



**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 20, 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 2024 as National Stop the Bleed Month.
- B) Proclamation proclaiming May 19-25, 2024 as National Public Works Week.

3. PUBLIC TESTIMONY: (Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.

4. PUBLIC HEARINGS: (Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.

- A) Public hearing on development services cases

5. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

A) Submission of Sales Tax Collection Report for May 2024.

B) City Events of Interest.

1. Grant announcement celebration with Texas A&M Forest Service.
2. Recognition of outstanding public service from Tierra Del Sol Golf Course staff member.

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 May 6, 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. **(3rd and Final Reading) This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2023-33 Municipal Fiber Optic Fee Schedule **(3rd and Final Reading).** **This item supports SG - Sound Governance and Fiscal Sustainability.** (IT)

D) Consideration and action, if any, authorizing City Manager to ratify Emergency Sanitary Sewer Manhole Collapse Service Repairs. **This item supports IF - Infrastructure.** (PURCHASING)

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E) Consideration and action, if any, authorizing City Manager to reject single bid and advertise the re-letting of the Fiscal Year 2016 Donations Acceptance Program (FY 16 DAP) projects. **This item supports IF - Infrastructure.** (ENGINEERING)

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

1. Smokin' Moon, LLC. 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 all of Lot 1-A and the East 26.7 feet of Lot 1, Albrad Unit No. 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1617 West Polk Avenue. CUP#180648 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

2. Taqueria Tepeque Express, 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 0.041 acres, more or less, out of Lot 2, Hacienda Santa Lucia Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 701 East Nolana Loop, Suite #3A. CUP#230384 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

3. Kans & Kegs #4 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 all of Lots 30 and 31, Block 5, Evans Subdivision No. 3, Pharr, Hidalgo County, Texas. The property's physical address is 6804 South Cage Boulevard. CUP#200525 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

4. Carlos R. Elizondo, d/b/a Sepi's, 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 22, Block 30, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 212 West State Street. CUP#190641 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

5. Marisela Linan Peralez and Loremi Cantu d/b/a Exclusive Event Center LLC., are 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 0.351 acres, more or less, out of Lots 27 through 30, Block 2, Los Marineros Subdivision Phase 1, Pharr, Hidalgo County, Texas. The property's physical address is 2200 South Cage Boulevard. CUP#230275 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

6. Jose Ruben Mendez, d/b/a 100% Antojitos Mexicanos, 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 a 0.04 acre tract of land out of Lot 1, Jackson Ridge Court Phase 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 South Jackson Road, Suite 9. CUP#140525 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

G) PLATS:

1. Melden & Hunt Inc., representing Humberto Tijerina and Evangelina A. Tijerina, Trustees, is requesting final plat approval of the proposed Circle K Pharr Subdivision Phase 1 Lot 1. The property is legally described as being a Resubdivision of 1.644 acres, consisting of 1.144 acres out of Lot 220 Kelly-Pharr Subdivision and 0.500 of an acre being all of Ordonez Subdivision being all of Lot 1, Pharr, Hidalgo County, Texas. The property is located within the 1800 Block of South Cage Boulevard. SUB#210513 **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, amending Ordinance No. O-2022-47 regarding Water Conservation and Drought Contingency Plan (***Adoption on One Reading***). **This item supports QL - Quality of Life.** (PUBLIC UTILITIES)

B) Consideration and action, if any, on Resolution appointing City Clerk. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

C) Consideration and action, if any, on Resolution appointing/re-appointing one (1) member to the Community Development Council. **This item supports SG - Sound Governance and Fiscal Sustainability.** (GMCD)

D) Consideration and action, if any, on Resolution appointing / reappointing two (2) regular members and one (1) alternate member to the Planning and Zoning Commission. **This item supports SG - Sound Governance and Fiscal Sustainability.** (DEVELOPMENT SERVICES)

8. PURCHASING:

A) Consideration and action, if any, on Change Order No. 1 in the amount of \$7,265.84 for the purchase of one (1) Fuel and Lube Truck from Rush Truck Center of Pharr, Texas through Buy Board Purchasing Cooperative No. 601-19. **This item supports SE -Service Excellence.** (PURCHASING)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing the City Manager to negotiate and enter into agreement with B2Z Engineering from Mission, Texas for Construction Material Testing (CMT) Services for the Pharr-Reynosa International Bridge Expansion Project in the amount of \$1,498,663.38. **This item supports IF - Infrastructure.** (ENGINEERING)

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B) Consideration and action, if any, authorizing City Manager to enter into a Service Contract with AJ's Heating - Cooling & More, LLC. from Edinburg, Texas for City Wide On-Call HVAC Services. **This item supports IF - Infrastructure.** (PURCHASING)

C) Consideration and action, if any, authorizing City Manager to enter into a Service Contract with CAMVIO Inc. from Los Angeles, CA for billing and operations software services for TeamPharr.Net **This item supports SE - Service Excellence.** (PURCHASING)

D) Consideration and action, if any, authorizing City Manager to enter into a Service Contract with Ezequiel Ordonez Animas d/b/a Border Infrastructure Consulting, LLC. for Professional Consulting and Lobbying Services. **This item supports EV - Economic Vitality.** (BRIDGE)

E) Consideration and action, if any, on authorizing CAXCAN S.A. de C.V. Ingenieros Civiles to conduct field studies and conceptual plan (Phase VI) for Bridge Expansion Project (Twin Bridge/Second Span) in Mexico. **This item supports EV - Economic Vitality.** (BRIDGE)

F) Consideration and action, if any, authorizing City Manager to enter into a Service Contract with Capex Resources Group from Frisco, Texas to conduct the Water Rate Study. **This item supports QL - Quality of Life.** (PURCHASING)

G) Consideration and action, if any, authorizing City Manager to enter into an affiliation agreement with RGV Vocational Services L.L.C. for Emergency Medical Services student clinical ride-outs. **This item supports SE - Service Excellence.** (EMERGENCY MEDICAL SERVICES)

H) Consideration and action, if any, on First Amendment to PCS Site Agreement with STC Five LLC. for the lease of land at Jose "Pepe" Salinas Recreation Center for the Cellular Tower. **This item supports IF - Infrastructure.** (PURCHASING)

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.

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Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

11. RECONVENE: *into Regular Session and consider action, if necessary, on any items(s) discussed in closed session.*

12. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext. 1016 / 1007 or FAX 956-702-5313 or E-mail hilda.pedraza@pharr-tx.gov and imelda.perez@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 17th day of May 2024 at 3:55 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

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WITNESS MY HAND AND SEAL, this 17th day of May 2024





HILDA PEDRAZA, TRMC / CMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the _____ day of _____, 20____ by,

Title: _____