



**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, JULY 1, 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 July 1, 2024 as Raul Saldaña Day.

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

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

- A) Public hearing on development services cases

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

- A) City Engineer's Report
- B) Submission of Sales Tax Collection Report for June 2024.
- C) Clinical Excellence Commendation to EMS Staff
- D) City Events of Interest

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 June 17, 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 **(3rd and Final Reading)**. **This item supports SSC - Safe and Secure Community.** (POLICE)

C) Consideration and action, if any, authorizing City Manager to advertise for Request for Proposals for Self-Funded Employee Health Insurance Benefit Plans and Third Party Administrative Services, Pharmacy Benefit Management, and Individual & Aggregate Stop Loss Insurance. **This item supports QL - Quality of Life.** (HR)

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

1. Halff Associates, Inc., representing K.V. Chowdary, 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 Heavy Industrial District (H-I). The property is legally described as being a 73.839 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, Pharr, Hidalgo County, Texas. The property is physically located within the 1800 Block of West Hi-Line Road. COZ#240519 **This item supports EV - Economic Vitality.**

2. Halff Associates, Inc., representing Capote Farms, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being 20.71 acres, more or less, out of Lots 3 & 4, Block 1, Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1300 Block of East Capote Central Avenue. COZ#240518 **This item supports EV - Economic Vitality.**

3. Raul Fong, d/b/a Junction Cafe, 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 1 and the South 7 ft. of Lot 2, Block 1, J.T. Doster Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 11 South Cage Boulevard. CUP#911291 **This item supports EV - Economic Vitality.**

4. Las Margaritas Restaurant Inc. 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 7-10, Block 28, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 106 North Cage Boulevard. CUP#210740 **This item supports EV - Economic Vitality.**

5. Balli Investments and Holdings LLC., d/b/a Calacas Tacos and Beer, 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 0.062 acres, more or less, out of Lot 1, Junction View Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2101 North Cage Boulevard, Suites 110 and 111. CUP#220845 **This item supports EV - Economic Vitality.**

6. Pappas Restaurants, Inc., d/b/a Pappadeaux Seafood Kitchen, 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 2, Pappas Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1610 West Expressway 83. CUP#100103 **This item supports EV - Economic Vitality.**

7. Antonio Rodriguez and Sylvia Rodriguez, d/b/a Verona Event Center II, LLC, are 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 Lots 2 and 3, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 109 East Ferguson Avenue. CUP#100623 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2023-30 relating to City Attorney. **(Adoption on One Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2023-47 for budget amendment to the Fiscal Year 2023-2024 budget. **(Adoption on One Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (FINANCE)

8. ADMINISTRATIVE:

A) Consideration and action, if any, to Amend the Employee's Mission Square 457(b) Deferred Compensation Retirement Plan to permit loans. **This item supports QL - Quality of Life.** (HR)

9. 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. **(TABLED) 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. **(TABLED)** This item supports IF - Infrastructure. (ENGINEERING)

C) Consideration and action, if any, authorizing City Manager to enter into a Service Contract 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)

D) Consideration and action, if any, on acceptance of S. Cage Blvd. & Hi Line Rd. 16-inch Waterline Improvements Project, and release of final payment and retainage in the amount of \$44,660.00 to Southern Trenchless. This item supports IF - Infrastructure. (ENGINEERING)

E) Consideration and action, if any, on Collective Bargaining Labor Agreement between Pharr Police Officers Association and the City of Pharr for FY 2024-2025 through FY 2026-2027. This item supports SG - Sound Governance and Fiscal Sustainability. (ADMINISTRATION)

F) Consideration and action, if any, on Collective Bargaining Labor Agreement between Pharr Professional Firefighter's Association and the City of Pharr for FY 2024-2025 through FY 2027-2028. This item supports SG - Sound Governance and Fiscal Sustainability. (ADMINISTRATION)

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

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

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

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

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

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

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

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

12. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext. 1007 or FAX 956-475-3442 or E-mail 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 28th 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 28th 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,

Title: _____