fresh paint. Dried paint must be moistened carefully with a semi-solid gel-type stripper so that the softened paint can be gently scraped away. Rinse with soap and water.

Caution

Direct contact with paint strippers will remove the print pattern from vinyl. Paint strippers are very corrosive. Take care to avoid skin contact by wearing protection.

Latex Paint

Fresh paint can be wiped off with a damp cloth. Hot, soapy water will normally remove dried latex.

Tar, Asphalt

Remove immediately, as prolonged contact will result in permanent staining. Use a cloth lightly dampened with mineral spirits and rub the stain gently, working from the outer edge of the stain towards the center in order to prevent spreading. Rinse with soap and water.

Care and Cleaning of Morbern Vinyl Coated Fabrics



Crayon, Mustard, Ketchup

Sponge with mild soap and water. For stubborn stains that may have set, use a cloth soaked in diluted mild detergent with gentle rubbing. Any remaining stain should be washed with diluted bleach. Rinse repeatedly with clear cold water.

Chewing Gum

Scrape off as much as possible with a dull knife. Rubbing with an ice cube will assist and make it easier to remove upon scraping. The remaining gum should then be removed in a well-ventilated area using a cloth saturated with mineral spirits. Use light rubbing. Rinse thoroughly with clean water.

Lipstick, Grease, Oil, Eyeshadow, Shoe Polish

Apply a small quantity of mineral spirits with a cloth and gentle rubbing. Take care not to spread the stain by extending it beyond the original boundary. Shoe polish should be removed immediately, so permanent staining does not occur. Rinse thoroughly with water.

Candy, Ice Cream, Coffee, Tea, Fruit Stains, Liquor, Wine, Suntan Lotion, Soft Drinks

Use clear, lukewarm water and a sponge repeatedly. Any loose material should be gently scraped with a dull knife. Any soiled area remaining after drying should be gently rubbed with a cloth spotted with a mild detergent solution. Rinse thoroughly with clean water.

Bloods, Leaf Residue

Rub out any spots with a clean cloth soaked in cool water. If stubborn spots remain, use household ammonia and rinse repeatedly with a clean, wet cloth. Do not use hot water or soapsuds, as this will set the stain.

Bird Excreta, Nausea Stains

Sponge the stained area with soapy water, containing a diluted bleach, until the stain is removed. Rinse thoroughly with water.

Urine Stains

Sponge with soapy water containing a small amount of household ammonia. Rinse thoroughly with clear water.

Surface Mildew

Wash with diluted bleach, use a soft brush for stubborn growth. Rinse repeatedly with clean water.

Warning

Unspecified cleaners should not be used. Powdered abrasives, cleaners containing abrasives, steel wool, and industrial strength cleaners are not recommended for Morbern vinyls. Use of citrus-based cleaners is not recommended by Morbern. Any lacquer solvent will cause immediate irreparable damage to the vinyl. Wax should never be used on any vinyl upholstery, as it will cause premature embrittlement and cracking. If flammable solvents such as alcohol, turpentine or mineral spirits are used for cleaning, then only small quantities should be employed in a well ventilated area. Exercise proper care by advising personnel in the area and keep away from any ignition source. Always wear protective gloves.

VINYL UPHOLSTERY FABRICS for



www.morbern.com

888-MORBERN
www.morbern.com



Pictured Rocks Tables

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Watch people naturally gravitate towards the Pictured Rocks Table thanks to its modern styling and sleek shape. Add this table to any space and watch people instantly start to use it. This table creates the perfect space for students or staff to meet, collaborate, and engage. Choose from a variety of colors and desktop power options to easily customize the Pictured Rocks Table meet your needs.

The Pictured Rocks Table is available in 4 depths, 24", 30", 36", and 42" – lengths in 60", 72", 84", and 96" wide (24" wide max depth is 84") and 3 height options, 30", 36", and 42". Choose from a variety of high-pressure laminate finishes selections. Available in adjustable leveling glides or heavy-duty casters.

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Vendor	Library Interiors of Texas, LLC
Contact	Michael Taylor
Phone	512-921-8506
Email	michael@li-tx.com
Vendor Website	www.li-tx.com
TIN	26-0684851
Address Line 1	3503 Wild Cherry Drive, Ste 4
Vendor City	Lakeway
Vendor Zip	78738
Vendor State	TX
Vendor Country	USA
Delivery Days	10
Freight Terms	FOB Destination
Payment Terms	Net 30 days
Shipping Terms	Freight prepaid by vendor and added to invoice
Ship Via	Best Way
Designated Dealer	No
EDGAR Received	Yes
Service-disabled Veteran Owned	No
Minority Owned	No
Women Owned	Yes
Certificate Number	HUB State of Texas #1260684851800
Certifying Agency	NCTRCA, City of Austin & State of Texas
National	No
No Foreign Terrorist Orgs	Yes
No Israel Boycott	Yes
MWBE	Yes
ESCs	All Texas Regions
States	Alabama, Arizona, Arkansas, Colorado, Georgia, Louisiana, Mississippi, New Mexico, Oklahoma, Texas
Contract Name	Furniture for School, Office, Science, Library and Dormitory
Contract No.	667-22
Effective	04/01/2022
Expiration	03/31/2025
Accepts RFQs	Yes
Quote Reference Number	QXXXX
Return Policy	Returns are subject to prior agreement and may be subject to a return fee



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 9.A.

DATE SUBMITTED: April 24, 2024

MEETING DATE: May 6, 2024

FROM: Maritza Magallan, Contract Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: On March 5, 2024, the Purchasing Department received five (5) Proposals for the above reference project. The City of Pharr requested proposals for conducting a water rate study. Based on the review made by the City's evaluation committee, staff recommends selection of the top ranked firm, Capex Resources Group LLC. from Frisco, TX and seeks authorization to negotiate scope and fee for these services. Additionally, if negotiations are not successful with the recommended firm, staff recommends that with City Manager approval, negotiations cease and commence with the next ranked firm, Willdan Group from Plano, TX. - Project No. 2324-60-587-S22-287

Fiscal Consideration: N/A

Staff Recommendation: Selection of a firm to enter into contract negotiations to conduct water rate study for the City of Pharr. Additionally, if negotiations are not successful with the recommended firm, staff recommends that with City Manager approval, negotiations cease and commence with the next ranked firm, Willdan Group from Plano, TX.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Mayra Gomez

Hilda Pedraza

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 4/24/2024

Approved - 4/24/2024

Approved - 4/24/2024

Approved - 4/25/2024

Approved - 4/25/2024

Final Approval - 4/26/2024



Pharr



DEADLINE: MARCH 05, 2024 AT 2:00 PM (CST)

PROJECT NO., 2324-60-587-S22-287 RFP - COMPREHENSIVE WATER RATE STUDY

RESPONDENTS:	
COMPANY	CITY, STATE
CAPEX RESOURCES GROUP LLC	FRISCO, TX
ENDEAVOR UTILITY SOLUTIONS, LLC	EVANSVILLE, IN
GDS ASSOCIATES, INC.	AUSTIN, TX
NEWGEN STRATEGIES AND SOLUTIONS, LLC	AUSTIN, TX
WILLDAN GROUP	PLANO, TX

Project Team Qualifications and Experience

Unlike many consulting firms, we do not delegate the primary technical analysis in these studies to lower-level personnel with limited experience, while leaving senior personnel to perform limited oversight roles. Our project team is composed of senior-level professionals, each with a minimum of 17 years' experience in utility consulting. Our project manager, Jeff G. Snowden, will deliver approximately 100% of the total project requirements.

All analyses and deliverable preparation will be coordinated out of our Frisco, Texas office. This will provide Pharr with close access to our project team for frequent project meetings and deliverables review.

SUMMARY RESUME OF PROJECT MANAGER:

Mr. Jeff G. Snowden obtained a BA in Economics from Texas A&M University in 1991 and earned an MBA from the University of Texas at San Antonio in 2000. He possesses more than 27 years of experience in economic and financial analysis, project management, and lending, and has worked directly on a variety of infrastructure projects valued at over \$3 billion. Mr. Snowden has worked with over 70 public and private sector clients while developing and implementing water, wastewater, natural gas, air quality and cogeneration projects in the United States and Mexico. He has established effective working relationships with project teams consisting of municipalities, engineers, financial advisors, ratings agencies and various state, federal and bi-national co-financing institutions. Mr. Snowden has a successful track record in the development of strategic and viable project financing structures. His experience is summarized as follows:

1.2.2 Selected Engagements & References

The following presents detailed descriptions of our firm's relevant experience, with references provided. We encourage all prospective clients to contact our references to assess the degree of satisfaction our past clients have with our work product and consulting services.

Benchmarking and Economic Evaluation of Appraised Values and Development and Presentation of Challenge Petition to Appraisal Review Board

LaSalle County, Texas

In 2018 Capex Consulting Group was engaged by LaSalle County to evaluate appraised values and develop supporting materials to assist the County's efforts to resolve longstanding issues of omitted property and under valuations. Phase I of the project culminated in a challenge petition submitted to the appraisal review board resulting in re-appraisals that added over \$1 billion to the certified appraisal rolls.

Reference(s): Hon. Joel Rodriguez
County Judge
LaSalle County
101 Courthouse Square
Cotulla, Texas 78014
(830) 879-4430 joelrodriguezjr@ymail.com

Project Development and Implementation Services - Cotton Gin Expansion

Moscow, Kansas

In 2018 Capex was engaged by the Northwest Cotton Growers Coop to develop process calendars, draw schedules, certified project budgets, and other documents required by lender and produce base construction contracts and work with contractors toward contract executions. Other services included providing exhaustive cost management and disbursement services throughout all aspects of the construction and implementation processes. The project is underway.

Reference(s): Mr. Jon Nesler
President
Northwest Cotton Growers, Inc.
P.O. Box 300, RFD Street
Moscow, Kansas 67952
(620) 598-2008
Jon.nesler75@gmail.com

Water and Wastewater Rate Study and Long-term Financial Plan, Water Impact Fee Study

Lucas, Texas

Capex was engaged by the City of Lucas, Texas to prepare a water and wastewater rate study and long-term financial plan designed to recover the operating and debt service costs associated with numerous capital projects. Additional services included the evaluation of meter size based minimum charges and price elasticity of demand analysis. The studies were completed in 2012, 2017, and 2023.

Reference(s): Mrs. Liz Exum
Finance Manager
City of Lucas
665 Country Club Road
Lucas, Texas 75002
(972) 727-8999
lexum@lucastexas.us

Water and Wastewater Impact Fee Study (2023-24)

Water and Wastewater Rate Study Update (2022)

Water Rights Acquisitions (Ongoing)

Water and Wastewater Rate Study (2018)

Water Impact Fee Study (2014)

Agua Special Utility District, Palmview, Texas

In 2014 Capex prepared a water impact fee study designed to generate revenue sufficient to fund eligible capital improvements over a ten year planning period. The water and wastewater rate study was completed in 2022 and water rights acquisition and impact fee services are ongoing.

Reference(s): Mr. Roberto Salinas
General Manager
Agua Special Utility District
3120 N Abram Rd
Palmview, TX 78572
(956) 239-2984
robertos@aguasud.com

Water and Wastewater Rate Study and Long-term Financial Plan

Mercedes, Texas

In 2022 Capex was engaged by Mercedes to prepare a water and wastewater rate study and long-term financial plan designed to recover the operating and debt service costs associated with a \$20 million debt issuance. Additional services included the structuring of meter-sized based minimum charges.

Reference(s): Mr. Alberto Perez
City Manager
City of Mercedes
400 S. Ohio Avenue
Mercedes, TX 78570
(956) 565-3114
aperez@cityofmercedes.com

Development of Economic Incentive Structure for Medical Facilities and Local Sales Tax Development & Optimization

LaSalle County, Texas

In 2016 Capex was engaged by LaSalle County to develop a funding mechanism and incentive structure sufficient to attract a private sector operator of medical facilities, to include dialysis treatment and urgent care, to LaSalle County. The project is ongoing.

Reference(s): Hon. Joel Rodriguez
County Judge
LaSalle County
101 Courthouse Square
Cotulla, Texas 78014
(830) 879-4430 joelrodriguezjr@gmail.com

Water, Wastewater, Solid Waste and Natural Gas Rate Study and Long-term Financial Plan

Cotulla, Texas

Engaged by the City of Cotulla, Texas to prepare a comprehensive rate study and long-term financial plan designed to recover the operating and debt service costs associated with various capital projects. Additional services included multi-year funding recommendations on operations and maintenance and debt service reserves, the development and implementation of meter size based minimum charges, price elasticity of demand analysis, and close collaboration with bond counsel and financial advisors in order to assure compliance with covenants and revenue adequacy. Update is underway.

Reference(s): Mr. David Wright
City Manager
City of Cotulla
117 N. Front Street
Cotulla, TX 78014
(210) 223-4888
david79wright@att.net

**Water, Wastewater, and Solid Waste Rate Study and Long-term Financial Plan
Rio Grande City, Texas**

Capex was engaged by Rio Grande City to prepare a water and wastewater rate study and long-term financial plan designed to recover the operating and debt service costs associated with a \$24 million water and wastewater capital project. Additional services included the structuring of residential and commercial bulk sales rates and the renegotiation of wholesale rates assessed to three water supply corporations in the area. The study was completed in October 2008, and an update was prepared 2013, 2018, and 2023. All recommendations were approved by unanimous consent of the City Council.

Reference(s): Mrs. Elisa Beas
Assistant City Manager
Rio Grande City
101 S. Washington Street
Rio Grande City, Texas 78582
(956) 487-0672

**Roadway Impact Fee Study
LaSalle County, Texas**

Capex was engaged by LaSalle County to prepare an impact fee designed to equitably recover the increasing costs of maintaining County roadways due to high traffic levels stemming from the Eagle Ford Shale development. The fee, which is to be assessed based on approved drilling permits, was developed in draft form in late 2011. Dimmit County also engaged Capex to prepare the same study.

Reference(s): Hon. Joel Rodriguez
County Judge
LaSalle County
105 Courthouse
Cotulla, Texas 78014
(830) 879-4430
joelbelayrodriguez@yahoo.com

**Water and Wastewater Rate Study and Long-term Financial Plan
Eagle Pass Waterworks, Eagle Pass, Texas**

Capex was engaged by Eagle Pass Waterworks to prepare a water and wastewater rate study and long-term financial plan designed to recover the operating and debt services costs associated with a \$105 million regionalization project. Additional services included the creation of a discounted customer class for senior citizens and disabled veterans and the development of a rate structure capable of minimizing revenue downturns during periods of above average precipitation. The study was completed in August 2005, with the initial series of rate increases approved by unanimous consent of the City Council. Updates were conducted in 2006, 2007, 2011 and 2016. Additional impact fee services are underway.

Reference(s): Mr. Jorge Barrera
General Manager
Eagle Pass Waterworks
415 Madison
Eagle Pass, Texas 78852
(830) 773-2351- jorge_ag1@hotmail.com

**Water & Wastewater Rate Study and Financial Feasibility Analysis of Secondary Water Supply Project
Laredo, Texas**

Engaged by the City of Laredo, Texas to prepare a financial feasibility and affordability analysis of a secondary water supply project that addressed the City's long-term needs. The project team initially evaluated the City's water enterprise fund in order to define the system's current and forecast cost of service. Thereafter, a scenario analysis model was prepared that facilitated the direct comparison of a variety of supply options based on planning horizons, construction costs, interest rates, and the cost of municipal water rights. The study was completed in December 2005, with additional services provided in 2006, 2007, 2008, 2011, and 2013 - 2016.

Reference(s): Mr. Adrian Montemayor
Former Utilities Operations Manager
Webb County
513 Martha Drive,
Laredo [Rio Bravo], Texas 78046
(956) 523-5590
agmontemayor@webbcountytx.gov

**Professional Services for Wastewater Infrastructure Development and Local Sales Tax Optimization
Alton, Texas**

After completing two previous wastewater rate studies for Alton, Capex was engaged by the City in 2016 to manage and coordinate the City's Engineer, Bond Counsel, Financial Advisor, and other service providers in order to assure compliant TWDB application submittal and project implementation. Additional services included optimizing local sales tax collections from materials used in new development, land acquisition and permitting, timelines, bond feasibility, and assistance at public forums and agency meetings.

Reference(s): Mr. Jeff Underwood
City Manager
City of Alton
509 S. Alton Blvd.
Alton, Texas 78573
956-424-2198
jeff.underwood@alton-tx.gov

**Development of Business Income Loss and Time Element Deductible Model, Owners Representative
Services**

Rio Grande Valley Sugar Growers, Santa Rosa, Texas

After the 2015 mechanical failure of RGVSG's largest turbine-generator, Capex was engaged to evaluate all associated lost revenue and added costs. Capex' analysis focused on reduced exhaust steam and resulting losses in sucrose recovery and revenue. Other claim elements included increased power purchases and lost energy and renewable energy credit sales. Ultimately, RGVSG received payment for a total claim value in excess of \$1.6 million.

Reference(s): Mr. Sean Brashear
President and Chief Executive Officer
Rio Grande Valley Sugar Growers
1300 Hwy 107, P.O. Box 459

Santa Rosa, Texas 78593-0459
956-633-0831
sbrashear@rgvsugar.com

**Water and Wastewater Wholesale Rate Development and Dispute Resolution
Dilley, Texas**

After successfully completing a water, wastewater, and natural gas rate study for Dilley, in 2015 the City requested that Capex evaluate a \$500 thousand demand letter issued to Dilley by the Texas Department of Criminal Justice for perceived overbillings for water and wastewater service. Capex reviewed TDCJ's request and then performed a comprehensive cost of service analysis and contract review. As a result TDCJ agreed to abandon the demand for payment and instead agreed to pay Dilley over \$500,000 through a modified wholesale rate structure, which represented a net improvement in Dilley's position of over \$1 million.

Reference(s): Mrs. Irma Rodriguez
Finance Director
City of Dilley
101 S. Commerce Street, Dilley, TX 78017
830-965-1624
irma@cityofdilleytx.com



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 9.B.

DATE SUBMITTED: April 29, 2024

MEETING DATE: May 6, 2024

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Ruben Alfaro

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Amendment #2 is to cover additional work needed due to updates to regulations and standards set forth by the Texas Historical Commission (THC), particularly in April 2020 and 2021.

(Project No. 1617-01-528-0038)

Fiscal Consideration:

Original Agreement: \$1,489,638.77

Amendment #1: \$280,124.39

Amendment #2: \$3,430.22

Revised: \$1,773,193.38

*Please note that the original proposal for cultural resource services was for \$21,277.78, and the updated proposal is for \$24,708. The difference between the two proposals is \$3,430.22. Both proposals are attached for reference. Also, note that Stantec was formerly CMEC--this firm is a subconsultant to RRP Consulting Engineers for this project.

Staff Recommendation: Staff recommends approval of Amendment #2 to RRP's agreement for Hi-Line West Road.

Alternatives: No alternative. Environmental standards have been updated, and additional work must be done for the project to comply. Otherwise, the project will not proceed.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel

Ruben Alfaro

Created/Initiated - 4/29/2024

Approved - 5/2/2024

Mayra Gomez
Ricardo Rodriguez
Jamison Merrick
City Management Office

Approved - 5/2/2024
Approved - 5/3/2024
Approved - 5/3/2024
Final Approval - 5/3/2024



Stantec Consulting Services Inc.
15990 N. Barker's Landing, Suite 125, Houston, Texas 77079

3 April 2024

Attention:
Joseph Cortez
1400 Broadfield Blvd., Suite 400
Houston, TX 77084

**Re: Stantec Proposal for Cultural Resource Services for the Hi Line Road Project,
Hidalgo County, Texas**

Dear Mr. Cortez,

Stantec Consulting Services, Inc. (Stantec) is pleased to submit this proposal to provide archeological and historic built-environment resources services to RRP Consulting Engineers (RRP) for the above-referenced project in Hidalgo County, Texas. Stantec understands that the ultimate client is proposing improvements to West Hi Line Road between North Jackson Road to South Cage Boulevard (US 281), for a length of 1.26 miles (2.03 kilometers).

Proposed depths of impacts will be variable across the project and are currently unknown; Stantec assumes that the majority of impacts will be less than 3 feet (0.9 meters) except at stream crossings, where bridge support columns and culverts may involve deeper impacts.

The project will be overseen by the Texas Department of Transportation (TxDOT) and is therefore subject to the Antiquities Code of Texas. Further, since federal funding is anticipated, the project must comply with Section 106 of the National Historic Preservation Act of 1966, as amended.

Scope of Work

Since the project will be overseen by TxDOT, all fieldwork and deliverables proposed below will conform with their standards and templates. All work will be supervised by Secretary of Interior-qualified archeologists and historians who are pre-qualified for the applicable TxDOT certifications.

Task 1 – Project Management

Stantec will coordinate with TxDOT and the Texas Historical Commission (THC) and will maintain all records necessary for the execution and completion of all tasks associated with this project.

Task 2 – Archeological Resources

Archeological Background Study

Reference: CR Services for South Parallel Corridor (Phase III) Project, Cameron County, Texas

Stantec cultural resources personnel will conduct database searches of the restricted Sites Atlas maintained by the THC and Texas Archeological Research Laboratory (TARL) to identify previously documented archeological sites, cemeteries, historical markers, properties, and districts listed in the National Register of Historic Places (NRHP), and State Antiquities Landmarks (SALs). Results of the search will be integrated with soil information, topographic maps, aerial photographs, and other appropriate data sources to develop an archeological background study that conforms to TxDOT's standards. The background study will include the entire project corridor and a 1-kilometer buffer around it. Based upon previous known right of entry issues that prevented survey, it is assumed that field study will be required for the current re-evaluation.

Phase I Archeological Survey

Following approval of the background study, Stantec cultural resources personnel will integrate the information described above with updated data and/or reviewer comments in an application for a Texas Antiquities Permit on behalf of RRP and TxDOT. The survey would cover the archeological area of potential effects (APE) for the project, which would consist of all locations for which ground disturbing activities are proposed.

After a valid permit number is obtained, field investigations will be conducted at the Phase I intensive-survey level according to standards finalized in March 2020 and promulgated by the THC and the Council of Texas Archeologists (CTA) in April 2020. The study will include a pedestrian survey augmented with shovel testing and mechanical trenching to identify previously unidentified archeological resources. Mechanical trenching is assumed due to the occurrence of deep alluvial soils within the project area. Stantec anticipates that a maximum of **2** mechanically excavated trenches and **40** shovel tests would be required to effectively cover the project footprint (including delineation of up to one new archeological site). This work could be completed in a single 3-day field mobilization with a crew of 2.

This investigation will evaluate archeological resources for their potential eligibility for inclusion in the NRHP per Section 106 (36 CFR 800) of the National Historic Preservation Act of 1966, as amended, or designation as a State Antiquities Landmark (SAL) under the provisions of the Antiquities Code of Texas. Reporting of results, including preliminary NRHP/SAL evaluations of any identified archeological resources, will comply with THC and CTA guidelines and will be coordinated with the THC and TxDOT per the terms of the approved archeological permit.

Draft and final reporting of results, including preliminary NRHP/SAL evaluations of any identified archeological resources, will comply with THC and CTA guidelines. A draft report will be submitted first to RRP for comments; these comments will be incorporated into a revised draft report to be submitted to the THC for review via the THC's online E-Trac portal. Following the approval of the final report, Stantec will curate all records associated with the project with a state-approved curatorial facility.

Task 3 – Historic Built Environment Resources

Stantec historians will conduct database searches of the Texas Historical Commission's (THC) Sites Atlas to identify properties and districts listed in the NRHP, National Historic Landmarks (NHLs), SALs, Registered Texas Historic Landmarks (RTHLs), TxDOT's previously surveyed historic districts and properties, and historic bridges. All information will be presented in the standard historic Project Coordination Request (PCR; July 2021 version) form for submittal by the client to TxDOT ENV. This scope assumes client can provide photographs for the PCR documentation, to avoid multiple field mobilizations.

Note: in the original proposal submitted by Cox|McLain Environmental Consulting, a historic built environment survey was proposed. However, upon further review, Stantec does not anticipate that such a survey will be required.

Assumptions and Exclusions

- Assumes that archeological investigations will be limited to areas based on soils and topography but constrained by utilities along existing roadway. If staging areas, laydown yards, temporary access roads, or other ancillary facilities are added to the project, additional investigations may be required.
- Assumes the project area is free of chemical, biological, and other contaminants to the best of the client's knowledge.
- Assumes artifacts will be documented in the field but will not be collected.
- Assumes dual federal/state nexus and that a Texas Antiquities Permit will be required.
- Assumes mechanical testing will be required.
- Assumes up to 1 previously undocumented site will be recorded.
- Assumes THC does not require historic built environment survey.
- Assumes RRP and/or the ultimate client provides/negotiates right of entry prior to fieldwork. If access is not available, a reasonable and good-faith effort will be made to document inaccessible parcels from accessible parcels and/or public ROW.
- Exclusions: ecological/NEPA services, NRHP nominations, historic resources survey, HABS/HAER documentation, formal archeological survey, testing, or data recovery, human remains evaluation, coordination, or removal. All excluded services could be provided under separate scope/budget.

The cultural resources services described above will be completed, subject to the attached terms and conditions, for a fee of **\$24,708.00**, to be billed on a time and materials basis. Please see the attached spreadsheet for a detailed breakdown of costs.

Stantec greatly appreciates the opportunity to submit this proposal. Please feel free to contact me at (346) 435-9317 or scotty.moore@stantec.com if you have any questions.

3 April 2024

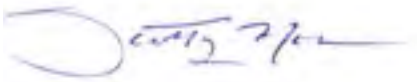
Attention: Mr. Pawelek

Page 4 of 4

Reference: CR Services for South Parallel Corridor (Phase III) Project, Cameron County, Texas

Regards,

Stantec Consulting Services Inc.

A handwritten signature in blue ink, appearing to read "Scotty Moore", is positioned above a horizontal line.

Scotty Moore RPA

Principal

FEE ESTIMATE - Hi Line Road

		Project Manager	Keying Project Manager	Env. Scientist / Arch. Pl.	Env. Scientist / Technical Editor	Env. Scientist / Historian	Env. Scientist / Historian	GIS Manager	GIS Operator	Admin / Office	Administrative / Project Controls	Merge	Post Item (Travel Day)	Travel Site Registration	Vehicle Rental	CAS Creation Fee	Overnight Delivery	Field Supplies	Backbone Operator
Project Billing Rate (T&M) Total Units (T&M) Fee (T&M)																			
	\$150.00	\$138.00	\$125.00	\$105.00	\$125.00	\$105.00	\$125.00	\$85.00	\$60.00	\$60.00	\$0.67	\$59.00	\$110.00	\$75.00	\$525.00	\$15.75	\$100.00	\$2,600.00	
	18.00	4.00	78.00	24.00	4.00	12.00	20.00	8.00	4.00	250.00	2.00	1.00	3.00	1.00	2.00	1.00	1.00		
	\$2,700.00	\$1,656.00	\$9,750.00	\$2,520.00	\$500.00	\$1,260.00	\$125.00	\$1,700.00	\$480.00	\$240.00	\$167.50	\$118.00	\$110.00	\$225.00	\$525.00	\$31.50	\$100.00	\$2,500.00	
Task Name	Units																		
Project Management	10.00	10.00							8.00	4.00									
Archaeological Services																			
Archaeological Background Study	1.00		10.00				1.00	6.00											
Research Design/Plan	2.00		6.00					2.00											
Pedestrian Survey	1.00		24.00	24.00							250.00	2.00		3.00			1.00	1.00	
Draft Report Preparation/Editing	2.00		30.00					6.00											
Agency Review and Comment Response	1.00		4.00																
Curation																1.00			
Final Report Production/Distribution	1.00		4.00					2.00								2.00			
Historical Built Environment Services																			
PCR		2.00			4.00	12.00		4.00											
Project Summary		Hours	Labour	Expense	Subs	Total													
Fixed Fee		0.00	\$0.00	\$0.00	\$0.00	\$0.00													
Time & Material		181.00	\$20,911.00	\$1,277.00	\$2,500.00	\$24,708.00													
Total		181.00	\$20,931.00	\$1,277.00	\$2,500.00	\$24,708.00													
Task Type	Hours	Labour	Expense	Subs	Total														
Time & Material	32.00	\$3,690.00	\$0.00	\$0.00	\$3,690.00														
Time & Material	127.00	\$14,955.00	\$1,277.00	\$2,500.00	\$18,732.00														
Time & Material	19.00	\$2,185.00	\$0.00	\$0.00	\$2,185.00														
Time & Material	9.00	\$1,070.00	\$0.00	\$0.00	\$1,070.00														
Time & Material	49.00	\$5,670.00	\$610.50	\$2,500.00	\$8,780.50														
Time & Material	38.00	\$4,560.00	\$110.00	\$0.00	\$4,670.00														
Time & Material	5.00	\$650.00	\$0.00	\$0.00	\$650.00														
Time & Material	0.00	\$0.00	\$525.00	\$0.00	\$525.00														
Time & Material	7.00	\$820.00	\$31.50	\$0.00	\$851.50														
Time & Material	22.00	\$2,376.00	\$0.00	\$0.00	\$2,376.00														
Time & Material	22.00	\$2,376.00	\$0.00	\$0.00	\$2,376.00														

June 8, 2021

Joseph Cortez, Environmental Scientist
S&B Infrastructure, Ltd.
530 Wells Fargo Drive
Houston, Texas 77090

Re: CMEC Proposal for Cultural Resources Desktop and Field Studies, City of Pharr Hi-Line Road West Expansion, Hidalgo County, Texas

Dear Mr. Cortez:

Cox|McLain Environmental Consulting, Inc. (CMEC) is pleased to submit this proposal to provide cultural resources services for the above-referenced project, a 1.27-mile expansion of an existing roadway in Hidalgo County, Texas. CMEC understands that the project is owned by the City of Pharr and will be coordinated with the Texas Department of Transportation (TxDOT) as the in-state delegate of the Federal Highway Administration (FHWA), rendering the investigations subject to the Antiquities Code of Texas and Section 106 of the National Historic Preservation Act, as amended (NHPA).

Scope of Work

Task 1 – Historic Resources Project Coordination Request, Research Design, and Reconnaissance Survey

CMEC cultural resources personnel will conduct database searches of the public Historic Sites Atlas maintained by the Texas Historical Commission (THC) to identify previously documented cemeteries, historical markers, properties and districts listed on the National Register of Historic Places (NRHP), and State Antiquities Landmarks (SALs). The results of the background research will be presented in a Project Coordination Request (PCR) form according to current TxDOT policy at the time the work is undertaken.

Following coordination initiated by the PCR, CMEC historians would prepare a research design, including a historic context and proposed methodology for survey and evaluation based on the current TxDOT Documentation Standard for Research Designs. Following approval of the research design, CMEC historians would undertake a reconnaissance survey of the area of potential effect (APE) which is assumed to be 150 feet from areas of proposed right-of-way. CMEC historians would produce a report compliant with TxDOT's Documentation Standard for Reconnaissance Surveys. The report would include a description of all historic-age properties surveyed, NRHP eligibility determination for each resource, an evaluation of the presence of eligible historic districts, and a determination of whether the proposed project would adversely affect NRHP listed or eligible properties or districts.

Task 2 – Archeological Background Study and Survey

CMEC cultural resources personnel will conduct database searches of the restricted Archeological Sites Atlas maintained by the THC and Texas Archeological Research Laboratory (TARL) to identify previously documented archeological sites, cemeteries, historical markers, properties and districts listed on the NRHP, and SALs. Results of the search will be integrated with soil information, topographic maps, aerial photographs, and other appropriate data sources and will be presented in an Archeological Background Study meeting TxDOT requirements.



Following approval of the background study, CMEC cultural resources personnel will integrate the information described above with updated data and/or reviewer comments in an application for a Texas Antiquities Permit on behalf of the City and TxDOT. After a valid permit number is obtained, field investigations will be conducted at the Phase I intensive-survey level (Category 7 under 13 TAC 26.15). Mechanical trenching is not assumed to be required due to limited deep impacts within the project area. It is further assumed that proposed new right-of-way will be privately owned at the time of investigations. Diagnostic artifacts will be documented and photographed in the field but not collected. No artifact curation services are included. Field methods will comply with the requirements of 13 TAC 26, as elaborated by the THC and the Council of Texas Archeologists (CTA). In addition, this investigation will evaluate archeological resources for their potential eligibility for inclusion in the NRHP per Section 106 of the NHPA or designation as a SAL under the provisions of the Texas Antiquities Code. Draft and final reporting of results, including preliminary NRHP/SAL evaluations of any identified archeological resources, will comply with THC and CTA guidelines and will be coordinated with the City, TxDOT, and the THC per the terms of the approved archeological permit.

Assumptions and Exclusions

- Assumes total project footprint of 1.27 miles.
- Assumes no archeological trenching would be required; should THC require trenching, this service can be provided under a separate scope and fee.
- Archeological and historic desktop tasks assume S&B will provide project area photos sufficient for inclusion in TxDOT background and PCR submittals.
- Assumes investigations will primarily focus on private land anticipated for ROW acquisition; assumes no collection/curation of artifacts.
- Exclusions: ecological services; right-of-entry coordination; human environment studies; Section 4(f) services; historic resources intensive study, NRHP nominations, or HABS/HAER documentation; archeological monitoring, testing, or data recovery; human remains evaluation, coordination, removal, or reinterment; or artifact processing, detailed analysis, or curation. All excluded services could be provided under separate scope/budget.

The cultural resource services described above will be conducted for a fee of **\$21,277.78**, to be billed on a **time and materials** basis. A detailed breakdown of costs is presented in the attached cost proposal. This proposal and fee are valid for 180 days.

CMEC greatly appreciates the opportunity to submit this proposal. Please feel free to contact me at 512-338-2223 or davids@coxmcclain.com if you have any questions.

Sincerely,

David Sandroock, MA, RPA
Senior Archeologist
Cox|McLain Environmental Consulting, Inc.

Attachment - Cost Proposal

S&B - City of Pharr Hi-Line Road - Cultural Resources Studies Cox|McLain Environmental Consulting, Inc.

LABOR

Task 1	Historic Resources PCR, Research Design, Reconnaissance Survey	\$9,896.68
Task 2	Archeological Resources Background, Permit, Intensive Survey	\$8,983.10
TOTAL Labor Cost		\$18,879.78

EXPENSES

Task 1	Historic Resources PCR, Research Design, Reconnaissance Survey	\$925.00
Task 2	Archeological Resources Background, Permit, Intensive Survey	\$1,473.00
TOTAL Nonlabor Expenses		\$2,398.00

TOTAL COSTS - CMEC **\$21,277.78**

Notes/Assumptions: Assumes project length of 1.27 miles. Assumes S&B/City would provide/negotiate right of entry such that hist and arch field studies could be completed in one trip each. Assumes field study would primarily concentrate on privately owned land targeted for ROW acquisition; thus artifact collection/curation is not included. Exclusions: ecological/human environment services, historic resources intensive study, NRHP nominations, HABS/HAER documentation, archeological monitoring, testing, or data recovery, archeological materials processing/conservation/curation, human remains evaluation/coordination/removal. All excluded services could be provided under separate scope/budget.

Attachment - Cost Proposal

S&B - City of Pharr Hi-Line Road - Historic Resources PCR and Recon Survey
Cox|McLain Environmental Consulting, Inc.

LABOR

	Env. Project Manager	Sr. Env. Scientist II	Sr. Env. Scientist I	Env. Prof. II	Env. Prof. I	Env. Staff II	Env. Staff I	Env. Tech II	Env. Tech I	Admin/ Clerical	Totals
Description	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours
Task 1a Background Research, PCR Prep, Editing	0	0	6	0	0	4	2	0	0	0	12
Task 1b Research Design Prep, Editing	0	0	16	16	0	4	0	0	0	0	36
Task 1c Reconnaissance Survey	0	0	0	20	0	0	0	0	0	0	20
Task 1d Draft and Final Reporting	0	0	16	20	4	0	4	0	0	0	44
Total Labor Hours	0	0	38	56	4	8	6	0	0	0	112
Rate	\$143.70	\$126.58	\$108.77	\$81.58	\$78.45	\$65.27	\$59.83	\$48.94	\$42.15	\$54.39	
SUBTOTAL Labor Cost	\$0	\$0	\$4,133	\$4,568	\$314	\$522	\$359	\$0	\$0	\$0	\$9,896.68

EXPENSES

	Unit	Quantity	Rate	Total
Backhoe + operator (at cost)	Day	0	\$1,200.00	\$0
Mileage (Allowable IRS Rate)	Miles	0	\$0.57	\$0
Hotel (At cost; taxes included)	Day	1	\$120.00	\$120
Per Diem	Day	2	\$55.00	\$110
Car Rental (at cost)	Day	2	\$75.00	\$150
SUV/ATV Rental	Day	0	\$150.00	\$0
Rental vehicle fuel	Gal	5	\$3.00	\$15
Airfare (at cost)	R/T	1	\$500.00	\$500
Overnight Delivery	Letter	1	\$30.00	\$30
Field Supplies (At cost)	Misc	0	\$100.00	\$0
Photocopies - Color 8.5x11	Page	0	\$1.20	\$0
Photocopies - Color 11x17	Page	0	\$2.25	\$0
Photocopies - B/W 8.5x11	Page	0	\$0.15	\$0
Photocopies - B/W 11x17	Page	0	\$0.30	\$0
Historical Aerials (cost)	Each	0	\$500.00	\$0
TOTAL Nonlabor Expenses				\$925.00

Notes/Assumptions: Assumes project length of 1.27 miles. Assumes S&B/City would provide/negotiate right of entry such that hist and arch field studies could be completed in one trip each. Assumes field study would primarily concentrate on privately owned land targeted for ROW acquisition. Exclusions: ecological/human environment services, historic resources intensive study, NRHP nominations, HABS/HAER documentation, archeological monitoring, testing, or data recovery, archeological materials processing/conservation/curation, human remains evaluation/coordination/removal. All excluded services could be provided under separate scope/budget.

TOTAL COSTS - CMEC **\$10,821.68**

Attachment - Cost Proposal

S&B - City of Pharr Hi-Line Road - Archeological Background Study and Intensive Survey
Cox|McLain Environmental Consulting, Inc.

LABOR

	Env. Project Manager	Sr. Env. Scientist II	Sr. Env. Scientist I	Env. Prof. II	Env. Prof. I	Env. Staff II	Env. Staff I	Env. Tech II	Env. Tech I	Admin/ Clerical	Totals
Description	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours
Task 2a Background Study Prep, Editing	0	0	4	0	4	4	2	0	0	1	15
Task 2b Antiquities Permit Prep, Editing	0	0	4	4	0	6	0	0	0	1	15
Task 2c Intensive Field Survey	0	0	0	32	0	0	0	0	0	1	33
Task 2d Draft and Final Reporting	0	0	8	32	0	6	0	0	0	1	47
Total Labor Hours	0	0	16	68	4	16	2	0	0	4	110
Rate	\$143.70	\$126.58	\$108.77	\$81.58	\$78.45	\$65.27	\$59.83	\$48.94	\$42.15	\$54.39	
SUBTOTAL Labor Cost	\$0	\$0	\$1,740	\$5,547	\$314	\$1,044	\$120	\$0	\$0	\$218	\$8,983.10

EXPENSES

	Unit	Quantity	Rate	Total
Backhoe + operator (at cost)	Day	0	\$1,200.00	\$0
Mileage (Allowable IRS Rate)	Miles	800	\$0.57	\$452
Hotel (At cost; taxes included)	Day	2	\$120.00	\$240
Per Diem	Day	3	\$55.00	\$165
Car Rental (at cost)	Day	0	\$75.00	\$0
SUV/ATV Rental	Day	0	\$150.00	\$0
Rental vehicle fuel	Day/Gal	0	\$3.00	\$0
Airfare (at cost)	R/T	0	\$500.00	\$0
Overnight Delivery	Letter	0	\$30.00	\$0
Field Supplies (At cost)	Misc	0	\$100.00	\$0
Photocopies - Color 8.5x11	Page	0	\$1.20	\$0
Photocopies - Color 11x17	Page	0	\$2.25	\$0
Photocopies - B/W 8.5x11	Page	0	\$0.15	\$0
Photocopies - B/W 11x17	Page	0	\$0.30	\$0
Historical Aerials (cost)	Each	0	\$500.00	\$0
TARL site registration (digital only)	Site	1	\$96.00	\$96
Curation fee (records only; assume no collection; private land)	Inches	2	\$260.00	\$520
TOTAL Nonlabor Expenses				\$1,473.00

Notes/Assumptions: Assumes project length of 1.27 miles. Assumes S&B/City would provide/negotiate right of entry such that hist and arch field studies could be completed in one trip each. Assumes field study would primarily concentrate on privately owned land targeted for ROW acquisition; thus artifact collection/curation is not included. Exclusions: ecological/human environment services, NRHP nominations, HABS/HAER documentation, archeological monitoring, testing, or data recovery, archeological materials processing/conservation/curation, human remains evaluation/coordination/removal. All excluded services could be provided under separate scope/budget.

TOTAL COSTS - CMEC **\$10,456.10**



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 9.C.

DATE SUBMITTED: April 30, 2024

MEETING DATE: May 6, 2024

FROM: Daniel Ramirez, Director

DEPARTMENT: Emergency Medical Services

DIRECTOR: Daniel Ramirez

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Agreement with Driscoll Childrens Hospital for ground emergency and non-emergency ambulance transport services.

Fiscal Consideration: Pharr EMS will use current staffing to service this agreement.

Staff Recommendation: Staff recommends approval of this agreement.

Alternatives: There are no alternatives.

Exclude Material from Public Packet? No

Reason: Item will not be excluded.

ROUTING:

Daniel Ramirez

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 4/30/2024

Approved - 4/30/2024

Approved - 5/1/2024

Final Approval - 5/1/2024

AMBULANCE SERVICE AGREEMENT

This Ambulance Service Agreement (Agreement") is made and entered into as of the ____ day of ____, 2024 ("Effective Date") by and between Driscoll Children's Hospital Rio Grande Valley (DCHRGV) a Texas non-profit corporation, located at 2820 W. Michaelangelo Drive Edinburg, TX 78539, and City of Pharr Emergency Medical Services (Pharr EMS) located at 3000 N. Cage Boulevard, Pharr, TX 78577 (each a "party" and collectively the "parties").

RECITALS

WHEREAS, DCHRGV is a full service pediatric hospital that provides general inpatient and outpatient medical services;

WHEREAS, Pharr EMS is licensed to perform and desires to provide emergency and non-emergency ground ambulance service coverage to DCHRGV for adult patients upon the terms and conditions hereafter set forth herein.

NOW, THEREFORE, in consideration of the mutual promises of the parties hereto, and of the covenants and conditions hereinafter expressed, the parties hereby agree and covenant, each with the other, as follows:

1. PHARR EMS REPRESENTATIONS AND WARRANTIES

1.1. Provider License. Pharr EMS is a licensed Emergency Medical Service, licensed by the State of Texas Department of State Health Services and in compliance with the Texas EMS Act, Chapter 773, of the Health and Safety Code, and is designated with Mobile Care Provider License #1001037.

1.2. Scope of Services. Pharr EMS agrees to provide from time to time, emergency and non-emergency ambulance services ("Services") to DCHRGV as further specified in Attachment A.

1.3. Personnel. Pharr EMS staff providing Ambulance Services her under shall be certified and/or licensed Emergency Medical Technicians (EMT)-Basic, EMT Intermediate and/or Paramedics. All Pharr EMS field staff are certified by the Texas Department of State Health Services. Additionally, its Peace Officers, if any, will be licensed by the Texas Commission on Law Enforcement, and its Registered Nurses, if any, will be ACLS and PALS certified. With respect to its staff, Pharr EMS represents and warrants that each such EMT, Paramedic, Peace Officer and Registered Nurses' license and/or certification to practice is in the State of Texas in their respective field, and that their license and/or certification has never been denied, terminated, suspended, probated, revoked, voluntarily relinquished under threat of disciplinary action, or restricted in any way.

1.4. Insurance. Pharr EMS agrees to carry One Million Dollars (\$1,000,000.00) insurance coverage for automotive liability and professional malpractice insurance for claims made during and after the term of this Agreement. The above coverage amounts shall be the actual indemnify coverage limit and shall not be reduced by any expenses or costs of litigation, including

any attorney's fees as allowed by law.

Commented [JM1]: Needs Risk Management Review

1.5. Ineligible Person. Pharr EMS represents and warrants that neither Pharr EMS nor any agent performing Services on behalf of Pharr EMS (i) is currently excluded, debarred, or otherwise ineligible to participate in the federal or state health care or other programs (ii) has been convicted of any felony or crime of moral turpitude; (iii) has been in violation of any federal, state, and local laws, Medicare/Medicaid regulations, governmental agency regulations and any other applicable law or regulation pertaining to health care fraud and abuse; (iv) has been investigated or prosecuted in any state by the U.S. Department of Justice, the HHS Office of the Inspector General, the Department of Health and Human Services, an agent of the Health Care Financing Administration, and/or agent of the Internal Revenue Service, or any applicable state agency for violation of any federal, state, local statute or regulation related to the provision of health care services; (v) is under investigation or otherwise aware of any circumstances which may result in exclusion from participation in the federal or state health care or other programs. This shall be an ongoing representation and warranty during the term of this Agreement and Pharr EMS shall immediately notify DCHRGV of any change in status of the representation and warranty set forth in this section. Any breach of this Paragraph shall give DCHRGV the right to immediately terminate this Agreement for cause.

1.6. Compliance with Health Care Privacy and Other Laws. Pharr EMS shall at all times comply with DCH's policies and procedures as they relate to the Services provided by Pharr EMS and any applicable federal and state laws, rules, regulations and guidelines, including, but not limited to, the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), the Health Information Technology for Economic and Clinical Health Act of 2009 ("HITECH"), and any amendments thereto or future regulations promulgated under such laws. In addition, Pharr EMS agrees to comply with Texas state laws related to privacy and security of health information, including but not limited to the regulations at Texas Health & Safety Code § 181.001 et seq (Medical Records Privacy Act), Chapter 521 of the Texas Business and Commerce Code (Identity Theft Enforcement and Protection Act) and any additional, amending or superseding laws and regulations.

1.7. Registration and Licensure. Pharr EMS represents and warrants that it is registered and licensed with all regulatory and governmental agencies as mandated by federal and state statutes including registration and licensure described under Texas Occupations Code §1702 (Occupations related to Law Enforcement and Security). To Pharr EMS's knowledge, there are no current or pending sanctions or actions which could materially impair such registration or licensure. Pharr EMS agrees to report to DCHRGV any material sanctions or actions impacting its registration and/or licensure within thirty (30) days of the date on which it becomes aware of such sanction or action.

1.8. No Conflict of Interest. Pharr EMS warrants and agrees that Pharr EMS is not a party to any agreement or engaged in any activity that would prevent or hinder Pharr EMS in any manner from entering into, or from fully performing, the Services required under, this Agreement.

2. PROVISION OF TRANSPORTATION SERVICES

Pharr EMS will be given the preferred opportunity by DCHRGV telephone call and, if necessary, voice message from DCHRGV to be the preferred provider of adult services for each, and or all instances in which DCHRGV and/or DCHRGV'S patients and/or DCHRGV'S customers shall request and/or require adult services. When services are needed for emergent adult ambulance transport Pharr EMS will be called to transport the patient to an adult facility. If Pharr EMS doesn't respond within the allotted time another service will be contacted

3. QUALITY ASSURANCE/QUALITY IMPROVEMENT (QA/QI)

Pharr EMS has an ongoing QA/QI program with a committee that oversees the operations policy, employee policy, complaint review policies, and protocols. Pharr EMS has continuous updates and training of these manuals and will participate in all requested quality/ risk activities. Monthly Reports will be provided to DCHRGV, including:

- For non-emergency unscheduled transfers – 30 minutes, 90% of the time.
- For scheduled non-emergency transfers – on time to appointment, 90% of the time.
- For emergency transfers 8 minutes, 90% of the time. (lights and sirens)

4. BILLING

4.1. Fees. In cases in which Pharr EMS transports patients from DCHRGV that are not covered by the patient's Medicare, Medicaid, and/or private or commercial insurance (any third party-payor), it is agreed that Pharr EMS shall bill DCHRGV or any of its affiliates directly by utilizing the contract fee schedule provided with the Agreement and identified as Attachment B.

4.2. Invoice. As a condition to receiving fees hereunder, Pharr EMS shall complete and submit to DCHRGV on a monthly basis a proper invoice with documentation in sufficient detail and accounting of the Services furnished by Pharr EMS. DCHRGV shall pay Pharr EMS any monies owed Pharr EMS hereunder within thirty (30) days of DCHRGV's receipt of a properly received invoice.

5. TERM AND TERMINATION

5.1. Term. This initial term of this Agreement shall commence on May 1, 2024, and shall continue in effect for a period of one (1) year ("Initial Term"). Upon conclusion of the Initial Term, the Agreement shall be automatically renewed for successive one (1) year renewal terms (each "Renew Term") unless the Agreement is sooner terminated in accordance with the provision herein. The Initial Term and each Renewal Term, as applicable, shall be referred to herein collectively as the "Term".

5.2. Termination. Either party may terminate this Agreement without cause, at any time, by providing the other party with at least thirty (30) days prior, written notice. DCHRGV shall have the right to immediately terminate this Agreement if Pharr EMS breaches this Agreement or is unable to perform as contemplated by this Agreement. In the event of immediate termination by DCHRGV, Pharr EMS forfeits any unearned portion of the fee.

5.3. Effects of Termination. Upon termination of this Agreement, as herein provided, neither party shall have any further obligation hereunder except for obligations accruing prior to the date of termination or those specifically extending past or surviving the

termination of the Agreement.

6. CONFIDENTIALITY

Pharr EMS recognizes that in performing Services under this Agreement, Pharr EMS may have access to confidential information. Pharr EMS agrees to keep all such information confidential and not to use or to disclose to others at any time except as expressly required in writing by DCHRGV or by law. Confidential information may include, but is not limited to, technology, proprietary information, medical records, patient lists or trade secrets of DCHRGV, or any data, matter or thing pertaining to patients of DCHRGV known to Pharr EMS through Pharr EMS's association with DCHRGV. Pharr EMS acknowledges that any and all papers, X-rays or other imaging materials, slides, medical data, medical records, patient lists, fee books, patient records and/or data pertaining to patients, files, forms, formulas or other documents or copies thereof, or other confidential information of any kind pertaining to patients and/or DCHRGV's business, financial condition, products or medical activities, belong to and will remain the property of DCHRGV. Pharr EMS further agrees that upon termination of this Agreement, Pharr EMS will not use, take or retain, without prior written authorization from DCHRGV, any confidential information of any kind belonging to DCHRGV, pertaining to DCHRGV patients or DCHRGV's business, financial conditions, products or professional activities.

7. RECORD ACCESS AND RETENTION.

Pharr EMS agrees to comply with the following requirements governing the maintenance of documentation to verify the cost of Services rendered under this Agreement:

7.1. Availability of Records. Until the expiration of four (4) years after the furnishing of Services pursuant to this Agreement, Pharr EMS shall make available, upon written request of the Secretary of Health & Human Services ("HHS"), or upon request of the Comptroller General of the United States, or any of their duly authorized representatives, this Agreement, and books, documents, and records of such party that are necessary to certify the nature and extent of such costs. If Pharr EMS carries out any of the duties of the Agreement through a subcontract with a value of ten thousand dollars (\$10,000.00) or more over a twelve (12) month period with a related individual or organization, Pharr EMS agrees to include this requirement in any such subcontract.

7.2. Notice. If Pharr EMS receives a request or demand to disclose any books, documents or records relevant to this Agreement for the purpose of an audit or investigation, Pharr EMS shall immediately (and no later than two (2) business days after receipt of such request or demand) notify DCH in writing of the nature and scope of such request or demand. Pharr EMS shall make available to DCH, upon written request of DCH, all such books, documents or records.

8. MISCELLANEOUS PROVISIONS

8.1 Notices. All notices, demands and other communication hereunder shall be in writing and shall be deemed to have been duly given if delivered personally or sent by Federal Express or other nationally recognized overnight courier or sent by certified mail, return receipt requested, to the address listed in the signature line or to such other address as either party may designate by notice to the other party hereto.

8.2 Entire Agreement. This Agreement, including all Attachments, constitutes the entire Agreement between the parties with respect to the subject matter hereof, and supersedes any and all other agreements, understandings, negotiations, or representations, oral or written, between them.

8.3 Assignment. No assignment of this Agreement or the rights, powers, or duties hereunder shall be valid without the express written consent of both parties hereto, and any such unauthorized assignment shall be void, provided, however, this Agreement may be assigned by DCHRGV to any affiliate without Pharr EMS's agreement.

8.4 Amendment. No amendment or variation of the terms of this Agreement shall be valid unless made in writing and signed by both parties.

8.5 Dispute Resolution/Mediation. In the event of a dispute regarding this Agreement that cannot first be resolved by the parties, the parties agree to then submit the dispute to Mediation prior to seeking other legal recourse, which may include, but not be limited to, trial by jury. The Mediator shall be chosen by the parties and shall be mutually agreeable to both parties. Each Party shall bear its proportionate share of the costs of Mediation, including the mediator's fee. The Mediation shall be conducted in Hidalgo County, Texas.

8.6 Indemnification. Pharr EMS and DCHRGV ("Indemnitor") shall indemnify and hold the other, and its employees and agents (collectively, the "Indemnitee") harmless against any claims, liability, losses or damages, including personnel costs incurred by the Indemnitee which may arise from any breach of this Agreement or any negligent, intentional or other tortious act or failure to act of the Indemnitor or its employees or agents related to the performance of this Agreement. The indemnitee agrees to promptly notify the Indemnitor of any claim against it which it expects to give rise to a duty of indemnity by the Indemnitor. This Section shall survive termination or expiration of this Agreement.

8.7 Independent Contractor. Pharr EMS is performing the services and duties required hereunder as an independent contractor and not as an employee, agent, partner of, or joint venture with DCHRGV. As an independent contractor, Pharr EMS shall have sole responsibility to make any and all necessary tax and other payments for itself, its employees and agents, attributable to income for services rendered hereunder to the State of Texas and to the government of the United States, and Pharr EMS shall hold harmless DCHRGV with respect to all such obligations.

8.8 Governing Law. This Agreement shall be enforced in accordance with the laws of the State of Texas. Venue for any disputes arising hereunder shall be in Hidalgo County, Texas.

[Signature Page Follows]

IN WITNESS WHEREOF, this Agreement is executed by the parties through their duly authorized representatives.

**DRISCOLL CHILDREN’S HOSPITAL
RIO GRANDE VALLEY**

By: _____

Printed Name: Matthew Wolthoff
Title: President
Address: 2801 Michelangelo Dr.
Edinburg, TX 78504

PHARR EMS

By: _____

Printed Name:
Title:
Address:

Attachment A
Services

1. Purpose. Pharr EMS will respond to DCHRGV emergency room staff calls for medical transport of patients to DCHRGV or to another location and will provide DCHRGV's requested transportation services.
2. Availability. Services will be available twenty-four (24) hours a day, seven (7) days a week, three- hundred and sixty-five (365) days a year and will be rendered via Pharr EMS's use of its two (2) frontline equipped ambulances (One (1) Mobile Intensive Care Unit (MICU) and one (1) Advanced Life Support (ALS)) and two (2) wheelchair vans.
3. Response Time.
 - a. Onsite response time (time from when Pharr EMS receives DCHRGV's call requesting transport) of thirty (30) minutes for non-emergency transfer requests and ten (10) minutes for emergency transfer.
 - b. Long distance ground transfers (defined as those which are fifty (50) miles from their destination), will have an on-site response time of up to forty-five (45) minutes.
 - c. Pharr EMS will be on time for all scheduled appointments and guarantees a ninety percent (90%) monthly facility response time or better for all transports.

**Attachment B
Fee Schedule**

In consideration for the Services provided under this Agreement, where DCHRGV is required by law or where DCHRGV elects to be the responsible party, DCHRGV agrees to pay Pharr EMS according to the following schedule:

	Ambulance Services	Contract Rates
A0425	MILEAGE	100% Medicare Allowable
A0428	Basic Life Support (BLS) NON-EMERGENCY BASE RATE	100% Medicare Allowable
A0426	Advance Life Support (ALS) NON-EMERGENCY BASE RATE	100% Medicare Allowable
A0429	BLS EMERGENCY BASE RATE	100% Medicare Allowable
A0427	ALS EMERGENCY BASE RATE	100% Medicare Allowable
A0433	ALS Level 2 BASE RATE	100% Medicare Allowable
A0434	Specialty Care Transport (SCT)	100% Medicare Allowable

Wheelchair Van Services	Contract Rates
Base Rate	\$55.00
Lift Assist-Per additional unit	\$25.00
Mileage*	\$ _ 4.00

* All mileage for Wheelchair Van Services shall be billed and paid on the basis of “loaded miles,” that is, those miles for which the patient is on board the Pharr EMS ambulance.

Note: All Base Rate Charges for ambulance transports shall be in accordance with the most current definitions of each level of service as set forth by the Centers for Medicare and Medicaid Services (CMS).



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 9.D.

DATE SUBMITTED: May 2, 2024

MEETING DATE: May 6, 2024

FROM: Ruben Alfaro, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Ruben Alfaro

Agenda Item: 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.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: On Thursday, February 22, 2024, proposals were opened and read aloud for Project No. 2324-61-587-C02-535. A total of eight (8) proposals were received and seven (7) were found to be responsive. Staff recommends award to the most responsive, responsible and low bid MOR-WILL, LLC from Mission, Texas.

The following is the pricing received from the responsible bidders:

1. MOR-WILL, LLC (\$6,749,668.03)
2. NM Contraction, LLC (\$7,393,062.76)
3. Spiess Construction Co. Inc. (\$8,857,118.97)
4. GO UNDERGROUND, LLC (8,857,118.97)
5. Foremost Paving, Inc. (\$15,197,495.00)
6. Southern Trenchless Solutions, LLC (\$16,999,769.00)
7. IOC Company, LLC (\$49,930,125.07)

In accordance with the Bidding and award plan, a selection committee of five (5) staff members was created to rank the received bids based on the following criteria:

1. Pricing
2. Contractors Qualifications/References
3. Safety Information for Prime Contractor and Key Subcontractors
4. Financial Strength

The final ranking results were as follows:

1. MOR-WILL, LLC (74.8 Points)
1. Spiess Construction Co. Inc. (74.8 points)
3. NM Contraction, LLC (69 points)
4. GO UNDERGROUND, LLC (57.8 points)
5. Foremost Paving, Inc. (56.8 points)

6. Southern Trenchless Solutions, LLC (50.2 points)
7. IOC Company, LLC (32.6 points)

A detailed Evaluation Matrix has been attached to the packet for review and reference.

Award will be dependent on approval of recommendation to award from TWDB.
(Project No. 2324-61-587-C02-585)

Fiscal Consideration: TBD

Staff Recommendation: Staff recommends awarding the contract for the Collection System Improvements and Lift Station Elimination Project (Project No. 2324-61-587-C02-585)(TWDB) to one of the two top ranked contractor's.

Alternatives: The alternative is to recommend the rejection of bids to TWDB and re-bid the project.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Ruben Alfaro	Created/Initiated - 5/2/2024
Ruben Alfaro	Approved - 5/2/2024
Mayra Gomez	Approved - 5/2/2024
Jamison Merrick	Approved - 5/3/2024
Ricardo Rodriguez	Approved - 5/3/2024
City Management Office	Final Approval - 5/3/2024



BID OPENING: FEBRUARY 27, 2024 AT 3:00 PM (CST)

LOCATION: CITY COMMISSION ROOM (CITY HALL 2ND FLOOR)

PROJECT: 2324-61-587-C02-535 COLLECTION SYSTEM IMPROVEMENTS AND LIFT STATION ELIMINATION (Re-Bid)

PROJECT: 2324-61-587-C02-535 COLLECTION SYSTEM IMPROVEMENTS AND LIFT STATION ELIMINATION (Re-Bid)																		NON-RESPONSIVE	
BIDDERS:				Mor-Wil, LLC Mission, TX		NM Contracting, LLC McAllen, TX		Spiess Construction Co., Inc. Orcutt, CA		GO UNDERGROUND LLC. Harlingen, TX		Foremost Paving, Inc. Elsa, TX		Southern Trenchless Solutions, LLC. Weslaco, TX		IOC COMPANY LLC. Edinburg, TX		Gonzalez Engineering & Management, LLC. Edinburg, TX	
ITEM	DESCRIPTION	U/M	QTY																
1	GENERAL: Clearing and Grubbing	LS	1	\$114,750.00	\$114,750.00	\$190,837.50	\$190,837.50	\$29,000.00	\$29,000.00	\$52,000.00	\$52,000.00	\$120,000.00	\$120,000.00	\$25,000.00	\$25,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
2	GENERAL: Site Restoration	LS	1	\$229,500.00	\$229,500.00	\$170,118.00	\$170,118.00	\$20,000.00	\$20,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$175,000.00	\$175,000.00	\$25,000.00	\$25,000.00	\$200,000.00	\$200,000.00
3	GENERAL: Hydro Mulch Seeding	LS	1	\$76,500.00	\$76,500.00	\$9,873.50	\$9,873.50	\$9,000.00	\$9,000.00	\$45,000.00	\$45,000.00	\$10,000.00	\$10,000.00	\$100,000.00	\$100,000.00	\$13,860.00	\$13,860.00	\$50,000.00	\$50,000.00
4	GENERAL: Erosion and Sedimentation Controls (Stormwater Pollution Prevention Plan)	LS	1	\$76,500.00	\$76,500.00	\$136,312.50	\$136,312.50	\$88,000.00	\$88,000.00	\$35,000.00	\$35,000.00	\$10,000.00	\$10,000.00	\$65,000.00	\$65,000.00	\$73,500.00	\$73,500.00	\$121,000.00	\$121,000.00
5	GENERAL: Traffic Control Plan & Flagmen	LS	1	\$68,850.00	\$68,850.00	\$183,204.00	\$183,204.00	\$147,000.00	\$147,000.00	\$214,000.00	\$214,000.00	\$500,000.00	\$500,000.00	\$320,000.00	\$320,000.00	\$80,000.00	\$80,000.00	\$200,000.00	\$200,000.00
6	GENERAL: Traffic Control Plan (W. Eldora Road Detour/Road Closure)	LS	1	\$41,616.00	\$41,616.00	\$81,787.50	\$81,787.50	\$46,000.00	\$46,000.00	\$125,000.00	\$125,000.00	\$60,000.00	\$60,000.00	\$13,500.00	\$13,500.00	\$80,000.00	\$80,000.00	\$50,000.00	\$50,000.00
7	GENERAL: Post TV Sanitary Sewer Inspection	LF	10808	\$7.36	\$79,546.88	\$4.91	\$53,067.28	\$3.00	\$32,424.00	\$3.04	\$32,856.32	\$5.00	\$54,040.00	\$15.00	\$162,120.00	\$10.00	\$108,080.00	\$7.00	\$75,656.00
8	NORTHWEST INTERCEPTOR: Groundwater and Surface Water Control	LF	3000	\$97.41	\$292,230.00	\$65.43	\$196,290.00	\$30.00	\$90,000.00	\$1.00	\$3,000.00	\$1.00	\$3,000.00	\$175.00	\$525,000.00	\$25.00	\$75,000.00	\$100.00	\$300,000.00
9	NORTHWEST INTERCEPTOR: Trench Excavation Safety Protection (15 to 22-FT)	LF	100	\$38.25	\$3,825.00	\$32.72	\$3,272.00	\$1.00	\$100.00	\$10.00	\$1,000.00	\$100.00	\$10,000.00	\$350.00	\$35,000.00	\$30.00	\$3,000.00	\$100.00	\$10,000.00
10	NORTHWEST INTERCEPTOR: Trench Excavation Safety Protection (24 to 28-FT)	LF	7300	\$16.77	\$122,421.00	\$32.72	\$238,856.00	\$1.00	\$7,300.00	\$10.00	\$73,000.00	\$100.00	\$730,000.00	\$350.00	\$2,555,000.00	\$30.00	\$219,000.00	\$100.00	\$730,000.00
11	NORTHWEST INTERCEPTOR: Street Milling and 2-inch Type D HMAC Overlay (w/Tack Coat)	SY	7500	\$30.60	\$229,500.00	\$32.72	\$245,400.00	\$20.00	\$150,000.00	\$47.42	\$355,650.00	\$26.50	\$198,750.00	\$26.00	\$195,000.00	\$100.00	\$750,000.00	\$30.00	\$225,000.00
12	NORTHWEST INTERCEPTOR: Prime Coat	SY	5150	\$0.69	\$3,553.50	\$0.33	\$1,699.50	\$1.00	\$5,150.00	\$6.00	\$30,900.00	\$1.50	\$7,725.00	\$6.00	\$30,900.00	\$15.00	\$77,250.00	\$6.00	\$30,900.00
13	NORTHWEST INTERCEPTOR: 2-inch Asphalt Treated Base (ATB)	SY	5150	\$4.59	\$23,638.50	\$29.45	\$151,667.50	\$15.00	\$77,250.00	\$24.73	\$127,359.50	\$37.00	\$190,550.00	\$24.00	\$123,600.00	\$60.69	\$312,553.50	\$5.00	\$25,750.00
14	NORTHWEST INTERCEPTOR: 12-inch Flex Base	SY	5150	\$16.87	\$86,880.50	\$17.45	\$89,867.50	\$16.00	\$82,400.00	\$14.00	\$72,100.00	\$18.00	\$92,700.00	\$32.50	\$167,375.00	\$50.00	\$257,500.00	\$22.00	\$113,300.00
15	NORTHWEST INTERCEPTOR: 6-inch Lime Treated Subgrade	SY	5150	\$7.13	\$36,719.50	\$6.55	\$33,732.50	\$10.00	\$51,500.00	\$12.00	\$61,800.00	\$8.25	\$42,487.50	\$10.00	\$51,500.00	\$25.00	\$128,750.00	\$10.00	\$51,500.00
16	NORTHWEST INTERCEPTOR: Concrete Curb and Gutter	LF	100	\$22.95	\$2,295.00	\$17.45	\$1,745.00	\$50.00	\$5,000.00	\$22.00	\$2,200.00	\$100.00	\$10,000.00	\$32.00	\$3,200.00	\$100.00	\$10,000.00	\$60.00	\$6,000.00
17	NORTHWEST INTERCEPTOR: 60-inch Glass Fiber Polyester (FRP) Sanitary Manhole (24 to 28-FT)	EA	2	\$38,307.47	\$76,614.94	\$53,161.88	\$106,323.76	\$56,000.00	\$112,000.00	\$58,063.45	\$116,126.90	\$120,000.00	\$240,000.00	\$68,500.00	\$137,000.00	\$155,000.00	\$310,000.00	\$45,000.00	\$90,000.00
18	NORTHWEST INTERCEPTOR: 60-inch Glass Fiber Polyester (FRP) Sanitary Sewer Manholes (20 to 24-FT)	EA	4	\$38,269.22	\$153,076.88	\$47,436.75	\$189,747.00	\$45,000.00	\$180,000.00	\$54,881.00	\$219,524.00	\$110,000.00	\$440,000.00	\$64,500.00	\$258,000.00	\$150,000.00	\$600,000.00	\$42,500.00	\$170,000.00
19	NORTHWEST INTERCEPTOR: 60-inch Glass Fiber Polyester (FRP) Sanitary Sewer Manholes (16 to 20-FT)	EA	9	\$33,916.37	\$305,247.33	\$42,474.98	\$382,274.82	\$42,000.00	\$378,000.00	\$54,730.00	\$492,570.00	\$85,000.00	\$765,000.00	\$55,600.00	\$500,400.00	\$100,000.00	\$900,000.00	\$35,000.00	\$315,000.00
20	NORTHWEST INTERCEPTOR: 60-inch Glass Fiber Polyester (FRP) Sanitary Sewer Manholes (12 to 16-FT)	EA	1	\$33,334.97	\$33,334.97	\$35,986.50	\$35,986.50	\$38,000.00	\$38,000.00	\$51,059.00	\$51,059.00	\$70,000.00	\$70,000.00	\$40,500.00	\$40,500.00	\$100,000.00	\$100,000.00	\$25,000.00	\$25,000.00
21	NORTHWEST INTERCEPTOR: 60 -inch Glass Fiber Polyester (FRP) Sanitary Sewer Drop Manholes (16 to 20-FT)	EA	7	\$36,614.17	\$256,299.19	\$46,073.63	\$322,515.41	\$58,000.00	\$406,000.00	\$51,629.00	\$361,403.00	\$145,000.00	\$1,015,000.00	\$49,849.00	\$348,943.00	\$125,000.00	\$875,000.00	\$40,000.00	\$280,000.00
22	NORTHWEST INTERCEPTOR: 10-inch Gravity Sanitary Sewer (12 to 16-FT)	LF	267	\$76.09	\$20,316.03	\$54.53	\$14,559.51	\$175.00	\$46,725.00	\$220.50	\$58,873.50	\$160.00	\$42,720.00	\$432.00	\$115,344.00	\$2,500.00	\$667,500.00	\$150.00	\$40,050.00
23	NORTHWEST INTERCEPTOR: 12-inch Gravity Sanitary Sewer (6 to 12-FT)	LF	34	\$80.00	\$2,720.00	\$81.79	\$2,780.86	\$150.00	\$5,100.00	\$498.00	\$16,932.00	\$180.00	\$6,120.00	\$365.00	\$12,410.00	\$2,975.33	\$101,161.22	\$125.00	\$4,250.00
24	NORTHWEST INTERCEPTOR: 15-inch Gravity Sanitary Sewer (16 to 20-FT)	LF	2020	\$184.34	\$372,366.80	\$147.22	\$297,384.40	\$200.00	\$404,000.00	\$247.00	\$498,940.00	\$280.00	\$565,600.00	\$457.00	\$923,140.00	\$3,200.00	\$6,464,000.00	\$180.00	\$363,600.00
25	NORTHWEST INTERCEPTOR: 15-inch Gravity Sanitary Sewer (12 TO 16-FT)	LF	830	\$115.56	\$95,914.80	\$130.86	\$108,613.80	\$120.00	\$99,600.00	\$247.00	\$205,010.00	\$310.00	\$257,300.00	\$457.00	\$379,310.00	\$3,200.00	\$2,656,000.00	\$150.00	\$124,500.00
26	NORTHWEST INTERCEPTOR: 18-inch Gravity Sanitary Sewer (12 TO 16-FT)	LF	905	\$129.04	\$116,781.20	\$130.86	\$118,428.30	\$225.00	\$203,625.00	\$245.60	\$222,268.00	\$400.00	\$362,000.00	\$470.00	\$425,350.00	\$3,250.00	\$2,941,250.00	\$180.00	\$162,900.00
27	NORTHWEST INTERCEPTOR: 18-inch Gravity Sanitary Sewer (16 TO 20-FT)	LF	455	\$198.15	\$90,158.25	\$141.19	\$64,241.45	\$400.00	\$182,000.00	\$260.00	\$118,300.00	\$480.00	\$218,400.00	\$485.00	\$220,675.00	\$3,250.00	\$1,478,750.00	\$210.00	\$95,550.00
28	NORTHWEST INTERCEPTOR: 24-inch Gravity Sanitary Sewer (16 to 20-FT)	LF	2820	\$249.66	\$704,041.20	\$231.19	\$651,955.80	\$350.00	\$987,000.00	\$312.00	\$879,840.00	\$500.00	\$1,410,000.00	\$511.00	\$1,441,020.00	\$3,300.00	\$9,306,000.00	\$230.00	\$648,600.00
29	NORTHWEST INTERCEPTOR: 24-inch In Tunnel with PVC Casing (Eldora Rd)	LF	20	\$950.82	\$19,016.40	\$218.10	\$4,362.00	\$750.00	\$15,000.00	\$586.00	\$11,720.00	\$7,000.00	\$140,000.00	\$575.00	\$11,500.00	\$3,400.00	\$68,000.00	\$350.00	\$7,000.00
30	NORTHWEST INTERCEPTOR: 30-inch In Tunnel with Steel Casing (Sugar Rd)	LF	120	\$803.55	\$96,426.00	\$381.68	\$45,801.60	\$1,200.00	\$144,000.00	\$655.00	\$78,600.00	\$3,000.00	\$360,000.00	\$1,300.00	\$156,000.00	\$3,000.00	\$360,000.00	\$675.00	\$81,000.00
31	NORTHWEST INTERCEPTOR: 36-inch In Tunnel with Steel Casing (Ditch Crossing)	LF	150	\$913.20	\$136,980.00	\$425.30	\$63,795.00	\$1,300.00	\$195,000.00	\$803.00	\$120,450.00	\$2,780.00	\$417,000.00	\$1,575.00	\$236,250.00	\$3,000.00	\$450,000.00	\$850.00	\$127,500.00



BID OPENING: FEBRUARY 27, 2024 AT 3:00 PM (CST)

LOCATION: CITY COMMISSION ROOM (CITY HALL 2ND FLOOR)

PROJECT: 2324-61-587-C02-535 COLLECTION SYSTEM IMPROVEMENTS AND LIFT STATION ELIMINATION (Re-Bid)

PROJECT: 2324-61-587-C02-535 COLLECTION SYSTEM IMPROVEMENTS AND LIFT STATION ELIMINATION (Re-Bid)																		NON-RESPONSIVE			
BIDDERS:				Mor-Wil, LLC Mission, TX		NM Contracting, LLC McAllen, TX		Spiess Construction Co., Inc. Orcutt, CA		GO UNDERGROUND LLC. Harlingen, TX		Foremost Paving, Inc. Elsa, TX		Southern Trenchless Solutions, LLC. Weslaco, TX		IOC COMPANY LLC. Edinburg, TX		Gonzalez Engineering & Management, LLC. Edinburg, TX			
ITEM	DESCRIPTION	U/M	QTY																		
32	NORTHWEST INTERCEPTOR: 10-inch Force Main	LF	100	\$76.50	\$7,650.00	\$92.69	\$9,269.00	\$180.00	\$18,000.00	\$938.50	\$93,850.00	\$1,000.00	\$100,000.00	\$200.00	\$20,000.00	\$1,919.51	\$191,951.00	\$150.00	\$15,000.00		
33	NORTHWEST INTERCEPTOR: Lift Station No. 29 (Demolition)	LS	1	\$22,950.00	\$22,950.00	\$38,437.94	\$38,437.94	\$50,000.00	\$50,000.00	\$120,000.00	\$120,000.00	\$90,000.00	\$90,000.00	\$72,500.00	\$72,500.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00		
34	NORTHWEST INTERCEPTOR: Lift Station No. 33 (Demolition)	LS	1	\$22,950.00	\$22,950.00	\$41,937.36	\$41,937.36	\$50,000.00	\$50,000.00	\$120,000.00	\$120,000.00	\$80,000.00	\$80,000.00	\$73,500.00	\$73,500.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00		
35	CENTRAL INTERCEPTOR: Groundwater and Surface Water Control	LF	1500	\$96.77	\$145,155.00	\$65.43	\$98,145.00	\$30.00	\$45,000.00	\$1.00	\$1,500.00	\$1.00	\$1,500.00	\$175.00	\$262,500.00	\$25.00	\$37,500.00	\$100.00	\$150,000.00		
36	CENTRAL INTERCEPTOR: Trench Excavation and Safety Protection (24 to 28-FT)	LF	3485	\$19.63	\$68,410.55	\$32.72	\$114,029.20	\$1.00	\$3,485.00	\$10.00	\$34,850.00	\$120.00	\$418,200.00	\$350.00	\$1,219,750.00	\$30.00	\$104,550.00	\$100.00	\$348,500.00		
37	CENTRAL INTERCEPTOR: Trench Excavation and Safety Protection (12 to 16-FT)	LF	10	\$228.00	\$2,280.00	\$163.58	\$1,635.80	\$1.00	\$10.00	\$10.00	\$100.00	\$100.00	\$1,000.00	\$350.00	\$3,500.00	\$30.00	\$300.00	\$100.00	\$1,000.00		
38	CENTRAL INTERCEPTOR: Trench Excavation and Safety Protection (6 to 12-FT)	LF	15	\$152.00	\$2,280.00	\$163.58	\$2,453.70	\$1.00	\$15.00	\$10.00	\$150.00	\$50.00	\$750.00	\$350.00	\$5,250.00	\$30.00	\$450.00	\$100.00	\$1,500.00		
39	CENTRAL INTERCEPTOR: Trench Excavation and Safety Protection (0 to 6-FT)	LF	75	\$10.13	\$759.75	\$4.36	\$327.00	\$1.00	\$75.00	\$10.00	\$750.00	\$10.00	\$750.00	\$225.00	\$16,875.00	\$30.00	\$2,250.00	\$100.00	\$7,500.00		
40	CENTRAL INTERCEPTOR: Street Milling and 2-inch Type D HMAC Overlay (w/Tack Coat)	SY	11725	\$34.35	\$402,753.75	\$32.72	\$383,642.00	\$20.00	\$234,500.00	\$48.70	\$571,007.50	\$26.50	\$310,712.50	\$26.00	\$304,850.00	\$50.00	\$586,250.00	\$30.00	\$351,750.00		
41	CENTRAL INTERCEPTOR: Prime Coat	SY	6240	\$0.39	\$2,433.60	\$0.33	\$2,059.20	\$1.00	\$6,240.00	\$6.00	\$37,440.00	\$1.50	\$9,360.00	\$6.00	\$37,440.00	\$15.00	\$93,600.00	\$6.00	\$37,440.00		
42	CENTRAL INTERCEPTOR: 2-inch Asphalt Treated Base (ATB)	SY	6240	\$4.56	\$28,454.40	\$17.45	\$108,888.00	\$15.00	\$93,600.00	\$25.00	\$156,000.00	\$37.00	\$230,880.00	\$24.00	\$149,760.00	\$60.69	\$378,705.60	\$5.00	\$31,200.00		
43	CENTRAL INTERCEPTOR: 12-inch Flex Base (Sewer Trench)	SY	6240	\$18.42	\$114,940.80	\$29.45	\$183,768.00	\$16.00	\$99,840.00	\$15.00	\$93,600.00	\$18.00	\$112,320.00	\$32.50	\$202,800.00	\$50.00	\$312,000.00	\$22.00	\$137,280.00		
44	CENTRAL INTERCEPTOR: 6-inch Lime Treated Subgrade	SY	6240	\$9.74	\$60,777.60	\$6.55	\$40,872.00	\$10.00	\$62,400.00	\$40.00	\$249,600.00	\$8.25	\$51,480.00	\$10.00	\$62,400.00	\$25.00	\$156,000.00	\$10.00	\$62,400.00		
45	CENTRAL INTERCEPTOR: Concrete Curb and Gutter	LF	25	\$30.40	\$760.00	\$16.36	\$409.00	\$50.00	\$1,250.00	\$22.00	\$550.00	\$100.00	\$2,500.00	\$32.00	\$800.00	\$100.00	\$2,500.00	\$60.00	\$1,500.00		
46	CENTRAL INTERCEPTOR: 48-inch Glass Fiber Polyester (FRP) Sanitary Sewer Manholes (24 to 28-FT)	EA	1	\$23,771.96	\$23,771.96	\$53,161.88	\$53,161.88	\$44,000.00	\$44,000.00	\$44,000.00	\$44,000.00	\$145,000.00	\$145,000.00	\$71,000.00	\$71,000.00	\$160,000.00	\$160,000.00	\$40,000.00	\$40,000.00		
47	CENTRAL INTERCEPTOR: 60-inch Glass Fiber Polyester (FRP) Sanitary Sewer Manholes (24 to 28-FT)	EA	6	\$44,443.21	\$266,659.26	\$53,161.88	\$318,971.28	\$56,000.00	\$336,000.00	\$50,419.00	\$302,514.00	\$155,000.00	\$930,000.00	\$67,000.00	\$402,000.00	\$155,000.00	\$930,000.00	\$45,000.00	\$270,000.00		
48	CENTRAL INTERCEPTOR: 60-inch Glass Fiber Polyester (FRP) Sanitary Sewer Drop Manholes (24 to 28-FT)	EA	2	\$44,443.21	\$88,886.42	\$56,978.63	\$113,957.26	\$62,000.00	\$124,000.00	\$61,624.50	\$123,249.00	\$190,000.00	\$380,000.00	\$65,600.00	\$131,200.00	\$155,000.00	\$310,000.00	\$47,500.00	\$95,000.00		
49	CENTRAL INTERCEPTOR: 8-inch Gravity Sanitary Sewer (20 to 24-FT)	LF	11	\$208.77	\$2,296.47	\$63.25	\$695.75	\$400.00	\$4,400.00	\$253.75	\$2,791.25	\$400.00	\$4,400.00	\$425.00	\$4,675.00	\$3,200.00	\$35,200.00	\$180.00	\$1,980.00		
50	CENTRAL INTERCEPTOR: 12-inch Gravity sanitary Sewer (6 to 12)	LF	10	\$231.18	\$2,311.80	\$70.88	\$708.80	\$200.00	\$2,000.00	\$259.25	\$2,592.50	\$200.00	\$2,000.00	\$442.00	\$4,420.00	\$3,300.00	\$33,000.00	\$125.00	\$1,250.00		
51	CENTRAL INTERCEPTOR: 12-inch Gravity Sanitary Sewer (12 to 16)	LF	15	\$154.12	\$2,311.80	\$81.79	\$1,226.85	\$300.00	\$4,500.00	\$239.00	\$3,585.00	\$250.00	\$3,750.00	\$442.00	\$6,630.00	\$3,300.00	\$49,500.00	\$200.00	\$3,000.00		
52	CENTRAL INTERCEPTOR: 24-inch Gravity Sanitary Sewer (24 to 28-FT)	LF	3475	\$250.00	\$868,750.00	\$231.19	\$803,385.25	\$490.00	\$1,702,750.00	\$311.70	\$1,083,157.50	\$620.00	\$2,154,500.00	\$710.00	\$2,467,250.00	\$3,300.00	\$11,467,500.00	\$250.00	\$868,750.00		
53	CENTRAL INTERCEPTOR: 6-inch Water Main	LF	50	\$152.00	\$7,600.00	\$103.60	\$5,180.00	\$150.00	\$7,500.00	\$549.00	\$27,450.00	\$1,000.00	\$50,000.00	\$174.00	\$8,700.00	\$1,800.00	\$90,000.00	\$100.00	\$5,000.00		
54	CENTRAL INTERCEPTOR: 8-inch Water Main	LF	25	\$91.80	\$2,295.00	\$136.31	\$3,407.75	\$200.00	\$5,000.00	\$879.00	\$21,975.00	\$1,000.00	\$25,000.00	\$202.00	\$5,050.00	\$2,750.00	\$68,750.00	\$100.00	\$2,500.00		
55	CENTRAL INTERCEPTOR: 16-inch Steel Casing for 6 and 8- inch Water Main	LF	75	\$102.00	\$7,650.00	\$196.29	\$14,721.75	\$200.00	\$15,000.00	\$839.00	\$62,925.00	\$200.00	\$15,000.00	\$425.00	\$31,875.00	\$1,892.85	\$141,963.75	\$250.00	\$18,750.00		
56	CENTRAL INTERCEPTOR: Lift Station No. 1 (Demolition)	LS	1	\$102,510.00	\$102,510.00	\$49,072.50	\$49,072.50	\$50,000.00	\$50,000.00	\$120,000.00	\$120,000.00	\$200,000.00	\$200,000.00	\$83,007.00	\$83,007.00	\$50,000.00	\$50,000.00	\$100,000.00	\$100,000.00		
57	Allowances: Permitting Fees	ALW	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00		
58	Allowances: Betterment	ALW	1	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00		
59	Intermediate Demobilization and Remobilization	EA	1	\$77,200.00	\$77,200.00	\$109,050.00	\$109,050.00	\$10,000.00	\$10,000.00	\$30,000.00	\$30,000.00	\$60,000.00	\$60,000.00	\$229,000.00	\$229,000.00	\$167,000.00	\$167,000.00	\$25,000.00	\$25,000.00		
60	Mobilization and Demobilization, Max 10%of Line Items 1 - 50	LS	1	\$77,250.00	\$77,250.00	\$327,150.00	\$327,150.00	\$700,000.00	\$700,000.00	\$401,000.00	\$401,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$4,450,000.00	\$4,450,000.00	\$700,000.00	\$700,000.00		
GRAND TOTAL				\$6,749,668.03		\$7,393,062.76		\$8,275,739.00		\$8,857,118.97		\$15,197,495.00		\$16,999,769.00		\$49,930,125.07		\$8,620,356.00			
NUMBER OF CALENDAR DAYS TO COMPLETE CONTRACT				450 CALENDAR DAYS		450 CALENDAR DAYS		450 CALENDAR DAYS		450 CALENDAR DAYS		450 CALENDAR DAYS		450 CALENDAR DAYS		450 CALENDAR DAYS		450 CALENDAR DAYS			
BID BOND				SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		NOT SUBMITTED			
BIDDERS CERTIFICATIONS				SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED			



BID OPENING: FEBRUARY 27, 2024 AT 3:00 PM (CST)
LOCATION: CITY COMMISSION ROOM (CITY HALL 2ND FLOOR)
PROJECT: 2324-61-587-C02-535 COLLECTION SYSTEM IMPROVEMENTS AND LIFT STATION ELIMINATION (Re-Bid)

PROJECT: 2324-61-587-C02-535 COLLECTION SYSTEM IMPROVEMENTS AND LIFT STATION ELIMINATION (Re-Bid)										NON-RESPONSIVE	
BIDDERS:				Mor-Wil, LLC Mission, TX	NM Contracting, LLC McAllen, TX	Spiess Construction Co., Inc. Orcutt, CA	GO UNDERGROUND LLC. Harlingen, TX	Foremost Paving, Inc. Elsa, TX	Southern Trenchless Solutions, LLC. Weslaco, TX	IOC COMPANY LLC. Edinburg, TX	Gonzalez Engineering & Management, LLC. Edinburg, TX
ITEM	DESCRIPTION			U/M	QTY						
DEBARMENT / SUSPENSION CERTIFICATION						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
TWDB-0216 TEXAS WATER DEVELOPMENT BOARD AFFIRMATIVE STEPS SOLICITATION REPORT						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
TWDB-0217 TEXAS WATER DEVELOPMENT BOARD PRIME CONSULTANT/CONTRACTOR CERTIFICATION						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
TWDB-0373 TEXAS WATER DEVELOPMENT BOARD PARTICIPATION SUMMARY						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
SAFETY INFORMATION FOR PRIME CONTRACTOR AND KEY SUBCONTRACTOR						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
FINANCIAL STRENGTH						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
ADDENDUM 1						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
ADDENDUM 2						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
ADDENDUM 3						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED

Garcia Infrastructure Consultants, LLC

TBPE Firm No. F-17794



March 18, 2024

Mr. Ruben J. Alfaro, P.E.
City Engineer
Engineering Department
City of Pharr
118 S. Cage Blvd.
Pharr, TX 78577

**Re: City of Pharr
Collection System Improvements and Lift Station 1, 29, and 33 Elimination
Bid Result Assessment**

Dear Mr. Alfaro, P.E.:

This bid assessment is submitted for informational purposes. Contractor selection is based on the Competitive Sealed Proposals (CSP) Method of Solicitation as outlined in Section 00210, Instructions to Bidders, Paragraph 1.08 (Basis of Proposals and Selection Criteria) and 1.09 (Selection). It is our understanding that the City will establish a committee to review bids, score each bidder, and make a selection. GIC has conducted a cursory review of the bids to ensure bid is not unbalanced, identify any mathematical errors, and also conducted a review of the contractor's qualifications to execute this project.

Sealed bids were received and opened on February 27, 2024, at 3:00 PM for the referenced project. Eight (8) bids were received. Mor-Wil (Mission, TX) was the lowest bid, \$6,750,209.15. Refer to **Table 1** for a complete listing of all bids and comparison to the Engineer's OPCC in terms of dollars and percentage. Mor-Wil with the low bid was \$557,790.85 higher or -7.63% higher than the Engineer's Estimate.

**Table 1
Bid Comparison**

Bidder	Bid	Difference	Difference
	OPCC	\$	(%)
MOR-WIL	\$6,750,209.15	\$557,790.85	-7.63%
ENGINEER's OPCC	\$7,308,000.00	\$0.00	0.00%
NM CONTRACTING	\$7,478,023.48	(\$170,023.48)	2.33%
SPEISS CONSTRUCTION COMP	\$8,241,515.00	(\$933,515.00)	12.77%
GONZALES ENGINEERING & MANAGEMENT	\$8,620,300.00	(\$1,312,300.00)	17.96%
GO UNDERGROUND LLC.	\$8,857,094.65	(\$1,549,094.65)	21.20%
FOREMOST PAVING, INC.	\$15,197,455.00	(\$7,889,455.00)	107.96%
SOUTHERN TRENCHLESS SOLUTIONS	\$16,999,649.00	(\$9,691,649.00)	132.62%
IOC COMPANY, LLC	\$49,930,045.07	(\$42,622,045.07)	583.22%

Bid tabulations are attached, refer to **Attachment A**.

UNBALANCED BID

GIC did not identify any unbalanced bid items.

BID ITEMS

A few errors were identified but none that would change the results of the bids. The following items were noted:

1. Bid Item 7- Post TV Sanitary Sewer Inspection: Mor-Wil, Southern Trenchless, and Speiss Construction used a quantity of 10,808 in lieu of 10,800 for Item. Final bid tabulations were corrected to respect unit price and bid quantity (10,800) for all three (3) bidders.
2. Bid Item 37- Trench Excavation and Safety Protection (12 to 16-ft): Mor-Wil has a mathematical error, a unit price of \$288/LF is shown and quantity of 10-ft. Result is \$2,880.00 but Mor-Wil computed \$2,280.00 in its bid. Final bid tabulation was corrected to respect unit price, \$288.00 and reflect a bid of \$2,880.00 for this Item.
3. Bid Item 42 2-inch Asphalt Treated Base (ATB): NM Contracting has a mathematical error, a unit price of \$17.45 is shown and quantity of 6,240-SY. Result is \$108,888.00 but NM Contracting noted \$108,800.75 in its bid. Final bid tabulation was corrected to respect unit price, \$17.45 and reflect a bid of \$108,888.00 for this item.

BIDDERS QUALIFICATIONS/EXPERIENCE

The contractors provided similar project experience and other miscellaneous data to include letters of references and resumes. An assessment of the bidder's experience is provided for the five (5) lowest bidders, (Mor-Wil, NM Contracting, SPEISS Construction Comp, Gonzalez Engineering & Management, and Go Underground). The remaining three (3) bidders (Foremost Paving, Southern Trenchless, and IOC Company) were considered too high compared to the other bidders and an assessment was not provided.

1. **Mor-Wil**

Mor-Wil provided three (3) projects, but all three (3) experience forms are not fully completed and therefore it is not possible to compare whether these projects are similar to our collection system project. No information is provided regarding pipe sizes, depths, or when the projects were completed.

The bidder included a list of current projects and completed projects. The list mostly highlights drainage projects, but several wastewater sewer and lift station projects are also listed.

Mor-Wil included the various required TWDB Forms, Bidder Certification (WRD-255), Debarment/Suspension Certification (SRF-404), TWDB-0216, TWDB 217, and TWDB 373. These forms are primarily required by the TWDB to demonstrate compliance with its disadvantaged business enterprise (DBE) compliance.

2. **NM Contracting**

NM Contracting provided three (3) projects, but all three (3) experience forms are not fully completed and therefore it is not possible to compare if these projects are similar to our collection system project. No information is provided regarding the pipe sizes, depths, or when the projects were completed.

The bidder included fourteen (14) resumes but the resumes mostly highlight vertical construction, buildings. A list of subcontractors, equipment, and suppliers was also provided.

NM Contracting included Bidder Certification (WRD-255) and Debarment/Suspension Certification (SRF-404). TWDB Forms 0216, 217, and 373 were submitted with a note stating that these forms would be completed upon selection. These forms are primarily required by the TWDB to demonstrate compliance with its disadvantaged business enterprise (DBE) compliance.

3. **SPEISS Construction Comp**

Speiss Construction Company provided three (3) similar projects and all three (3) projects are similar in scope and complexity to our collection system project. The project description includes pipe sizes, length of installation, and materials used.

The bidder included the project manager's resume which shows experience in construction and installation of sewer mains and tunneling work. A list of pipeline installation experience was also provided.

Speiss Construction included the various required TWDB Forms, Bidder Certification (WRD-255), Debarment/Suspension Certification (SRF-404), TWDB-0216, TWDB 217, and TWDB 373. These forms are primarily required by the TWDB to demonstrate compliance with its disadvantaged business enterprise (DBE) compliance.

4. Gonzalez Engineering and Management

Gonzalez Engineering Management provided three (3) projects.

Project No. 1 is a drainage project, but it included the installation of storm sewer main to 30-feet of depth which is similar to the Pharr Collection System Project. No tunneling work was noted and project did not include the installation of a sewer main.

Project No. 2 included the installation of a sanitary sewer main to a depth of 12-ft. The diameter of the sewer main is not reported. No tunneling work was noted and the depth of sewer main is not to the same depth of the Pharr Collection System Project.

Project No. 3 is a lift station and force main project and includes paving work. This project does not exactly match the experience we wanted demonstrated, installation of a deep sewer main and tunneling work.

The bidder included five (5) additional project descriptions that demonstrate mostly civil type improvements (drainage, paving, and utility work)

Gonzalez Engineering and Management included the various required TWDB Forms, Debarment/Suspension Certification (SRF-404), TWDB-0216 (TWDB-0216), Prime Consultant Certification. These documents are required by the TWDB to demonstrate compliance with its disadvantaged business enterprise (DBE) compliance.

5. Go Underground

Go Underground provided three (3) similar projects but all three (3) experience forms are not fully completed and therefore it is not possible to compare if these projects are indeed similar to the referenced project. No information is provided regarding the pipe sizes, depths, or when the projects were completed.

The contractor included multiple letters of recommendation from multiple clients that include the City of Lyford, Edinburg, San Benito, and Laguna Madre Water District. These letters include references to projects that are similar in scope to the referenced project. Laguna Madre Water District refers to 5,510-lf of 36-inch gravity sewer main and 19 fiberglass manholes. In addition, an extensive project list was provided which again demonstrates experience with similar projects.

The staff resumes appear to include individuals that have similar project experience.

Go Underground included the various required TWDB Forms, Debarment/Suspension Certification (SRF-404), TWDB-0216 (TWDB-0216), Prime Consultant Certification. These documents are required by the TWDB to demonstrate compliance with its disadvantaged business enterprise (DBE) compliance.

RECOMMENDATIONS

GIC did not find any immediate justification to exclude any of the five (5) lowest bidders from consideration. However, the selection committee may consider requesting additional information from Mor Wil and NM Contracting, Mor Wil and NM Contracting did not submit sufficient information, in our opinion, to fully assess if their experience is similar to the Pharr Collection System Project. If these firms are unable to demonstrate similar project experience, more detailed staff resumes should be provided to demonstrate similar experience. SPEISS Construction submitted the most complete projects, all three (3) match our project and also demonstrate tunneling experience.

It is left to the selection committee's discretion if further consideration should be given to Gonzalez Engineering and Management and Go Underground given that their bids are approximately \$1.9 and 2.1-Million higher than the low bid. If the committee wishes to consider these contractors, it is our recommendation that again additional information be provided to demonstrate similar project experience.

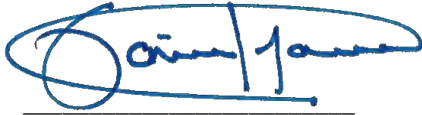
Mr. Ruben J. Alfaro, P.E.

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March 18, 2024

Sincerely,

Garcia Infrastructure Consultants, L.L.C.

A handwritten signature in blue ink, appearing to read "Javier Garcia", is written over a horizontal line.

Javier Garcia, P.E.

Managing Partner

GIC/1035

Enclosures

ATTACHMENT A

Bid Tabulations



BID TABULATION
CITY OF PHARR
COLLECTION SYSTEM IMPROVEMENTS AND LIFT STATION 1, 29, AND 33 ELIMINATION PROJECT

ITEM DESCRIPTION			UNIT QTY		BIDDERS:		ENGINEER'S ESTIMATE		FOREMOST PAVING, INC.		GO UNDERGROUND LLC.		GONZALES ENGINEERING & MANAGEMENT		IOC COMPANY, LLC		MOR-WIL		NM CONTRACTING		SOUTHERN TRENCHLESS SOLUTIONS		SPEISS CONSTRUCTION COMP		
					Elsa, TX		Harlingen, TX		Edinburg, TX		Edinburg, TX		Mission, TX		McAllen, TX		Weslaco, TX		Orcutt, CA						
			UNIT	QTY	UNIT BID PRICE	AMOUNT PRICE	UNIT BID PRICE	AMOUNT PRICE	UNIT BID PRICE	AMOUNT PRICE	UNIT BID PRICE	AMOUNT PRICE	UNIT BID PRICE	AMOUNT PRICE	UNIT BID PRICE	AMOUNT PRICE	UNIT BID PRICE	AMOUNT PRICE	UNIT BID PRICE	AMOUNT PRICE	UNIT BID PRICE	AMOUNT PRICE	UNIT BID PRICE	AMOUNT PRICE	
1	Cleaning and Grubbing	LS	1		\$120,000.00	\$120,000.00	\$52,000.00	\$52,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$114,750.00	\$114,750.00	\$190,837.50	\$190,837.50	\$25,000.00	\$25,000.00	\$29,000.00	\$29,000.00	\$29,000.00	\$29,000.00	
2	Site Restoration	LS	1		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$200,000.00	\$25,000.00	\$25,000.00	\$229,500.00	\$229,500.00	\$170,118.00	\$170,118.00	\$175,000.00	\$175,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
3	Hydro Mulch Seeding	LS	1		\$10,000.00	\$10,000.00	\$45,000.00	\$45,000.00	\$50,000.00	\$50,000.00	\$13,860.00	\$13,860.00	\$76,500.00	\$76,500.00	\$94,873.50	\$94,873.50	\$100,000.00	\$100,000.00	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	
4	Erosion and Sedimentation Controls (Stormwater Pollution Prevention Plan)	LS	1		\$10,000.00	\$10,000.00	\$35,000.00	\$35,000.00	\$121,000.00	\$121,000.00	\$73,500.00	\$73,500.00	\$76,500.00	\$76,500.00	\$136,312.50	\$136,312.50	\$65,000.00	\$65,000.00	\$88,000.00	\$88,000.00	\$88,000.00	\$88,000.00	\$88,000.00	\$88,000.00	
5	Traffic Control Plan & Flagmen	LS	1		\$500,000.00	\$500,000.00	\$214,000.00	\$214,000.00	\$200,000.00	\$200,000.00	\$80,000.00	\$80,000.00	\$68,850.00	\$68,850.00	\$183,204.00	\$183,204.00	\$320,000.00	\$320,000.00	\$147,000.00	\$147,000.00	\$147,000.00	\$147,000.00	\$147,000.00	\$147,000.00	
6	Traffic Control Plan (W Eldora Detour/Road Closure)	LS	1		\$60,000.00	\$60,000.00	\$125,000.00	\$125,000.00	\$50,000.00	\$50,000.00	\$80,000.00	\$80,000.00	\$41,616.00	\$41,616.00	\$81,787.50	\$81,787.50	\$13,500.00	\$13,500.00	\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00	
7	Post TV Sanitary Sewer Inspection	LF	10,800		\$5.00	\$54,000.00	\$3.04	\$32,832.00	\$7.00	\$75,600.00	\$10.00	\$108,000.00	\$7.36	\$79,488.00	\$4.91	\$53,028.00	\$15.00	\$162,000.00	\$3.00	\$32,400.00	\$3.00	\$32,400.00	\$3.00	\$32,400.00	
NORTHWEST INTERCEPTOR																									
8	Groundwater and Surface Water Control	LF	3,000		\$1.00	\$3,000.00	\$1.00	\$3,000.00	\$100.00	\$300,000.00	\$25.00	\$75,000.00	\$97.41	\$292,230.00	\$65.43	\$196,290.00	\$175.00	\$525,000.00	\$30.00	\$90,000.00	\$30.00	\$90,000.00	\$30.00	\$90,000.00	
9	Trench Excavation Safety Protection (15 to 22-FT)	LF	100		\$10.00	\$1,000.00	\$10.00	\$1,000.00	\$100.00	\$10,000.00	\$30.00	\$3,000.00	\$38.25	\$3,825.00	\$32.72	\$3,272.00	\$350.00	\$35,000.00	\$1.00	\$100.00	\$1.00	\$100.00	\$1.00	\$100.00	
10	Trench Excavation Safety Protection (24 to 28-FT)	LF	7,300		\$10.00	\$73,000.00	\$10.00	\$73,000.00	\$100.00	\$73,000.00	\$30.00	\$219,000.00	\$16.77	\$122,421.00	\$32.72	\$238,856.00	\$350.00	\$25,550.00	\$1.00	\$7,300.00	\$1.00	\$7,300.00	\$1.00	\$7,300.00	
11	Street Milling and 2-inch Type D HMAC Overlay	SY	2,500		\$28.50	\$71,250.00	\$47.42	\$118,550.00	\$30.00	\$75,000.00	\$100.00	\$70,000.00	\$30.60	\$229,500.00	\$32.72	\$245,400.00	\$28.00	\$196,000.00	\$20.00	\$150,000.00	\$20.00	\$150,000.00	\$20.00	\$150,000.00	
12	Prime Coat	SY	5,150		\$1.50	\$7,725.00	\$6.00	\$30,900.00	\$6.00	\$30,900.00	\$15.00	\$77,250.00	\$0.69	\$3,553.50	\$0.33	\$1,699.50	\$6.00	\$30,900.00	\$1.00	\$5,150.00	\$1.00	\$5,150.00	\$1.00	\$5,150.00	
13	2-inch Asphalt Treated Base (ATB)	SY	5,150		\$37.00	\$190,550.00	\$24.73	\$127,359.50	\$5.00	\$25,750.00	\$60.69	\$312,553.50	\$4.59	\$23,638.50	\$29.45	\$151,667.50	\$24.00	\$123,600.00	\$15.00	\$77,250.00	\$15.00	\$77,250.00	\$15.00	\$77,250.00	
14	12-inch Flex Base	SY	5,150		\$18.00	\$92,700.00	\$14.00	\$72,100.00	\$22.00	\$113,300.00	\$50.00	\$257,500.00	\$16.87	\$86,880.50	\$17.45	\$89,867.50	\$32.50	\$167,375.00	\$16.00	\$82,400.00	\$16.00	\$82,400.00	\$16.00	\$82,400.00	
15	6-inch Lime - Treated Subgrade	SY	5,150		\$8.25	\$42,487.50	\$12.00	\$61,800.00	\$10.00	\$51,500.00	\$25.00	\$128,750.00	\$7.13	\$36,719.50	\$6.55	\$33,732.50	\$10.00	\$51,500.00	\$10.00	\$51,500.00	\$10.00	\$51,500.00	\$10.00	\$51,500.00	
16	Concrete Curb and Gutter	LF	100		\$10.00	\$1,000.00	\$22.00	\$2,200.00	\$60.00	\$6,000.00	\$100.00	\$10,000.00	\$22.95	\$2,295.00	\$17.45	\$1,745.00	\$32.00	\$3,200.00	\$50.00	\$5,000.00	\$50.00	\$5,000.00	\$50.00	\$5,000.00	
17	60-inch Glass Fiber Polyester (FRP) Sanitary Manhole (24 to 28-FT)	EA	4		\$120,000.00	\$240,000.00	\$58,063.45	\$116,126.90	\$45,000.00	\$90,000.00	\$155,000.00	\$310,000.00	\$38,307.47	\$76,614.94	\$53,161.88	\$106,323.76	\$68,500.00	\$137,000.00	\$56,000.00	\$112,000.00	\$56,000.00	\$112,000.00	\$56,000.00	\$112,000.00	
18	60-inch Glass Fiber Polyester (FRP) Sanitary Sewer Manholes (20 to 24-FT)	EA	2		\$110,000.00	\$440,000.00	\$54,881.00	\$219,524.00	\$42,500.00	\$170,000.00	\$150,000.00	\$600,000.00	\$38,269.22	\$153,076.88	\$47,436.75	\$189,747.00	\$64,500.00	\$258,000.00	\$45,000.00	\$180,000.00	\$45,000.00	\$180,000.00	\$45,000.00	\$180,000.00	
19	60-inch Glass Fiber Polyester (FRP) Sanitary Sewer Manholes (16 to 20-FT)	EA	9		\$85,000.00	\$765,000.00	\$54,730.00	\$492,570.00	\$35,000.00	\$315,000.00	\$100,000.00	\$900,000.00	\$33,916.37	\$305,247.33	\$42,474.98	\$382,274.82	\$55,600.00	\$500,400.00	\$42,000.00	\$378,000.00	\$42,000.00	\$378,000.00	\$42,000.00	\$378,000.00	
20	60-inch Glass Fiber Polyester (FRP) Sanitary Sewer Manholes (12 to 16-FT)	EA	1		\$70,000.00	\$70,000.00	\$51,059.00	\$51,059.00	\$25,000.00	\$25,000.00	\$100,000.00	\$100,000.00	\$33,334.97	\$33,334.97	\$35,986.50	\$35,986.50	\$40,500.00	\$40,500.00	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	\$3,800.00	
21	60-inch Glass Fiber Polyester (FRP) Sanitary Sewer Drop Manholes (16 to 20-FT)	EA	7		\$145,000.00	\$1,015,000.00	\$51,629.00	\$361,403.00	\$40,000.00	\$280,000.00	\$125,000.00	\$875,000.00	\$36,814.17	\$256,299.19	\$46,073.63	\$322,515.41	\$49,849.00	\$348,943.00	\$58,000.00	\$406,000.00	\$58,000.00	\$406,000.00	\$58,000.00	\$406,000.00	
22	10-inch Gravity Sanitary Sewer (12 to 16-FT)	LF	267		\$160.00	\$42,720.00	\$220.50	\$58,873.50	\$150.00	\$40,050.00	\$2,500.00	\$667,500.00	\$76.09	\$20,316.03	\$54.53	\$14,559.51	\$432.00	\$115,344.00	\$175.00	\$46,725.00	\$175.00	\$46,725.00	\$175.00	\$46,725.00	
23	12-inch Gravity Sanitary Sewer (6 to 12-FT)	LF	34		\$6.120.00	\$498.00	\$16,932.00	\$125.00	\$4,250.00	\$2,975.33	\$101,161.22	\$80.00	\$2,720.00	\$81.79	\$2,780.86	\$365.00	\$13,110.00	\$150.00	\$5,100.00	\$150.00	\$5,100.00	\$150.00	\$5,100.00	\$150.00	\$5,100.00
24	15-inch Gravity Sanitary Sewer (16 to 20-FT)	LF	2,020		\$280.00	\$565,600.00	\$24.00	\$48,000.00	\$180.00	\$360,000.00	\$3,200.00	\$96,000.00	\$184.34	\$372,368.80	\$147.22	\$297,384.40	\$457.00	\$923,140.00	\$200.00	\$40,000.00	\$200.00	\$40,000.00	\$200.00	\$40,000.00	
25	15-inch Gravity Sanitary Sewer (12 to 16-FT)	LF	430		\$310.00	\$133,300.00	\$247.00	\$205,010.00	\$150.00	\$64,500.00	\$3,200.00	\$96,000.00	\$115.56	\$49,690.80	\$130.66	\$56,184.80	\$457.00	\$37,310.00	\$120.00	\$38,400.00	\$120.00	\$38,400.00	\$120.00	\$38,400.00	
26	18-inch Gravity Sanitary Sewer (12 to 16-FT)	LF	905		\$400.00	\$362,000.00	\$245.60	\$222,268.00	\$180.00	\$162,000.00	\$3,200.00	\$96,000.00	\$129.04	\$117,812.00	\$130.86	\$118,428.30	\$470.00	\$425,350.00	\$225.00	\$203,625.00	\$225.00	\$203,625.00	\$225.00	\$203,625.00	
27	18-inch Gravity Sanitary Sewer (16 to 20-FT)	LF	455		\$480.00	\$218,400.00	\$260.00	\$118,300.00	\$210.00	\$95,550.00	\$3,250.00	\$10,475,750.00	\$198.15	\$90,158.25	\$141.19	\$64,241.45	\$485.00	\$220,675.00	\$400.00	\$182,000.00	\$400.00	\$182,000.00	\$400.00	\$182,000.00	
28	24-inch Gravity Sanitary Sewer (16 to 20-FT)	LF	2,820		\$500.00	\$1,410,000.00	\$312.00	\$879,840.00	\$230.00	\$648,000.00	\$3,300.00	\$9,900,000.00	\$249.66	\$704,041.20	\$231.19	\$651,955.80	\$511.00	\$1,441,020.00	\$350.00	\$987,000.00	\$350.00	\$987,000.00	\$350.00	\$987,000.00	
29	24-inch PVC Casing (Eldora Rd)	LF	20		\$7,000.00	\$140,000.00	\$586.00	\$11,720.00	\$350.00	\$7,000.00	\$3,400.00	\$68,000.00	\$950.82	\$19,016.40	\$218.10	\$4,362.00	\$715.00	\$15,105.00	\$150.00	\$15,000.00	\$150.00	\$15,000.00	\$150.00	\$15,000.00	
30	30-inch Steel Casing (Sugar Rd)	LF	120		\$3,000.00	\$360,000.00	\$655.00	\$78,600.00	\$675.00	\$81,000.00	\$3,000.00	\$360,000.00	\$803.55	\$96,426.00	\$381.68	\$45,801.60	\$1,300.00	\$156,000.00	\$1,200.00	\$144,000.00	\$1,200.00	\$144,000.00	\$1,200.00	\$144,000.00	
31	36-inch Steel Casing (Ditch Crossing)	LF	150		\$2,780.00	\$417,000.00	\$803.00	\$120,450.00	\$850.00	\$127,500.00	\$3,000.00	\$450,000.00	\$913.20	\$136,980.00	\$425.30	\$63,795.00	\$1,575.00	\$236,250.00	\$1,300.00	\$195,000.00	\$1,300.00	\$195,000.00	\$1,300.00	\$195,000.00	
32	10-inch Force Main	LF	100		\$1,000.00	\$100,000.00	\$938.50	\$93,850.00	\$150.00	\$15,000.00	\$1,919.51	\$191,951.00	\$76.50	\$7,650.00	\$92.69	\$9,269.00	\$200.00	\$20,000.00	\$180.00	\$18,000.00	\$180.00	\$18,000.00	\$180.00	\$18,000.00	
33	Lift Station No. 29 (Demolition)	LS	1		\$90,000.00	\$90,000.00	\$120,000.00	\$120,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$22,950.00	\$22,950.00	\$38,437.94	\$38,437.94	\$72,500.00	\$72,500.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	
34	Lift Station No. 33 (Demolition)	LS	1		\$80,000.00	\$80,000.00	\$120,000.00	\$120,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$22,950.00	\$22,950.00	\$41,937.36	\$41,937.36	\$73,500.00	\$73,500.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	
CENTRAL INTERCEPTOR																									
35	Groundwater and Surface Water Control	LF	1,500		\$1.0																				