

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
TUESDAY, JULY 21, 2015 AT 5:00 P.M.
118 SOUTH CAGE 2ND FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Tuesday, July 21, 2015 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Mayor Pro-Tem Oscar Elizondo
Comm. Roberto Carrillo
Comm. Edmund Maldonado, Jr.
Comm. Ricardo Medina
Comm. Mario Bracamontes

BOARD OF COMMISSIONERS ABSENT: Comm. Eleazar Guajardo

STAFF PRESENT: Juan G. Guerra, City Manager
David Garza, Utilities Director
Hilda Pedraza, City Clerk
Raul Garza, C.D. Director
Karla Moya, Interim Finance Director
Ruben Villescás, Police Chief
Jaime Guzman, Fire Chief
Frank Marin, Parks & Recreation Dir.
Luis Marin, Public Works
Luis Bazan, Bridge
Edward Wylie, Dev. Services Dir.
Adolfo Garcia, Library Director
Gary Rodriguez, Public Information Officer
Jason Arms, I.T. Director
Roy S. Garcia, Events Center
Sergio Contreras, External Affairs Dir.
Bill Ueckert, City Engineer

CITY ATTORNEY Michael Pruneda, City Attorney

ITEM 1 CALL TO ORDER:

Mayor Hernandez called the meeting to order at 5:00 p.m. Roll Call established a quorum.

**A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY
ABSENT MEMBER OF THE GOVERNING BODY**

Comm. Carrillo moved to excuse Comm. Guajardo for being absent. Comm. Elizondo seconded the motion and when put to a vote, it carried unanimously.

Comm. Bracamontes was not present at the time of roll call but arrived at 5:07 p.m.

B) PLEDGE OF ALLEGIANCE / INVOCATION

Juan Guerra led in the pledge of allegiance and Pastor Magallan said the prayer.

C) PUBLIC COMMENTS. (ORDINANCE NO. O-2015-28)

Kenneth Fletcher spoke on water conservation ordinance and stated Costco sprinkler system was behind on backflow inspections. He also complained on noise coming from Costco.

Elva Michals, Pharr Community Theater and Cultural Center, stated she had submitted a proposal in regards to the collaborative agreement between the Pharr Community Theatre and the City of Pharr. Included in the proposal was the continuation of lease of building for \$1 a year, that the city continues annual subscription for playbill ads, and funding for a new theatre and arts project in Pharr. She requested the commission to consider their proposal during the upcoming budget workshop.

Lupe Chavez spoke on some issues during the City's past election. He stated the City Charter states that only City Manager should give instruction to city personnel at election sites and there should be language as to how the City is going to conduct their elections. Mr. Chavez further stated some park equipment was not safe for kids and/or in bad condition and recommended that the City checks out parks in other cities. Mr. Chavez stated that members of the Parks and Recreation Committee be replaced and younger people with experience should be given the opportunity to join the committee. Lastly, he spoke about the South Pharr Metro Bus system and stated the City of Pharr should pay for it out of their general fund.

Diana Smith, coordinator for the National Day of Prayer, stated she was presently coordinating the Surrounding the City of Pharr in Prayer on the last Thursday of every month at 10:00 a.m. at the four corners of the city. She further thanked the board for allowing prayer at every City Commission meeting.

ITEM 2 CITY MANAGER'S REPORTS:

- A) City Engineer's Report
- B) Consultants Quarterly Reports
- C) Submission of Monthly Report – Pharr Municipal Court
- D) Submission of June 2015 Tax Collection Report
- E) Submission of July 2015 Sales Tax Report
- F) City Events of Interest

Juan Guerra, Interim City Manager, introduced the item.

Juan Guerra, Interim City Manager, stated the City Engineer, Consultants, and Municipal Judge were in the audience and any questions could be entertained at this time.

There being no questions, Juan Guerra, Interim City Manager, stated current and delinquent taxes were up from last year. He also reported that the City was up by 6.4% in sales tax for the month of July and up 9.9% for the fiscal year. Comm. Elizondo asked about our rating with other cities in the valley. Mr. Guerra stated that we are number one in the valley.

Juan Guerra, Interim City Manager, further reported the PAL PONY Baseball All-Stars team would be traveling to Louisiana this week to play at a regional baseball tournament. If they win, they would head to the World Series in California.

Juan Guerra, Interim City Manager, reported on summer programs taking place at Parks and Recreation Department and reported 114 children had qualified for the State of Games of Texas to be held in College Station this month. Mr. Guerra further reported on events taking place at the Boggus Ford Events Center.

At this time, Mayor Hernandez stated they would deviate from the agenda and go into executive session. There was no objection.

ITEM 8 CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PHARR BOARD OF COMMISSIONERS HEREBY GIVES NOTICE THAT IT WILL MEET IN EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA, INCLUDING ITEMS 3 – 7

Mayor Hernandez stated the time being 5:22 p.m.; the Board of Commissioners would be entering a closed session in accordance with Chapter 551 of the Texas Govt.

Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM 9 RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN EXECUTIVE SESSION

Mayor Hernandez stated the time being 6:06 p.m.; the board had completed its closed session and would be resuming the open meeting.

ITEM 3 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 19, 2015-REGULAR CALLED MEETING; MAY 26, 2015-SPECIAL CALLED MEETING; AND JUNE 2, 2015-REGULAR CALLED MEETING. (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING INTERIM CITY MANAGER TO ADVERTISE FOR LIQUID AMMONIUM SULFATE FOR THE WATER TREATMENT PLANT. (PUBLIC UTILITIES)**
- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING INTERIM CITY MANAGER TO ADVERTISE FOR ALUMINUM SULFATE LIQUID POLYMER BLEND FOR THE WATER TREATMENT PLANT. (PUBLIC UTILITIES)**
- D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING INTERIM CITY MANAGER TO ADVERTISE FOR REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES. (ENGINEERING)**
- E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING INTERIM CITY MANAGER TO ADVERTISE FOR REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL GEOTECHNICAL ENGINEERING SERVICES. (ENGINEERING)**
- F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING INTERIM CITY MANAGER TO ADVERTISE FOR REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL SURVEYING SERVICES. (ENGINEERING)**
- G) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING INTERIM CITY MANAGER TO ADVERTISE FOR REQUEST FOR QUALIFICATIONS FOR WATER AND WASTEWATER RATE STUDY SERVICES. (ENGINEERING)**
- H) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM PHARR POLICE DEPARTMENT TO CLOSE NEWCOMBE AVENUE FROM CAGE BLVD. TO BLUEBONNET STREET FOR THEIR NATIONAL NIGHT OUT EVENT SCHEDULED FOR SATURDAY, SEPTEMBER 5, 2015. (POLICE)**
- I) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM HIDALGO COUNTY ELECTIONS DEPARTMENT FOR USE OF JOSE "PEPE" SALINAS CIVIC CENTER AND LAS MILPAS COMMUNITY CENTER AS EARLY VOTING AND ELECTION DAY POLLING LOCATIONS FOR THE UPCOMING NOVEMBER 3, 2015 CONSTITUTIONAL AMENDMENT ELECTION. (ADMINISTRATION)**
- J) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2007-56 FOR REVISION OF RATES CHARGED FOR SEWER SYSTEM SERVICES. (FINANCE)**

- K) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2015-09 SANITATION FEES. (FINANCE)
- L) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2014-40 ON ESTABLISHING AN ASSESSMENT FEE FOR PAVING AND DRAINAGE IMPROVEMENTS. (FINANCE)
- M) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2010-56 WATER RATES. (FINANCE)
- N) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION POLICE DEPARTMENT TO SUBMIT APPLICATION AND ACCEPT EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM FY 2015 AWARD FOR \$18,841 FOR PURCHASE OF MOBILE DATA TERMINALS PROJECT. (POLICE)
- O) CONSIDERATION AND ACTION, IF ANY, RESOLUTION AUTHORIZING BANK SIGNATURES FOR U.S. BANCORP GOVERNMENT LEASING AND FINANCE ACCOUNTS. (FINANCE)
- P) CONSIDERATION AND ACTION, IF ANY, ON LETTER OF SUPPORT FOR INSPECTION POINT OF SENASICA (SERVICIO NACIONAL DE INOCUIDAD Y CALIDAD AGROSLIMENTARIA) ON THE MEXICAN SIDE OF THE PHARR INTERNATIONAL BRIDGE. (BRIDGE)
- Q) CONSIDERATION AND ACTION, IF ANY, ON TRMI VERISIGN RENEWAL OF IPHARR.COM. (BRIDGE)
- R) CONSIDERATION AND ACTION, IF ANY, ON AMHPAC'S MEMBERSHIP RENEWAL FOR \$4,000. (BRIDGE)
- S) CONSIDERATION AND ACTION, IF ANY, ON HOLT POWER SYSTEM MAINTENANCE AGREEMENT. (BRIDGE)
- T) CONSIDERATION AND ACTION, IF ANY, ON LICENSE AGREEMENT WITH U.S. CUSTOMS AND BORDER PROTECTION AND CITY OF PHARR FOR MAINTENANCE OF SURVEILLANCE SYSTEM WITHIN RIO GRANDE VALLEY BORDER PATROL SECTOR. (BRIDGE)
- U) CONSIDERATION AND ACTION, IF ANY, ON LEASE RENEWAL AGREEMENT WITH TEXAS ALCOHOLIC BEVERAGE COMMISSION (TABC). (BRIDGE)
- V) CONSIDERATION AND ACTION, IF ANY, REJECTING BIDS FOR HEALTH INSURANCE SERVICES FOR FY 2015-2016 AND AUTHORIZE INTERIM CITY MANAGER TO RE-ADVERTISE FOR BIDS. (FINANCE)
- W) CONSIDERATION AND ACTION, IF ANY, ON PLANNING & ZONING CASES:

PUBLIC HEARING

1. Rudy's Texas Bar-B-Q, L.L.C./Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, requested renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 209 West Nolana. CUP#040644
2. Antonio Rodriguez and Sylvia Rodriguez, d/b/a Verona Event Center II, LLC, requested renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as Lots 2 and 3, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The properties physical address is 109 East Ferguson. CUP#100623

3. Christopher T. Nixon, representing Alltel Communications, LLC, dba Verizon Wireless, requested a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment in an Agricultural and/or Open Space District (A-O). The property is legally described as 0.06 acres of land, more or less, out of Lot 293, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5712 South Cage Boulevard. CUP#150643
4. Christopher T. Nixon, representing WWC Texas RSA, LLC, dba Verizon Wireless, requested a Life-of-the-Use Conditional Use Permit to allow an existing telecommunication tower in an Agricultural and/or Open Space District (A-O). The property is legally described as 0.06 acres of land, more or less, out of Lot 98, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 705 East Nolana Loop. CUP#150644

Juan Guerra, Interim City Manager, introduced items 3A through 3W(4).

Mayor Hernandez opened the public hearing.

Kenneth Fletcher addressed the board and spoke on items 3 and 4 and suggested a TV antenna off tower for TV signal to better our community.

There being no other comments, the public hearing was closed.

Comm. Carrillo moved to approve. Comm. Elizondo seconded the motion and when put to a vote, it carried unanimously.

Resolution Nos. R-2015-50 and R-2015-51 are filed with City Clerk's Office.

REGULAR AGENDA – OPEN SESSION:

ITEM 4 ORDINANCES AND RESOLUTIONS:

A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE DESIGNATING THE CITY OF PHARR – TIF REINVESTMENT ZONE #2 (TABLED) (ADMINISTRATION)

Juan Guerra, Interim City Manager, introduced the item and recommended that item remain tabled.

B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF CITY OF PHARR, TEXAS WATERWORKS AND SEWER SYSTEM REVENUE BONDS, SERIES 2015 IN THE AGGREGATE PRINCIPAL AMOUNT OF \$1,762,000 PROVIDING FOR THE PAYMENT OF THE BONDS FROM A LIEN ON A PLEDGE OF THE NET REVENUES OF THE CITY'S WATERWORKS AND SEWER SYSTEM TO THE PAYMNT OF THE PRINCIPAL OF AND INTEREST ON SUCH BONDS; PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH BONDS; RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, SERCURITY, SALE AND DELIVERY OF THE BONDS; AND MAKING OTHER PROVISIONS REGARDING SUCH BONDS AND MATTERS INCIDENT THERETO. (PUBLIC UTILITIES)

Juan Guerra, Interim City Manager, introduced the item.

David Garza, Public Utilities Director, briefly stated the ordinance was for the purchase of water rights. He explained the process of water rights and presented a PowerPoint presentation highlighting the water demand for years 2009 – 2014.

Chris Vela, First Southwest Financial Advisor, explained the financing was requested through the Texas Water Development Board and the city had applied for a grant through the Economically Distressed Areas Program. He stated the amount of the loan and grant would be at an asset of 50%.

Comm. Carrillo **moved** to approve. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2015-31 is filed with the City Clerk's Office.

C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2010-61 (WEEDY LOTS). (DEVELOPMENT SERVICES)

Juan Guerra, Interim City Manager, introduced the item and recommended approval.

Comm. Maldonado **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2015-32 is filed with the City Clerk's Office

D) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCES NO. O-2008-14 AND O-2009-14 (GARAGE SALES). (DEVELOPMENT SERVICES)

Juan Guerra, Interim City Manager, introduced the item and recommended no action taken at this time.

E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING CITY ATTORNEY AND CITY PERSONNEL TO PROCEED IN PROTECTING MUNICIPAL LEGAL INTERESTS AND LEGAL PROCEEDINGS. (ADMINISTRATION)

Juan Guerra, Interim City Manager, introduced the item and recommended approval subject to review and approval by City Manager or City Commission.

Comm. Carrillo **moved** to approve. Comm. Elizondo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-52 is filed with City Clerk's Office.

F) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ADOPTING THE ONE YEAR ACTION PLAN FY 2015-2016 FOR SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) (COMMUNITY DEVELOPMENT)

Juan Guerra, Interim City Manager, introduced the item and recommended approval.

Comm. Maldonado **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-53 is filed with the City Clerk's Office.

G) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE CITY OF PHARR PARTICIPATION IN THE STEERING COMMITTEE OF CITIES SERVED BY AEP FOR THE ENERGY EFFICIENCY COST RECOVERY FACTOR (EECRF). (ADMINISTRATION)

Juan Guerra, Interim City Manager, introduced the item and recommended approval.

Comm. Carrillo **moved** to approve. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-54 is filed with the City Clerk's Office.

H) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION NO. R-2014-31, IN CANCELLATION OF STAGE II – MANDATORY WATER CONSERVATION AND IMPLEMENTING STAGE I – VOLUNTARY WATER CONSERVATION. (PUBLIC UTILITIES)

Juan Guerra, Interim City Manager, introduced the item and recommended approval.

Comm. Carrillo moved to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-55 is filed with the City Clerk's Office.

I) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION REGARDING LOAN AND GRANT AGREEMENT SETTING OUT THE TERMS AND CONDITIONS OF THE FINANCIAL ASSISTANCE BETWEEN THE TEXAS WATER DEVELOPMENT BOARD AND THE CITY OF PHARR. (PUBLIC UTILITIES)

Juan Guerra, Interim City Manager, introduced the item and recommended approval.

Comm. Elizondo moved to approve. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-56 is filed with the City Clerk's Office.

J) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING THREE (3) REGULAR MEMBERS TO THE BOARD OF ADJUSTMENT. (DEVELOPMENT SERVICES)

Juan Guerra, Interim City Manager, introduced the item.

Comm. Bracamontes moved to re-appoint Robert Zuniga, Hector Guerra Sr., and Rosie Ibanez to the Board of Adjustment. Comm. Elizondo seconded the motion and when put to a vote, it carried by a majority vote of five (5) ayes to two (2) nays. Comm. Medina and Mayor Hernandez voted against the motion.

Mayor Hernandez stated all boards should be looked at and City Commissioners should consider giving an opportunity to other people to join certain committees/boards.

Resolution No. R-2015-57 is filed with the City Clerk's Office.

K) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING A REPRESENTATIVE AND AN ALTERNATE TO THE AMIGOS DEL VALLE BOARD FOR FY 2014-2015. (ADMINISTRATION)

Juan Guerra, Interim City Manager, introduced the item.

Comm. Maldonado moved to appoint Comm. Eleazar Guajardo as Representative and Comm. Ricardo Medina as Alternate to the Amigos del Valle Board. Comm. Elizondo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-58 is filed with the City Clerk's Office.

L) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING AN EX-OFFICIO MEMBER TO THE GOLF COURSE ADVISORY BOARD. (PARKS & REC.)

Juan Guerra, Interim City Manager, introduced the item.

Comm. Carrillo moved to appoint Comm. Mario Bracamontes as Ex-Officio Member to the Golf Course Advisory Board. Comm. Elizondo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-59 is filed with the City Clerk's Office.

M) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR A PUBLIC PURPOSE; ESTABLISHING PROCEDURES FOR THE ACQUISITION OF MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED; ESTABLISHING FAIR MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED; AND DIRECTING THE CITY MANAGER OR DESIGNEE TO COMMUNICATE OFFERS TO OWNERS FOR PURCHASE OF PROPERTY, APPROPRIATE FUNDS, AND AUTHORIZING CONDEMNATION PROCEEDINGS BY CITY ATTORNEY, CONTINGENT ON AVAILABLE FUNDING. (DEVELOPMENT SERVICES)

Juan Guerra, Interim City Manager, introduced the item and recommended no action be taken at this time.

N) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR A PUBLIC PURPOSE; ESTABLISHING PROCEDURES FOR THE ACQUISITION OF MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED; ESTABLISHING FAIR MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED; AND DIRECTING THE CITY MANAGER OR DESIGNEE TO COMMUNICATE OFFERS TO OWNERS FOR PURCHASE OF PROPERTY, APPROPRIATE FUNDS, AND AUTHORIZING CONDEMNATION PROCEEDINGS BY CITY ATTORNEY, CONTINGENT ON AVAILABLE FUNDING. (DEVELOPMENT SERVICES)

Juan Guerra, Interim City Manager, introduced the item and recommended no action be taken at this time.

O) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR A PUBLIC PURPOSE; ESTABLISHING PROCEDURES FOR THE ACQUISITION OF MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED; ESTABLISHING FAIR MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED; AND DIRECTING THE CITY MANAGER OR DESIGNEE TO COMMUNICATE OFFERS TO OWNERS FOR PURCHASE OF PROPERTY, APPROPRIATE FUNDS, AND AUTHORIZING CONDEMNATION PROCEEDINGS BY CITY ATTORNEY, CONTINGENT ON AVAILABLE FUNDING. (DEVELOPMENT SERVICES)

Juan Guerra, Interim City Manager, introduced the item and recommended no action be taken at this time.

P) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION RELATED TO THE PROPOSED POSTED SPEED LIMIT FOR OWASSA RD. WIDENING PROJECT FROM JACKSON ROAD TO I-69. (ENGINEERING)

Juan Guerra, Interim City Manager, introduced the item and briefly stated the speed limit would be reduced from 45 mph to 40 mph. He further stated staff recommended approval.

Comm. Elizondo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-60 is filed with the City Clerk's Office.

Q) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPROVING THE BIDS RECEIVED ON TAX RESALE PROPERTIES ON JUNE 2, 2015. (ADMINISTRATION)

Juan Guerra, Interim City Manager, introduced the item.

Gus Martinez, Linebarger Goggan Blair & Sampson, LLP, stated a tax resale was held on June 2, 2015 and two (2) previously struck off properties located within the City of Pharr were posted for re-sale and they received bids on both of these properties. He further stated the City Commission could either accept the current bids or place for resale.

Comm. Elizondo asked Ed Wylie, Development Services Director, on the cost for the maintenance to these lots. Mr. Wylie recommended that these properties be sold since it's costing the city more to maintain.

Comm. Elizondo **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2015-61 is filed with the City Clerk's Office.

ITEM 5 ADMINISTRATIVE:

A) CONSIDERATION AND ACTION, IF ANY, ON BIDS RECEIVED ON STRUCK-OFF PROPERTIES DESCRIBED AS THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF LOT 7, BLOCK 7, ORIGINAL TOWNSITE OF PHARR, HIDALGO COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGES 32 THROUGH 36, MAP RECORDS OF HIDALGO COUNTY, TEXAS; THE WEST ONE-HALF OF LOT 4, BLOCK 6, ORIGINAL TOWNSITE, CITY OF PHARR, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 32, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (ADMINISTRATION)

Juan Guerra, Interim City Manager, introduced the item and recommended approval.

Comm. Carrillo **moved** to approve. Comm. Elizondo seconded the motion and when put to a vote, it carried unanimously.

B) DISCUSSION AND POSSIBLE ACTION, ON CURRENT STATUS OF THE COMBINATION TAX AND INTERNATIONAL BRIDGE REVENUE REFUNDING BONDS SERIES 2015A AND GENERAL OBLIGATION REFUNDING BOND, SERIES 2015B APPROVED ON APRIL 7, 2015 IN ORDINANCE NO. O-2015-13 AND IN ORDINANCE NO. O-2015-14 RESPECTIVELY. (ADMINISTRATION)

Juan Guerra, Interim City Manager, introduced the item and stated refunding of the loan would help the city save money and recommended approval.

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, AWARDDING BID NO. 1415-01-510-0018 FOR THE PURCHASE OF LOT 9, BLOCK 44, PHARR ORIGINAL TOWNSITE, PHARR, HIDALGO COUNTY, TEXAS. (ADMINISTRATION)

Juan Guerra, Interim City Manager, introduced the item and recommended bid be awarded to the Advance Publishing Company.

Comm. Carrillo moved to approve as recommended. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, AWARDDING BID NO. 1415-65-510-0020 FOR CONCESSION OPERATIONS AT BOGGUS FORD EVENTS CENTER. (EVENTS CENTER)

Juan Guerra, Interim City Manager, introduced the item and stated two (2) bids were received and staff recommended approval at 35% of net commissions.

Comm. Carrillo moved to reject bids. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

E) CONSIDERATION AND ACTION, IF ANY, REJECTING BIDS FOR SEALED EXPANSION JOINT REPAIR OF THE PHARR/REYNOSA INTERNATIONAL BRIDGE. (BRIDGE/ENGINEERING)

Juan Guerra, Interim City Manager, introduced the item and briefly explained the project was expected to be a \$200,000 project and the bid received was \$390,000. Mr. Guerra further stated staff recommended rejection of bids.

Comm. Carrillo moved to reject bids. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING INTERIM CITY MANAGER OR DESIGNEE TO NEGOTIATE LAND PURCHASE (WEST 5 ACRES OUT OF LOT 327 KELLY-PHARR). (DEVELOPMENT SERVICES)

Juan Guerra, Interim City Manager, introduced the item and recommended no action be taken at this time.

G) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING INTERIM CITY MANGER OR DESIGNEE TO NEGOTIATE LAND PURCHASE (SOUTH 660' OF THE EAST 330' OUT OF LOT 327). (DEVELOPMENT SERVICES)

Juan Guerra, Interim City Manager, introduced the item and recommended no action be taken at this time.

H) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING INTERIM CITY MANAGER OR DESIGNEE TO NEGOTIATE LAND PURCHASE (22.94 ACRES OUT OF LOT 255 KELLY-PHARR). (DEVELOPMENT SERVICES)

Juan Guerra, Interim City Manager, introduced the item and recommended no action no action be taken at this time.

I) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING INTERIM CITY MANAGER OR DESIGNEE TO NEGOTIATE LAND PURCHASE. (LOT 258, 259 AND 260 KELLY-PHARR). (DEVELOPMENT SERVICES)

Juan Guerra, Interim City Manager, introduced the item and recommended no action be taken at this time.

J) CONSIDERATION AND ACTION, IF ANY, INCREASING BRIDGE TOLL FEELS. (BRIDGE)

Juan Guerra, Interim City Manager, introduced the item and recommended an increase of \$.25 per car.

Comm. Carrillo moved to approve. Comm. Elizondo seconded the motion and when put to a vote, it carried unanimously.

K) CONSIDERATION AND ACTION, IF ANY, ON RECOGNIZING AN EXCLUSIVE BARGAINING AGENT FOR THE PHARR POLICE DEPARTMENT. (POLICE)

Juan Guerra, Interim City Manager, introduced the item and recommended recognizing Pharr United Public Safety Association (P.U.P.S.A.) as the bargaining agent.

Comm. Medina moved to approve. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

L) CONSULTATION WITH THE BOARD OF COMMISSIONERS ON PENDING PERSONNEL ACTION FORMS. (ADMINISTRATION)

Juan Guerra, Interim City Manager, introduced the item and stated no action was needed.

M) CONSULTATION WITH THE BOARD OF COMMISSIONERS ON REVIEW OF THE CITY ORGANIZATION STRUCTURE. (ADMINISTRATION)

Juan Guerra, Interim City Manager, introduced the item and stated no action was needed.

N) CONSIDERATION AND ACTION, IF ANY, ON TERMINATION OF CONTRACT WITH TEXAS DESCON, LP. (DEVELOPMENT SERVICES)

Juan Guerra, Interim City Manager, introduced the item and recommended no action be taken at this time.

ITEM 6 PURCHASING:**A) CONSIDERATION AND ACTION, IF ANY, PURCHASE OF USED 2012 CHEVROLET 4X4 FROM TEXAS FACILITIES COMMISSION FOR USE BY EMERGENCY MANAGEMENT. (I.T.)**

Juan Guerra, Interim City Manager, introduced the item and recommended approval.

Comm. Elizondo moved to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

ITEM 7 CONTRACTS/AGREEMENTS:**A) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT BETWEEN CITY OF PHARR AND THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY FOR ADMINISTRATIVE AND STAFFING SERVICES. (ADMINISTRATION)**

Juan Guerra, Interim City Manager, introduced the item stated RMA staff would be City of Pharr employees with 100% reimbursement of their salaries and benefits plus a 5% surcharge. He added they would be under the direction of City Manager and the RMA Board and recommended approval.

Comm. Carrillo moved to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON CONTRACTUAL AGREEMENT FOR INTERNAL AUDIT SERVICES. (ADMINISTRATION)

Juan Guerra, Interim City Manager, introduced the item and recommended approval.

Comm. Elizondo moved to approve. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON RENEWED AND AMENDED AGREEMENT FOR PROGRAM ADMINISTRATION BETWEEN CITY OF PHARR AND THE PHARR ECONOMIC DEVELOPMENT CORPORATION II (PEDC). (ADMINISTRATION)

Juan Guerra, Interim City Manager, introduced the item and stated the current agreement expires in September 2015. He further recommended the agreement be extended for an additional 5 years to expire in 2020.

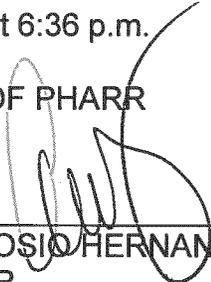
Michael Pruneda, City Attorney, briefly stated this would also include engineering and legal services.

Comm. Elizondo moved to approve. Comm. Maldonado seconded the motion and when put to a vote, it carried unanimously.

ITEM 11 ADJOURNMENT:

There being no other business to come before the board, Comm. Elizondo moved to adjourn. Comm. Maldonado seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:36 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 21ST DAY OF JULY, 2015 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:



HILDA PEDRAZA, CITY CLERK

APPROVED: August 25, 2015