



**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, JUNE 17, 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. PUBLIC TESTIMONY: (Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.

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

A) Public hearing on development services cases

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

A) Recognition of Texas Municipal League (TML) Leadership Academy Graduates.

B) Recognition of Certified Public Manager (CPM) Class Graduates.

C) City Events of Interest

5. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

A) Approval of Minutes for June 3, 2024 - Regular Called Meeting. **This item supports SG – Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2017-07 relating to the provision of wrecker services **(2nd Reading)**. **This item supports SSC - Safe and Secure Community.** (POLICE)

C) Consideration and action, if any, on agreement with MacGregor Entertainment for carnival attractions for the City of Pharr Avocado Festival on October 12, 2024. **This item supports QL - Quality of Life.** (ADMINISTRATION)

D) Consideration and action, if any, on Interlocal Agreement with Hidalgo County and the City of Pharr for library services for the county calendar year 2024. **This item supports QL - Quality of Life.** (LIBRARY)

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

1. Quinta Real Events, 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 Lots 1 and 2, Save and Except the South 32 ft. out of Lot 2, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2620 South Gardenia Street. CUP#201042. **This item supports EV - Economic Vitality.**

2. M&S Group, Inc., d/b/a Wing Daddy's Sauce House, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being all of Lots 4A & 5A, Paradise Commercial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 601 South Jackson Road. CUP#200318 **This item supports EV - Economic Vitality.**

3. Winners Wings, LLC., representing, I Wings, owner, 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 0.022 acres, more or less, out of Lots C1 & C2, Alianza Park Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 100 East Delta Street, Suite 1. CUP#240510 **This item supports EV - Economic Vitality.**

4. Ruben Lerma, representing Centro Familiar Cristiano Iglesia Del Pueblo, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Heavy Commercial District (H-C). The property is legally described as being Lot 1, Clow Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 101 North Palm Drive. CUP#240520 **This item supports EV - Economic Vitality.**

5. Love's Travel Stops & Country Stores, representing Pharr Bridge Investment Company, L.P., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 20.371 acres, more or less, out of Lots 5 and 6, Block 13, A.J. McColl Subdivision, Hidalgo County, Texas. The property's physical address is 1700 West Military Highway. COZ#240517 **This item supports EV - Economic Vitality.**

6. Rich Heritage Construction LLC., representing Maria C. Rivas, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 13.53 acres, more or less, of land being a portion of Lot 120, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 Block of West Eldora Road. COZ#240516 **This item supports EV - Economic Vitality.**

F) PLATS:

1. Bowman, representing Sharon A. Haydon, Caged Retail Partners, LTD., A Texas Limited Partnership, is requesting final plat approval of the proposed Stripes Pharr Subdivision. The property is legally described as being 6.137 acres out of Lot 253, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3300 Block of South Cage Boulevard. SUB#231132 **This item supports EV - Economic Vitality.**

2. R. Gutierrez Engineering Corporation, representing Gabriela A. Cavazos De Salazar, Manager for Texas Quality Construction, is requesting final plat approval of the proposed Angel S.C. Subdivision. The property is legally described as being a 0.54 acre tract of land, being a portion of the North half (1/2) of Lot 1, Block 1, and a portion of Lot 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of West Sam Houston Avenue. SUB#220932 **This item supports EV - Economic Vitality.**

3. RUDS Engineering & Construction Services, LLC., representing Martin Gabriel Gamboa and Gloria Gamboa Santos, owners, is requesting final plat approval of the proposed Santos Business Center Subdivision. The property is legally described as being a 1.136 acre gross tract of land out of Lot 168, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of North Sugar Road. SUB#220829 **This item supports EV - Economic Vitality.**

4. R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No. 4 Subdivision. The property is legally described as being a 0.28 of an acre tract of land being a portion of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1506 West Heritage Drive. SUB#221138 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance appointing/reappointing an Alternate Municipal Judge (***Adoption on One Reading***). ***This item supports SG - Sound Governance and Fiscal Sustainability.*** (ADMINISTRATION)

B) Consideration and action, if any, on Resolution suspending the July 12, 2024 effective date of proposal by Texas Gas Service Company for interim rate adjustment for cities within its Rio Grande Valley service area. **This item supports QL - Quality of Life.** (ADMINISTRATION)

C) Consideration and action, if any, on Resolution authorizing the City of Pharr to enter into an agreement with the Texas Department of Transportation to close state roadways for public events. **This item supports QL - Quality of Life.** (ADMINISTRATION)

D) Consideration and action, if any, on Resolution declaring Taser X2's as surplus property to be donated or sold to a law enforcement agency. **This item supports SSC - Safe and Secure Community.** (POLICE)

7. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to enter into fee negotiations and scope of services with SAM-CS from Austin, Texas to conduct Inspection, Testing and Construction Management Services (CEI) for the I-Rd Project. **This item supports IF - Infrastructure.** (PURCHASING)

B) Consideration and action, if any, authorizing City Manager to award a construction contract for the "I" Road Project to IOC Company, LLC. from Mission, TX in the amount of \$20,969,361.63. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, on acceptance of Lift Station 30 Rehabilitation Project and release of final payment and retainage in the amount of \$196,547.92. **This item supports IF - Infrastructure.** (ENGINEERING)

D) Consideration and action, if any, authorizing City Manager to enter into a Service Contract with Pan American Auto, LLC. from Pharr, Texas for Fleet Maintenance and Repair Services for the City of Pharr. **This item supports SSC - Safe and Secure Community.** (PURCHASING)

E) Consideration and action, if any, authorizing the City Manager to award a construction contract for the Pharr-Reynosa International Bridge Expansion Project to IOC Company, LLC, from Mission TX, in the amount of \$47,601,706.75. **This item supports IF - Infrastructure. (ENGINEERING)**

8. LEGAL:

A) Attorney consultation pursuant to Section 551.071, Texas Gov't Code regarding pending lawsuit styled and numbered BTI, Inc. v City of Pharr, Cause No. C-1910-23-L (464th Judicial District Court Hidalgo County, Texas), and related legal issues. (ADMINISTRATION)

B) Attorney consultation pursuant to Section 551.071, Texas Gov't Code regarding pending lawsuit styled and numbered Andy Harvey v City of Pharr, Cause No. C-2287-23-F (332ND Judicial District Court Hidalgo County, Texas), and related legal issues. (ADMINISTRATION)

9. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

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

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

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

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

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

11. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext 1007 or FAX 956-475-3442 or Email cityclerksoffice@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 14th day of June 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 14th day of June 2024




IMELDA PEREZ, TRMC
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,

Name: _____

Title: _____