



**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, FEBRUARY 3, 2025**

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 February 2025 as Children's Grief Awareness Month.
- B) Proclamation proclaiming February 2025 as Black History 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.*

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) 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 January 21, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Resolution entering into an agreement with Texas Department of Transportation for closure of South U.S. 281 and East Old Business 83 for the 19th Annual St. Patrick's Day 5K Run/Walk on Saturday, March 1, 2025, from 7:00 a.m. to 11:00 a.m. **This item supports QL - Quality of Life.** (PARKS)

C) Consideration and action, if any, on Resolution entering into an agreement with Texas Department of Transportation for closure of I Road/Veterans Road from Owassa Road to East Ferguson Avenue (FM 495) for "Walking the Southern Roads to Freedom" event on Wednesday, March 5, 2025 from 10:00 a.m. to 2:00 p.m. **This item supports QL - Quality of Life.** (ADMINISTRATION)

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

1. Halff Associates, Inc., representing KVS Development, LLC., 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 49.49 acre tract situated in Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas, being out of Lots 93, 94, 95, 96, 97 and 98, Blocks 31 and 32 of the San Juan Plantation Subdivision. The property is physically located at the 2000 Block of East Military Highway. COZ#241233 **This item supports EV - Economic Vitality.**

2. Melden & Hunt, Inc., representing Southwind Gardens, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 4.284 acres, more or less, out of all of Lot 4 and out of Lot 1, Southwind Gardens Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1904 West Ridge Road. COZ#241232 **This item supports EV - Economic Vitality.**

3. Texas Nightlife, LLC., d/b/a Gallinas Locas Bar and Grill, 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 Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. CUP#231030 **This item supports EV - Economic Vitality.**

4. Michael Wright, CFO, DBA Parry's Pizza, 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 1B of the 2nd 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 550 North Jackson Road. CUP#231132 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance calling the City of Pharr General Municipal Election for May 3, 2025, for election of City Commissioners Places 2, 3 and 4 and designating Election Precincts and Polling Places. (*Consideración y acción, en Ordenanza para ordenar la Elección Municipal General de la Ciudad de Pharr el 3 de mayo de 2025 para elegir Comisionados Lugares 2, 3, y 4, y la designación de Districtos Electorales y Centros de Votación*), **(Adoption on 1st Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance authorizing the transfer of real property to the Pharr Economic Development Corporation, Inc. II, providing for severability clause; providing for effective date; declaration of emergency; proper notice of meeting; and ordaining other matters relating to the foregoing. **This item supports EV - Economic Vitality.** (ADMINISTRATION)

C) Consideration and action, if any, on Resolution appointing/re-appointing one (1) member to the Golf Advisory Board. **This item supports SG - Sound Governance and Fiscal Sustainability.** (PARKS)

8. ADMINISTRATIVE:

A) Consideration and action, if any, authorizing City Manager to reject bids for the Commercial Vehicle Parking Area and re-advertise for bids. **This item supports IF - Infrastructure.** (ENGINEERING)

B) Consideration and action, if any, authorizing the City Manager to re-advertise for bids for the I Road Reconstruction and Hike and Bike Trail (Rancho Blanco to Military Hwy.). **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, authorizing the City Manager to re-advertise a Request for Proposals (RFP) for Professional Engineering Services for Inspection, Material Testing, and Construction Management for the I Road Reconstruction and Hike and Bike Trail (Rancho Blanco to Military Hwy.). **This item supports IF - Infrastructure.** (ENGINEERING)

9. PURCHASING:

A) Consideration and action, if any, on the purchase of two (2) 2024 Silverado 4x4 Vehicles from Sam Pack's Five Star Ford from Carrollton Texas in the amount of \$104,088.10 through BuyBoard Cooperative Purchasing Program #724-23. **This item supports SSC - Safe and Secure Community.** (PURCHASING)

B) Consideration and action, if any, on repair services for Fire Department Truck 1 Aerial Apparatus with Evtechxas Fire Apparatus Repair from Brownsville, Texas. **This item supports SSC - Safe and Secure Community.** (PURCHASING)

C) Consideration and action, if any, authorizing City Manager to issue payment in the amount of \$100,000.00 for Mark 43 Record Management System and Computer Aided Dispatch systems. **This item supports SSC - Safe and Secure Community.** (COMMUNICATIONS)

D) Consideration and action, if any, on the purchase of Vermeer heavy equipment for Pharr Connect from Vermeer Texas-Louisiana from Alamo Texas in the amount of \$269,946.87 through Sourcewell Cooperative Purchasing Program #110421-VRM. **This item supports IF - Infrastructure.** (PURCHASING)

10. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Memorandum of Understanding (MOU) between the City of Pharr and Healthy Kids and Teens of South Texas, Inc. on usage of Jones Box Park for free meals to children program. **This item supports QL - Quality of Life.** (ADMINISTRATION)

B) Consideration and action, if any, authorizing the City Manager to award a construction contract for the Traffic Signal at Sugar and Minnesota to The Levy Company, LLC from Selma, TX in the amount of \$311,361.50. **This item supports IF - Infrastructure.** (ENGINEERING)

11. 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.

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

13. 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 31st day of January 2025 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 31st day of January 2025




ALESSANDRA GARCIA, CPM
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,

Name: _____

Title: _____