

**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 3:40 PM ON
TUESDAY, FEBRUARY 25, 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 Teen Dating Violence Awareness Month.

B) Proclamation proclaiming February 23, 2025 as Serve Above Self Day and Painting the Magic of Rotary Day.

C) Proclamation proclaiming February 16-22, 2025 as National Engineers 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 February 2025.

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 February 3, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on renewal of Pharr Economic Development Corporation II (PEDC II) line of credit with Lone Star National Bank. **This item supports SG - Sound Governance and Fiscal Sustainability.** (PEDC II)

C) Consideration and action, if any, on request from Hidalgo County Elections Department on use of Jose "Pepe" Salinas Recreation Center and Pharr Development and Research Center as Early Voting and Election Day polling locations for the upcoming 2025 election cycle. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

D) Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit a grant application to the Office of the Governor- Criminal Justice Division for the Crime Victim and Human Trafficking Liaison Project-Grant Number 2430514. **This item supports SSC - Safe and Secure Community.** (POLICE)

E) Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit an application for the Operation Stonegarden Grant Program (OPSG-2025) to the Office of the Governor's Homeland Security Division- Grant Number 3173110. **This item supports SSC - Safe and Secure Community.** (POLICE)

F) Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit a grant application to the Office of the Governor, Homeland Security Grants Division for Operation Lone Star Grant Program-Grant Number 5059902. **This item supports SSC - Safe and Secure Community.** (POLICE)

G) Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit a grant application to the Office of the Governor-Criminal Justice Division: Pharr Border Bullet Resistant Shield Grant Program-Grant Number 5147202. **This item supports SSC - Safe and Secure Community.** (POLICE)

H) Consideration and action, if any, on Resolution authorizing the Pharr Police Department to submit a application to the Office of the Governor, Homeland Security Grants Division for FY2025 EMS Border Security Enhancement Project-Grant Number 4395703. **This item supports SSC - Safe and Secure Community.** (POLICE)

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

1. Villa Del Mar 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 being 0.108 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6502 South Cage Boulevard, Suite 1. CUP#231029 **This item supports EV - Economic Vitality.**

J) PLATS:

1. Melden & Hunt Inc., representing Jaime Roel Garcia, Director for Garcia-Reyna Family Limited Partnership, A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Master Plat of Arbor Vista Estates Subdivision. The property is legally described as being a Resubdivision of 14.996 acres out of Lots 32 and 33, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of North Veterans Boulevard ("I" Road). SUB#250104 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance canceling the General Municipal Election for May 3, 2025 (*Consideración y acción, en Ordenanza para cancelar la Elección Municipal del 3 de mayo de 2025*) **Adoption on 1st Reading. This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance approving the extension of the boundaries of Tax Increment Reinvestment Zone (TIRZ) No. 2. **Adoption on 1st Reading. This item supports QL - Quality of Life.** (ADMINISTRATION)

C) Consideration and action, if any, on Resolution in support of Meadow Heights, LP to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits for Meadow Heights Apartments. **This item supports QL - Quality of Life.** (ADMINISTRATION)

D) Consideration and action, if any, on Resolution appointing one (1) alternate member to the Planning and Zoning Commission. **This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

8. ADMINISTRATIVE:

A) Consideration and action, if any, on adoption of the Water and Waste Water Rate Study completed for the City of Pharr by Capex Consulting Group. **This item supports IF - Infrastructure.** (FINANCE)

B) Consideration and action, if any, on the proposed toll fee increase for salvage vehicles at the Pharr International Bridge. **This item supports EV - Economic Vitality.** (BRIDGE)

9. PURCHASING:

A) Consideration and action, if any, ratifying the emergency purchase of replacement equipment and installation for the Waste Water Treatment Plant from Lewis Electric Motors from Harlingen, Texas in the amount of \$147,353.72. (BuyBoard Cooperative Purchasing Program #672-22) **This item supports QL - Quality of Life.** (PURCHASING)

10. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on acceptance of the PSJA Tri-City Pedestrian Safety Improvements Phase I as complete. **This item supports IF - Infrastructure.** (ENGINEERING)

B) Consideration and action, if any, authorizing City Manager to enter into a Service Agreement with Life Scan Wellness Center from Tampa, FL to provide annual medical physicals for the Fire Department. **This item supports SSC - Safe and Secure Community.** (PURCHASING)

C) Consideration and action, if any, on Deduct Change Order Number 1 and the addition of 30 calendar days to the Pharr-Reynosa International Bridge Expansion. **This item supports IF - Infrastructure.** (ENGINEERING)

D) Consideration and action, if any, on Amendment Number 2 to the Professional Engineering Services Agreement with GDJ Engineering, LLC, for the Veterans Road / Hike and Bike Expansion Project. **This item supports IF - Infrastructure.** (ENGINEERING)

E) Consideration and action, if any, on Agreement with the Hidalgo County Irrigation District Number 2 for an Aerial Permit for the Pharr-Reynosa International Bridges. **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:

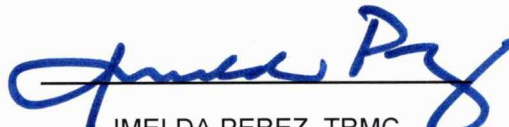
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 21st day of February 2025 at 5:00 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 21st day of February 2025


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: _____